

TOWN OF MILFORD

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



Administrative Review

Date: June 12, 2023
To: Zoning Board of Adjustment
From: Terrence Dolan, Community Development Director
Subject: **Case #2023-07 Hitchiner Manufacturing Co. Inc, for the property located at 96 Old Wilton Road, Tax Map 7, Lot 20 - Special Exception Application**

The applicant, having recently purchased the existing (partially) developed site, is before the Board of Adjustment seeking a Special Exception from the Milford Zoning Ordinance, Article VI, Sections 6.02.6.B to disturb approximately 4,830 square feet of wetland buffer area to allow for improved site access areas surrounding the approximately twelve year old facility, trenching for new natural gas lines, new underground power & underground communication services, and related stormwater water management structures for a property located in the Integrated Commercial-Industrial-2 (“ICI-2”) Zoning District. In reviewing the files for this property, I offer the following comments:

1. Existing Conditions:

- a. The subject property’s buildable footprint is approximately 2.54 acres of a total site of approximately 5.94 acres. (The remaining 3.4 acres of the site lie within a June 2004-recorded Conservation Easement, which encumbers the southerly portion of the referenced Lot 20, while also encumbering portions of Map 20, Lots 18 & 19).

The existing site has double road frontage, with frontage along both Old Wilton Road (+/- 449 linear feet) and Perry Road (+/- 418 linear feet). The property is only partially developed with adjoining “Units 1-5”, pursuant to the approved Major Site Plan, last approved by the Planning Board in 2007. These units are presently divided amongst two tenants; with areas for Warehousing Use (Units #1 & #2), while the new owners wish to seek approval from the Planning Board to convert the recent usage of the remaining Units (#3-#5) from Warehousing to Manufacturing to serve their own needs. They shall be seeking approval of a “Change of Use” request from the Planning Board on June, 20, 2023.

The separate “Units #7-#12”, (originally proposed and approved to be a separate building structure, along the site’s Perry Road frontage) have not been built, to date. The entire development site, known as “Perry Fields” is essentially cleared, with the portion of the overall conservation easement lands that lie within Lot 20, consisting predominately of wet pasture, with scattered tree cover.

- b. The property is currently serviced by municipal water and sewer.
- c. The subject property is completely established within the Integrated Commercial-Industrial-2 (“ICI-2”) Zoning District. To the north, (across Old Wilton Road) the subject property abuts an existing industrial site (“ICI-2” zoned), also owned by the applicant. To the east, the property abuts undeveloped property, also owned by the applicant (“ICI-2” zoned). To the west, (across Perry Road) lies undeveloped “ICI-2” zoned property. To the south of the developed (northerly) portion of subject parcel lies the referenced

conservation easement portion of Lot 20, with additional “ICI-2” zoned properties further south of the subject site along Perry Road.

- 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. The proposal calls for the impact of 4,830 square feet of Wetland Buffer Area. (See attached site plan, dated 6/07/23).

No impacts to this site’s portion of the previously recorded (2004) Conservation Easement Area are proposed.

In 2003, the State of New Hampshire’s Department of Environmental Services (NHDES) issued a Wetland Dredge & Fill Permit for the developed portion of the site, in the amount of 18,750 square feet (.43 acre) of wetland impact, for which the overall, multi-lot Conservation Easement Area was ultimately executed in favor of the Town of Milford, (i.e. the Conservation Commission).

The applicant is presently before ZBA only seeking a Special Exception for the proposed impacts to the related and established wetland buffers.

3. The disturbance of wetland buffer areas is permitted by Special Exception pursuant to Section 6.02.6, so long as the applicant, pursuant to Section 6.02.7, demonstrates by plan or example that the following factors have been considered in their design:
 1. The need for the proposed project;
 2. The plan proposed is the alternative with the least impact to the wetlands, surface waters and/or their associated buffers;
 3. The impact on plants, fish and wildlife;
 4. The impact on the quantity and/or quality of surface and ground water;
 5. The potential to cause or increase flooding, erosion, or sedimentation;
 6. The cumulative impact that would result if all parties owning or abutting a portion of the affected wetland, wetland complex and/or buffer area were also permitted alterations to the wetland and buffer proportional to the extent of their property rights;
 7. The impact of the proposed project on the values and functions of the total wetland or wetland complex.

(Included in the application, the applicant has provided responses to each of the criteria. See attached.)

4. On June 6, 2023, the applicant appeared before the Milford Conservation Commission at the site, where the applicant convened a site walk to discuss the application, along with members of the Planning Board and members of the general public in attendance.

On June 8, 2023, the applicant once again appeared before the Milford Conservation Commission to formally present their proposal to the full Commission. (See attached Commission Memorandum, dated 6/08/23).

Staff Comments:

- a. The applicant should explain the design and layout of the proposed driveways access and other site improvements they propose, and how the site was considered to minimize the overall impact to both the delineated wetland resource areas and buffer.
- b. The applicant should review any stormwater management design revisions that were considered to minimize the overall impact to the wetland buffer.
- c. The applicant should explain how the project will ensure the continued protection of the Town's groundwater.
- d. In addition to requiring a Special Exception, the project will also require approval by the Planning Board for a "Change of Use" for converting the existing building (Units 3-5) from Warehousing Usage to Manufacturing Use. Both of those uses are deemed as Acceptable Uses within the "ICI-2" Zoning District. This Planning Board Hearing is scheduled for June 20, 2023.



