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Application for Special Exception

The Q

Ponemah Hill Road, Milford, NH

Tax Map 43 Lot 69

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May 19, 2022



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

PROPERTY INFORMATION

Street Address: Ponemah Hill Road

Tax Map / Parcel #: Map 43 Lot 69 Lot Size: 60.73 acres +/-

PROPERTY CURRENTLY USED AS

Vacant land - historic quarry site

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

PROPERTY OWNER

Name: Salt Creek Properties, L.L.C.

Address: P.O. Box 967

City/State/Zip: Amherst, New Hampshire 03031

Phone: () (603) 554-1749

Email: tqinn@tfqtitle.com

APPLICANT/REPRESENTATIVE

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: TM Bolduc Holdings, LLC

Address: c/o Devine Millimet, 111 Amherst Street

City/State/Zip: Manchester, NH 03101

Email: cswiniarski@devinemillimet.com

Phone: () 603-695-8709 Cell: ()

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

5/19/22

Property Owner's signature

Date:

Date Received: _____

Case Number: _____

Application Number: _____

Hearing Date: _____

Decision Date: _____

Decision: _____

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 _____	
Amount received:	
Date Received:	
Check _____ Cash _____	

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



ZBA Application – Special Exception
MILFORD ZONING BOARD OF ADJUSTMENT

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

PROPERTY INFORMATION

Street Address: Ponemah Hill Road

Tax Map / Parcel #: Map 43, Lot 69

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

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

What section of the Zoning Ordinance are you applying under?

Article 5 Section 5.8 C and/or 7.7 C

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

Multi-family residential development

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

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

General Criteria Section 10.02.1

Describe the project you are requesting a Special Exception for:

Redevelop abandoned old quarry property into 6 buildings of multi-family housing with approximately 216 units on approximately 43 acres of available land on a parcel which is approximately 60 acres.

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 project narrative and special exception criteria at Tab 3

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

see project narrative and special exception criteria at Tab 3

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

see project narrative and special exception criteria at Tab 3

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

see project narrative and special exception criteria at Tab 3

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

see project narrative and special exception criteria at Tab 3

May 19, 2022

VIA Hand Delivery
Zoning Board of Adjustment (the "Board")
Town of Milford
1 Union Square
Milford, NH 03055

RE: Application for Special Exception (the "Application") of TM Bolduc Holdings, LLC (the "Applicant") for building heights in excess of 35 feet at Tax Map 43 Lot 69, on Ponemah Hill Road, Milford, NH (the "Property")

Hello Board Members:

The purpose of this submission is to provide you with the information evidencing the Applicant's compliance with the Special Exception criteria set forth in of the Town of Milford Zoning Ordinance, 2022 Edition (the "Ordinance"). Specifically, this submission addresses the special exception criteria for building heights in excess of 35 feet as set forth in § 5.05.8 C (C District) or § 5.07.7 C (LC District) of the Ordinance.

INTRODUCTION

The Property is an approximately 61 acre parcel located off of Ponemah Hill Road. It is in partially in the C zoning district, and partially in the LCB zoning district. The Property is currently vacant land, but was historically one of the many granite quarries in Milford. The Property is surrounded by dense vegetative buffers to the North, South, East, and partially to the West, with some commercial development to the South West on Hammond Road. Access to the Property and proposed development would be via Stoneyard Drive out to Route 13, linking residents to Rt 101.

The Applicant requests a Special Exception to construct six (6) buildings in the development at heights that exceed the Ordinance's stated maximums of 40 (C District) and 35 (LC District) feet. Specifically, both § 5.05.8 (C District) or § 5.07.7 (LC District) state as follows (highlighting added):

5.05.8 HEIGHT REQUIREMENTS (2005)

A. *The maximum height of a building or structure in the Commercial District shall be forty (40) feet, except as noted in B. below.*

B. The maximum height of school and municipal buildings or structures in the Commercial District shall be forty-five (45) feet.

C. A Special Exception shall be required for heights greater than allowed in either A or B above.

5.07.7 HEIGHT REQUIREMENTS (2005)

A. The maximum height of a building or structure in the Limited Commercial-Business District shall be thirty-five (35) feet, except as noted in B. below.

B. The maximum height of school and municipal buildings or structures in the Limited Commercial-Business District shall be forty-five (45) feet.

C. A Special Exception shall be required for heights greater than allowed in either A or B above.

The Applicant seeks the Special Exception analyzed below to construct the six (6) buildings of the proposed development at the heights set forth in the table below. Building designations are shown on the Conceptual Site Plan found at Tab 4. The elevations showing the heights are depicted on the Elevation Plans found at Tab 5. The maximum height of buildings by the Special Exception sought in this Application will be 56 feet.

Building	Front Height	Rear Height	Side Heights
B	56'	56'	56'
C	56'	56'	56'
D	56'	56'	56'
E	56'	56'	56'
F	56'	46'	51'
G	56'	46'	51'

ANALYSIS

Section 10.02.1 of the Ordinance provides the following special exception criteria in pertinent part:

The Board of Adjustment, in acting on an application for a special exception shall take into consideration the following conditions: (1992)

- A. *The proposed use shall be similar to those permitted in the district.*
- B. *The specific site is an appropriate location for the proposed use.*
- C. *The use as developed will not adversely affect the adjacent area.*
- D. *There will be no nuisance or serious hazard to vehicles or pedestrians.*
- E. *Adequate appropriate facilities will be provided for the proper operation of the proposed*

use.

The Applicant provides the following analysis for each of the foregoing criteria:

A. The proposed use shall be similar to those permitted in the district.

The proposed use is a multi-family residential development, which is expressly permitted in both the LC and C Districts. Sections 5.05.01 P (C District) and 5.07.01 H (LC District) specifically allow as an "Acceptable Use" the following:

"Two-family and multi-family dwellings and their accessory uses and structures, with their related conditions set forth in the Residence "B" District."

