

TOWN OF MILFORD

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



Administrative Review

Date: June 10, 2023
To: Andrea Kokko Chappell, Chair - Zoning Board of Adjustment
From: Terrey Dolan, Community Development Director
Subject: **Case #2023-02 689 North Main Street, LLC and Salt Creek Properties, LLC. for the property located at Tax Map 43, Lot 20-2. Variance Application**

The applicants are before the Board of Adjustment seeking a Variance from Milford Zoning Ordinance, Article VI, Sections 6.01.3.B.7 to allow the retail sale of petroleum products in the Groundwater Protection District on a property located in the Commercial and Limited Commercial Zoning Districts. In reviewing the files for this property, I offer the following comments:

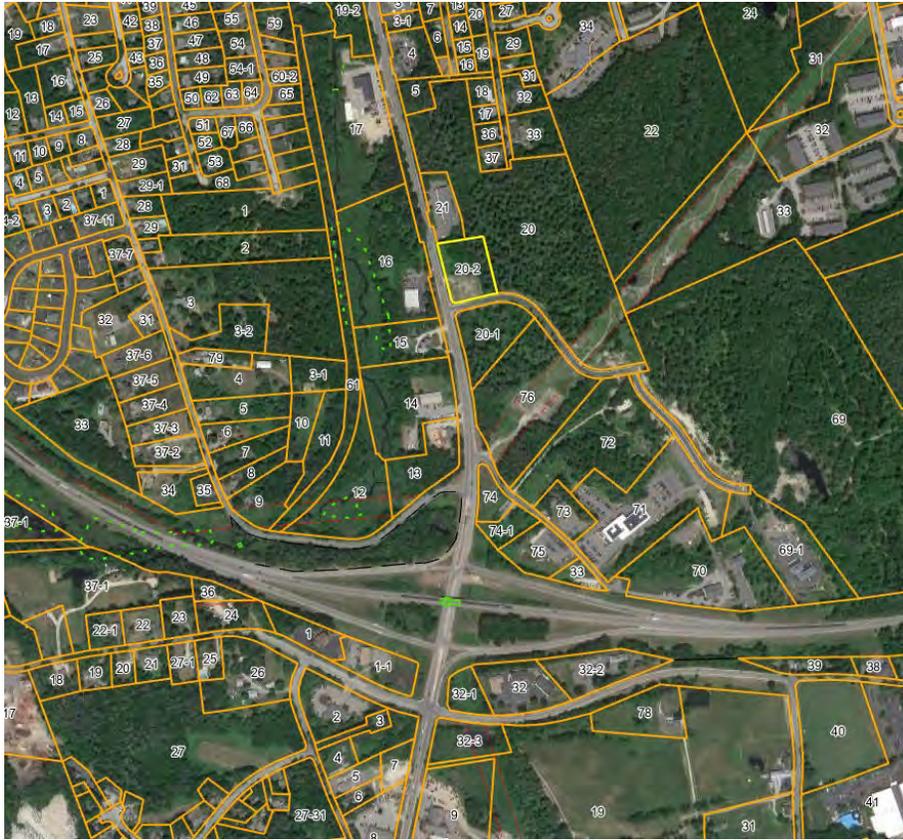
1. Existing Conditions:
 - a. The subject property is approximately two acres (87,120 sq. ft.) with approximately 324 feet of frontage on South Street and 234 linear feet of frontage on Nathaniel Drive. The property is undeveloped with a substantial forested area along the rear easter portion the property.
 - b. The property would be serviced by municipal water and sewer.
 - c. The subject property is primarily zoned Commercial with the remaining easterly portion falling in the Integrated Commercial Industrial Zoning District. The property is situated within the Town's southerly commercial corridor and close proximity to the Route 101 bypass (1,500 linear feet). To the north, the subject property abuts an existing commercial store, Electric Supply and undeveloped property. To the east, the property abuts undeveloped property and to the west, Kincaid Auto. To the south, the subject parcel abuts undeveloped land across Nathaniel Drive and to the southwest, a single-family residence.
 - d. The property falls within the Level 1 Groundwater Protection District. The purpose of the district is to preserve, maintain, and protect from contamination existing and potential groundwater supply areas.
2. On March 9, 2023, the applicants appeared before the Milford Conservation Commission to present the proposal and receive input and comments. The Conservation Commission tabled the discussion seeking additional site information contained in the wetland permit. Since that time, the Commission held site walk and met to discuss application on April 13, 2023. On June 8, 2023, the applicant appeared before the Commission seeking additional guidance and input. See attached Commission memorandum.
3. The applicant is seeking relief from Milford Zoning Ordinance, Article VI, Sections 6.01.3.B.7 to allow the retail sale of petroleum products in the Groundwater Protection District. Although the Ordinance contains certain exemptions the use/storage of liquid petroleum products, the retails sale of petroleum products and exceeding the 5,000 gallon aggregate tank capacity is prohibited in the Level I Groundwater Protection District. Thus, the Applicant requires a Variance to permit such use.
4. The applicant has a filed a concurrent Special Exception Application (see Case #2023-01) from the Milford Zoning Ordinance, Article VI, Sections 6.02.6.A and B to disturb approximately 2,299 square feet of wetlands area and 7,202 square feet of wetland buffer area to allow the construction gas station store, pump stations, access driveway and parking areas, and related stormwater water management structures.

In addition to requiring a Special Exception and Variance, the project will also require approval by the Planning Board for a major site plan application, subdivision application (lot line adjustment) and local stormwater permit. It is recommended that the Board request formal input from the Planning Board.

In addition to local permitting, the project will require both a Wetlands Permit and Alteration of Terrain Permit from NHDES

5. As part of the Board deliberation, the applicant should be prepared to discuss the following:
 - a. The applicant should explain what stormwater management design alternatives were considered to minimize the overall impact the Groundwater Protect District, the delineated wetland resource area, and buffer.
 - b. The applicant should details what spill prevention control countermeasures will be place. As a condition, it is recommended that the operator of the facility submit a spill prevention control countermeasures (SPCC) plan to be approved by both the Planning Board and the Fire Department.
 - c. The applicant should explain how the project will ensure the continued protection of the Town's groundwater and meet the Town's Stormwater Ordinance.
 - d. The applicant should demonstrate how the project will comply with the Zoning Ordinance, Section 6.01.2 Performance Standards (relevant sub-sections).

Aerial Photos of Subject Property:





Zoning Map

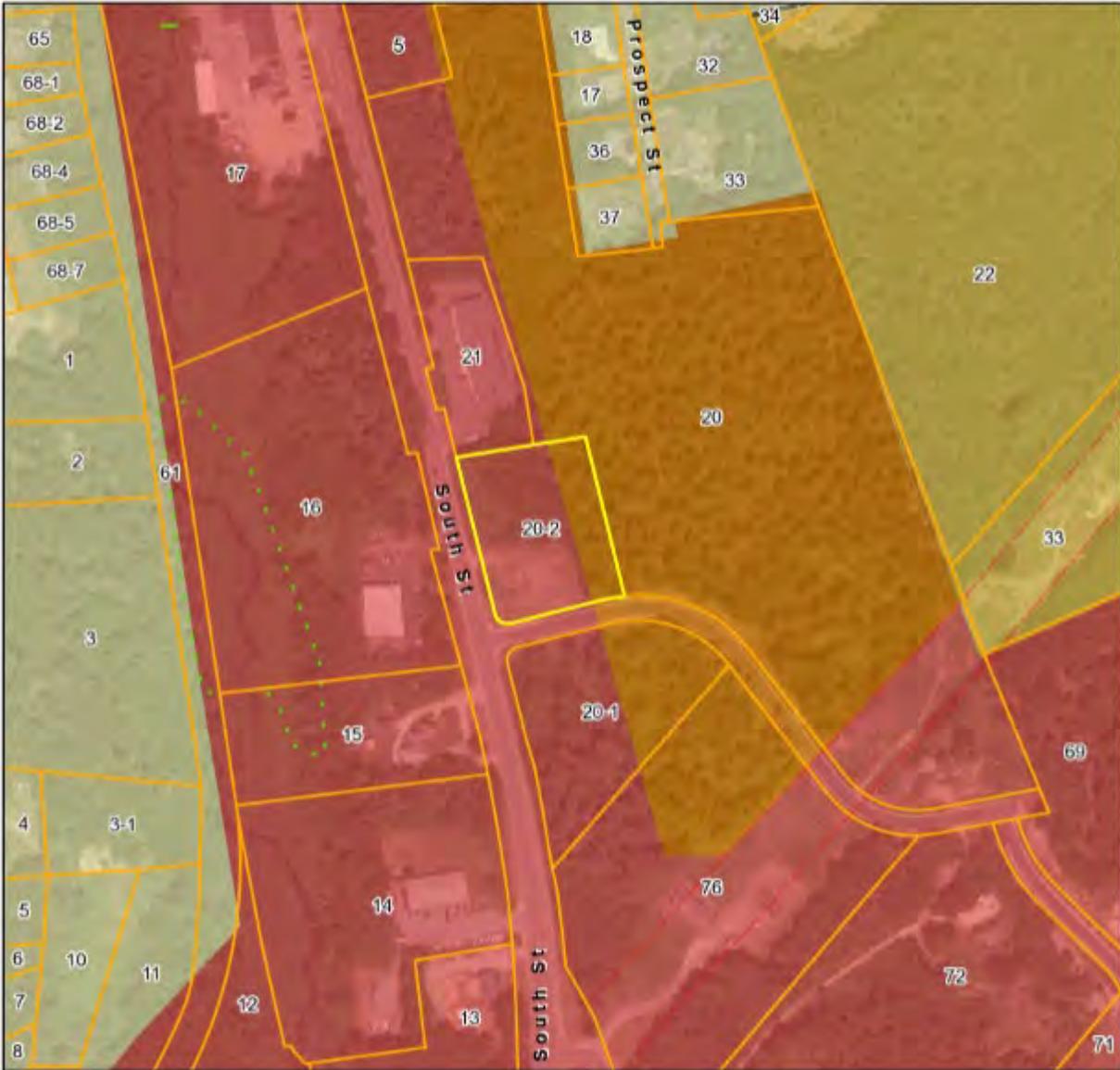
Town of Milford, NH

1 inch = 300 Feet



www.cai-tech.com

March 13, 2023



Parcel - Poly	Wetland	Limited Commercial
Street Names	Right of Way	Residence A
Private Road	Utility	Residence B
Property Line	Bridge	
Public Road	Commercial	

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Groundwater Protection District

Town of Milford, NH

1 inch = 500 Feet



www.cai-tech.com

March 13, 2023



Parcel - Poly	Wetland	RoadNotPar
Private Road	Private Road ROW	Level 1 Protection Area
Property Line	Utility	Level 2 Protection Area
Public Road	Bridge	

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

February 16, 2023

Town of Milford
Planning Development
Zoning Board of Adjustments
1 Union Square
Milford, New Hampshire 03055



**Re: Variance & Special Exception Application
Route 13 Gas Station - Tax Map 43; Lot 20-2
Corner of South Street (Route 13) & Nathaniel Drive
Milford, New Hampshire 03101 - KNA Project # 21-0526-1A**

Dear Chairman and Board Members:

The above referenced parcel is being submitted for a Variance and Special Exception from the Milford Zoning Board. The property is located at the corner of South Street and Nathaniel Drive. The variance requested is from **Article VI Overlay Districts; Section 6.01.3 Uses; B.7.a Prohibited Uses** to allow for the retail sale of petroleum projects and Special Exceptions are from **Article VI Overlay Districts; Section 6.02.6.A & B Special Exception is Required** for to fill the existing wetland pocket and wetland buffer areas on the parcel for site circulation. The included documents outline the applicants request for this variance and Special Exception. All required information has been included within the submittal package. KNA will be present to further discuss the variance at the scheduled hearing,

Enclosed is the following material for your review and approval:

- 1. Applications for 1 Variance & 2 Special Exceptions.
- 2. Application fee:

Total Fee's Submitted:

ZBA Base Fee (Counts):	= \$225.00
Abutters @ 4.75 per (20 abutters)	= \$95.00
Total Fee:	= \$320.00

- 3. 5 sets of Variance & Special Exception application.
- 4. Variance letter, Abutter's list & Label, Tax Map, Property Card, and ZBA exhibits

If you have any questions or comments, please contact me at (603) 627-2881.

Sincerely,

Matthew J. Peterson
Senior Project Manager
Keach Nordstrom Associates
10 Commerce Park North, Suite 3B
Bedford, NH 03110

Civil Engineering

Land Surveying

Landscape Architecture



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

PROPERTY INFORMATION

Street Address: South Street

Tax Map / Parcel #: 43-20-2

Lot Size: 2.001

PROPERTY CURRENTLY USED AS

Vacant Land

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

PROPERTY OWNER

Name: Salt Creek Properties, LLC

Address: P.O. Box 967

City/State/Zip: Amherst, NH 03031

Phone: ()

Email:

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: 689 North Main Street, LLC

Address: 689 North Main Street

City/State/Zip: Leomeinster, MA 10453

Email:

Phone: () 1-978-549-2222

Cell: ()

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

Property Owner's signature

Date:

Date Received:

Case Number: TOWN OF MILFORD

RECEIVED

Application Number:

Hearing Date: FEB 16 2023

Decision Date:

Decision: PB ZBA Office

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 ²⁰	95.00
Amount received:	322.00
Date Received:	2/10/23
Check <input checked="" type="checkbox"/> Cash <input type="checkbox"/>	

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 – Variance
MILFORD ZONING BOARD OF ADJUSTMENT

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

PROPERTY INFORMATION
Street Address: South Street
Tax Map / Parcel #: Tax Map 43; Lot 20-2
<i>A Variance is a use which is not permitted by the Zoning Ordinance. Approval from the Zoning Board of Adjustment is required to allow any use or deviation from the Zoning Ordinance. Please work with the Zoning Administrator to make sure your application is complete and you know what will be required of you at the hearing.</i>
What section of the Zoning Ordinance are you asking to be varied? Article <u>VI</u> Section <u>6.01.3.B.7a</u> Describe the variance you are requesting under the above section of the Ordinance. To allow a gas station at this location. _____ _____ _____

General Criteria Section 10.01
<i>Explain how the proposal meets the following conditions per New Hampshire RSA 674:33.I</i>
1. Granting the Variance would not be contrary to the public interest because: <div style="text-align: center;">See enclosed letter</div>
2. If the Variance were granted, the spirit of the ordinance would be observed because: <div style="text-align: center;">See enclosed letter</div>
3. Granting the Variance would do substantial justice because: <div style="text-align: center;">See enclosed letter</div>
4. Granting the Variance would not diminish the value of surrounding properties because: <div style="text-align: center;">See enclosed letter</div>
5. Unnecessary Hardship: <i>This section is the central portion of your argument and is the critical factor that the Zoning Board of Adjustment will need to determine what is unique to your property and not generally applicable to other properties in the area or in town.</i>



ZBA Application – Variance
MILFORD ZONING BOARD OF ADJUSTMENT

A. Owing to special conditions of the property that distinguish it from other properties in the area; denial of the Variance would result in unnecessary hardship because:

i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because :

See enclosed letter

AND

ii. The proposed use is a reasonable one because:

See enclosed letter

(B) Explain how, if the criteria in paragraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the Ordinance, and a Variance is therefore necessary to enable a reasonable use of it:

(C) Notwithstanding paragraph (B) above, a Variance may be granted without finding a hardship arising from the terms of the Zoning Ordinance when reasonable accommodations are necessary to allow a person or persons with a recognized **physical disability** to reside in or regularly use the premises, provided that:

1. The Variance requested under this paragraph shall be in harmony with the general purpose and intent of the Zoning Ordinance because:

In addition, Variances may have extra criteria that must be met. This includes, but is not limited to:

6.03.5 Floodplain Management: The criteria for evaluation is listed in 6.03.5:B General Conditions and the applicable conditions are listed in 6.03.5:C. If your project is covered by this regulation, include your answers to the required criteria as specified in the referenced Section of the Milford Zoning Ordinance as an attachment under Section 3 C. of this application.

