



Milford Zoning Board of Adjustment

**Staff Review**

**Date:** September 29, 2023

**To:** Zoning Board of Adjustment

**From:** Terrence S. Dolan, Director of Community Development *TS*

**Subject:** Continuation of Case #2023-02-Variance Request, pursuant to Article VI, Section 6.01.3.B.7 to allow for the Retail Sale of Petroleum Products in the Town of Milford's Groundwater Protection Zone I, located in both the "C" (Commercial) Zoning District & Limited Commercial ("LC") Zoning District, Map 43 Lot 20-2

For the ZBA's information and continued consideration, the following provides a continuation of the Town's Staff and the review of the above referenced Case (#2023-2):

**You shall find the following information items as separate online links from the Town's ZBA Web Page:**

1. A *September 28, 2023 Memorandum* from our Town Engineer, Nicole Crawford, explaining and summarizing the need for additional site data collection and testing to ensure the accuracy of the existing site conditions, and those conditions in comparison to the adopted Town of Milford Groundwater Resource Protection Maps. Additional Groundwater Maps are also provided to assist the Board.
2. Both the *August 25, 2023 & the September 25, 2023 Milford Conservation Commission Memorandums* summarizing the Commission's position on the present Variance Request. The *Conservation Commission's (initial) June 9<sup>th</sup> Memorandum* is provided at the end of the materials contained with #3 below.
3. My *July 1, 2023 Staff Memo*, along with the full July 6, 2020 ZBA Mtg Packet of information that was ultimately continued by the ZBA.

Thank You

**ZBA Case 2023-02 Variance Request:**

**Memo Item #3**

**(July 6<sup>th</sup> - Continued - ZBA Mtg Package Materials)**

# TOWN OF MILFORD

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



## Administrative Review

**Date:** July 1, 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 (Continued from 6/15/23)

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.

The proposed gas station falls within the 1,300 linear feet Wellhead Protection Area of the two public water systems: (1) Little Arrows Childcare Services, 365 South Street (Map 43 Lot 13) and (2) the property located at 15 Hammond Road Map 43 Lot 74). The former is an active source of water for the business while the well for the Hammond Road property is no longer in use.

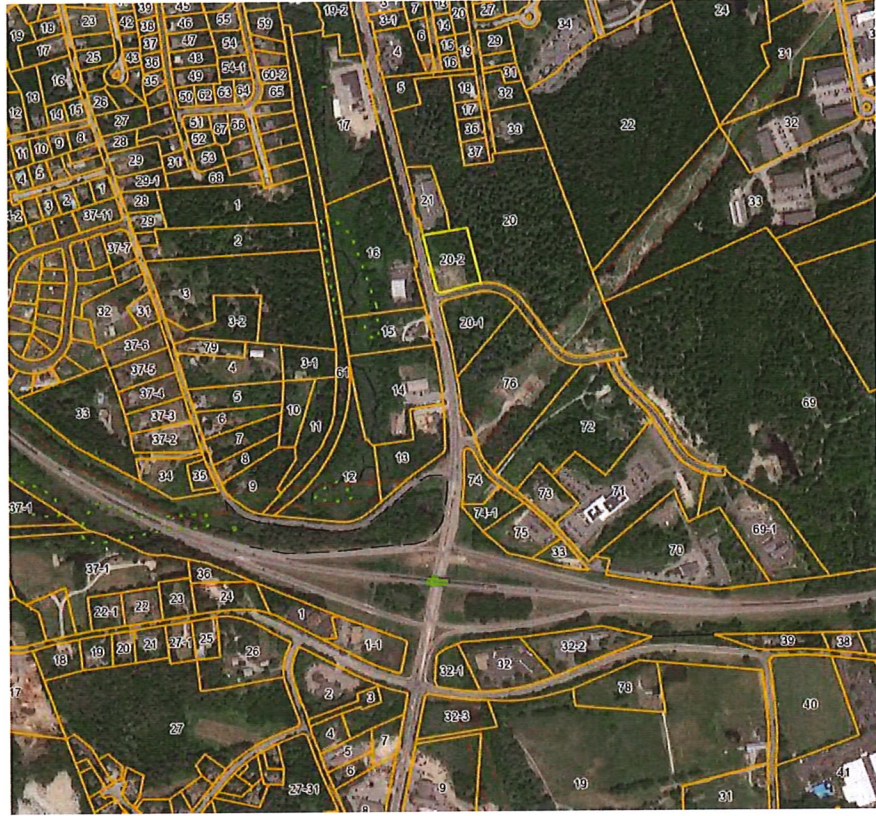
The applicant has a filed a concurrent Special Exception Application (see Case #2023-01) from the Milford Zoning Ordinance, Article VI, Sections 6.02.6.A and B to disturb approximately 2,299 square feet of wetlands area and 7,202 square feet of wetland buffer area to allow the construction gas station store, pump stations, access driveway and parking areas, and related stormwater water management structures. On June 15, 2023, the Board of Adjustment approved the Special Exception Request.

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

4. 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

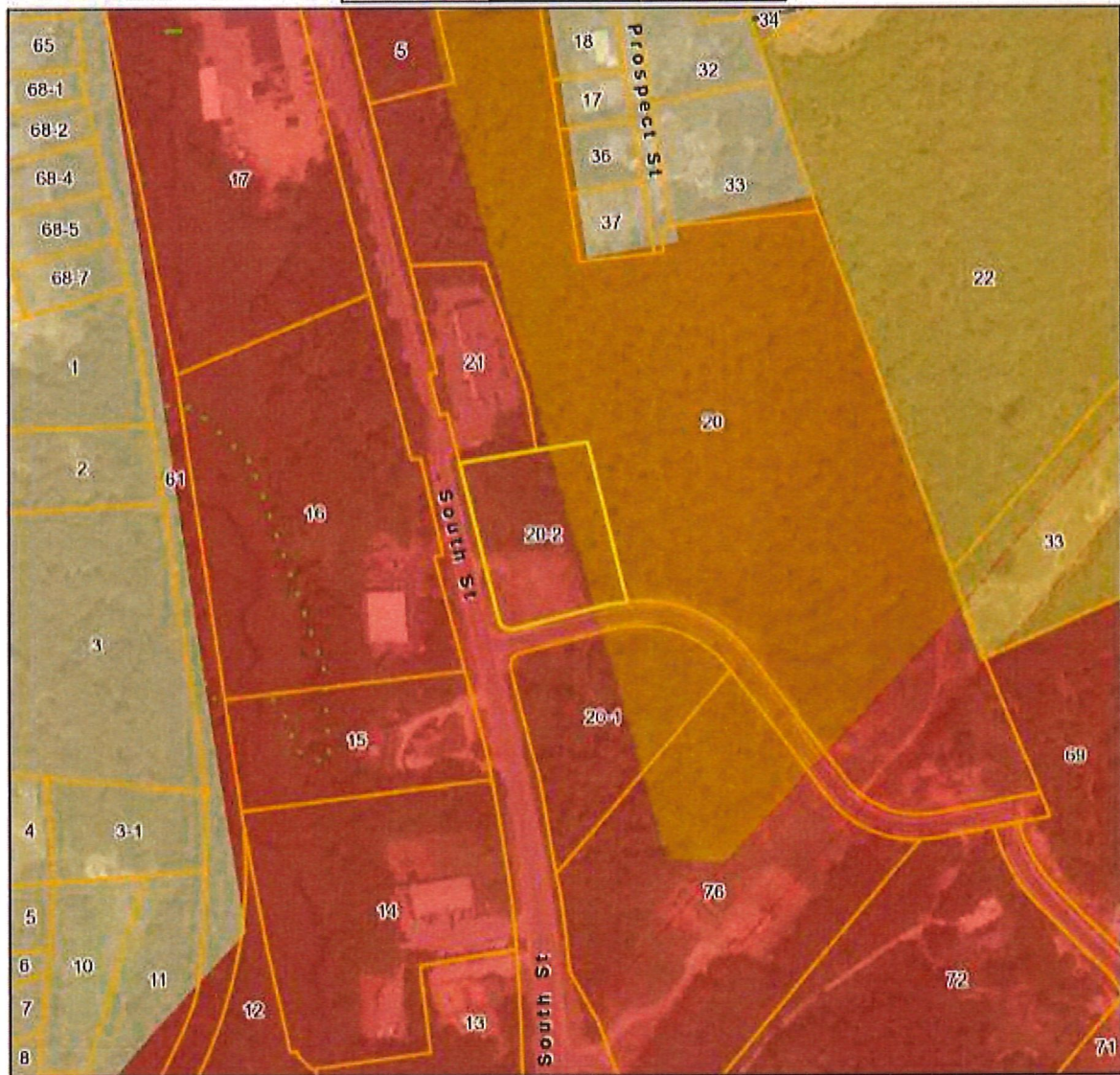
Town of Milford, NH

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 Millford, 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	

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**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	
<i>If the application involves multiple lots with different owners, attach additional copies of this page.</i>	
PROPERTY OWNER	
Name: Salt Creek Properties, LLC	
Address: P.O. Box 967	
City/State/Zip: Amherst, NH 03031	
Phone: ( )	
Email:	
<i>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.</i>	
APPLICANT/REPRESENTATIVE	
<input type="checkbox"/> SAME AS OWNER	
Name: 689 North Main Street, LLC	
Address: 689 North Main Street	
City/State/Zip: Leominster, 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  
Application Number: RECEIVED  
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:	320.00
Date Received:	2/10/23

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 - Variance**  
**MILFORD ZONING BOARD OF ADJUSTMENT**

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

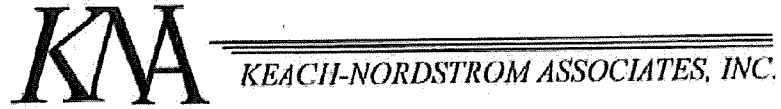
PROPERTY INFORMATION
Street Address: South Street
Tax Map / Parcel #: Tax Map 43; Lot 20-2
<i>A Variance is a use which is not permitted by the Zoning Ordinance. Approval from the Zoning Board of Adjustment is required to allow any use or deviation from the Zoning Ordinance. Please work with the Zoning 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. <u>To allow a gas station at this location.</u>

General Criteria Section 10.01
<i>Explain how the proposal meets the following conditions per New Hampshire RSA 674:33.1</i>
1. Granting the Variance would not be contrary to the public interest because: <u>See enclosed letter</u>
2. If the Variance were granted, the spirit of the ordinance would be observed because: <u>See enclosed letter</u>
3. Granting the Variance would do substantial justice because: <u>See enclosed letter</u>
4. Granting the Variance would not diminish the value of surrounding properties because: <u>See enclosed letter</u>
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**

<b>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:</b>
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>(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:</b>
<b>(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:</b>
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.
<b>ATTACHMENTS – additional information may be needed to help the Zoning Board of Adjustment fully understand your petition.</b> 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;*

