TOWN OF MILFORD

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

Administrative Review

Date: April 15, 2022

To: Jason Plourde, Chair, Zoning Board of Adjustment

From: Lincoln Daley, Community Development Director

Subject: **Case #2022-05:** Nicholas Calvetti and Amherst Label Realty, LLC. for the property located Milford Tax Map 15, Lot 15, 15 Westchester Drive – Special Exception Application Wetland Buffer Encroachment

The applicant is before the Board of Adjustment seeking a SPECIAL EXCEPTION from the Milford Zoning Ordinance, Article VI, Section 6.02.6 to disturb approximately 7,410 square feet of wetland buffer area to allow the installation of a infiltration basin and related site improvements in the Industrial 'I' Zoning District. In reviewing the files for this property, I offer the following comments:

1. Existing Conditions:

   a. The subject property is approximately 6.66 acres. The property contains a label warehousing and manufacturing facility with a building footprint of approximately 32,800 sf+/- and associated site features such as drive isles, parking, walkways and landscaping. The remaining western portion of the property remains undeveloped.

   b. The project area is boarded by Elite Hydraulics to the north, Westchester Drive and multi-family residences to the east, a railroad to the south, and Tucker Brook to the west. Tucker Brook bisects the overall property and the runoff generated by the property ultimately drains to the brook. As stated in the application, the wetlands within the project area have been flagged. These wetlands include a high value wetland associated by Tucker Brook, a small pocket wetland within the 100-year flood plan, and a wetland created by a railroad and drainage ditch along the south property line.

   c. The facility is serviced by municipal water and waste water.

   d. The property contains in excess of 284 linear feet of frontage on Westchester Drive. The facility is accessed by two curb cuts located at the eastern northeast and southeast corners of the property. The northerly curb cut is shared with the abutting property owner, Elite Hydraulics.

   e. The subject property lies within the Industrial Zoning Distract. Pursuant to the Zoning Ordinance Section 5.06.4 No minimum lot size and frontage is required for Lots within the Industrial Zoning District serviced by both municipal sewerage and water systems other than those requirements that relate to usable open space so long as access to sewer and water is obtained. In addition, the all structures fall outside of the minimum 30 foot front and 15 foot side/rear dimensional setbacks.

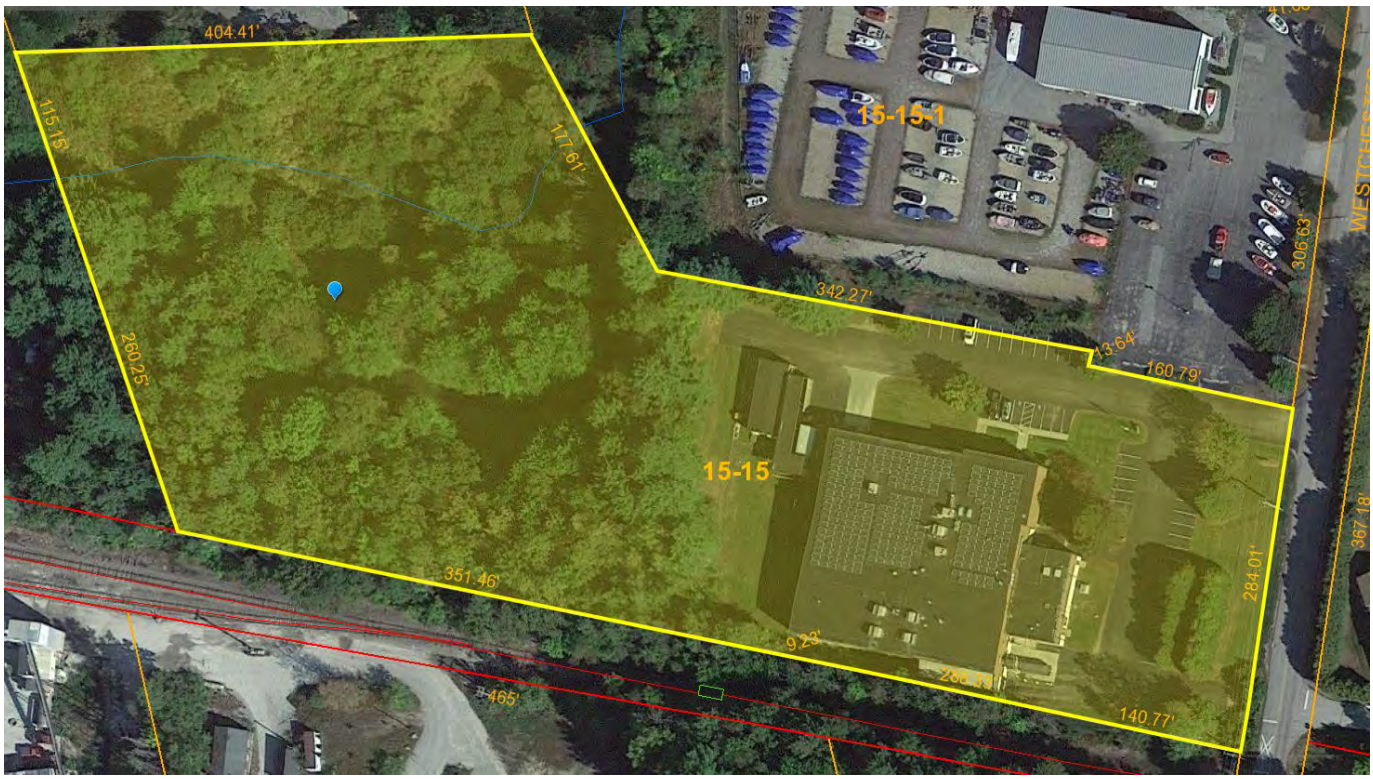
2. Amherst Label proposes to expand their existing facilities with a net building increase of 9,900 sf+/-. The additional site improvements include the installation of an infiltration basin within the delineated 50 foot delineated wetland buffer associated with Tucker Brook to provide the required water quality and attenuation

for the proposed redevelopment. To install the infiltration basin for treatment and discharge rate control of the runoff, the 50' wetland buffer associated with Tucker Brook will be impacted by approximately 4,690 sf.

In addition to the infiltration basin, a collection swale will be constructed within the 25 foot wetland buffer of the existing wetland/ditch along the southern portion of the property. The proposal will result in an additional wetland buffer disturbance of approximately 2,720 square feet.

3. The proposed work within the wetland buffer area is not listed as an accepted use under Section 6.02.5. Pursuant to Section 6.02.6.B, a Special Exception from the Board of Adjustment is required for any project not listed in 6.02.5. This application is subject to the requirements of Special Exception Criteria of Section 10.02.1 and (general criteria) and Section 6.02.7 (criteria specific to wetlands/wetland buffers). The applicant has provided responses to the criteria listed in both referenced sections. (See attached Application and supporting materials).
4. The applicant has filed a concurrent Stormwater Permit with the Community Development Office (Currently under review). In addition, the project will require a Site Plan Application to the Planning Board for the proposed building expansion, parking, and related site and stormwater improvements (To be filed). Lastly, Amherst Label is planning to adjust the lot line with lot 15-15-1 to accommodate the additional parking required for the increased building area. This will require a Subdivision Application also with the Planning Board (To be filed)
5. The applicant met with the Conservation Commission on March 17th and April 14th to discuss the project and receive input and guidance. Attached please find the memo dated March 22, 2022 from Chairman Yule. Additional comments from the Commission are forthcoming.
6. As part the applicant's presentation, they should be prepared to discuss the alternatives considered for the layout of the building addition, stormwater design, and impact to the functionality of the wetland and associated wetland buffer.

Aerial Photo(s) of Subject Property:



Street Photo(s) of Subject Property:

View Looking Southwest From The Shared Northerly Curb Cut

View Looking Southwest


View Looking Northwest From the Southeast Property Corner


View Looking Northwest Showing The Southerly Portion of the Amherst Label Building

ZBA Application

MILFORD ZONING BOARD OF ADJUSTMENT

TOWN OF MILFORD RECEIVED
MAR 10 2022
PB____ ZBA____ Office____

Date Received: 3-10-22
Case Number: 2022-05
Application Number: 20220515
Hearing Date: 4-7-22
Decision Date:
Decision:

GENERAL PROPERTY INFORMATION FOR ALL APPLICATIONS

PROPERTY INFORMATION

Street Address: 15 Westchester Dr

Tax Map / Parcel #: 15-15 | Lot Size: 6.66

PROPERTY CURRENTLY USED AS

Industrial - Label Manufacturing and Warehousing

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

PROPERTY OWNER

Name: Amherst Label Realty, LLC
Address: 15 Westchester Dr
City/State/Zip: Milford, NH 03055
Phone: ( ) 800-458-0777
Email:
jimc@amherstlabel.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: Nicholas E. Calvetti
Address: 15 Westchester Drive
City/State/Zip: Milford, NH, 03055
Email: jimc@amherstlabel.com
Phone: (603) 673-7849 | Cell: (603) 860-3582

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.

Nicholas E. Calvetti — 3/7/2022

Property Owner's signature — *Date:*

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 79	338.12
Amount received:	413.12
Date Received:	CK# 3384

Check X 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
MAR 10 2022
PB ZBA Office

Date Received: 3-10-22
Case Number: 2022-05
Application #:
Date Complete:
Hearing Date: 4-7-22
Decision Date:
Decision:

PROPERTY INFORMATION

Street Address: 15 WESTCHESTER DR

Tax Map / Parcel #: 15-15

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.**

Application for (check all that apply):

What section of the Zoning Ordinance are you applying under?

Article VI Section 6.02.6

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

Stormwater improvements, See attached.

- ☐ 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:

See Attached

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:

See Attached

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

See Attached

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

See Attached

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

See Attached

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

See Attached

ZBA Application – Special Exception
MILFORD ZONING BOARD OF ADJUSTMENT

Explain how the proposal meets the specific criteria of the Zoning Ordinance for each section:
WETLAND AND WETLAND BUFFER IMPACT 6.02.6
1. Has the need for the project been addressed? Please explain. See Attached
2. Is the plan proposed the least impactful to the wetlands, surface waters and/or associated buffers? Please explain. See Attached
3. Has the impact on plants, fish and wildlife been addressed? Please explain. See Attached
4. Has the impact on the quality and quantity of surface and ground waters been addressed? Please explain. See Attached
5. Has the potential for increased flooding, erosion and sedimentation been addressed? Please explain. See Attached
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. See Attached
7. Has the impact of the values and function of the overall wetland and wetland complex been addressed? Please explain. See Attached
8. Has a comment from the Milford Conservation Commission been solicited? Yes X No___ Date of Conservation Commission Meeting attended:_____ See Attached

HOME BUSINESS CRITERIA 7.12.6
1. Is the Home Business located in the Residential 'A', Residential 'B', or Residential 'R' Zoning District?
2. Please explain if the Home Business is conducted entirely within the dwelling or accessory structure.
3. A sign of not more than six (6) square feet is allowed and shall not advertise in such a way that would encourage customers or salespersons to come to the property without an appointment. Please provide the dimensions, design, and approximate location of the sign.
4. There shall be no more than two (2) non-resident employees of the Home Business. Please provide the total number of non-resident employees.
5. The Home Business shall not be more than 25% of the combined floor area of all structures on the property. Please detail the total combined floor area of all structures on the property used for Home Business.

Section continued on next page.

HOME BUSINESS CRITERIA 7.12.6 (Continued)
6. Retail sales of goods incidental to Home Business are allowed. Please explain if there will be retail sales of goods incidental to Home Business.
7. There shall be not more than sixteen (16) clients or deliveries per day. If applicable, please provide the anticipated number of clients or deliveries per day.
8. There shall be no parking of or deliveries by vehicles with more than two (2) axles. Only one (1) commercial vehicle may be parked on the property in conjunction with the Home Business. Please summarize the anticipated size of the delivery vehicles and number of commercial vehicles serving the Home Business.
9. A Home Business shall not be conducted in a way that is perceptible in external effects (such as but not limited to noise, odors, traffic) from beyond the lot line between the hours of 9:00 p.m. and 7:30 a.m. Please explain the hours of operation.
10. The use shall not involve the storage or use of hazardous, flammable or explosive substances, other than types and amounts commonly found in a dwelling. The use shall not involve the use or storage of toxic substances. If applicable, please explain if there will be the storage of hazardous, flammable or explosive, or toxic substances associated with the Home Business and its location on the property.

ACCESSORY DWELLING UNITS 10.02.6
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.

Section continued on next page.

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 incompliance 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:_____

Revised Planset 4/5/22

AMHERST LABEL EXPANSION

SITE PLAN
TAX MAP 15 LOT 15
MILFORD, NEW HAMPSHIRE
MARCH 10, 2022

PROJECT INFORMATION	
ZONING DISTRICT	I – INDUSTRIAL
OVERLAY DISTRICT	NASHUA ELM ST OVERLAY DISTRICT
	WETLAND CONSERVATION DISTRICT
TAX MAP & LOT	15-15

UTILITY PROVIDERS

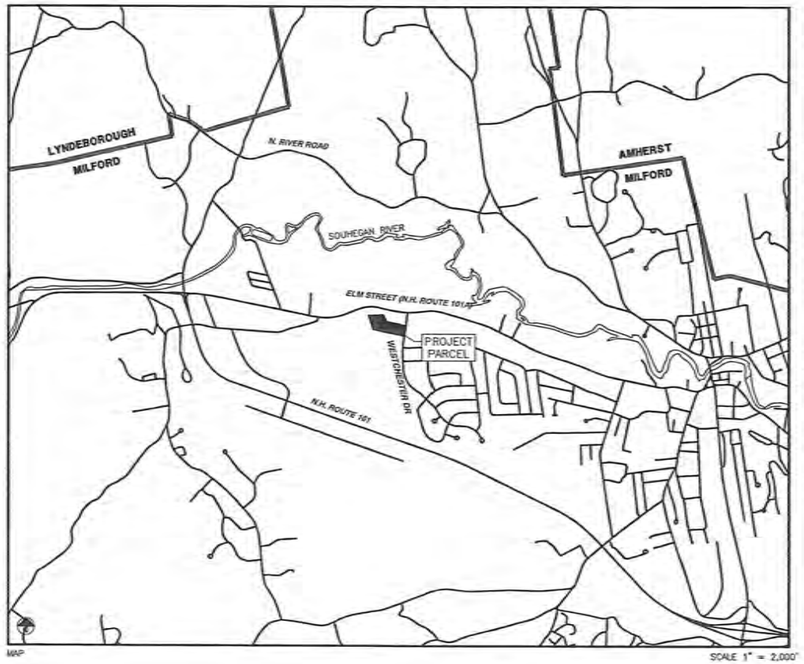
WATER & SEWER	ELECTRIC	FIRE DISTRICT
MILFORD WATER SERVICES 564 NASHUA ST. MILFORD, NH 03055 603-249-0660	EVERSOURCE 370 AMHERST ST NASHUA, NH 03063 800-662-7764	MILFORD FIRE DEPARTMENT 39 SCHOOL STREET MILFORD, NH 03055 603-249-0680

CABLE	GAS	TELEPHONE
COMCAST 219 DANIEL WEBSTER HWY NASHUA, NH 03060 800-266-2278	LIBERTY UTILITIES 15 BUTTRICK RD LONDONDERRY, NH 03053 800-833-4200	COMCAST 219 DANIEL WEBSTER HWY NASHUA, NH 03060 800-266-2278

CONSULTANTS

SURVEYOR	WETLANDS SCIENTIST	SOILS SCIENTIST
SAM INGRAM, LLS MERIDIAN LAND SERVICES, INC 31 OLD NASHUA RD, SUITE 2 AMHERST, NH 03031 (603)-673-1441	SPENCER C. TATE, CWS MERIDIAN LAND SERVICES, INC 31 OLD NASHUA RD, SUITE 2 AMHERST, NH 03031 (603)-673-1441	JASON C. BOLDUC MERIDIAN LAND SERVICES, INC 31 OLD NASHUA RD, SUITE 2 AMHERST, NH 03031 (603)-673-1441
CIVIL ENGINEER	**LANDSCAPE DESIGNER**	**BUILDING ARCHITECT**
SAMUEL R. FOISIE, P.E. MERIDIAN LAND SERVICES, INC 31 OLD NASHUA RD, SUITE 2 AMHERST, NH 03031 (603)-673-1441	CYNTHIA D BOISVERT ARCADD LAND CONSULTANTS, LLC 31 OLD NASHUA ROM SUITE 1 AMHERST, NH 03031 (603)-732-0086	ROLF K. BIGGERS, AIA BMA ARCHITECTURAL GROUP 12 MIDDEL STREET AMHERST, NH 03031 (603)-673-1991

VICINITY MAP



MAP SCALE 1" = 2,000'

SHEET INDEX		
NO.		DESCRIPTION
1		COVER SHEET, VICINITY MAP AND SHEET INDEX
2		EXISTING CONDITIONS PLAN
3	SP-1	DEMOLITON AND CLEARING PLAN
4	SP-2	SITE LAYOUT, SIGNING AND MARKING PLAN
5	SP-3	PAVING AND GRADING PLAN
6	LS-1	LANDSCAPE PLAN
7	LT-1	PHOTOMETRIC PLAN
8	D-1	CONSTRUCTION DETAILS
9	D-2	DRAINAGE DETAILS
10	D-3	EROSION CONTROL PLAN

