

TOWN OF MILFORD

Office of Community Development
Planning • Zoning • Building Safety • Code Enforcement • Health
Economic Development • Active Projects



Administrative Review

Date: April 20, 2020
To: Jason Plourde, Chair, Zoning Board of Adjustment
From: Lincoln Daley, Community Development Director
Subject: **Case #2020-04: Leisure Acres Mobile Home Park Associates (LAMHP), Map 42 Lot 73M5, 26 Melendy Road - Special Exception Application**

The applicant is before the Board of Adjustment seeking a SPECIAL EXCEPTION from the Milford Zoning Ordinance, Article II, Section 2.03.1.C to replace the existing 14' x 70' sq.ft. mobile home and attached porch with a new 26' x 52' sq.ft doublewide mobile home with a 10' x 12' sq.ft. deck in the Residential 'R' district. In reviewing the files for this property, I offer the following comments:

1. Existing Conditions - This 37.49 acre property is located in the Residential R district and is a pre-existing non-conforming mobile home park.
2. The property is owned by Leisure Acres Mobile Home Park Associates. The individual "lots" are areas that the mobile home owners lease from LAMHP Associates.
3. Mobile Home Parks are no longer permitted per the Milford Zoning Ordinance and as such are deemed pre-existing, non-conforming uses. The alteration, expansion, or change of a pre-existing non-conforming use requires the issuance of a Special Exception pursuant to Section 2.03.1.C.
4. The proposed alteration, expansion or change shall not change the nature of the original use or structure and the proposed alteration, expansion, or change shall involve no substantially different effect on the neighborhood.
5. Dimensions of the proposed replacement mobile home are as per plan submitted as a part of the application.
6. Setbacks are for the entire lot and not the individual "lots" leased to the mobile home owners.

Respectfully submitted

Lincoln Daley

Cc: file



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

Date Received: 3-2-2020
 Case Number: 2020-04
 Date Complete: _____
 Hearing Date: 4-2-2020
 Decision Date: _____
 Decision: _____

PROPERTY INFORMATION

Street Address: 26 MELROSE RD # 70
 Tax Map / Parcel #: 42/73/M/70 Lot Size: 9,784 S.F.

PROPERTY CURRENTLY USED AS

14' x 70' MOBILE HOME WITH 9' x 17' ENCLOSED PORCH, DECK ABOVE GROUND POOL, 8' x 12' SIDED

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

PROPERTY OWNER

Name: LANHO ASSOCIATES
 Address: 20 COTTON ROAD
 City/State/Zip: NASHUA NH 03063
 Phone: (603) 889-0318
 Email: STABLECOMPANIES.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

SAME AS OWNER

Name: RICHARD CAPE GENERAL PARTNER
 Address: 22 SANDPIPER LANE
 City/State/Zip: MERRIMACK NH 03054
 Email: RLCAPE@AOL.COM
 Phone: (603) 595-7113 Cell: (603) 494-6548

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.

[Signature]

3-2-20

Property Owner's signature

Date:

app 20200514
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:	\$75.00
Abutters Fee: \$4 x <u>9</u>	<u>36</u>
Amount received:	<u>111-</u>
Date Received:	

Check Cash
198

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

Date Received: _____
 Case Number: _____
 Application #: _____
 Date Complete: _____
 Hearing Date: _____
 Decision Date: _____
 Decision: _____

PROPERTY INFORMATION

Street Address: 26 NEUNODY ROAD #70

Tax Map / Parcel #: 42-73-M-70

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 203 Section 1.C.

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

REPLACE EXISTING DETERIORATED MOBILE HOME WITH A 26' X 52' DOUBLEWIDE WITH A 10' X 12' DECK. REPLACE EXISTING 8' X 12' SHED.

Application for (check all that apply):

- Home Occupation
- Self-Storage Facilities
- Accessory Dwelling Unit
- Office in Res-A & B
- Wetland Buffer Impact
- Change/Expansion of Non-conforming Use/Structure
- Side/Rear yard setback reduction
- Other

General Criteria Section 10.02.1

Describe the project you are requesting a Special Exception for:

INSTALL A 26' X 52' DOUBLE WIDE MOBILE HOME WITH 10' X 12' DECK REPLACING EXISTING 14' X 70' M.H. EXISTING M.H. IS 3 BEDROOM AND 2 BATHS AS IS PROPOSED DOUBLE WIDE HOME.

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:
PROPOSED DOUBLEWIDE HOME CAN BE FOUND IN OTHER MOBILE HOME PARKS SUCH AS TOWN AND COUNTRY AND IS SIMILAR TO UNITS FOUND AT LANHP AND THE GENERAL NEIGHBORHOOD.
- B. The specific site is an appropriate location for the proposed use because:
THE PROPOSED USE IS THE SAME AS EXISTING LOT 70 USE. THE DOUBLE WIDE IS CONSISTENT WITH M.H.'S ON LOTS, S, 34 #63 AT LANHP AND OTHER MOBILE HOME PARKS.
- C. The use as developed will not adversely affect the adjacent area because:
THE PROPOSED USE IS THE SAME RESIDENTIAL USE AS SIMILAR USES FOUND AT LANHP AND THE GENERAL NEIGHBORHOOD.
- D. There will be no nuisance or serious hazard to vehicles or pedestrians because:
SINCE THE PROPOSED USE IS THE SAME AS THE EXISTING LOT 70 RESIDENTIAL USE, IT WILL NOT CREATE A NUISANCE OR SERIOUS HAZARD TO VEHICLES OR PEDESTRIANS.
- E. Adequate appropriate facilities will be provided for the proper operation of the proposed use because:
THE PROPOSED USE IS THE SAME AS THE EXISTING USE AND HAS ADEQUATE FACILITIES INCLUDING PUBLIC WATER, A COMMUNITY SEPTIC SYSTEM AND OFF STREET PARKING.