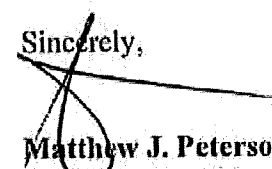
**The location of this parcel at the interchange of Route 101 and Route 13 distinguish it from other locations in Town, that were allowed gas stations, and its location on the very outer limits of the protective radius also distinguish it from other properties in town. Not allowing a state-of-the-art 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  
Kcach Nordstrom Associates  
10 Commerce Park North, Suite 3B  
Bedford, NH 03110

Civil Engineering

Land Surveying

Landscape Architecture

10 Commerce Park North, Suite 3B

Bedford, NH 03110

Phone (603) 627-2881

Fax (603) 627-2915



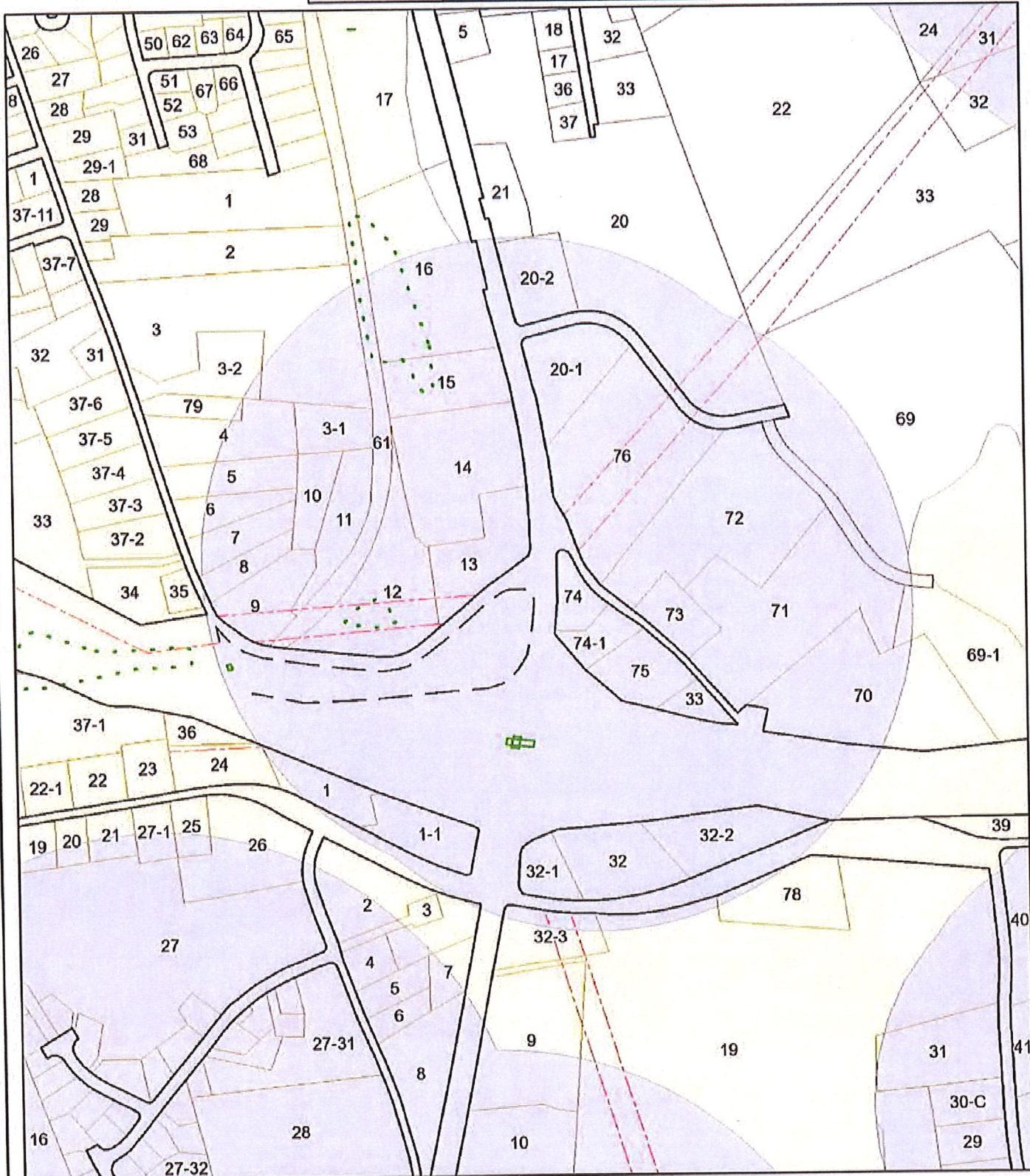
Milford, NH

1 inch = 552 Feet



www.cai-tech.com

February 16, 2023



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February 16, 2023

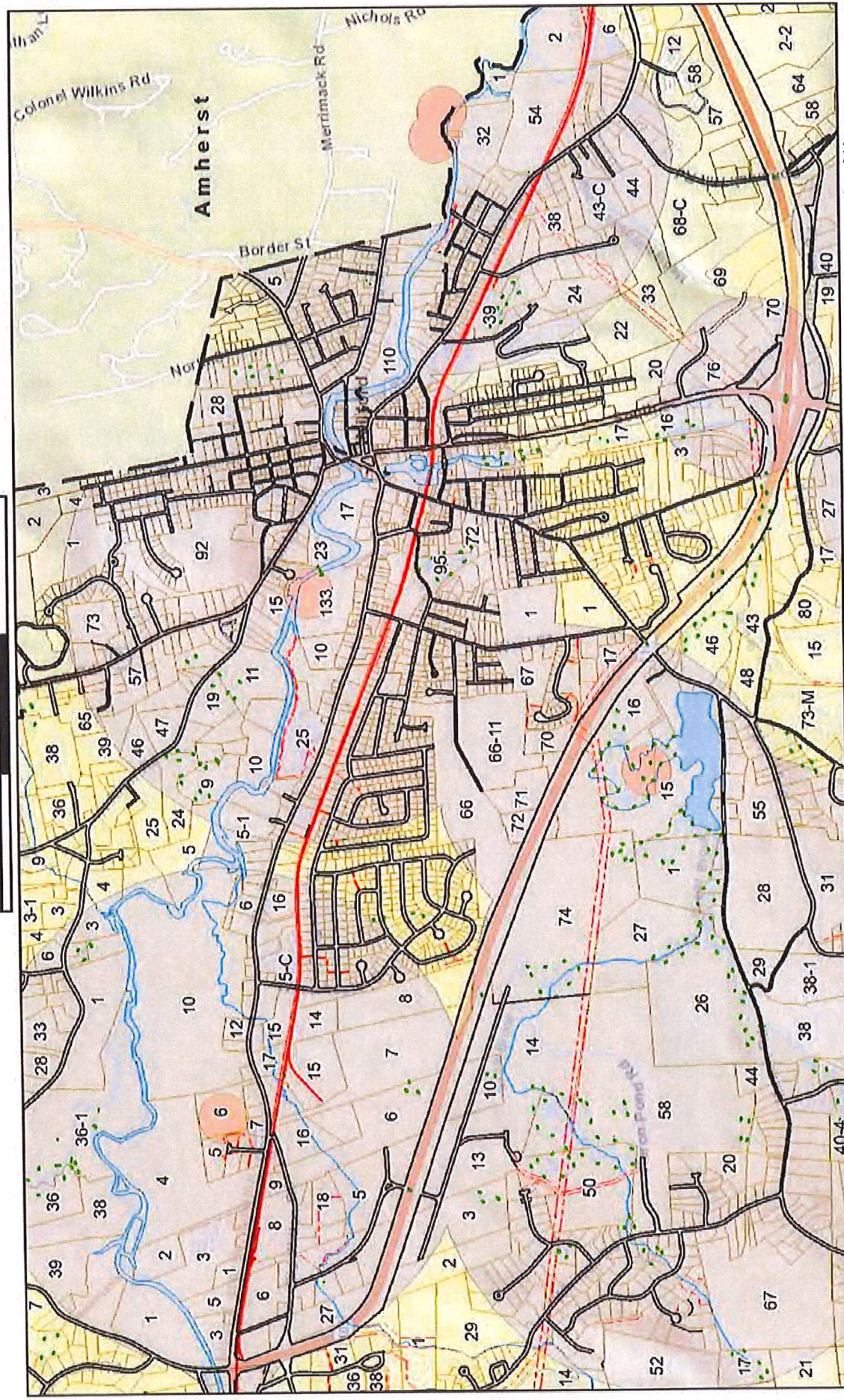
Milford, NH

1 inch = 2210 Feet



**CAI Technologies**  
Precision Mapping. Computer Simulation.

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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



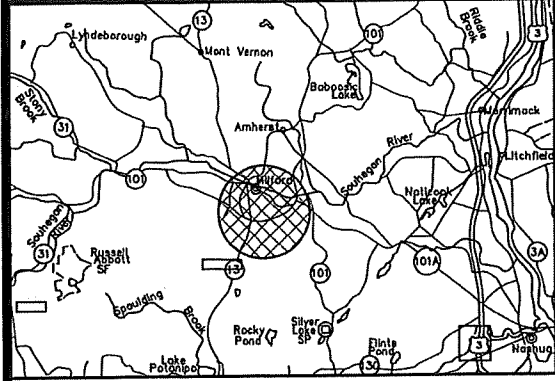


**Photo #5:** Looking north on NH Route 13. 9/28/2022



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

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



VICINITY PLAN  
NOT TO SCALE

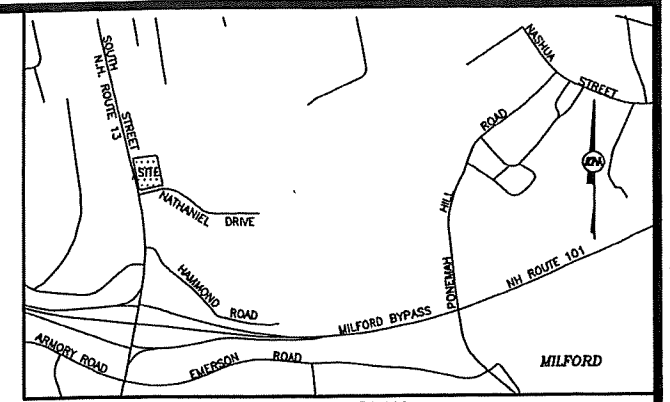
# ZBA EXHIBIT IMPACT PLAN SET

## MILFORD RASHID GAS STATION

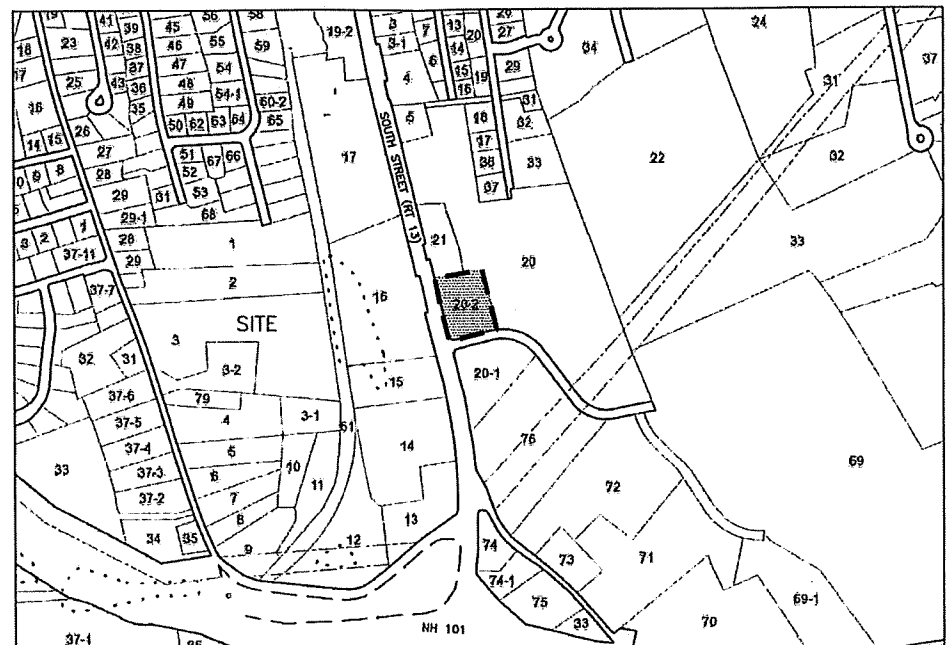
### MAP 43 LOT 20-2

### SOUTH STREET

### MILFORD, NEW HAMPSHIRE



VICINITY PLAN  
SCALE: 1" = 1,000'±



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  
LEOMINSTER, MASSACHUSETTS 10453

