

# TOWN OF MILFORD

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



## Administrative Review

**Date:** May 29, 2020  
**To:** Jason Plourde, Chair, Zoning Board of Adjustment  
**From:** Lincoln Daley, Community Development Director  
**Subject:** **Case #2020-11 Glendale Homes, Inc. / Gerry Tanguay, Milford Tax Map 20, Lot 2-3, 15 Wright Road.** Special Exception Application pursuant to Milford Zoning Ordinances, Article X, Section 10.02.6 to allow for a 748 square foot Accessory Dwelling Unit located in the basement of a single-family residence in the Residential 'A' district.

The applicant is before the Board of Adjustment seeking a Special Exception pursuant to Milford Zoning Ordinances, Article X, Section 10.02.6 to allow the construction of a 748 s.f. accessory dwelling unit located within the basement of a single-family residence in the Residential 'A' Zoning District. In reviewing the files for this property, I offer the following comments:

1. Existing Conditions – The subject property is an undeveloped property part of the recently approved Keogh Subdivision under construction consisting of approximately 0.249 acres (10,830 s.f.). The property contains approximately 80 linear feet of frontage on Wright Road (approved subdivision roadway) and will be serviced by municipal water and sewer (under construction). The driveway for the property will be designed for up to 4 vehicles.
2. The square footage of the ADU falls under the 750 square foot maximum area limitation and would be approximately 748 square feet. The ADU would be located in the basement of the the proposed 2-story, 3 bedroom, single-family residence with an attached 2 car garage. The ADU will have a common interior access within the primary residence.
3. The proposed single-family residence meets all dimensional zoning requirements and the footprint will not be increased as a result of the application.
4. The interior layout of the single-family residence has been provided. There will be minimum (if any) exterior changes to the residence and the overall architecture will be consistent with the character of the neighborhood.
5. The primary residence will be occupied by the owner of the property.

**Aerial Photographs of Subject Property:**





# ZBA Application

## MILFORD ZONING BOARD OF ADJUSTMENT

### GENERAL PROPERTY INFORMATION FOR ALL APPLICATIONS

TOWN OF MILFORD  
RECEIVED  
MAY 07 2020  
ZBA Office

Date Received: 5-7-20  
 Case Number: 2020-11  
 Application Number: 2020 0711  
 Hearing Date: 6-4-2020  
 Decision Date: \_\_\_\_\_  
 Decision: \_\_\_\_\_

#### PROPERTY INFORMATION

Street Address: 15 Wright Road

Tax Map / Parcel #: 20-2-3

Lot Size: 0.25 acres

#### PROPERTY CURRENTLY USED AS

Vacant Residential Lot

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

#### PROPERTY OWNER

Name: Glendale Homes, Inc. - c/o Gerry Tanguay

Address: 154 Pine Hill Road

City/State/Zip: Hollis, NH 03049

Phone: ( 603 ) 801-1791

Email: glendalehomesinc@gmail.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:

Address:

City/State/Zip:

Email:

Phone: ( )

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.

Property Owner's signature

Date:

4-27-2020

#### 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>5</u>	\$20.00
Amount received:	\$95.00
Date Received:	
Check _____ Cash _____	

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

TOWN OF MILFORD  
RECEIVED  
MAY 07 2020

ce Received: \_\_\_\_\_  
 Case Number: \_\_\_\_\_  
 Application #: \_\_\_\_\_  
 Date Complete: \_\_\_\_\_  
 Hearing Date: \_\_\_\_\_  
 Decision Date: \_\_\_\_\_  
 Decision: \_\_\_\_\_

### PROPERTY INFORMATION

Street Address: 15 Wright Road

Tax Map / Parcel #: 20-2-3

*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   X   Section   10.02.6  

Describe the use you are proposing under the above section of the Ordinance.  
Construction of a proposed Accessory Dwelling Unit on the above  
referenced lot.

### 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:  
 Construction of an Accessory Dwelling Unit at 15 Wright Road

#### 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:  
 The proposed use is permitted and similar to others in the district. This request is to allow a portion of the proposed dwelling to be utilized as an ADU. The proposed dwelling is a single family residential use which is the same as other homes in the area; ADU is to encompass 748 SF, will be located in the basement and will be utilized as and ADU for extended members of same family occupying the primary residence.

B. The specific site is an appropriate location for the proposed use because:  
 The proposed single family residence and associated ADU is located in a residential subdivision in a residential area or the town.

