



ZBA Application
MILFORD ZONING BOARD OF ADJUSTMENT
GENERAL PROPERTY INFORMATION FOR ALL APPLICATIONS

TOWN OF MILFORD RECEIVED	
Date Received:	8-8-23
Case Number:	AUG 08 2023 2023-16
Application Number:	
Hearing Date:	ZBA Office
Decision Date:	
Decision:	2023 1039

PROPERTY INFORMATION	
Street Address:	22 Riverlea RD. EXT.
Tax Map / Parcel #:	008-004-027-00
Lot Size:	

PROPERTY CURRENTLY USED AS
Residence


If the application involves multiple lots with different owners, attach additional copies of this page.

PROPERTY OWNER	
Name:	Benjamin New
Address:	22 Riverlea RD EXT
City/State/Zip:	MILFORD NH 03055
Phone:	(603) 807 9458
Email:	bnnew42@icloud.com

The applicant is the person who is making this proposal on behalf of themselves, the owner or a third party. This is usually the same as the property owner, but might be a tenant, someone who plans to purchase the property, an engineer or lawyer, etc. If the applicant is the same as the owner, just check "Same as owner" and leave the rest of this section blank.

APPLICANT/REPRESENTATIVE	
<input checked="" type="checkbox"/> SAME AS OWNER	
Name:	Michael Stoddard
Address:	376 Nashua st
City/State/Zip:	Milford NH
Email:	1979mstoddard@gmail.com
Phone:	(603) 714-8895
Cell:	()

The undersigned property owner(s) hereby authorize(s) the filing of this application and agree to comply with all code requirements applicable to this application.


Date: 8/20/23

Zoning District (check one):

- Residence A
- Residence B Residence R
- Commercial
- Limited Commercial
- Industrial
- Integrated Commercial-Industrial
- Integrated Commercial-Industrial-2

Overlay District (check any that apply):
--

- West Elm Street Overlay
- Nashua/Elm Street Overlay
- Commerce & Community Overlay
- Open Space & Conservation
- Wetlands Conservation
- Groundwater Protection
- Floodplain Management

APPLICATION FEES

Application Fee:	5.15	\$75.00
Abutters Fee: \$4 x 8	46	
Amount received:	75	221.00
Date Received:		8/8/23
Check <input checked="" type="checkbox"/> Cash <input type="checkbox"/>		1105

THE FEES ASSOCIATED WITH THIS APPLICATION DO NOT APPLY TO ANY OTHER FEES REQUIRED FOR APPROVAL OF THIS PROJECT. PLANNING, IMPACT, BUILDING AND OTHER FEES MAY APPLY.



ZBA Application - Special Exception

MILFORD ZONING BOARD OF ADJUSTMENT

Received: 8-8-23

Case Number: TOWN OF MILFORD 2023-16
RECEIVED

Application #: _____

Date Complete: AUG 08 2023

Hearing Date: _____

Decision Date: PB: ZBA Office: _____

Decision: 2023 1039

PROPERTY INFORMATION

Street Address: 22 Riverlea Rd Ext

Tax Map / Parcel #: 008-004-007-000

A Special Exception is a use which is permitted by the Zoning Ordinance, but requires approval from the Zoning Board of Adjustment. Most special exceptions have a list of additional criteria that must be met in order for the ZBA to approve the application.

*Note that in addition to the specific criteria that may be listed for a particular special exception, all special exceptions are subject to the general criteria in Section 10.02.1 of the Zoning Ordinance.

What section of the Zoning Ordinance are you applying under?

Article _____ Section _____

Describe the use you are proposing under the above section of the Ordinance.