Section 5.03.01 C. (pertaining to the RB District) specifically allows as an "Acceptable Use" the following:

"Multi-family dwellings with municipal sewerage and water systems and their accessory uses and structures."

The proposed project that is the subject of this Application will be served by municipal sewerage and water systems accessed from Ponemah Hill Road via the gated utility road shown at the Eastern edge of the Conceptual Site Plan at Tab 4. It is therefore fully compliant with this criteria for Special Exception.

Similar use completed in the past five years located east of the Property.



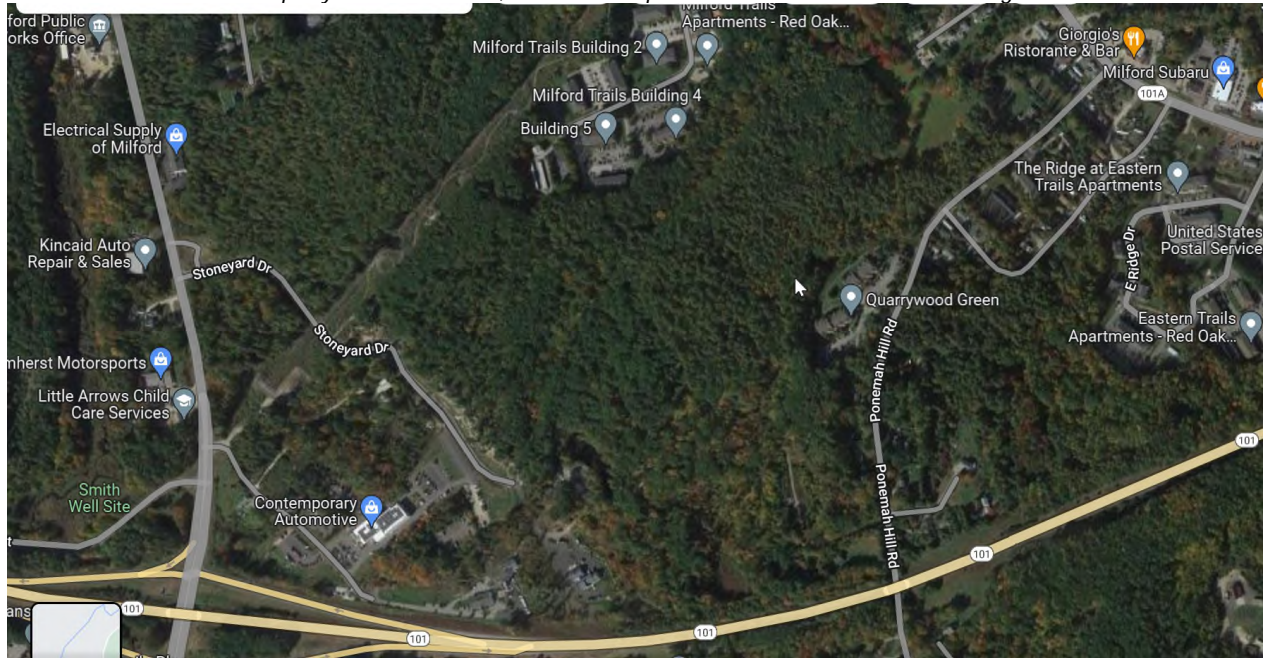
B. The specific site is an appropriate location for the proposed use.

The Property is quite perfectly suited for the proposed use. Among other things:

- Proposed use is expressly allowed in the zoning district in which the Property is located
- Access to the property is virtually direct to Route 13 from Stoneyard Road and from there only approximately 1,500 feet to Route 101.
- The Property is not visible from residential properties in the community, or from Route 13 or Route 101.

- The proposed project on the Property is an adaptive re-use of a historic quarry site that utilizes the land for much needed housing while leaving large areas of land undeveloped and green.
- The proposed project conserves vast wetlands while making the best use of the density allowed by the Ordinance, i.e., 5 units per acre.

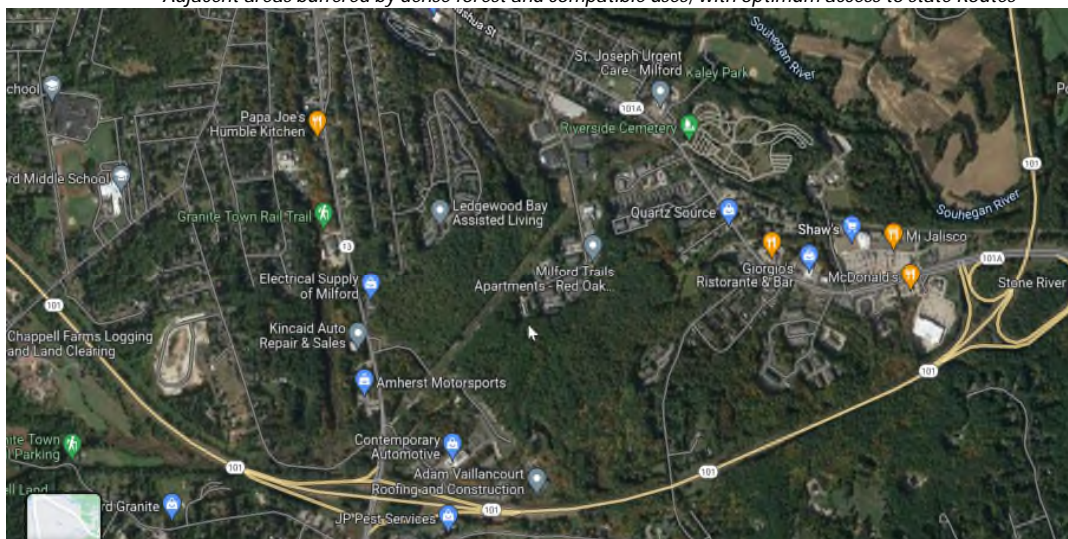
Property shown at middle, with several apartments and amenities surrounding



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

Quite the opposite, proposed use will be a vital enhancement to the adjacent commercial areas on Route 13 and Route 101, providing a significant additional customer base that will be an economic boost to this micro-economy. This economic boost comes with no discernable detriment, as the buildings even at their tallest 56 foot height will not be visible from any surrounding properties. There will be no adverse effect on water supplies or septic capabilities, as the project will utilize municipal utilities for both.