ZBA Application – Special Exception
MILFORD ZONING BOARD OF ADJUSTMENT

Explain how the proposal meets the specific criteria of the Zoning Ordinance for each section::

HOME OCCUPATION CRITERIA 10.02.3 **N.A.**

1. The person conducting the home occupation shall reside in the dwelling unit, and there shall be no more than one (1) non-resident person employed in connection with such occupation.
2. There shall be no evidence outside the dwelling, except permitted signs and required off-street parking, that the dwelling contains a home occupation.
3. The home occupation shall not exceed 25% of the combined gross floor area of the existing home and any accessory structures, or 1,000 SF, whichever is less.
4. Accessory finished goods may be provided for sale in conjunction with the home occupation, sold and stored in allowed home occupation space only.
5. The home occupation and the conduct thereof shall not impair the residential character of the premises nor impair the reasonable use, enjoyment and value of other residential property in the neighborhood.

SELF-STORAGE FACILITIES 10.02.4 **N.A.**

1. Is the Self-storage facility located in one of the following areas?
Frontage on Rte. 13 North, Rte. 13 South, and/or the following lots of land on North River Road: Map 8, Lots 11, 11-1, 19, 48, 49, 50, 51, 53 and 53-5
2. Is a 15 foot perimeter landscaped buffer along all sides of the property being proposed?
3. Does the buffer proposed meet 10.02.4.2/3 of the Milford Zoning Ordinance?
4. Is there any outside storage being proposed?
5. Are all building set back at least 50 feet from the front lot line?
6. Has a Site Plan Application been submitted to the Milford Planning Board? Yes No Date:



ZBA Application – Special Exception
MILFORD ZONING BOARD OF ADJUSTMENT

ACCESSORY DWELLING UNITS 10.02.6 **N.A.**

1. Is the property going to be Owner Occupied?
 2. Has a Building Permit application been made? Copy of permit application attached?
 3. Is the ADU developed in a manner which does not alter the character/appearance of the principal use as a single-family residence?
 4. Is the ADU intended to be secondary and accessory to a principal single-family dwelling unit?
 5. Does the ADU impair the residential character of the premises or the reasonable use, enjoyment and value of neighborhood?
 6. Is there adequate off-street parking? How many spaces?
 7. Are any additional curb cuts being proposed?
 8. Are all necessary additional entrances or exits located to the side or rear of the building to the maximum extent possible? Please note on the plan.
 9. Is there adequate sewer/septic and water for the additional inhabitants? Please include septic/sewer approval.
 10. Is there only one (1) ADU on the property?
 11. Is the ADU no more than 750 square feet? How many square feet is the ADU?
 12. Does the ADU have no more than two (2) bedrooms? Please show on plans.
 13. 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.
 14. If a connecting hall is proposed, is the hallway at least 36 inches wide? Please show on plans.
- For Existing Unpermitted ADUs*
15. Has a Code Compliance inspection been conducted by the Building Inspector? Please include inspection report.
 16. Is the ADU in compliance with Section 10.02.6:A of the Milford Zoning Ordinance? How so?
 17. If no, has a Variance from Section 10.02.6:A been granted by the ZBA?



ZBA Application – Special Exception
MILFORD ZONING BOARD OF ADJUSTMENT

OFFICE IN THE RESIDENCE A AND B DISTRICTS 10.02.7 N.A.
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:
WETLAND AND WETLAND BUFFER IMPACT 6.02.6 N.A.
1. Has the need for the project been addressed? Please explain.
2. Is the plan proposed the least impactful to the wetlands, surface waters and/or associated buffers? Please explain.
3. Has the impact on plants, fish and wildlife been addressed? Please explain.
4. Has the impact on the quality and quantity of surface and ground waters been addressed? Please explain.
5. Has the potential for increased flooding, erosion and sedimentation been addressed? Please explain.
6. Has the cumulative impact if all parties owning or abutting the affected wetland were allowed to alter or impact the wetland or buffer area in the same way? Please explain.
7. Has the impact of the values and function of the overall wetland and wetland complex been addressed? Please explain.
8. Has a comment from the Milford Conservation Commission been solicited? Yes No Date of Conservation Commission Meeting attended:



100 foot Abutters List Report

Milford, NH
March 03, 2020

Subject Properties:

Parcel Number: 042-073-00M-000
CAMA Number: 042-073-00M-000
Property Address: 26 MELENDY RD
Mailing Address: LAMHP ASSOCIATES % STABILE
COMPANIES
20 COTTON RD #200
NASHUA, NH 03063-1262