Additional garage space for vehicle storage

**Application for
(check all that apply):**

- Change/Expansion of Non-conforming Use/Structure (2.03.1.C)
- Wetland Buffer Impact (6.02.6)
- Accessory Dwelling Unit (10.2.6)
- Office in Res-A & B (10.2.7)
- Home Business (7.12.6)
- Side/Rear Yard Setback Reduction (Zoning District Specific)
- Other

General Criteria Section 10.02.1

Describe the project you are requesting a Special Exception for:

more garage space

Explain how the proposal meets the general criteria as specified in Article X, Section 10.02.1 of the Zoning Ordinance:

A. The proposed use is similar to those permitted in the district because:

providing additional storage

B. The specific site is an appropriate location for the proposed use because:

its attaching to the current garage to blend in

C. The use as developed will not adversely affect the adjacent area because:

OF the design of the structure is to make it blend with the surrounding structures

D. There will be no nuisance or serious hazard to vehicles or pedestrians because:

its located at the end of a culdesac

E. Adequate appropriate facilities will be provided for the proper operation of the proposed use because:



ZBA Application – Special Exception

MILFORD ZONING BOARD OF ADJUSTMENT

ACCESSORY DWELLING UNITS 10.02.6 (Continued)
1. Is there adequate sewer/septic and water for the additional inhabitants? Please include septic/sewer approval.
2. Is there only one (1) ADU on the property?
3. Is the ADU no more than 750 square feet gross floor area? How many square feet is the ADU?
4. Does the ADU have no more than two (2) bedrooms? Please show on plans.
5. If inside the existing dwelling, is there at least one common wall with a door between the two spaces at least 32 inches wide? Please show on plans.
6. If a connecting hall is proposed, is the hallway at least 36 inches wide? Please show on plans.
7. Has a Code Compliance inspection been conducted by the Building Inspector? Please include inspection report.
8. Is the ADU in compliance with Section 10.02.6:A of the Milford Zoning Ordinance? How so?
9. If no, has a Variance from Section 10.02.6:A been granted by the ZBA?

OFFICE IN THE RESIDENCE A AND B DISTRICTS 10.02.7
1. Is the specific site of the proposed office use located in an existing building that is an appropriate location for the proposed use and ancillary to the Residential Use permitted by right? Please explain.
2. Will the use as proposed adversely affect adjacent residential areas? Please explain.
3. Will there will be any nuisance, such as but not limited to: noise, odor, hours of operation, traffic, deliveries and lighting associated with this use? Please explain.
4. Will there be any outside storage? Please explain.
5. Has the applicant made a site plan application to the Planning Board (hearing subsequent to Zoning Board approval)? Yes ___ No ___ Date of hearing: _____