Adjacent areas buffered by dense forest and compatible uses, with optimum access to state Routes



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

The proposed project has no discernable way to cause nuisance or hazard to pedestrians or vehicles. As stated above, the housing units will access Route 13 from Stoneyard Road only, and Route 101 from Route 13. The Applicant has commenced a traffic study in anticipation of its site plan review before the Planning Board. Preliminary results show no significant impact to vehicular traffic.

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

The proposed project requires no extraordinary facilities and will utilize municipal water and sewer. Residents of the community will have ample parking, including garage parking under several of the buildings. As shown on the Conceptual Site Plan, large areas of the development will remain green.

SUMMARY

The Applicant seeks to provide much needed housing by reuse of a historic granite quarry at the Property now abandoned. The proposal unquestionably meets the exception special exception criteria as noted above, and largely exceeds the criteria in several instances. The Ordinance expressly allows for the increased height that the Applicant seeks when the Special Exception criteria are met as set forth above. The Applicant therefore respectfully requests that this Board grant the Special Exception sought for 56' building heights for the proposed use described above, which will be known as "The Q." Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'CS', is positioned above the typed name of Christopher Swiniarski.

Christopher Swiniarski
Attorney for TM Bolduc Holdings, LLC



FRONT ELEVATION BUILDING B&D

NTS SCALE

THE Q at MILFORD
MILFORD, NEW HAMPSHIRE

BURNELL  **JOHNSON**
ARCHITECTS

80 STARK STREET, MANCHESTER, NEW HAMPSHIRE 03101
(603) 625-5098 (603) 625-5107 FAX

MAY 16, 2022

EMAIL: burnell@burnellarchitects.com



1 Front Bldg C Elev
SCALE: 1/8" = 1'-0"

FRONT ELEVATION BUILDING C
NOT SCALE

THE Q at MILFORD
MILFORD, NEW HAMPSHIRE

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MAY 16, 2022

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FRONT ELEVATION BUILDING F&G
SCALE 1/8" = 1'-0"

56'



LEFT SIDE BUILDING ELEVATION F&G
SCALE 1/8" = 1'-0"

51'

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MILFORD, NEW HAMPSHIRE

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MAY 16, 2022

EMAIL: burnell@burnellarchitects.com



46'

REAR ELEVATION BUILDING F&G
SCALE 1/8" = 1'-0"



51'

RIGHT SIDE BUILDING ELEVATION F&G
SCALE 1/8" = 1'-0"

THE Q at MILFORD
MILFORD, NEW HAMPSHIRE

BURNELL & JOHNSON
ARCHITECTS
80 STARK STREET, MANCHESTER, NEW HAMPSHIRE 03101
(603) 625-5098 (603) 625-5167 FAX

MAY 16, 2022

EMAIL: sburnell@burnellarchitects.com



100 foot Abutters List Report

Milford, NH
May 18, 2022

Subject Property:

Parcel Number: 043-069-000-000
CAMA Number: 043-069-000-000
Property Address: 0 PONEMAH HILL RD

Mailing Address: SALT CREEK PROPERTIES, LLC
PO BOX 967
AMHERST, NH 03031-0967

Abutters:

Parcel Number: 043-020-000-000
CAMA Number: 043-020-000-000
Property Address: SOUTH ST

Mailing Address: SALT CREEK PROPERTIES, LLC
PO BOX 967
AMHERST, NH 03031-0967

Parcel Number: 043-033-000-000
CAMA Number: 043-033-000-000
Property Address: 90 POWERS ST

Mailing Address: MILRED TWO FORTY, LLC
289 PINE ST
MANCHESTER, NH 03103

Parcel Number: 043-034-000-000
CAMA Number: 043-034-000-000
Property Address: 0 POWERS ST

Mailing Address: SUGDEN, THOMAS W & GLENDYSE %
LYNN CHAPUT
1501 S OCEAN DR APT 1106
HOLLYWOOD, FL 33019

Parcel Number: 043-063-000-000
CAMA Number: 043-063-000-000
Property Address: 102 PONEMAH HILL RD

Mailing Address: MARCOUX, JEFFREY R MORGAN,
ASHLEY N
102 PONEMAH HILL RD
MILFORD, NH 03055

Parcel Number: 043-064-000-000
CAMA Number: 043-064-000-000
Property Address: 100 PONEMAH HILL RD

Mailing Address: MORRIS, JOHN P & LORIANN T
100 PONEMAH HILL RD
MILFORD, NH 03055-4925

Parcel Number: 043-066-000-000
CAMA Number: 043-066-000-000
Property Address: 91 PONEMAH HILL RD

Mailing Address: O'REILLY, MAUREEN M
91 PONEMAH HILL RD
MILFORD, NH 03055-4926

Parcel Number: 043-067-000-000
CAMA Number: 043-067-000-000
Property Address: 79 PONEMAH HILL RD

Mailing Address: WHITE, ERIN
79 PONEMAH HILL RD
MILFORD, NH 03055-4926

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-01C-001
Property Address: 59 PONEMAH HILL RD #1-LL1

Mailing Address: NEW POINT, LLC
1 VILLAGE LN
LITTLETON, MA 01460

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-01C-002
Property Address: 59 PONEMAH HILL RD #1-LL2

