

TOWN OF MILFORD, NH  
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

TEL: (603)249-0620

WEB: WWW.MILFORD.NH.GOV

**STAFF MEMO**

**Date:** August 23, 2018  
**To:** Town of Milford Planning Board  
**From:** Lincoln Daley, Community Development Director  
**Subject:** Salt Creek Properties, 0 Ponemah Hill Road, Map 43, Lot 69. Major Subdivision Application to subdivide Map 43, Lot 69 into two total lots and construction of a roadway within the Commercial and Limited Commercial Zoning Districts. (New application)

**BACKGROUND:**

The applicant is presenting the formal application to subdivide Map 43 Lot 69 into two total lots (Map 43, Lots 69 and 69-1) and the construction of the new road providing access and frontage to the proposed new lot.

**ADDRESS:**

Map 43, Lot 69 – 0 Ponemah Hill Road

**EXISTING USE:**

Map 43, Lot 69 is an existing wooded lot owned by the applicant. The site was the location of a granite removal and processing operation.

**PROPOSAL:**

The intent of the proposal is to subdivide Tax Map 43 Lot 69 totaling 70.294 acres into two lots. The newly created lot, Map 43, Lot 69-1 would consist of 5.026 acres. The revised acreage for Map 43, Lot 69 would be 65.268 acres. Although Lot 69-1 contains 354 linear feet of frontage on Route 101, the frontage all falls within a restricted access zone. As such, 150 linear feet of required frontage for the proposed lot will be provided by the future road designed for the Contemporary Auto property. The site will be serviced by municipal water and sewer.

**APPLICATION STATUS:**

The application is complete and ready to be accepted. The Board will need to make a determination of regional impact.

**NOTICES:**

Notices were sent to all property abutters on August 17, 2018.

**INTERDEPARTMENTAL REVIEWS:**

**Assessing:** Minor corrections to the labeling of lots.

**Zoning Administrator:** No comments submitted.

**Police Department:** No comments submitted.

**Fire Department:** No comments submitted.

**Public Works:** No comments submitted.

**Building:** No concerns with the proposed subdivision.

**Environmental Programs/Stormwater:** (Applicant responses in RED)

1. How will the drainage from the proposed use be handled? Grades seem to preclude the use of the adjacent drainage facilities. *[This will be addressed at the Site Plan level that is to follow at a later date.]*

2. What are the intents of the two easements (E1 and E2)? The drainage system in the location of the easements appears to be a singular system. *[They are existing cross easements between Contemporary, Salt Creek, and eventually the Town of Milford for the existing drainage basin and treatment swale. The intent is to maintain them as constructed and delineated. The burden of the existing E2 easement will pass from Salt Creek to Adam V. when the parcel is transferred]*
3. Site grading must take into account the existing wetlands and buffers. The wetlands should not be drained nor otherwise altered by changes in the drainage regime. *[Understood. There is ample upland to support development on the lot, and the development is anticipated to adhere to all regulation without wetland disturbance].*
4. It appears that the area to be altered could require a stormwater permit (Milford) as well as an AoT permit (DES) and coverage under the NPDES Construction General Permit. *[That is likely that a permit will be required but it is too early to access areas of disturbance as we have not received detailed guidelines on the site design other than it is going to be simple not going to be for anything extravagant].*

**Water Utilities:** No comments submitted.

**Heritage Commission:** No comments submitted.

**Conservation Commission:** No comments submitted.

**Community Development/Planning:** (Applicant responses in RED)

1. Please provide the approximate location of the access driveway. *[See revised plans showing the existing driveway that will need minimal improvements for access.]*
2. Given the location of the delineated wetland resources areas in proximity to the access area of the Map 43, Lot 69-1, it would appear that the development of the property would require a minimum of a Special Exception to disturb within the wetland buffer area to construct a driveway. *[The driveway is existing and any further alteration will be addressed at the site plan level].*
3. The propose new lot appears to contain substantial stone walls that bisect the property. *[True of this lot and typical of old farm land throughout the state].*
4. Please provide concept plan demonstrating how the drainage easements, labeled E1 and E2 (which will be altered by the subdivision and change ownership) will work with the proposed use(s).
5. Please update Note 4 on Sheet 1 to include the both the Commercial and Limited Commercial Zoning requirements.

### **STAFF RECOMMENDATIONS:**

The applicants should be prepared to address all of the comments raised by the Planning Board, Staff, and public pertaining to the subdivision plan and revise the plans/information accordingly. Staff would recommend that if the applicants are able to resolve/provide the necessary information to the satisfaction of the Board, a conditional approval could be considered.