ASSELIN BROTHERS CONSTRUC
100 RTE 101-A UNIT C
AMHERST, NH 03031-2211

ERCOLINE, THOMAS A III &
ERCOLINE, THOMAS A III &
23 RIVERLEA EXT
MILFORD, NH 03055-4226

LASHUA, BURTON E & RACHAE
19 RIVERLEA EXT
MILFORD, NH 03055-4226

NERO, BENJAMIN
22 RIVERLEA EXT
MILFORD, NH 03055

PIEKARSKI, MARILYN J TRST
PIEKARSKI, MARILYN J RVCB
221 OSGOOD RD
MILFORD, NH 03055

ROADCAP, NIGEL A & JOY P
24 RIVERLEA EXT
MILFORD, NH 03055-4227

TROMBLY, STEPHEN H & SEAN
TROMBLY LAND TRST
298 NORTH RIVER RD
MILFORD, NH 03055-4218

TROMBLY, STEPHEN H & SEAN
TROMBLY LAND TRUST
196 NORTH RIVER RD
MILFORD, NH 03055-4216

TROMBLY, STEPHEN H & SEAN
TROMBLY LAND TRUST
298 NORTH RIVER RD
MILFORD, NH 03055-4218

Original

TOWN OF MILFORD
RECEIVED
AUG 14 2023
PB ZBA Office

RIVERLEA EXTENSION

LOT 8-4-7
0.691 ACRE

EXISTING LEACHFIELD

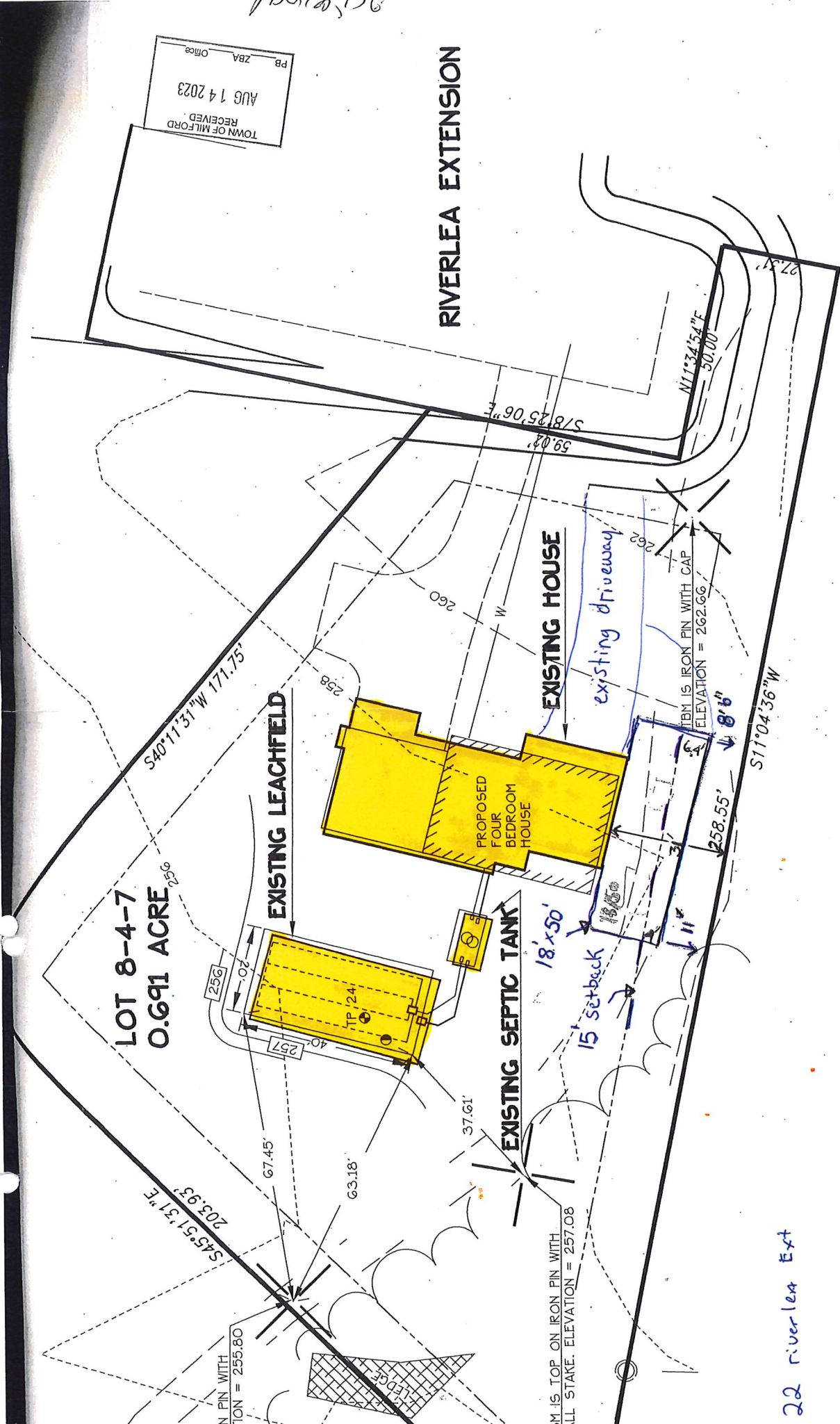
EXISTING HOUSE

EXISTING SEPTIC TANK

PROPOSED
FOUR
BEDROOM
HOUSE

existing driveway

22 Riverlea Ext



M. IS TOP ON IRON PIN WITH
ALL STAKE. ELEVATION = 257.08

IRON IS IRON PIN WITH CAP
ELEVATION = 262.66

N. IS TOP ON IRON PIN WITH
ELEVATION = 255.80

GENERAL REQUIREMENTS FOR WOOD CONSTRUCTION

- A. **GENERAL REQUIREMENTS**
 The Contractor shall be responsible for ensuring that all construction is in compliance with the State and Local Building Codes. All drawings must be stamped and sealed by a Professional Engineer or Architect. The Contractor shall be responsible for obtaining all necessary permits and approvals from the local Building Official prior to construction. The Contractor shall be responsible for ensuring that all construction materials and methods approved by the local Building Official are used. The Contractor shall be responsible for ensuring that all construction materials and methods approved by the local Building Official are used. The Contractor shall be responsible for ensuring that all construction materials and methods approved by the local Building Official are used.
- B. **WOOD SPECIFICATIONS**
 All wood shall be kiln-dried to a maximum moisture content of 19%. The Contractor shall be responsible for ensuring that all wood is properly stored and protected from moisture and insects. The Contractor shall be responsible for ensuring that all wood is properly stored and protected from moisture and insects.
- C. **WOOD JOINTS**
 All wood joints shall be made using approved methods. The Contractor shall be responsible for ensuring that all wood joints are properly made and protected from moisture and insects. The Contractor shall be responsible for ensuring that all wood joints are properly made and protected from moisture and insects.
- D. **WOOD CONNECTIONS**
 All wood connections shall be made using approved methods. The Contractor shall be responsible for ensuring that all wood connections are properly made and protected from moisture and insects. The Contractor shall be responsible for ensuring that all wood connections are properly made and protected from moisture and insects.
- E. **WOOD FINISHES**
