

TOWN OF MILFORD, NH
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

TEL: (603)249-0620

WEB: WWW.MILFORD.NH.GOV

Date: July 27, 2023
To: Board of Adjustment
From: Terrence S. Dolan, Director of Community Development *TSD*
Subject: **Case #2023-11:** For property located at 77 Crosby Street, Tax Map 39, Lot 6
Request for a required Special Exception to allow for a singular Accessory Dwelling Unit (ADU) to be located on an existing single-family residence lot

Case #2023-11: Trina Catalino, 77 Crosby Street, Milford Tax Map 39, Lot 6

Request: Special Exception Application to allow for Accessory Dwelling Unit for a 50% portion of the existing home's basement area, with a combined small addition onto the exterior lower (rear) level of home.

Intro: The applicant is before the Board of Adjustment seeking a Special Exception from the Milford Zoning Ordinance, Article X, Sections, 10.2.1 and 10.2.6 to allow the construction of a 638 square foot, one (1) bedroom accessory dwelling unit in a portion of the home's lower level's basement area (utilizing +/-50% of the basement area), combined with a small extension to be constructed along the exterior rear abutting portion of the lower level of the existing single-family residence in the Residential 'A' District. In reviewing the files for this property, the following comments are offered:

1. Existing Conditions:

- a. The subject property is approximately .33 acres in area (14,375 sq. feet) with approximately 110 linear feet of frontage on Crosby Street.
 - b. The property's existing residence consists of a 2-story, 4-bedroom single-family residence (built: 1972), and is serviced by municipal water and sewer system.
 - c. The subject property is situated in a long established single-family residential area, and directly abuts the railroad line to the rear of the property along the railroad tracts to the north and commercial/retail uses to the north of the rail line, along Elm Street (i.e. Advance Auto, 162 Elm Street), with other similar residential units to the east, west and south. The home contains approximately 1,568 sq feet over living space.
2. The proposal calls for construction of a new building addition, and the utilization of approximately 50% (384 sq. ft.) of the existing basement level (overall consisting currently of 768 sq. feet), with approximately 254 sq feet of new ground level space to be built within the rear portion of the back yard. The entire ADU shall be a ground level one (1) bedroom ADU with a total of 638 square feet. Access to the ADU will be through the existing stairs to the basement level, as well as an exterior access to the side/back yard area.
A separate exterior access has also been proposed for the ADU along the side of the residence.

3. An ADU is a permitted use in the Residential 'A' Zoning District through the issuance of a Special Exception pursuant to Zoning Ordinance, Article 5.02.2.A.13 & Article X, Section 10.2.6.
4. Upon review the application pursuant to the Section 10.02.6.A, the submittal meets the minimum requirements of the Zoning Ordinance:
 - a. The proposed maximum area for the ADU is 638 square feet. The primary residence will continue to be owned and occupied by the property owner.
 - b. The proposed architectural plans appear to be consistent with the existing residence and will not impact the interior space of the existing home. The addition, the proposed layout, access, and egress meet the minimum requirements of the ordinance.
 - c. The property appears to have sufficient parking to manage the single-family residence and the proposed addition of the accessory dwelling unit. No curb cuts are being added.