If the Planning Board decides to grant conditional approval, Staff would recommend, at a minimum, the following conditions:

1. The Applicants shall submit any/all revised plans, reports, and associated information to the Community Development Office for review and approval by the Town and its agents.
2. Any/all revised easement documents shall be submitted for review and approval by the Town.
3. The Applicant shall complete the items stated on Sheet 1, Frontage and Access Notes, Note 5 (A-F) of the Plan Set in relation to the construction and acceptance of the proposed roadway and drainage/stormwater management design.
4. A Curb cut approval from the Public Works Department will be required for Map 43, Lot 69-1.

Aerial Photograph of Map 43, Lot 69



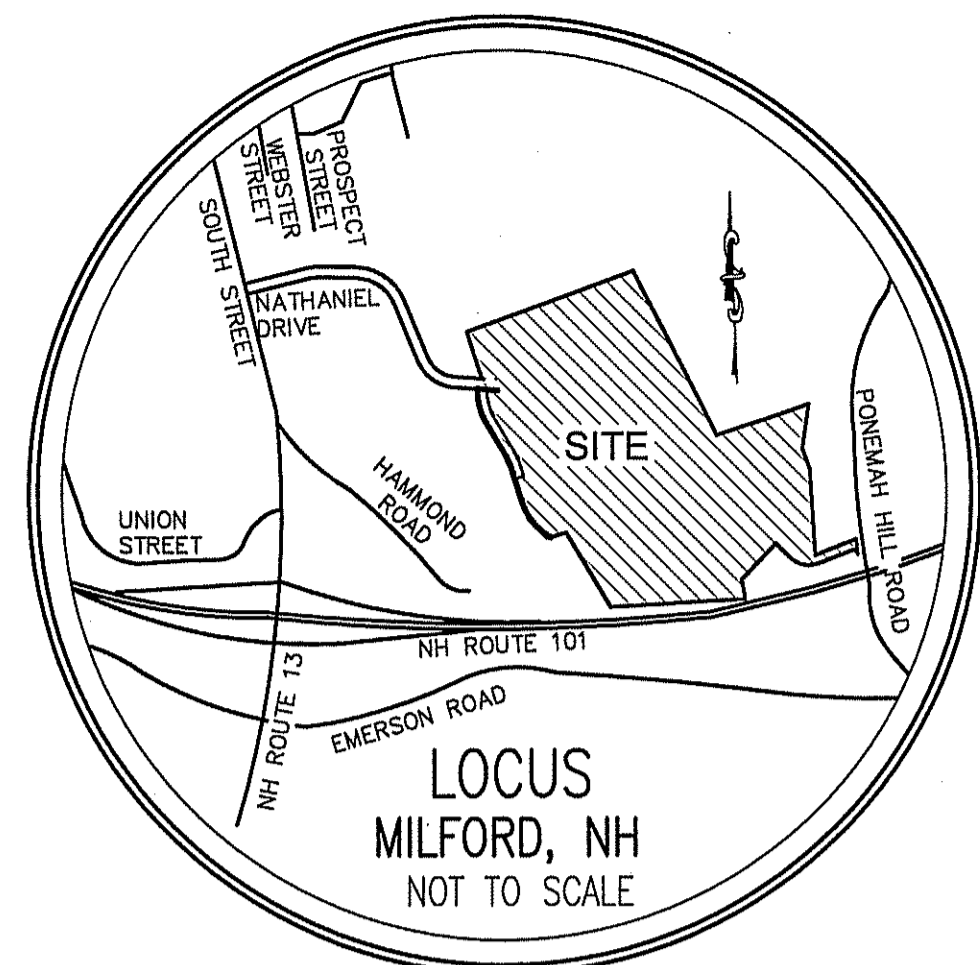
S:\vond\_projects\3\CON05M15079\dwg\DESIGN\1096\_6-21-18.dwg, 8/24/2018 11:00:30 AM, SAVIN MP W6700 PS, 1:1, Sandford Surveying & Engineering, P4-25 Lot

**LEGEND**

	STONE WALL
	PROPERTY LINE
	CHAIN LINK FENCE
	EDGE OF WET AREA
	TREE LINE
	BUILDING SETBACK LINE
	GB fnd
	IR or IP fnd
	DH fnd
	UP fnd

**REFERENCE PLANS:**

- "OVERALL LOT LINE ADJUSTMENT & EASEMENT PLAN; MAP 43 / LOTS 69, 71, & 72, 75 & MAP 48 / LOT 33; PREPARED FOR: SALT CREEK PROPERTIES LLC, ET AL; HAMMOND ROAD & PONEMAH ROAD; TOWN OF MILFORD; HILLSBOROUGH COUNTY, NEW HAMPSHIRE" DATED: 9-1-2016; AND RECORDED HCRO PLAN NO. 39063.
- "AS-BUILT PRESSURE SEWER PLAN & PROFILE SOUTH STREET FROM DPW GARAGE TO NATHANIEL DRIVE; SALT CREEK BUILDERS, LLC.; TOWN OF MILFORD; HILLSBOROUGH COUNTY, NEW HAMPSHIRE" DATED: 5-4-2017 LAST REVISED: 5-09-2018. PLAN ON FILE AT THE TOWN OF MILFORD PLANNING DEPT.