 All wood finishes shall be made using approved methods. The Contractor shall be responsible for ensuring that all wood finishes are properly made and protected from moisture and insects. The Contractor shall be responsible for ensuring that all wood finishes are properly made and protected from moisture and insects.
- F. **WOOD PROTECTION**
 All wood shall be protected from moisture and insects. The Contractor shall be responsible for ensuring that all wood is properly protected from moisture and insects. The Contractor shall be responsible for ensuring that all wood is properly protected from moisture and insects.

1. **Roof Load**
 Dead Load: 60 psf
 Live Load: 15 psf
2. **Ground Snow Load**
 70 psf
3. **Wind Load**
 60 mph
4. **Seismic Load**
 0.15
5. **Other Loads**
 As specified in the applicable codes and standards.

- A. **CONCRETE**
 Provide concrete complying with ASTM C39. Unless otherwise noted, concrete shall have the following 28-day minimum compressive strength:
 Columns: 4000 psi
 Walls: 3000 psi
 Slabs: 3000 psi
 Foundations: 4000 psi
- B. **STEEL**
 Provide steel complying with ASTM A36. Unless otherwise noted, steel shall have a minimum yield strength of 36 ksi and a minimum tensile strength of 58 ksi.
- C. **WOOD**
 Provide wood complying with the applicable codes and standards. The Contractor shall be responsible for ensuring that all wood is properly stored and protected from moisture and insects.
- D. **OTHER MATERIALS**
 Provide all other materials as specified in the drawings and specifications. The Contractor shall be responsible for ensuring that all materials are properly stored and protected from moisture and insects.

- A. **WOOD AND PLASTICS**
 Provide all wood and plastics as specified in the drawings and specifications. The Contractor shall be responsible for ensuring that all wood and plastics are properly stored and protected from moisture and insects.
- B. **ROOFING**
 Provide roofing as specified in the drawings and specifications. The Contractor shall be responsible for ensuring that all roofing is properly installed and protected from moisture and insects.
- C. **CLADDING**
 Provide cladding as specified in the drawings and specifications. The Contractor shall be responsible for ensuring that all cladding is properly installed and protected from moisture and insects.
- D. **INSULATION**
 Provide insulation as specified in the drawings and specifications. The Contractor shall be responsible for ensuring that all insulation is properly installed and protected from moisture and insects.
- E. **MECHANICAL**
 Provide all mechanical equipment as specified in the drawings and specifications. The Contractor shall be responsible for ensuring that all mechanical equipment is properly installed and protected from moisture and insects.
- F. **ELECTRICAL**
 Provide all electrical equipment as specified in the drawings and specifications. The Contractor shall be responsible for ensuring that all electrical equipment is properly installed and protected from moisture and insects.