C. The use as developed will not adversely affect the adjacent area because:  
 The proposed ADU is located within the primary residence with similar building size and appearance of other dwellings in the area and meets all other criteria as outlined in Section 10.02.6. of the Ordinance.

D. There will be no nuisance or serious hazard to vehicles or pedestrians because:  
 The proposed primary residence and ADU will meet all local regulations and have no difference from other similar dwellings and uses in the area and will not create any 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 of part of the primary residence to be utilized as an ADU design will meet all local regulations and will utilize existing services to the primary residential dwelling.



## 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

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.

NA

2. There shall be no evidence outside the dwelling, except permitted signs and required off-street parking, that the dwelling contains a home occupation.

NA

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.

NA

4. Accessory finished goods may be provided for sale in conjunction with the home occupation, sold and stored in allowed home occupation space only.

NA

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.

NA

#### SELF-STORAGE FACILITIES 10.02.4

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

NA

2. Is a 15 foot perimeter landscaped buffer along all sides of the property being proposed?

NA

3. Does the buffer proposed meet 10.02.4.2/3 of the Milford Zoning Ordinance?

NA

4. Is there any outside storage being proposed?

NA

5. Are all building set back at least 50 feet from the front lot line?

NA

6. Has a Site Plan Application been submitted to the Milford Planning Board? Yes No Date:

NA



**ZBA Application – Special Exception**  
**MILFORD ZONING BOARD OF ADJUSTMENT**

<b>ACCESSORY DWELLING UNITS 10.02.6</b>	
1. Is the property going to be Owner Occupied?	Yes, the property will be owner occupied.
2. Has a Building Permit application been made? Copy of permit application attached? Yes the building permit has been submitted. We did not have a copy to submit but will obtain one for the meeting.	
3. Is the ADU developed in a manner which does not alter the character/appearance of the principal use as a single-family residence? The ADU has been designed so to not alter the character and 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?	Yes the ADU has been designed to be secondary and accessory to the principal use.
5. Does the ADU impair the residential character of the premises or the reasonable use, enjoyment and value of neighborhood? The ADU will not impair the residential character or premise nor will it impair the reasonable use, enjoyment or value of the neighborhood.	
6. Is there adequate off-street parking? How many spaces?	Yes there is ample parking. The driveway is long enough to provide for plenty of space (minimum of 4).
7. Are any additional curb cuts being proposed?	There is only one curb cut proposed for this property.
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.	Yes as shown on the plans the exterior doors are situated on the side of the proposed home.
9. Is there adequate sewer/septic and water for the additional inhabitants? Please include septic/sewer approval.	Yes the development is serviced by municipal sewer.
10. Is there only one (1) ADU on the property?	Yes, there is only one ADU proposed on the property.
11. Is the ADU no more than 750 square feet? How many square feet is the ADU?	The ADU is 748 SF in size.
12. Does the ADU have no more than two (2) bedrooms? Please show on plans.	The proposed ADU has 1 bedroom. See attached plan.
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.	Yes the ADU is located in the basement so there is a common wall with a door of at least 32 inches.
14. If a connecting hall is proposed, is the hallway at least 36 inches wide? Please show on plans.	NA, the ADU is located in the basement.
<i>For Existing Unpermitted ADUs</i>	
15. Has a Code Compliance inspection been conducted by the Building Inspector? Please include inspection report.	NA
16. Is the ADU in compliance with Section 10.02.6:A of the Milford Zoning Ordinance? How so?	NA
17. If no, has a Variance from Section 10.02.6:A been granted by the ZBA?	NA



**ZBA Application – Special Exception**  
**MILFORD ZONING BOARD OF ADJUSTMENT**

<b>OFFICE IN THE RESIDENCE A AND B DISTRICTS 10.02.7</b>	
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.	NA
2. Will the use as proposed adversely affect adjacent Residential areas? Please explain.	NA
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.	NA
4. Will there be any outside storage? Please explain.	NA
5. Has the applicant made a site plan application to the Planning Board (hearing subsequent to Zoning Board approval)? Yes No Date of hearing:	NA
<b>WETLAND AND WETLAND BUFFER IMPACT 6.02.6</b>	
1. Has the need for the project been addressed? Please explain.	NA
2. Is the plan proposed the least impactful to the wetlands, surface waters and/or associated buffers? Please explain.	NA
3. Has the impact on plants, fish and wildlife been addressed? Please explain.	NA
4. Has the impact on the quality and quantity of surface and ground waters been addressed? Please explain.	NA
5. Has the potential for increased flooding, erosion and sedimentation been addressed? Please explain.	NA
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.	NA
7. Has the impact of the values and function of the overall wetland and wetland complex been addressed? Please explain.	NA
8. Has a comment from the Milford Conservation Commission been solicited? Yes <input type="checkbox"/> No <input type="checkbox"/> NA Date of Conservation Commission Meeting attended:	