Mailing Address: NEW POINT, LLC
1 VILLAGE LN
LITTLETON, MA 01460

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-01C-003
Property Address: 59 PONEMAH HILL RD #1-LL3

Mailing Address: NEW POINT, LLC
1 VILLAGE LN
LITTLETON, MA 01460



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100 foot Abutters List Report

Milford, NH
May 18, 2022

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-01C-004
Property Address: 59 PONEMAH HILL RD #1-LL4

Mailing Address: NEW POINT, LLC
1 VILLAGE LN
LITTLETON, MA 01460

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-01C-005
Property Address: 59 PONEMAH HILL RD #1-LL5

Mailing Address: NEW POINT, LLC
1 VILLAGE LN
LITTLETON, MA 01460

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-01C-101
Property Address: 59 PONEMAH HILL RD #1-101

Mailing Address: MORALES, LAUREN NICOLE
59 PONEMAH HILL RD #1-101
MILFORD, NH 03055

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-01C-102
Property Address: 59 PONEMAH HILL RD #1-102

Mailing Address: NEW POINT, LLC
1 VILLAGE LN
LITTLETON, MA 01460

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-01C-103
Property Address: 59 PONEMAH HILL RD #1-103

Mailing Address: LEBLANC, GUY
59 PONEMAH HILL RD 1-103
MILFORD, NH 03055

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-01C-104
Property Address: 59 PONEMAH HILL RD #1-104

Mailing Address: NEW POINT, LLC
1 VILLAGE LN
LITTLETON, MA 01460

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-01C-105
Property Address: 59 PONEMAH HILL RD #1-105

Mailing Address: NEW POINT, LLC
1 VILLAGE LN
LITTLETON, MA 01460

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-01C-106
Property Address: 59 PONEMAH HILL RD #1-106

Mailing Address: NEW POINT, LLC
1 VILLAGE LN
LITTLETON, MA 01460

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-01C-107
Property Address: 59 PONEMAH HILL RD #1-107

Mailing Address: DIMICK, JAY V
59 PONEMAH HILL RD#1-107
MILFORD, NH 03055-8955

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-01C-108
Property Address: 59 PONEMAH HILL RD #1-108

Mailing Address: NEW POINT, LLC
1 VILLAGE LN
LITTLETON, MA 01460

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-01C-109
Property Address: 59 PONEMAH HILL RD #1-109

Mailing Address: VOLKOV, IGOR & ALLA
59 PONEMAH HILL RD #1-109
MILFORD, NH 03055

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-01C-110
Property Address: 59 PONEMAH HILL RD #1-110

Mailing Address: NEW POINT, LLC
1 VILLAGE LN
LITTLETON, MA 01460



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100 foot Abutters List Report

Milford, NH
May 18, 2022

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-01C-201
Property Address: 59 PONEMAH HILL RD #1-201

Mailing Address: MCBEE, STEVEN C
650 ROBBINS AVE APT 37
DRACUT, MA 01826-5165

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-01C-202
Property Address: 59 PONEMAH HILL RD #1-202

Mailing Address: NEW POINT, LLC
1 VILLAGE LN
LITTLETON, MA 01460

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-01C-203
Property Address: 59 PONEMAH HILL RD #1-203

Mailing Address: NEW POINT, LLC
1 VILLAGE LN
LITTLETON, MA 01460

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-01C-204
Property Address: 59 PONEMAH HILL RD #1-204

Mailing Address: BOUTOT, KATHLEEN M
59 PONEMAH HILL RD #1-204
MILFORD, NH 03055-8955

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-01C-205
Property Address: 59 PONEMAH HILL RD #1-205

Mailing Address: LANZARA, THOMAS E
340 BROAD ST
NASHUA, NH 03063-3036

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-01C-206
Property Address: 59 PONEMAH HILL RD #1-206

Mailing Address: REIS, ANTONIO D & MARIA G F
23 ECHO AVE
NASHUA, NH 03062

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-01C-207
Property Address: 59 PONEMAH HILL RD #1-207

Mailing Address: NEW POINT, LLC
1 VILLAGE LN
LITTLETON, MA 01460

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-01C-208
Property Address: 59 PONEMAH HILL RD #1-208

Mailing Address: FORREST, PETER A & KATHLEEN
59 PONEMAH HILL RD #1-208
MILFORD, NH 03055-8955

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-01C-209
Property Address: 59 PONEMAH HILL RD #1-209

Mailing Address: ST.ONGE, KEVIN M
154 STABLE RD
MILFORD, NH 03055

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-01C-210
Property Address: 59 PONEMAH HILL RD #1-210

Mailing Address: KING, WILLIAM H & DEBORAH L
16 PULPIT RUN
AMHERST, NH 03031

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-01C-301
Property Address: 59 PONEMAH HILL RD #1-301

Mailing Address: NEW POINT, LLC
1 VILLAGE LN
LITTLETON, MA 01460

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-01C-302
Property Address: 59 PONEMAH HILL RD #1-302

Mailing Address: NEW POINT, LLC
1 VILLAGE LN
LITTLETON, MA 01460



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100 foot Abutters List Report

Milford, NH
May 18, 2022

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-01C-303
Property Address: 59 PONEMAH HILL RD #1-303

Mailing Address: WHITNEY, MARCIA J
59 PONEMAH HILL RD 1-303
MILFORD, NH 03055

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-01C-304
Property Address: 59 PONEMAH HILL RD #1-304

Mailing Address: FRASER, KARAENA M
59 PONEMAH HILL RD 1-304
MILFORD, NH 03055

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-01C-305
Property Address: 59 PONEMAH HILL RD #1-305

Mailing Address: MCLAUGHLIN, KATHLEEN
59 PONEMAH HILL RD #1- 305
MILFORD, NH 03055-8955

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-01C-306
Property Address: 59 PONEMAH HILL RD #1-306