Zoning Map

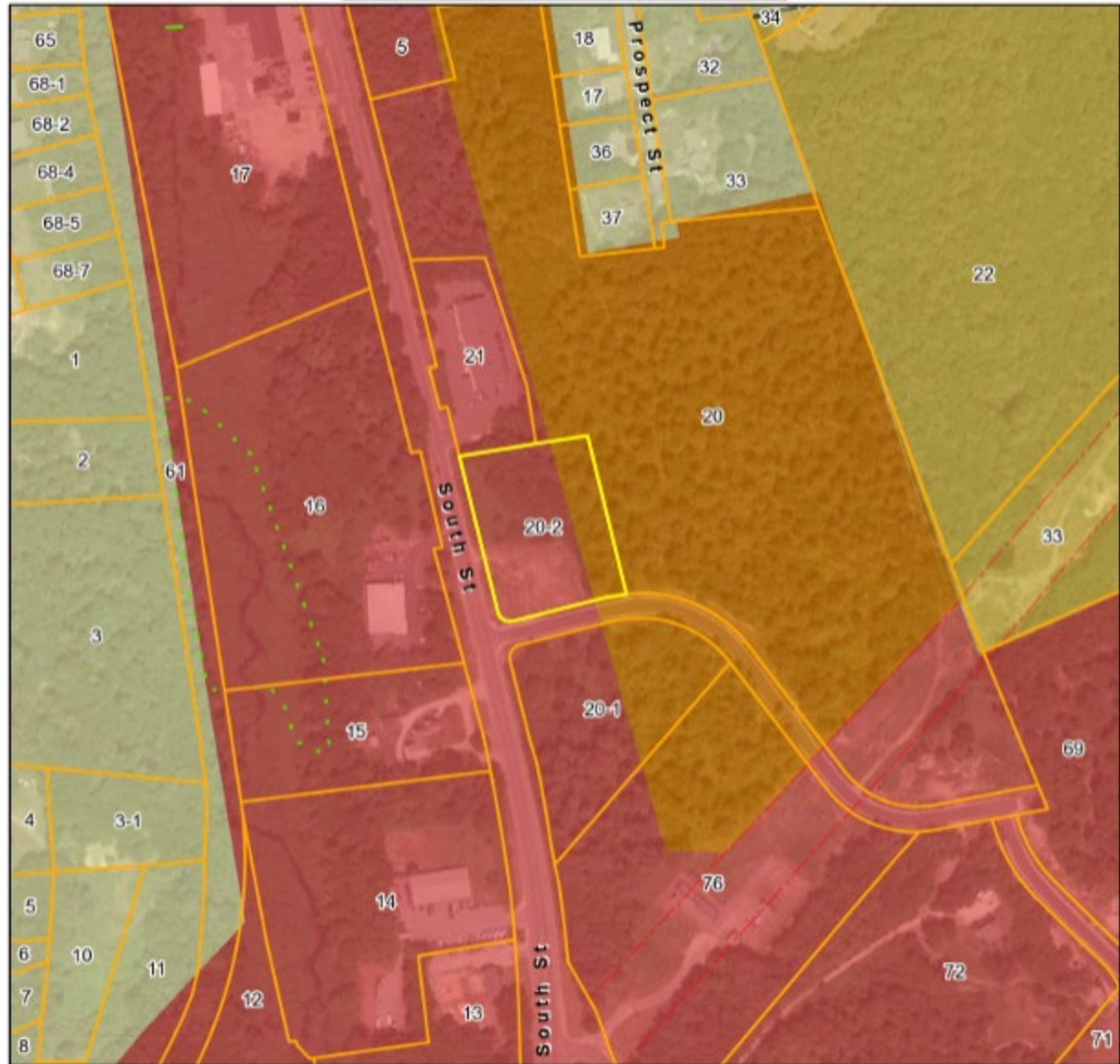
Town of Milford, NH

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.

Hitchiner
(Perry Fields)

Rear of Bldg
- Looking west,
along Old Wilton
Rd.

6-13-23



6-13-23

Close Up of Bldg from Old
Wilton Rd

6-13-23
Hitchiner
Bldg.



Wetland Area - Look East, along south end of Bldg.

6-13-23
Hitchiner
Bldg.
+ adj.
pressure
area.