PERMIT AND APPROVALS

PERMIT	PERMIT #	STATUS
SPECIAL EXCEPTION	TBD	SUBMITTED 3/10/2022
SITE PLAN PERMIT	TBD	
LOT LINE ADJUSTMENT	TBD	
STORMWATER PERMIT	TBD	

WAIVERS

DEVELOPMENT REGULATIONS SECTION 6.05.4
TO ALLOW FOR RELIEF FROM THE TABLE OF OFF-STREET PARKING REQUIREMENT – PENDING PER LETTER DATED TBD

OWNER/DEVELOPER

OWNER	DEVELOPER
AMHERST LABEL REALTY, LLC 15 WESTCHESTER DR MILFORD, NH 03055	AMHERST LABEL REALTY, LLC 15 WESTCHESTER DR MILFORD, NH 03055

OWNERS SIGNATURE

DIG SAFE
NA-ME-NH-RI-VT 888-344-7233

REV.	DATE	DESCRIPTION	DR	CK
I	---	---	---	---
H	---	---	---	---
G	---	---	---	---
F	---	---	---	---
E	---	---	---	---
D	---	---	---	---
C	---	---	---	---
B	---	---	---	---
A	4/1/22	CONS. COMM. REVIEW COMMENTS	BLR	SRF

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:5073I06B.dwg | PROJECT NO. 05073.06 | SHEET NO. 1 OF 10

APPROVED: TOWN OF MILFORD PLANNING BOARD

CHAIR/VICE CHAIRMAN:

DATE APPROVED:

DATE SIGNED:

Plotted: 4/5/2022 8:54 AM By: SRF
H:\MLS\05073\5073.06\D_Drawings\ENG\5073I06B.dwg

15-16
GMDC, LLC
394 ELM STREET
MILFORD, NH 03055-4305
BK 8766 PG 1354 7/1/2015

S78°09'07"E 404.41'
S22°08'18"E 177.84'
N03°52'20"W 115.15'
80.25' N74°24'14"W
260.25' N03°24'14"W
REF. PLAN #1

15-17
GRANITE STATE CONCRETE CO. INC.
180 PHOENIX AVENUE
LOWELL, MA 01852
VOL. 2794 PG. 511 9/29/1950

APPROX. LOCATION TUCKER BROOK
EDGE OF DELINEATED WETLANDS (2021)
50' WETLANDS BUFFER

15-15-1
C-TEK, LLC
79 WILTON ROAD, SUITE 4
MILFORD, NH 03055
BK 8691 PG 1803 1/13/2022

5' - 20' WIDE SEWER EASEMENT
S66°16'12"E 342.27'
GRAVEL AREA
PAVED PARKING
S23°43'48"W 13.64'
S66°16'12"E C160.79'
APPROXIMATE LIMIT 100 YEAR FLOOD PLAIN ELEVATION 254.0
MIN. BLDG. SETBACK LINE
TRESPASSING

EXISTING BUILDING
FF=258.1
LOADING DOCK
COMPACTOR
FF=256.8
12" MAPLE
LSA
TRANSFORMER
HORSESHOE PITS
STEPS±
UGC
SWH±
TRANS.
HYD±
TRAILER
COMPACTOR
LOADING DOCK
FF=259.7
25' WETLANDS BUFFER LINE

15-15
6.659 ACRES
290,071 S.F.
EXISTING BUILDING

N02°05'53"W 9.23'
24" RCP INV=251.56
24" RCP INV=252.10
351.46' N65°29'53"W
I.PIPE(I)
288.35' N65°29'53"W
DRAINAGE DITCH (SEE NOTE 9)
L=140.77'
R=3072.45'
Δ=2°37'30"
I.PIPE(I)
PSNH 50/3

WESTCHESTER DRIVE
COMMERCIAL INDUSTRIAL
NETT 804/1
PSNH 50/1.5
20/T UP
S23°46'12"W 280.01'

16-5-C
WESTCHESTER HEIGHTS CONDOMINIUMS
c/o IDENA ORTIZ, MGR.
5 MEDALLION CENTER
MERRIMACK, NH 03054-4460
BK 5842 PG 1791 5/19/1998
EXISTING BUILDING
EXISTING BUILDING

GUILFORD TRANSPORTATION, INC.

7-14
BROX INDUSTRIES
1471 METHUEN STREET
DRACUT, MA01826
VOL. 5514 PG. 965 1/11/1994

7-13
TOWN OF MILFORD
1 UNION SQUARE
MILFORD, NH 03055
VOL. 5429 PG. 1477 5/5/1993

15-3
JOLEEN KLIS & CHRISTOPHER M. SHULTZ
34 WESTCHESTER DRIVE
MILFORD, NH 03055
BK 9075 PG 2443 5/29/2018

LEGEND:

- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- TOWN / ZONE LINE
- ABUTTING LOT LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EXISTING GRAVEL ROAD
- E — EXISTING OVERHEAD ELECTRIC
- T — EXISTING TELEPHONE LINE
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- S — EXISTING SEWER LINE
- EDGE OF WETLANDS
- EDGE OF DITCH
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL
- 15-15 EXISTING TAX MAP AND LOT NUMBER
- EXISTING BUILDING
- EXISTING TREE LINE
- EXISTING STOCKADE FENCE LINE
- EXISTING CHAINLINK FENCE LINE
- EXISTING IRON PIPE FOUND
- EXISTING SEWER MANHOLE
- EXISTING DRAIN MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING MANHOLE
- EXISTING CATCH BASIN SQUARE
- EXISTING UTILITY POLE & GUY WIRE
- EXISTING LIGHT
- EXISTING DOUBLE POST SIGN
- EXISTING WATER HYDRANT
- EXISTING GAS VALVE
- EXISTING FLAG POLE

GRAPHIC SCALE
40' 20' 0 40' 80' 120'

REV.	DATE	DESCRIPTION	C/O	DR	CK
D	--	--	--	--	--
C	--	--	--	--	--
B	--	--	--	--	--
A	--	--	--	--	--

STATE OF NEW HAMPSHIRE SPENCER C. TATE CERTIFIED WETLAND SCIENTIST No. 293

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING OBSERVABLE IMPROVEMENTS ON A PORTION OF TAX MAP 15 LOT 15.
2. THE CURRENT OWNER OF TAX MAP 15 LOT 15 IS AMHERST LABEL REALTY, LLC, 15 WESTCHESTER DRIVE, MILFORD, NH 03055, H.C.R.D. VOL. 8644 PG. 481 DATED: 3/4/14.
3. TAX MAP 15 LOT 15 IS LOCATED IN THE I – INDUSTRIAL 3, MINIMUM REQUIREMENTS INCLUDE 200 FEET OF FRONTAGE AND 3 ACRE OF AREA. MINIMUM SETBACKS INCLUDE 50' FRONT AND 15' SIDE AND REAR. LOT MAY BE SUBJECT TO ADDITIONAL OVERLAY DISTRICTS NOT SHOWN HEREON.
4. BOUNDARY INFORMATION SHOWN HEREON FOR LOT 15-15 WAS TAKEN ENTIRELY FROM REFERENCE PLAN #1.
5. NO UNDERGROUND UTILITY INVESTIGATION WAS PERFORMED BY THIS OFFICE AT THIS TIME. UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND NO GUARANTEE IS MADE TO THEIR ACCURACY.
6. VERTICAL DATUM IS REPORTED TO BE NGVD29 PER REFERENCE PLAN #2. HORIZONTAL ORIENTATION IS PER REFERENCE PLAN #1.
7. THE EXISTING OBSERVABLE IMPROVEMENTS DEPICTED HEREON ARE THE RESULT OF AN ON-SITE INSTRUMENT SURVEY PERFORMED BY THIS OFFICE ON 11/29/2021 & 2/8/2022.
8. WETLANDS SHOWN HEREON WERE DELINEATED IN ACCORDANCE WITH THE ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, ALONG WITH THE NORTHEAST REGIONAL SUPPLEMENT BY SPENCER TATE C.W.S. OF THIS OFFICE ON DECEMBER 17, 2021.
9. THE COLLECTION/CONVEYANCE DITCH, FUNCTIONING AS A WETLAND IS EXEMPT FROM STATE WETLAND PERMITTING UNDER RSA 482-A:3 IV (B).

REFERENCE PLANS:

1. "SUBDIVISION PLAN – LOT 15-15 – 14A BROAD STREET, LLC – MILFORD, NEW HAMPSHIRE", SCALE 1"=50', DATED: APRIL 18, 2003, LAST REVISED 5/21/03, PREPARED BY MERIDIAN LAND SERVICES, INC., RECORDED H.C.R.D. PLAN # 32614.
2. "SITE PLAN – PREPARED FOR – AMP INCORPORATED – MILFORD, N.H." SCALE: 1"=40', DATED JULY 2, 1982, REVISED TO 4/15/83, PREPARED BY T.F. MORAN, INC. AND ON FILE AT THE TOWN OF MILFORD.

CERTIFICATION:

"I HEREBY CERTIFY THAT THE TOPOGRAPHY AND IMPROVEMENTS SHOWN ARE THE RESULT OF A FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTHS OF NOVEMBER 2021 & FEBRUARY 2022."

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 07049 SAMUEL S. INGRAM SIGNATURE
3/10/22

811 DigSafe

EXISTING CONDITIONS PLAN
PREPARED FOR:
AMHERST LABEL REALTY, LLC
TAX MAP 15 LOT 15
MILFORD, NEW HAMPSHIRE

SCALE: 1" = 40' MARCH 10, 2022

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:5073T06.dwg | PROJECT NO. 5073.06 | SHEET NO. 2 OF 10

Plotted: 3/10/2022 12:08 PM By: ULR
H:\ALS\5073\5073.06\D_Drawings\SURVY\5073T06.dwg

GRAPHIC SCALE

40 20 0 40 80 120

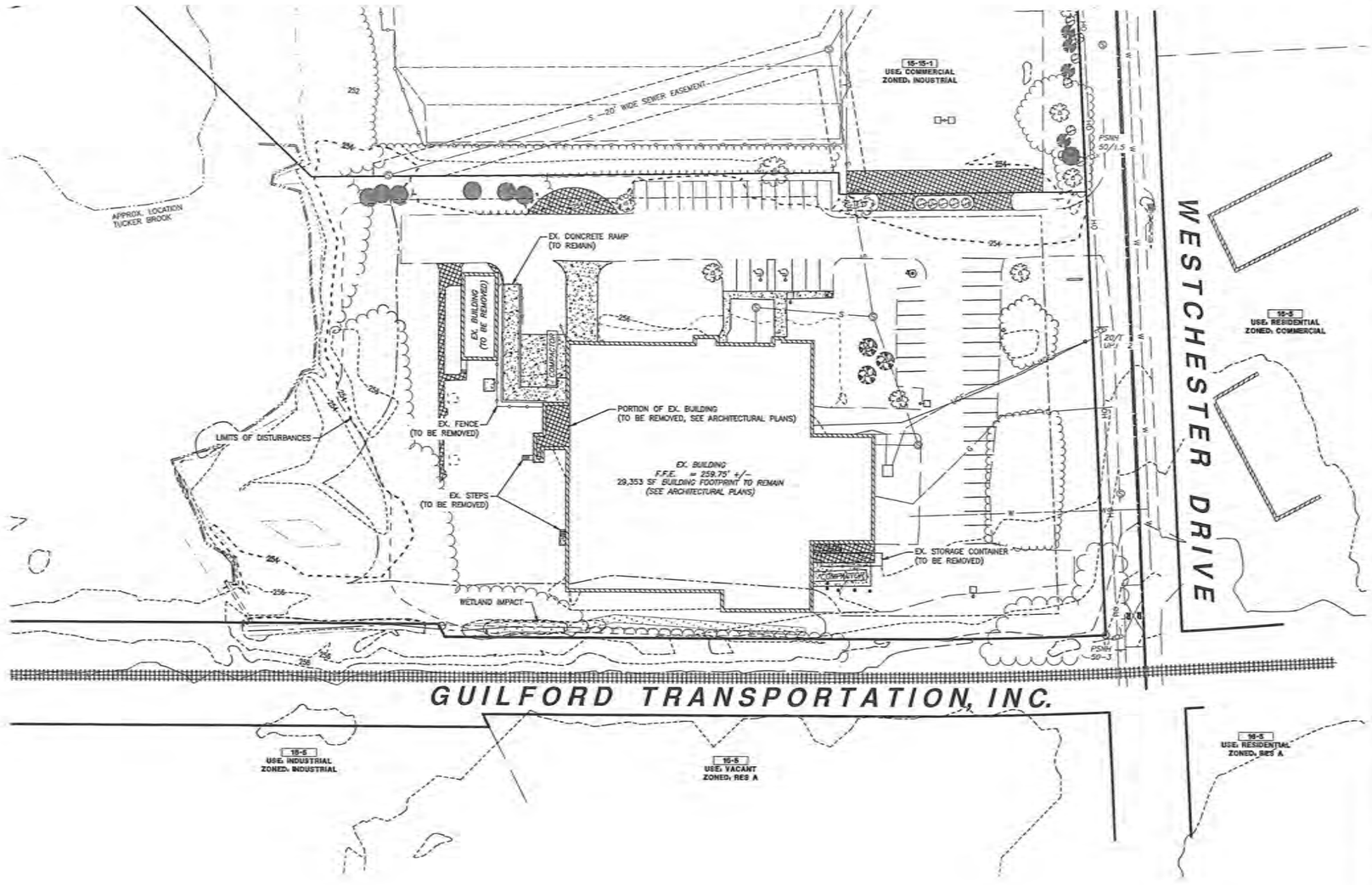
IMPERIAL: 1:40 (IN=FT)

LEGEND:

- LIMITS OF DISTURBANCE AND CLEARING
- EX. PROPERTY BOUNDARY
- EX. ROW LINE
- EX. ABUTTER LOT LINE
- EX. EASEMENTS
- EX. FENCE
- EX. TREELINE
- EX. GRAVEL
- EX. EDGE OF PAVEMENT
- EX. BUILDING
- EX. CONCRETE
- DEMOLITION AREA
- WETLAND IMPACT AREA

DEMOLITION NOTES:

1. EROSION CONTROL TO BE INSTALLED PRIOR TO GROUND DISTURBANCE. SEE EROSION CONTROL PLAN.
2. THE CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MINIMUM) PRIOR TO COMMENCING DEMOLITION.
3. DEBRIS CONTAINERS ARE REQUIRED ONSITE.
4. DEMOLISHED PAVEMENT AND CONCRETE TO BE SAW CUT PRIOR TO REMOVAL.
5. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMITS OF WORK INCLUDING NOT LIMITED TOO, BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCING, SIGNS, UTILITIES AND APPURTENANCES, UNLESS OTHERWISE INDICATED AND AS FOLLOWS:
   a. DO NOT REMOVE ACTIVE UTILITIES;
   b. SALVAGEABLE AND REUSABLE MATERIALS DETERMINED BY THE OWNER WHICH MAY INCLUDE BUT NOT BE LIMITED TOO, CURBING, SIGNS, HYDRANTS, VALVES, STRUCTURES, ETC. SALVAGEABLE MATERIALS SHALL BE DETERMINED BY THE OWNER PRIOR TO THE START OF WORK.
6. CONTRACTOR SHALL BE BECOME THE OWNER OF AND DISPOSE OF ALL MATERIALS, DEBRIS, AND ITEMS IN ACCORDANCE WITH APPLICABLE LAW(S).



PROJECT VERTICAL DATUM
NGVD, SEE NOTE #6 ON EXISTING CONDITIONS PLAN
DATUM CONVERSATION
NAVD + 0.69 = NGVD

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REV.	DATE	DESCRIPTION	DR	CK
A	4/1/22	CONS. COMM. REVIEW COMMENTS	BLR	SRF

AMHERST LABEL EXPANSION
DEMOLITION PLAN
MARCH 10, 2022

AMHERST LABEL
15 WESTCHESTER DR
MAP 15 LOT 15
MILFORD, NEW HAMPSHIRE
SCALE: 1" = 40'

SP-1
SHEET

FILE: 5073108B.dwg
PROJECT 05073.06
SHEET NO. 3 OF 10

Plotted: 4/5/2022 8:54 AM By: SRF
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GENERAL DEVELOPMENT NOTES:

1. THE APPLICANT INTENDS TO EXPAND THE EXISITNG BUILDING BY 1,632 SQUARE FEET AND ADD ADDITIONAL PARKING ON MAP 8 LOT 43-1.
2. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL MAINTAIN THEIR WORK AND THE SITE RELATIVE TO THEIR WORK IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND ALL REQUIREMENTS OF THE PROJECT N.P.D.E.S. PERMIT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO DEWATER IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL PERMITTING REQUIREMENTS.
4. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF TOWN OF MILFORD ZONING ORDINANCES AND SITE REGULATIONS.
5. THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR ANY CONSTRUCTION.
6. THE CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MINIMUM) PRIOR TO COMMENCING CONSTRUCTION.
7. THE LOCATION OF EXISTING UTILITIES, SIDEWALKS, PAVEMENT, VEGETATION AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE. THE EXACT FIELD LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO COMMENCING ANY CONSTRUCTION.
8. ANY PUBLIC LAND CORNER WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED. ANY LAND CORNER MONUMENT IN DANGER OF BEING DESTROYED MUST BE PROPERLY REFERENCED BY THE CONTRACTOR.
9. EXISTING IMPROVEMENTS SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT WHICH EXISTED PRIOR TO COMMENCING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DEVIATION IN PLAN INFORMATION SHALL BE REPORTED TO THE ENGINEER AND OWNER'S REPRESENTATIVE IMMEDIATELY.
11. CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
12. UNDERGROUND CONTRACTOR SHALL MINIMIZE THE WORK AREA AND WIDTH OF ALL TRENCHES TO AVOID DISTURBANCES OF NATURAL VEGETATION. SPOIL FROM TRENCHES SHALL BE PLACED ONLY ON PREVIOUSLY CLEARED AREAS OR AS DIRECTED BY THE OWNER. CONTRACTOR SHALL NO REMOVE OR DISTURB ANY TREES AND/OR SHRUBS WITHOUT PRIOR APPROVAL OF THE OWNER.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREETS ADJACENT TO THE PROJECT. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS. TRAFFIC CONTROL OPERATION PROCEDURES SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.