Mailing Address: SCHULT, CATHY
59 PONEMAH HILL RD #1-306
MILFORD, NH 03055-8955

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-01C-307
Property Address: 59 PONEMAH HILL RD #1-307

Mailing Address: HAMMES, KAREN S & STEVEN J
TRSTEES HAMMES, KAREN S RVCBL
TRST
72 JOSLIN RD
MILFORD, NH 03055-4212

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-01C-308
Property Address: 59 PONEMAH HILL RD #1-308

Mailing Address: NEW POINT, LLC
1 VILLAGE LN
LITTLETON, MA 01460

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-02C-001
Property Address: 59 PONEMAH HILL RD #2-LL1

Mailing Address: NEW POINT, LLC
1 VILLAGE LN
LITTLETON, MA 01460

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-02C-002
Property Address: 59 PONEMAH HILL RD #2-LL2

Mailing Address: HOSS ENTERPRISES LLC
115 EMERSON RD
MILFORD, NH 03055

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-02C-003
Property Address: 59 PONEMAH HILL RD #2-LL3

Mailing Address: NEW POINT, LLC
1 VILLAGE LN
LITTLETON, MA 01460

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-02C-004
Property Address: 59 PONEMAH HILL RD #2-LL4

Mailing Address: NEW POINT, LLC
1 VILLAGE LN
LITTLETON, MA 01460

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-02C-005
Property Address: 59 PONEMAH HILL RD #2-LL5

Mailing Address: NEW POINT, LLC
1 VILLAGE LN
LITTLETON, MA 01460

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-02C-101
Property Address: 59 PONEMAH HILL RD #2-101

Mailing Address: NEW POINT, LLC
1 VILLAGE LN
LITTLETON, MA 01460



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100 foot Abutters List Report

Milford, NH
May 18, 2022

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-02C-102
Property Address: 59 PONEMAH HILL RD #2-102

Mailing Address: NEW POINT, LLC
1 VILLAGE LN
LITTLETON, MA 01460

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-02C-103
Property Address: 59 PONEMAH HILL RD #2-103

Mailing Address: NEW POINT, LLC
1 VILLAGE LN
LITTLETON, MA 01460

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-02C-104
Property Address: 59 PONEMAH HILL RD #2-104

Mailing Address: ZHENG, GUI Y
1 PINE ACRES RD
AMHERST, NH 03031

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-02C-105
Property Address: 59 PONEMAH HILL RD #2-105

Mailing Address: NEW POINT, LLC
1 VILLAGE LN
LITTLETON, MA 01460

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-02C-106
Property Address: 59 PONEMAH HILL RD #2-106

Mailing Address: NEW POINT, LLC
1 VILLAGE LN
LITTLETON, MA 01460

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-02C-107
Property Address: 59 PONEMAH HILL RD #2-107

Mailing Address: NEW POINT, LLC
1 VILLAGE LN
LITTLETON, MA 01460

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-02C-108
Property Address: 59 PONEMAH HILL RD #2-108

Mailing Address: WISSENBACH, SHEILA DOYLE, MARCY
59 PONEMAH HILL RD #2-108
MILFORD, NH 03055

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-02C-109
Property Address: 59 PONEMAH HILL RD #2-109

Mailing Address: DANFORTH, CHARLES & PAMELA
67 YOUNG RD
MILFORD, NH 03055

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-02C-110
Property Address: 59 PONEMAH HILL RD #2-110

Mailing Address: MCKAY, THERESA M HEIRS OF
59 PONEMAH HILL RD #2-110
MILFORD, NH 03055-8956

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-02C-201
Property Address: 59 PONEMAH HILL RD #2-201

Mailing Address: BRANDES, BYRON A
PO BOX 918
MILFORD, NH 03055

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-02C-202
Property Address: 59 PONEMAH HILL RD #2-202

Mailing Address: POND, JONATHAN TRSTEE POND,
JONATHAN RVCBL TRST
59 PONEMAH HILL RD 2-202
MILFORD, NH 03055-8956

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-02C-203
Property Address: 59 PONEMAH HILL RD #2-203

Mailing Address: BURNETT, JEFFREY K
10 KENDALL HILL RD
MONT VERNON, NH 03057



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5/18/2022

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100 foot Abutters List Report

Milford, NH
May 18, 2022

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-02C-204
Property Address: 59 PONEMAH HILL RD #2-204

Mailing Address: NEW POINT, LLC
1 VILLAGE LN
LITTLETON, MA 01460

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-02C-205
Property Address: 59 PONEMAH HILL RD #2-205

Mailing Address: NEW POINT, LLC
1 VILLAGE LN
LITTLETON, MA 01460

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-02C-206
Property Address: 59 PONEMAH HILL RD #2-206

Mailing Address: NEW POINT, LLC
1 VILLAGE LN
LITTLETON, MA 01460

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-02C-207
Property Address: 59 PONEMAH HILL RD #2-207

Mailing Address: NEW POINT, LLC
1 VILLAGE LN
LITTLETON, MA 01460

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-02C-208
Property Address: 59 PONEMAH HILL RD #2-208

Mailing Address: LIM, XIU QIN
1 PINE ACRES RD
AMHERST, NH 03031

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-02C-209
Property Address: 59 PONEMAH HILL RD #2-209

Mailing Address: NEW POINT, LLC
1 VILLAGE LN
LITTLETON, MA 01460

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-02C-210
Property Address: 59 PONEMAH HILL RD #2-210

Mailing Address: NEW POINT, LLC
1 VILLAGE LN
LITTLETON, MA 01460

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-02C-301
Property Address: 59 PONEMAH HILL RD #2-301

Mailing Address: NEW POINT, LLC
1 VILLAGE LN
LITTLETON, MA 01460

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-02C-302
Property Address: 59 PONEMAH HILL RD #2-302