Along rear of Bldg - looking southerly

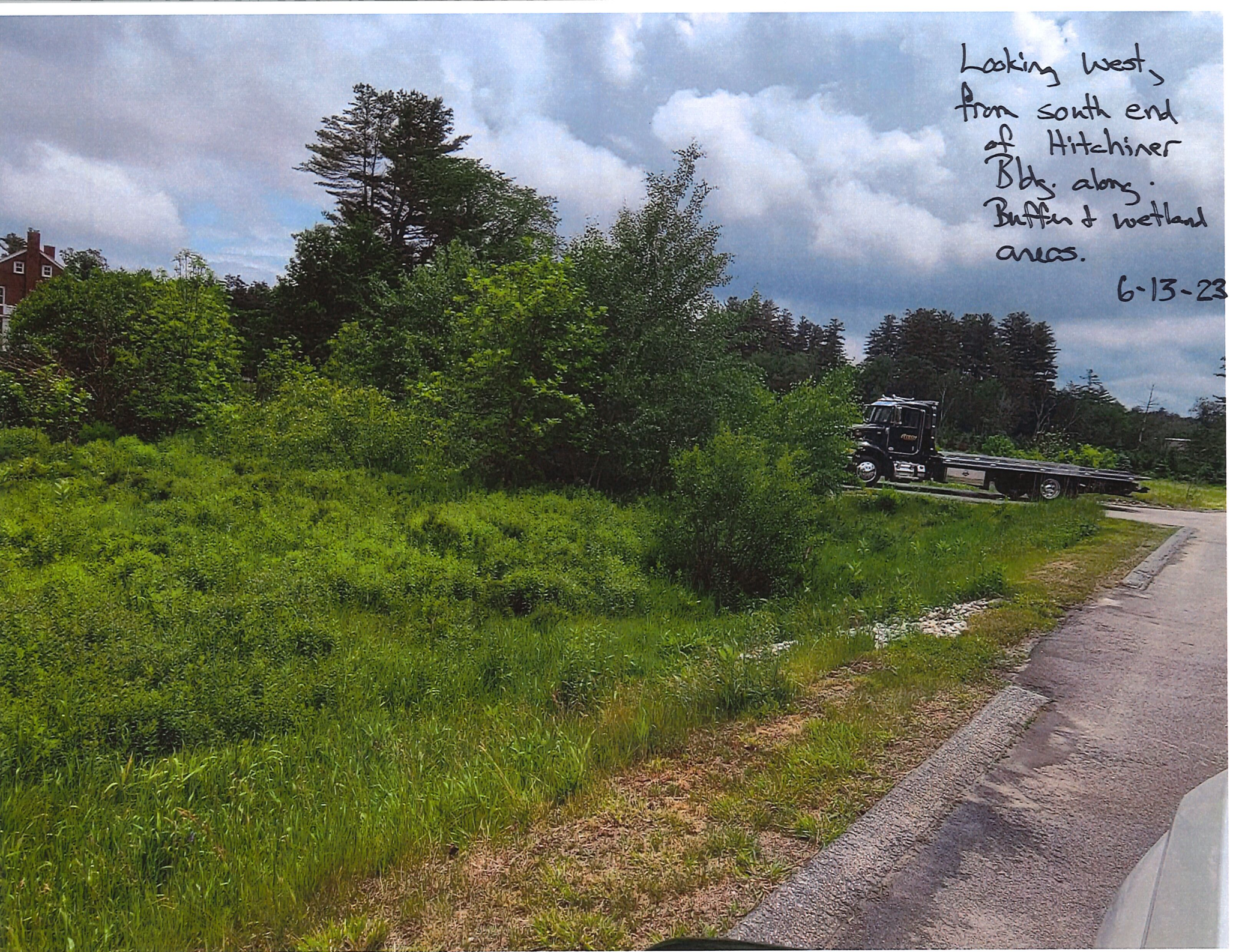


Rear view - looking North,
Hitchiner Bldg.

6-13-23

Looking west,
from south end
of Hitchiner
Bldg. along
Buffer & wetland
areas.

6-13-23



Looking SW, along
southern end of
Hitchman property
Site
6-13-23



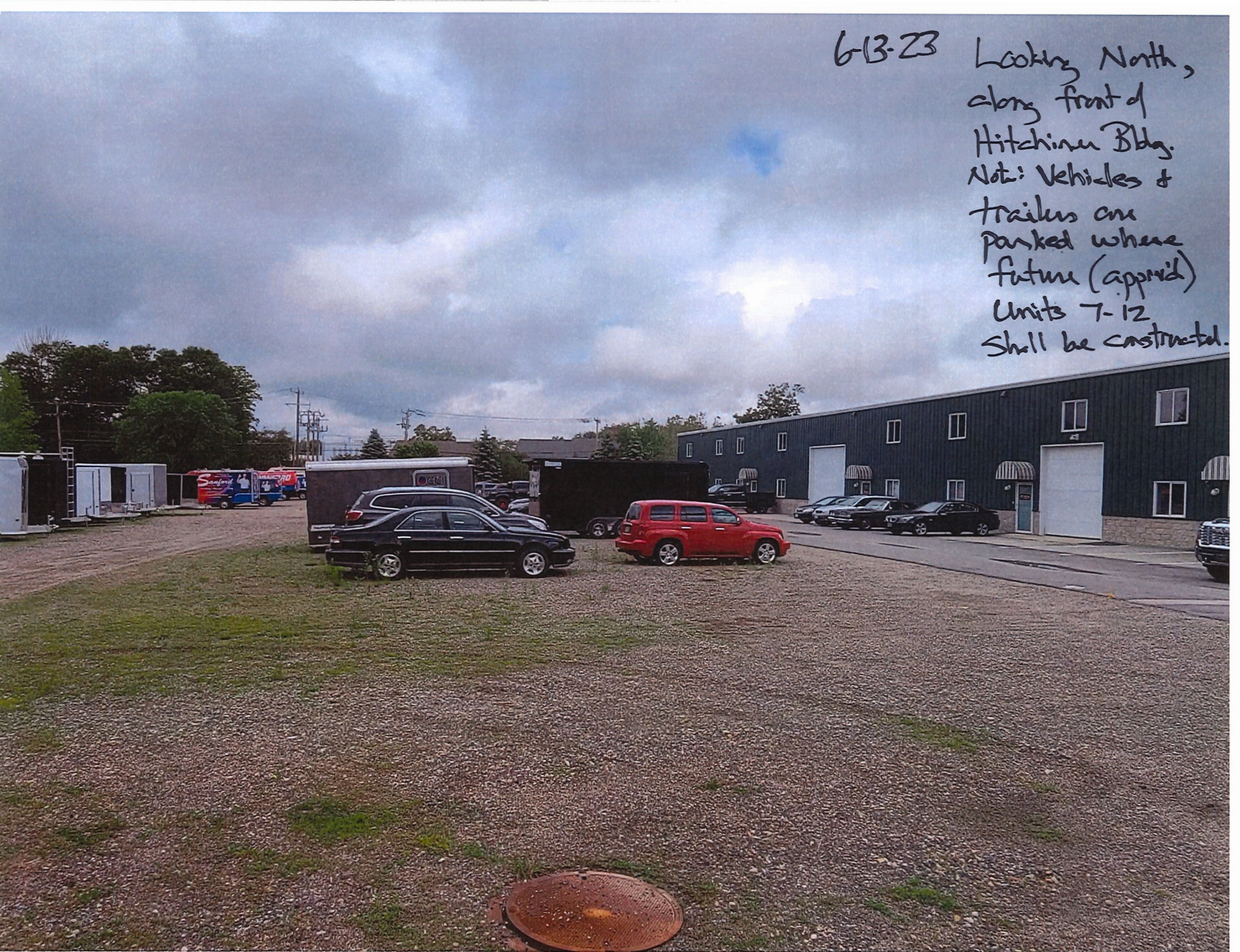
Looking Southwesterly
along south end
of Hitchiner property
site.