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



**KN** 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

SHEET TITLE	SHEET No.
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
- UTY UTILITY POLE
- WV WATER VALVE
- HYDRANT
- SM SEWER MANHOLE
- CB CATCH BASIN
- FES FLARED END SECTION
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- OHU OVERHEAD UTILITIES
- W- WATER LINE
- DRAINAGE LINE
- TRL TREELINE
- EOP EDGE OF PAVEMENT
- 10' CONTOUR
- 2' CONTOUR
- STOREWALL
- SOIL LINE
- SETBACK
- EASEMENT

MAP 43 LOT 16  
KINCAID REALTY TRUST  
323 SOUTH STREET  
MILFORD, N.H. 03055  
BK. 6044 PG. 1282

MAP 43 LOT 15  
BRENDA J. SILVA TRUSTEE  
BRENDA SILVA REVOCABLE TRUST  
184 NASHUA STREET  
MILFORD, N.H. 03055  
BK. 5626 PG. 1782

MAP 43 LOT 21  
TWO FOR TWO, LLC.  
318 SOUTH STREET  
MILFORD, N.H. 03055  
BK. 6336 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 987  
AMHERST, N.H. 03031  
BK. 8521 PG. 593

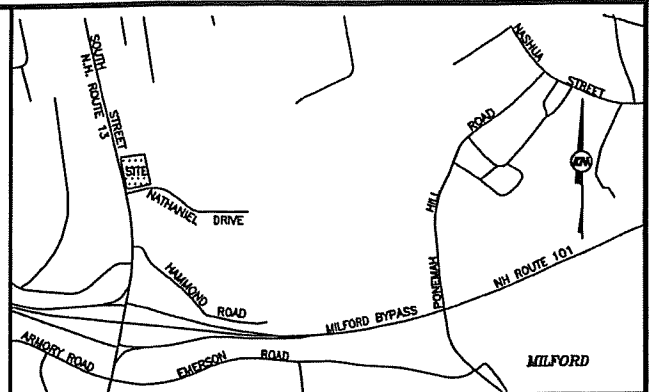
MAP 43 LOT 20-1  
SALT CREEK PROPERTIES, LLC.  
P.O. BOX 987  
AMHERST, N.H. 03031  
BK. 8521 PG. 593



**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 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.

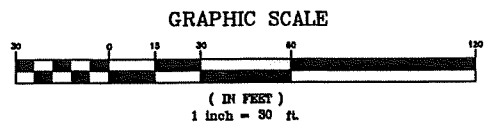
**WETLAND CERTIFICATION:**  
JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED IN AUGUST OF 2022 BY CHRISTOPHER K. DANFORTH CWS #077. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND 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 HYDROPHYIC 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



- NOTES:**  
SCALE: 1" = 1,000'±
- 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 987  
AMHERST, N.H. 03031-0987  
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 KNOTH CONTROL POINT 303-0340.
  - TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL FIELD 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 3301100485D, PANEL NUMBER 459 OF 701 EFFECTIVE DATE: SEPTEMBER 25, 2008 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 43-89 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



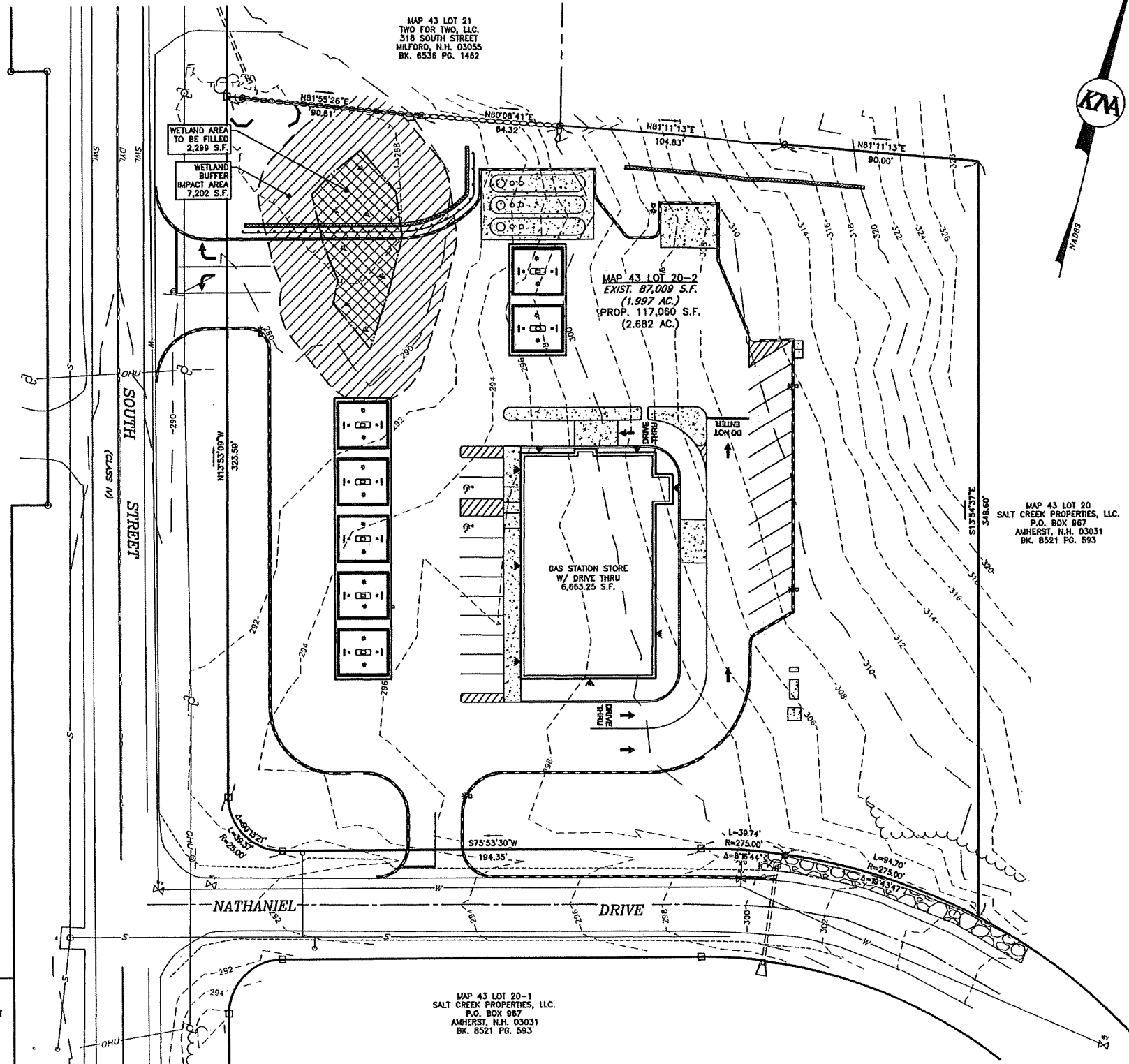
**EXISTING CONDITIONS PLAN  
MILFORD RASHID GAS STATION**  
MAP 43 LOT 20-2  
SOUTH STREET  
MILFORD, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

<b>OWNER:</b> SALT CREEK PROPERTIES, LLC. P.O. BOX 987 AMHERST, N.H. 03031 BK. 8521 PG. 593	<b>APPLICANT:</b> 689 NORTH MAIN STREET, LLC. 689 NORTH MAIN STREET LEOMINSTER, MA. 10453
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**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	BY

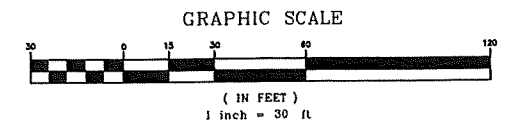
DATE: FEBRUARY 16, 2023      SCALE: 1" = 30'  
PROJECT NO: 21-0526-1A      SHEET 1 OF 5



- REMOVALS/DEMOLITION NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED REMOVALS ASSOCIATED WITH THE DEVELOPMENT OF MAP 43 LOTS 20-2.
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
  3. ALL STUMPS, ROOTS, BRANCHES, BRUSH, WOODS AND OTHER PERISHABLE MATERIAL RESULTING FROM THE CLEARING AND GRUBBING OPERATIONS SHALL BE DISPOSED OF BY AN APPROVED METHOD.
  4. STRIP, STOCKPILE AND REUSE ONSITE GRAVEL AND FILL AREAS WHERE APPROPRIATE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE DESIGN ENGINEER.
  5. REMOVE ALL ASPHALT, CURBING, CONCRETE, VEGETATION, TREES, SHRUBS, LIGHT POLES, SIGNAGE AND STRUCTURES WITHIN THE HATCHED AREA, UNLESS OTHERWISE NOTED.
  6. EXISTING ASPHALT REMOVED FROM THE SITE AS PART OF THIS SITE PLAN SHALL BE GROUND AND REUSED AS FILL OR TRUCKED OFFSITE AND DISPOSED OF BY AN APPROVED METHOD.
  7. DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

**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
- TREELINE
- EOP EDGE OF PAVEMENT
- 10' CONTOUR
- 2' CONTOUR
- STONEWALL
- PROPOSED EDGE OF PAVEMENT
- PROPOSED SIGN
- PROPOSED LIGHT
- PROPOSED TREELINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BITUMINOUS CURB
- PROPOSED GUARDRAIL



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

MAP 43 LOT 21  
TWO FOR TWO, LLC.  
318 SOUTH STREET  
MILFORD, N.H. 03055  
BK. 6536 PG. 1482

MAP 43 LOT 20-2  
EXIST. 87,009 S.F.  
(1.897 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