Mailing Address: NEW POINT, LLC
1 VILLAGE LN
LITTLETON, MA 01460

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-02C-303
Property Address: 59 PONEMAH HILL RD #2-303

Mailing Address: HAMMES, STEVEN J & KAREN S
72 JOSLIN RD
MILFORD, NH 03055-4212

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-02C-304
Property Address: 59 PONEMAH HILL RD #2-304

Mailing Address: 59-304 PHR, LLC
60 MASON RD
MILFORD, NH 03055

Parcel Number: 043-068-00C-000
CAMA Number: 043-068-02C-305
Property Address: 59 PONEMAH HILL RD #2-305

Mailing Address: 59-305 PONEMAH HILL ROAD, LLC
60 MASON RD
MILFORD, NH 03055-0333



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100 foot Abutters List Report

Milford, NH
May 18, 2022

Parcel Number: 043-068-00C-000 CAMA Number: 043-068-02C-306 Property Address: 59 PONEMAH HILL RD #2-306	Mailing Address: NEW POINT, LLC 1 VILLAGE LN LITTLETON, MA 01460
Parcel Number: 043-068-00C-000 CAMA Number: 043-068-02C-307 Property Address: 59 PONEMAH HILL RD #2-307	Mailing Address: RICHARDSON, JASON M MEKELSKI, LISA A 59 PONEMAH HILL RD #2-307 MILFORD, NH 03055-8956
Parcel Number: 043-068-00C-000 CAMA Number: 043-068-02C-308 Property Address: 59 PONEMAH HILL RD #2-308	Mailing Address: MASSUA, VINCENT & LAURA TRUSTEES MASSUA FAMILY TRUST 7 PROFILE DR MERRIMACK, NH 03054
Parcel Number: 043-069-001-000 CAMA Number: 043-069-001-000 Property Address: 15 STONEYARD DR	Mailing Address: HAMMOND ROAD, LLC 15 STONEYARD DR MILFORD, NH 03055
Parcel Number: 043-071-000-000 CAMA Number: 043-071-000-000 Property Address: 30 HAMMOND RD	Mailing Address: HAMMER FAMILY REALTY I, LLC 219 CAMPBELL RD BEDFORD, NH 03110
Parcel Number: 043-072-000-000 CAMA Number: 043-072-000-000 Property Address: 12 HAMMOND RD	Mailing Address: SALT CREEK PROPERTIES, LLC PO BOX 967 AMHERST, NH 03031-0967
Parcel Number: 048-034-000-000 CAMA Number: 048-034-000-000 Property Address: 115 PONEMAH HILL RD	Mailing Address: SUTHERLAND, STEPHANIE H (FKA BYRNE) 115 PONEMAN HILL RD MILFORD, NH 03055-4926
Parcel Number: 048-037-000-000 CAMA Number: 048-037-000-000 Property Address: 35 EMERSON RD	Mailing Address: TDK REALTY LLC 35 EMERSON RD MILFORD, NH 03055-3517
Parcel Number: 048-038-000-000 CAMA Number: 048-038-000-000 Property Address: 45-47 EMERSON RD	Mailing Address: 45-47 EMERSON RD LLC 130 STABLE RD MILFORD, NH 03055
Parcel Number: 048-076-000-000 CAMA Number: 048-076-000-000 Property Address: 108 PONEMAH HILL RD	Mailing Address: MAYHEW, JAMISON E & LISA 108 PONEMAH HILL RD MILFORD, NH 03055
Parcel Number: 048-077-000-000 CAMA Number: 048-077-000-000 Property Address: 112 PONEMAH HILL RD	Mailing Address: ELSER, DEAN E & ANN M 112 PONEMAH HILL RD MILFORD, NH 03055-4925



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45-47 EMERSON RD LLC
130 STABLE RD
MILFORD, NH 03055