1. **Roofing**
 Provide roofing as specified in the drawings and specifications. The Contractor shall be responsible for ensuring that all roofing is properly installed and protected from moisture and insects.
2. **Cladding**
 Provide cladding as specified in the drawings and specifications. The Contractor shall be responsible for ensuring that all cladding is properly installed and protected from moisture and insects.
3. **Insulation**
 Provide insulation as specified in the drawings and specifications. The Contractor shall be responsible for ensuring that all insulation is properly installed and protected from moisture and insects.
4. **Mechanical**
 Provide all mechanical equipment as specified in the drawings and specifications. The Contractor shall be responsible for ensuring that all mechanical equipment is properly installed and protected from moisture and insects.
5. **Electrical**
 Provide all electrical equipment as specified in the drawings and specifications. The Contractor shall be responsible for ensuring that all electrical equipment is properly installed and protected from moisture and insects.

DOORS AND WINDOWS

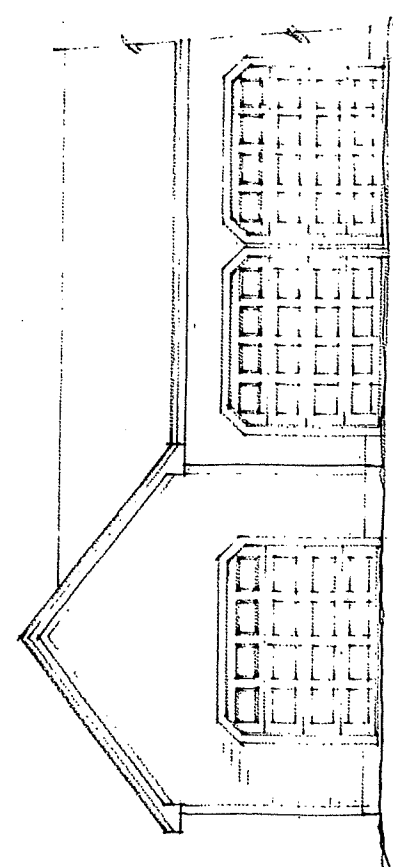
- A. **GENERAL REQUIREMENTS**
 Provide doors and windows as specified in the drawings and specifications. The Contractor shall be responsible for ensuring that all doors and windows are properly installed and protected from moisture and insects.
- B. **DOOR AND WINDOW SPECIFICATIONS**
 Provide doors and windows as specified in the drawings and specifications. The Contractor shall be responsible for ensuring that all doors and windows are properly installed and protected from moisture and insects.
- C. **DOOR AND WINDOW INSTALLATION**
 Provide doors and windows as specified in the drawings and specifications. The Contractor shall be responsible for ensuring that all doors and windows are properly installed and protected from moisture and insects.
- D. **DOOR AND WINDOW PROTECTION**
 Provide doors and windows as specified in the drawings and specifications. The Contractor shall be responsible for ensuring that all doors and windows are properly installed and protected from moisture and insects.

1. **Door and Window Specifications**
 Provide doors and windows as specified in the drawings and specifications. The Contractor shall be responsible for ensuring that all doors and windows are properly installed and protected from moisture and insects.
2. **Door and Window Installation**
 Provide doors and windows as specified in the drawings and specifications. The Contractor shall be responsible for ensuring that all doors and windows are properly installed and protected from moisture and insects.
3. **Door and Window Protection**
 Provide doors and windows as specified in the drawings and specifications. The Contractor shall be responsible for ensuring that all doors and windows are properly installed and protected from moisture and insects.

- A. **PLUMBING, MECHANICAL, AND ELECTRICAL**
 Provide all plumbing, mechanical, and electrical equipment as specified in the drawings and specifications. The Contractor shall be responsible for ensuring that all equipment is properly installed and protected from moisture and insects.
- B. **PLUMBING**
 Provide all plumbing equipment as specified in the drawings and specifications. The Contractor shall be responsible for ensuring that all plumbing equipment is properly installed and protected from moisture and insects.
- C. **MECHANICAL**
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- D. **ELECTRICAL**
 Provide all electrical equipment as specified in the drawings and specifications. The Contractor shall be responsible for ensuring that all electrical equipment is properly installed and protected from moisture and insects.