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



**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 6.1, 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.

**WETLAND IMPACT PLAN  
MILFORD RASHID GAS STATION  
MAP 43 LOT 20-2  
SOUTH STREET  
MILFORD, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY**

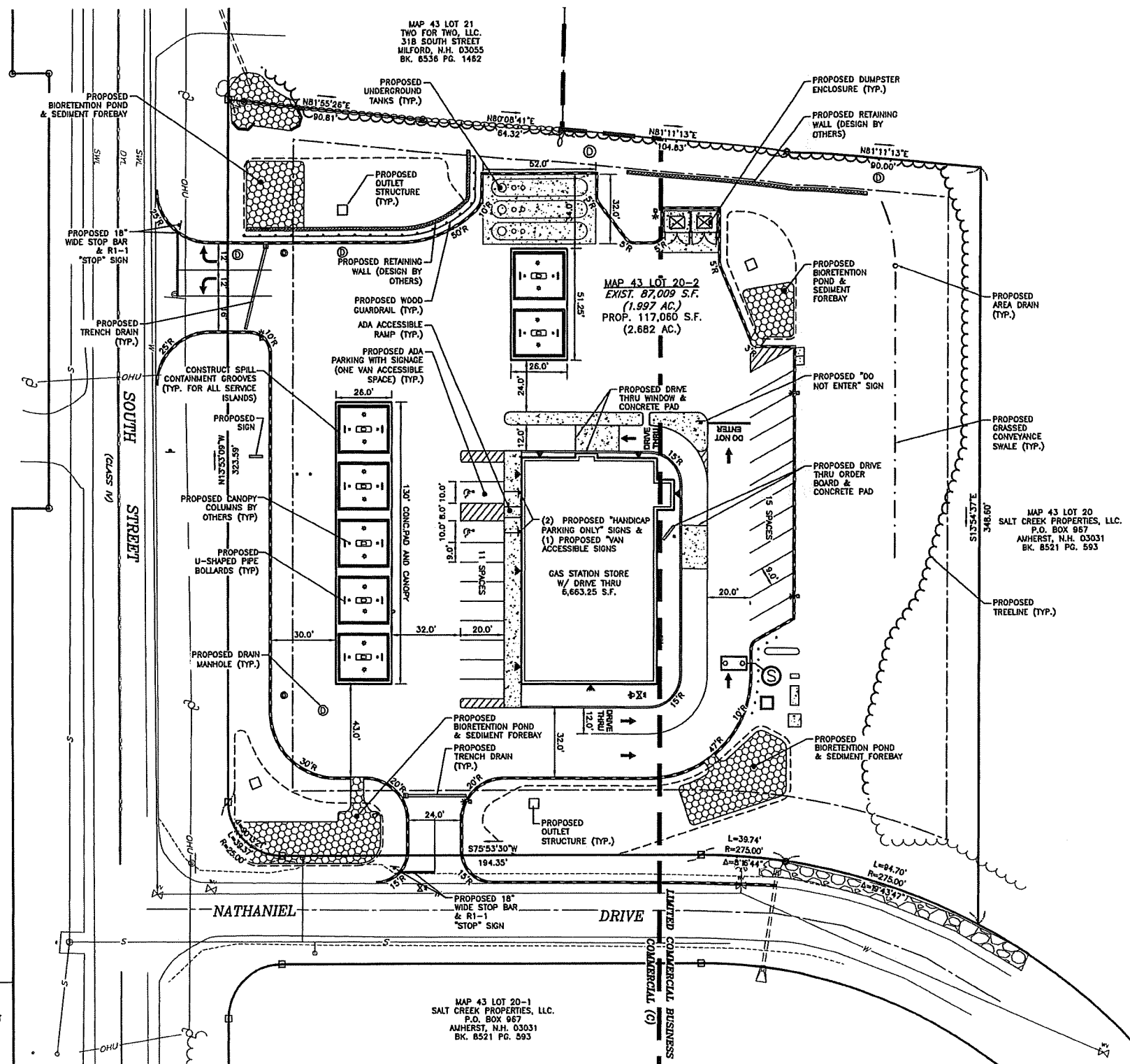
<b>OWNER:</b> SALT CREEK PROPERTIES, LLC P.O. BOX 967 AMHERST, NH 03031 BK. 8521 PG. 593	<b>APPLICANT:</b> 689 NORTH MAIN STREET LLC 689 NORTH MAIN STREET LEOMINSTER, MA 10453
--	---

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

REVISIONS			
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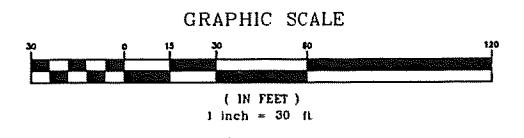
DATE: FEBRUARY 16, 2023      SCALE: 1" = 30'  
 PROJECT NO: 21-0526-1A      SHEET 2 OF 5

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- 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/ LLA FROM LOT 20 = 117,060 SF, OR 2.682 ACRES
  - PRESENT 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 83 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 33011004550, 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
  - 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 = 106 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 II OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSIONAL REQUIREMENTS.
  - PLOWED 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.

- LEGEND**
- GB-F GRANITE BOUND FOUND
  - IPF-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
  - OVERHEAD UTILITIES
  - WATER LINE
  - DRAINAGE LINE
  - TREELINE
  - EDGE OF PAVEMENT
  - 10' CONTOUR
  - 2' CONTOUR
  - STONEWALL
  - 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



**NON-RESIDENTIAL SITE PLAN  
MILFORD RASHID GAS STATION**

MAP 43 LOT 20-2  
SOUTH STREET  
MILFORD, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

<b>OWNER:</b> SALT CREEK PROPERTIES, LLC P.O. BOX 967 AMHERST, NH 03031 BK. 8521 PG. 593	<b>APPLICANT:</b> 689 NORTH MAIN STREET LLC 689 NORTH MAIN STREET LEOMINSTER, MA 10453
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**KMA** KEACH-NORDSTROM ASSOCIATES, INC.  
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REVISIONS			
No.	DATE	DESCRIPTION	BY

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

**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

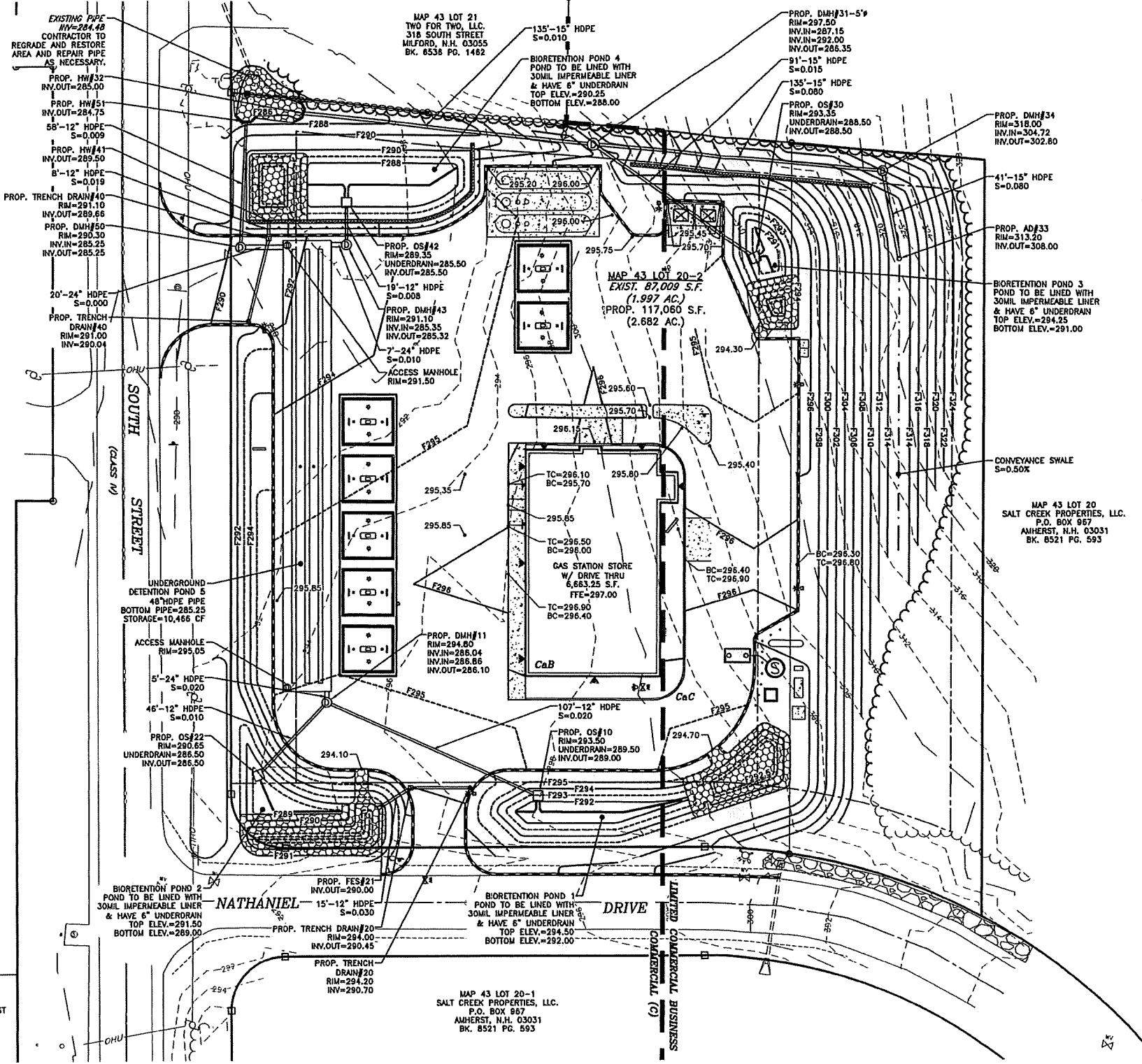


MAP 43 LOT 16  
KINCAD REALTY TRUST  
323 SOUTH STREET  
MILFORD, N.H. 03055  
BK. 8044 PG. 1262

MAP 43 LOT 15  
BRENDA J. SILVA TRUSTEE  
BRENDA SILVA REVOCABLE TRUST  
184 NASHUA STREET  
MILFORD, N.H. 03055  
BK. 5526 PG. 1752

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

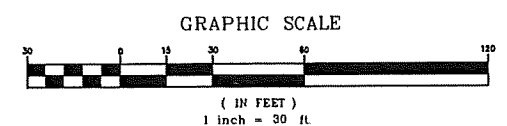
MAP 43 LOT 20  
SALT CREEK PROPERTIES, LLC.  
P.O. BOX 967  
AMHERST, N.H. 03031  
BK. 8521 PG. 593