SIGNAGE AND MARKING NOTES:

1. ALL SIGNING SHALL BE IN ACCORDANCE WITH THE N.H.D.O.T. STANDARDS.
2. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE N.H.D.O.T. STANDARDS.
3. ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
4. ALL SIGNING, PAVEMENT MARKINGS, STREET NAME SIGNS, ETC. ARE TO BE INCLUDED IN THE LUMP SUM PRICE FOR SIGNING AND MARKING.
5. THE CONTRACTOR SHALL COMPLY WITH THE STATE OF NEW HAMPSHIRE TRAFFIC CONTROL.

LAND USE SUMMARY

DESCRIPTION		PROPERTY AREA AREA (SF)	ADDITIONAL AREA AREA (SF)	TOTAL PROJECT: AREA (SF)	AREA (%)
EXISTING	BUILDING	32,807	0	32,807	11.22%
	IMPERVIOUS	40,208	1,890	42,098	14.39%
	GRAVEL	789	0	789	0.27%
	PERVIOUS	216,267	499	216,766	74.12%
	TOTAL	290,071	2,389	292,460	100%
PROPOSED	BUILDING	42,700	0	42,700	14.60%
	IMPERVIOUS	40,723	1,032	41,755	14.28%
	GRAVEL	0	0	0	0.00%
	PERVIOUS	206,648	1,357	208,005	71.12%
	TOTAL	290,071	2,389	292,460	100%

NOTES
1. EXISTING LAND USE SUMMARY BASED UPON SURVEY DATA THAT WAS COLLECT BY THIS OFFICE.

SITE DEVELOPMENT REGULATIONS

	REQUIRED	PROVIDED
MIN. LOT SIZE	40,000 SF	36,217 SF
MIN. FRONTAGE	N/A	N/A
FRONT BUILDING SETBACK	30'	30'
REAR BUILDING SETBACK	15'	15'
SIDE BUILDING SETBACK	15'	15'
WETLAND BUFFER	25'	NOTE 2 & 3
NAMED STREAM WETLAND BUFFER	50'	NOTE 3
MIN OPEN SPACE	30%	71%
MAX BUILDING HEIGHT	40'	22'

NOTES
1. "SITE DEVELOPMENT REGULATIONS IN ACCORDANCE WITH TOWN OF MILFORD ZONING ORDINANCE – INDUSTRIAL DISTRICT.
2. EXISTING BUILDING WITHIN 25' WETLAND BUFFER.
3. SPECIAL EXCEPTION FROM MILFORD ZONING ORDINANCE SECTION 6.020 WETLAND CONSERVATION DISTRICT TO ALLOW USE OF THE WETLAND BUFFER.

PARKING SUMMARY

DESCRIPTION	RATIO	REQUIRED	PROVIDED
EXISTING BUILDING (REMAINING)			
OFFICE	9,371 SF @1 SPACE PER 300 SF	31.2	32
WAREHOUSE	27,760 SF @ SPACE PER 1,000 SF	27.8	16
SUBTOTAL		59	48
PROPOSED BUILDING			
OFFICE	480 SF @1 SPACE PER 300 SF	1.6	2
WAREHOUSE	12,557 SF @1 SPACE PER 1,000 SF	12.6	12
SUBTOTAL		15	14
TOTAL		74	62 (3)

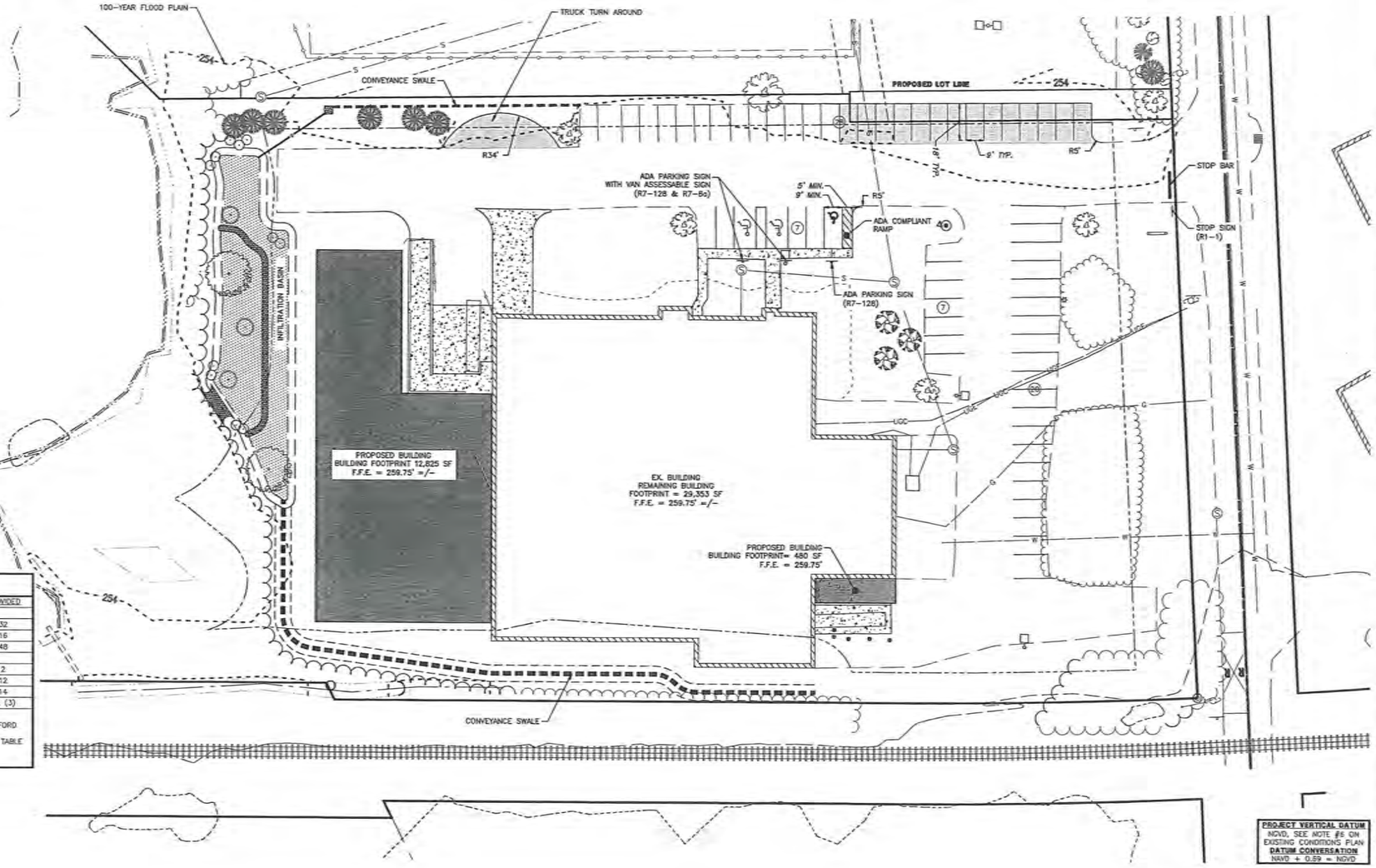
NOTES
1. PARKING CALCULATION PER 6.05.4 TABLE OF OFF-STREET PARKING OF THE TOWN OF MILFORD DEVELOPMENT REGULATIONS.
2. WAIVER REQUESTED FROM TOWN OF MILFORD DEVELOPMENT REGULATIONS SECTION 6.05.4 TABLE OF OFF-STREET PARKING TO ALLOW A REDUCTION OF 12 PARKING SPACES.
3. "(#)" RESPESTEN THE NUMBER OF ADA SPACES WITHIN THE TOTAL.

LEGEND:

EX. PROPERTY BOUNDARY
EX. ROW LINE
EX. EASEMENTS
EX. BUILDING SETBACK AND BUFFER
EX. EDGE OF PAVEMENT
EX. FENCE
EX. WETLAND
EX. TREELINE
PROPOSED TREELINE
CONVEYANCE SWALE
EDGE OF PAVEMENT
D DRAINAGE PIPE

EX. BUILDING
BUILDING
PAVEMENT
CONCRETE
RIP-RAP
DRAINAGE BASIN
PROPOSED SIGN
EX. SEWER MANHOLE

GRAPHIC SCALE
30 15 0 30 60 90
IMPERIAL: 1:30 (IN:FT)



PROJECT VERTICAL DATUM
NGVD, SEE NOTE #5 ON EXISTING CONDITIONS PLAN
DATUM CONVERSATION
NAVD + 0.59 = NGVD

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REV.	DATE	DESCRIPTION	DR	CK
A	4/1/22	CONSL. COMM. REVIEW COMMENTS	BLR	SRF

AMHERST LABEL EXPANSION
LAYOUT AND MARKING PLAN
MARCH 10, 2022

AMHERST LABEL
15 WESTCHESTER DR
MAP 15 LOT 15
MILFORD, NEW HAMPSHIRE
SCALE: 1" = 30'

SP-2
SHEET

FILE: 5073I06B.dwg
PROJECT 05073.06
SHEET NO. 4 OF 10

Plotted: 4/5/2022 8:54 AM By: SRF
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DRAINAGE NOTES:

1. PROPOSED BUILDING EXPANSION ROOF TO BE PITCHED TOWARDS THE INFILTRATION BASIN.
2. INFILTRATION BASIN AND BANK TO BE PLANTED WITH NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES. WET BANK TO BE UN-MAINTAINED AFTER CONSTRUCTION.
3. INFILTRATION BASIN & BANK TO BE PLANTED WITH NEW ENGLAND WETLAND PLANTS TO PROVIDE HABITAT WITHIN THE WETLAND BUFFER. SEE LANDSCAPE PLAN (LS-1)

WATER QUALITY CALCULATIONS
WATER QUALITY VOLUME REQUIRED
100% OF ADDITIONAL IMPERVIOUS AND 30% OF EXISTING IMPERVIOUS PER STORMWATER MANAGEMENT ORDINANCE SECTION D:4.c.
WQV=1" X Rv X A =1" X 0.95 X 0.76
REQUIRED WQV = 2,621 CF
WATER QUALITY VOLUME PROVIDED
2,621 CF WQV PROVIDED AT ELEVATION (FT) 253.81
PRETREATMENT VOLUME REQUIRED
SETTLEMENT FOREBAY VOLUME MUST EQUAL 25% OF WQV FOREBAY VOLUME = 25% X 2,621 CF FOREBAY VOLUME = 655 CF
PRETREATMENT VOLUME PROVIDED
2,180SF SETTLEMENT FOREBAY AT 0.5' DEPTH = 1,090 CF

LEGEND:

- EX. PROPERTY BOUNDARY
- EX. ROW LINE
- EX. EASEMENTS
- EX. BUILDING SETBACK AND BUFFER
- EX. EDGE OF PAVEMENT
- EX. FENCE
- EX. WETLAND
- EX. TREELINE
- PROPOSED TREELINE
- CONVEYANCE SWALE
- EDGE OF PAVEMENT
- DRAINAGE PIPE
- SOIL LINE
- EX. BUILDING
- BUILDING
- PAVEMENT
- CONCRETE
- RIP-RAP
- DRAINAGE BASIN
- PROPOSED SIGN
- EX. SEWER MANHOLE

SOIL LEGEND:

Sm	SACO VARIANT SILT LOAM	HSG D
Pr	PITS, GRAVEL	HSG A
HsB	HINCKLEY LOAMY SAND, 0 TO 3 PERCENT SLOPES	HSG A
Om	OCCUM FINE SANDY LOAM	HSG B

SOURCE: USDA NATURAL RESOURCE CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY

N

REF. NAD 83

GRAPHIC SCALE

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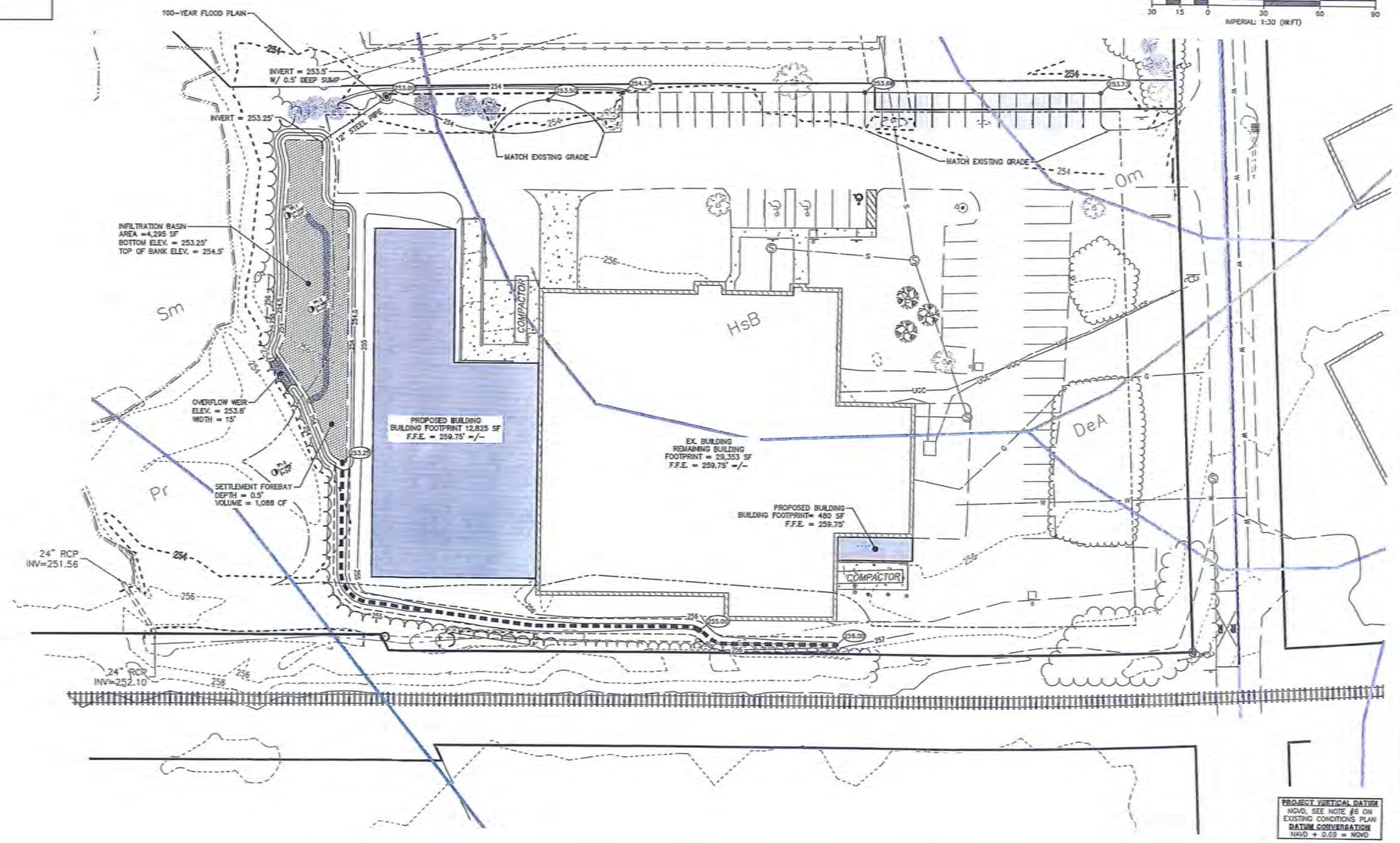
IMPERIAL: 1:30 (IN:FT)



PROJECT VERTICAL DATUM
NGVD, SEE NOTE #6 ON EXISTING CONDITIONS PLAN
DATUM CONVERSATION
NAVD + 0.69 = NGVD

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A	4/11/22	CONS. COMM. REVIEW				

AMHERST LABEL EXPANSION
GRADING AND DRAINAGE PLAN

MARCH 10, 2022

AMHERST LABEL
15 WESTCHESTER DR
MAP 15 LOT 15
MILFORD, NEW HAMPSHIRE

SCALE: 1" = 30'