**NOTES**

- REFERENCE THIS PARCEL AS MAP 43 / LOTS 69
- OWNERS OF RECORD: MAP 43 / LOT 69 SALT CREEK PROPERTIES, LLC PO BOX 967 AMHERST, NH 03031-0967 HCRO BK 8420 / PG 1596
- AREA OF PARCEL: MAP 43 / LOT 69 = 3,062,019 SF OR 70.294 ACRES
- PARCEL IS ZONED: COMMERCIAL (C) & LIMITED COMMERCIAL (LC)  
ZONE REQUIREMENTS  
MIN. LOT SIZE - 60,000 SF  
FRONTAGE - 225 FEET  
MAXIMUM BUILDING HEIGHT: 40 FEET  
BUILDING SETBACKS:  
FRONT-30', SIDE & REAR-15', WETLAND BUFFER-25'
- ALL MONUMENTATION SHALL BE SET AND NOTED ON THE PLAN OR A SECURITY BE PROVIDED TO THE TOWN TO COVER THE COST OF MONUMENTATION.
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE MAP 43 / LOT 69 IN TO TWO (2) LOTS USING THE "FUTURE ROAD" FOR FRONTAGE AND ACCESS. (SEE NOTES BELOW)
- ENTIRE PARCEL LIES WITHIN MILFORD LEVEL 1 GROUNDWATER PROTECTION AREA AND IS SUBJECT TO PERFORMANCE STANDARDS IN THE MILFORD GROUNDWATER PROTECTION DISTRICT AND WILL COMPLY WITH THE RULES AND REGULATIONS OF THAT DISTRICT.
- THIS PLAN IS A COMPILATION OF EXISTING PLANS & DEEDS OF RECORD AND A SITE SURVEY UPDATED IN SEPT. 2015.
- THIS SURVEY PERFORMED ACCORDING TO STANDARDS FOR REAL PROPERTY SURVEYS, CLASSIFICATION U, SET FORTH IN ADMINISTRATIVE RULES LAN 502 AND 503 ADOPTED 8/23/01, AMENDED 9/9/03 BY THE STATE OF NEW HAMPSHIRE UNDER RSA 310-A:58 AND RSA 541-A.