ATTACHMENTS – additional information may be needed to help the Zoning Board of Adjustment fully understand your petition.

- A. A plan of the property and all buildings, drawn to scale, is required.
- B. A Building Permit Application as needed (to be determined by the building official.)
- C. Additional explanations, justification, abutters' statements, letters, etc.

February 15, 2023

Town of Milford
Planning Development - Zoning Board of Adjustments
1 Union Square
Milford, New Hampshire 03055

**Re: Variance & Special Exception Application
Route 13 Gas Station - Tax Map 43; Lot 20-2
Corner of South Street (Route 13) & Nathaniel Drive
Milford, New Hampshire 03101 - KNA Project # 21-0526-1A**

Dear Chairman and Board Members:

The above referenced parcel is being submitted for a Variance and Special Exception from the Milford Zoning Board. The property is located at the corner of South Street and Nathaniel Drive. The variance requested is from **Article VI Overlay Districts; Section 6.01.3 Uses; B.7.a Prohibited Uses** to allow for the retail sale of petroleum projects. The included documents outline the applicants request for this variance and Special Exception. All required information has been included within the submittal package. KNA will be present to further discuss the variance at the scheduled hearing.

1. Granting the variance would not be contrary to the public interest because:

Granting the will not be contrary to the public interest. More specifically, the requested variance will not unduly conflict with the basic purposes of the relevant zoning provisions and a new station being built to today's standards would neither alter the essential character of the area nor threaten public health, safety, or welfare.

The location of this request at the interchange of Route 101 and Route 13 were you already have vehicles coming and going from this location to access travel routes to the north, south, east, and west would suggest this location is perfect to assist the general public. Also due to advances in permitting, construction and monitoring of any type of potential containment to the State of New Hampshire water supply these facilities pose a very minor risk to the ground waters of New Hampshire and I would suggest due to other issue facing the State that this type of use has shown to be a very safe and efficient way to service the public while protection it at the same time with all the required station standards that are in place these days. As such the applicant does not believe this variance would be contrary to the public interest.

2. If the variance were granted, the spirit of the ordinance would be observed because;

The applicant believes that the spirit of the ordinance would be to protect the Groundwater of the State of NH from possible pollutants and in 2023 Gas station are designed, permitted, constructed and monitored to the highest of standards to protect all of the ground water in the state and not just Milford so with an proposed new state of the art facility the applicant believes this variance would be in the spirit of the ordinance.

3. *Granting the variance would do substantial justice because;*

Due to the location of this parcel at the interchange of two major State Routes and on the outer end of the protective well radius substantial justice would be done for the current owner and the applicant to develop the parcel in a manner that serves the communities at the appropriate roadway interchanges.

4. *Granting the variance would not diminish the value of surrounding properties because;*

The construction of a state of the art million dollar facility that is designed, permitted, constructed and monitored per current regulations would not diminish the value of surrounding properties and in reality this type of development usually increases the values of surrounding properties when located in an appropriate location like this.

5. *Owing to special conditions of the property that distinguish it from other properties in the area; denial of the variance would result in unnecessary hardship because;*

i. *No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because;*

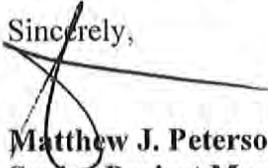
The location of this parcel at the interchange of Route 101 and Route 13 distinguish it from other locations in Town, that were allowed gas stations, and its location on the very outer limits of the protective radius also distinguish it from other properties in town. Not allowing a state-of-the-art gas station at a location that see the majority of commuter traffic pass by it again distinguishes it from other parcel in Town and is why the applicant feels there is no substantial relationship between the general purposes of the ordinance and the specific violation being applied to the property for all variances being requested.

ii. *The proposed use is a reasonable one.*

The applicant believes a proposed state of the art gas station at the interchange of two major state routes in Milford is a reasonable one.

If you have any questions or comments, please contact me at (603) 627-2881.

Sincerely,


Matthew J. Peterson
Senior Project Manager
Keach Nordstrom Associates
10 Commerce Park North, Suite 3B
Bedford, NH 03110

Civil Engineering

Land Surveying

Landscape Architecture



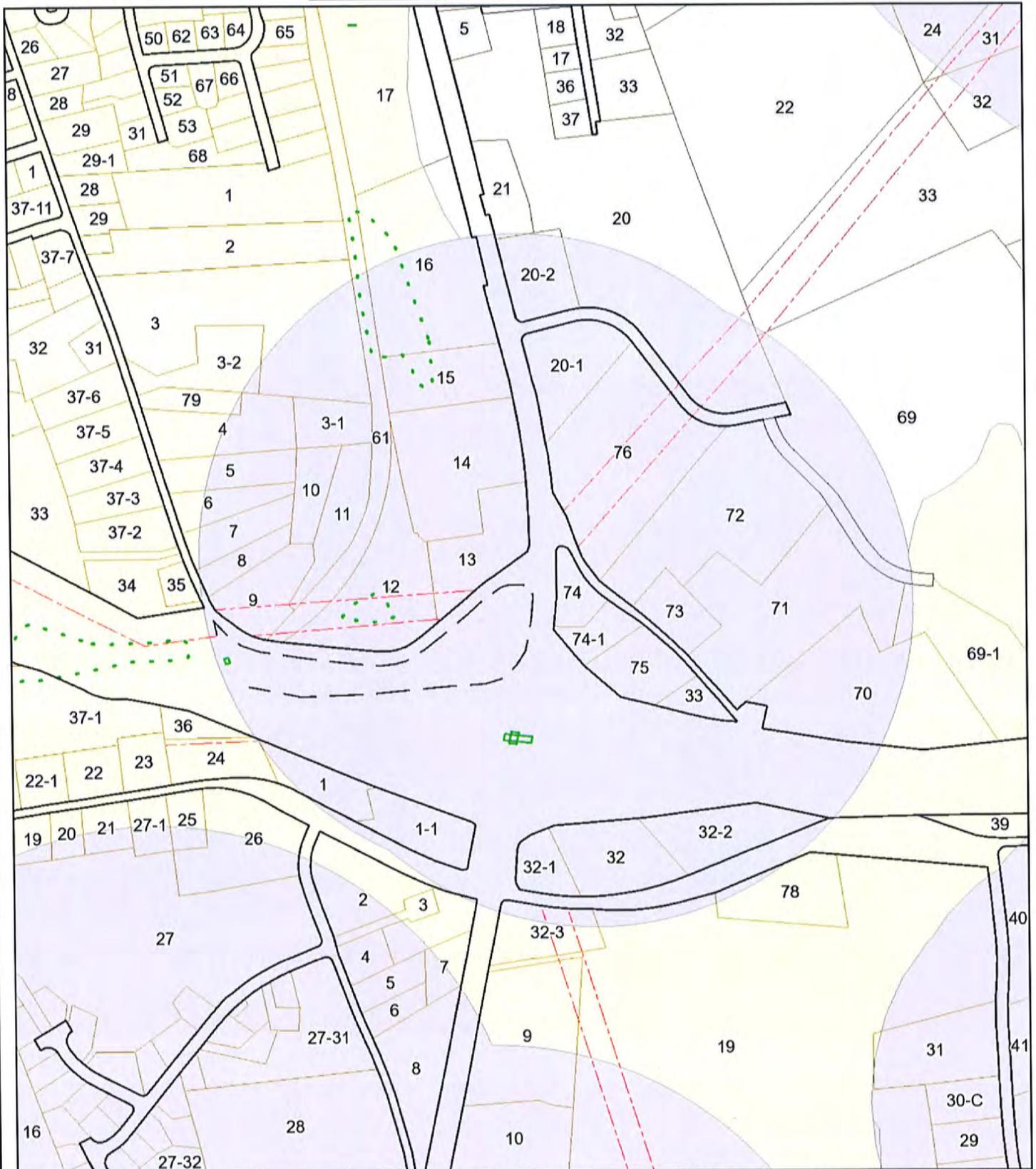
Milford, NH

1 inch = 552 Feet

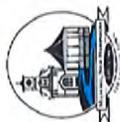


www.cai-tech.com

February 16, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



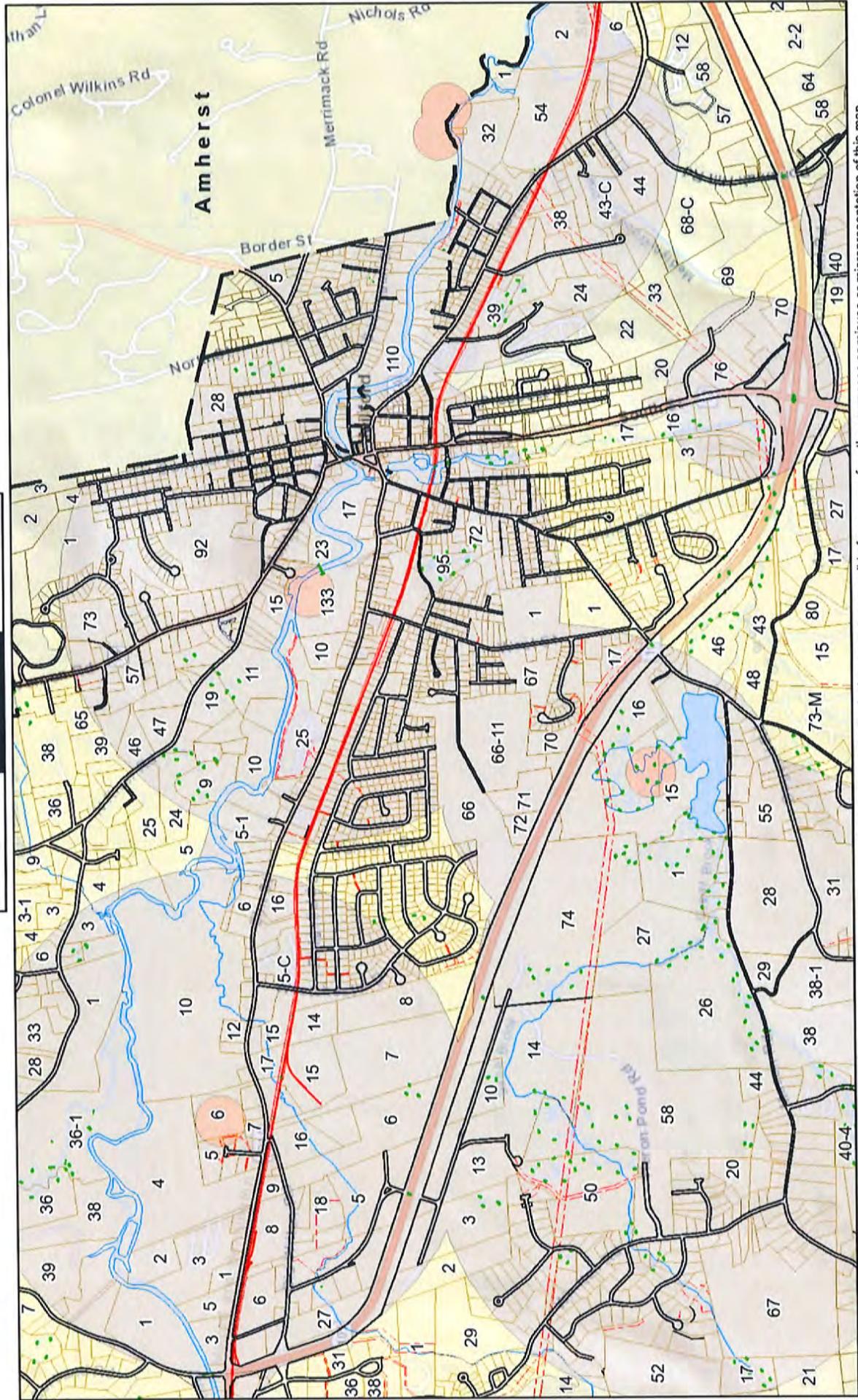
February 16, 2023

Milford, NH

1 inch = 2210 Feet



www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Photo #1: looking north into wetland. 9/28/2022



Photo #2: Looking south into wetland. 9/28/2022



Photo #3: Looking east into lot. Cleared area. 9/28/2022



Photo #4: Looking north into brush area. 9/28/2022



Photo #5: Looking north on NH Route 13. 9/28/2022



Photo #6: Looking south on NH Route 13. 9/28/2022

The
Highway
Methodology
Workbook
Supplement



**US Army Corps
of Engineers®**
New England District

Wetland Functions and Values
A Descriptive Approach

Wetland Function-Value Evaluation Form

Wetland I.D. # 1
 Latitude 42.82261 Longitude 71.6466
 Prepared by: AEC Date 2/9/2023
 Wetland Impact:
 Type Fill Area 2,299sf
 Evaluation based on:
 Office Field
 Corps manual wetland delineation completed? Y N

Total area of wetland 2,299sf Human made? NO Is wetland part of a wildlife corridor? NO or a "habitat island"? Yes
 Adjacent land use Commercial Distance to nearest roadway or other development 85 ft
 Dominant wetland systems present Isolated forested Wetland (PFOIB) Contiguous undeveloped buffer zone present NO
 Is the wetland a separate hydraulic system? Yes If not, where does the wetland lie in the drainage basin? N/A
 How many tributaries contribute to the wetland? None Wildlife & vegetation diversity/abundance (see attached list)

Function/Value	Suitability Y/N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
Groundwater Recharge/Discharge	N	5	Isolated Wetland	
Floodflow Alteration	N	3,5,6,9	low Flood Storage	
Fish and Shellfish Habitat	N	1,2	NO fish in wetland	
Sediment/Toxicant Retention	N	4		
Nutrient Removal	2	3,7,11		
Production Export	2	1	highbush blueberry	
Sediment/Shoreline Stabilization	N	3		
Wildlife Habitat	N	14		
Recreation	2		Wetland is on Private Property	
Educational/Scientific Value	2		Wetland is on Private Property	
Uniqueness/Heritage	2	1,2,10		
Visual Quality/Aesthetics	2	11,12		
ES Endangered Species Habitat	2		NO state listed threatened or endangered species present	
Other				

Notes: * Refer to backup list of numbered considerations.