SP-3
SHEET

FILE: 5073I06B.dwg
PROJECT 05073.06
SHEET NO. 5 OF 10

Plotted: 4/5/2022 8:54 AM By: SRE
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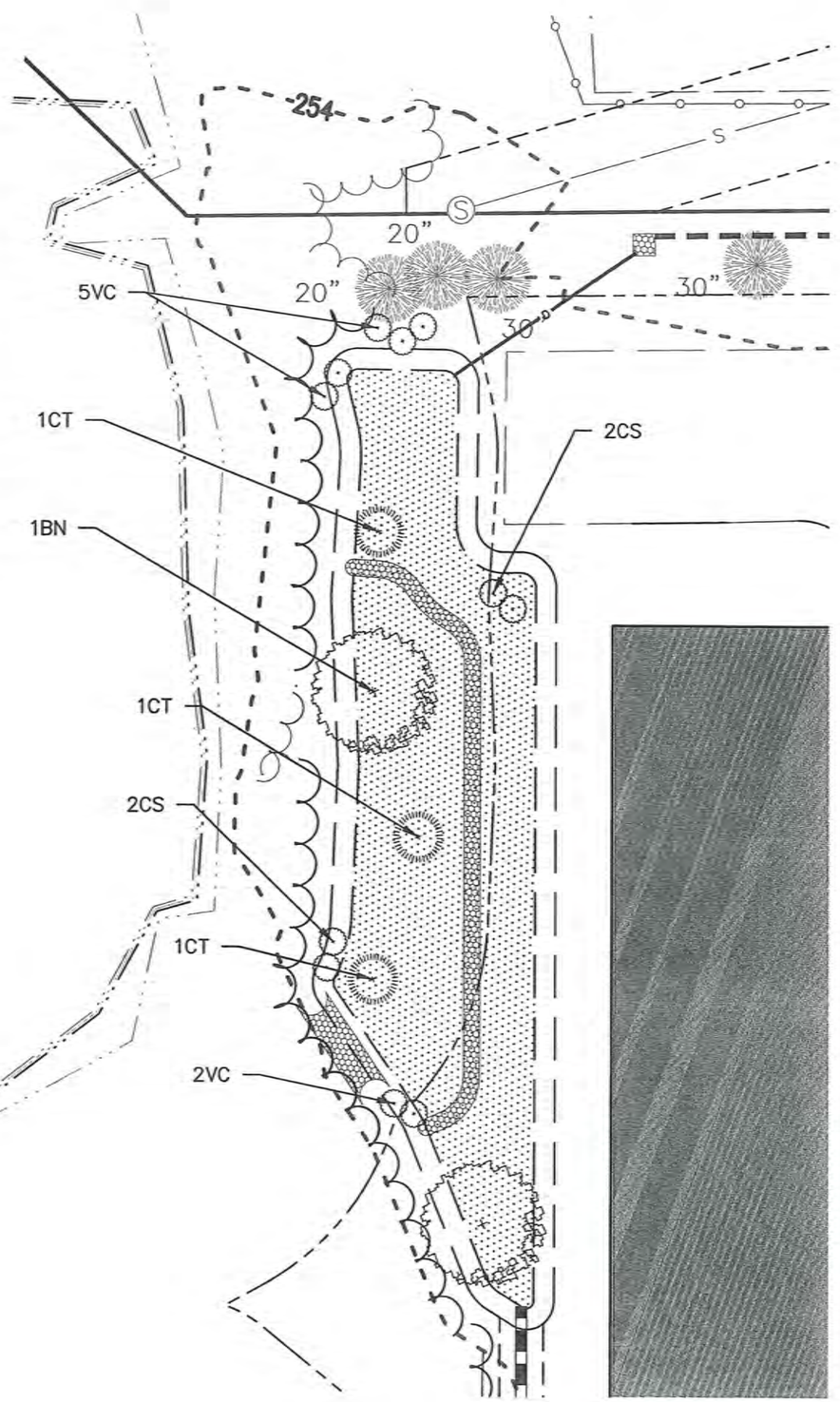
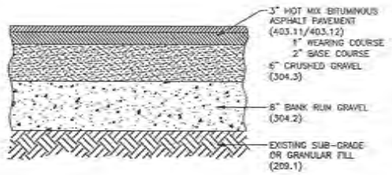
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
BN	2	BETULA NIGRA	RIVER BIRCH	2" CAL
CT	3	CHAMAECYPARIS THYOIDES	ATALNTIC RED CEDAR	6'
CS	4	CORNUS SERICEA	RED TWIG DOGWOOD	5 GAL.
VC	7	VACCINIUM CORYMBOSUM	AZALEA – RED	5 GAL.

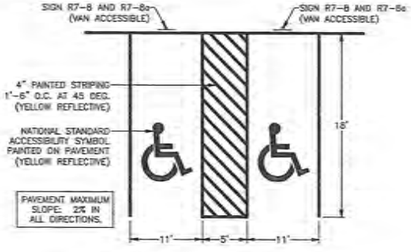




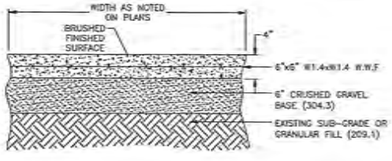
NOTES:
1. PAVEMENT JOINT ADHESIVE (403.6) SHALL BE APPLIED AT ALL LONGITUDINAL PAVEMENT JOINTS AND ALONG ALL LONGITUDINAL CURB LINES.
2. ASPHALT BONDING AGENT SHALL BE APPLIED TO ALL INTERFACES WITH EXISTING PAVEMENTS, AND/OR AREAS OF COLD PLANING.

HOT BITUMINOUS ASPHALT PAVEMENT SECTION — SCALE: NONE — 1 / D-1

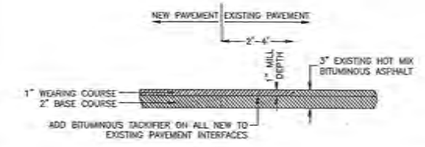
A MINIMUM OF ONE IN EVERY EIGHT (1:8) HANDICAP SPACES, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE 8' WIDE AND SHALL BE DESIGNATED VAN ACCESSIBLE (R7-8a).



HANDICAP PARKING - VAN ACCESSIBLE — SCALE: NONE — 2 / D-1



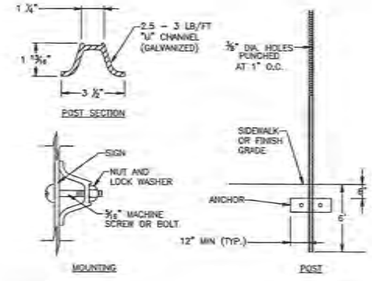
CONCRETE SIDEWALK — SCALE: NONE — 3 / D-1



NEW TO EXISTING PAVEMENT MILLING INTERFACE — SCALE: NONE — 4 / D-1

GENERAL NOTES:
1. ALL SIGNING AND PAVEMENT MARKINGS SHALL CONFORM TO "NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", SECTIONS 615 AND 632, AS AMENDED, AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
2. THE CONTRACTOR IS RESPONSIBLE FOR THE LAYOUT OF ALL SIGNING AND PAVEMENT MARKINGS.

TRAFFIC SIGNS — SCALE: NONE — 5 / D-1

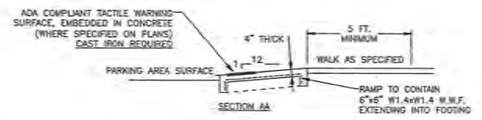


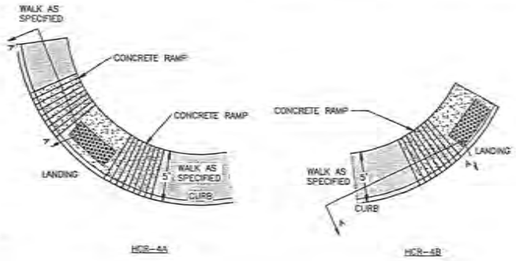
NOTES:
1. ALL SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD.
2. MOUNT BOTTOM OF SIGN AT 84" ABOVE FINISHED GRADE.

TRAFFIC SIGNS — SCALE: NONE — 6 / D-1

STOP BAR NOTES:
1. ALL PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH NHDOT BUREAU OF TRAFFIC STANDARDS AND THE CURRENT EDITION OF THE MUTCD.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE LAYOUT OF ALL SIGNING AND PAVEMENT MARKINGS.
3. WIDTH OF LINES SHALL VARY NO MORE THAN 0.25" FROM THAT SPECIFIED.
4. THE WET FILM THICKNESS OF A PAINTED LINE SHALL BE A MINIMUM OF 15 MILS THROUGHOUT THE ENTIRE WIDTH AND LENGTH OF THE LINE SPECIFIED. OVERSPRAY SHALL BE KEPT AT AN ABSOLUTE MINIMUM.

TRAFFIC SIGNS — SCALE: NONE — 7 / D-1





NOTES:
1. DETECTABLE WARNINGS SHALL BE PROVIDED WHERE EVER A CURB RAMP CROSSES A VEHICULAR WAY.
2. DETECTABLE WARNINGS SHALL BE PROVIDED 24 INCHES IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE. THE DETECTABLE WARNING SHALL BE LOCATED ADJACENT TO THE CURB LINE, PLACED 6" TO 8" BEHIND THE FACE OF THE CURB JOINT.
3. DETECTABLE WARNING MATERIALS SHALL BE TEXTURED TO PROVIDE SLIP RESISTANCE AND SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES – EITHER LIGHT ON DARK OR DARK ON LIGHT. THE PREFERRED COLOR FOR A LIGHT BACKGROUND IS RED BRICK AND FOR A DARK BACKGROUND SHALL BE SAFETY YELLOW.
4. DETECTABLE WARNING SURFACES SHALL BE SURFACE MOUNTED, THIN MOLDED SHEET GOODS WHICH INCLUDES TILES OR MATS (RIGID OR FLEXIBLE, WITH TRUNCATED DOMES), BONDED AND/OR ANCHORED TO THE SURFACE OF THE RAMP. DETECTABLE WARNINGS SHALL COMPLY WITH ICC/ANSI A117.1 SECTIONS 406.13 AND 705. TRUNCATED DOMES SHALL BE ALIGNED IN A SQUARE GRID PATTERN.

HANDICAP SIDEWALK RAMPS WITH DETECTABLE WARNINGS — APRIL 8, 2011 — SCALE: NONE — 8 / D-1

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AMHERST LABEL EXPANSION
CONSTRUCTION DETAILS

MARCH 10, 2022

AMHERST LABEL
15 WESTCHESTER DR
MAP 15 LOT 15
MILFORD, NEW HAMPSHIRE

SCALE: N/A

D-1
SHEET

FILE: 5073108B.dwg
PROJECT 05073.06
SHEET NO. 8 OF 10

Plotted: 4/5/2022 8:54 AM By: SRF
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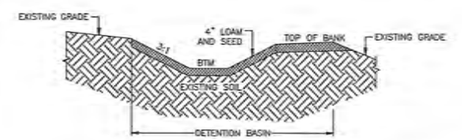
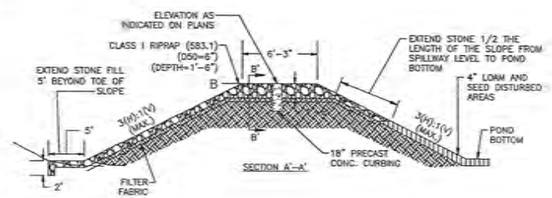
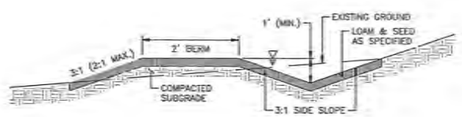


CONSTRUCTION NOTES:
1. THE BOTTOM OF THE EXCAVATION SHALL BE DEEPLY TILLED FOLLOWED BY A PASS WITH A LEVELING DRAG.
2. THE BOTTOM AND SIDES OF THE DETENTION BASIN(S) SHALL HAVE 4" OF LOAM AND SEED.

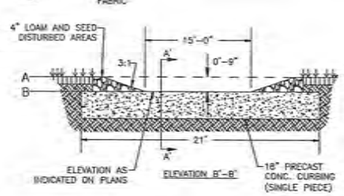
NOTES:
1. DO NOT PLACE DETENTION BASIN(S) INTO SERVICE UNTIL THE CONTRIBUTING AREA HAS BEEN COMPLETELY STABILIZED.

INFILTRATION BASIN - TYPICAL CROSS-SECTIONS — SCALE: NONE — 1 / D-2





CONVEYANCE SWALE — SCALE: NONE — 2 / D-2



CLASS I RIPRAP (D50=6 IN)	
VOLUME (FT^3)	% DISTRIBUTION
0.05	<15%
0.14	15%-85%
0.31	>85%
1.00	MAX

RIPRAP SHALL MEET THE REQUIREMENTS OF SECTION 583

EMERGENCY SPILLWAY — SCALE: NONE — 3 / D-2

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AMHERST LABEL EXPANSION
DRAINAGE DETAILS

MARCH 10, 2022

AMHERST LABEL
15 WESTCHESTER DR
MAP 15 LOT 15
MILFORD, NEW HAMPSHIRE

SCALE: N/A

D-2
SHEET

FILE: 5073D08.dwg
PROJECT 05073.06
SHEET NO. 9 OF 10

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EROSION CONTROL NOTES:

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED:

1. INSTALLATION OF SILT SOCKS AND SILTATION FENCE WHERE INDICATED SHALL BE COMPLETED PRIOR TO THE START OF SITE WORK IN ANY GIVEN AREA.
2. SILT SOCKS AND SILTATION FENCES SHALL BE KEPT CLEAN DURING CONSTRUCTION AND REMOVED WHEN ALL DISTURBED AREAS HAVE A HEALTHY STAND OF VEGETATIVE COVER. EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE A WEEK AND AFTER EVERY 0.5" OR GREATER RAINFALL.
3. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEREVER POSSIBLE.
4. PER THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES, THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION. THE TOTAL AREA OF ACTIVE DISTURBANCE, INCLUDING LOT DISTURBANCES, SHALL NOT EXCEED 5 ACRES.
5. THE DURATION OF TIME THAT AN AREA IS DISTURBED SHALL BE MINIMIZED. ALL NON-ACTIVE DISTURBED AREAS (ie: CLEARED FOR CONSTRUCTION BUT NOT PRESENTLY UNDERGOING CONSTRUCTION) SHALL BE STABILIZED WITHIN 28 DAYS OF DISTURBANCE. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
6. ALL DITCHES, SWALES AND DETENTION BASINS SHALL BE CONSTRUCTED DURING THE INITIAL PHASE OF CONSTRUCTION AND SHALL BE STABILIZED PRIOR TO DIRECTING STORM WATER FLOW TO THEM.
7. AN AREA MAY BE CONSIDERED STABILIZED WHEN ONE OF THE FOLLOWING HAS OCCURRED:

A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL, SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR
D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

8. ALL DISTURBED AREAS SHALL BE COVERED WITH A MINIMUM OF 4" OF LOAM. LOAM SHALL BE COVERED WITH THE APPROPRIATE SEED MIXTURE AS INDICATED BELOW.

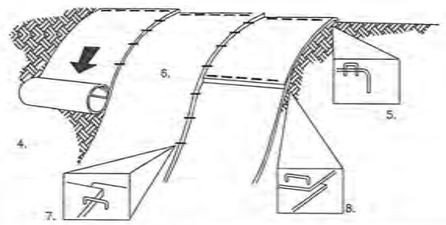
   THE SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2.5 POUNDS PER 1,000 SQ. FT. AND SHALL BE MIXED AS FOLLOWS:

TYPICAL LAWN SEED		SLOPE SEED	
CREEPING RED FESCUE	0.87 LBS.	CREEPING RED FESCUE	1.01 LBS.
KENTUCKY BLUEGRASS	0.71 LBS.	RYE GRASS	0.75 LBS.
RYE GRASS	0.58 LBS.	RED TOP	0.18 LBS.
RED TOP	0.14 LBS.	ALSIKE CLOVER	0.18 LBS.
		BIRDSFOOT TREFOIL	0.18 LBS.

9. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 600 POUNDS PER ACRE OR 13.8 POUNDS PER 1,000 SQUARE FEET OF LOW PHOSPHATE FERTILIZER (N-P205-K20) OR EQUIVALENT (LOW PHOSPHORUS FERTILIZER IS DEFINED BY THE COMPREHENSIVE SHORELAND PROTECTION ACT AS LESS THAN 2% PHOSPHORUS). APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET).

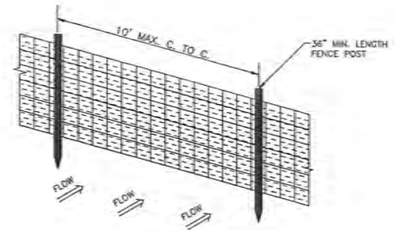
   FERTILIZER SHOULD BE RESTRICTED TO A LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER WHEN APPLIED TO AREAS BETWEEN 25 FEET AND 250 FEET FROM A SURFACE WATER BODY AS SPECIFIED BY THE COMPREHENSIVE SHORELAND PROTECTION ACT (SLOW RELEASE FERTILIZERS MUST BE AT LEAST 50% SLOW RELEASE NITROGEN COMPONENT). NO FERTILIZER EXCEPT LIMESTONE SHOULD BE APPLIED WITHIN 25 FEET OF THE SURFACE WATER. THESE LIMITATIONS ARE REQUIREMENTS.

10. PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 15. NO DISTURBED AREA SHALL BE LEFT EXPOSED DURING THE WINTER MONTHS.
11. THE SITE CONTRACTOR SHALL MAINTAIN A VIGOROUS DUST CONTROL PROGRAM THROUGHOUT THE CONSTRUCTION PROCESS. EXPOSED EARTH SHALL BE KEPT MOIST OR MULCHED AT ALL TIMES TO PREVENT DUST FORMATION. SPECIAL ATTENTION SHALL BE PAID TO HIGH TRAFFIC AREAS.

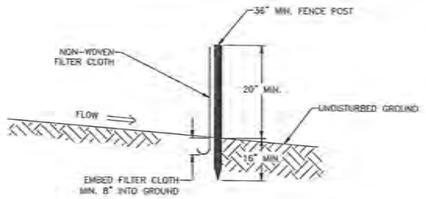


1. FABRIC SHALL BE A STRAW/COCONUT FIBER EROSION CONTROL TURF REINFORCEMENT MAT SUCH AS NORTH AMERICAN GREEN SC150BN OR EQUAL.
2. THE USE OF ANY EROSION CONTROL MAT WHICH CONTAINS WELDED PLASTIC OR BIODEGRADABLE PLASTIC THREAD OR NETTING IS STRICTLY PROHIBITED.
3. THE EROSION CONTROL MATERIAL(S) SHALL BE ANCHORED WITH "U" SHAPED 11 GAUGE WIRE STAPLES OR WOODEN STAKES WITH A MINIMUM TOP WIDTH OF 1" AND A LENGTH OF 6".
4. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER AND SEED.
5. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROLL OF STAPLES OR STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET WITH A ROW OF STAPLES/STAKES PLACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
6. ROLL THE BLANKETS DOWN THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES OR STAKES IN APPROPRIATE LOCATIONS. REFER TO MANUFACTURER'S STAPLE GUIDE FOR CORRECT STAPLE PATTERN.
7. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" OF OVERLAP DEPENDING ON THE BLANKET TYPE.
8. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE OVERLAPPED AREA APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
9. NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE BLANKETS.
10. THE CONTRACTOR SHALL MAINTAIN THE BLANKET UNTIL ALL WORK ON THE CONTRACT HAS BEEN COMPLETED AND ACCEPTED. MAINTENANCE SHALL CONSIST OF THE REPAIR OF AREAS WHERE DAMAGED BY ANY CAUSE. ALL DAMAGED AREAS SHALL BE REPAIRED TO REESTABLISH THE CONDITIONS AND GRADE OF THE SOIL PRIOR TO APPLICATION OF THE COVERING AND SHALL BE REFERTILIZED, RESEEDED AND REMULCHED AS DIRECTED.

SLOPE STABILIZATION TURF REINFORCEMENT MAT — SCALE: NONE — 1 / D-3

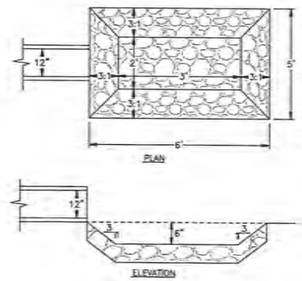


PERSPECTIVE VIEW

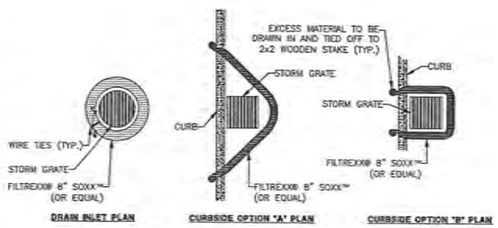


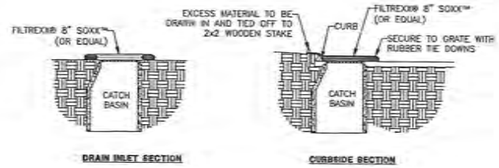
SECTION

SILTATION FENCE — SCALE: NONE — 2 / D-3

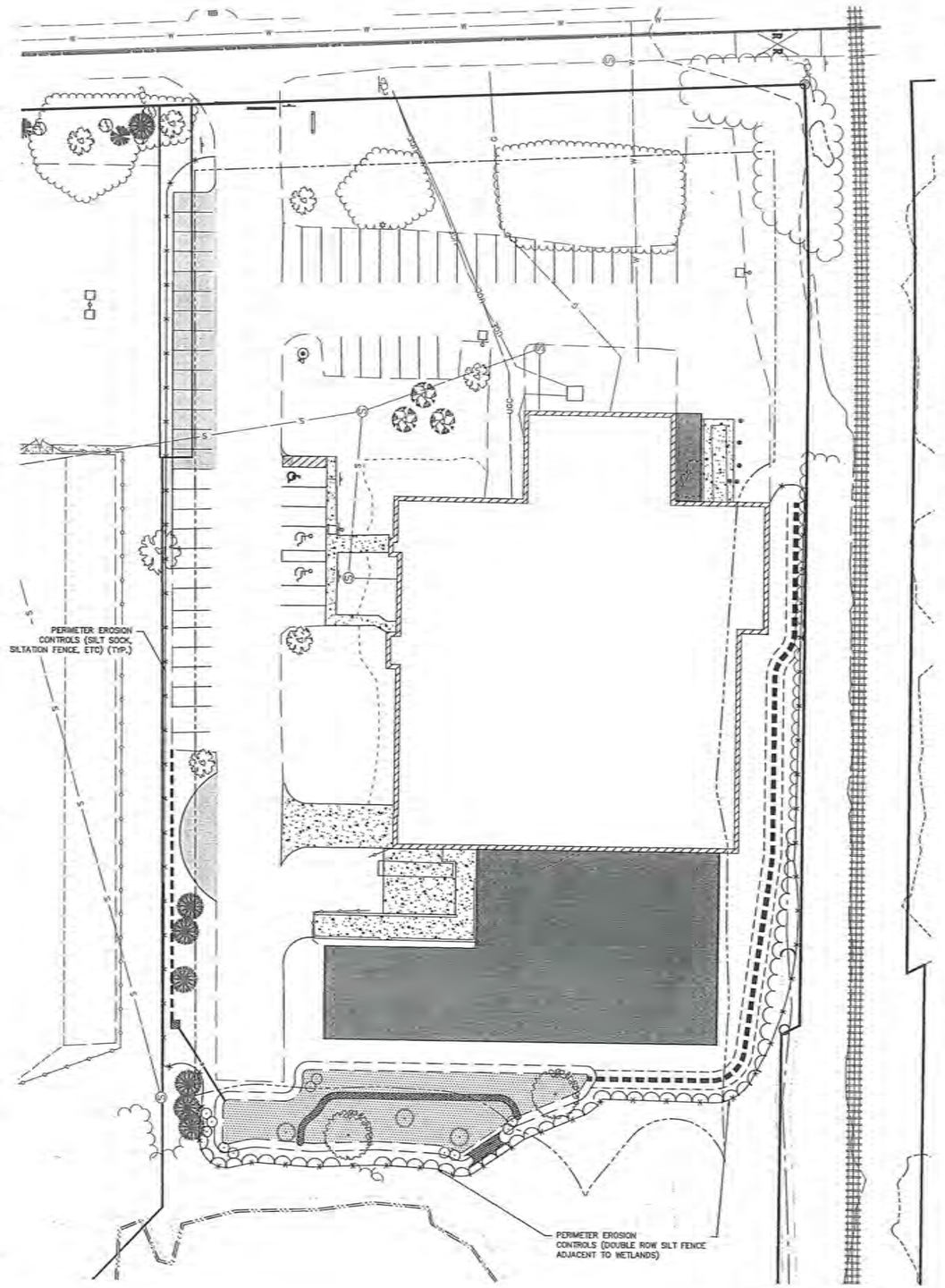


OUTLET PROTECTION - RIPRAP SCOUR HOLE — SCALE: NONE — 3 / D-3





INLET PROTECTION (BY FILTREXX® OR EQUAL) — SCALE: NONE — 4 / D-3



MERIDIAN LAND SERVICES, INC.
PROFESSIONAL SURVEYING & PLANNING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL. 603-673-1441
MERIDIANLANDSERVICES.COM FAX 603-673-1314

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AMHERST LABEL EXPANSION
EROSION CONTROL DETAILS

MARCH 10, 2022

AMHERST LABEL
15 WESTCHESTER DR
MAP 15 LOT 15
MILFORD, NEW HAMPSHIRE

SCALE: 1" = 30'

D-3
SHEET

FILE: 5073D6B.dwg
PROJECT 05073.06
SHEET NO. 10 OF 10

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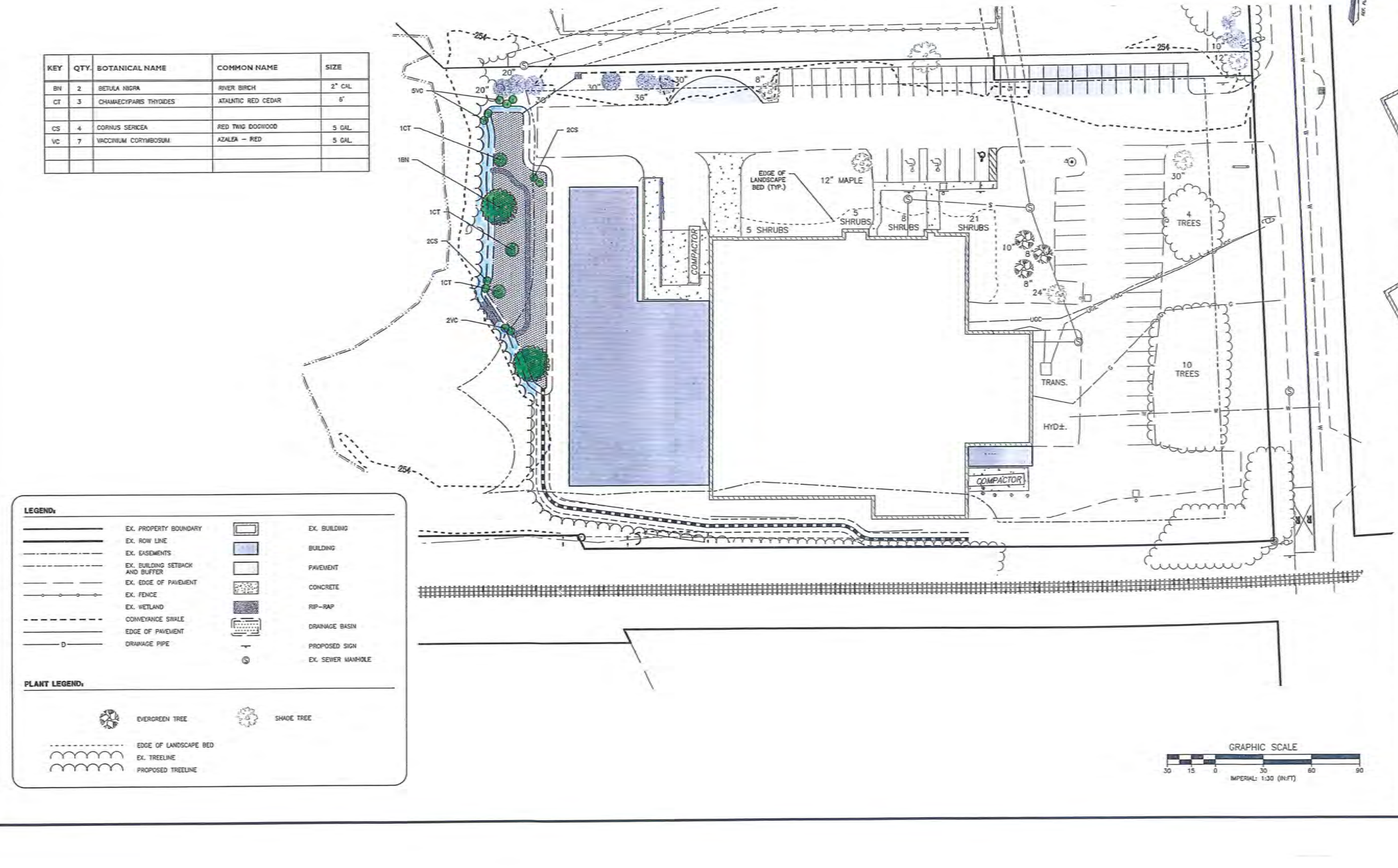
LANDSCAPE NOTES:

		REQUIRED	EXISTING
1.	SECTION 6.08.6 LANDSCAPING ALONG BUILDING FRONTAGE	35 SHRUBS	39 EXISTING
2.	SECTION 6.08.7A LANDSCAPING BETWEEN PARKING LOTS & ACCESS WAYS	10 TREES	15 EXISTING
3.	SECTION 6.08.7B LANDSCAPING WITHIN PARKING LOT	5 TREES	7 EXISTING

4. ALL CONDITIONS ON PLAN TO REMAIN IN PERPETUITY.
5. A PERMANENT WATER SUPPLY IS TO BE PROVIDED.
6. A MAINTENANCE BOND FOR ONE YEAR SHALL BE PROVIDED.
7. ALL CONDITIONS ON PLAN TO REMAIN IN PERPETUITY.

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
BN	2	BETULA NIGRA	RIVER BIRCH	2" CAL.
CT	3	CHAMAECYPARIS THYOIDES	ATALNTIC RED CEDAR	6'
CS	4	CORNUS SERICEA	RED TWIG DOGWOOD	5 GAL.
VC	7	VACCINIUM CORYMBOSUM	AZALEA – RED	5 GAL.



LEGEND:

- EX. PROPERTY BOUNDARY
- EX. ROW LINE
- EX. EASEMENTS
- EX. BUILDING SETBACK AND BUFFER
- EX. EDGE OF PAVEMENT
- EX. FENCE
- EX. WETLAND
- CONVEYANCE SWALE
- EDGE OF PAVEMENT
- DRAINAGE PIPE
- EX. BUILDING
- BUILDING
- PAVEMENT
- CONCRETE
- RIP-RAP
- DRAINAGE BASIN
- PROPOSED SIGN
- EX. SEWER MANHOLE

PLANT LEGEND:

- EVERGREEN TREE
- SHADE TREE
- EDGE OF LANDSCAPE BED
- EX. TREELINE
- PROPOSED TREELINE

ARAGO
LAND CONSULTANTS, LLC
31 Old Nashua Road, Suite 1, Amherst, NH 03031 (603) 732-0008

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AMHERST LABEL EXPANSION
LANDSCAPING PLAN

MARCH 10, 2022

AMHERST LABEL
15 WESTCHESTER DR
MAP 15 LOT 15
MILFORD, NEW HAMPSHIRE

SCALE: 1" = 30'

LS-1
SHEET

FILE: 5073I06B.dwg
PROJECT 05073.06
SHEET NO. 6 OF 10

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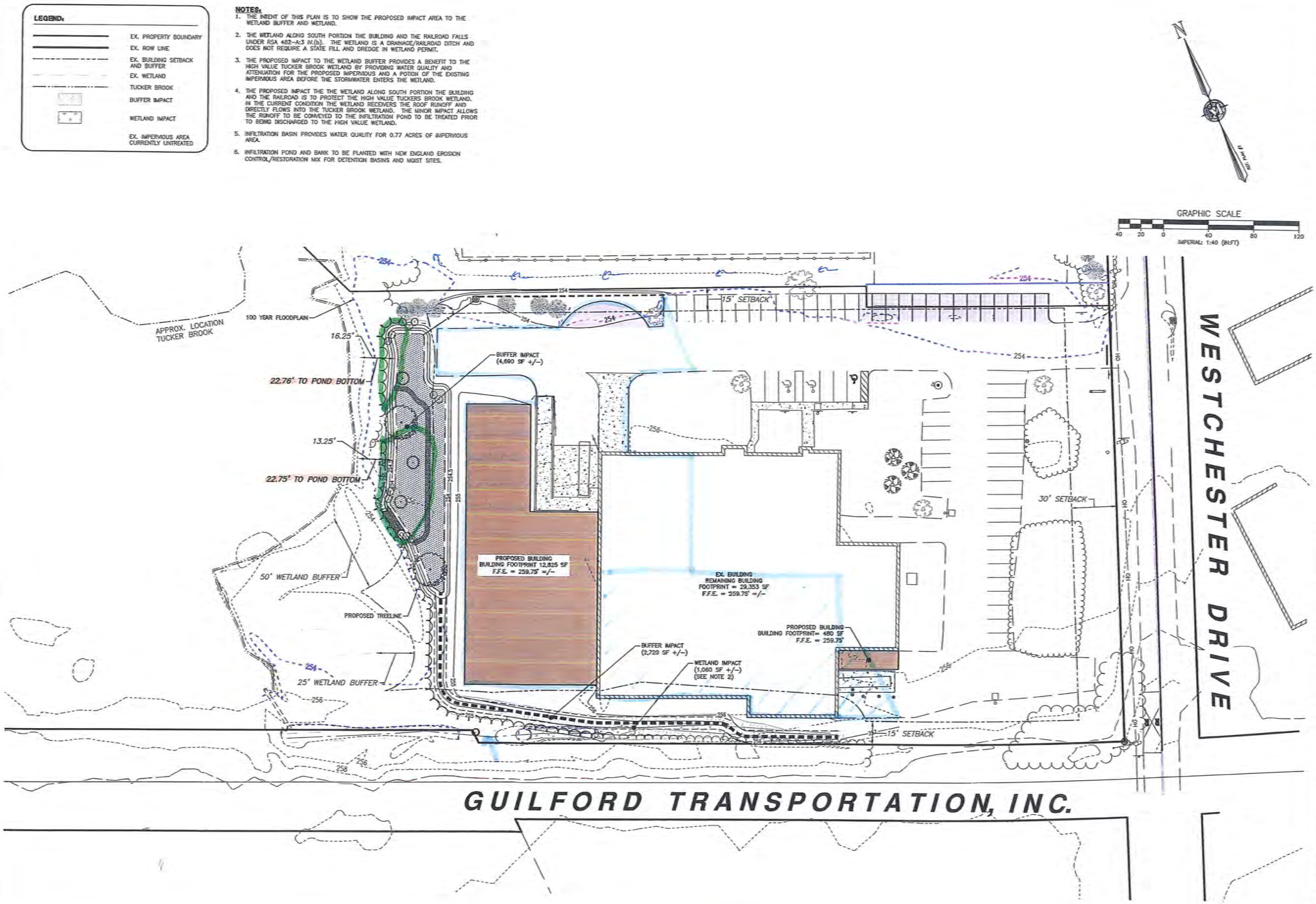
LEGEND:

- EX. PROPERTY BOUNDARY
- EX. ROW LINE
- EX. BUILDING SETBACK AND BUFFER
- EX. WETLAND
- TUCKER BROOK
- BUFFER IMPACT
- WETLAND IMPACT
- EX. IMPERVIOUS AREA CURRENTLY UNTREATED

NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED IMPACT AREA TO THE WETLAND BUFFER AND WETLAND.
2. THE WETLAND ALONG SOUTH PORTION THE BUILDING AND THE RAILROAD FALLS UNDER RSA 482-A:3 IV.(b). THE WETLAND IS A DRAINAGE/RAILROAD DITCH AND DOES NOT REQUIRE A STATE FILL AND DREDGE IN WETLAND PERMIT.
3. THE PROPOSED IMPACT TO THE WETLAND BUFFER PROVIDES A BENEFIT TO THE HIGH VALUE TUCKER BROOK WETLAND BY PROVIDING WATER QUALITY AND ATTENUATION FOR THE PROPOSED IMPERVIOUS AND A POTION OF THE EXISTING IMPERVIOUS AREA BEFORE THE STORMWATER ENTERS THE WETLAND.
4. THE PROPOSED IMPACT THE THE WETLAND ALONG SOUTH PORTION THE BUILDING AND THE RAILROAD IS TO PROTECT THE HIGH VALUE TUCKERS BROOK WETLAND. IN THE CURRENT CONDITION THE WETLAND RECEIVERS THE ROOF RUNOFF AND DIRECTLY FLOWS INTO THE TUCKER BROOK WETLAND. THE MINOR IMPACT ALLOWS THE RUNOFF TO BE CONVEYED TO THE INFILTRATION POND TO BE TREATED PRIOR TO BEING DISCHARGED TO THE HIGH VALUE WETLAND.
5. INFILTRATION BASIN PROVIDES WATER QUALITY FOR 0.77 ACRES OF IMPERVIOUS AREA.
6. INFILTRATION POND AND BANK TO BE PLANTED WITH NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES.



MERIDIAN LAND SERVICES, INC.
ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND SCIENTISTS
310 OLD NASHUA ROAD, AMHERST, NH 03031 TEL 603-673-1441
MBH@MERIDIANLANDSERVICES.COM FAX 603-673-1366

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IMPACT EXHIBIT
PROPOSED CONDITIONS

MARCH 7, 2022

AMHERST LABEL
15 WESTCHESTER DR
MAP 15 LOT 15
MILFORD, NEW HAMPSHIRE

SCALE: 1" = 30'

EX-2
SHEET

FILE: 5073I08B.dwg
PROJECT 05073.06
SHEET NO. 2 OF 3

Plotted: 4/7/2022 11:33 AM By: SRF
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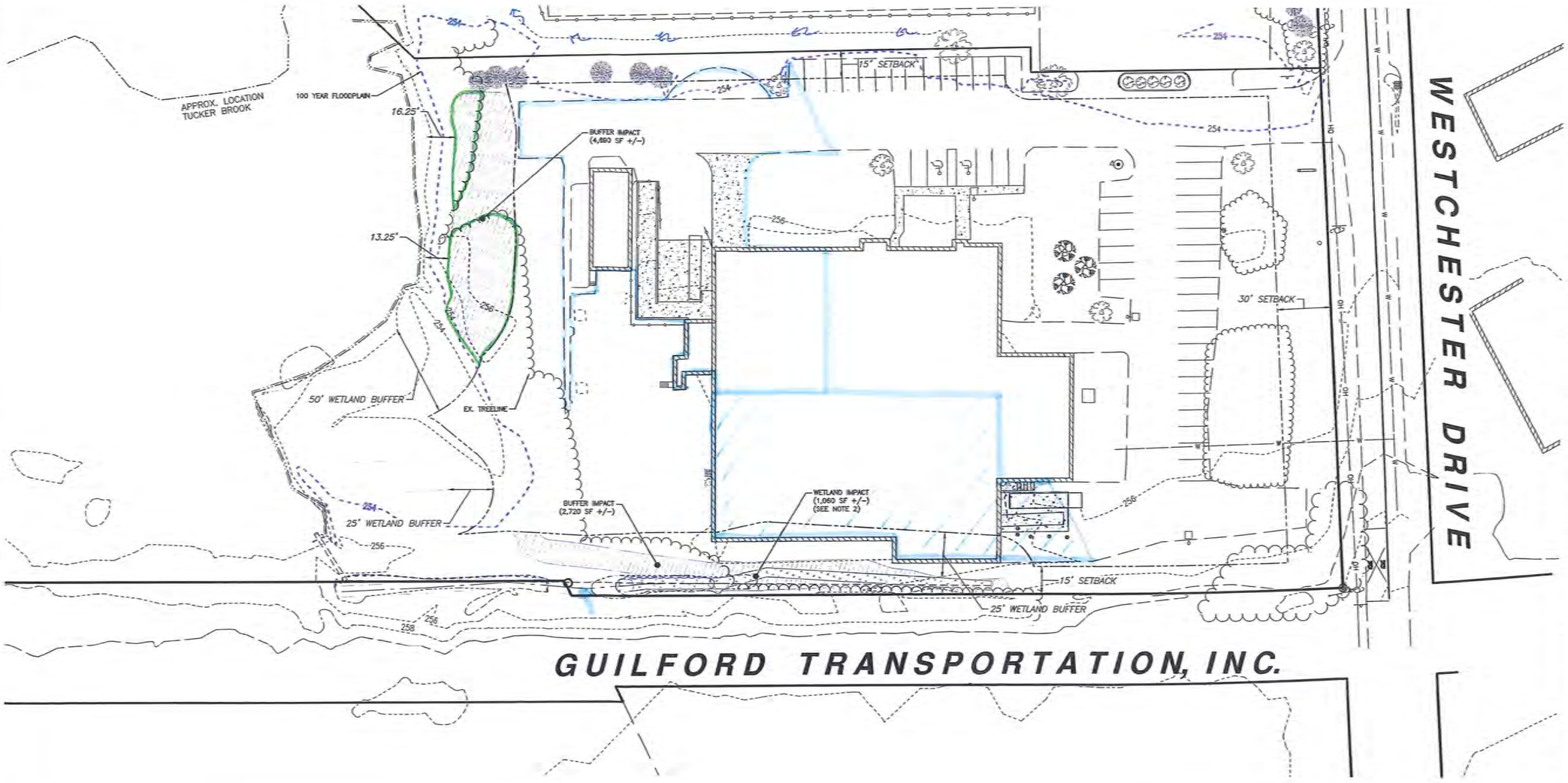
LEGEND:

- EX. PROPERTY BOUNDARY
- EX. ROW LINE
- EX. BUILDING SETBACK AND BUFFER
- EX. WETLAND
- TUCKER BROOK
- BUFFER IMPACT
- WETLAND IMPACT
- EX. IMPERVIOUS AREA CURRENTLY UNTREATED

NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED IMPACT AREA TO THE WETLAND BUFFER AND WETLAND.
2. THE WETLAND ALONG SOUTH PORTION THE BUILDING AND THE RAILROAD FALLS UNDER RSA 482-A:3 IV(b). THE WETLAND IS A DRAINAGE/RAILROAD DITCH AND DOES NOT REQUIRE A STATE FILL AND DREDGE IN WETLAND PERMIT.
3. THE PROPOSED IMPACT TO THE WETLAND BUFFER PROVIDES A BENEFIT TO THE HIGH VALUE TUCKER BROOK WETLAND BY PROVIDING WATER QUALITY AND ATTENUATION FOR THE PROPOSED IMPERVIOUS AND A PORTION OF THE EXISTING IMPERVIOUS AREA BEFORE THE STORMWATER ENTERS THE WETLAND.
4. THE PROPOSED IMPACT THE THE WETLAND ALONG SOUTH PORTION THE BUILDING AND THE RAILROAD IS TO PROTECT THE HIGH VALUE TUCKERS BROOK WETLAND. IN THE CURRENT CONDITION THE WETLAND RECEIVERS THE ROOF RUNOFF AND DIRECTLY FLOWS INTO THE TUCKER BROOK WETLAND. THE MINOR IMPACT ALLOWS THE RUNOFF TO BE CONVEYED TO THE INFILTRATION POND TO BE TREATED PRIOR TO BEING DISCHARGED TO THE HIGH VALUE WETLAND.
5. 0.78 ACRES OF EXISTING IMPERVIOUS PROPOSED TO BE COLLECTED PASSES THROUGH THE STORMWATER SYSTEM PRIOR TO ENTERING THE TUCKER BROOK WETLAND.
6. INFILTRATION POND AND BANK TO BE PLANTED WITH NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES.



GRAPHIC SCALE

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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 603-673-1394

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IMPACT EXHIBIT

EXISTING CONDITIONS WITH CONTRIBUTING IMPERVIOUS AREA

MARCH 7, 2022

AMHERST LABEL
15 WESTCHESTER DR
MAP 15 LOT 15
MILFORD, NEW HAMPSHIRE

SCALE: 1" = 30'

EX-3
SHEET

FILE: 5073106B.dwg
PROJECT 05073.06
SHEET NO. 3 OF 3

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MERIDIAN
LAND SERVICES, INC.
CIVIL ENGINEERING | LAND SURVEYING | PERMITTING | SOIL & WETLAND MAPPING | SEPTIC DESIGN | ENVIRONMENTAL

Office: 31 Old Nashua Road, Suite 2, Amherst, NH 03031
Mailing: PO Box 118, Milford, NH 03055
Phone: 603-673-1441 * Fax 603-673-1584
www.MeridianLandServices.com

March 10th, 2022

Re: Amherst Label Expansion
15 Westchester Dr
Map 15 Lot 15
Milford, NH 03055

Special Exception Application Attachment

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

The use proposed is a stormwater improvements to provide water quality, quantity and attenuation for the proposed improvements and a portion of the existing site.

General Criteria Section 10.02.1

Describe the project you are requesting a Special Exception for:

The overall scope of the project includes expanding the building by net increase of 9,900 sf +/. With this building addition 14 parking spaces will be added in the northeast corner of the property, minor landscaping and associated stormwater improvements. Due to the overall topography of the site, the Tucker Brook 50' wetland buffer is the ideal location to install the stormwater infiltration pond. The buffer area is within the natural flow path of the stormwater water as it flows to Tucker Brook. Utilizing the wetland buffer for stormwater is consistent with proposed changes to the Wetland Conservation District Section 6.02.5 Acceptable Uses to allow water impoundments for stormwater purposes. All though the creation of a stormwater basin does introduce fill or removal of soil in the buffer, the improvements ultimately meet the goal and the spirit of the Wetland conservation district by providing a facility that removes pollutions, sedimentation and surface water controls to not harm the adjacent wetland. In fact it creates a scenario that improves the condition of the stormwater entering the wetlands.

In addition to the impact to the 50' Tucker Brook wetland buffer, the wetland/ditch and wetland buffer along south property line is proposed to be impacted by a 1,060 sf wetland impact and a 2,720 sf buffer impact. This impact is to install a conveyance swale to collect the existing roof runoff off and direct it to the proposed infiltration basin. It is important to note that the wetland along the south property line is a drainage ditch created by the construction of the railroad and the existing building. This wetland/ditch by definition falls under RSA 482-A IV(b) and does not need a state permit to impact it. The current and proposed changes to the Zoning Ordinance 6.02.0 Wetland Conservation District do not differentiate between a naturally occurring wetland and a manmade ditch so a special exception is required to impact it. The impact substantially benefits the surrounding area by collecting currently untreated impervious runoff and directing it to the infiltration basin for treatment. This impact allows the proposed site to protect the high value Tucker Brook wetland.

MERIDIAN
LAND SERVICES, INC.
CIVIL ENGINEERING | LAND SURVEYING | PERMITTING | SOIL & WETLAND MAPPING | SEPTIC DESIGN | ENVIRONMENTAL

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Mailing: PO Box 118, Milford, NH 03055
Phone: 603-673-1441 * Fax 603-673-1584
www.MeridianLandServices.com

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:*

Utilizing the wetland buffer for stormwater is consistent with proposed changes to the Wetland Conservation District Section 6.02.5 Acceptable Uses to allow water impoundments for stormwater purposes. Additionally, the stormwater facilities remove pollutions, sedimentation and surface water controls to not harm the adjacent wetland. The proposed impacts to the wetland/ditch along the south property line protect the high value Tucker brook wetland from receiving untreated stormwater.

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

The specific site for stormwater improvements is appropriate because it is the natural path the surface water travels in the existing condition. By installing the stormwater in this location, the surface water is treated before it enters the wetland without altering the natural flow of the surface water.

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

The stormwater facilities provides water quality, quantity and attenuation for the proposed improvements and a portion of the existing impervious area. These facilities meet the goal and the spirit of the Wetland conservation district by providing a facility that removes pollutions, sedimentation and surface water controls to not harm the adjacent wetland. Since the existing site does not have any stormwater treatment, by providing treatment for a portion of the existing impervious area the proposed project is creating a positive affect on the adjacent area.

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

There are no proposed vehicles or pedestrian facilities within the area that this special exception is being required.

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

The attached Storm Water Management System Inspection and Maintenance Manual is provided so that the stormwater facilities are maintained and operated to keep the facilities functioning properly.

Explain how the proposal meets the specific criteria of the Zoning Ordinance for each section:
WETLAND AND WETLAND BUFFER IMPACT 6.02.6

1. *Has the need for the project been addressed? Please explain.*

MERIDIAN
LAND SERVICES, INC.
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Office: 31 Old Nashua Road, Suite 2, Amherst, NH 03031
Mailing: PO Box 118, Milford, NH 03055
Phone: 603-673-1441 * Fax 603-673-1584
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The need for the project is to expand the existing building to allow Amherst Label can continue to grow and operate in their facility. By constructing the proposed building and associate site improvements this allows Amherst Label to meet their immediate and future needs.

2. *Is the plan proposed the least impactful to the wetlands, surface waters and/or associated buffers? Please explain.*

   The proposed plan is the least impactful wetland buffer as possible. Stormwater improvements were sized to be as minimal as possible while providing the appropriate water quality, quantity and attenuation. By sizing the facilities appropriately, the stormwater basin was held as far away form the wetlands as reasonably possible. This allowed as much of the wetland buffer to be maintained as possible. Additionally, a waiver to allow a reduced number of parking spaces to decrease impervious is to be requested from the planning board. The reduced impervious area allows the stormwater basin to be as small as reasonably possible to minimize the impact on the buffer.

3. *Has the impact on plants, fish and wildlife been addressed? Please explain.*

   A New Hampshire Natural Heritage Bureau NHB DataCheck was performed to confirm there are no endangered or protected species within the project area. See attached NHB Results Letter (NHB22-0488).

4. *Has the impact on the quality and quantity of surface and ground waters been addressed? Please explain.*

   As discussed earlier a stormwater basin provides water quality, quantity and attenuation. The proposed improvements meet required the water quality, quantity and attenuation requirements. Since the existing site does not have any stormwater treatment, by providing treatment for a portion of the existing impervious area the proposed project is creating a positive effect on the adjacent area. See attached Drainage Report.

5. *Has the potential for increased flooding, erosion and sedimentation been addressed? Please explain.*

   There is no potential of increased flooding, erosion and sedimentation to the surrounding area based on the stormwater analysis.

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.*

   To the best of our knowledge this is the only impact to the wetland buffer in the surrounding area.

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7. *Has the impact of the values and function of the overall wetland and wetland complex been addressed? Please explain.*

   The proposed improvements increase the value of the wetland by improving the quality of the surface water entering the wetland and by reducing the likely settlement entering the wetland.

8. *Has a comment from the Milford Conservation Commission been solicited? Yes___ No___*
   Date of Conservation Commission Meeting attended:_____

   The proposed site plan will be present ted to the Conservation Commission on March 10th, 2022. Their recommendations will be provided under a separate cover letter when they are received.