**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
- ⊙ UTILITY POLE
- ⊙ WATER VALVE
- ⊙ HYDRAINT
- ⊙ SEWER MANHOLE
- ⊙ CATCH BASIN
- ⊙ FLARED END SECTION
- ⊙ ABUTTER LINE
- ⊙ PROPERTY LINE
- ⊙ WETLAND
- ⊙ OVERHEAD UTILITIES
- ⊙ WATER LINE
- ⊙ DRAINAGE LINE
- ⊙ TRELIN
- ⊙ ECP
- ⊙ 10' CONTOUR
- ⊙ 2' CONTOUR
- ⊙ STONEWALL
- ⊙ SOIL LINE
- ⊙ SETBACK
- ⊙ EASEMENT
- ⊙ ZONE LINE
- ⊙ PROPOSED EDGE OF PAVEMENT
- ⊙ PROPOSED EASEMENT
- ⊙ PROPOSED SIGN
- ⊙ PROPOSED LIGHT
- ⊙ PROPOSED TRELIN
- ⊙ PROPOSED EDGE OF PAVEMENT
- ⊙ PROPOSED VERTICAL GRANITE CURB
- ⊙ PROPOSED BITUMINOUS CURB
- ⊙ PROPOSED CHAIN LINK FENCE
- ⊙ PROPOSED GUARDRAIL

**LOAM & SEED ALL  
DISTURBED AREAS (TYP.)**



- CONSTRUCTION NOTES:**
- ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF MILFORD, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. ALL WORK PERFORMED IN THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, APPROVED AND ADOPTED 2010 ARE HEREBY INCORPORATED BY REFERENCE.
  - CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS. ALL DRAINAGE PIPES SHOWN SHALL BE HDPE. CATCH BASINS SHALL BE TYPE B, AND HAVE 3' SUMPS UNLESS OTHERWISE NOTED.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
  - ALL DRAINAGE PIPE SHALL BE INSTALLED FOLLOWING MANUFACTURER'S INSTALLATION INSTRUCTIONS.
  - A QUALIFIED PROFESSIONAL SHALL BE RETAINED TO PERFORM THE INFILTRATION TESTING AT THE BIORETENTION POND POST CONSTRUCTION, AND SHALL PROVIDE THE INFORMATION AND TEST RESULTS TO THE TOWN OF MILFORD TO VERIFY THE ASSUMED INFILTRATION RATES USED IN THE STORMWATER MODEL.



**NPDES NOTE**

THIS PROJECT DISTURBS IN EXCESS OF 1-ACRE OF LAND, THEREFORE IT WILL BE REQUIRED TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND "OPERATOR" (GENERAL CONTRACTOR) SHALL EACH BE REQUIRED TO PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEETING THE REQUIREMENTS OF THE CURRENT CONSTRUCTION GENERAL PERMIT.

**GRADING & DRAINAGE PLAN  
MILFORD RASHID GAS STATION  
MAP 43 LOT 20-2  
SOUTH STREET  
MILFORD, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY**

<b>OWNER:</b> SALT CREEK PROPERTIES, LLC P.O. BOX 967 AMHERST, NH 03031 BK. 8521 PG. 593	<b>APPLICANT:</b> 689 NORTH MAIN STREET LLC 689 NORTH MAIN STREET LEOMINSTER, MA 10453
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**KMA KEACH-NORDSTROM ASSOCIATES, INC.**  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: FEBRUARY 16, 2023      SCALE: 1" = 30'  
PROJECT NO: 21-0526-1A      SHEET 4 OF 5

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**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:**

- RAISE THE SUBGRADE OF ALL AREAS TO BE LOAMED AND SEED TO REMOVE RUBBISH, STICKS, ROOTS AND STONES LARGER THAN 1 INCH.
- PLACE LOAM OVER AREAS TO BE SEED 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 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 SEED BASED ON EXAMINATION OF PROJECT PLANS. UNIFORMLY SPREAD THE SEED BY BROADCASTING OR HYDROSEEDING. IF BROADCASTING, LIGHTLY RAKE INTO THE PREPARED SURFACE AND ROLL. IF HYDROSEEDING, USE 4 TIMES THE RECOMMENDED RATE OF NOCULANT. 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 UNFITTABLE.
- 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 SEEDING AREAS SHALL BE KEPT WATERED AND IN GOOD CONDITION. RESEED AS NECESSARY TO ESTABLISH HEALTHY UNIFORM GROWTH OVER THE ENTIRE SEEDING AREA. MAINTAIN SEEDING 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 40 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 60 POUNDS PER 1,000 S.F.

**MATERIALS:**

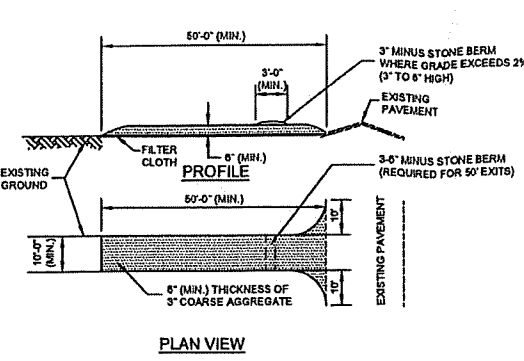
- LOAM USED FOR TOPSOIL SHALL BE FRABLE, FERTILE, NATURAL FREE-DRAINING LOAM; FREE OF ROOTS, GRASS, STICKS, WEEDS, CLAY, SOIL LUMPS, DEBRIS AND STONES LARGER THAN 1 INCH IN ANY DIMENSION. SOIL SHALL NOT BE EXCESSIVELY ACID OR ALKALINE AND CONTAIN NO TOXIC MATERIALS.
- LIME SHALL BE GRINDING LIMESTONE CONTAINING NO LESS THAN 85% CALCIUM AND MAGNESIUM CARBONATES.
- FERTILIZER SHALL BE NO PHOSPHORUS, SLOW RELEASE.
- SEED MIXTURE FOR LAWN AREAS SHALL BE 90% 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 SILENT SPRING GRASS  
30% NIAGRA OR KAW BIG BLUESTEM  
30% CAMPER OR BLAZE LITTLESTEM  
15% NE-27 OR BLAZE SAND LOVEGRASS  
10% VIKING BIRDFOOT TREFOL  
NOCULUM SPECIFIC TO BIRDFOOT TREFOL 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 NOCULUM.
- SEED MIXTURE FOR SLOPE AREAS SHALL BE 90% PURE LIVE SEED AND SHALL CONSIST OF THE FOLLOWING:  
30% CREEPING RED FESCUE  
40% PERENNIAL RYE GRASS  
15% REDTOP  
15% BIRDFOOT TREFOL  
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 NOCULUM 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:  
15% SWITCH GRASS  
15% FOX SEDGE  
15% CREEPING BENTGRASS  
15% FLATPEA  
20% WILD OAT VARIETY
- STRAW USED FOR MULCH SHALL CONSIST OF MOWED AND PROPERLY CURED GRASS OR LEGUME MOWINGS, FREE FROM WEEDS, TWIGS, DEBRIS OR OTHER DELETERIOUS MATERIAL AND NOT MOIST.
- PLANTINGS SHOULD BE USED FOR ALL NEW GREENSCAPES.
- ALL WINTER SEEDING MIXES SHOULD BE FREE OF FRIBLE LOAM.

**CONSTRUCTION SEQUENCE**

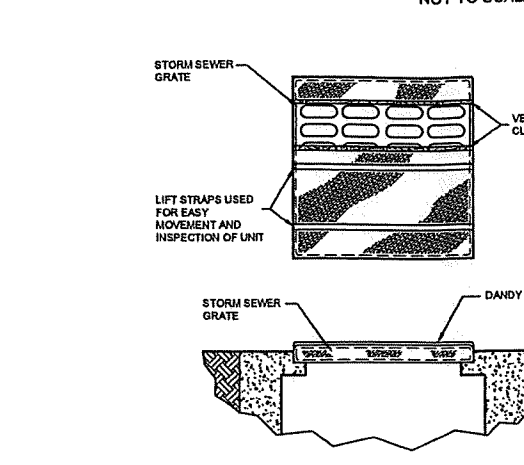
- THE CONTRACTOR WILL ENSURE THAT NO MORE THAN 6 ACRES IS DISTURBED AT ANY ONE TIME.
- FIRST CUT AND CLEAR TREES AND BRUSH ONLY WITHIN DESIGNATED LIMITS OF CLEARING AS NECESSARY TO FACILITATE PROPOSED CONSTRUCTION. ALL TREES, BRANCHES AND OTHER VEGETATIVE MATERIALS SHALL BE PROPERLY DISPOSED OF OFF SITE BY THE CONTRACTOR. THIS PROJECT IS MANAGED TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:83 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
- PRIOR TO COMMENCEMENT OF ANY EARTHMOVING OPERATIONS THE CONTRACTOR SHALL APPLY EROSION CONTROL MEASURES, INCLUDING SPECIFIED PERIMETER SILTATION FENCING 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 SEED 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, COMMENCEMENT 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.
- 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 BORROW LOAM, IF NECESSARY, TO LEAVE A THICKNESS OF 4 INCHES OF FRIBLE LOAM.
- FINE GRADE ALL LAWN AND 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 GRASS COVER. MAINTAIN SPECIFIED 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 GREEN 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 6.25" 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 DITCHES SHALL BE PERIODICALLY CLEANED OF DEPOSITED SEDIMENT SO AS TO MAINTAIN AN EFFECTIVE GRADE AND CROSS SECTION. ALL DITCHES AND SWALES 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 TO 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 FINISH GRADE.
- ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.



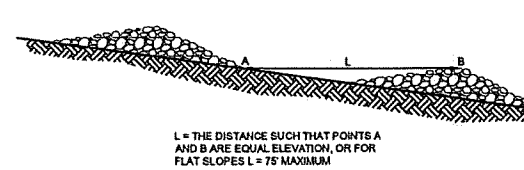
**STABILIZED CONSTRUCTION EXIT DETAIL**  
NOT TO SCALE



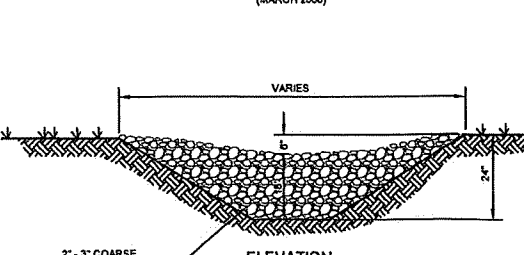
**HI-FLOW DANDY BAG® (SAFETY ORANGE)**

MECHANICAL PROPERTIES	TEST METHOD	UNITS	MARV
GRAB TENSILE STRENGTH	ASTM D 4632	kN (lbf)	1.62 (365) x 0.89 (200)
GRAB TENSILE ELONGATION	ASTM D 4632	%	24 x 10
PUNCTURE STRENGTH	ASTM D 4833	kN (lbf)	0.40 (90)
MULLEN BURST STRENGTH	ASTM D 3766	kPa (psi)	3097 (450)
TRAPEZOID TEAR STRENGTH	ASTM D 4533	kN (lbf)	0.51 (115) x 0.33 (75)
UV RESISTANCE	ASTM D 4355	%	90
APPARENT OPENING SIZE	ASTM D 4761	mm (U.S. Sieve)	0.425 (40)
FLOW RATE	ASTM D 4911	l/min/m² (gal/min/ft²)	5007 (145)
PERMITTIVITY	ASTM D 4911	sec⁻¹	2.1