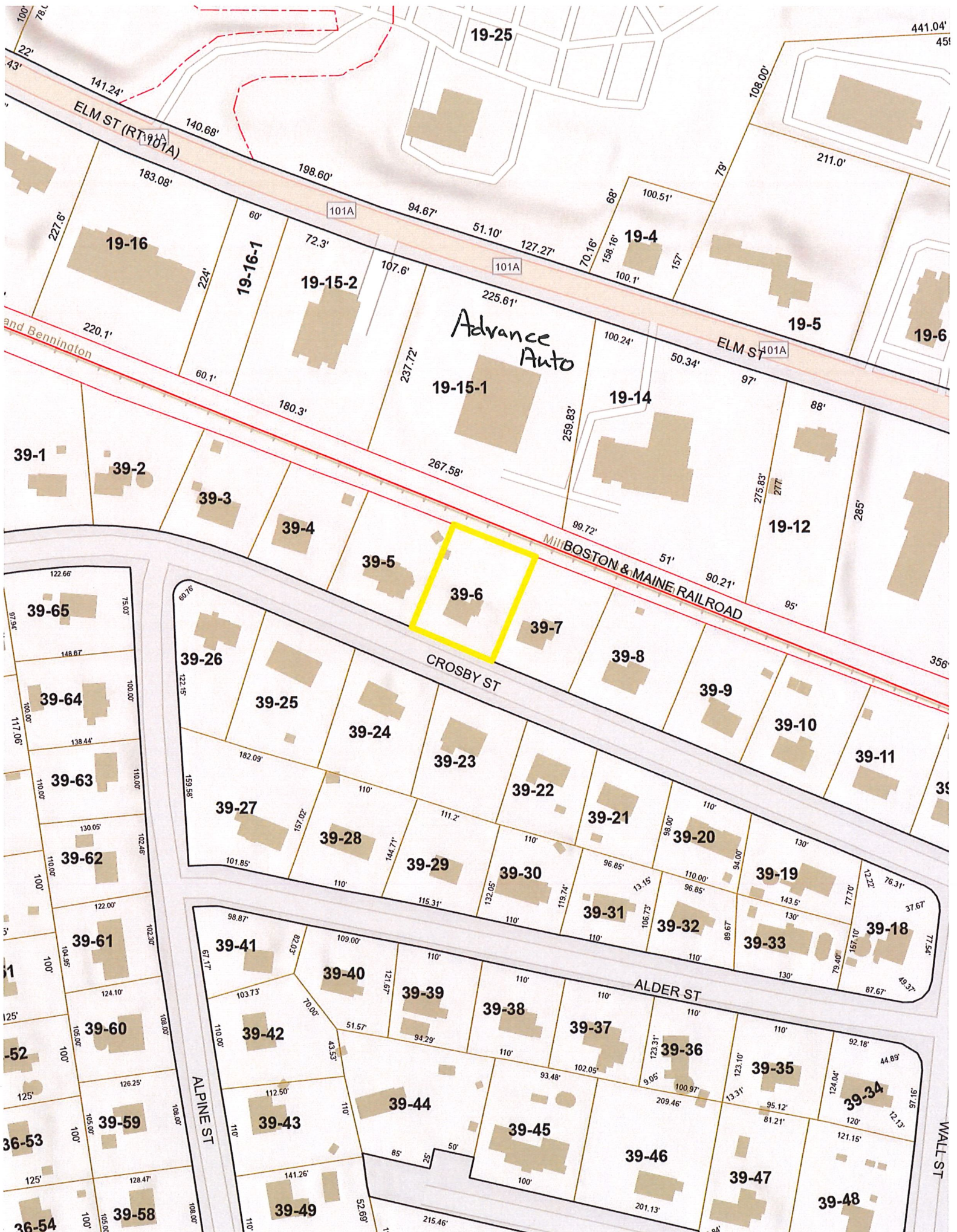
Included you shall find the following:

1. Special Exception Criteria (Article X, Section 10.02.6) Justification Responses, prepared by the Applicant.
2. A Site Plan Exhibit showing the location and dimensions of the proposed ADU.
3. Various map location graphics and the town's GIS images for 77 Crosby Street.
4. Color Street View Image of 77 Crosby Street.

Staff Recommended Action:

The consultant has addressed all required criteria and adequately provided a thorough justification for meeting all aspects in seeking the approval of the required Special Exception for the requested Accessory Dwelling Unit (ADU) in this residential location. The Milford Zoning Board of Adjustment (ZBA) should approve the Special Exception request as proposed, with the condition that the Applicant shall make application for, and meet all necessary Town of Milford Building and Fire Dept. Permit Conditions.

Thank you for your time and consideration.





267.58'

39-5

39-6

39-7

CROSBY ST

39-24

99

BO







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

PROPERTY INFORMATION

Street Address: 77 Crosby Street

Tax Map / Parcel #: 39/6 Lot Size:

PROPERTY CURRENTLY USED AS

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

PROPERTY OWNER

Name: Trina Catalino

Address: 77 Crosby St.

City/State/Zip: Milford NH 03055

Phone: 603 315-1122

Email: TCatalino70@gmail.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.

Trina Catalino

Property Owner's signature

6/15/2023

Date:

Date Received:	TOWN OF MILFORD RECEIVED
Case Number:	
Application Number:	JUN 22 2023
Hearing Date:	
Decision Date:	PB ZBA Office
Decision:	2023 0904

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>11 X 5.25</u>	<u>63.25</u>
Amount received:	<u>163.25</u>
Date Received: <u>CK 335</u>	
Check <input checked="" type="checkbox"/> Cash <input type="checkbox"/>	

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



ZBA Application – General Information **MILFORD ZONING BOARD OF ADJUSTMENT**

This application must be complete and filed in the Milford Office of Community Development, along with an abutter list, and with all fees paid, on the official submittal date for the meeting at which the application is to be considered. An application shall not be deemed complete unless all materials have been submitted and necessary fees have been paid.