**FRONTAGE AND ACCESS NOTES:**

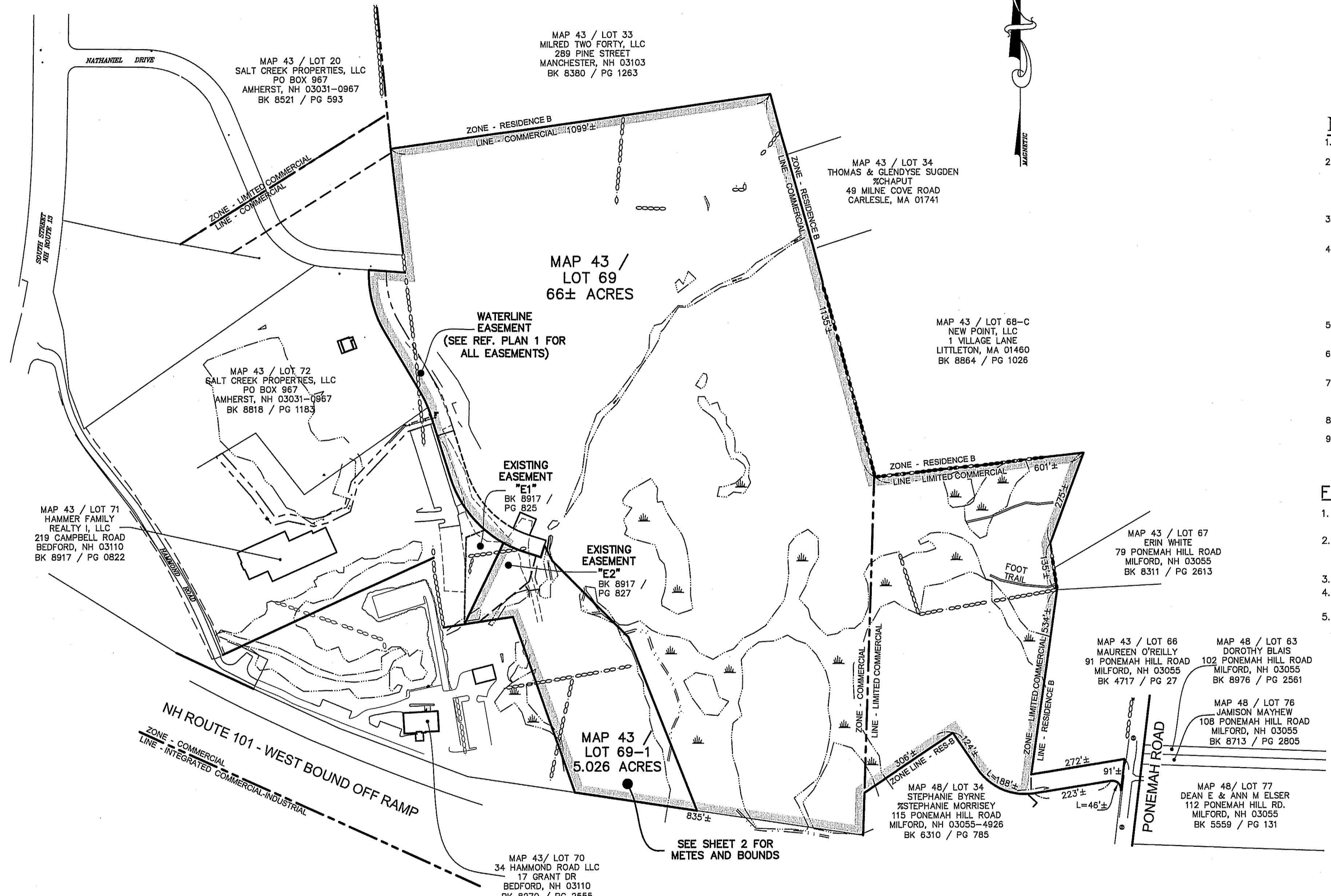
- THE NEW LOT 43 / 69-1 HAS 354'± OF FRONTAGE ON ROUTE 101, BUT THE FRONTAGE ALL FALLS WITHIN THE RESTRICTED ACCESS ZONE.
- LEGAL FRONTAGE TO 43 / 69-1 IS PROVIDED BY THE "FUTURE ROAD" DESIGNED ALONG WITH THE CONTEMPORARY AUTO SITE PLAN. THAT DESIGN INCLUDED MUNICIPAL WATER AND SEWER, AND STORMWATER DRAINAGE FOR THE "FUTURE ROAD".
- THE "FUTURE ROAD" DRAINAGE BASIN AND TREATMENT SWALES ARE INSTALLED AND OPERATIONAL.
- THE MUNICIPAL WATER AND SEWER HAVE BEEN INSTALLED IN THE "FUTURE ROAD" TO JUST BEYOND THE SERVICE CONNECTIONS TO CONTEMPORARY AUTO.
- IMPROVEMENTS AND ACTIONS YET TO BE DONE INCLUDE:  
A) ROAD NAME APPROVAL AND DESIGN APPROVAL FOR "FUTURE ROAD".  
B) WATER AND SEWER EXTENDED TO TEMPORARY TURN AROUND.  
C) CROSS CULVERT UNDER "FUTURE ROAD" INSTALLED TO DIRECT ROAD DRAINAGE FLOW INTO EXISTING DRAINAGE BASIN (ALREADY DESIGNED TO INCLUDE "FUTURE ROAD" DRAINAGE).  
D) COMPLETE FINAL GRADING AND PAVING FROM SOUTH STREET ALONG NATHANIEL DRIVE AND DOWN THE "FUTURE ROAD" TO THE TEMPORARY TURN AROUND HAMMER HEAD.  
E) SECURE "EMERGENCY ACCESS" RIGHTS THROUGH CONTEMPORARY AUTO SITE, SHOWN AS GATED ACCESS ON THE CONTEMPORARY AUTO SITE PLAN.  
F) FINAL WEARING COAT AND ACCEPTANCE BY TOWN OF MILFORD OF THE "FUTURE ROAD" AND NATHANIEL DRIVE.