Appendix A

Wetland evaluation supporting documentation; Reproducible forms.

Below is an example list of considerations that was used for a New Hampshire highway project. Considerations are flexible, based on best professional judgment and interdisciplinary team consensus. This example provides a comprehensive base, however, and may only need slight modifications for use in other projects.



GROUNDWATER RECHARGE/DISCHARGE— This function considers the potential for a wetland to serve as a groundwater recharge and/or discharge area. It refers to the fundamental interaction between wetlands and aquifers, regardless of the size or importance of either.

CONSIDERATIONS/QUALIFIERS

1. Public or private wells occur downstream of the wetland.
2. Potential exists for public or private wells downstream of the wetland.
3. Wetland is underlain by stratified drift.
4. Gravel or sandy soils present in or adjacent to the wetland.
5. Fragipan does not occur in the wetland.
6. Fragipan, impervious soils, or bedrock does occur in the wetland.
7. Wetland is associated with a perennial or intermittent watercourse.
8. Signs of groundwater recharge are present or piezometer data demonstrates recharge.
9. Wetland is associated with a watercourse but lacks a defined outlet or contains a constricted outlet.
10. Wetland contains only an outlet, no inlet.
11. Groundwater quality of stratified drift aquifer within or downstream of wetland meets drinking water standards.
12. Quality of water associated with the wetland is high.
13. Signs of groundwater discharge are present (e.g., springs).
14. Water temperature suggests it is a discharge site.
15. Wetland shows signs of variable water levels.
16. Piezometer data demonstrates discharge.
17. Other



FLOODFLOW ALTERATION (Storage & Desynchronization)— This function considers the effectiveness of the wetland in reducing flood damage by water retention for prolonged periods following precipitation events and the gradual release of floodwaters. It adds to the stability of the wetland ecological system or its buffering characteristics and provides social or economic value relative to erosion and/or flood prone areas.

CONSIDERATIONS/QUALIFIERS

1. Area of this wetland is large relative to its watershed.
2. Wetland occurs in the upper portions of its watershed.
3. Effective flood storage is small or non-existent upslope of or above the wetland.
4. Wetland watershed contains a high percent of impervious surfaces.
5. Wetland contains hydric soils which are able to absorb and detain water.
6. Wetland exists in a relatively flat area that has flood storage potential.
7. Wetland has an intermittent outlet, ponded water, or signs are present of variable water level.
8. During flood events, this wetland can retain higher volumes of water than under normal or average rainfall conditions.
9. Wetland receives and retains overland or sheet flow runoff from surrounding uplands.
10. In the event of a large storm, this wetland may receive and detain excessive flood water from a nearby watercourse.
11. Valuable properties, structures, or resources are located in or near the floodplain downstream from the wetland.
12. The watershed has a history of economic loss due to flooding.
13. This wetland is associated with one or more watercourses.
14. This wetland watercourse is sinuous or diffuse.
15. This wetland outlet is constricted.
16. Channel flow velocity is affected by this wetland.
17. Land uses downstream are protected by this wetland.
18. This wetland contains a high density of vegetation.
19. Other

FISH AND SHELLFISH HABITAT (FRESHWATER) — This function considers the effectiveness of seasonal or permanent watercourses associated with the wetland in question for fish and shellfish habitat.

CONSIDERATIONS/QUALIFIERS

1. Forest land dominant in the watershed above this wetland.
 2. Abundance of cover objects present.
- STOP HERE IF THIS WETLAND IS NOT ASSOCIATED WITH A WATERCOURSE
3. Size of this wetland is able to support large fish/shellfish populations.
 4. Wetland is part of a larger, contiguous watercourse.
 5. Wetland has sufficient size and depth in open water areas so as not to freeze solid and retain some open water during winter.
 6. Stream width (bank to bank) is more than 50 feet.
 7. Quality of the watercourse associated with this wetland is able to support healthy fish/shellfish populations.
 8. Streamside vegetation provides shade for the watercourse.
 9. Spawning areas are present (submerged vegetation or gravel beds).
 10. Food is available to fish/shellfish populations within this wetland.
 11. Barrier(s) to anadromous fish (such as dams, including beaver dams, waterfalls, road crossing) are absent from the stream reach associated with this wetland.
 12. Evidence of fish is present.
 13. Wetland is stocked with fish.
 14. The watercourse is persistent.
 15. Man-made streams are absent.
 16. Water velocities are not too excessive for fish usage.
 17. Defined stream channel is present.
 18. Other

Although the above example refers to freshwater wetlands, it can also be adapted for marine ecosystems. The following is an example provided by the National Marine Fisheries Service (NMFS) of an adaptation for the fish and shellfish function.

FISH AND SHELLFISH HABITAT (MARINE) — This function considers the effectiveness of wetlands, embayments, tidal flats, vegetated shallows, and other environments in supporting marine resources such as fish, shellfish, marine mammals, and sea turtles.

CONSIDERATIONS/QUALIFIERS

1. Special aquatic sites (tidal marsh, mud flats, eelgrass beds) are present.
2. Suitable spawning habitat is present at the site or in the area.
3. Commercially or recreationally important species are present or suitable habitat exists.
4. The wetland/waterway supports prey for higher trophic level marine organisms.
5. The waterway provides migratory habitat for anadromous fish.
6. Essential fish habitat, as defined by the 1996 amendments to the Magnuson-Stevens Fishery & Conservation Act, is present (consultation with NMFS may be necessary).
7. Other



SEDIMENT/TOXICANT/PATHOGEN RETENTION — This function reduces or prevents degradation of water quality. It relates to the effectiveness of the wetland as a trap for sediments, toxicants, or pathogens in runoff water from surrounding uplands or upstream eroding wetland areas.

CONSIDERATIONS/QUALIFIERS

1. Potential sources of excess sediment are in the watershed above the wetland.
2. Potential or known sources of toxicants are in the watershed above the wetland.
3. Opportunity for sediment trapping by slow moving water or deepwater habitat are present in this wetland.
4. Fine grained mineral or organic soils are present.
5. Long duration water retention time is present in this wetland.
6. Public or private water sources occur downstream.
7. The wetland edge is broad and intermittently aerobic.
8. The wetland is known to have existed for more than 50 years.
9. Drainage ditches have not been constructed in the wetland.

STOP HERE IF WETLAND IS NOT ASSOCIATED WITH A WATERCOURSE

10. Wetland is associated with an intermittent or perennial stream or a lake.
11. Channelized flows have visible velocity decreases in the wetland.
12. Effective floodwater storage in wetland is occurring. Areas of impounded open water are present.
13. No indicators of erosive forces are present. No high water velocities are present.
14. Diffuse water flows are present in the wetland.
15. Wetland has a high degree of water and vegetation interspersion.
16. Dense vegetation provides opportunity for sediment trapping and/or signs of sediment accumulation by dense vegetation is present.
17. Other



NUTRIENT REMOVAL/RETENTION/TRANSFORMATION — This function considers the effectiveness of the wetland as a trap for nutrients in runoff water from surrounding uplands or contiguous wetlands and the ability of the wetland to process these nutrients into other forms or trophic levels. One aspect of this function is to prevent ill effects of nutrients entering aquifers or surface waters such as ponds, lakes, streams, rivers, or estuaries.

CONSIDERATIONS/QUALIFIERS

1. Wetland is large relative to the size of its watershed.
2. Deep water or open water habitat exists.
3. Overall potential for sediment trapping exists in the wetland.

4. Potential sources of excess nutrients are present in the watershed above the wetland.
 5. Wetland saturated for most of the season. Pounded water is present in the wetland.
 6. Deep organic/sediment deposits are present.
 7. Slowly drained fine grained mineral or organic soils are present.
 8. Dense vegetation is present.
 9. Emergent vegetation and/or dense woody stems are dominant.
 10. Opportunity for nutrient attenuation exists.
 11. Vegetation diversity/abundance sufficient to utilize nutrients.
- STOP HERE IF WETLAND IS NOT ASSOCIATED WITH A WATERCOURSE.
12. Waterflow through this wetland is diffuse.
 13. Water retention/detention time in this wetland is increased by constricted outlet or thick vegetation.
 14. Water moves slowly through this wetland.
 15. Other

PRODUCTION EXPORT (Nutrient) — This function evaluates the effectiveness of the wetland to produce food or usable products for humans or other living organisms. 

CONSIDERATIONS/QUALIFIERS

1. Wildlife food sources grow within this wetland.
2. Detritus development is present within this wetland
3. Economically or commercially used products found in this wetland.
4. Evidence of wildlife use found within this wetland.
5. Higher trophic level consumers are utilizing this wetland.
6. Fish or shellfish develop or occur in this wetland.
7. High vegetation density is present.
8. Wetland exhibits high degree of plant community structure/species diversity.
9. High aquatic vegetative diversity/abundance is present.
10. Nutrients exported in wetland watercourses (permanent outlet present).
11. "Flushing" of relatively large amounts of organic plant material occurs from this wetland.
12. Wetland contains flowering plants that are used by nectar-gathering insects.
13. Indications of export are present.
14. High production levels occurring, however, no visible signs of export (assumes export is attenuated).
15. Other

SEDIMENT/ShORELINE STABILIZATION — This function considers the effectiveness of a wetland to stabilize streambanks and shorelines against erosion. 

CONSIDERATIONS/QUALIFIERS

1. Indications of erosion or siltation are present.
2. Topographical gradient is present in wetland.
3. Potential sediment sources are present up-slope.
4. Potential sediment sources are present upstream.
5. No distinct shoreline or bank is evident between the waterbody and the wetland or upland.
6. A distinct step between the open waterbody or stream and the adjacent land exists (i.e., sharp bank) with dense roots throughout.
7. Wide wetland (>10') borders watercourse, lake, or pond.
8. High flow velocities in the wetland.
9. The watershed is of sufficient size to produce channelized flow.
10. Open water fetch is present.
11. Boating activity is present.
12. Dense vegetation is bordering watercourse, lake, or pond.
13. High percentage of energy-absorbing emergents and/or shrubs border a watercourse, lake, or pond.
14. Vegetation is comprised of large trees and shrubs that withstand major flood events or erosive incidents and stabilize the shoreline on a large scale (feet).
15. Vegetation is comprised of a dense resilient herbaceous layer that stabilizes sediments and the shoreline on a small scale (inches) during minor flood events or potentially erosive events.
16. Other



WILDLIFE HABITAT — This function considers the effectiveness of the wetland to provide habitat for various types and populations of animals typically associated with wetlands and the wetland edge. Both resident and/or migrating species must be considered. Species lists of observed and potential animals should be included in the wetland assessment report.¹

CONSIDERATIONS/QUALIFIERS

1. Wetland is not degraded by human activity.
2. Water quality of the watercourse, pond, or lake associated with this wetland meets or exceeds Class A or B standards.
3. Wetland is not fragmented by development.
4. Upland surrounding this wetland is undeveloped.
5. More than 40% of this wetland edge is bordered by upland wildlife habitat (e.g., brushland, woodland, active farmland, or idle land) at least 500 feet in width.
6. Wetland is contiguous with other wetland systems connected by a watercourse or lake.
7. Wildlife overland access to other wetlands is present.
8. Wildlife food sources are within this wetland or are nearby.
9. Wetland exhibits a high degree of interspersion of vegetation classes and/or open water.
10. Two or more islands or inclusions of upland within the wetland are present.
11. Dominant wetland class includes deep or shallow marsh or wooded swamp.
12. More than three acres of shallow permanent open water (less than 6.6 feet deep), including streams in or adjacent to wetland, are present.
13. Density of the wetland vegetation is high.
14. Wetland exhibits a high degree of plant species diversity.
15. Wetland exhibits a high degree of diversity in plant community structure (e.g., tree/shrub/vine/grasses/mosses)
16. Plant/animal indicator species are present. (List species for project)
17. Animal signs observed (tracks, scats, nesting areas, etc.)
18. Seasonal uses vary for wildlife and wetland appears to support varied population diversity/abundance during different seasons.
19. Wetland contains or has potential to contain a high population of insects.
20. Wetland contains or has potential to contain large amphibian populations.
21. Wetland has a high avian utilization or its potential.
22. Indications of less disturbance-tolerant species are present.
23. Signs of wildlife habitat enhancement are present (birdhouses, nesting boxes, food sources, etc.).
24. Other

¹In March 1995, a rapid wildlife habitat assessment method was completed by a University of Massachusetts research team with funding and oversight provided by the New England Transportation Consortium. The method is called WETHings (wetland habitat indicators for non-game species). It produces a list of potential wetland-dependent mammal, reptile, and amphibian species that may be present in the wetland. The output is based on observable habitat characteristics documented on the field data form. This method may be used to generate the wildlife species list recommended as backup information to the wetland evaluation form and to augment the considerations. Use of this method should first be coordinated with the Corps project manager. A computer program is also available to expedite this process.

RECREATION (Consumptive and Non-Consumptive) — This value considers the suitability of the wetland and associated watercourses to provide recreational opportunities such as hiking, canoeing, boating, fishing, hunting, and other active or passive recreational activities. Consumptive opportunities consume or diminish the plants, animals, or other resources that are intrinsic to the wetland. Non-consumptive opportunities do not consume or diminish these resources of the wetland.



CONSIDERATIONS/QUALIFIERS

1. Wetland is part of a recreation area, park, forest, or refuge.
2. Fishing is available within or from the wetland.
3. Hunting is permitted in the wetland.
4. Hiking occurs or has potential to occur within the wetland.
5. Wetland is a valuable wildlife habitat.
6. The watercourse, pond, or lake associated with the wetland is unpolluted.
7. High visual/aesthetic quality of this potential recreation site.
8. Access to water is available at this potential recreation site for boating, canoeing, or fishing.
9. The watercourse associated with this wetland is wide and deep enough to accommodate canoeing and/or non-powered boating.
10. Off-road public parking available at the potential recreation site.
11. Accessibility and travel ease is present at this site.
12. The wetland is within a short drive or safe walk from highly populated public and private areas.
13. Other

EDUCATIONAL/SCIENTIFIC VALUE — This value considers the suitability of the wetland as a site for an "outdoor classroom" or as a location for scientific study or research.