Parcel Number: 042-073-00M-000
CAMA Number: 042-073-00M-001
Property Address: 26 MELENDY RD #1
Mailing Address: DION, JOSEPH K
26 MELENDY RD 1
MILFORD, NH 03055

Parcel Number: 042-073-00M-000
CAMA Number: 042-073-00M-002
Property Address: 26 MELENDY RD #2
Mailing Address: ERIQUEZZO, GENO & DIANE
27 BERKLEY ST
MERRIMACK, NH 03054-3277

Parcel Number: 042-073-00M-000
CAMA Number: 042-073-00M-003
Property Address: 26 MELENDY RD #3
Mailing Address: WARD, HARRY AND MICHELLE
D'ALESSANDRO, DEBORAH A
26 MELENDY RD #3
MILFORD, NH 03055

Parcel Number: 042-073-00M-000
CAMA Number: 042-073-00M-004
Property Address: 26 MELENDY RD #4
Mailing Address: PERT, WARREN W & MARY B
26 MELENDY RD #4
MILFORD, NH 03055-3466

Parcel Number: 042-073-00M-000
CAMA Number: 042-073-00M-005
Property Address: 26 MELENDY RD #5
Mailing Address: DECOTEAU, DONALD & LINDA
26 MELENDY RD #5
MILFORD, NH 03055

Parcel Number: 042-073-00M-000
CAMA Number: 042-073-00M-006
Property Address: 26 MELENDY RD #6
Mailing Address: BEEK, DENISE M GABRIELSEN, ALAN E
6B JEWETT ST
PEPPERELL, MA 01463-1220

Parcel Number: 042-073-00M-000
CAMA Number: 042-073-00M-007
Property Address: 26 MELENDY RD #7
Mailing Address: BOURDEAU, CHESTER & JENNIFER
TRSTEEES TRUST OF CHESTER W.
SOJKA FOR THE
BENEFIT OF JOYCE H. BOURDEAU 26
MELENDY RD #7
MILFORD, NH 03055-3466

Parcel Number: 042-073-00M-000
CAMA Number: 042-073-00M-009
Property Address: 26 MELENDY RD #9
Mailing Address: LEDOUX, MARJORIE
26 MELENDY RD UNIT 9
MILFORD, NH 03055-3466



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3/3/2020

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100 foot Abutters List Report

Milford, NH
March 03, 2020

Parcel Number: 042-073-00M-000
CAMA Number: 042-073-00M-061
Property Address: 26 MELENDY RD #61

Mailing Address: LUNDERVILLE, CHRISTOPHER L & DANA
M
26 MELENDY RD 61
MILFORD, NH 03055-3470

Parcel Number: 042-073-00M-000
CAMA Number: 042-073-00M-062
Property Address: 26 MELENDY RD #62

Mailing Address: HOSKOTE, JOAN L
26 MELENDY RD UNIT 62
MILFORD, NH 03055-3470

Parcel Number: 042-073-00M-000
CAMA Number: 042-073-00M-063
Property Address: 26 MELENDY RD #63

Mailing Address: ZAKER, MONA
26 MELENDY RD #63
MILFORD, NH 03055

Parcel Number: 042-073-00M-000
CAMA Number: 042-073-00M-064
Property Address: 26 MELENDY RD #64

Mailing Address: SWENSON, AMBER MARY
5 LYNCH FARM RD
AMHERST, NH 03031

Parcel Number: 042-073-00M-000
CAMA Number: 042-073-00M-065
Property Address: 26 MELENDY RD #65

Mailing Address: STRAKER, SARA A
26 MELENDY RD #65
MILFORD, NH 03055

Parcel Number: 042-073-00M-000
CAMA Number: 042-073-00M-066
Property Address: 26 MELENDY RD #66

Mailing Address: GDANIAN, JOSIAH G
26 MELENDY RD 66
MILFORD, NH 03055

Parcel Number: 042-073-00M-000
CAMA Number: 042-073-00M-067
Property Address: 26 MELENDY RD #67

Mailing Address: BOWMAR, DORIS M
26 MELENDY RD #67
MILFORD, NH 03055

Parcel Number: 042-073-00M-000
CAMA Number: 042-073-00M-069
Property Address: 26 MELENDY RD #69

Mailing Address: MURRAY, ELIZABETH M
26 MELENDY RD #69
MILFORD, NH 03055-3471

Parcel Number: 042-073-00M-000
CAMA Number: 042-073-00M-070
Property Address: 26 MELENDY RD #70

Mailing Address: KRUMMES, JAMES C REV TRUST HEIRS
OF KRUMMES, JAMES C REV TRUST
26 MELENDY RD #70
MILFORD, NH 03055

Parcel Number: 042-073-00M-000
CAMA Number: 042-073-00M-071
Property Address: 26 MELENDY RD #71

Mailing Address: HAGOPIAN, ELLEN R
26 MELENDY RD 71
MILFORD, NH 03055



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100 foot Abutters List Report

Milford, NH
March 03, 2020

Parcel Number: 042-073-00M-000
CAMA Number: 042-073-00M-072
Property Address: 26 MELENDY RD #72

Mailing Address: THOMPSON, SHERYLE
26 MELENDY RD #72
MILFORD, NH 03055

Parcel Number: 042-073-00M-000
CAMA Number: 042-073-00M-073
Property Address: 26 MELENDY RD #73