**SHEET INDEX**

- OVERALL SUBDIVISION PLAN MAP 43 / LOT 69; SCALE 1"=200'
- SUBDIVISION PLAN - MAP 43 / LOTS 69-1, SCALE 1"=40'
- TOPOGRAPHIC PLAN - MAP 43 / LOT 69-1
- FUTURE ROAD PLAN & PROFILE

**ADJACENTS ACROSS ROUTE 101 / ROUTE 13**

- MAP 48 / LOT 37  
TDK REALTY LLC  
35 EMERSON ROAD  
MILFORD, NH 03055  
BK 7842 / PG 492
- MAP 48 / LOT 38  
ADAM M VAILLANCOURT  
87 ARMORY ROAD  
MILFORD, NH 03055  
BK BK 8038 / PB 2061
- MAP 48 / LOT 39  
DELMAR H & BARBARA PATTON  
59 EMERSON ROAD  
MILFORD, NH 03055
- MAP 48 / LOT 32-1  
NHDOT  
29 HAZEN DR.  
CONCORD, NH 03301



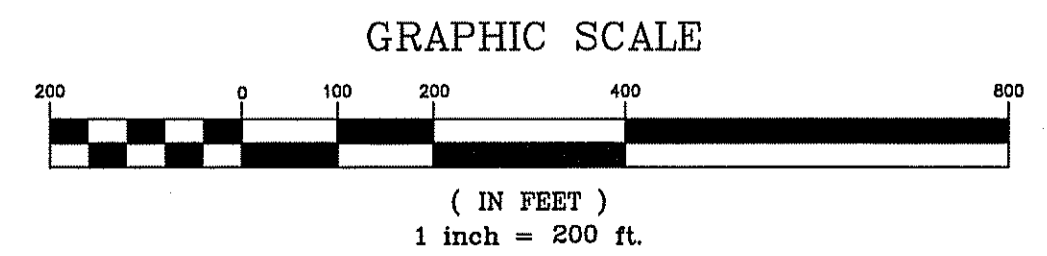
**REVISIONS**

NO.	DATE	DESCRIPTION	BY
1	8-24-18	PER STAFF COMMENTS BK&PG ON EASEMENTS E1&E2	EJS/LPN

**OWNERS CERTIFICATION**  
(WE THE UNDERSIGNED AGREE TO THE PROPOSED SUBDIVISION AND ROAD IMPROVEMENTS AS SHOWN HEREON)

OWNER OF RECORD MAP 43 / LOTS 69 \_\_\_\_\_ DATE \_\_\_\_\_

APPLICANT EARL J. SANDFORD SANDFORD SURVEYING & ENGINEERING, INC. \_\_\_\_\_ DATE \_\_\_\_\_



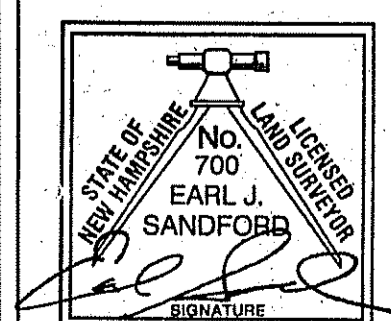
**PLANNING BOARD**  
TOWN OF MILFORD, NEW HAMPSHIRE

SITE PLAN REVIEW: # \_\_\_\_\_

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNED	CHAIRMAN	DATE
SIGNED	MEMBER	DATE
SIGNED	MEMBER	DATE
SIGNED	MEMBER	DATE
SIGNED	MEMBER	DATE
SIGNED	MEMBER	DATE

CERTIFICATION OF BOUNDARY PRECISION  
I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BOUNDING THE SUBJECT PROPERTY.



**OVERALL SUBDIVISION PLAN**  
**MAP 43 / LOTS 69**  
PREPARED FOR:  
**SALT CREEK PROPERTIES LLC, ET AL**  
**LOCATED OFF FUTURE ROAD**  
**FROM NATHANIEL DRIVE**  
**TOWN OF MILFORD**  
**HILLSBOROUGH COUNTY, NEW HAMPSHIRE**