**DANDY BAG®**  
NOT TO SCALE  
(APRIL 2010)



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



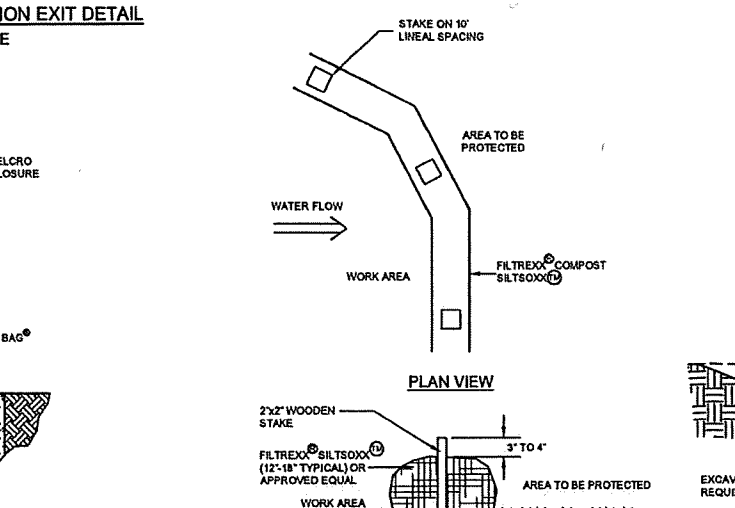
**STONE CHECK DAM DETAIL**  
NOT TO SCALE  
(MARCH 2008)

**MAINTENANCE:**

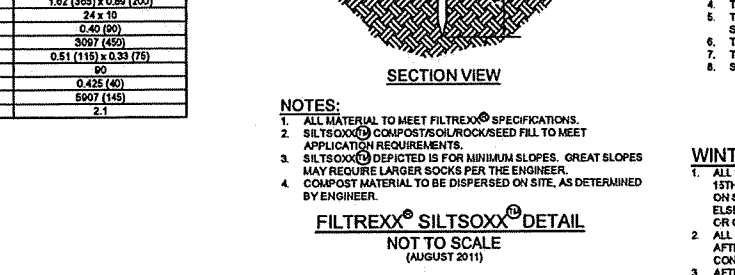
- MUD AND SOIL PARTICLES WILL EVENTUALLY CLOG THE VOIDS IN THE CRUSHED STONE AND THE EFFECTIVENESS OF THE CRUSHED STONE PAD WILL NOT BE SATISFACTORY. WHEN THIS OCCURS, THE PAD SHOULD BE TOPDRESSED WITH NEW CRUSHED STONE OR COMPLETE REPLACEMENT OF THE PAD MAY BE NECESSARY WHEN THE PAD BECOMES COMPLETELY 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 50 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 8 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 3:1 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.



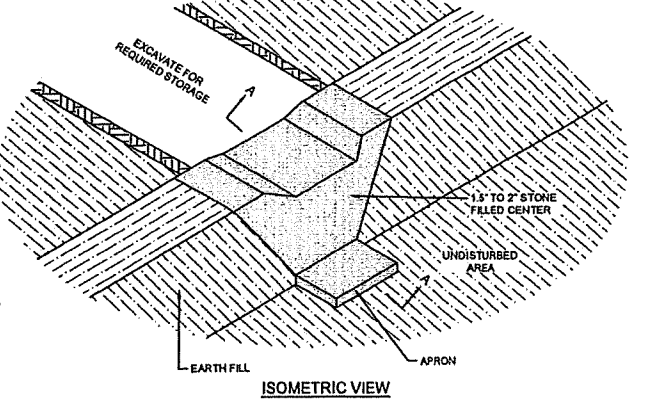
**FILTREX® SILTISOXX® DETAIL**  
NOT TO SCALE  
(AUGUST 2011)



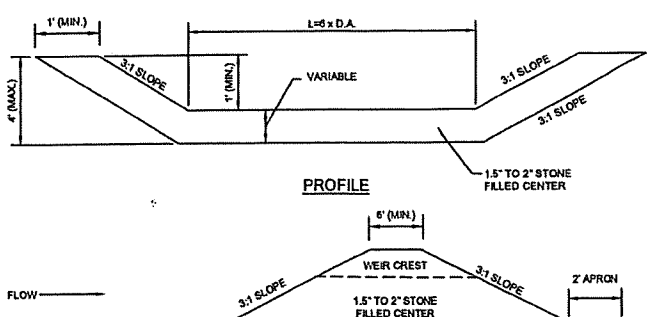
**EROSION CONTROL BLANKETS - SLOPE INSTALLATION**  
NOT TO SCALE  
(AUGUST 2011)

**NOTES:**

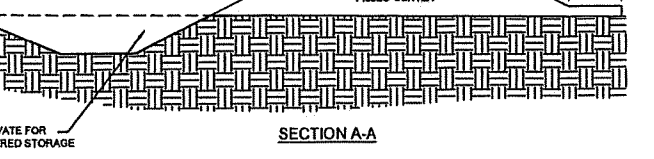
- SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
- APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
- LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
- EROSION BLANKETS TO BE A BGN150 OR AN APPROVED ALTERNATIVE WHICH MUST CONSIST OF ALL NATURAL FIBERS.



**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 500 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 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 CLEANED 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

<b>OWNER:</b> SALT CREEK PROPERTIES, LLC P.O. BOX 967 AMHERST, NH 03031 BK. 8521 PG. 593	<b>APPLICANT:</b> 689 NORTH MAIN STREET LLC 689 NORTH MAIN STREET LEOMINSTER, MA 10453
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**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 5 OF 5