Mailing Address: SNEDEKER, STEVEN MACEY, PATRICIA
36 BOGG RD
CONCORD, NH 03303

Parcel Number: 042-073-00M-000
CAMA Number: 042-073-00M-074
Property Address: 26 MELENDY RD #74

Mailing Address: UPPERMAN, MICHAEL D
26 MELENDY RD #74
MILFORD, NH 03055-3471

Parcel Number: 042-073-00M-000
CAMA Number: 042-073-00M-075
Property Address: 26 MELENDY RD #75

Mailing Address: HOLMES, GORDON L
26 MELENDY RD #75
MILFORD, NH 03055-3471

Parcel Number: 042-073-00M-000
CAMA Number: 042-073-00M-076
Property Address: 26 MELENDY RD #76

Mailing Address: WHITEHEAD, SCOTT SULLIVAN,
RACHEL
26 MELENDY RD 76
MILFORD, NH 03055

Parcel Number: 042-073-00M-000
CAMA Number: 042-073-00M-077
Property Address: 26 MELENDY RD #77

Mailing Address: BARTLETT, ADAM R
26 MELENDY RD#77
MILFORD, NH 03055-3472

Parcel Number: 042-073-00M-000
CAMA Number: 042-073-00M-078
Property Address: 26 MELENDY RD #78

Mailing Address: SPRACKLIN, WILLIAM CHARLES
26 MELENDY RD #78
MILFORD, NH 03055

Parcel Number: 042-073-00M-000
CAMA Number: 042-073-00M-079
Property Address: 26 MELENDY RD #79

Mailing Address: NELSON, GLORIA JEAN NKA HOPKINS,
GLORIA
26 MELENDY RD UNIT 79
MILFORD, NH 03055-3478

Parcel Number: 042-073-00M-000
CAMA Number: 042-073-00M-080
Property Address: 26 MELENDY RD #80

Mailing Address: GARCIA, BRENDA L & EPHRAIM
26 MELENDY RD # 80
MILFORD, NH 03055-3472

Parcel Number: 042-073-00M-000
CAMA Number: 042-073-00M-081
Property Address: 26 MELENDY RD #81

Mailing Address: ARANDA, LINDA D % BELLIVEAU, LINDA
D
26 MELENDY RD UNIT 81
MILFORD, NH 03055-3472



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100 foot Abutters List Report

Milford, NH
March 03, 2020

Parcel Number: 047-012-000-000
CAMA Number: 047-012-000-000
Property Address: 54 MELENDY RD

Mailing Address: COLONIAL HILLS BAPTIST CHURCH
54 MELENDY RD
MILFORD, NH 03055

Parcel Number: 047-013-000-000
CAMA Number: 047-013-000-000
Property Address: 100 MELENDY RD

Mailing Address: FLANDERS, JAMES C & DONNA M CO-
TRSTES FLANDERS, JAMES C &
DONNA M RVCBL TRST
100 MELENDY RD
MILFORD, NH 03055-3413

Parcel Number: 047-013-001-000
CAMA Number: 047-013-001-000
Property Address: 78 MELENDY RD

Mailing Address: ALDRICH, BRUCE & LEIGH
78 MELENDY RD
MILFORD, NH 03055-3413

Parcel Number: 047-015-000-000
CAMA Number: 047-015-000-000
Property Address: 162 ARMORY RD

Mailing Address: TALARICO, STEPHEN & JODI
162 ARMORY RD
MILFORD, NH 03055-0049

Parcel Number: 052-102-000-000
CAMA Number: 052-102-000-000
Property Address: OFF MELENDY RD

Mailing Address: MILFORD, TOWN OF
1 UNION SQ
MILFORD, NH 03055



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ABUTTER LIST

Abutter - Any person whose property is located in New Hampshire and adjoins or is directly across the street, stream, or active railroad property from the land under consideration by the local land use board. The term "abutter" shall also include the owner and the applicant.

Map	Lot	Property Owner	Mailing Address	Town	State	Zip Code
42	73469	ELIZABETH MURRAY	26 MELENDY RD #69	MILFORD	NH	03055
42	73471	ELLEN HAGOPIAN	26 MELENDY RD #71	MILFORD	NH	03055
47	13	JAMES & DONNA FLANDERS, TRUSTEES	100 MELENDY RD	MILFORD	NH	03055
47	13-1	BRUCE & LEIGH ALDRICH	78 MELENDY RD	MILFORD	NH	03055
42	73474	LARSEN ASSOCIATES	20 COTTON RD	NASBAUR	NH	03063
42	73477	ADAM BARTLETT	26 MELENDY RD #77	MILFORD	NH	03055
42	73476	SCOTT WHITEHEAD	26 MELENDY RD #76	MILFORD	NH	03055
42	73475	GORDON HOLMES	26 MELENDY RD #75	MILFORD	NH	03055
		TOWN OF MILFORD	1 UNION SQ.	MILFORD	NH	03055

The above abutter listing reflects the most current assessing records and the Milford Zoning Board of Adjustment is released from any responsibility for inaccurate information or incorrect abutter notification.