**SANDFORD**  
**SURVEYING AND ENGINEERING**

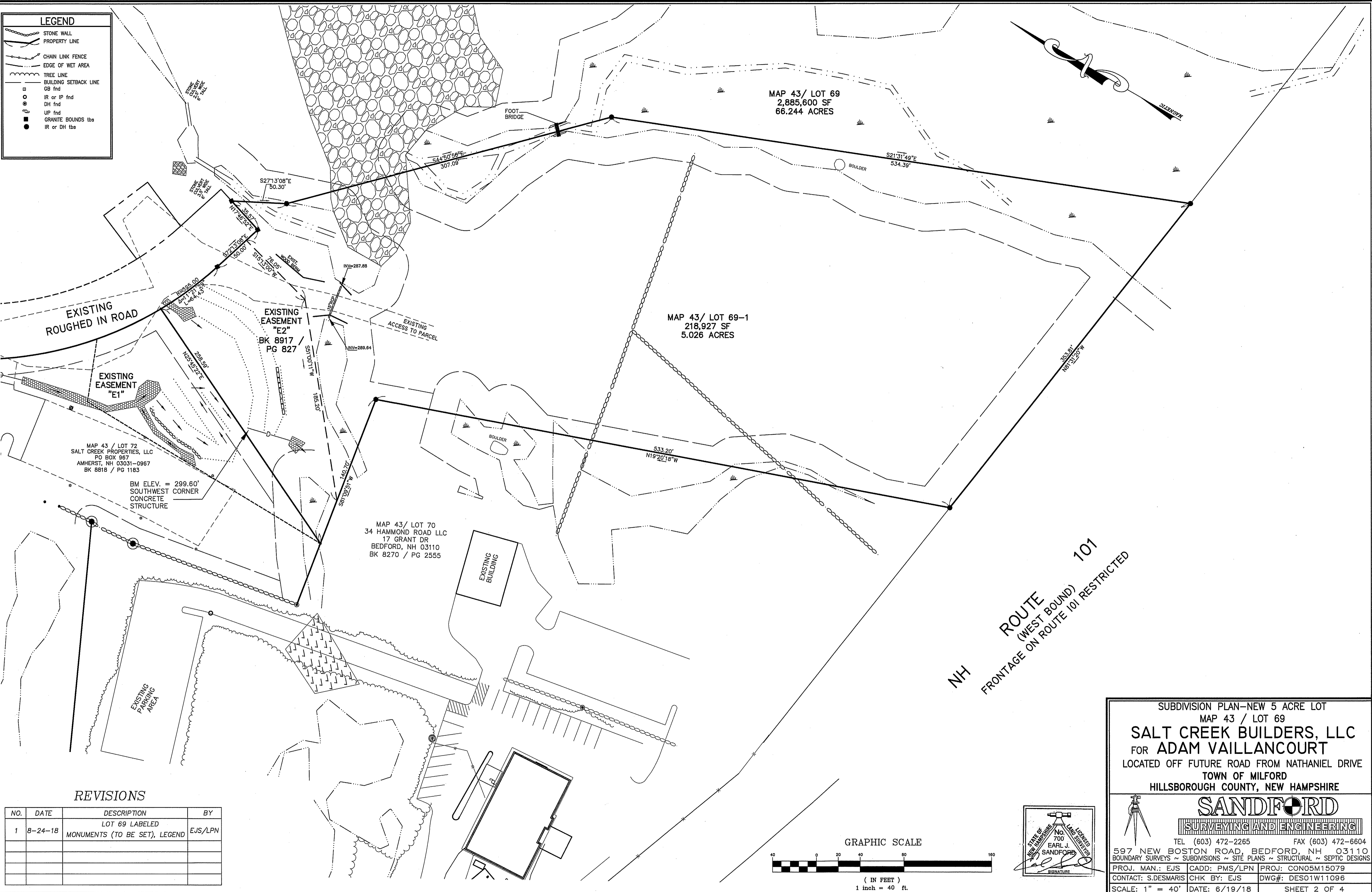
TEL (603) 472-2265 FAX (603) 472-6604  
597 NEW BOSTON ROAD, BEDFORD, NH 03110  
BOUNDARY SURVEYS ~ SUBDIVISIONS ~ SITE PLANS ~ STRUCTURAL ~ SEPTIC DESIGNS

PROJ. MAN.: EJS	CADD: LPN	PROJ: CON05M15079
CONTACT: S DESMARIS	CHK BY: EJS	DWG#: DES01W11096
SCALE: 1" = 200'	DATE: 6-19-18	SHEET 1 OF 4

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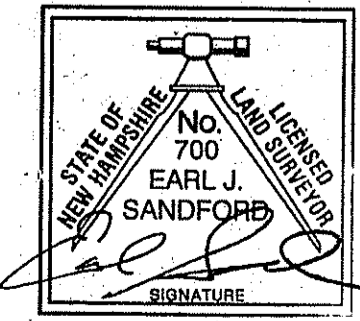
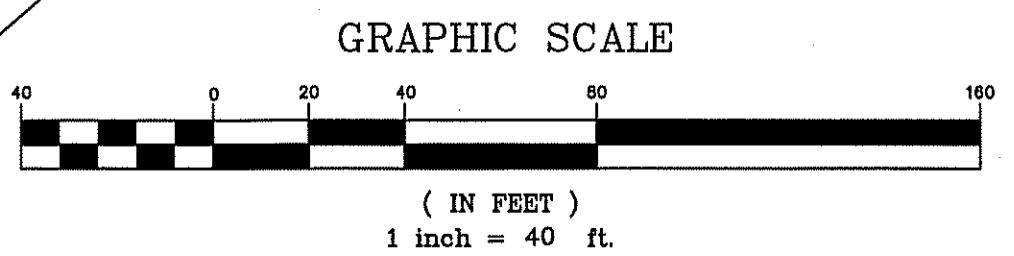
**LEGEND**