If you have any questions about how to complete this application, please contact the Office of Community Development. We will be happy to help you understand the Zoning Board application process and legal requirements, but we cannot give you legal advice. If you are uncertain about how the zoning laws apply to your case, we recommend that you obtain professional advice.

General Instructions

Use this form for all applications to the Milford Zoning Board of Adjustment, except:

- If the Selectmen, Planning Board, Building Inspector, or any other town board or official has made a decision to allow someone else to do something that you do not think they should be allowed to do. In that case, use the ***Third-Party Appeal of Administrative Decision*** form.
- To ask the Zoning Board to hold a new hearing to reconsider a decision that was made at a previous meeting, use the ***Request for Rehearing*** form.

Contents of an Application

Your application must include the “General Information” section and at least one application for a special exception, variance, equitable waiver, or appeal of administrative decision.

You may include more than one application section, as long as they are all for the same proposed use.

For example, you might appeal an administrative decision, and also apply for a variance that would permit the same use, in case the appeal is denied; or you might have a proposed use that would require several variances and special exceptions.

Please work with the Office of Community Development to help you determine what you are applying for or asking relief from.

Fee

The fee is \$100 for the application, plus \$5.75 for each abutter.

Abutter List

The abutter list must include the name and mailing address of:

- the applicant,
- the property owner or owners,
- every person who owns property which touches any lot involved in the application (even at a corner) or is directly or diagonally across a road, stream, river, or railway right-of-way from a lot involved in the application, **and**
- the holders of any conservation, preservation, or agricultural preservation restrictions on any of the lots involved in the application.

It is your responsibility to provide an accurate abutter list. A Zoning Board decision that is made without notifying all abutters may not be valid and an abutter who was not properly notified may be able to have the decision overturned.



ZBA Application – General Information **MILFORD ZONING BOARD OF ADJUSTMENT**

Preparing an Abutters List

1. Here are some guidelines to help you prepare an abutters list.
 - a. Find the lot(s) you are interested in and their abutting lots from the tax maps in the Community Development or Assessors Offices.
 - b. Go to the Milford Assessors Office to check whether the town has a record of any of the abutting lots having been sold more recently than the records available online through the Milford GIS or Vision software.
 - c. Check whether there is any conservation, preservation, or agricultural preservation parcels that are adjacent to your lot. Make sure you get the correct mailing address for the entity that holds the title to this type of lot. It may be a home owners association, a conservation group or the Town of Milford.
2. For the purpose of notification by the Town of Milford Zoning Board of Adjustment, any property being,
 - a. Under a condominium or other collective ownership, the term “abutter” means the officers of the collective or association, as defined in RSA 356-B:3XXIII
 - b. Under a manufactured housing park form of ownership defined in RSA 205-A:1, the term “abutter” includes the manufactured housing park owner and tenants who own manufactured housing which adjoins or is directly across the street, stream, or active railroad from the land under consideration by the Zoning Board of Adjustment.
 - c. An active railroad property, the owner of which shall be notified.

In cases where the applicant is different from the owner of the land under consideration by the Zoning Board of Adjustment, the term “abutter” shall include the owner AND the applicant.

For the purpose of receiving testimony only, and not for the purpose of notification, the term “abutter” shall include any person who is able to demonstrate that their land will be directly affected by the proposal under consideration by the Zoning Board of Adjustment.

Addition information

1. The Town of Milford only has lot and owner information for properties located within the Town of Milford. If the lot under consideration abuts an adjoining town you will need to go to that municipality for abutter information.

Burden of Proof

The applicant shall have the burden of proving any historical facts relevant to a case before the Zoning Board. Such relevant facts include, but are not limited to, the date on which a lot, structure, or use came into existence, violation history, open permits or applications.

The existence of a structure or use on a particular date may be established by testimony or by documentary evidence.

Supporting Documents

The following information may be required to deem your application “complete.”

1. Floor Plans
2. Plot Plans
3. Conservation Commission Report
4. Septic system analysis
5. Any additional information that supports your application as determined by the Community Development Office



ZBA Application - Special Exception
MILFORD ZONING BOARD OF ADJUSTMENT

Date Received: 6-22-23
Case Number: 2023-11
Application #: 20230904
Date Complete: _____
Hearing Date: _____
Decision Date: _____
Decision: _____

PROPERTY INFORMATION
Street Address: <u>77 Crosby Street</u>
Tax Map / Parcel #: <u>39/6</u>
<i>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.</i> *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 _____ Section _____ Describe the <u>use</u> you are proposing under the above section of the Ordinance. _____ _____ _____

**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: Reconstructing the finished basement making it larger and adding a bathroom, Canteen in room with a sink. Making it a studio dwelling (in low space) Remaining rear Decking.