Richard Kane
 Signature of Applicant *Richard Kane*

3-2-20
 Date

42-73-14
 Map & Lot

REFERENCE PLAN:

"SITE PLAN FOR LEISURE VILLAGE - MILFORD, N.H." SCALE: 1"=100' DATED JAN. 25, 1978 - REVISED THROUGH 6/25/84 - PREPARED BY THOMAS F. MORAN, INC. - A COPY IS ON FILE WITH THIS OFFICE.

NOTES:

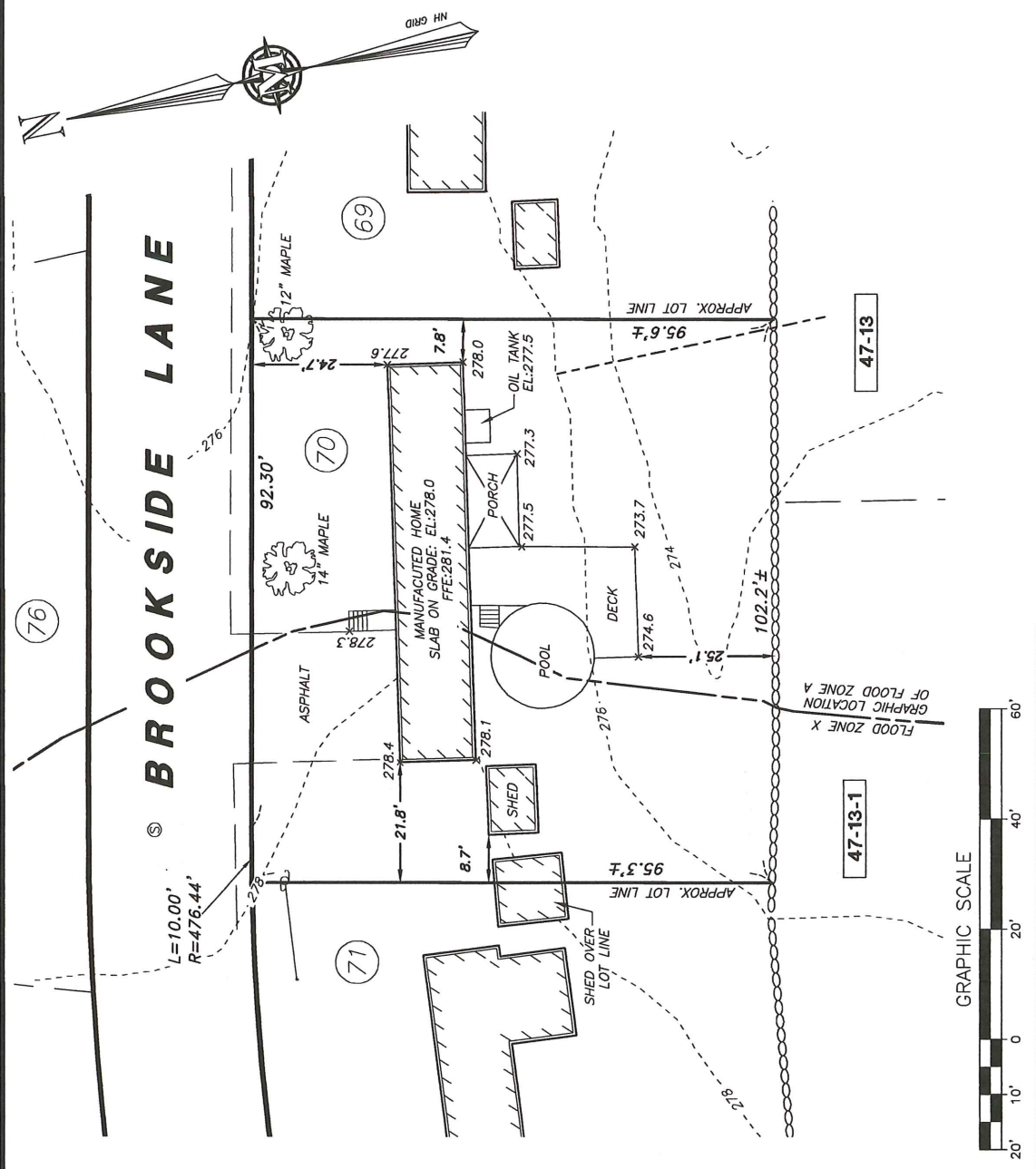
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2. MANUFACTURED HOME WAS CONSTRUCTED ON SLAB WITH CRAWL SPACE.
3. THIS EXHIBIT WAS PREPARED FROM A TOPOGRAPHIC FIELD SURVEY DATED FEBRUARY 21, 2020.
4. BROOKSIDE LANE IS AN INTERNAL PRIVATE DRIVE FOR THE DEVELOPMENT. THE OFFICIAL ADDRESS OF THE PROPERTY IS 26 MELENDY ROAD #70.
5. FLOOD ZONE SHOWN AS GRAPHICALLY DEPICTED ON FEMA FIRM PANEL 33011C0458D (9/25/2009).