	STONE WALL
	PROPERTY LINE
	CHAIN LINK FENCE
	EDGE OF WET AREA
	TREE LINE
	BUILDING SETBACK LINE
	GS find
	IR or IP find
	DH find
	UP find
	GRANITE BOUNDS lbs
	IR or DH lbs



**REVISIONS**

NO.	DATE	DESCRIPTION	BY
1	8-24-18	LOT 69 LABELED MONUMENTS (TO BE SET), LEGEND	EJS/LPN



SUBDIVISION PLAN-NEW 5 ACRE LOT  
MAP 43 / LOT 69  
**SALT CREEK BUILDERS, LLC**  
FOR ADAM VAILLANCOURT  
LOCATED OFF FUTURE ROAD FROM NATHANIEL DRIVE  
TOWN OF MILFORD  
HILLSBOROUGH COUNTY, NEW HAMPSHIRE

**SANDFORD**  
SURVEYING AND ENGINEERING

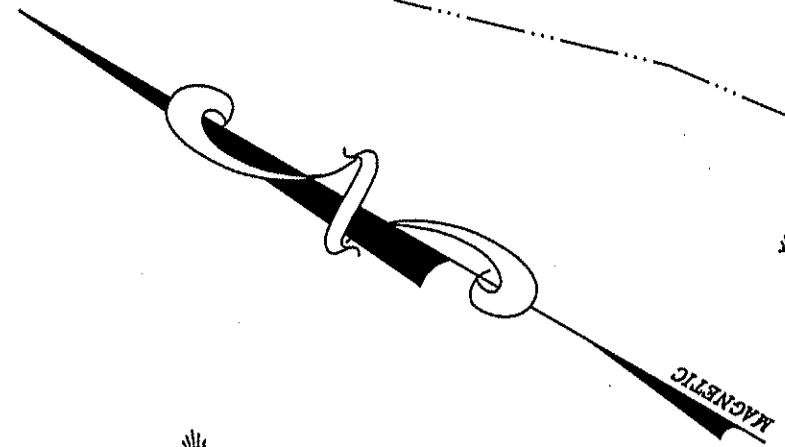
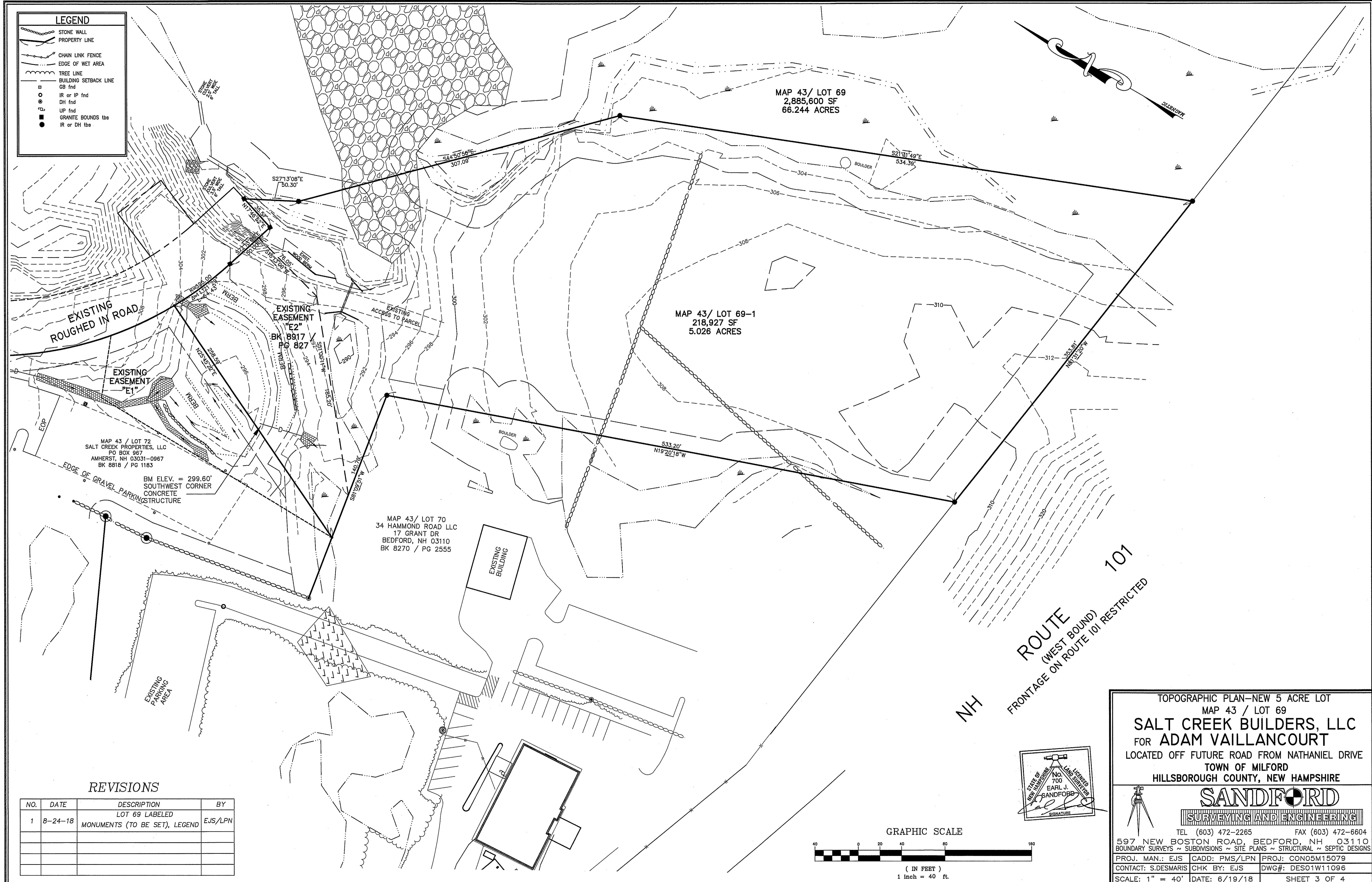
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PROJ. MAN.: EJS CADD: PMS/LPN PROJ: CON05M15079  
CONTACT: S.DESMARIS CHK BY: EJS DWG#: DES01W11096  
SCALE: 1" = 40' DATE: 6/19/18 SHEET 2 OF 4