FRASER, KARAENA M
59 PONEMAH HILL RD 1-304
MILFORD, NH 03055

MARCOUX, JEFFREY R
MORGAN, ASHLEY N
102 PONEMAH HILL RD
MILFORD, NH 03055

59-304 PHR, LLC
60 MASON RD
MILFORD, NH 03055

HAMMER FAMILY REALTY I, L
219 CAMPBELL RD
BEDFORD, NH 03110

MASSUA, VINCENT & LAURA T
MASSUA FAMILY TRUST
7 PROFILE DR
MERRIMACK, NH 03054

59-305 PONEMAH HILL ROAD,
60 MASON RD
MILFORD, NH 03055-0333

HAMMES, KAREN S & STEVEN
HAMMES, KAREN S RVCBL TRS
72 JOSLIN RD
MILFORD, NH 03055-4212

MAYHEW, JAMISON E & LISA
108 PONEMAH HILL RD
MILFORD, NH 03055

BOUTOT, KATHLEEN M
59 PONEMAH HILL RD #1-204
MILFORD, NH 03055-8955

HAMMES, STEVEN J & KAREN
72 JOSLIN RD
MILFORD, NH 03055-4212

MCBEE, STEVEN C
650 ROBBINS AVE APT 37
DRACUT, MA 01826-5165

BRANDES, BYRON A
PO BOX 918
MILFORD, NH 03055

HAMMOND ROAD, LLC
15 STONEYARD DR
MILFORD, NH 03055

MCKAY, THERESA M HEIRS OF
59 PONEMAH HILL RD #2-110
MILFORD, NH 03055-8956

BURNETT, JEFFREY K
10 KENDALL HILL RD
MONT VERNON, NH 03057

HOSS ENTERPRISES LLC
115 EMERSON RD
MILFORD, NH 03055

MCLAUGHLIN, KATHLEEN
59 PONEMAH HILL RD #1- 305
MILFORD, NH 03055-8955

DANFORTH, CHARLES & PAMEL
67 YOUNG RD
MILFORD, NH 03055

KING, WILLIAM H & DEBORAH
16 PULPIT RUN
AMHERST, NH 03031

MILRED TWO FORTY, LLC
289 PINE ST
MANCHESTER, NH 03103

DIMICK, JAY V
59 PONEMAH HILL RD#1-107
MILFORD, NH 03055-8955

LANZARA, THOMAS E
340 BROAD ST
NASHUA, NH 03063-3036

MORALES, LAUREN NICOLE
59 PONEMAH HILL RD #1-101
MILFORD, NH 03055

ELSER, DEAN E & ANN M
112 PONEMAH HILL RD
MILFORD, NH 03055-4925

LEBLANC, GUY
59 PONEMAH HILL RD 1-103
MILFORD, NH 03055

MORRIS, JOHN P & LORIANN
100 PONEMAH HILL RD
MILFORD, NH 03055-4925

FORREST, PETER A & KATHLE
59 PONEMAH HILL RD #1-208
MILFORD, NH 03055-8955

LIM, XIU QIN
1 PINE ACRES RD
AMHERST, NH 03031

NEW POINT, LLC
1 VILLAGE LN
LITTLETON, MA 01460

O'REILLY, MAUREEN M
91 PONEMAH HILL RD
MILFORD, NH 03055-4926

VOLKOV, IGOR & ALLA
59 PONEMAH HILL RD #1-109
MILFORD, NH 03055

POND, JONATHAN TRSTEE
POND, JONATHAN RVCBL TRST
59 PONEMAH HILL RD 2-202
MILFORD, NH 03055-8956

WHITE, ERIN
79 PONEMAH HILL RD
MILFORD, NH 03055-4926

REIS, ANTONIO D & MARIA G
23 ECHO AVE
NASHUA, NH 03062

WHITNEY, MARCIA J
59 PONEMAH HILL RD 1-303
MILFORD, NH 03055

RICHARDSON, JASON M
MEKELSKI, LISA A
59 PONEMAH HILL RD #2-307
MILFORD, NH 03055-8956

WISSENBACH, SHEILA
DOYLE, MARCY
59 PONEMAH HILL RD #2-108
MILFORD, NH 03055

SALT CREEK PROPERTIES, LL
PO BOX 967
AMHERST, NH 03031-0967

ZHENG, GUI Y
1 PINE ACRES RD
AMHERST, NH 03031

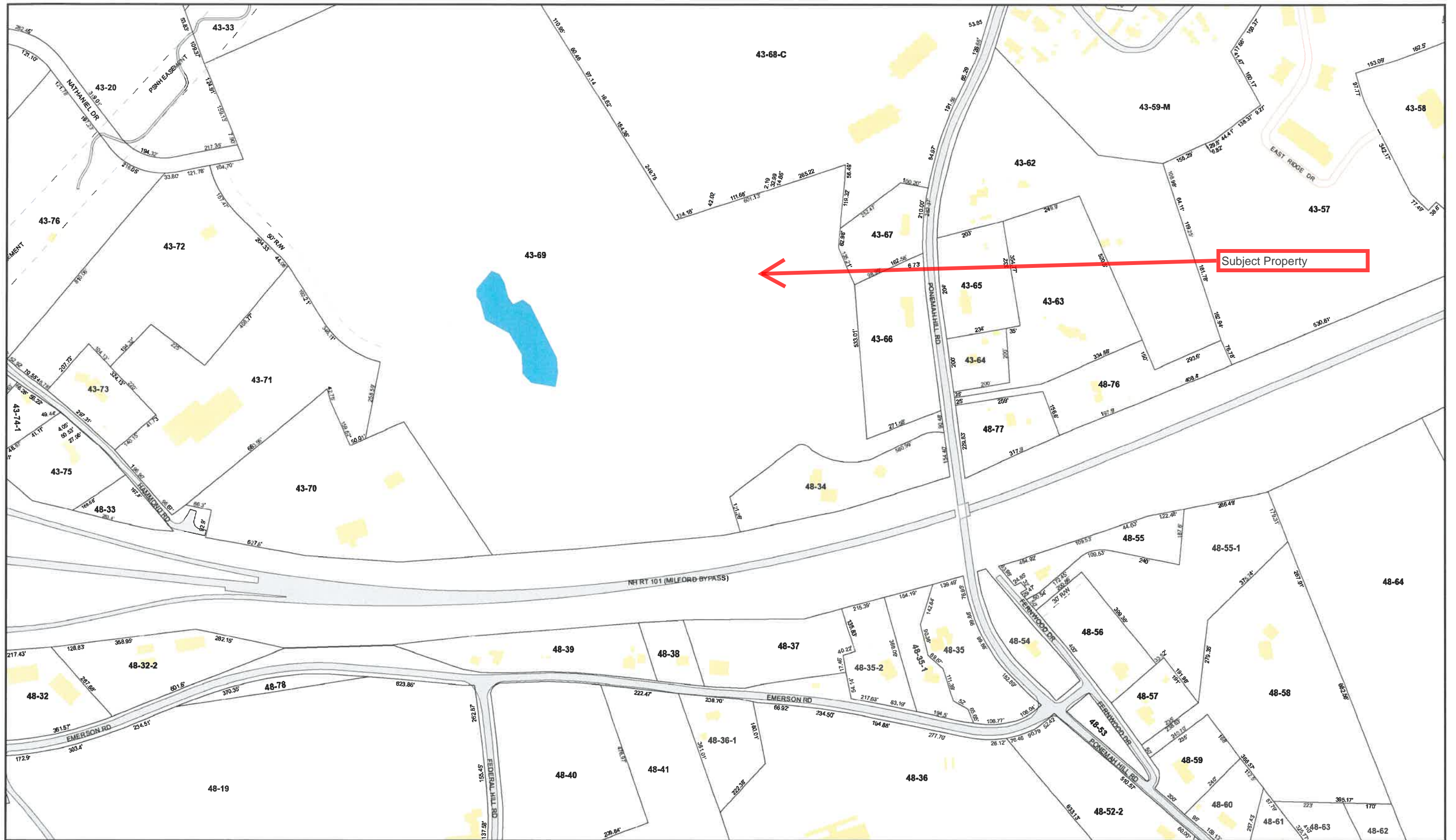
SCHULT, CATHY
59 PONEMAH HILL RD #1-306
MILFORD, NH 03055-8955