EXISTING CONDITIONS PLAN
26 MELENDY ROAD - UNIT 70
TAX MAP 42 LOT 73 M 70
MILFORD, NEW HAMPSHIRE
 SCALE: 1" = 20'
 FEBRUARY 24, 2020



MERIDIAN
LAND SERVICES, INC.
 ENGINEERING | SURVEYING | PERMITTING
 SOIL & WETLAND MAPPING | SEPTIC DESIGN
 MERIDIANLANDSERVICES.COM FAX 603-673-1441
 31 OLD NASHUA ROAD, AMHERST, NH 03811 TEL. 603-673-1441

PROJ. NO: 1985.05 SHEET NO: 1 OF 1
 FILE: 1985C05E.dwg



REV.	DATE	DESCRIPTION	C/O	DR	CK
E	02/24/20	UNIT 70 SURVEY	--	MJH	



EXISTING LAY TO M.H.

REFERENCE PLAN:

"SITE PLAN FOR LEISURE VILLAGE - MILFORD, N.H." SCALE: 1"=100' DATED JAN. 25, 1978 - REVISED THROUGH 6/25/84 - PREPARED BY THOMAS F. MORAN, INC. - A COPY IS ON FILE WITH THIS OFFICE.

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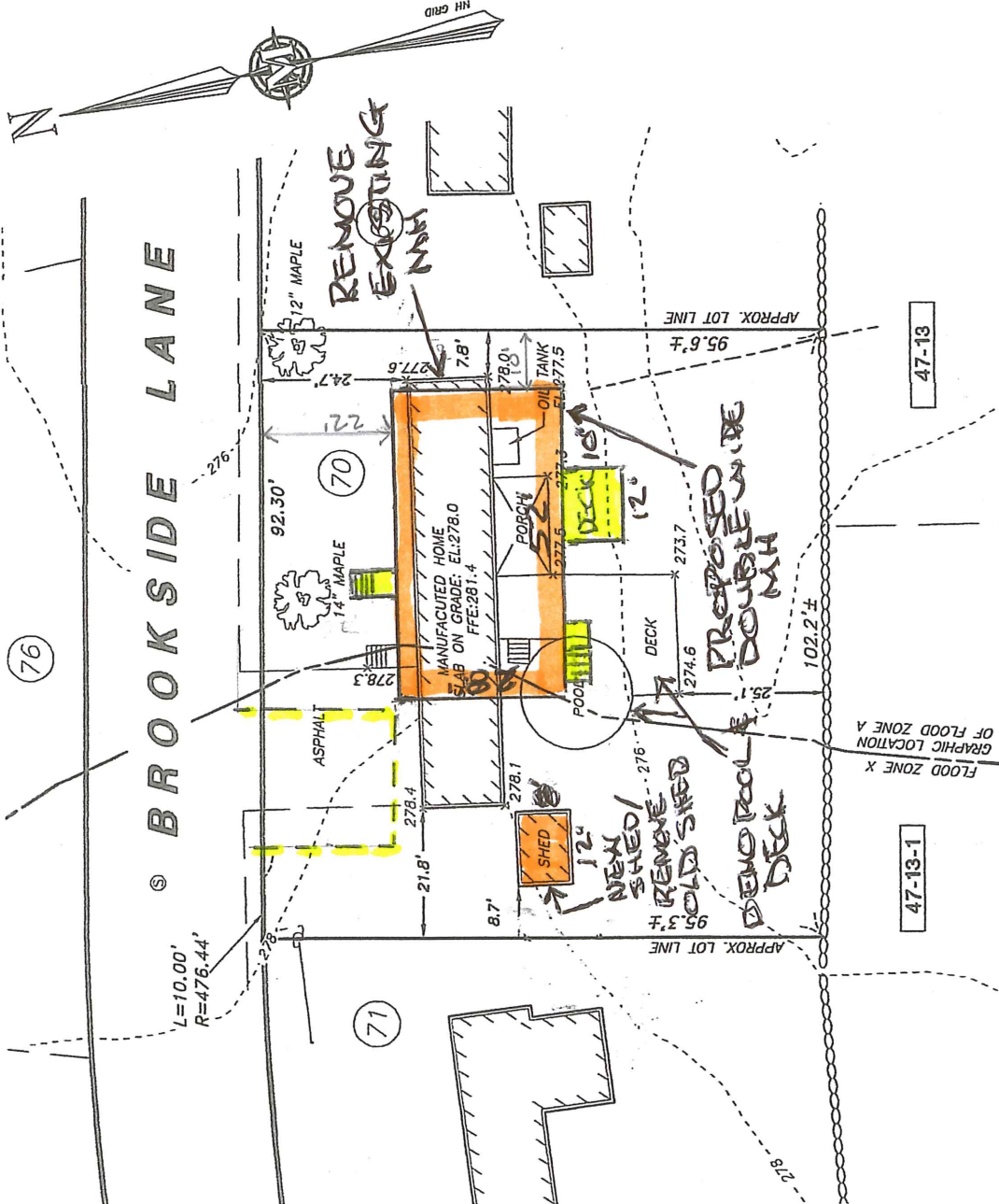
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EXISTING CONDITIONS PLAN
26 MELENDY ROAD - UNIT 70
TAX MAP 42 LOT 73 M 70
MILFORD, NEW HAMPSHIRE
 SCALE: 1" = 30'
 FEBRUARY 24, 2020