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RE: Amherst Label Expansion
15 Westchester Dr
Map 15 Lot 15
Milford, NH 03055

ZBA Project Narrative
March 10th, 2022

I) INTRODUCTION

The subject property is located on the west side of Westchester Drive in Milford, NH and is described as lot 15-15. The total property area is 6.66 acers with the project area being just over 4 acres.

Amherst label intents to expand their existing facilities with a net building increase of 9,900 sf +/-. The goal of this expansion is to provide room for the company to continue to grow. With this building expansion, Amherst Label is planning to adjust the lot line with lot 15-15-1 to accommodate the additional parking required for the increased building area.

Additional site improvements include installation of an infiltration basin to provide the required water quality and attenuation for the proposed redevelopment. In addition to the infiltration basin a conveyance swale will be constructed along the south side of the existing building to collect the rear portion of the roof runoff, and a conveyance swale will be constructed along the north property line to collect a portion of the runoff from the existing impervious area.

II) EXISTING CONDITIONS

The current use of the subject property is a label warehousing and manufacturing facility with a building footprint of approximately 32,800 sf +/- and associated site features such as drive isles, parking, walkways and landscaping. The property currently does not have any stormwater management facilities to treat the runoff from the existing impervious areas.

The project area is boarded by Elite hydraulics to the north, Westchester Drive to the east, a railroad to the south, and Tucker Brook to the west. Tucker Brook bisects the overall property and the runoff generated by the property ultimately drains the brook.

The wetlands within the project area have been flagged. These wetlands include a high value wetland associated by Tucker Brook, a small pocket wetland within the 100-year flood plan, and a wetland created by a railroad and drainage ditch along the south property line. By definition, the wetland created by the railroad and drainage ditch falls under RSA 482-A IV(b).

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III) WETLAND AND WETLAND BUFFER INPACTS

To install the infiltration basin for treatment and discharge rate control of the runoff the 50' wetland buffer associated with Tucker Brook must be impacted by approximately 4,690 sf.

Since the current and proposed changes to the Zoning Ordinance 6.02.0 Wetland Conservation District do not differentiate between a naturally occurring wetland and a manmade wetland per RSA 482-A IV(b), a 25' wetland buffer is associated with the wetland/ditch. To install the collection swale the wetland/drainage ditch must be impacted by approximately 1,060 sf and impact the buffer by 2,720 sf.

IV) JUSTIFICATION OF IMPACTS

Per the new Milford Stormwater Ordinances for redevelopment of properties the stormwater facilities must treat 100% of the new impervious area and at least 30% of the existing impervious area. This means the proposed redevelopment must treat at least 0.76 acres of impervious area. The proposed stormwater facilities capture and treats the 0.76 acers of impervious area. The proposed site provides a benefit to the Tucker Brook wetland because it will treat surface water runoff that is currently flowing into the brook untreated. The impact to the Tucker Brook buffer provides the area for the treatment basin. The area of the buffer that is impacted is low quality and does not provide the same benefit that a typical wetland buffer provides. Replacing it with the infiltration basin allows the site to treat the new impervious area and existing impervious before it enters the brook.

As stated above, impacting the wetland/drainage ditch along the south property line allows the proposed conveyance swale to collect the roof runoff and convey to the treatment basin. In the existing condition this runoff enters the wetland/ditch and directly flows to the Tucker Brook wetland. By impacting the wetland/ditch (allowed RSA 482-A IV(b)) and the wetland buffer the runoff is able to be treated. This impact protects the high value Tucker Brook wetland by not allowing the runoff to directly discharge to it.

The proposed disturbance will be planned with New England Erosion Control/Restoration Mix For Detention Basins and Moist Sites. This restoration mix will be planned within the infiltration basin and on the bank and slope between the basin and the Tucker Brook Wetland.

A New Hampshire Natural Heritage Bureau Datacheck was requested to confirm there will be no negative impact on threatened or endangered species.

The proposed site was design to minimize the impact to the wetlands and wetland buffer. The infiltration basin and conveyance swale were held as close to the build as possible while still allowing room to access around the building for maintenance. A waiver from the parking requirement is being requested to limit the amount of impervious area proposed with this project.

Additionally, the proposed changes to the Zoning Ordinance 6.02.0 Wetland Conservation District allow the stormwater features within the wetland buffer under section 6.02.5.8 "Water impoundments for wildlife, fire protection. stormwater, recreational, or agriculture use." The proposed plan is consistent with the zoning

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changes.

To summarize, the proposed plan provides a net benefit to the surrounding area, protects the high value Tucker Brook wetland, and is consistent with proposed zoning changes and current RSA's.

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March 4, 2022

To Whom it May Concern:

At your request we reviewed the site for Amherst Label located at 15 Westchester Drive in Milford, New Hampshire. The purpose of the review was to ensure all practical methods of protection for the unimpacted wetland and associate buffer were incorporated into the design. We understand the intent of the proposed site plan is to construct a building addition and install associated stormwater management infrastructure.

The proposed work does include impacts to wetlands and its associated buffer. It is understood that the existing site constraints limit the potential locations of building expansion. Therefore, this proposal does include impacts to jurisdictional wetlands. The wetland area to be impacted is exempt from wetland permitting under RSA 482-A:3 IV (b). The wetland impact area is 1,060 sq. ft. and the total wetland buffer impact area is 7,410 sq. ft. The wetland to be impacted is classified as palustrine, forested, broad-leaved deciduous/needle-leaved evergreen, with seasonally flooded/saturated water regime (PFO1/4E).

The existing area within 25 ft. of the jurisdictional wetland has minimal value as a buffer. A portion of the buffer area is managed lawn and the remaining wooded area is sparsely vegetated with shrub and tree species. Currently stormwater runoff from the site does not receive treatment nor does it infiltrate at a rate sufficient to meet local requirements.

The proposed building expansion includes the installation of stormwater management basins to capture and infiltrate a portion of any stormwater event. The proposed basin will provide increased treatment over that which currently exists. The basin will provide removal of solids from stormwater runoff including litter and sediment.

As recommended, proper erosion control and a native upland grasses seed mix will be used to stabilize the site during and following construction. I would further recommend an invasive species management program be incorporated to limit the propagation of invasive species following construction.

In conclusion, it appears that the proposed building addition and stormwater management design incorporates practical efforts to negate environmentally detrimental impacts to the wetland area and its associated buffer. Impacts to the wetland area were minimized to the greatest extent practicable and direct transmission of stormwater to the wetland area is being avoided. Should you have any questions regarding my evaluation, or the information contained herein please feel free to contact me directly.

Regards,

Spencer C. Tate
Certified Wetland Scientist

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PHOTOGRAPH #1
DATE: FEBRUARY 24, 2021
NORTHWEST PROPERTY CORNER
FROM TRUCK TURNAROUND

PHOTOGRAPH #2
DATE: FEBRUARY 24, 2021
NORTHWEST EDGE OF PARKING LOT
LOOKING WEST AT TUCKER BROOK

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PHOTOGRAPH #3
DATE: FEBRUARY 24, 2021
LOOKING WEST AT TUCKER BROOK AND WETLAND

PHOTOGRAPH #4
DATE: FEBRUARY 24, 2021
ADJACENT TO EXISTING BUILDING, FACING TP-1 LOCATION AND WETLAND

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PHOTOGRAPH #5
DATE: FEBRUARY 24, 2021
ADJACENT TO EXISTING BUILDING, FACING SOUTHWEST LOOKING AT WETLAND

PHOTOGRAPH #6
DATE: FEBRUARY 24, 2021
TO THE RIGHT OF PHOTO #5, FACING TUCKER BROOK AND WETLAND

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PHOTOGRAPH #7
DATE: FEBRUARY 24, 2021
SOUTHWEST CORNER OF EXISTING TREELINE

PHOTOGRAPH #8
DATE: FEBRUARY 24, 2021
LOOKING NORTH ALONG THE EX. TREELINE, FROM THE SOUTHWEST BUILDING CORNER

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PHOTOGRAPH #9
DATE: FEBRUARY 24, 2021 FROM FROM SOUTHWEST BUILDING CORNER LOOKING AT SWALE LOCATED AT THE REAR OF THE BUILDING

PHOTOGRAPH #10
DATE: FEBRUARY 24, 2021
EX. SWALE ENTERING THE WETLAND TO THE SOUTHWEST OF THE BUILDING

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PHOTOGRAPH #11
DATE: FEBRUARY 24, 2021
REAR OF EX. BUILDING, LOOKING WEST ALONG THE EX. SWALE

PHOTOGRAPH #12
DATE: FEBRUARY 24, 2021
LOOKING AT THE NORTHEAST CORNER OF THE EX. BUILDING

NEW ENGLAND WETLAND PLANTS, INC
820 WEST STREET, AMHERST, MA 01002
PHONE: 413-548-8000 FAX 413-549-4000
EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

New England Erosion Control/Restoration Mix For Detention Basins and Moist Sites

Botanical Name	Common Name	Indicator
Elymus riparius	Riverbank Wild Rye	FACW
Schizachyrium scoparium	Little Bluestem	FACU
Festuca rubra	Red Fescue	FACU
Andropogon gerardii	Big Bluestem	FAC
Panicum virgatum	Switch Grass	FAC
Vernonia noveboracensis	New York Ironweed	FACW+
Agrostis perennans	Upland Bentgrass	FACU
Bidens frondosa	Beggar Ticks	FACW
Eupatorium maculatum (Eutrochium maculatum)	Spotted Joe Pye Weed	OBL
Eupatorium perfoliatum	Boneset	FACW
Aster novae-angliae (Symphyotrichum novae-anglia	New England Aster	FACW-
Scirpus cyperinus	Wool Grass	FACW
Juncus effusus	Soft Rush	FACW+

PRICE PER LB. $37.00 MIN. QUANITY 3 LBS. **TOTAL:** $111.00 APPLY: 35 LBS/ACRE :1250 sq ft/lb

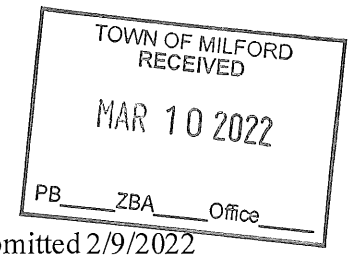
The New England Erosion Control/Restoration Mix for Detention Basins and Moist Sites contains a selection of native grasses and wildflowers designed to colonize generally moist, recently disturbed sites where quick growth of vegetation is desired to stabilize the soil surface. It is an appropriate seed mix for ecologically sensitive restorations that require stabilization as well as long-term establishment of native vegetation. This mix is particularly appropriate for detention basins that do not hold standing water. Many of the plants in this mix can tolerate infrequent inundation, but not constant flooding. The mix may be applied by hand, by mechanical spreader, or by hydro-seeder. After sowing, lightly rake, roll or cultipack to insure good seed-to-soil contact. Best results are obtained with a Spring or late Summer seeding. Late Fall and Winter dormant seeding requires an increase in the application rate. A light mulching of clean, weed-free straw is recommended

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is $/bulk pound, FOB warehouse, Plus SH and applicable taxes.

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

To: Sam Foisie, Meridian
31 Old Nashua Road

Amherst, NH 03031



From: NH Natural Heritage Bureau
Date: 2/24/2022 (valid until 2/24/2023)
Re: Review by NH Natural Heritage Bureau of request submitted 2/9/2022
Permits: OTHER - Special Exception - Buffer

NHB ID: NHB22-0488 **Applicant:** Amherst Label

Location: Milford
15 WESTCHESTER DR

Project Description: Expand the existing building and add associated site improvements

The NH Natural Heritage database has been checked by staff of the NH Natural Heritage Bureau and/or the NH Nongame and Endangered Species Program for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government.

It was determined that, although there was a NHB record (e.g., rare wildlife, plant, and/or natural community) present in the vicinity, we do not expect that it will be impacted by the proposed project. This determination was made based on the project information submitted via the NHB Datacheck Tool on 2/9/2022 12:04:05 PM, and cannot be used for any other project.

Based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.

Department of Natural and Cultural Resources
Division of Forests and Lands
(603)271-2214 fax: 271-6488

DNCR/NHB
172 Pembroke Rd.
Concord, NH 03301

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

MAP OF PROJECT BOUNDARIES FOR: **NHB22-0488**

NHB22-0488

Department of Natural and Cultural Resources
Division of Forests and Lands
(603) 271-2214 fax: 271-6488

DNCR/NHB
172 Pembroke Rd.
Concord, NH 03301

Amherst Label Expansion

Amherst Label
Map 15 Lot 15
Milford, New Hampshire
Storm Water Management System
Inspection and Maintenance Manual
March 4th, 2022

Introduction:

The operation and maintenance of a storm water management system and its individual components is as critical to system performance as the design. Without proper maintenance, best management practices (BMPs) are likely to become functionally impaired or to fail, providing reduced or no treatment of storm water. Proper operation and maintenance will ensure that the storm water system and individual BMPs will remain effective at removing pollutants as designed and meeting New Hampshire's water quality objectives. Proper maintenance will:

- Maintain the volume of storm water treated over the long term;
- Sustain the pollutant removal efficiency of the BMP;
- Reduce the risk of re-suspending sediment and other pollutants captured by the BMP;
- Prevent structural deterioration of the BMP and minimize the need for expensive repairs;
- Decrease the potential for failure of the BMP.

The NH Department of Environmental Services Alteration of Terrain (AoT) regulations (Env-Wq 1500) require the long-term maintenance of storm water practices and stipulate the establishment of a mechanism to provide for ongoing inspections and maintenance.

Facilities Information:

Owner of Record: Amherst Label
15 Westchester Dr
Milford, NH 03055

Report Information:

- Every effort has been made to provide a comprehensive operation and maintenance plan for this project. All measures and guidelines presented within this plan are the minimum efforts required to achieve the intent of the erosion and sedimentation control program and minimize off site impacts.
- Should any omissions or inconsistencies arise in the plan, the owner, and governing officials are expected to use reasonable and experienced judgment in the field relative to evaluation and implementing measures based on the intent of this plan.
- This manual does not preclude any requirements for additional controls identified in the approved plan set or support documents or any other appropriate techniques to limit erosion and sedimentation of the site.
- Any measures deemed necessary by the town planning board, conservation commission, zoning board, or the town's representative shall become part of this inspection and maintenance plan.
- Amherst Label will be responsible for implementing the required reporting, inspection, and maintenance activities identified in this Inspection and Maintenance (I&M) manual.
- Amherst Label shall maintain all record keeping required by the I&M manual. Any transfer of responsibility for I&M activities or transfer in ownership shall be documented to the DES in writing.
- Inspection and maintenance reports shall be completed after each inspection. Copies of the report forms to be completed by the inspector are attached at the end of this manual, including:
    - Inspection checklist to be used during each inspection;
    - Inspection and maintenance logs to document each inspection and maintenance activity;
- A plan showing the locations of all the storm water practices described in the I&M manual is attached at the end of this manual.
- **Inspection and maintenance records must be provided to DES upon request.**

Storm water management systems present at Amherst Label Expansion

Description:

The stormwater is collected and conveyed via two conveyance swales and collected in the infiltration basin where water quality and attenuation are provided. The stormwater eventually discharges via a broad crested weir into the Tucker Brook after it is treated.

Maintenance:

1. Regular inspection and routine maintenance are necessary to ensure that the storm water management system continues to control and treat runoff.
2. Structural components of the site's drainage system must be inspected and maintained on an annual basis (minimum).
3. The outlets of the storm water management system must be inspected bi-annually.
4. All outfalls shall be cleaned of all siltation and debris at the completion of the construction process when the site has been stabilized with loam, seed, and landscaping.
5. Any evidence of erosion, structural damage to the outlet, or other damage must be reported to the appropriate on-site representative and epaired as soon as possible.
6. Any sediment and/or trash should be removed from the outlet structures and pipes cleaned of all silt.
7. Subsurface pipe detention systems must be inspected and maintained on an annual basis (minimum).

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In-ground Infiltration Basin

Description:

Infiltration basins are impoundments designed to temporarily store runoff, allowing all or a portion of the water to infiltrate into the ground. An infiltration basin is designed to completely drain between storm events. An infiltration basin is specifically designed to retain and infiltrate the entire Water Quality Volume. Some infiltration basins may infiltrate additional volumes during larger storm events, but many will be designed to release stormwater exceeding the water quality volume from the larger storms. In a properly sited and designed infiltration basin, water quality treatment is provided by runoff pollutants binding to soil particles beneath the basin as water percolates into the subsurface. Biological and chemical processes occurring in the soil also contribute to the breakdown of pollutants. Infiltrated water is used by plants to support growth or it is recharged to the underlying groundwater.

As with all impoundment BMPs, surface infiltration basins should be designed with an outlet structure to pass peak flows during a range of storm events, as well as with an emergency spillway to pass peak flows around the embankment during extreme storm events that exceed the combined infiltration capacity and outlet structure capacity of the facility.