**LEGEND:**

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- - - - - ADJUTING LOT LINE
- - - - - BUILDING SETBACK LINE
- - - - - EDGE OF PAVED ROAD
- - - - - EDGE OF GRAVEL ROAD
- - - - - STONE WALL
- - - - - EDGE OF TREE LINE
- - - - - EDGE OF WETLANDS
- - - - - WETLANDS BUFFER LINE
- - - - - PROPOSED EASEMENT LINE
- - - - - THE COURSE LINE
- - - - - FORMER TRACT LINE
- WHITE VINYL FENCE
- SPLIT-RAIL FENCE
- CULVERT
- OH OVERHEAD UTILITY LINE
- U/G UNDERGROUND UTILITY LINE
- G GAS LINE
- W WATER LINE
- SEWER LINE
- UTILITY POLE & GUY
- CATCH BASIN (SQUARE)
- SEWER MAN-HOLE
- WATER HYDRANT
- WATER VALVE
- WATER SHUT-OFF
- WELL
- GRANITE BOUND FOUND
- DRILL HOLE FOUND
- IRON PIN FOUND
- IRON PIPE FOUND
- DRILL HOLE SET
- GRANITE BOUND SET
- IRON PIN SET
- SINGLE SIGN POST
- EXISTING BUILDING
- PROPOSED OPEN SPACE
- PROPOSED DRAINAGE EASEMENT
- PROPOSED LANDSCAPE BUFFER ZONE
- PROPOSED SEWER EASEMENT

**NOTES CONTINUED:**

31. NHDES SEWER DISCHARGE PERMIT AND THE TOWN OF MILFORD STORMWATER PERMIT ARE BOTH REQUIRED FOR THIS PROJECT AND SHALL BE ON FILE AT THE TOWN OF MILFORD PLANNING DEPARTMENT.
32. PURSUANT TO MILFORD ZONING ORDINANCE SECTION 6.02.6.B, THE MILFORD ZONING BOARD OF APPEALS GRANTED A SPECIAL EXCEPTION ON APRIL 5, 2018 ALLOWING FOR THE CONSTRUCTION OF STORMWATER MANAGEMENT AND MUNICIPAL SEWER AND WATER CONNECTIONS WITHIN THE WETLANDS BUFFER (CASE #2018-10).
33. PURSUANT TO MILFORD ZONING ORDINANCE SECTION 6.04.5.D.2.e, THE PLANNING BOARD HAS DETERMINED THAT THE INSTALLATION/CONSTRUCTION OF A STORMWATER DETENTION BASIN AND DRAINAGE SWALE CAN BE PLACED WITHIN THE DELINEATED UPLAND AREAS OF THE OPEN SPACE AS SHOWN ON THE APPROVED PLAN.
34. THE FOLLOWING WAIVERS WERE GRANTED BY THE MILFORD PLANNING BOARD ON FEBRUARY 27, 2018:
  - a. A WAIVER FROM MILFORD ZONING ORDINANCE SECTIONS 6.04.B.8.1 AND 6.04.B.8.4, DIMENSIONAL STANDARDS, ALLOWING FOR THE REDUCTION OF THE FRONTAGE REQUIREMENT FROM 100 FEET TO 50 FEET FOR PROPOSED LOTS 20-2-1 THROUGH 20-2-6.
  - b. A WAIVER FROM MILFORD DEVELOPMENT REGULATIONS SECTION 7.02 ALLOWING THE PROJECT TO EXCEED THE MAXIMUM 1,000 FEET DEAD END ROADWAY LENGTH. TOTAL LENGTH OF ROADWAY WILL BE 1,279 FEET (868 FEET ALONG SPAULDING STREET FROM WEST STREET TO THE ENTRANCE OF THE PROPOSED WRIGHT ROAD AND 417 FEET DOWN THE PROPOSED WRIGHT ROAD).
  - c. A WAIVER FROM MILFORD DEVELOPMENT REGULATIONS APPENDIX II (K) OF THE INFRASTRUCTURE DESIGN, CONSTRUCTION & ADMINISTRATION STANDARDS WHICH REQUIRES THAT CIRCULAR CUL-DE-SACS HAVE A RIGHT-OF-WAY RADIUS OF 75 FEET AND AN OUTER EDGE OF PAVEMENT RADIUS OF 60 FEET. THE WAIVER ALLOWS THE RIGHT-OF-WAY RADIUS TO BE 57 FEET AND THE OUTER EDGE OF PAVEMENT RADIUS TO BE 44 FEET.