6-13-23



6-13-23

Looking North,
along front of
Hitchiner Bldg.
Note: Vehicles &
trailers are
parked where
future (approx)
Units 7-12
shall be constructed.





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

TOWN OF MILFORD
 RECEIVED
 MAY 18 2023
 PB _____ ZBA _____ Office _____

Date Received: 5-18-23
 Case Number: 2023-07
 Application Number: 20230723
 Hearing Date: 6-15-2023
 Decision Date: _____
 Decision: _____

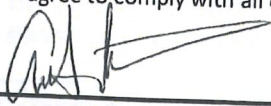
PROPERTY INFORMATION
 Street Address: 96 Old Wilton Road
 Tax Map / Parcel #: D3/7-20 Lot Size: 5.94 Acres

PROPERTY CURRENTLY USED AS
 12,000 SF industrial building used for contractor warehouse 4,800 SF and automotive repair (7,200 SF).
 If the application involves multiple lots with different owners, attach additional copies of this page.

PROPERTY OWNER
 Name: Hitchiner Manufacturing Co., Inc.
 Address: 594 Elm Street
 City/State/Zip: Milford, NH 03055
 Phone: (603) 673-1100
 Email: Anthony_Rodrigues@hitchiner.com

The applicant is the person who is making this proposal on behalf of themselves, the owner or a third party. This is usually the same as the property owner, but might be a tenant, someone who plans to purchase the property, an engineer or lawyer, etc. If the applicant is the same as the owner, just check "Same as owner" and leave the rest of this section blank.

APPLICANT/REPRESENTATIVE
 SAME AS OWNER
 Name: _____
 Address: _____
 City/State/Zip: _____
 Email: _____
 Phone: () Cell: ()

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

 Property Owner's signature
 Date: 5/17/23

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:	\$100.00
Abutters Fee: <u>8</u> X <u>5.75</u>	\$ 46.00
Amount received:	
Date Received:	
Check _____ Cash _____	

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

Units 3,4,5



ZBA Application - Special Exception
MILFORD ZONING BOARD OF ADJUSTMENT

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

PROPERTY INFORMATION

Street Address: 96 Old Wilton Road

Tax Map / Parcel #: D3/7-20

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

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

What section of the Zoning Ordinance are you applying under?

Article VI Section 6.02.6.B

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

The existing 5.94 acre site has an existing 12,000 industrial building and appurtenant site development. The site is zoned Integrated Commercial-Industrial 2. The existing warehouse use, and proposed manufacturing use are allowed in this zone.

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

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

General Criteria Section 10.02.1

Describe the project you are requesting a Special Exception for:
 Proposed utility improvements which requires trenching and patching, installation of modular block walls on existing slopes, installation of roof drains, and minor addition of pavement (net increase of 600 SF) for vehicle circulation.

Explain how the proposal meets the general criteria as specified in Article X, Section 10.02.1 of the Zoning Ordinance:

A. The proposed use is similar to those permitted in the district because:
 The existing industrial building is presently used for warehouse (4,800 SF) and the proposed change-of-use from automotive repair to manufacturing (7,200 SF), which are allowed uses in the zone.

B. The specific site is an appropriate location for the proposed use because:
 Both uses are allowed and similar to abutting properties.

C. The use as developed will not adversely affect the adjacent area because:
 The proposal is for site improvements and interior building renovations to support a change-of-use for a portion of the existing industrial building (7,200 SF of the existing 12,000 SF). No building addition is proposed. The proposed site improvements will be subject to Planning Board review and approval.

D. There will be no nuisance or serious hazard to vehicles or pedestrians because:
 The improvements will be designed in compliance with Town of Milford regulations. The design will incorporate accepted design standards for vehicular and pedestrian circulation through the site.

E. Adequate appropriate facilities will be provided for the proper operation of the proposed use because:
 The improvements will be designed in compliance with Town of Milford regulations. The proposed manufacturing operation will operate under the same NHDES and EPA regulations that govern Hitchiner's other manufacturing facilities in Milford.



ZBA Application – Special Exception
MILFORD ZONING BOARD OF ADJUSTMENT

Explain how the proposal meets the specific criteria of the Zoning Ordinance for each section:

WETLAND AND WETLAND BUFFER IMPACT 6.02.6

1. Has the need for the project been addressed? Please explain.
The proposed improvements are essential to the growth of Hitchiner Manufacturing, Inc. in the Town of Milford.
2. Is the plan proposed the least impactful to the wetlands, surface waters and/or associated buffers? Please explain.
The proposed improvements do not directly impact jurisdictional wetlands. The plan has been refined to minimize the permanent and temporary impacts to the wetland buffer.
3. Has the impact on plants, fish and wildlife been addressed? Please explain.
The proposed plan does not require any tree cutting within the wetland buffer, does not disturb jurisdictional wetlands, and all work is within the existing approved development area of the site.
4. Has the impact on the quality and quantity of surface and ground waters been addressed? Please explain.
The proposed work has a net increase in impervious area of 600 +/- SF. This is considered negligible and should have no adverse impacts on stormwater runoff or groundwater on the 5.94-acre parcel or adjacent wetlands.
5. Has the potential for increased flooding, erosion and sedimentation been addressed? Please explain.
As stated in #4 above, the the increase in impervious is negligible, and erosion control best management practices have been incorporated into the site improvements design.
6. Has the cumulative impact if all parties owning or abutting the affected wetland were allowed to alter or impact the wetland or buffer area in the same way? Please explain. The on-site wet meadow is part of the Tucker Brook wetland complex, which is large and involves dozens of properties; many owned by the Town or within conservation easements. It seems reasonable that similar impacts on the remaining properties wouldn't have a measurable effect on such a large system.
7. Has the impact of the values and function of the overall wetland and wetland complex been addressed? Please explain.
The jurisdictional wetland is not being disturbed, no tree cutting is proposed, and the net increase in impervious is 600+/- SF. This should not effect the function and values of the adjacent wet meadow and the larger wetland complex.
8. Has a comment from the Milford Conservation Commission been solicited? Yes X No
Date of Conservation Commission Meeting attended: June 5, 2023 site walk and June 8, 2023 meeting.

HOME BUSINESS CRITERIA 7.12.6

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

Section continued on next page.



Hayner/Swanson, Inc.

Civil Engineers/Land Surveyors



PROJECT NARRATIVE
Proposed Site Improvements
Hitchiner Manufacturing Co., Inc.
96 Old Wilton Road
Milford, New Hampshire

The project area under consideration is located on the easterly side of the intersection of Old Wilton Road and Perry Road identified as Tax Map D3, Lot 7-20; which is located at 96 Old Wilton Road in Milford, NH. The parcel was recently purchased by Hitchiner Manufacturing and is located in Milford's Integrated Commercial-Industrial 2 (ICI2) Zoning District, and the Commerce Community Overlay District (CCOD). The 5.94+/- acre site is bordered on the north by Old Wilton Road, on the east by a currently vacant residential building in the ICI2 Zone and owned by Hitchiner Manufacturing, on the south by Tucker Brook and the industrial property to the south of the brook, and to west by vacant ICI2 land. The site is presently developed with a 1-story, 12,000 s.f. industrial building, with appurtenant parking and other site improvements. The building has most recently been used for contractor warehouse (4,800 SF) at the northerly end of the building, and automotive repair (7,200 SF) at the southerly end of the building.

The site is currently serviced by municipal water and sewer; as well as power, telephone, cable, and natural gas.

The proposed improvements call for a change-of-use of the former automotive repair space to manufacturing of ceramic components, which Hitchiner currently has to outsource. The site improvements consist of trenching and patching for new natural gas, underground power, and underground communications services to the building; as well as new pad-mounted equipment, construction of modular block walls, and minor pavement widening along driveways. The total area to be disturbed by site construction activities is 10,000+/- SF, and the net increase in pavement area is 600+/- SF.

There is no disturbance of the jurisdictional wetlands along the north, east, and southerly side of the existing site development area, and minor wetland buffer encroachment for which a special exception from the Milford Zoning Board of Adjustment is being requested.

3 Congress Street Nashua, NH 03062 (603) 883-2057
 131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501
 www.hayner-swanson.com

Hayner/Swanson, Inc.



MAP D3, LOT 7-20
 SITE PLAN

PROPOSED SITE IMPROVEMENTS

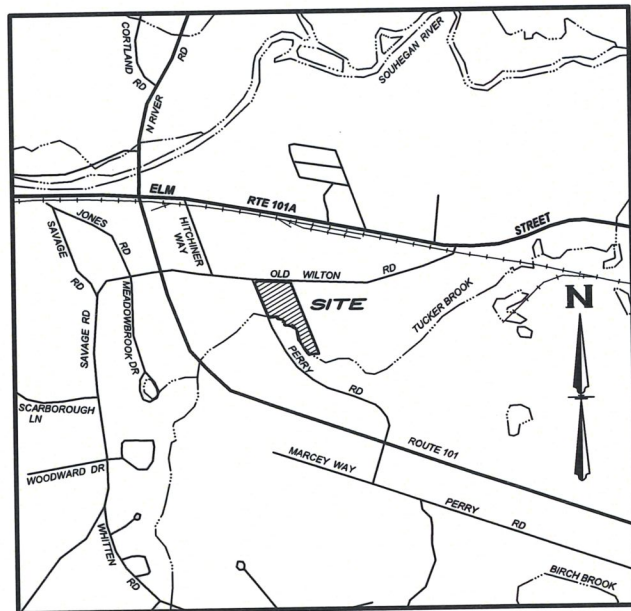
96 OLD WILTON ROAD
 MILFORD, NEW HAMPSHIRE

TOWN OF MILFORD
 RECEIVED
 MAY 18 2023
 PB _____ ZBA _____ Office _____

PREPARED FOR/RECORD OWNER

 **HITCHINER MANUFACTURING CO., INC.**

594 ELM STREET
 MILFORD, NEW HAMPSHIRE 03055
 (603) 673-1100
 www.hitchiner.com

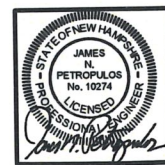


VICINITY PLAN
 SCALE 1" = 1,000'

INDEX OF PLANS		
SHEET No.	TITLE	
1 OF 4	MASTER SITE PLAN	1" = 50'
2 OF 4	EXISTING CONDITIONS PLAN	1" = 20'
3 OF 4	SITE PLAN	1" = 20'
4 OF 4	DETAIL SHEET - GENERAL SITE	