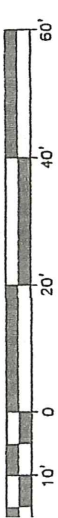


MERIDIAN
LAND SERVICES, INC.
 ENGINEERING | SURVEYING | PERMITTING
 SOIL & WETLAND MAPPING | SEPTIC DESIGN
 31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL. 603-673-1441
 MERIDIANLANDSERVICES.COM FAX 603-673-1584

FILE:1985C05E.dwg PROJ. NO: 1985.05 SHEET NO: 1 OF 1



GRAPHIC SCALE

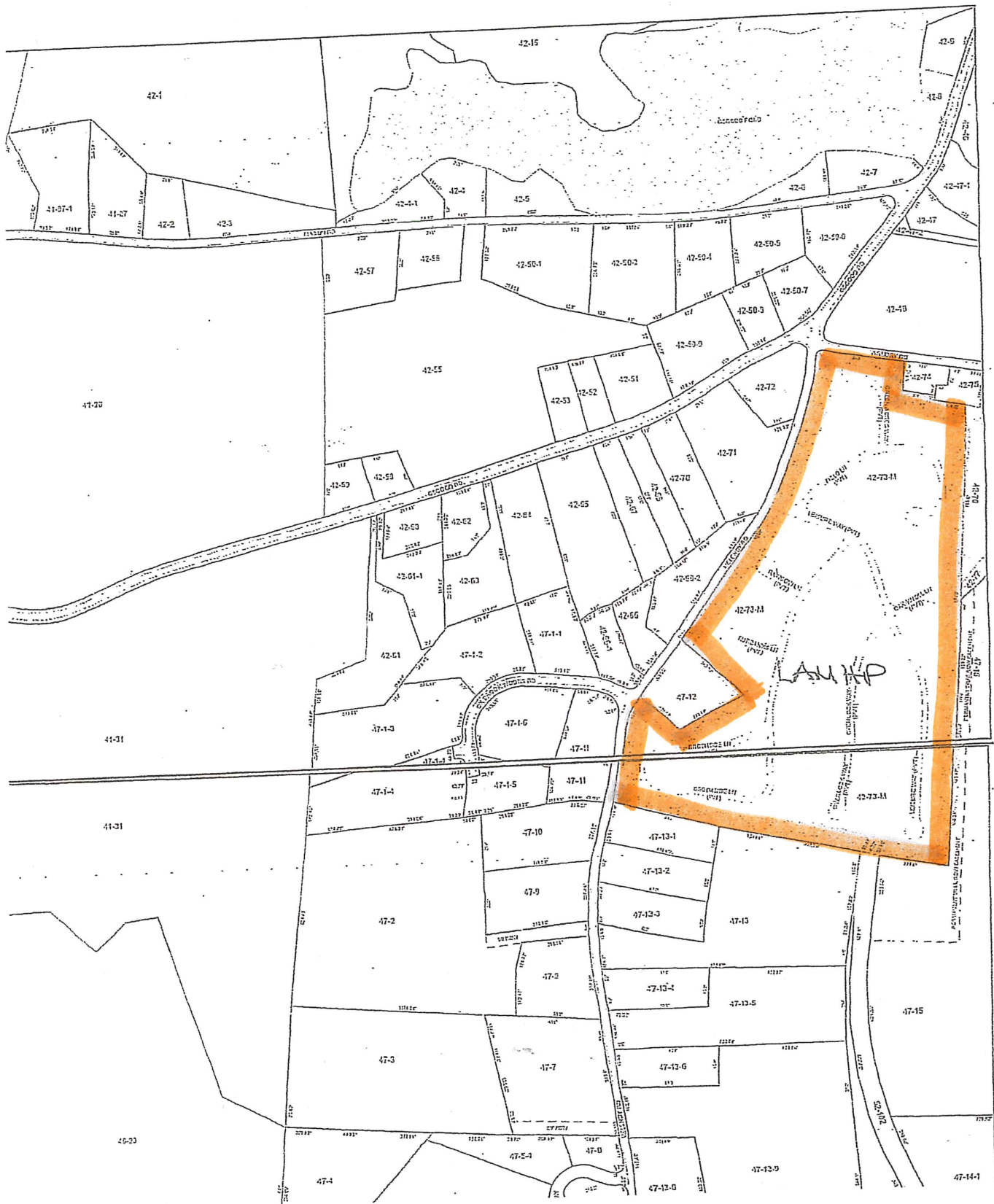


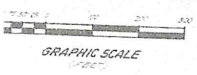
DATE	DESCRIPTION	C/O	DR	CK
02/24/20	UNIT 70 SURVEY			

PROPOSED MOBILE HOME
 F.F. ELEVATION: 260.5

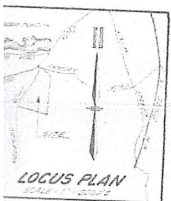


PROPOSED LOT 70 M.H. (LOT 63MH)





UNITED STATES OF AMERICA
 (Seal of the United States of America)