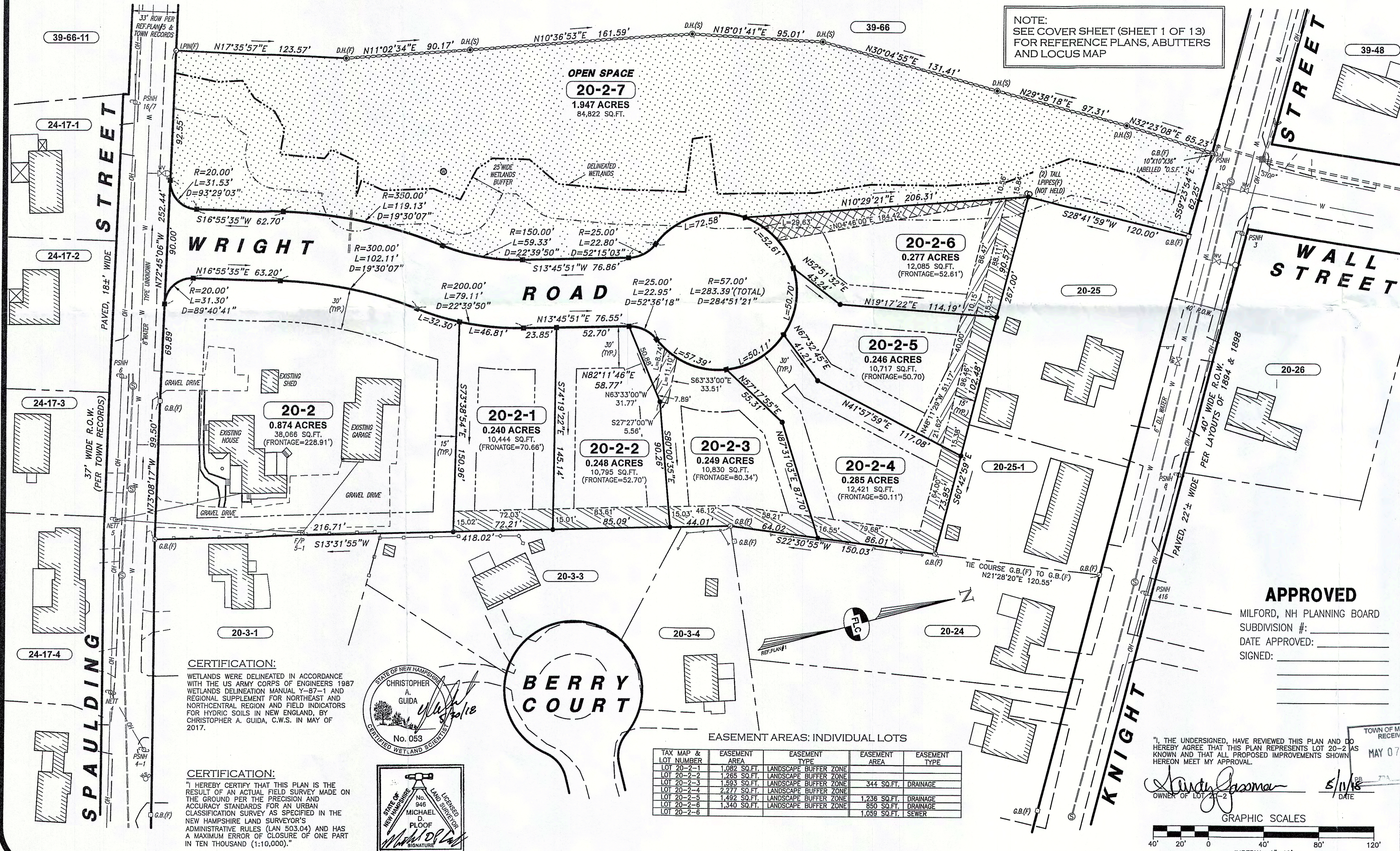
**NOTES CONTINUED:**

22. THE FINAL APPROVED PLAN SET IS ON RECORD AT THE TOWN OF MILFORD PLANNING DEPARTMENT.
23. NO SITE DISTURBANCE SHALL COMMENCE UNTIL A STORMWATER PERMIT HAS BEEN ISSUED.
24. PLOT PLANS WILL BE REQUIRED FOR ALL BUILDING PERMITS DETAILING COMPLIANCE WITH STORMWATER AND EROSION CONTROL MEASURES.
25. THE OPEN SPACE LAND WILL BE OWNED AND MANAGED BY THE CONSERVATION COMMISSION.
26. AT THE COMPLETION OF CONSTRUCTION A VIDEO OF THE STORM WATER SYSTEM (CLOSED DRAINAGE) SHALL BE PROVIDED TO THE DEPARTMENT OF PUBLIC WORKS.
27. THIS SUBDIVISION PROPOSES TO MAINTAIN A 15' WIDE LANDSCAPE BUFFER AS SHOWN HEREON. FORESTRY AND INVASIVE SPECIES MANAGEMENT SHALL BE PERMITTED WITHIN THIS AREA. CLEARING OF THIS LAND WILL BE DEED RESTRICTED AND THE AREA WILL BE MAINTAINED BY THE INDIVIDUAL HOMEOWNERS.
28. THE CONSERVATION COMMISSION MAY CHOOSE TO CONSTRUCT A TRAIL ON THE OPEN SPACE LOT. IF CONSTRUCTED, THIS TRAIL SHALL BE LOCATED ADJACENT TO THE JURISDICTIONAL WETLANDS NEAR PROPOSED LOT 20-2-6 IN ORDER TO MAXIMIZE SEPARATION BETWEEN THE TRAIL AND THE PROPOSED HOUSE SITE.
29. WITH THE ASSISTANCE OF THE MILFORD CONSERVATION COMMISSION, SIGNAGE SHALL BE INSTALLED DELINEATING THE DESIGNATED OPEN SPACE AREA.
30. A PERFORMANCE GUARANTEE SHALL BE POSTED BASED ON THE ENGINEER'S CONSTRUCTION ESTIMATE FOR THE CONSTRUCTION OF THE ROADWAY AND DRAINAGE IMPROVEMENTS AND SHALL BE REVIEWED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PLANNING DEPARTMENT.