17 MAY 2023

REVIEW ONLY
 NOT FOR CONSTRUCTION

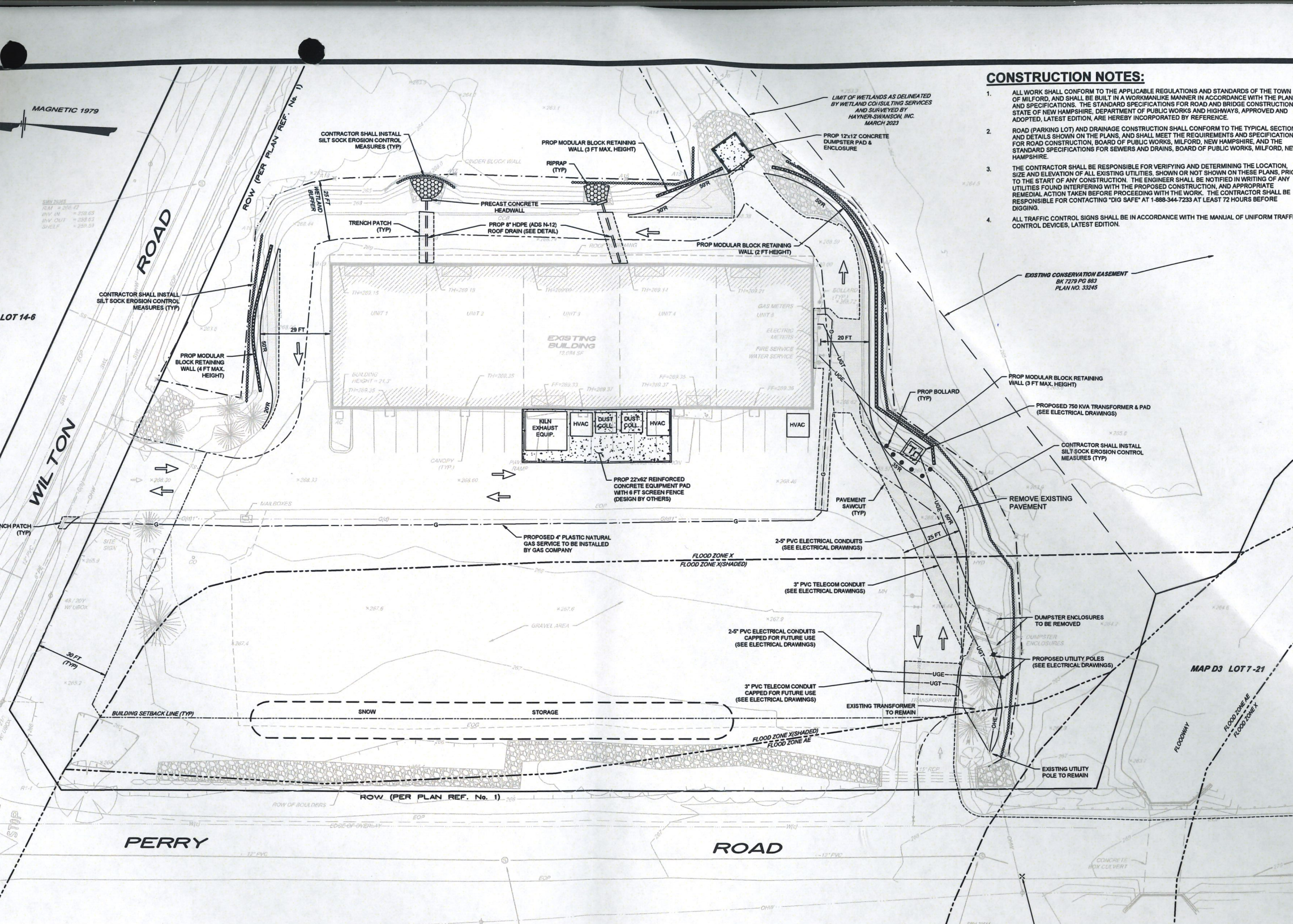


 **HSI Hayner/Swanson, Inc.**

Civil Engineers/Land Surveyors
 3 Congress Street Nashua, NH 03062 (603) 883-2057
 131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501
 www.hayner-swanson.com



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CONSTRUCTION NOTES:

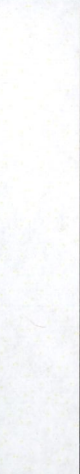
1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF MILFORD, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, APPROVED AND ADOPTED, LATEST EDITION, ARE HEREBY INCORPORATED BY REFERENCE.
2. ROAD (PARKING LOT) AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS FOR ROAD CONSTRUCTION, BOARD OF PUBLIC WORKS, MILFORD, NEW HAMPSHIRE, AND THE STANDARD SPECIFICATIONS FOR SEWERS AND DRAINS, BOARD OF PUBLIC WORKS, MILFORD, NEW HAMPSHIRE.
3. 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 1-888-344-7233 AT LEAST 72 HOURS BEFORE DIGGING.
4. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