Maintenance:

1. Removal of debris from inlet and outlet structures
2. Removal of accumulated sediment
3. Inspection and repair of outlet structures and appurtenances
4. Inspection of infiltration components at least twice annually, and following any rainfall event exceeding 2.5 inches in a 24 hour period, with maintenance or rehabilitation conducted as warranted by such inspection.
5. Inspection of pretreatment measures at least twice annually, and removal of accumulated sediment as warranted by inspection, but no less than once annually.
6. Periodic mowing of embankments
7. Removal of woody vegetation from embankments
8. Inspection and repair of embankments and spillways
9. If an infiltration system does not drain within 72-hours following a rainfall event, then a qualified professional should assess the condition of the facility to determine measures required to restore infiltration function, including but not limited to removal of accumulated sediments or reconstruction of the infiltration trench.

Inspection Checklist and Maintenance Report
In-Ground Infiltration Basin

Practice Location: _____

Date: _____

Performed By: _____ Signature _____

Inspection Checklist		
Presence of woody vegetation on embankments	❑ Yes	❒ No
Presence of trash or debris	❑ Yes	❒ No
Presence of accumulated sediment	❑ Yes	❒ No
Structural damage at inlet or outlet	❑ Yes	❒ No
Drains with 72 hours of rainfall	❑ Yes	❒ No

Maintenance Performed

Sediment Forebay

Description:

A sediment forebay is an impoundment, basin, or other storage structure designed to dissipate the energy of incoming runoff and allow for initial settling of coarse sediments. Forebays are used for pretreatment of runoff prior to discharge into the primary water quality treatment BMP. In some cases, forebays may be constructed as separate structures but often, they are integrated into the design of larger stormwater management structures.

Maintenance:

1. Forebays help reduce the sediment load to downstream BMPs and will therefore require more frequent cleaning.
2. Inspect at least annually;
3. Conduct periodic mowing of embankments (generally two times per year) to control growth of woody vegetation on embankments;
4. Remove debris from outlet structures at least once annually;
5. Remove and dispose of accumulated sediment based on inspection;
6. Install and maintain a staff gage or other measuring device, to indicate depth of sediment accumulation and level at which clean-out is required.

Inspection Checklist and Maintenance Report
Sediment Forebay

Practice Location: _____

Date: _____

Performed By: _____ Signature _____

Inspection Checklist		
Presence of erosion or vegetation loss	❑ Yes	❒ No
Presence of accumulated sediment	❑ Yes	❒ No
Presence of trash or debris	❑ Yes	❒ No

Maintenance Performed

Conveyance Swales

Description:

Conveyance swales are stabilized channels designed to convey runoff at non-erosive velocities. They may be stabilized using vegetation, riprap, or a combination, or with an alternative lining designed to accommodate design flows while protecting the integrity of the sides and bottom of the channel. Conveyance channels may provide incidental water quality benefits but are not specifically designed to provide treatment. Conveyance swales are not considered a Treatment or Pretreatment Practice under the AoT regulations, unless they are also designed to meet the requirements of an acceptable Treatment/Pretreatment Practice as described elsewhere in this Chapter.

Maintenance:

1. Grassed channels should be inspected periodically (at least annually) for sediment accumulation, erosion, and condition of surface lining (vegetation or riprap).
2. Repairs, including stone or vegetation replacement, should be made based on this inspection.
3. Remove sediment and debris annually, or more frequently as warranted by inspection.
4. Mow vegetated channels based on frequency specified by design. Mowing at least once per year is required to control establishment of woody vegetation. It is recommended to cut grass no shorter than 4 inches.

Inspection Checklist and Maintenance Report
Conveyance Swales

Practice Location: _____

Date: _____

Performed By: _____ Signature _____

Inspection Checklist		
Presence of erosion or vegetation loss	❑ Yes	❒ No
Presence of accumulated sediment	❑ Yes	❒ No
Presence of trash or debris	❑ Yes	❒ No

Maintenance Performed

Permanent Outlet Protection

Description:

Outlet protection is typically provided at stormwater discharge conduits from structural best management practices to reduce the velocity of concentrated stormwater flows to prevent scour and minimize the potential for downstream erosion. Outlet protection is also provided where conduits discharge runoff into an in-ground stormwater management practice (e.g., pond or swale) to prevent scour where flow enters the BMP.

Standard engineering practices allow for many different types of outlet protection which provide energy dissipation. Common outlet protection measures include:

- Riprap aprons, the design of which is covered within this section;
- Riprap lined scour holes, stilling basins or plunge pools. Design references for stilling basins are provided under 'Design References'.

Maintenance:

1. Inspect the outlet protection annually for damage and deterioration. Repair damages immediately.

Inspection Checklist and Maintenance Report
Permanent Outlet Protection

Practice Location: _____

Date: _____

Performed By: _____ Signature _____

Inspection Checklist		
Presence of accumulated sediment	❑ Yes	❒ No
Damage to outlet	❑ Yes	❒ No
Presence of trash or debris	❑ Yes	❒ No

Maintenance Performed

Invasive Species Information:

Description:

With respect to a particular ecosystem, any species, including its seeds, eggs, spores, or other biological material capable of propagating that species, that is not native to that ecosystem.

Maintenance:

1. Remove invasive plant species from the storm water management practices by pulling, either by hand for small plants or by hand shovel for shrubs and bushes.
2. Refer to the following fact sheet prepared by the University of New Hampshire Cooperative Extension entitled Methods for Disposing Non-Native Invasive Plants for recommended methods to dispose of invasive plant species.

UNIVERSITY of NEW HAMPSHIRE COOPERATIVE EXTENSION

Methods for Disposing Non-Native Invasive Plants

Prepared by the Invasives Species Outreach Group, volunteers interested in helping people control invasive plants. Assistance provided by the Piscataquog Land Conservancy and the NH Invasives Species Committee. Edited by Karen Bennett, Extension Forestry Professor and Specialist.

Tatarian honeysuckle
Lonicera tatarica
USDA-NRCS PLANTS Database / Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions.* Vol. 3: 282.

Non-native invasive plants crowd out natives in natural and managed landscapes. They cost taxpayers billions of dollars each year from lost agricultural and forest crops, decreased biodiversity, impacts to natural resources and the environment, and the cost to control and eradicate them.

Invasive plants grow well even in less than desirable conditions such as sandy soils along roadsides, shaded wooded areas, and in wetlands. In ideal conditions, they grow and spread even faster. There are many ways to remove these non-native invasives, but once removed, care is needed to dispose the removed plant material so the plants don't grow where disposed.

Knowing how a particular plant reproduces helps determine the appropriate disposal method. Most are spread by seed and are dispersed by wind, water, animals, or people. Some reproduce by vegetative means from pieces of stems or roots forming new plants. Others spread through both seed and vegetative means.

Because movement and disposal of viable plant parts is restricted (see NH Regulations), viable invasive parts can't be brought to most transfer stations in the state. Check with your transfer station to see if there is an approved, designated area for invasives disposal. This fact sheet gives recommendations for rendering plant parts non-viable.

Control of invasives is beyond the scope of this fact sheet. For information about control visit www.nhinvasives.org or contact your UNH Cooperative Extension office.

New Hampshire Regulations

Prohibited invasive species shall only be disposed of in a manner that renders them nonliving and nonviable. (Agr. 3802.04)

No person shall collect, transport, import, export, move, buy, sell, distribute, propagate or transplant any living and viable portion of any plant species, which includes all of their cultivars and varieties, listed in Table 3800.1 of the New Hampshire prohibited invasive species list. (Agr 3802.01)

How and When to Dispose of Invasives?

To prevent seed from spreading remove invasive plants before seeds are set (produced). Some plants continue to grow, flower and set seed even after pulling or cutting. Seeds can remain viable in the ground for many years. If the plant has flowers or seeds, place the flowers and seeds in a heavy plastic bag "head first" at the weeding site and transport to the disposal site. The following are general descriptions of disposal methods. See the chart for recommendations by species.

Burning: Large woody branches and trunks can be used as firewood or burned in piles. For outside burning, a written fire permit from the local forest fire warden is required unless the ground is covered in snow. Brush larger than 5 inches in diameter can't be burned. Invasive plants with easily airborne seeds like black swallow-wort with mature seed pods (indicated by their brown color) shouldn't be burned as the seeds may disperse by the hot air created by the fire.

Japanese knotweed
Polygonum cuspidatum
USDA-NRCS PLANTS Database / Britton, N.L., and A. Brown. 1913. *An illustrated flora of the northern United States, Canada and the British Possessions.* Vol. 1: 676.

Bagging (solarization): Use this technique with softer-tissue plants. Use heavy black or clear plastic bags (contractor grade), making sure that no parts of the plants poke through. Allow the bags to sit in the sun for several weeks and on dark pavement for the best effect.

Tarping and Drying: Pile material on a sheet of plastic and cover with a tarp, fastening the tarp to the ground and monitoring it for escapes. Let it dry for several weeks.

Chipping: Use this method for woody plants that don't reproduce vegetatively.

Burying: This is risky, but can be done with watchful diligence. Lay thick plastic in a deep pit before placing the cut up plant material in the hole. Place the material away from the edge of the plastic before covering it with more heavy plastic. Eliminate as much air as possible and toss in soil to weight down the material in the pit. Note that the top of the buried material should be at least three feet underground. Japanese knotweed should be at least 5 feet underground!

Drowning: Fill a large barrel with water and place soft-tissue plants in the water. Check after a few weeks and look for rotted plant material (roots, stems, leaves, flowers). Well-rotted plant material may be composted. A word of caution- seeds may still be viable after using this method. Do this before seeds are set. This method isn't used often. Be prepared for an awful stink!

Composting: Invasive plants can take root in compost. Don't compost any invasives unless you know there is no viable (living) plant material left. Use one of the above techniques (bagging, tarping, drying, chipping, or drowning) to render the plants non-viable before composting. Closely examine the plant before composting and avoid composting seeds.

Finally, *be diligent* looking for seedlings for *years* in areas where removal and disposal took place.

Suggested Disposal Methods for Non-Native Invasive Plants

This table provides information concerning the disposal of removed invasive plant material. If the infestation is treated with herbicide and left in place, these guidelines don't apply. Don't bring invasives to a local transfer station, unless there is a designated area for their disposal, or they have been rendered non-viable. This listing includes wetland and upland plants from the New Hampshire Prohibited Invasive Species List. The disposal of aquatic plants isn't addressed.

Plant Name	Method of Reproducing	Time of Year To Dispose	Methods of Disposal
Woody Plants*	**Fruit/Seeds**		
Norway Maple *(Acer platanoides)* European Barberry *(Berberis vulgaris)* Japanese Barberry *(Berberis thunbergii)* Autumn Olive *(Elaeagnus umbellata)* Burning Bush *(Euonymus alatus)*		Prior to fruit/seed ripening	Seedlings and small plants. ▪ Pull or cut and leave on site with roots up. No special care needed. Larger plants ▪ Use as firewood. ▪ Make a brush pile. ▪ Chip. ▪ Burn.
Morrow's Honeysuckle *(Lonicera morrowii)* Tatarian Honeysuckle *(Lonicera tatarica)* Showy Bush Honeysuckle *(Lonicera x bella)* Common Buckthorn *(Rhamnus cathartica)* Glossy Buckthorn *(Frangula alnus)*		After fruit/seed is ripe	Don't remove from site. ▪ Burn. ▪ Make a covered brush pile. ▪ Chip once all fruit has dropped from branches. ▪ Leave resulting chips on site and monitor.
Woody Plants*	**Fruits/Seeds/Plant Fragments**		
Oriental Bittersweet *(Celastrus orbiculatus)* Multiflora Rose *(Rosa multiflora)*		Prior to fruit/seed ripening	Seedlings and small plants. ▪ Pull or cut and leave on site with roots up. No special care needed. Larger plants ▪ Make a brush pile. ▪ Burn.
		After fruit/seed is ripe	Don't remove from site. ▪ Burn. ▪ Make a covered brush pile. ▪ Chip – only after material has fully dried (1 year) and all fruit has dropped from branches. Leave resulting chips on site and monitor.

Plant Name	Method of Reproducing	Time of Year To Dispose	Methods of Disposal
Non-woody plants	**Fruits/Seeds**		
Garlic Mustard *(Alliaria petiolata)* Spotted Knapweed *(Centaurea maculosa)* ▪ Sap of related knapweed can cause skin irritation and tumors. Wear gloves when handling. Black Swallow-wort *(Cynanchum nigrum)* ▪ May cause skin rash. Wear gloves and long sleeves when handling. Pale swallow-wort *(Cynanchum rossicum)* Giant Hogweed *(Heracleum mantegazzianum)* ▪ Can cause major skin rash. Wear gloves and long sleeves when handling. Dame's Rocket *(Hesperis matronalis)* Perennial Pepperweed *(Lepidium latifolium)* Purple loosestrife *(Lythrum salicaria)* Japanese Stilt Grass *(Microstegium vimineum)* Mile-a-Minute Weed *(Polygonum perfoliatum)*		Prior to flowering	Depends on scale of infestation Small infestation: ▪ Remove and scatter Large infestation: ▪ Remove and pile. (You can pile on or cover with plastic sheeting) ▪ Monitor. Remove any re-sprouting material
		During and following flowering	Do nothing until the following year; Or Remove flowering heads and bag and let rot. Small infestation: ▪ Remove and scatter remaining material Large infestation: ▪ Remove and pile remaining material. (You can pile on or cover with plastic sheeting) ▪ Monitor. Remove any re-sprouting material
Non-woody plants *	**Fruits/seeds/plant parts**		
Common Reed *(Phragmites australis)* Japanese Knotweed *(Polygonum cuspidatum)* Bohemian Knotweed *(Polygonum x bohemicum)*	Primary means of spread in these species is by plant parts. Although all care should be given to preventing the dispersal of seed during control activities, the presence of seed doesn't materially influence disposal activities.		Small infestation: ▪ Bag all plant material and let rot. ▪ Never pile and use resulting material as compost. ▪ Burn Large infestation: ▪ Remove material to unsuitable habitat (dry, hot sunny or dry shaded location) and scatter or pile. • Monitor and remove any sprouting material. • Pile, let dry, and burn.

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March 22, 2022

To: Zoning Board of Adjustment

Re: Case # 2022-05 Special Exception from Article VI, Section 6.02.6:B

Wetland Buffer disturbance for a proposed expansion at Amherst Label (Map15Lot15) located at 15 Westchester Drive.

To the Board,

The Conservation Commission met with the applicant at the March 10, 2022 meeting, and subsequently at an on-site review on Monday March 12th. The members' comments are listed below.

The six Criteria for Special Exception Evaluation with MCC comments italicized

1. The need for the impact.
   - The MCC would like a smaller warehouse to reduce the impact on the buffer.
   - The applicant refers to the current condition of the site which has no stormwater management systems in place. Their argument is that the stormwater retention basin will add to the functionality of the buffer and will be better than what is currently on the site. The preliminary design presented to the MCC will be a manmade structure that will not be able to provide the services, beyond water treatment, that the current buffer provides to the habitat surrounding the Amherst Label facility.

2. The impact on plants, fish, and wildlife.
   This encroachment on the wetland buffer will impact the movement of wildlife across the landscape. A manmade structure that is designed to hold water will not offer much in the way of cover, as opposed to the existing wooded landscape that exists. A large bull pine will be removed. It provides shade, air quality treatment, water infiltration and treatment; several natural services that will not be provided by this stormwater retention basin. This wetland buffer also serves as an ecological buffer providing ecosystem functions beyond the retention and treatment of stormwater. A more creatively designed retention basin that incorporates the existing trees would lessen the impact to the buffer.

3. The impact on the quantity and quality of surface and ground water.
   A properly designed retention basin will manage the stormwater to protect the quantity and quality of water that infiltrates to the water table. The MCC asked the applicant to consider incorporating some of the larger trees, including the bull pine, into the retention basin design. There is a lot of research done by the UNH Stormwater Center which would assist the applicant with a more natural retention and treatment stormwater system design.

4. The potential to cause or increase flooding, erosion, or sedimentation.
   There does not appear to be a reason to expect increased flooding, erosion, or sedimentation.

5. The cumulative impact if all parties abutting this wetland or buffer were permitted to make equivalent alterations to the landscape.
   This retention and treatment basin will be designed to manage and treat stormwater. However, the buffer provides more services than just water treatment. These services aren't adequately replaced with a manmade structure as designed. Incorporating some of the existing trees and shrubs which are treating the stormwater currently, would mitigate some of the impacts of this proposed buffer activity. There would be a noticeable impact if all the landowners replaced their natural buffer with a vegetated swale along Tucker Brook.

6. The impact of the proposed project on the values and functions of the total wetland or wetland complex.
   Per #2, Wetland Buffers provide services in addition to simple filtration and regulation of water flow, notably habitat features required by characteristic wetland flora and fauna. The planned encroachment would severely degrade the latter.

Summary: This location was originally developed in the knowledge that the border with Tucker Brook is formally designated as a Wetland Buffer. That Buffer forms one boundary limit on development at the site.
The proposed work in the buffer will significantly compromise its existence, thereby reducing its value. It also requires the removal of a pine tree of unusual size and age which provides notable ecological value far above and beyond the already important substrate stability provided by its roots.

The Commission does not support the request for a Special Exception as presented in the current plan and requests the developer revise the plan to accommodate the comments made here with a view to minimizing its impact, or preferably eliminating the need altogether for a Special Exception.

Very Respectfully,

John Yule,
Milford Conservation Commission