CONSIDERATIONS/QUALIFIERS

1. Wetland contains or is known to contain threatened, rare, or endangered species.
2. Little or no disturbance is occurring in this wetland.
3. Potential educational site contains a diversity of wetland classes which are accessible or potentially accessible.
4. Potential educational site is undisturbed and natural.
5. Wetland is considered to be a valuable wildlife habitat.
6. Wetland is located within a nature preserve or wildlife management area.
7. Signs of wildlife habitat enhancement present (bird houses, nesting boxes, food sources, etc.).
8. Off-road parking at potential educational site suitable for school bus access in or near wetland.
9. Potential educational site is within safe walking distance or a short drive to schools.
10. Potential educational site is within safe walking distance to other plant communities.
11. Direct access to perennial stream at potential educational site is available.
12. Direct access to pond or lake at potential educational site is available.
13. No known safety hazards exist within the potential educational site.
14. Public access to the potential educational site is controlled.
15. Handicap accessibility is available.
16. Site is currently used for educational or scientific purposes.
17. Other



UNIQUENESS/HERITAGE — This value considers the effectiveness of the wetland or its associated waterbodies to provide certain special values. These may include archaeological sites, critical habitat for endangered species, its overall health and appearance, its role in the ecological system of the area, its relative importance as a typical wetland class for this geographic location. These functions are clearly valuable wetland attributes relative to aspects of public health, recreation, and habitat diversity.

CONSIDERATIONS/QUALIFIERS

1. Upland surrounding wetland is primarily urban.
2. Upland surrounding wetland is developing rapidly.
3. More than 3 acres of shallow permanent open water (less than 6.6 feet deep), including streams, occur in wetlands.
4. Three or more wetland classes are present.
5. Deep and/or shallow marsh or wooded swamp dominate.
6. High degree of interspersed vegetation and/or open water occur in this wetland.
7. Well-vegetated stream corridor (15 feet on each side of the stream) occurs in this wetland.
8. Potential educational site is within a short drive or a safe walk from schools.
9. Off-road parking at potential educational site is suitable for school buses.
10. No known safety hazards exist within this potential educational site.
11. Direct access to perennial stream or lake exists at potential educational site.
12. Two or more wetland classes are visible from primary viewing locations.
13. Low-growing wetlands (marshes, scrub-shrub, bogs, open water) are visible from primary viewing locations.
14. Half an acre of open water or 200 feet of stream is visible from the primary viewing locations.
15. Large area of wetland is dominated by flowering plants or plants that turn vibrant colors in different seasons.
16. General appearance of the wetland visible from primary viewing locations is unpolluted and/or undisturbed.
17. Overall view of the wetland is available from the surrounding upland.
18. Quality of the water associated with the wetland is high.
19. Opportunities for wildlife observations are available.
20. Historical buildings are found within the wetland.
21. Presence of pond or pond site and remains of a dam occur within the wetland.
22. Wetland is within 50 yards of the nearest perennial watercourse.
23. Visible stone or earthen foundations, berms, dams, standing structures, or associated features occur within the wetland.
24. Wetland contains critical habitat for a state- or federally-listed threatened or endangered species.
25. Wetland is known to be a study site for scientific research.
26. Wetland is a natural landmark or recognized by the state natural heritage inventory authority as an exemplary natural community.
27. Wetland has local significance because it serves several functional values.
28. Wetland has local significance because it has biological, geological, or other features that are locally rare or unique.
29. Wetland is known to contain an important archaeological site.
30. Wetland is hydrologically connected to a state or federally designated scenic river.
31. Wetland is located in an area experiencing a high wetland loss rate.
32. Other

VISUAL QUALITY/AESTHETICS — This value considers the visual and aesthetic quality or usefulness of the wetland.



CONSIDERATIONS/QUALIFIERS

1. Multiple wetland classes are visible from primary viewing locations.
2. Emergent marsh and/or open water are visible from primary viewing locations.
3. A diversity of vegetative species is visible from primary viewing locations.
4. Wetland is dominated by flowering plants or plants that turn vibrant colors in different seasons.
5. Land use surrounding the wetland is undeveloped as seen from primary viewing locations.
6. Visible surrounding land use form contrasts with wetland.
7. Wetland views absent of trash, debris, and signs of disturbance.
8. Wetland is considered to be a valuable wildlife habitat.
9. Wetland is easily accessed.
10. Low noise level at primary viewing locations.
11. Unpleasant odors absent at primary viewing locations.
12. Relatively unobstructed sight line exists through wetland.
13. Other

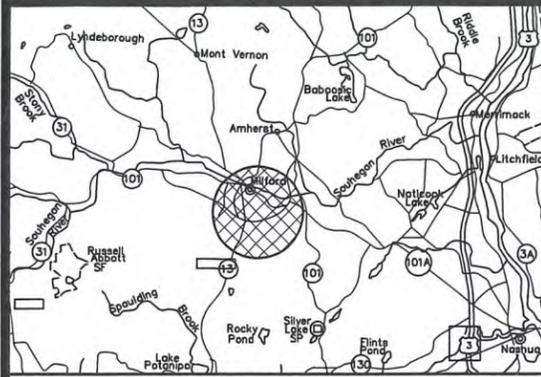
ENDANGERED SPECIES HABITAT — This value considers the suitability of the wetland to support threatened or endangered species.

ES

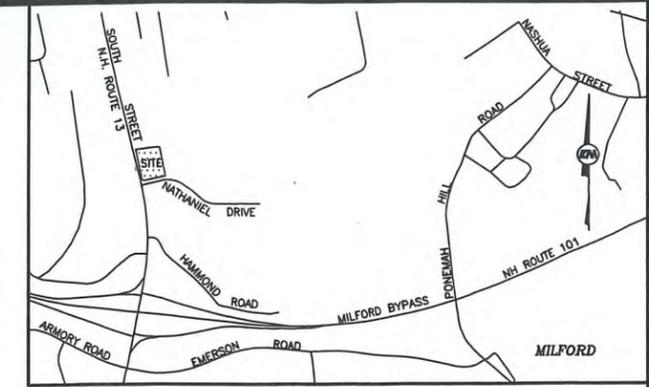
CONSIDERATIONS/QUALIFIERS

1. Wetland contains or is known to contain threatened or endangered species.
2. Wetland contains critical habitat for a state or federally listed threatened or endangered species.

N:_project\2105261A\dwg\Production Drawings\2105261A-WETLAND-IMPACT.dwg, WETLAND IMPACT T, 2/16/2023 8:45:29 AM



VICINITY PLAN
NOT TO SCALE



VICINITY PLAN
SCALE: 1" = 1,000'±

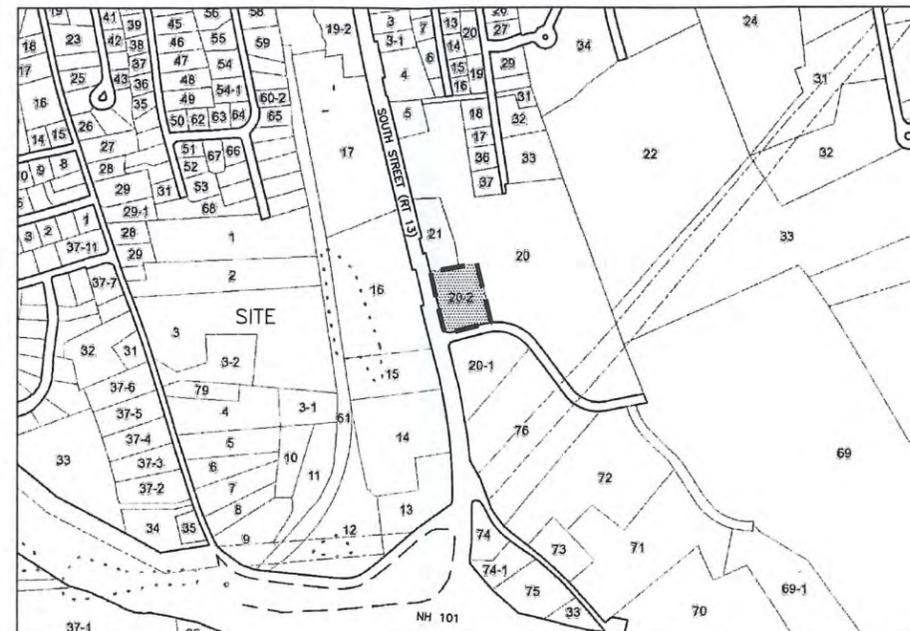
ZBA EXHIBIT IMPACT PLAN SET

MILFORD RASHID GAS STATION

MAP 43 LOT 20-2

SOUTH STREET

MILFORD, NEW HAMPSHIRE



TAX MAP PLAN
SCALE: 1" = 500'±

OWNER
SALT CREEK PROPERTIES, LLC
PO BOX 967
AMHERST, NEW HAMPSHIRE 03031

APPLICANT
689 NORTH MAIN STREET, LLC
689 NORTH MAIN STREET
LEOMEINSTER, MASSACHUSETTS 10453

PREPARED BY:
KEACH-NORDSTROM ASSOCIATES, INC.
10 COMMERCE PARK NORTH, SUITE 3
BEDFORD, NEW HAMPSHIRE 03110
(603) 627-2881



KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

FEBRUARY 16, 2023

PROJECT NO. 21-0526-1A

<u>SHEET TITLE</u>	<u>SHEET No.</u>
EXISTING CONDITIONS PLAN	1
WETLAND IMPACT PLAN	2
NON-RESIDENTIAL SITE PLAN	3
GRADING & DRAINAGE PLAN	4
EROSION CONTROL DETAILS	5

LEGEND

□ GB-F	GRANITE BOUND FOUND
○ IPP-F	IRON PIPE FOUND
● IR-F	IRON ROD FOUND
● DH-F	DRILL HOLE FOUND
● DH-S	DRILL HOLE SET
○	UTILITY POLE
○	WATER VALVE
○	HYDRANT
○	SEWER MANHOLE
○	CATCH BASIN
○	FLARED END SECTION
---	ABUTTER LINE
---	PROPERTY LINE
---	WETLAND
OHU	OVERHEAD UTILITIES
W	WATER LINE
---	DRAINAGE LINE
---	TREELINE
EOP	EDGE OF PAVEMENT
---	10' CONTOUR
---	2' CONTOUR
---	STONEWALL
---	SOIL LINE
---	SETBACK
---	EASEMENT

MAP 43 LOT 16
KINCAID REALTY TRUST
323 SOUTH STREET
MILFORD, N.H. 03055
BK. 8044 PG. 1282

MAP 43 LOT 15
BRENDA J. SILVA, TRUSTEE
BRENDA SILVA REVOCABLE TRUST
184 NASHUA STREET
MILFORD, N.H. 03055
BK. 5626 PG. 1752

MAP 43 LOT 21
TWO FOR TWO, LLC.
318 SOUTH STREET
MILFORD, N.H. 03055
BK. 8536 PG. 1482

MAP 43 LOT 20-2
87,165 S.F.
2.001 Ac.

MAP 43 LOT 20
SALT CREEK PROPERTIES, LLC.
P.O. BOX 967
AMHERST, N.H. 03031
BK. 8521 PG. 593

MAP 43 LOT 20-1
SALT CREEK PROPERTIES, LLC.
P.O. BOX 967
AMHERST, N.H. 03031
BK. 8521 PG. 593



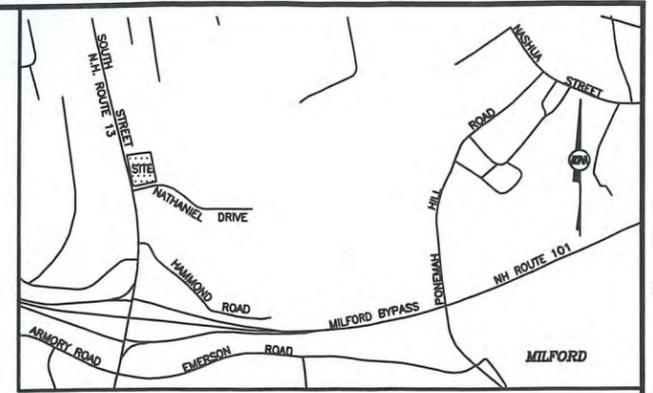
UTILITY NOTE
THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

WETLAND CERTIFICATION:
JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED IN AUGUST OF 2022 BY CHRISTOPHER K. DANFORTH CWS #077. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING FIELD INDICATORS OF HYDRIC SOILS OF THE UNITED STATES' A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, NRCS, VERSION 8.1, 2017. DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE USACE 2020 NATIONAL WETLAND PLANT LIST, NWPL 2020 VERSION 3.5 HTTP://WETLAND-PLANTS.USACE.ARMY.MIL

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING SEPTEMBER OF 2022. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

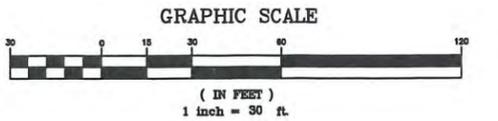
LICENSED LAND SURVEYOR

DATE



- VICINITY PLAN**
SCALE: 1" = 1,000'±
- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS PRESENT ON MAP 43 LOT 20-2 IN THE MILFORD, N.H.
 - EXISTING LOT AREA: 87,165 S.F. OR 2.001 ACRES.
 - OWNER OF RECORD:
SALT CREEK PROPERTIES, LLC
P.O. BOX 967
AMHERST, N.H. 03031-0967
BK. 8521 PG. 593
 - THE SUBJECT PARCEL IS LOCATED WITHIN THE COMMERCIAL (C) AND LIMITED COMMERCIAL BUSINESS ZONING DISTRICT. DIMENSIONAL REQUIREMENTS WITH PUBLIC SEWER AND WATER ARE AS FOLLOWS:
FRONT: 30'
SIDE: 15' (30' IF BORDERING A STREET, LANE OR PUBLIC WAY)
REAR: 15'
 - HORIZONTAL DATUM IS NAD 83 VERTICAL DATUM IS NAVD 88 OBTAINED THROUGH GPS OBSERVATIONS BASED UPON NHDOT CONTROL POINT 303-0340.
 - TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL FILED SURVEY PERFORMED BY THIS OFFICE IN SEPTEMBER OF 2022.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
 - EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF MILFORD MAP NUMBER 3301004590, PANEL NUMBER 459 OF 701 EFFECTIVE DATE: SEPTEMBER 25, 2009 INDICATES THAT NO PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
 - EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.