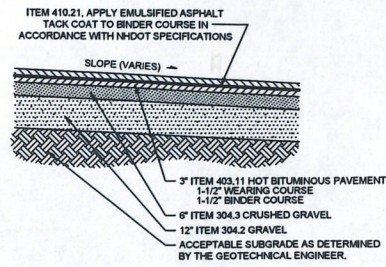
REVIEW ONLY
NOT FOR CONSTRUCTION

PREPARED FOR/RECORD OWNER:
HITCHENER MANUFACTURING CO., INC.
594 ELM STREET MILFORD, NEW HAMPSHIRE 03055 (603) 673-1100

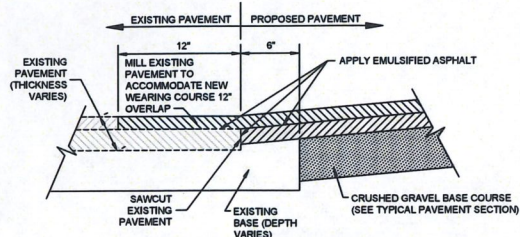
SITE PLAN
MAP D-3, LOT 17-20
PROPOSED SITE IMPROVEMENTS
96 OLD WILTON ROAD
MILFORD, NEW HAMPSHIRE

NO.	DATE	REVISION	BY

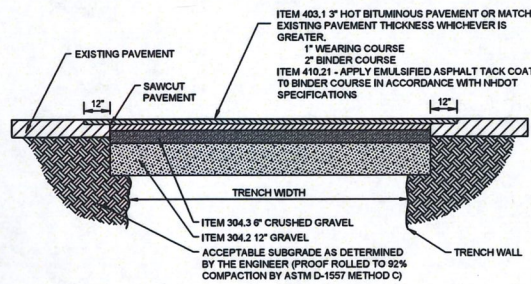




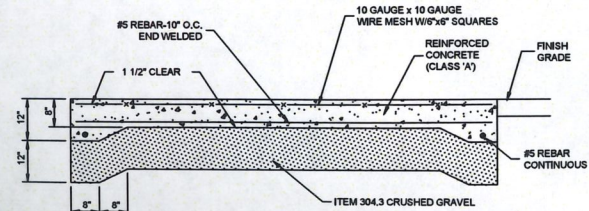
TYPICAL PAVEMENT SECTION
NOT TO SCALE



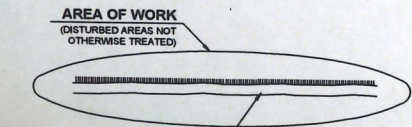
SAWCUT PAVEMENT DETAIL
NOT TO SCALE



TRENCH PATCH DETAIL
NOT TO SCALE



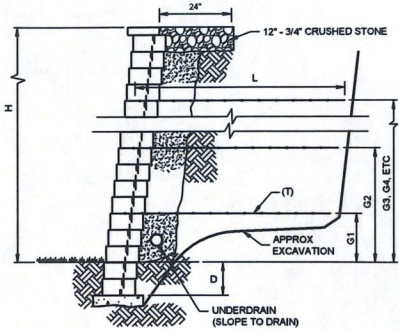
DUMPSTER PAD DETAIL
NOT TO SCALE



APPLICATION RATES

SEED: 60 LB/ACRE
 FERTILIZER: 20 LB/1000 S.F. (10-10-10)
 LIMESTONE: PER NHDOT
 MULCH: 3 TONS/ACRE

LOAM AND SEED DETAIL
NOT TO SCALE

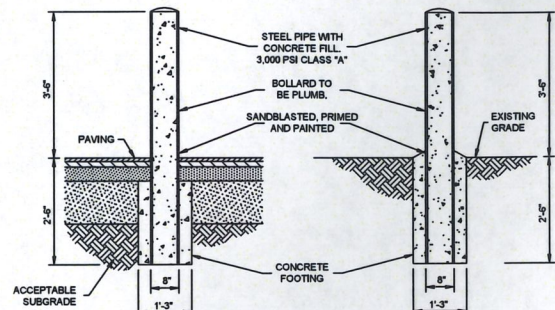


VARIABLES:
 H - WALL HEIGHT ABOVE GRADE
 D - DEPTH BASE UNIT BELOW GRADE
 G# - DISTANCE OF GRID LAYER # ABOVE GRADE
 L - GRID LENGTH

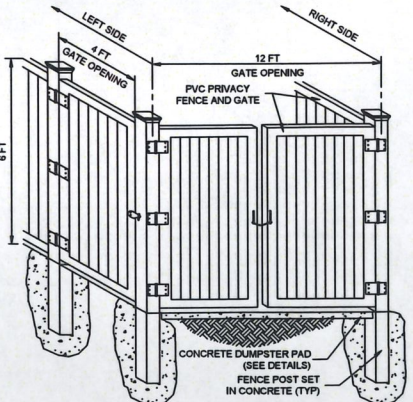
LEGEND:
 12" MINIMUM GRANULAR FILL
 COMPACTED FILL
 6" MINIMUM COMPACTED SAND AND GRAVEL

NOTE:
 DETAIL PROVIDED FOR GENERAL INFORMATION ONLY. MODULAR WALL SYSTEM DESIGN PLAN, STAMPED BY STRUCTURAL ENGINEER REGISTERED IN NEW HAMPSHIRE, TO BE PROVIDED BY CONTRACTOR.