December 13, 2022

Milford, NH FEB 16 2023

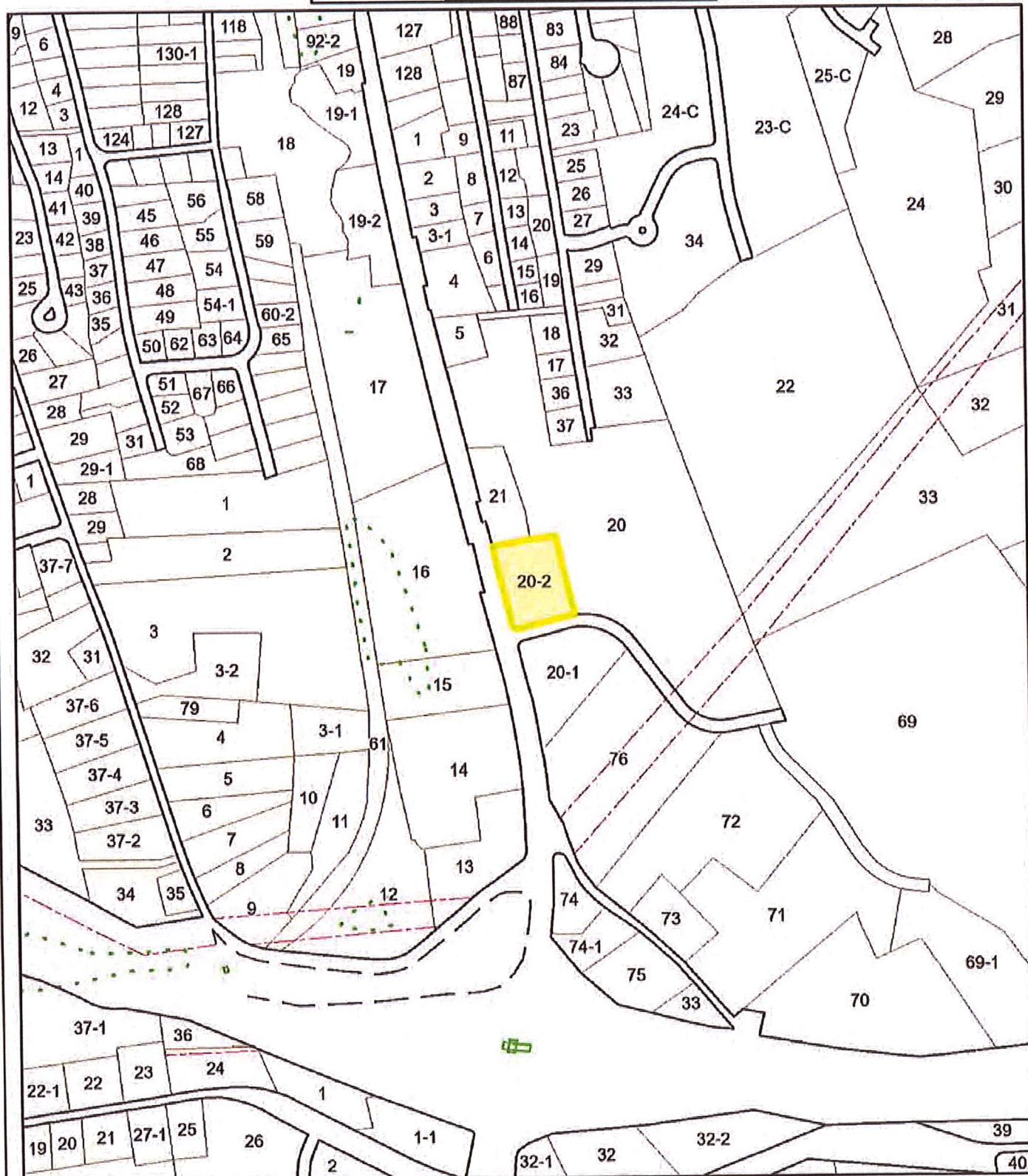
1 inch = 552 Feet

PB 1104 ZBA Office 1656

TOWN OF MILFORD RECEIVED



www.cai-tech.com



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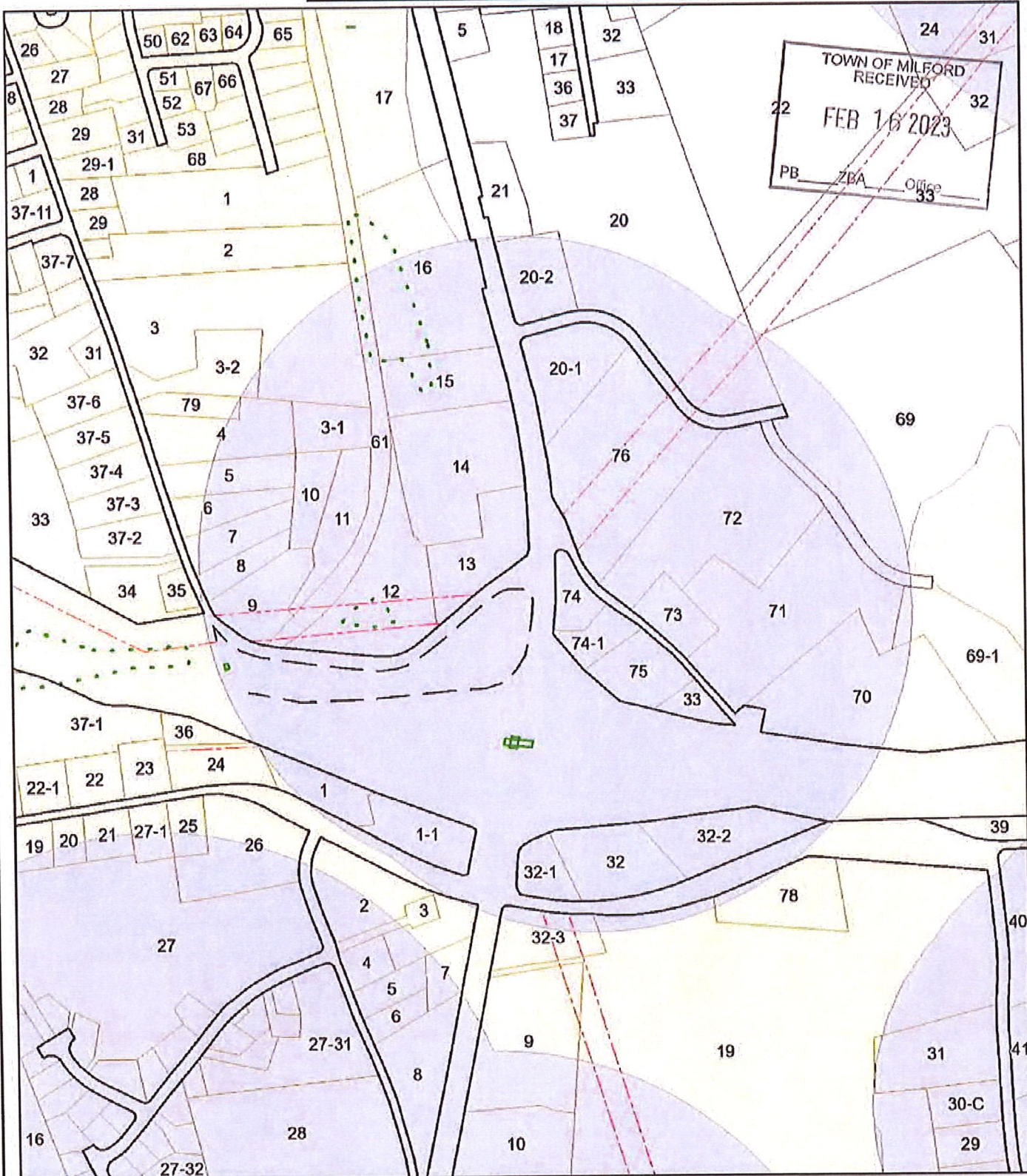


Milford, NH  
1 inch = 552 Feet



www.cai-tech.com

February 16, 2023



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February 16, 2023



TOWN OF MILFORD  
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FEB 16 2023

PB ZBA Office

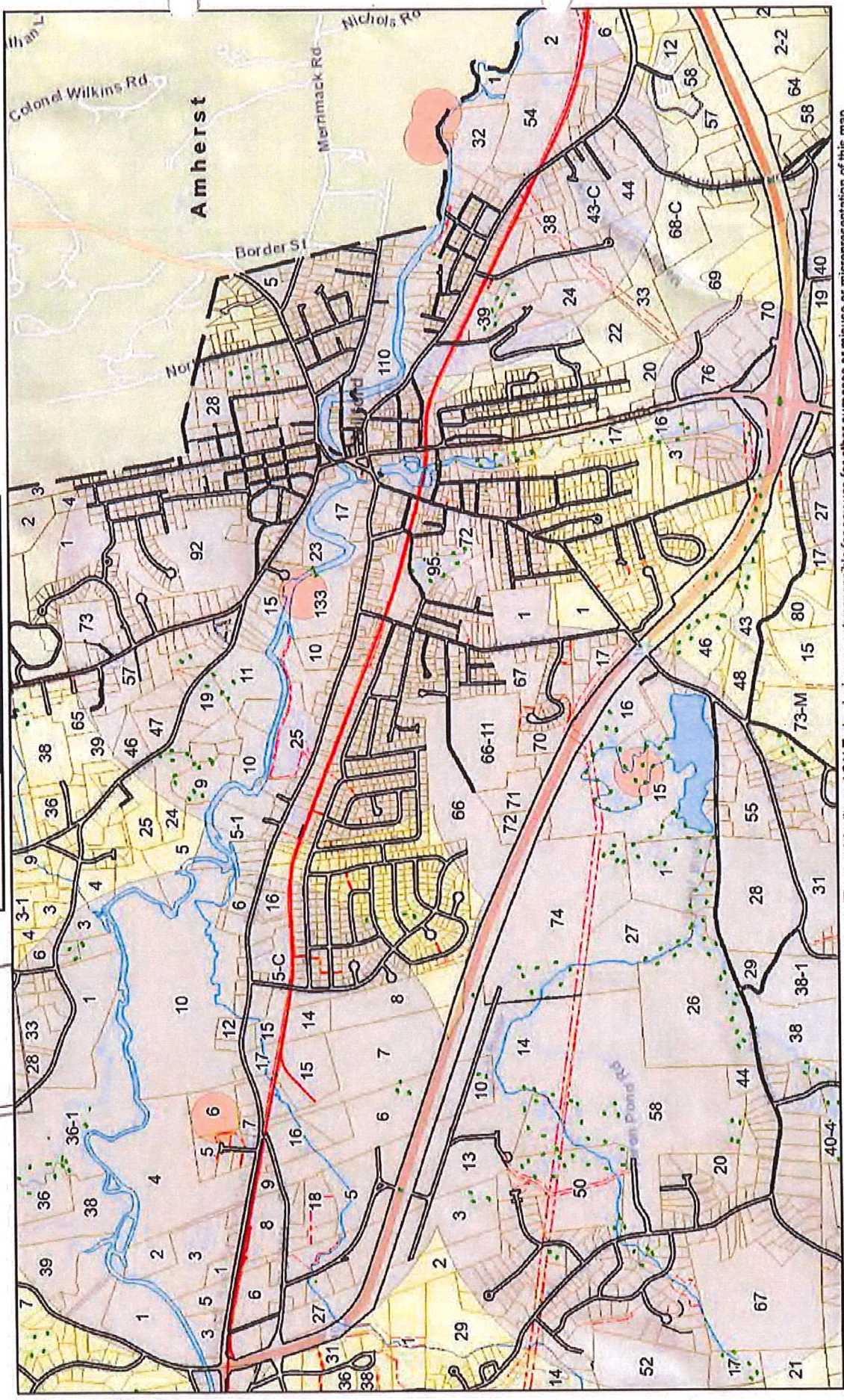
Milford, NH

1 inch = 2210 Feet



**CAI Technologies**  
Professional Surveying & Engineering Services

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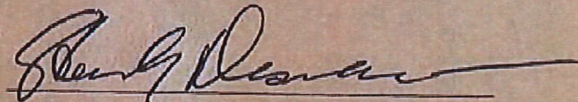
KNA Project No. 21-0526-1A

**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:

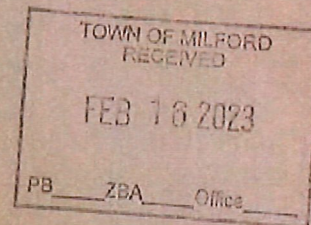


Address of Owner:

P.O. Box 967  
Amherst, NH 03031

Date:

10/24/22



An Introduction to  
***Lewis Engineering, PLLC***  
44 Stark Lane, Litchfield, NH 03052

Bruce W. Lewis, P.E., Manager

*Tel. 603-493-1619 – Office 603-886-4985*

*E-mail - lewis.h2o@comcast.net*

Lewis Engineering, PLLC has been conducting business since October 1986. The company is located in Litchfield, NH and is a registered engineering firm in the State of New Hampshire. The company effectively and efficiently provides a highly developed level of water works consulting engineering and water utility construction support services to its customers. The Company's area of specialization is in water and water works engineering and operations. Our primary business activities include consulting engineering and design services for the water works industry, both private and municipal applications, as well as construction support services including, supervision, commissioning, start-up and final State and local approvals of water works related construction, primarily water supply and water booster stations.

The Company is authorized to practice professional engineering through the State of New Hampshire Board of Professional Engineers. The Manager is a registered engineer in the State of New Hampshire. We have worked closely with the NH Department of Environmental Services Drinking Water / Groundwater Bureau on a number of projects over the years. Many of our clients have found that Lewis Engineering is uniquely qualified to undertake water system studies, evaluation of water supplies, including evaluating water quality analysis, and subsequent design services, as may be required.

The manager is a 1973 graduate of the University of Maine, Orono, Maine, and has been associated with a broad range of engineering and operational activities associated with the water works industry since 1975.

Please feel free to contact this office at *603-493-1619 or 603-886-4985* if there are any questions or if further information might be helpful.

**From:** [Terrence Dolan](#)  
**To:** [Lincoln Daley](#)  
**Subject:** FW: ZBA Gas Station  
**Date:** Friday, June 30, 2023 11:00:51 AM

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Per your request.

T.

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**From:** Nicole Crawford <[townengineer@milford.nh.gov](mailto:townengineer@milford.nh.gov)>  
**Sent:** Tuesday, June 27, 2023 2:31 PM  
**To:** Terrence Dolan <[tdolan@milford.nh.gov](mailto:tdolan@milford.nh.gov)>  
**Subject:** RE: ZBA Gas Station

See my responses below in **RED**.

We need to know what “type” of well this is. Is this a “small overburden well within an unconfined aquifer”? If it is, then our Wellhead Protection Area is correct and Milford can maintain a regulation that is more stringent than the DES based on that. If it isn’t that type of well then we may not have the right to mandate such a large radius.

Nicole Crawford  
Town Engineer  
Town of Milford, NH  
[townengineer@milford.nh.gov](mailto:townengineer@milford.nh.gov)  
Tel: (603) 249-0620  
Cell: (603) 400-8908

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**From:** Terrence Dolan <[tdolan@milford.nh.gov](mailto:tdolan@milford.nh.gov)>  
**Sent:** Tuesday, June 27, 2023 2:03 PM  
**To:** Nicole Crawford <[townengineer@milford.nh.gov](mailto:townengineer@milford.nh.gov)>  
**Subject:** FW: ZBA Gas Station

Let’s review this in the next day or so, please.

Terrey

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**From:** Matthew Peterson <[mpeterson@keachnordstrom.com](mailto:mpeterson@keachnordstrom.com)>  
**Sent:** Tuesday, June 27, 2023 12:39 PM  
**To:** Terrence Dolan <[tdolan@milford.nh.gov](mailto:tdolan@milford.nh.gov)>; Steve Desmarais <[nhcustombuilder@gmail.com](mailto:nhcustombuilder@gmail.com)>  
**Cc:** [rashidamin246@gmail.com](mailto:rashidamin246@gmail.com); [lewis.h2o@comcast.net](mailto:lewis.h2o@comcast.net); Paul Chisholm <[pchisholm@keachnordstrom.com](mailto:pchisholm@keachnordstrom.com)>  
**Subject:** ZBA Gas Station

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**WARNING:** This email originated outside of our organization. **DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe. Please report all suspicious emails to the IT Department or use your phish alert button.