- REFERENCE PLANS:**
- "BOUNDARY & SUBDIVISION PLAN, CUTTS ESTATE, N.H. ROUTE 13." SCALE: 1"=100'. DATED: JUNE 1, 1995. PREPARED BY: T.F. MORAN, INC. H.C.R.D. PLAN #27766
 - "LOT LINE ADJUSTMENT PLAN OF LAND LOT 43-69 SALT CREEK PROPERTIES, LLC." SCALE: 1"=200'. DATED: NOVEMBER 18, 2013. PREPARED BY: MONADNOCK SURVEY, INC. H.C.R.D. PLAN #38077
 - "MINOR SUBDIVISION PLAN OF LAND LOT 43-20 SALT CREEK PROPERTIES, LLC." SCALE: 1"=100'. DATED: SEPTEMBER 21, 2015. PREPARED BY: MONADNOCK SURVEY, INC. H.C.R.D. PLAN #39028



EXISTING CONDITIONS PLAN
MILFORD RASHID GAS STATION
MAP 43 LOT 20-2
SOUTH STREET
MILFORD, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

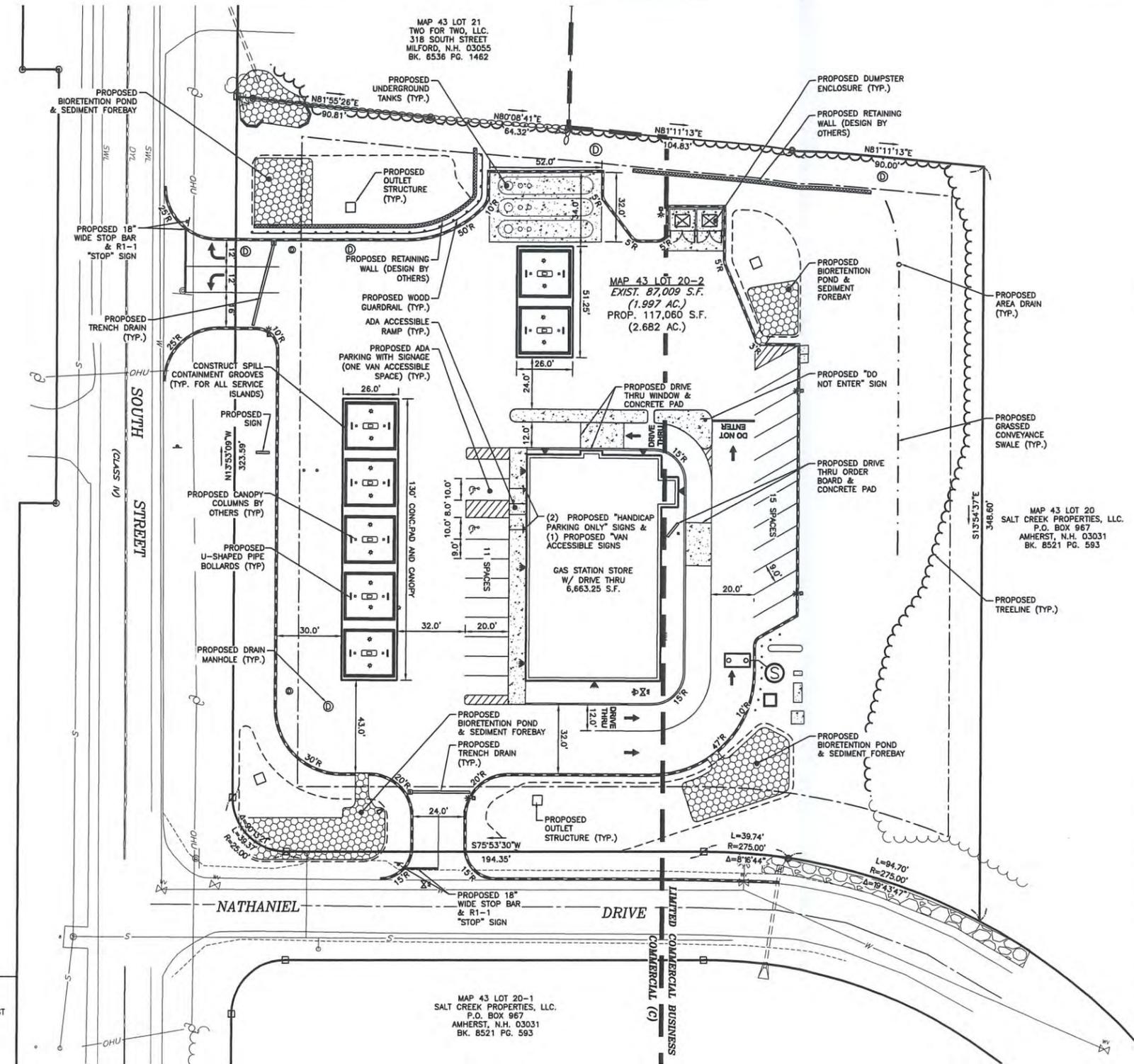
OWNER: SALT CREEK PROPERTIES, LLC. P.O. BOX 967 AMHERST, N.H. 03031 BK. 8521 PG. 593	APPLICANT: 689 NORTH MAIN STREET, LLC. 689 NORTH MAIN STREET LEOMINSTER, MA. 10453
--	--

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 827-2881

REVISIONS		
No.	DATE	DESCRIPTION

DATE: FEBRUARY 16, 2023 SCALE: 1" = 30'
PROJECT NO: 21-0526-1A SHEET 1 OF 5

N:\project\2105261A\dwg\Production Drawings\2105261A-WETLAND-IMPACT.dwg, WETLAND IMPACT, 2/16/2023 8:46:31 AM



MAP 43 LOT 15
BRENDA J. SILVA, TRUSTEE
BRENDA SILVA REVOCABLE TRUST
184 NASHUA STREET
MILFORD, N.H. 03055
BK. 5626 PG. 1752

MAP 43 LOT 20-1
SALT CREEK PROPERTIES, LLC.
P.O. BOX 967
AMHERST, N.H. 03031
BK. 8521 PG. 593

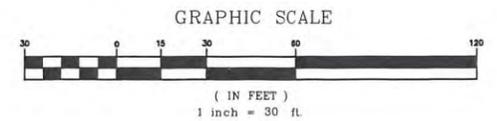
MAP 43 LOT 16
KINCAID REALTY TRUST
323 SOUTH STREET
MILFORD, N.H. 03055
BK. 8044 PG. 1262

MAP 43 LOT 21
TWO FOR TWO, LLC.
318 SOUTH STREET
MILFORD, N.H. 03055
BK. 8536 PG. 1462

MAP 43 LOT 20-2
EXIST. 87,009 S.F.
(1.997 AC.)
PROP. 117,060 S.F.
(2.682 AC.)

MAP 43 LOT 20
SALT CREEK PROPERTIES, LLC.
P.O. BOX 967
AMHERST, N.H. 03031
BK. 8521 PG. 593

- LEGEND**
- GB-F GRANITE BOUND FOUND
 - IPP-F IRON PIPE FOUND
 - IR-F IRON ROD FOUND
 - DH-F DRILL HOLE FOUND
 - DH-S DRILL HOLE SET
 - UTY UTILITY POLE
 - VAL WATER VALVE
 - HYD HYDRANT
 - SMW SEWER MANHOLE
 - CB CATCH BASIN
 - FES FLARED END SECTION
 - ABUTTER LINE
 - PL PROPERTY LINE
 - WETLAND
 - OHU OVERHEAD UTILITIES
 - W-W WATER LINE
 - DRAIN DRAINAGE LINE
 - TREELINE
 - EOP EDGE OF PAVEMENT
 - 10' CONTOUR
 - 2' CONTOUR
 - STONESTONE WALL
 - SOIL LINE
 - SETBACK
 - EASEMENT
 - ZONE LINE
 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED EASEMENT
 - PROPOSED SIGN
 - PROPOSED LIGHT
 - PROPOSED TREELINE
 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED VERTICAL GRANITE CURB
 - PROPOSED BITUMINOUS CURB
 - PROPOSED CHAIN LINK FENCE
 - PROPOSED GUARDRAIL



- GENERAL NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED CONSTRUCTION OF A GAS STATION AND RETAIL STORE WITH DRIVE-THRU WINDOW ON MAP 43 LOT 20-2.
 - MAP 43 LOT 20-2 INDICATES TOWN OF MILFORD, NEW HAMPSHIRE TAX ASSESSOR'S MAP AND LOT NUMBER.
 - EXISTING: MAP 43 LOT 20-2 = 87,009 SF, OR 1.997 ACRES
PROPOSED W/ L/LA FROM LOT 20 = 117,060 SF, OR 2.682 ACRES
 - PRESSENT OWNER OF RECORD:
SALT CREEK PROPERTIES, LLC
P.O. BOX 967
AMHERST, NH 03031
BK. 8521 PG. 593
 - THE SUBJECT PARCEL IS LOCATED WITHIN THE LIMITED COMMERCIAL BUSINESS, AS WELL AS THE COMMERCIAL (C) ZONING DISTRICT AND IS PARTIALLY LOCATED WITHIN THE LEVEL 1 GROUNDWATER PROTECTION AREA AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS:
MINIMUM LOT REQUIREMENTS (FOR UNITS SERVED BY WATER AND SEWER) ARE AS FOLLOWS:
- MINIMUM LOT AREA: 20,000 SF
- MINIMUM LOT FRONTAGE: 150 FEET (CLASS V OR BETTER)
- MAXIMUM BUILDING HEIGHT: 35 FEET (RESIDENTIAL STRUCTURES)
MINIMUM BUILDING SETBACKS:
- FRONT: 30 FEET
- SIDE: 15 FEET (30 FEET BORDERING A STREET)
- REAR: 15 FEET
- WETLAND: 25 FEET (50 FEET FOR NAMED POND OR STREAM)
MINIMUM OPEN SPACE: 30%
 - SUBJECT PARCEL IS SERVICED BY MUNICIPAL SEWER AND WATER.
 - TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE IN SEPTEMBER OF 2022.
 - HORIZONTAL DATUM IS NAD 83 AND VERTICAL DATUM IS NAVD 88 OBTAINED THROUGH GPS OBSERVATIONS BASED UPON NHDOT CONTROL POINT 303-0340.
 - SITE SPECIFIC SOIL MAPPING WAS PERFORMED BY THOMAS CARR, CSS#018, OF MERIDIAN LAND SERVICES, INC. OF AMHERST, NH ON NOVEMBER 21 & 29, 2022.
 - WETLAND MAPPING WAS PERFORMED BY WETLAND SCIENTIST CHRISTOPHER K. DANFORTH, NO. 077, OF KEACH-NORDSTROM ASSOCIATES OFFICE, IN AUGUST OF 2022.
 - EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF MILFORD, MAP NUMBER 33011C04590, PANEL NUMBER 459 OF 701 EFFECTIVE DATE: SEPTEMBER 25, 2009, INDICATES THAT NO PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
 - THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
 - OPEN SPACE CALCULATIONS:
2.682 ACRES x 30% OPEN SPACE (MINIMUM) = 0.805 ACRES REQUIRED
2.682 ACRES TOTAL - 1.381 ACRES OF IMPERVIOUS = 1.301 ACRES (48.5%) OPEN SPACE
 - PROPOSED
13. PARKING CALCULATIONS: AUTOMOTIVE SERVICES (GAS STATION) = 1 PER EMPLOYEE + 1 PER 1,000 SF OR 4 PER BAY
REQUIRED = 14 BAYS x 4 = 56 SPACES
PROPOSED = 196 SPACES (INCLUDES 10 HANDICAP SPACES)
 - THIS PROJECT REQUIRES THE FOLLOWING STATE, FEDERAL, AND LOCAL PERMITS:
PERMIT STATUS PERMIT NO. EXPIRATION DATE
NHDES AOT PENDING -
USEPA CONSTRUCTION GENERAL PERMIT NEEDED BEFORE CONSTRUCTION -
NHDES SEWER CONNECTION PERMIT PENDING -
NHDES MINIMUM IMPACT EXPEDITED WETLAND PENDING -
 - SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION AND GRADE.
 - FLOWED SNOW FROM THE DRIVEWAYS/PARKING AREA, AND SIDEWALK SHALL BE STORED IN THE DESIGNATED AREAS SHOWN IN THIS PLAN SET. WHEN THE SNOW STORAGE AREAS ARE AT CAPACITY, SUBSEQUENT SNOW SHALL BE HAULED OFF-SITE AND DISPOSED OF IN AN ENVIRONMENTALLY SOUND FASHION AND IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
 - WATER, SEWER, PARKING AREA AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF MILFORD'S WATER UTILITIES DEPARTMENT AND PUBLIC WORKS DEPARTMENT STANDARDS.
 - AS-BUILT PLANS SHALL BE DELIVERED TO THE BUILDING DEPARTMENT PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.

UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.



CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING SEPTEMBER OF 2022. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

LICENSED LAND SURVEYOR DATE

**NON-RESIDENTIAL SITE PLAN
MILFORD RASHID GAS STATION**
MAP 43 LOT 20-2
SOUTH STREET
MILFORD, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER:
SALT CREEK PROPERTIES, LLC
P.O. BOX 967
AMHERST, NH 03031
BK. 8521 PG. 593

APPLICANT:
689 NORTH MAIN STREET LLC
689 NORTH MAIN STREET
LEOMINSTER, MA 10453

K/A KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 827-2881

REVISIONS		
No.	DATE	DESCRIPTION

DATE: FEBRUARY 16, 2023 SCALE: 1" = 30'
PROJECT NO: 21-0526-1A SHEET 3 OF 5

TURF ESTABLISHMENT SCHEDULE

PURPOSE:
TO ESTABLISH AND MAINTAIN PERMANENT AND TEMPORARY TURF AREAS, RESTORE GROWTH TO EXISTING TURF AREAS DISTURBED DURING CONSTRUCTION AND CONTROL SOIL EROSION.