**NOTES:**

1. THE OWNERS OF RECORD FOR TAX MAP LOT 20-2 ARE SANDRA & NEAL F. GASSMAN, 29 SPAULDING STREET, MILFORD, NH 03055-4723. THE DEED REFERENCE TO THE PARCEL IS VOL.2792 PAGE 425 DATED SEPTEMBER 19, 1980 IN THE H.C.R.D.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT AN OPEN SPACE SUBDIVISION OF TAX MAP PARCEL 20-2 AS SHOWN.
3. THE TOTAL AREA OF THE TAX MAP PARCEL 20-2 IS 5.006 ACRES OR 218,081 SQ. FT. WITH A TOTAL OF 414.19' OF FRONTAGE; 62.25' OF ROAD FRONTAGE ON KNIGHT STREET AND 351.94' OF FRONTAGE ON SPAULDING STREET.
4. THE PROPERTY IS LOCATED WITHIN THE RESIDENCE "A" DISTRICT -
  - LOT REQUIREMENTS INCLUDE:
    - MIN. LOT SIZE: 15,000 S.F. FOR AREAS SERVICED BY MUNICIPAL SEWERAGE AND WATER SYSTEMS
    - ROAD FRONTAGE: 100 FT ON A CLASS V OR BETTER ROAD
    - BUILDING SETBACKS: FRONT- 30', SIDE AND REAR- 15'
  - THE WETLAND CONSERVATION DISTRICT OVERLAY REQUIRES A 25' BUFFER SETBACK AS SHOWN HEREON
5. OPEN SPACE CALCULATIONS:
  - GROSS TRACT AREA = 5.006 ACRES OR 218,081 SQ.FT.
  - REQUIRED OPEN SPACE: MINIMUM OF 15% OF THE GROSS TRACT AREA = 15% X 218,081 SQ.FT. = (32,712 SQ.FT. OR 0.751 AC.) OF WHICH 50% (16,356 SQ.FT. OR 0.375 ACRES) MUST CONSIST OF NON-WETLAND SOILS AND SOILS WITH LESS THAN 25% SLOPES.
  - PROVIDED OPEN SPACE: 84,822 SQ.FT. OR 1.947 AC. OF WHICH 28,434 SQ.FT. OR 0.653 AC. CONSISTS OF NON WETLAND SOILS AND SOILS WITH LESS THAN 25% SLOPES.
6. PROPOSED LOTS TO BE SERVICED BY MUNICIPAL SEWERAGE AND WATER SYSTEMS AND UNDERGROUND UTILITIES.
7. THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM AN ACTUAL FIELD BOUNDARY SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF JULY 2017. THE HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN NO.1 CITED HEREON.
8. THE TOPOGRAPHY SHOWN ON THE SITE WAS DEVELOPED FROM AN ON SITE TOPOGRAPHIC SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF JULY 2017. VERTICAL DATUM IS ASSUMED.
9. THIS SITE IS ENTIRELY LOCATED WITHIN THE KEYES WELLDHEAD LEVEL I AREA OF THE GROUNDWATER PROTECTION DISTRICT.
10. EXAMINATION OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL #3301100458D, SHEET 458 OF 701, DATED SEPTEMBER 25, 2009 INDICATES THAT THIS SITE LIES OUTSIDE OF THE 100 YEAR FLOOD HAZARD ZONE.