Good afternoon team,

So, I have done some more research on the possible process the Town of Milford took to produce the 2002 Groundwater Protection Area Map of users of 20,000 gallons per day – (Exhibit 17).

Also because I am only a Civil Engineer (which know a little of everything) I have reached out to Bruce Lewis of Lewis Engineering, who is one of the top experts in the water world in New Hampshire and as such I have obtained and reviewed this information with him and an email will be forth coming that probably explains this information better and verifies our submittal.

**“Bruce W. Lewis, Manager, Lewis Engineering, 44 Stark Lane, Litchfield, NH 03052, Office 603-886-4985, [lewis.h2o@comcast.net](mailto:lewis.h2o@comcast.net)”**

With that this is what I intend to present to the board next Thursday for the proposed variance.

1. The State of NH produced a report in 1996 and revised in 2008 that outlined to towns answers to questions about groundwater protection in New Hampshire and how to protect it. (Exhibit 10) **On page 5, Section 3 it talks about the Wellhead Protection Area.**
  - a. The steps are outlined on pages 16 through 21 and talk about who should be involved with the decision making process, from water supplier, planning board members, health officer, and developer – because all will have different opinions.
  - b. This report in section 2 on page 17 outlines that the state sent towns a list of public water systems in their Towns (called a “Source Assessment Report”) and what the classification of them is. (Exhibit 11)
    - i. Exhibit 11 outlines the Community wells the Transient wells and the Non-Transient, Non-Community wells.
    - ii. Both of the Little Arrows and Childrens Choice show up as “P” – Non - Transient, Non-Community wells.
2. Now I pull the State permit to operate for both of these wells and find:
  - a. Childrens Choice well was last giving the permit to operate in 2012 and currently on the One Stop portal the well is listed as inactive. (Exhibit 13)
  - b. So, at a the minimum the groundwater protection map is outdated because the Childrens Choice daycare well is inactive and last permit was over 10 years ago. (Exhibit 17)
  - c. As for the Little Arrows Daycare, they are current with their permit – March 17, 2023 – they are a Public Water supply classified as a Non-Transient, Non-Community Well that serves 70 people, per the State. (Exhibit 14)
    - i. And per the State regulations on Gallons per day per employee the

numbers are between 10GPD and 25GPD – which would yield an average gallons per day or 700 to 1,750 Gallons per day. So even if we rounded up to the maximum required well radius for the Little arrows daycare, we would be at 125’ and not the 600’ plus that is shown on the Groundwater protection map (even if both wells are added together, which at the time they would have been, the max radius might have been 150’ and again not 600’) (Exhibit 15) **I think he is talking about the Sanitary Protective Radius which is correct. This is not the same thing as the Wellhead Protection Area.**

- ii. Next our site is 645’ from Little Arrows and 930’ from the Childrens Choice property, well over the 150’ that may have been required in 2002.
  - iii. Lastly the largest radius per State requirement (not for a community well) is 400 feet, which again the 2002 plan showed over 600 feet and as stated at the previous hearing, that was a land grab without our client knowing it. **Yes, per the DES, all new UST’s must be located at least 400 to 500 feet from a public water supply well (actual distance depends on UST contents).**
3. (Exhibit 16) outlines the Protection areas for wells and the largest is 400 feet, so again not sure where the town came up with over 600 feet but its not any state requirement at this time. **On the 2<sup>nd</sup> page of this exhibit it shows a much larger Wellhead Protection Radius that is for a small overburden well within unconfined aquifers. It looks like the groundwater protection area for this well is using the parameters listed in this table.**
- a. There are Wellhead Protection areas, but I have been informed by Bruce that those are not for this type of well in our area. (if Bruce could add to this that would be great. **Is this not a small overburden well within an unconfined aquifer?? I do not know what “type” of well it is.**
4. (Exhibit 12) outlines at the State level the Groundwater classification area map, which I believe relates to the soils that are potential under the Route 101 and Route 13 interchange, that was pointed out by the conservation commission, and the area actually stops before Hammond Road, so our site is not over this area.

Thanks all for your input and help through this process.

Enjoy the day all.

**Matthew J. Peterson**

Senior Project Manager

Keach-Nordstrom Associates, Inc.

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Bedford, NH 03110

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Office Hours Monday–Thursday 7:30AM–5:00PM Friday 8:00AM–12:00PM

**From:** [Terrence Dolan](#)  
**To:** [Nicole Crawford](#); [Lincoln Daley](#)  
**Subject:** FW: ZBA Gas Station  
**Date:** Tuesday, June 27, 2023 8:08:22 PM  
**Attachments:** [Lewis Engineering Services Introduction.pdf](#)  
[Definitions and examples of terms associated with the siting and developing new water supply wells 06 27 23.pdf](#)

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This information just came to me from Lewis Engineering (Bruce Lewis), who I believe Matt Peterson has enlisted to fortify the Gas Station's Variance Case before the ZBA....

May we please huddle to review this information (together) tomorrow, at some point in the day?

Thanks, Terrey

Sent via the Samsung Galaxy S21 5G, an AT&T 5G smartphone

----- Original message -----

From: lewis.h2o@comcast.net  
Date: 6/27/23 8:01 PM (GMT-05:00)  
To: 'Matthew Peterson' <mpeterson@keachnordstrom.com>, Terrence Dolan <tdolan@milford.nh.gov>, 'Steve Desmarais' <nhcustombuilder@gmail.com>  
Cc: rashidamin246@gmail.com, 'Paul Chisholm' <pchisholm@keachnordstrom.com>  
Subject: RE: ZBA Gas Station

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**Good evening:**

**After speaking with Matt, and reviewing his exhibits, I would offer the following for consideration:**

- 1. This new gas station project will have Town water for its water supply.**
- 2. Rules from NHDES address what is required for a new well when it needs to be approved through the NH Drinking Water / Groundwater Bureau (DWGB).**



3. **There are also rules and information after a well has been approved and is in service relative to maintenance. A summary comparison of these terms is attached, based on Matt's Exhibit 16.**
4. **During a new well siting application a well location for the project needs to be determined, and it must be located where there is room for a Sanitary Protective Area (SPA) around the well that is based on the amount of water is required to meet design criteria. When the design amount is higher, the SPA increases, based on DWGB rules. A second item, the Well Head Protection Area (WHPA) also comes into play. This only during the new design and testing of the well. This is an area where Potential Contamination Sources (PCS's) are identified, as well as other existing sources of water use. The State sometimes requires to wells within that larger zone, up to a 1,000' radius, may require monitoring during testing of the new well.**
5. **Once a new well has been drilled and tested a Final Well Report is provided to DWGB for review and approval. Once the well has been approved and is in use, best management practices are suggested relative to the area with the SPA, which has to all on the property, or under control of, the well owner.**
6. **Based on the above, nearby wells to the proposed project, especially with Town water available, are not part of the DWGB approval process.**
7. **In addition, new gas stations also have to be in compliance with the Rules and Regulations of the Underground Storage Tank (UST) division of NHDES to insure proper design, installation, and safe operations of their facilities.**

**Please review and let me know if any additional information would be helpful. If the Town of Milford has additional / more stringent regulations than the State that apply to the entire town, I am not familiar with them to be able to you assist further.**

Respectfully,  
**Bruce W. Lewis, Manager**  
Lewis Engineering  
44 Stark Lane  
Litchfield, NH 03052  
Office 603-886-4985  
Cell 603-493-1619  
[lewis.h2o@comcast.net](mailto:lewis.h2o@comcast.net)



Please read & consider saving electronically & not printing this email

### John 3:17



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**From:** Matthew Peterson <mpeterson@keachnordstrom.com>  
**Sent:** Tuesday, June 27, 2023 12:39 PM  
**To:** Terrence Dolan <tdolan@milford.nh.gov>; Steve Desmarais <nrcustombuilder@gmail.com>  
**Cc:** rashidamin246@gmail.com; lewis.h2o@comcast.net; Paul Chisholm <pchisholm@keachnordstrom.com>  
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**Matthew J. Peterson**

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Definitions and examples of terms associated with the siting and developing new water supply wells -

**2. Protection Areas**

**Sanitary Protective Radius** – This area should receive the greatest attention. The sanitary protective radius is a 75' to 400' radius around the well that under current law must be controlled by the water supplier through ownership or easements. The extent of the sanitary protective radius depends on the maximum daily amount of water withdrawn from the well. Know the extent of your sanitary protective radius, and be sure only activities that are both directly related to your water system and non-threatening to the water quality occur within the radius.

Daycare with 70 students + staff by State Regs. has a Design Number of 10 gpm/day x 70 = 700 gal./day  
The SPR is 1.5 x 700 = 1,050 gal. SPR = 100'

Sanitary Protective Radius	
Volume (gal)	Radius (feet)
0-750	75
751-1,440	100
1,441 – 4,320	125
4,321 – 14,400	150*
14,401 – 28,800	175
28,801 – 57,600	200
57,601 – 86,400	250
86,401 – 115,200	300
115,201 – 144,000	350
> 144,000	400

\*minimum SPR for new community wells under Env-Dw 305.10 (a) and Env-Dw 302.10(b).

**The WHPA is a State set arbitrary radius requiring the examination of nearby activities to be reviewed during the siting of a new well associated with a new water supply.**

**Wellhead Protection Area** – The area under which groundwater flows to a producing well is known as the wellhead protection area (WHPA). For bedrock wells producing less than 57,600 gallons in any 24-hour period, the WHPA is a circle whose radius depends on the maximum daily amount of water withdrawn from the well. For small overburden wells within unconfined aquifers, the WHPA is typically calculated based on existing hydrogeological information.

Wellhead Protection Area	
Volume (gal)	Radius* (feet)
0 – 7,200	1,300
7,201 – 14,400	1,500
14,401 – 28,800	2,050
28,801 – 43,200	2,850
43,201 – 57,599	3,600

\* for bedrock and small overburden production wells only  
Env-Dw 305.11 (b)

**3. Examine Activities**

Look carefully at activities and businesses within the wellhead protection area. Identify any threats to water quality and develop strategies to address them. Be sure to include:

**Good Management "Do's and Don't's" are focused on the Sanitary Radius around the well located on the subject property, which is almost always located on the subject property.**

**DO:**

- Regularly inspect activities in the sanitary protective radius.
- Restrict access to the well.
- Clearly label any **hazardous materials** essential to your treatment system located near the well.
- Cap and/or screen all vents, access ports, and other openings of the well or nearby monitoring wells.
- Check the condition of sanitary seals and replace those that are not intact.
- **Slope parking areas and concrete pads under storage areas away from the well;** periodically

Town of Milford  
CONSERVATION COMMISSION

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1 Union Square  
Milford, NH 03055-4240  
(603) 249-0628  
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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