PREPARATION AND EXECUTION:

- RAKE THE SUBGRADE OF ALL AREAS TO BE LOAMED AND SEEDED TO REMOVE RUBBISH, STICKS, ROOTS AND STONES LARGER THAN 1 INCH
- PLACE LOAM OVER AREAS TO BE SEEDED AND SPREAD.
- FINE GRADE SURFACE AND SUPPLEMENT WITH SUITABLE LOAM WHERE NEEDED TO CREATE A UNIFORM SURFACE ACCORDING TO THE FINISH GRADES INDICATED; TOP AND BOTTOM OF SLOPES SHALL BE ROUNDED. NO LOAM SHALL BE SPREAD IF THE SUBGRADE IS EXCESSIVELY WET OR FROZEN.
- APPLY LIME EVENLY OVER LOAM SURFACE AND THOROUGHLY INCORPORATE LIME INTO THE LOAM BY HEAVY RAKING TO AT LEAST ONE-HALF THE DEPTH OF THE LOAM.
- APPLY NO PHOSPHATE, SLOW RELEASE FERTILIZER AND MIX WITH THE UPPER 2 INCHES OF LOAM.
- DETERMINE APPROPRIATE MIXTURE FOR AREA TO BE SEEDED BASED ON EXAMINATION OF PROJECT PLANS. UNIFORMLY SPREAD THE SEED BY BROADCASTING OR HYDROSEEDING INTO THE MIXTURE TO THE SURFACE AND ROLL. IF HYDROSEEDING, USE 4 TIMES THE RECOMMENDED RATE OF INOCULANT. AFTER SEED IS SPREAD, WATER THOROUGHLY WITH A FINE SPRAY.
- SEEDING FOR PERMANENT COVER SHALL OCCUR BETWEEN SEPTEMBER 15 AND OCTOBER 15 AND BETWEEN APRIL 15 AND JUNE 15. SEEDING SHALL NOT BE DONE DURING WINDY WEATHER, WHEN THE GROUND IS FROZEN OR EXCESSIVELY WET OR OTHERWISE UNTILLABLE.
- WITHIN 24 HOURS AFTER SEEDING OPERATION, UNIFORMLY MULCH THE AREA WITH STRAW. ANCHOR MULCH ON ALL SLOPES EXCEEDING 3:1 USING MULCH NETTING INSTALLED IN ACCORDANCE WITH THE MANUFACTURER.
- PROTECT AND PREVENT AGAINST WASHOUTS. ANY WASHOUTS WHICH OCCUR SHALL BE PROMPTLY REGRADED AND RESEEDED.
- WHEN IT IS IMPRACTICAL TO ESTABLISH PERMANENT GROWTH ON DISTURBED EARTH BY OCTOBER 15, A TEMPORARY SEED MIXTURE SHALL BE USED. WHEN TEMPORARY SEEDING CANNOT ESTABLISH VISIBLE GROWTH, THE DISTURBED AREA SHALL BE COVERED WITH SIX INCHES OF MULCH FOR THE WINTER.

MAINTENANCE:
ALL SEEDED AREAS SHALL BE KEPT WATERED AND IN GOOD CONDITION. RESEED AS NECESSARY TO ESTABLISH HEALTHY UNIFORM GROWTH OVER THE ENTIRE SEEDED AREA. MAINTAIN SEEDED AREAS IN AN APPROVED CONDITION UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE REPAIRS FOR DAMAGE CAUSED BY EROSION.

APPLICATION RATES:

- LOAM SHALL BE APPLIED AT A MINIMUM COMPACTED THICKNESS OF 4 INCHES.
- LIME SHALL BE APPLIED AT A RATE OF 75 TO 100 POUNDS PER 1,000 S.F.
- FERTILIZER SHALL BE APPLIED AT A RATE OF 30 POUNDS PER 1,000 S.F. IT IS RECOMMENDED THAT THE SOIL BE TESTED PRIOR TO APPLYING ANY FERTILIZERS TO DETERMINE WHAT LEVELS AND RATES ARE NECESSARY.
- SEED MIXTURE FOR LAWN AREAS SHALL BE APPLIED AT A RATE OF AT LEAST 80 POUNDS PER ACRE OR 2 POUNDS PER 1,000 S.F.
- TEMPORARY SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2 POUNDS PER 1,000 S.F.
- SEED MIXTURE FOR SLOPE AREAS SHALL BE APPLIED AT A RATE OF 80 POUNDS PER ACRE OR 2 POUNDS PER 1,000 S.F.
- SEED MIXTURE FOR STORMWATER MANAGEMENT AREAS SHALL BE APPLIED AT A RATE OF 70 POUNDS PER ACRE OR 1.6 POUNDS PER 1,000 S.F.
- MULCH SHALL BE APPLIED AT A RATE OF 80 POUNDS PER 1,000 S.F.

MATERIALS:

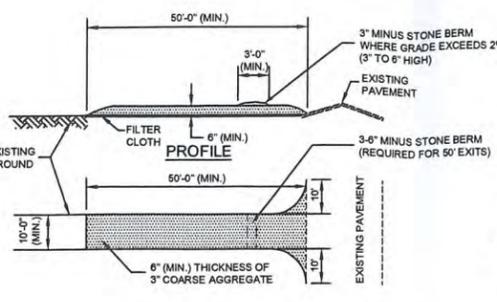
- LOAM USED FOR TOPSOIL SHALL BE FRIABLE, FERTILE, NATURAL FREE-DRAINING LOAM; FREE OF ROOTS, GRASS, STICKS, WEEDS, CLAY, SOO LUMPS, DEBRIS AND STONES LARGER THAN 1 INCH IN ANY DIMENSION. SOIL SHALL NOT BE EXCESSIVELY ACID OR ALKALINE AND CONTAIN NO TOXIC MATERIALS.
- LIME SHALL BE GROUND LIMESTONE CONTAINING NO LESS THAN 95% CALCIUM AND MAGNESIUM CARBONATES.
- FERTILIZER SHALL BE NO PHOSPHORUS, SLOW RELEASE.
- SEED MIXTURE FOR LAWN AREAS SHALL BE 99% PURE LIVE SEED AND CONSIST OF THE FOLLOWING:
25% CREEPING RED FESCUE
25% KENTUCKY BLUEGRASS
25% REDTOP
25% MANHATTAN PERENNIAL RYEGRASS
- TEMPORARY SEEDING MIXTURE SHALL BE AN APPROVED CONSERVATION MIX OR CONSIST OF THE FOLLOWING:
15% BLACKWELL OR SHELTER SWITCHGRASS
30% NIAGRA OR KAW BIG BLUESTEM
30% CAMPER OR BLAZE LITTLESTEM
15% NE-27 OR BLAZE SAND LOVEGRASS
10% VIKING BIRDSFOOT TREFLOID
INOCULUM SPECIFIC TO BIRDSFOOT TREFLOID MUST BE USED WITH THIS MIXTURE. IF SEEDING BY HAND, A STICKING AGENT SHALL BE USED. IF SEEDING WITH A HYDROSEEDER, USE FOUR TIMES THE RECOMMENDED AMOUNT OF INOCULUM.
- SEED MIXTURE FOR SLOPE AREAS SHALL BE 99% PURE LIVE SEED AND SHALL CONSIST OF THE FOLLOWING:
30% CREEPING RED FESCUE
40% PERENNIAL RYE GRASS
15% REDTOP
15% BIRDSFOOT TREFLOID
*IN ADDITION TO THE MIX SPECIFIED ABOVE, CROWN VETCH SHALL BE USED ON ALL SLOPES STEEPER THAN 3:1. CROWN VETCH SHALL BE APPLIED AT A RATE OF 10 POUNDS PER ACRE AND INOCULUM SPECIFIC TO CROWN VETCH MUST BE USED.
- SEED MIXTURE FOR STORMWATER MANAGEMENT AREAS, INCLUDING DETENTION BASINS AND VEGETATED TREATMENT SWALES SHALL CONSIST OF THE FOLLOWING:
25% CREEPING RED FESCUE
15% SWITCH GRASS
15% FOX SEDGE
15% CREEPING BENTGRASS
10% FLATPEA
20% WILLOW VARIETY
- STRAW USED FOR MULCH SHALL CONSIST OF MOVED AND PROPERLY CURED GRASS OR LEGUME MOWINGS, FREE FROM WEEDS, TWIGS, DEBRIS OR OTHER DELETERIOUS MATERIAL AND ROT OR MOLD.
- NATIVE PLANTINGS SHOULD BE USED FOR ALL NEW GREENSCAPES.
- ALL WILDOFLOWER SEEDING MIXES SHOULD BE FREE OF INVASIVE SPECIES.

CONSTRUCTION SEQUENCE

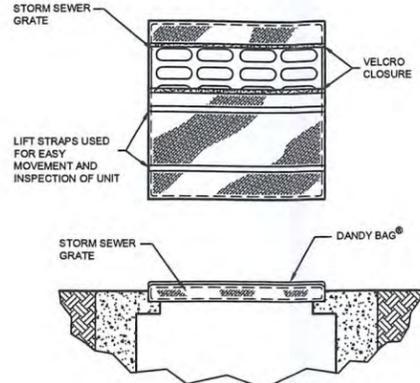
- THE CONTRACTOR WILL ENSURE THAT NO MORE THAN 5 ACRES IS DISTURBED AT ANY ONE TIME.
- FIRST CUT AND BRUSH ONLY WITHIN DESIGNATED LIMITS OF THE LEARNING AS NECESSARY TO FACILITATE PROPOSED CONSTRUCTION. ALL TREES, BRANCHES AND OTHER NATIVE MATERIALS SHALL BE PROPERLY DISPOSED OF OFF SITE BY THE CONTRACTOR. THIS PROJECT IS MANAGED TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
- PRIOR TO COMMENCEMENT OF ANY EARTHMOVING OPERATIONS, ALL APPLICABLE TEMPORARY EROSION CONTROL MEASURES, INCLUDING SPECIFIED PERIMETER SILTATION FENCINGS AND STABILIZED CONSTRUCTION EXIT SHALL BE IN PLACE AS SHOWN ON THE PROJECT PLANS.
- COMPLETE GRUBBING OPERATIONS. ALL STUMPS AND SIMILAR ORGANIC DEBRIS SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR. NATIVE ORGANIC SOIL MATERIALS SUITABLE FOR USE AS TOPSOIL SHALL BE STOCKPILED WITHIN AREAS OUT OF THE WAY OF OTHER CONSTRUCTION ACTIVITIES AND DRAINAGE FLOW. STOCKPILES SHALL BE TEMPORARILY SEEDED WITH WINTER RYE AND BE SURROUNDED WITH STRAW BALES AND/OR FABRIC SILTATION FENCE IN ORDER TO PREVENT LOSS DUE TO EROSION.
- BEGIN EARTHMOVING OPERATIONS, COMMENCING WITH WORK NEEDED TO BALANCE SITE AND FACILITATE BUILDING FOUNDATION AND RETAINING WALL CONSTRUCTION. PERMANENT DOWNSLOPE WORK SHALL BE PROTECTED FROM UPGRADIENT STORMWATER FLOW BY THE CONSTRUCTION OF TEMPORARY EARTHEN DIKES OR EXCAVATED SWALES.
- ONCE BUILDING FOUNDATION WORK IS UNDERWAY, CONTINUE EARTHMOVING OPERATIONS UNTIL DESIGN SUBGRADE IS ACHIEVED.
- DETENTION BASINS/SWALES SHALL BE INSTALLED BEFORE ROUGH GRADING THE SITE.
- DITCHES/SWALES/BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- TEMPORARY WATER DIVERSION (SWALES, BASINS, ETC.) MUST BE USED AS NECESSARY UNTIL SOILS ARE STABILIZED.
- INSTALL DRAINAGE SWALE SYSTEMS AND OTHER UTILITIES WORKING FROM LOW TO HIGH. INCOMPLETE WORK SHALL BE PROTECTED FROM SILTATION BY THE USE OF SILTATION BARRIERS AROUND SWALES UNTIL THE SITE HAS BECOME FULLY STABILIZED.
- DEEPLY TILL THE BASE OF THE INFILTRATION BASIN TO RESTORE INFILTRATION RATES FOLLOWED BY A PASS WITH A LEVELING DRAG. STORMWATER FLOWS ARE NOT TO BE DIRECTED TO THE INFILTRATION AREA UNTIL CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- PLACE GRAVEL AND CRUSHED GRAVEL OVER PROPOSED DRIVEWAY, WALKS AND PARKING AREAS AND COMPACT IN SPECIFIED LIFT THICKNESS.
- COMPLETE EXCAVATION/STABILIZATION GRADING ACTIVITIES. WHEN COMPLETE, IMMEDIATELY BEGIN TOPSOILING PROPOSED TURF AREAS USING STOCKPILED LOAM SUPPLEMENTED WITH BONES MEAL TO LEAVE A THICKNESS OF 4 INCHES OF FRIABLE LOAM.
- FINE GRADE ALL FUTURE TURF AREAS AND HYDROSEED WITH THE SPECIFIED SEED MIXTURE IMMEDIATELY AFTER FINE GRADING IS COMPLETED. ALL AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
- INSTALL THE BINDER COURSE OF PAVEMENT OVER ALL DESIGNATED AREAS.
- CONTINUE TO MONITOR AND RECTIFY MINOR SITE AND SLOPE EROSION UNTIL ENTIRE SITE APPEARS TO BE COMPLETELY STABILIZED AND VEGETATED WITH A HEALTHY STAND OF TURF OR GROUND COVER. MAINTAIN SILTATION/EROSION CONTROL MEASURES THROUGH ONE WINTER.
- INSTALL THE SPECIFIED WEARING COURSE OF PAVEMENT OVER THE BINDER COURSE.
- COMPLETE INSTALLATION OF LANDSCAPING, SIGNAGE AND OTHER SITE AMENITIES.

EROSION CONTROL NOTES

- EXPOSED EARTHWORK SHALL BE CONFINED TO AS LIMITED AN AREA AS IS PRACTICAL AT ANY GIVEN TIME THROUGHOUT THE CONSTRUCTION SEQUENCE. AT NO TIME SHALL MORE THAN FIVE (5) ACRES OF SITE AREA BE IN AN UNSTABLE CONDITION UNLESS AN ENVIRONMENTAL MONITOR IS EMPLOYED THROUGHOUT THE DURATION OF CONSTRUCTION. NO GIVEN AREA OF THE SITE SHALL BE LEFT IN AN UNSTABILIZED CONDITION FOR A PERIOD OF TIME EXCEEDING FORTY-FIVE (45) CALENDAR DAYS.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH PROJECT PLANS. IN ADDITION, SIMILAR MEASURES SHALL BE INSTALLED WHERE AND WHEN THE FIELD CONDITION, OR FIELD OPERATION OF THE INDIVIDUAL SITE CONTRACTOR, MAY WARRANT. ALL TEMPORARY EROSION CONTROL MEASURES USED SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER A 0.25" OF RAINFALL OR MORE. THEY SHALL BE CLEANED AND MAINTAINED AND OTHERWISE KEPT IN AN EFFECTIVE OPERATING MANNER THROUGHOUT THE CONSTRUCTION PERIOD.
- ALL DISTURBED AREAS DESIGNATED TO BE TURF, SHALL RECEIVE A MINIMUM APPLICATION OF 4 INCHES OF LOAM (COMPACTED THICKNESS), PRIOR TO FINAL SEEDING AND MULCHING.
- EROSION CONTROL AND STABILIZATION SHALL BE IN ACCORDANCE WITH HILLSBOROUGH COUNTY CONSERVATION DISTRICT-VEGETATIVE STANDARD AND SPECIFICATIONS FOR SEEDING GRASSES AND LEGUMES FOR LONG-TERM COVER ON EXCAVATED AREAS.
- ALL SWALES AND DITCHLINES SHALL BE PERIODICALLY CLEANED OF DEPOSITED SEDIMENT SO AS TO MAINTAIN AN EFFECTIVE GRADE AND CROSS SECTION. ALL SWALES AND DITCHLINES SHALL BE FULLY STABILIZED PRIOR TO HAVING STORMWATER DIRECTED TOWARDS THEM.
- IN THE EVENT THAT, DURING CONSTRUCTION OF ANY PORTION OF THIS PROJECT, A WINTER SHUTDOWN IS NECESSARY, THE CONTRACTOR SHALL STABILIZE ALL INCOMPLETE WORK AND PROVIDE FOR SUITABLE METHODS OF DIVERTING RUNOFF IN ORDER TO ELIMINATE SHEET FLOW ACROSS FROZEN SURFACES.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
A. BASE COURSE GRAVELS ARE 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 RIP RAP HAS BEEN INSTALLED; OR
D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- DUST SHALL BE CONTROLLED BY THE USE OF WATER AS NECESSARY THROUGHOUT THE CONSTRUCTION PERIOD, IN ACCORDANCE WITH ENV-A 1000.
- IN NO WAY ARE THOSE TEMPORARY EROSION CONTROL MEASURES INDICATED ON THESE PLANS TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGEMENT IN INSTALLING SUPPLEMENTARY EROSION CONTROL MEASURES WHERE AND WHEN SPECIFIC SITE CONDITIONS AND/OR CONSTRUCTION METHODOLOGIES MAY WARRANT.
- THE TOWN RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES DURING CONSTRUCTION.
- AREAS HAVING FINISH GRADE SLOPES OF 3:1 OR STEEPER, SHALL BE STABILIZED WITH JUTE MATTING WHEN AND IF FIELD CONDITIONS WARRANT, OR IF SO ORDERED. JUTE MATTING INSTALLED TO CONFORM WITH THE RECOMMENDED BEST MANAGEMENT PRACTICE OUTLINED IN VOLUME 3 OF THE NEW HAMPSHIRE STORMWATER MANUAL "EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION."
- DETENTION BASINS/SWALES SHALL BE INSTALLED BEFORE ROUGH GRADING THE SITE.
- DITCHES/SWALES/BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- TEMPORARY WATER DIVERSION (SWALES, BASINS, ETC.) MUST BE USED AS NECESSARY UNTIL SOILS ARE STABILIZED.
- ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.