Lot No.	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	1,200	1,200	1,200	1,200
2	1,200	1,200	1,200	1,200
3	1,200	1,200	1,200	1,200
4	1,200	1,200	1,200	1,200
5	1,200	1,200	1,200	1,200
6	1,200	1,200	1,200	1,200
7	1,200	1,200	1,200	1,200
8	1,200	1,200	1,200	1,200
9	1,200	1,200	1,200	1,200
10	1,200	1,200	1,200	1,200
11	1,200	1,200	1,200	1,200
12	1,200	1,200	1,200	1,200
13	1,200	1,200	1,200	1,200
14	1,200	1,200	1,200	1,200
15	1,200	1,200	1,200	1,200
16	1,200	1,200	1,200	1,200
17	1,200	1,200	1,200	1,200
18	1,200	1,200	1,200	1,200
19	1,200	1,200	1,200	1,200
20	1,200	1,200	1,200	1,200
21	1,200	1,200	1,200	1,200
22	1,200	1,200	1,200	1,200
23	1,200	1,200	1,200	1,200
24	1,200	1,200	1,200	1,200
25	1,200	1,200	1,200	1,200
26	1,200	1,200	1,200	1,200
27	1,200	1,200	1,200	1,200
28	1,200	1,200	1,200	1,200
29	1,200	1,200	1,200	1,200
30	1,200	1,200	1,200	1,200
31	1,200	1,200	1,200	1,200
32	1,200	1,200	1,200	1,200
33	1,200	1,200	1,200	1,200
34	1,200	1,200	1,200	1,200
35	1,200	1,200	1,200	1,200
36	1,200	1,200	1,200	1,200
37	1,200	1,200	1,200	1,200
38	1,200	1,200	1,200	1,200
39	1,200	1,200	1,200	1,200
40	1,200	1,200	1,200	1,200
41	1,200	1,200	1,200	1,200
42	1,200	1,200	1,200	1,200
43	1,200	1,200	1,200	1,200
44	1,200	1,200	1,200	1,200
45	1,200	1,200	1,200	1,200
46	1,200	1,200	1,200	1,200
47	1,200	1,200	1,200	1,200
48	1,200	1,200	1,200	1,200
49	1,200	1,200	1,200	1,200
50	1,200	1,200	1,200	1,200
51	1,200	1,200	1,200	1,200
52	1,200	1,200	1,200	1,200
53	1,200	1,200	1,200	1,200
54	1,200	1,200	1,200	1,200
55	1,200	1,200	1,200	1,200
56	1,200	1,200	1,200	1,200
57	1,200	1,200	1,200	1,200
58	1,200	1,200	1,200	1,200
59	1,200	1,200	1,200	1,200
60	1,200	1,200	1,200	1,200
61	1,200	1,200	1,200	1,200
62	1,200	1,200	1,200	1,200
63	1,200	1,200	1,200	1,200
64	1,200	1,200	1,200	1,200
65	1,200	1,200	1,200	1,200
66	1,200	1,200	1,200	1,200
67	1,200	1,200	1,200	1,200
68	1,200	1,200	1,200	1,200
69	1,200	1,200	1,200	1,200
70	1,200	1,200	1,200	1,200
71	1,200	1,200	1,200	1,200
72	1,200	1,200	1,200	1,200
73	1,200	1,200	1,200	1,200
74	1,200	1,200	1,200	1,200
75	1,200	1,200	1,200	1,200
76	1,200	1,200	1,200	1,200
77	1,200	1,200	1,200	1,200
78	1,200	1,200	1,200	1,200
79	1,200	1,200	1,200	1,200
80	1,200	1,200	1,200	1,200
81	1,200	1,200	1,200	1,200
82	1,200	1,200	1,200	1,200
83	1,200	1,200	1,200	1,200
84	1,200	1,200	1,200	1,200
85	1,200	1,200	1,200	1,200
86	1,200	1,200	1,200	1,200
87	1,200	1,200	1,200	1,200
88	1,200	1,200	1,200	1,200
89	1,200	1,200	1,200	1,200
90	1,200	1,200	1,200	1,200
91	1,200	1,200	1,200	1,200
92	1,200	1,200	1,200	1,200
93	1,200	1,200	1,200	1,200
94	1,200	1,200	1,200	1,200
95	1,200	1,200	1,200	1,200
96	1,200	1,200	1,200	1,200
97	1,200	1,200	1,200	1,200
98	1,200	1,200	1,200	1,200
99	1,200	1,200	1,200	1,200
100	1,200	1,200	1,200	1,200



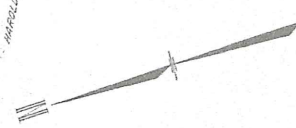
REFERENCE PLANS:
 S-138 ROBERT FORSYTHE
 S-137 AVERY R. JOHNSON
 S-137 AVERY R. JOHNSON
 S-137 AVERY R. JOHNSON

BARRETTO GRANITE CORPORATION



LOT 70

NOTES:
 1. ALL LOTS TO BE BUILT UP BY 1980.
 2. ALL LOTS TO BE BUILT UP BY 1980.
 3. ALL LOTS TO BE BUILT UP BY 1980.



ISSUED FOR CONSTRUCTION SEPT. 26, 1980
 SITE PLAN
 FOR
LEISURE ACRES PARK
MILFORD, N.H.
 SCALE: 1" = 100'
 JAN. 25, 1978

THOMAS F. MCRAN, INC.
 Surveyors
 Civil Engineers
 Land Planners
 25 North Main Street
 Bedford, N.H. 03110