ST.ONGE, KEVIN M
154 STABLE RD
MILFORD, NH 03055

SUGDEN, THOMAS W & GLENDY
% LYNN CHAPUT
1501 S OCEAN DR APT 1106
HOLLYWOOD, FL 33019

SUTHERLAND, STEPHANIE H
115 PONEMAN HILL RD
MILFORD, NH 03055-4926

TDK REALTY LLC
35 EMERSON RD
MILFORD, NH 03055-3517

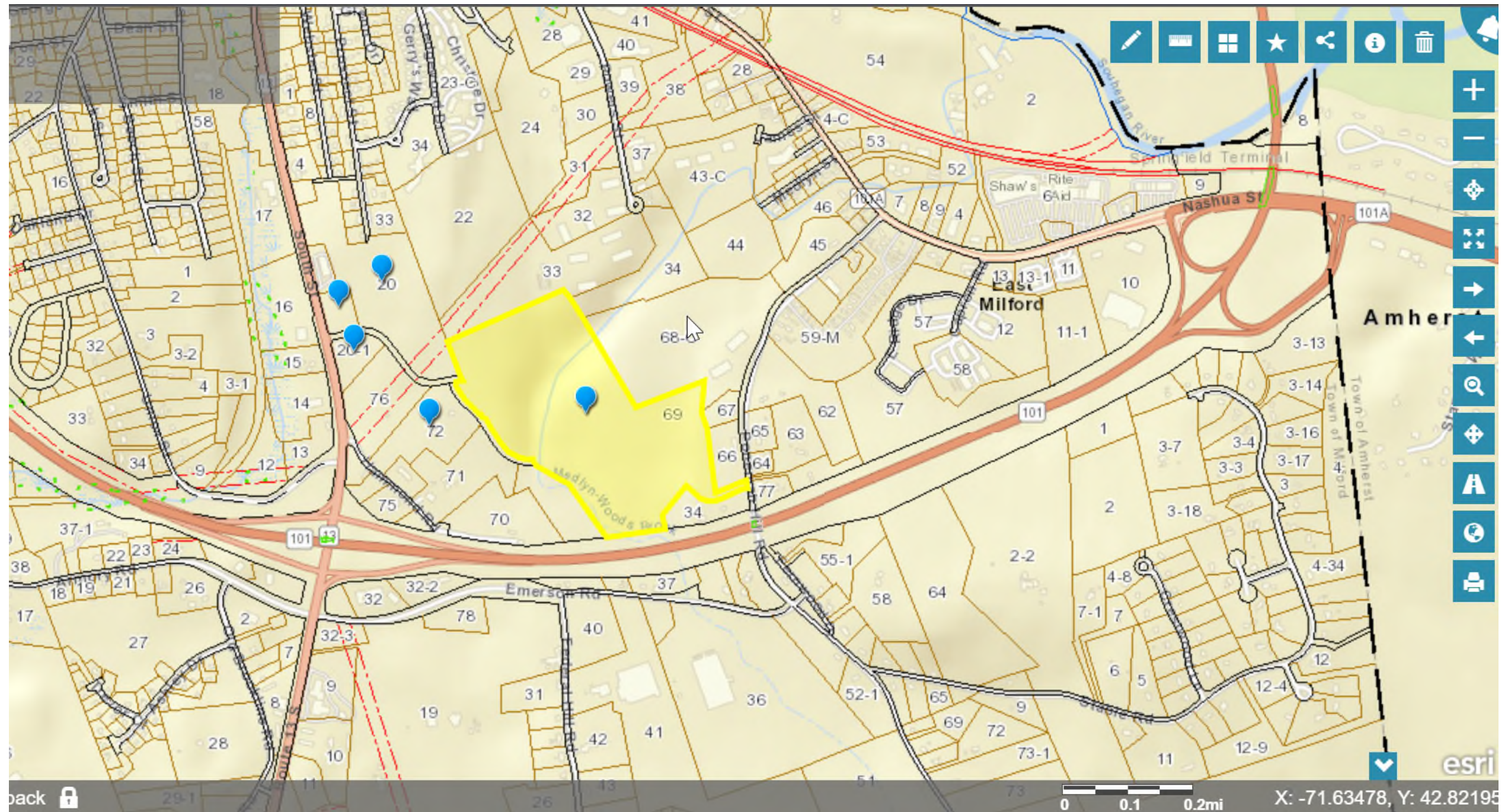


MILFORD, NH

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THE Q
Milford, NH



From: [Christopher Swiniarski](#)
To: [Lincoln Daley](#)
Subject: RE: -The Q Special Exception application - Returning your call
Date: Wednesday, June 8, 2022 3:54:36 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Hello Lincoln – Please consider this email the Applicant’s request to continue this matter until the ZBA’s scheduled hearing date of July 7, 2022. We are able to attend on June 16 but, given the board’s lengthy agenda and the relatively unlikelihood of being heard on the 16th, we are amenable to continue until July 7. Could you please confirm? Thanks!

-Chris

Christopher Swiniarski
Attorney
111 Amherst Street
Manchester, NH 03101
Office: 603-695-8709
Mobile: 617-515-4184
cswiniarski@devinemillimet.com
[Biography](#) | [LinkedIn](#)

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ATTORNEYS AT LAW 603-669-1000 | DEVINEMILLIMET.COM



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