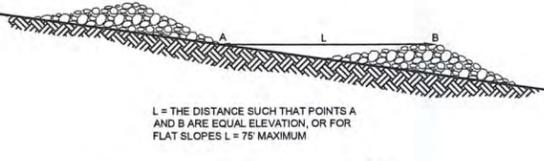
STABILIZED CONSTRUCTION EXIT DETAIL
NOT TO SCALE



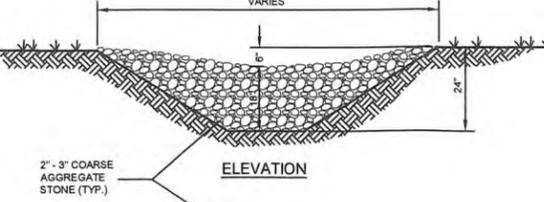
HI-FLOW DANDY BAG® (SAFETY ORANGE)

MECHANICAL PROPERTIES	TEST METHOD	UNITS	MARV
GRAB TENSILE STRENGTH	ASTM D 4632	kN (lbs)	1.62 (365) x 0.89 (200)
GRAB TENSILE ELONGATION	ASTM D 4632	%	24 x 10
PUNCTURE STRENGTH	ASTM D 4833	kN (lbs)	0.40 (90)
MULLEN BURST STRENGTH	ASTM D 3786	kPa (psi)	3097 (450)
TRAPEZOID TEAR STRENGTH	ASTM D 4633	kN (lbs)	0.51 (115) x 0.33 (75)
UV RESISTANCE	ASTM D 4355	%	90
APPARENT OPENING SIZE	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
FLOW RATE	ASTM D 4461	l/min/m ² (gal/min/ft ²)	5907 (145)
PERMITTIVITY	ASTM D 4461	Sec ⁻¹	2.1

DANDY BAG®
NOT TO SCALE
(APRIL 2010)



STONE CHECK DAM SPACING DETAIL
NOT TO SCALE
(MARCH 2008)



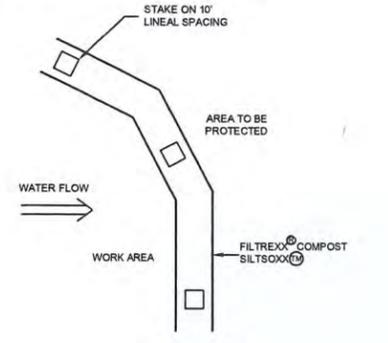
STONE CHECK DAM DETAIL
NOT TO SCALE
(MARCH 2008)

MAINTENANCE:

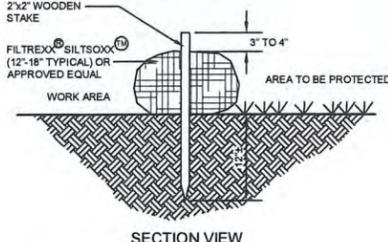
- MUD AND SOIL PARTICLES WILL EVENTUALLY CLOG THE VOIDS IN THE CRUSHED STONE AND THE EFFECTIVENESS OF THE CRUSHED STONE PAD WILL NOT BE SATISFACTORY. WHEN THIS OCCURS, THE PAD SHOULD BE TOPDRESSED WITH NEW CRUSHED STONE OR COMPLETE REPLACEMENT OF THE PAD MAY BE NECESSARY WHEN THE PAD BECOMES COMPLETELY CLOGGED.
- IF WASHING FACILITIES ARE USED, THE SEDIMENT TRAPS SHOULD BE CLEANED OUT AS OFTEN AS NECESSARY TO ASSURE THAT ADEQUATE TRAPPING EFFICIENCY AND STORAGE VOLUME IS AVAILABLE. VEGETATIVE FILTER STRIPS SHOULD BE MAINTAINED TO INSURE A VIGOROUS STAND OF VEGETATION AT ALL TIMES.

CONSTRUCTION SPECIFICATIONS:

- STONE FOR A STABILIZED CONSTRUCTION EXIT SHALL BE 3 INCH MINIMUM STONE, RECLAIMED STONE OR RECYCLED CONCRETE EQUIVALENT.
- THE LENGTH OF THE STABILIZED EXIT SHALL NOT BE LESS THAN 60 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
- THE THICKNESS OF THE STONE FOR THE STABILIZED EXIT SHALL NOT BE LESS THAN 6 INCHES.
- THE WIDTH OF THE EXIT SHALL NOT BE LESS THAN THE FULL WIDTH OF THE AREA WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER.
- GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
- ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION EXIT SHALL BE PIPED BENEATH THE EXIT. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE. THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
- WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- THE MOUNTABLE BERM IS REQUIRED FOR 50' LONG EXITS.



PLAN VIEW

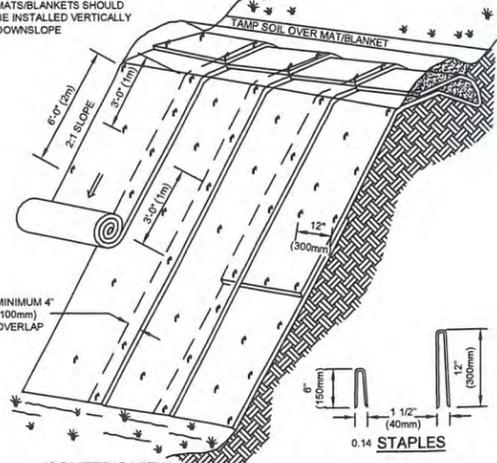


SECTION VIEW

NOTES:

- ALL MATERIAL TO MEET FILTERCLOTH SPECIFICATIONS.
- SILTSOXX® COMPOST/SOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS.
- SILTSOXX® DEPOSITED FOR MINIMUM SLOPES. GREAT SLOPES MAY REQUIRE LARGER SOCKS PER THE ENGINEER.
- COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

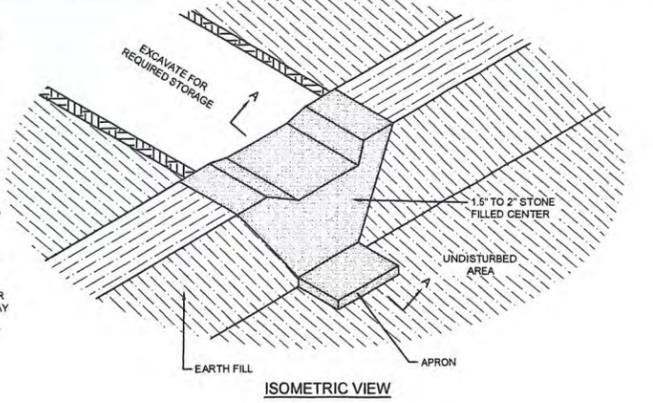
FILTERCLOTH® SILTSOXX® DETAIL
NOT TO SCALE
(AUGUST 2011)



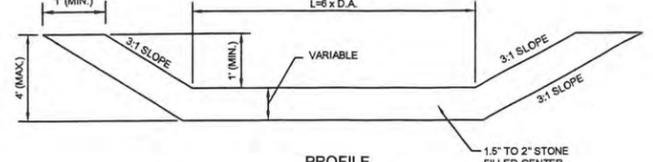
NOTES:

- SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
- APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
- APPLY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
- EROSION BLANKETS TO BE A BC150 OR AN APPROVED ALTERNATIVE WHICH MUST CONSIST OF ALL NATURAL FIBERS.

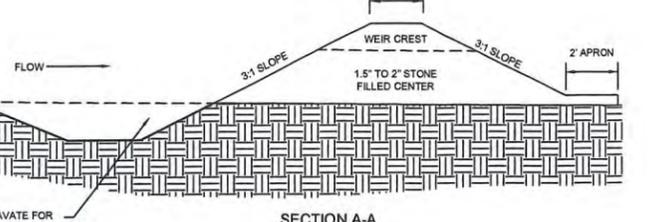
EROSION CONTROL BLANKETS - SLOPE INSTALLATION
NOT TO SCALE
(AUGUST 2011)



ISOMETRIC VIEW



PROFILE



SECTION A-A

NOTES:

- THE TRAP SHALL BE INSTALLED AS CLOSE TO THE DISTURBED AREA OR SOURCE OF SEDIMENT AS POSSIBLE.
- THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE TRAP SHALL BE LESS THAN 5 ACRES.
- THE MINIMUM VOLUME OF THE TRAP SHALL BE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE OF DRAINAGE AREA.
- THE SIDE SLOPES OF THE TRAP SHALL BE 3:1 OR FLATTER, AND SHALL BE STABILIZED IMMEDIATELY AFTER THEIR CONSTRUCTION.
- THE OUTLET OF THE TRAP SHALL BE A MINIMUM OF ONE FOOT BELOW THE CREST OF THE TRAP AND SHALL DISCHARGE TO A STABILIZED AREA.
- THE TRAP SHALL BE CLEANED WHEN 50 PERCENT OF THE ORIGINAL VOLUME IS FILLED.
- THE MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.
- SEDIMENT TRAPS AND/OR BASINS SHOULD BE USED AS NECESSARY TO CONTAIN RUNOFF UNTIL BASINS/PONDS ARE STABILIZED.

TEMPORARY SEDIMENT TRAP DETAIL
NOT TO SCALE

WINTER CONSTRUCTION NOTES:

- ALL PROPOSED POST-DEVELOPMENT VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 4:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER OCTOBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3 OR, IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON, BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
A. BASE COURSE GRAVELS ARE 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 RIP RAP HAS BEEN INSTALLED; OR
D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

EROSION CONTROL DETAILS
MILFORD RASHID GAS STATION
MAP 43 LOT 20-2
SOUTH STREET
MILFORD, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER:
SALT CREEK PROPERTIES, LLC
P.O. BOX 967
AMHERST, NH 03031
BK. 8521 PG. 593

APPLICANT:
689 NORTH MAIN STREET LLC
689 NORTH MAIN STREET
LEOMINSTER, MA 10453

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2861

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: FEBRUARY 16, 2023 SCALE: 1" = 30'
PROJECT NO: 21-0526-1A SHEET 5 OF 5

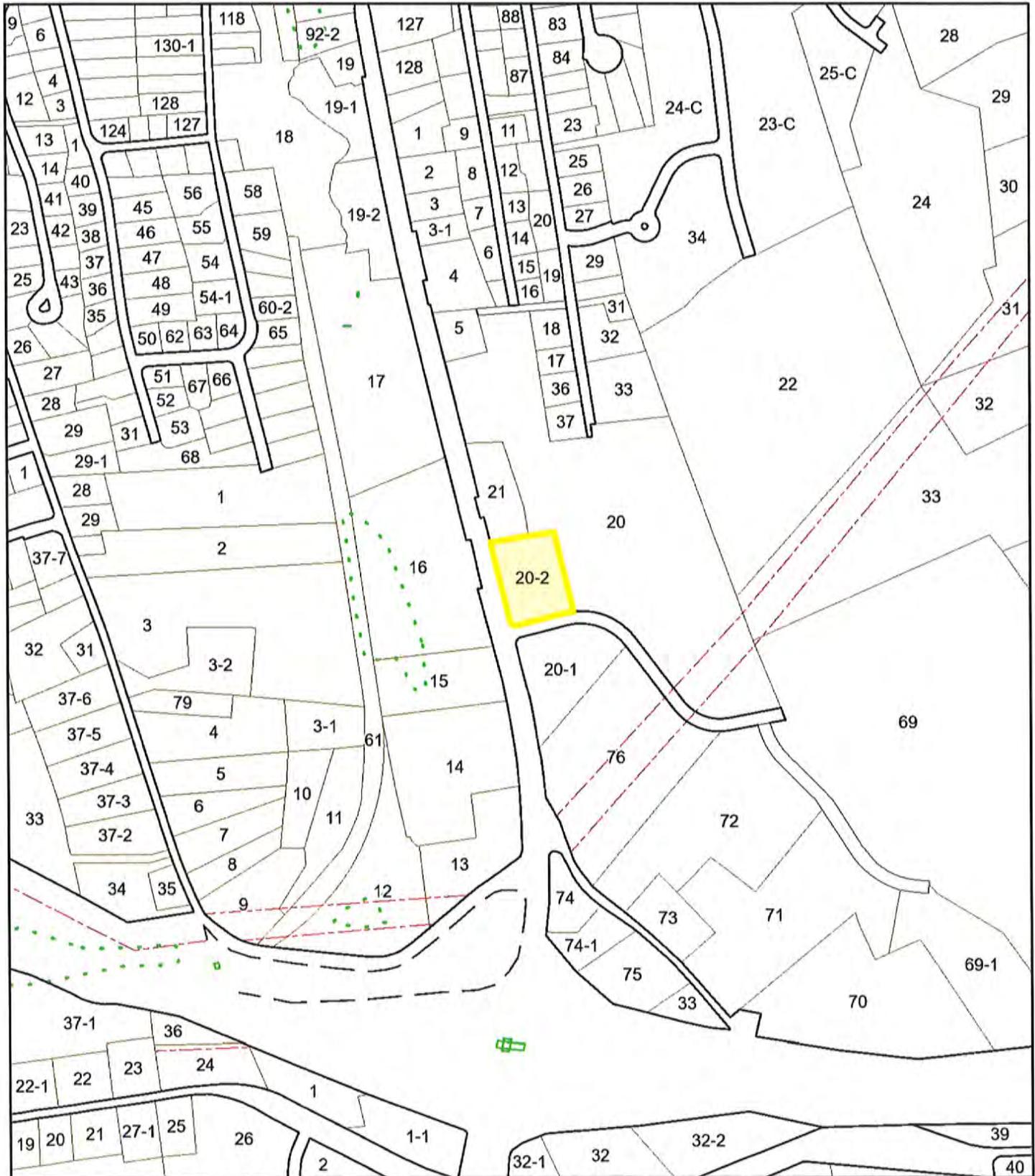


TOWN OF MILFORD
RECEIVED
Milford, NH FEB 16 2023
1 inch = 552 Feet
PB 1104 ZBA Office 1656