1. **Plumbing, Mechanical, and Electrical**
 Provide all plumbing, mechanical, and electrical equipment as specified in the drawings and specifications. The Contractor shall be responsible for ensuring that all equipment is properly installed and protected from moisture and insects.
2. **Plumbing**
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FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

ENVISIONARY LINES, LLC
 RESIDENTIAL DESIGN SOLUTIONS
 614 Madison Street, #203
 Millville, New Hampshire 03055
 (603) 759-0133

FRONT ELEVATION

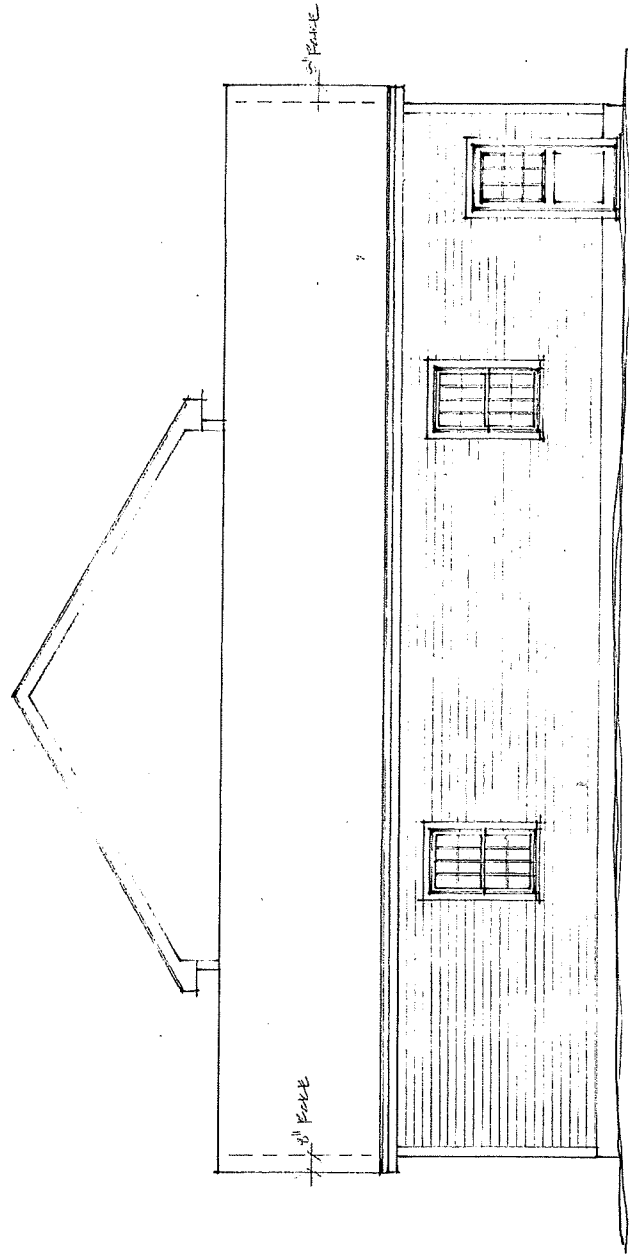
TOWN OF GLEND
 RECORD
 1.08.08.2023
 PL 24-000

ENVISIONARY LINES, LLC
RESIDENTIAL DESIGN SOLUTIONS
614 Nashua Street, #203
Milford, New Hampshire 03055
matt@envisionarylines.com
Call (603) 759-0125

PROJECT GARAGE

DATE: JUL 12 2023
DRAWN BY: [Signature]

PAGE: 3



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

TOWN OF MILFORD
RECEIVED
AUG 08 2023
PL. 204 OFF.

Milford, New Hampshire

Google Street View

Aug 2013