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 1:1, Sandford Surveying & Engineering, P4-25 Lot

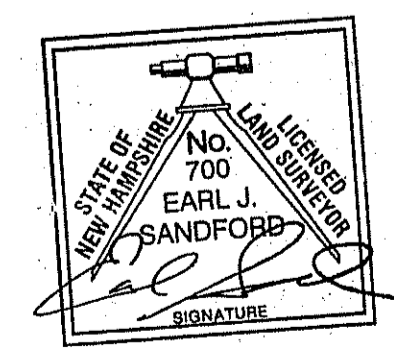
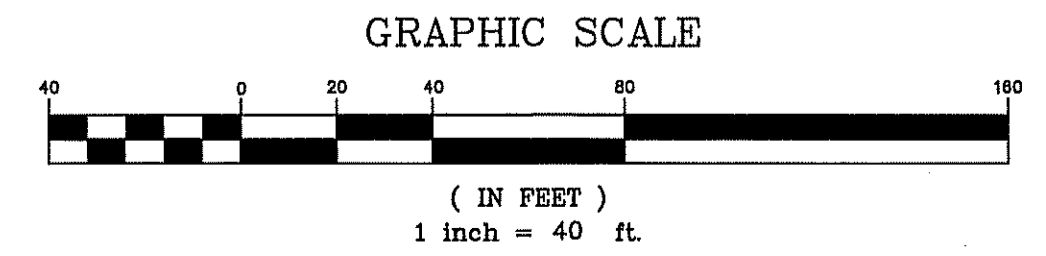
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	GB fnd
	IR or IP fnd
	DH fnd
	UP fnd
	GRANITE BOUNDS lbs
	IR or DH lbs



**REVISIONS**

NO.	DATE	DESCRIPTION	BY
1	8-24-18	LOT 69 LABELED MONUMENTS (TO BE SET), LEGEND	EJS/LPN



TOPOGRAPHIC PLAN-NEW 5 ACRE LOT  
 MAP 43 / LOT 69  
**SALT CREEK BUILDERS, LLC**  
 FOR ADAM VAILLANCOURT  
 LOCATED OFF FUTURE ROAD FROM NATHANIEL DRIVE  
 TOWN OF MILFORD  
 HILLSBOROUGH COUNTY, NEW HAMPSHIRE

**SANDFORD**  
 SURVEYING AND ENGINEERING

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 CONTACT: S.DESMARIS CHK BY: EJS DWG#: DES01W11096  
 SCALE: 1" = 40' DATE: 6/19/18 SHEET 3 OF 4