www.cai-tech.com

December 13, 2022



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



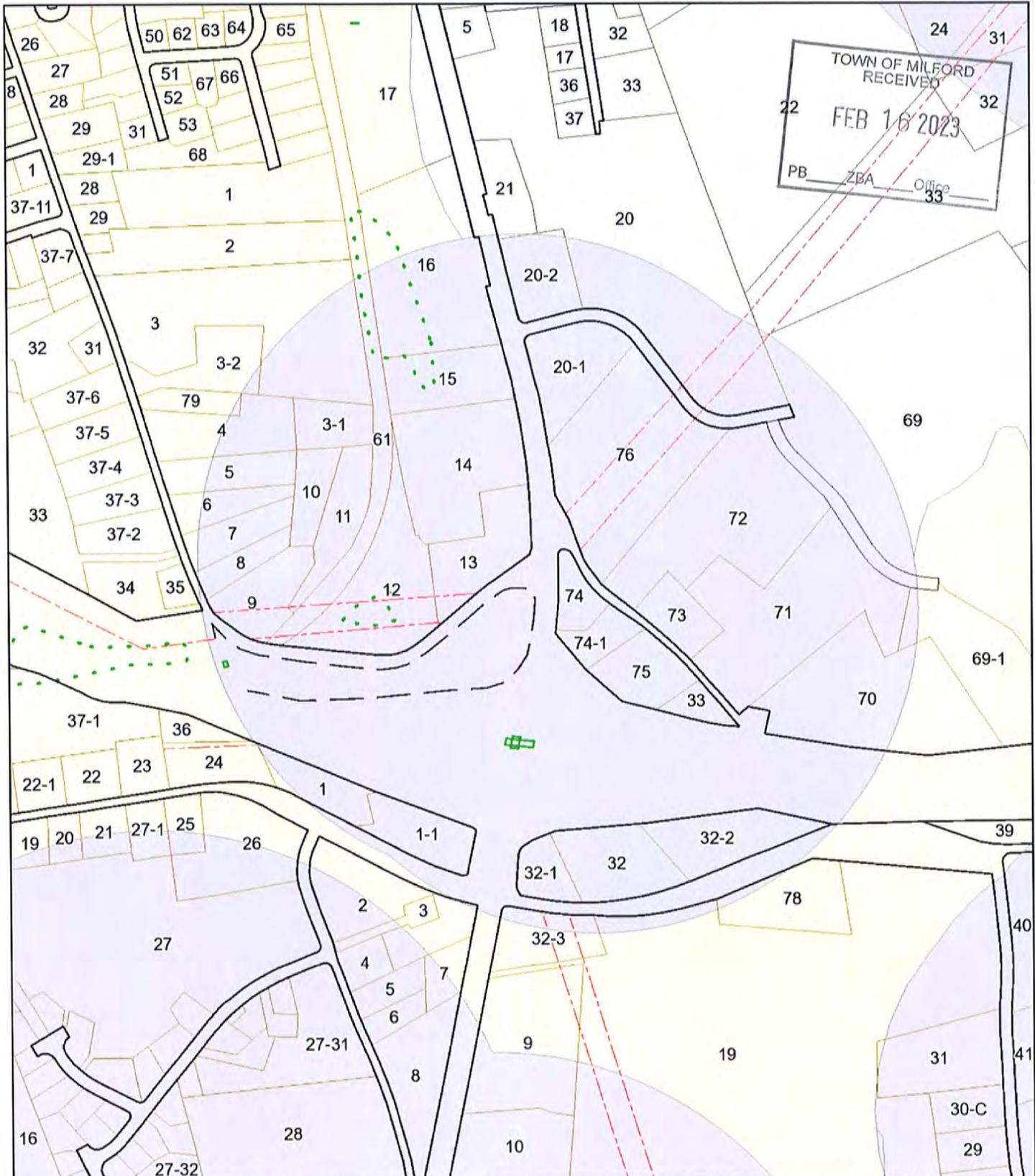
Milford, NH

1 inch = 552 Feet



www.cai-tech.com

February 16, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



February 16, 2023

PB ZBA Office

FEB 16 2023

TOWN OF MILFORD RECEIVED

1 inch = 2210 Feet

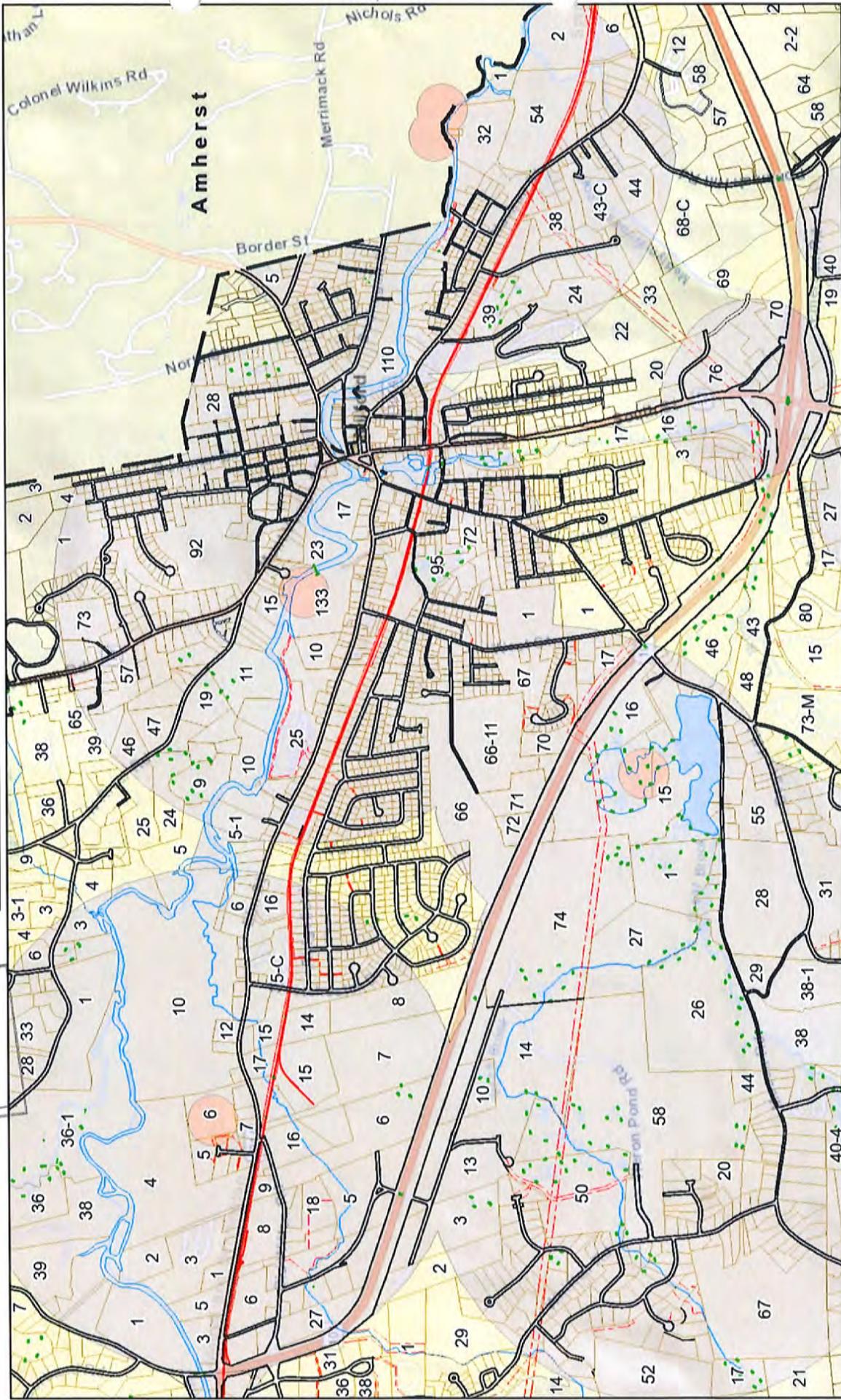
0 2210 4420 6630

Milford, NH

www.cai-tech.com

CAI Technologies

Professional Mapping Geospatial Solutions



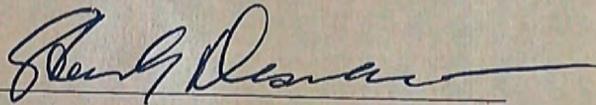
Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

KNA Project No. 21-0526-1A

OWNER AFFIDAVIT

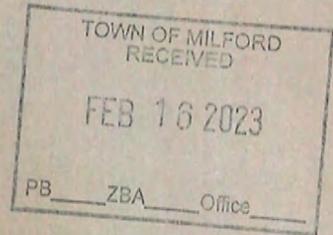
I, Salt Creek Properties, LLC, owner of Map 43; Lot 20-2 on South Street in Milford, NH, hereby verify that we have authorized Keach-Nordstrom Associates, Inc. to submit on our behalf, any and all applicable State and local permit applications as they pertain to Map 43; Lot 20-2 South Street, Milford, NH.

Additionally, we hereby authorize Keach-Nordstrom Associates, Inc. to aid in the representation of these applications throughout the approval process.

Signature of Owner: 

Address of Owner: P.O. Box 967
Amherst, NH 03031

Date: 10/24/27



Town of Milford
CONSERVATION COMMISSION

Town Hall
1 Union Square
Milford, NH 03055-4240
(603) 249-0628
www.milford.nh.gov
conservation@milford.nh.gov



June 9, 2023

To: Zoning Board of Adjustment

Re: Case # 2023-01,02,03 Rashid South Street Gas Station project Map-Lot 043-020-002

Special Exception for Wetland and Buffer Impact

Variance for Prohibited Use of a Gas Station located in the Groundwater Protection Area

To the Board,

The Conservation Commission met with the applicant at their March 9 2023 meeting and at the March 30 scheduled site visit, which was also attended by members of the Planning and Zoning Boards. There was another meeting with the applicant on June 8, 2023, who took the opportunity to address MCC concerns. The MCC members have some questions and comments which are listed below.

Criteria for Evaluation (ZO 6.02.7):

1. *The need for the impact.* The MCC does not think that this is the best use for the parcel. It is located in the Groundwater Protection Zone 1 in which the storage of petroleum products is prohibited.
2. *The plan is the least impact to the site.* The plan proposes two access points in order to maximize the number of pumps while efficiently directing large trucks around a small parcel. There does not appear to be any thought to reduce the number of pumps so that one entrance would be sufficient, thus avoiding the wetland located on the northwest corner of the parcel. This gas station is not an appropriate location for this parcel, as it is located in the Groundwater Protection Zone 1, where underground petroleum storage units are prohibited.
3. *The impact on plants, fish and wildlife.* There is a small wetland which is 5% of the parcel. It is part of a potential wildlife corridor, as identified on the NH Wildlife Corridors Map produced by NH Fish and Game. Without a study, it is very difficult to state what the impact will be to wildlife moving across the landscape. Usually, wetlands are impacted by a crossing which often accommodates wildlife movement; not a complete fill, removing this natural resource from the landscape. Our **observation at the site visit is that the landscape is 'directing' wildlife towards the culvert that carries drainage across South Street into the wetland/open space on the west side of South Street.**
4. *The impact on the quantity and quality of surface and ground water.* This parcel is located in the Groundwater Protection Area 1, which prohibits the storage of liquid petroleum products. The applicant cannot guarantee that there will not be an accidental release of petroleum products. One criterion for determining a Groundwater Protection Area level 1 is how quickly a substance can move across and into the aquifer. The Canton Fine Sandy Loam (CaB) soil type found on this site is

considered a well-drained soil, indicating that any spills will quickly infiltrate, making it harder to collect impacted soil. Using data available on NH DES One Stop Mapper, the parcel is located approximately 370 feet from highly transmissible soils.

5. *The potential to cause or increase flooding, erosion or sedimentation.* Stormwater treatments are designed which will manage the stormwater for the site. However, the infiltration is being designed to handle the drainage from the adjacent property, thus increasing the impact to this site. Should this require additional environmental study by a third party?
6. *The cumulative impact if all parties abutting this wetland or buffer were permitted to make equivalent alterations to the landscape.* Typically, wetlands are temporarily impacted and mitigation is provided with wildlife friendly structures. This project requires the fill of the existing wetland. Essentially, removing a resource from the landscape. It is difficult to assess the damage to wildlife if every abutter were to fill the wetlands on their property, but it is hard to imagine that this would be beneficial for the wildlife using the landscape.
7. *The impact of the proposed project on the values and functions of the total wetland or wetland complex.* This project will remove the existing wetland from the landscape. We cannot determine how important this wetland is to the wildlife moving across the landscape. It appears to be the only refuge on this parcel for animals heading downslope to the wetlands on the west side of **South Street. They are being 'funneled' towards the culvert from this wetland** so that there is a safe passage under South Street. Removal of the wetland will change movement patterns, which may not be beneficial.

MCC questions/thoughts

1. Please ask the applicant to demonstrate how the applicant attempted to avoid or minimize the impact. What mitigation measures will be taken to provide any of the resources that are provided by this wetland? What efforts were made to reduce the site size so that the wetland could remain?
2. What is the proposed treatment for the invasives that are present on the property?
3. How will the applicant demonstrate that the stormwater recharge meets Ambient Groundwater Quality Standards (Env-wm 1403.05)?
4. The MCC members do not think that this is the appropriate use for this parcel. Map43-20-2 is located in the Groundwater Protection Zone 1, which prohibits the storage of liquid petroleum products. There are other uses for which this parcel could be used which would not require the filling of this wetland and would reduce the risk for a major impairment to the aquifer.

The Milford Conservation Commission members do not support this application for the above stated use to build and operate a gas station and convenience store on a parcel located in the Groundwater Protection Area Level 1.

Respectfully
Milford Conservation Commission