11. PORTIONS OF THE PARCEL LIE WITHIN THE WETLANDS CONSERVATION OVERLAY DISTRICT. A 25 FT. NON-DISTURBANCE BUFFER EXISTS FROM ALL DELINEATED WETLANDS PER SECTION 6.02.3D OF THE MILFORD ZONING ORDINANCE.
12. LOT 20-2 HAS BEEN A RESIDENCE SINCE THE CURRENT HOUSE WAS BUILT ON THE PROPERTY IN 1920. THE LOT IS MIXED OPEN LAWN AND GARDENS, OVERGROWN BRUSHY AREAS AND A WETLANDS AREA ALONG THE WESTERN SIDE. THE WETLANDS DRAIN FROM SOUTH TO NORTH AND OUTLET THROUGH A 15" CULVERT UNDER KNIGHT STREET INTO A CATCH BASIN. THE OVERALL GRADE OF THE LOT IS GENERALLY FLAT WITH ABOUT 18" TOTAL CHANGE IN ELEVATION. THE LOWEST ELEVATION IS THE OUTLET CULVERT AT THE NORTHEAST CORNER OF THE LOT AND THE HIGHEST ELEVATION IS THE AREA AROUND THE EXISTING HOUSE AT THE SOUTHWEST CORNER OF THE LOT.
13. THERE ARE NO KNOWN RESTRICTIONS OR ENCUMBRANCES ON THE PROPERTY OTHER THAN THOSE SHOWN ON THE PLANS, IF ANY.
14. ALL PROPOSED DRIVEWAYS ARE TO BE CONSTRUCTED TO TOWN OF MILFORD STANDARDS.
15. ALL ROAD DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF MILFORD'S DEVELOPMENT REGULATIONS AND PUBLIC WORKS INFRASTRUCTURE DESIGN, CONSTRUCTION AND ADMINISTRATION STANDARDS.
16. TEMPORARY EROSION AND SEDIMENTATION CONTROLS SHALL BE REMOVED AFTER SITE STABILIZATION AND PRIOR TO ROAD ACCEPTANCE.
17. SLOPE, DRAINAGE, AND ACCESS EASEMENTS TO BE CONVEYED TO THE TOWN OF MILFORD.
18. THE LOTS ARE SUBJECT TO APPLICABLE POLICE AND LIBRARY IMPACT FEES (TO BE DETERMINED AT TIME OF BUILDING PERMIT APPLICATION) AS WELL AS SEWER AND WATER ENTRANCE FEES.
19. THE DEVELOPER SHALL POST A SIGN READING AS FOLLOWS PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY: THIS ROAD HAS NOT BEEN ACCEPTED BY THE TOWN OF MILFORD. UNTIL THE ROAD HAS BEEN ACCEPTED BY THE TOWN ASSUMES NO RESPONSIBILITY FOR MAINTENANCE, INCLUDING SNOW REMOVAL, NOR ANY LIABILITY FOR DAMAGE RESULTING FROM USE OF THIS STREET. RSA 674:4.1.
20. UPON ISSUANCE OF THE INITIAL CERTIFICATE OF OCCUPANCY, THE ROADWAY IS REQUIRED TO BE MAINTAINED PASSABLE, INCLUDING IN WINTER, UNTIL ACCEPTED BY THE TOWN.
21. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY (C.O.) A LETTER FROM THE LICENSED LAND SURVEYOR SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT ATTESTING THAT ALL LOT MONUMENTATION HAS BEEN SET.