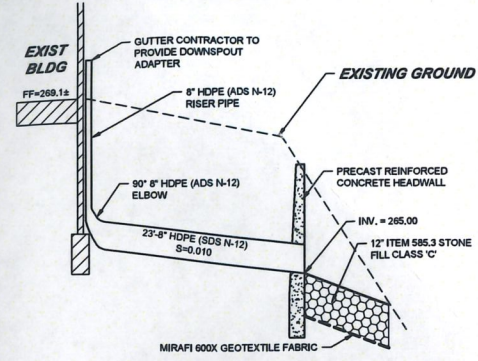
MODULAR RETAINING WALL DETAIL
NOT TO SCALE



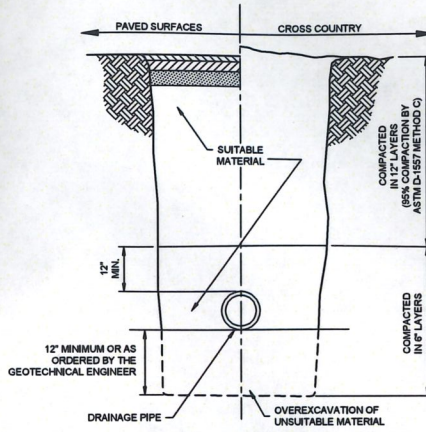
BOLLARD DETAIL
NOT TO SCALE



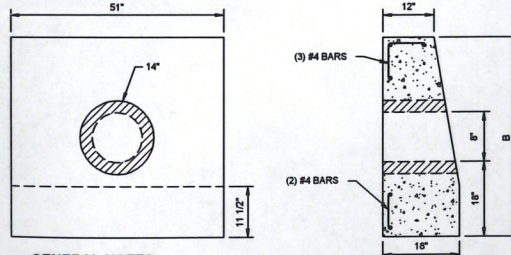
SCREEN FENCE AND GATE FOR DUMPSTER PAD DETAIL
NOT TO SCALE



TYPICAL ROOF DRAIN PROFILE
SCALE: 1" = 10' HORIZ.
1" = 2' VERT.



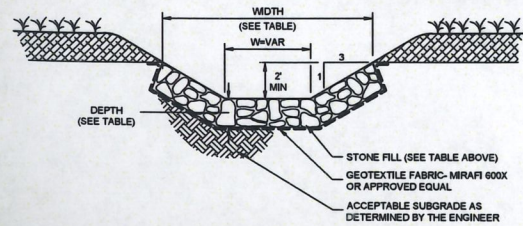
TYPICAL DRAINAGE TRENCH SECTION
NOT TO SCALE



PRECAST HEADWALL DETAIL
NOT TO SCALE

RIPRAP OUTLET PROTECTION SPECIFICATION TABLE

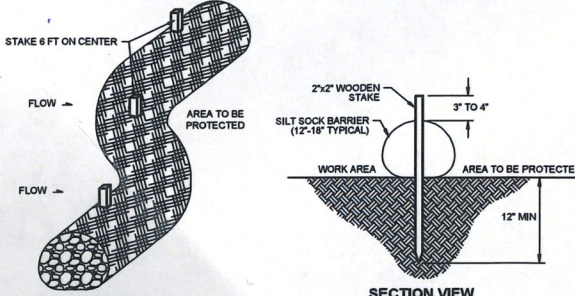
LOCATION	WIDTH (FT)	LENGTH (FT)	DEPTH (FT)	# 50 (#)	MATERIAL
ROOF DRAIN	10	10	1	4	ITEM 585.3 STONE FILL CLASS C



RIPRAP AT HEADWALL / OUTLET DETAIL
NOT TO SCALE

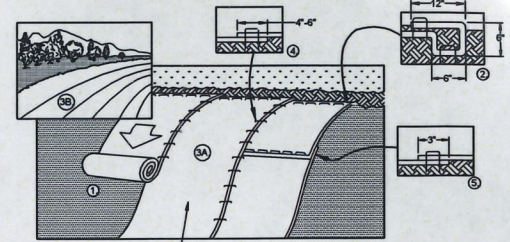
EROSION CONTROL NOTES:

- EROSION CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR, AS SHOWN ON THE PLANS, PRIOR TO COMMENCEMENT OF ANY EXCAVATION WORK.
- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE PLANS. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- LOAM AND MATERIAL STOCKPILE AREAS SHALL BE SURROUNDED BY SILT FENCE AND BE TEMPORARILY SEEDED IF THEY ARE LEFT UNTOUCHED FOR MORE THAN TEN (10) DAYS.
- AN AREA SHALL BE CONSIDERED STABLE ONLY IF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
 - A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED.
 - A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED.
 - OR, EROSION CONTROL STABILIZATION MATTING HAS BEEN PROPERLY INSTALLED ON DISTURBED SLOPES STEEPER THAN 3:1.



- NOTES:**
- SILT SOCK BARRIER SHALL BE FILTREXX SILT-SOCK NATURAL PLUS (OR APPROVED EQUAL) AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 - SILT SOCK BARRIER SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
 - IF THE SILT SOCK SHOULD DECOMPOSE OR BECOME INEFFECTIVE, THE BARRIER SHALL BE REPLACED PROMPTLY.
 - SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.
 - SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE BARRIER HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.
 - COMPOST TO BE REMOVED OR DISPOSED ON-SITE AS DETERMINED BY THE ENGINEER.

SILT SOCK DETAIL
NOT TO SCALE



- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
- ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURER'S RECOMMENDATION.
- THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH MINIMUM 6" OVERLAP, TO ENSURE PROPER SEAM ALIGNMENT. PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
- CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
- PLACE STAPLES/STAKES PER MANUFACTURE RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.

STABILIZATION MATTING DETAIL
NOT TO SCALE

NO.	DATE	REVISION	BY

PREPARED FOR/RECORD OWNER:
HITCHCOCKER MANUFACTURING CO., INC.
 594 ELM STREET MILFORD, NEW HAMPSHIRE 03055 (603) 873-1100

DETAIL SHEET 17-20 GENERAL SITE
 (MAP D-3, LOT 17-20)
PROPOSED SITE IMPROVEMENTS
 96 OLD WILTON ROAD
 MILFORD, NEW HAMPSHIRE

PHSI Hayner/Sweeney, Inc.
 Civil Engineers/Lead Surveyors/Professional Engineers
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FIELD BOOK: 1237
 DATE: 11/09-09/09-09/11
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