**NOTE:**  
SEE COVER SHEET (SHEET 1 OF 13)  
FOR REFERENCE PLANS, ABUTTERS  
AND LOCUS MAP



**CERTIFICATION:**  
WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL, Y-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN MAY OF 2017.

STATE OF NEW HAMPSHIRE  
CHRISTOPHER A. GUIDA  
No. 053  
CERTIFIED WETLAND DISTRICT

**CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND PER THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAN 503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000).

STATE OF NEW HAMPSHIRE  
MICHAEL PLOOF  
No. 946  
LAND SURVEYOR

**EASEMENT AREAS: INDIVIDUAL LOTS**

TAX MAP & LOT NUMBER	EASEMENT AREA	EASEMENT TYPE	EASEMENT AREA	EASEMENT TYPE
LOT 20-2-1	1,082 SQ.FT.	LANDSCAPE BUFFER ZONE		
LOT 20-2-2	1,285 SQ.FT.	LANDSCAPE BUFFER ZONE		
LOT 20-2-3	1,593 SQ.FT.	LANDSCAPE BUFFER ZONE	344 SQ.FT.	DRAINAGE
LOT 20-2-4	2,277 SQ.FT.	LANDSCAPE BUFFER ZONE		
LOT 20-2-5	1,492 SQ.FT.	LANDSCAPE BUFFER ZONE	1,236 SQ.FT.	DRAINAGE
LOT 20-2-6	1,340 SQ.FT.	LANDSCAPE BUFFER ZONE	850 SQ.FT.	DRAINAGE
LOT 20-2-7			1,059 SQ.FT.	SEWER

**APPROVED**

MILFORD, NH PLANNING BOARD  
SUBDIVISION #:  
DATE APPROVED:  
SIGNED:

I, THE UNDERSIGNED, HAVE REVIEWED THIS PLAN AND DO HEREBY AGREE THAT THIS PLAN REPRESENTS LOT 20-2 AS KNOWN AND THAT ALL PROPOSED IMPROVEMENTS SHOWN HEREON MEET MY APPROVAL.  
*Sandra Gassman*  
OWNER OF LOT 20-2

TOWN OF MILFORD RECEIVED  
Surveying + Engineering + Land Planning + Permitting + Septic Designs  
MAY 07 2020

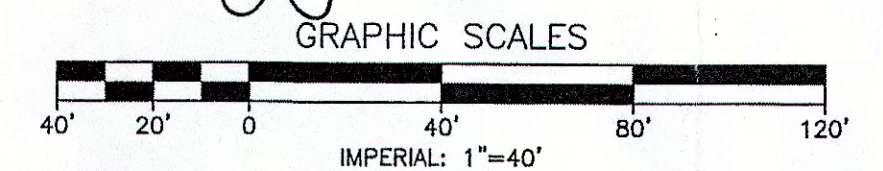
**FIELDSTONE**  
LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055  
Phone: (603) 672-5456 Fax: (603) 413-5456  
www.FieldstoneLandConsultants.com

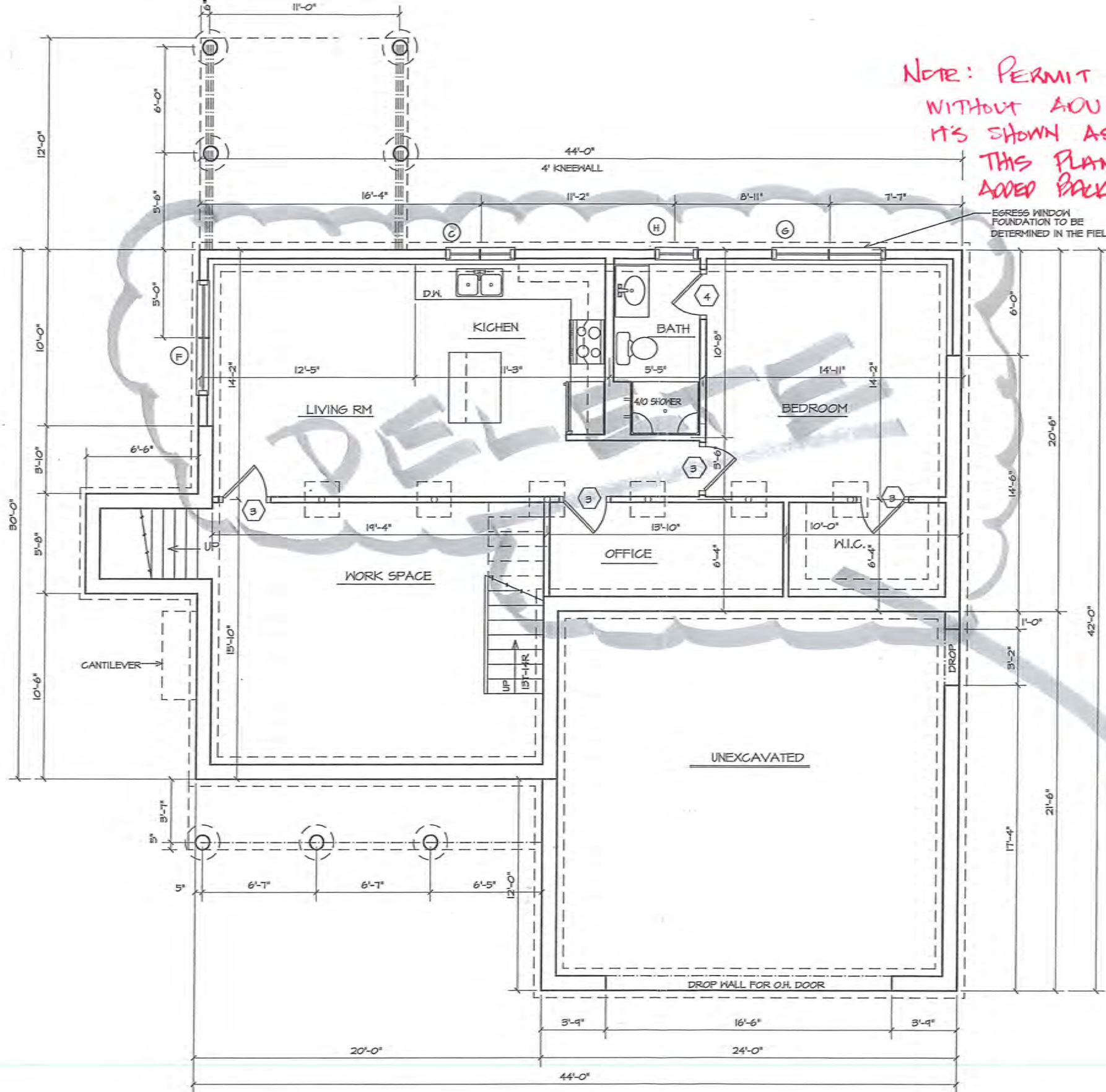
**OPEN SPACE SUBDIVISION PLAN**  
**SPAULDING ESTATES**  
TAX MAP 20 LOT 2 (29 SPAULDING STREET)  
MILFORD, NEW HAMPSHIRE

PREPARED FOR:  
**RAISANEN HOMES ELITE, LLC**  
P.O. BOX 748, NASHUA, NH 03061  
LAND OF:  
**SANDRA & NEAL F. GASSMAN**  
29 SPAULDING STREET, MILFORD, NH 03055

SCALE: 1" = 40' JULY 31, 2017







NOTE: PERMIT WAS ISSUED WITHOUT AOU WHICH IS WHY IT'S SHOWN AS DELETED ON THIS PLAN. THIS WILL BE ADDED BACK IN AFTER ZBA MG.

EGRESS WINDOW FOUNDATION TO BE DETERMINED IN THE FIELD

1 BASEMENT PLAN  
A7 SCALE: 1/4" = 1'-0"



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TOWN OF MILFORD RECEIVED  
MAY 07 2020

Contractor to check & verify all dimensions & structural members before construction. All construction shall be in strict compliance with the State of New Hampshire or Massachusetts Building Codes, whichever applicable.

REVISIONS	

20-041  
MAR 2020  
SHEET 7 OF 9

A7

NOTE: SEE DRAWING A2 FOR CONCRETE NOTES AND ADDITIONAL INFORMATION