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: This Addition will be used as additional living space. 77 Crosby is in a Rural Area with many homes similar.

B. The specific site is an appropriate location for the proposed use because: The site is in the back of the home. Not visible from the street.

C. The use as developed will not adversely affect the adjacent area because: It's in the back of the current structure.

D. There will be no nuisance or serious hazard to vehicles or pedestrians because: All the work needed to be done is in the rear back yard of the home

E. Adequate appropriate facilities will be provided for the proper operation of the proposed use because: It's an Addition to the back of the house in basement. there will be full use of the home during construction.



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.
2. Is the plan proposed the least impactful to the wetlands, surface waters and/or associated buffers? Please explain.
3. Has the impact on plants, fish and wildlife been addressed? Please explain.
4. Has the impact on the quality and quantity of surface and ground waters been addressed? Please explain.
5. Has the potential for increased flooding, erosion and sedimentation been addressed? Please explain.
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.
7. Has the impact of the values and function of the overall wetland and wetland complex been addressed? Please explain.
8. Has a comment from the Milford Conservation Commission been solicited? Yes___ No___
Date of Conservation Commission Meeting attended: _____

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.



ZBA Application – Special Exception
MILFORD ZONING BOARD OF ADJUSTMENT

HOME BUSINESS CRITERIA 7.12.6 (Continued)

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

ACCESSORY DWELLING UNITS 10.02.6

1. Is the property going to be Owner Occupied? *yes*
2. Has a Building Permit application been made? Copy of permit application attached?
NO
3. Is the ADU developed in a manner which does not alter the character/appearance of the principal use as a single-family residence?
yes
4. Is the ADU intended to be secondary and accessory to a principal single-family dwelling unit?
yes
5. Does the ADU impair the residential character of the premises or the reasonable use, enjoyment and value of neighborhood?
NO
6. Is there adequate off-street parking? How many spaces?
yes 6
7. Are any additional curb cuts being proposed?
NO
8. Are all necessary additional entrances or exits located to the side or rear of the building to the maximum extent possible? Please note on the plan.
yes

Section continued on next page.



ZBA Application - Special Exception
MILFORD ZONING BOARD OF ADJUSTMENT

ACCESSORY DWELLING UNITS 10.02.6 (Continued)

1. Is there adequate sewer/septic and water for the additional inhabitants? Please include septic/sewer approval.
Currently yes - will be adding bathroom in basement
2. Is there only one (1) ADU on the property? *yes*
3. Is the ADU no more than 750 square feet gross floor area? How many square feet is the ADU?
NO
4. Does the ADU have no more than two (2) bedrooms? Please show on plans.
yes
5. If inside the existing dwelling, is there at least one common wall with a door between the two spaces at least 32 inches wide? Please show on plans. *yes*
6. If a connecting hall is proposed, is the hallway at least 36 inches wide? Please show on plans.
N/A
7. Has a Code Compliance inspection been conducted by the Building Inspector? Please include inspection report.
not yet
8. Is the ADU in compliance with Section 10.02.6:A of the Milford Zoning Ordinance? How so?
yes - Meets all the Criteria listed in Section 10.02.6:A
9. If no, has a Variance from Section 10.02.6:A been granted by the ZBA?

OFFICE IN THE RESIDENCE A AND B DISTRICTS 10.02.7

1. Is the specific site of the proposed office use located in an existing building that is an appropriate location for the proposed use and ancillary to the Residential Use permitted by right? Please explain.
2. Will the use as proposed adversely affect adjacent Residential areas? Please explain.
3. Will there will be any nuisance, such as but not limited to: noise, odor, hours of operation, traffic, deliveries and lighting associated with this use? Please explain.
4. Will there be any outside storage? Please explain.
5. Has the applicant made a site plan application to the Planning Board (hearing subsequent to Zoning Board approval)?
Yes ___ No ___ Date of hearing: _____

Terrence Dolan

From: Trina Catalino <tcatalino70@gmail.com>
Sent: Wednesday, July 19, 2023 3:23 PM
To: Terrence Dolan
Subject: 77 Crosby Street, Milford NH
Attachments: CAT-2297 7-19-2023.pdf

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.

Hello Terry,

This is Trina Catalino at 77 Crosby Street in Milford NH

Please see attached revised plans. I'm hoping this is what you were asking for.

Please let me know if these are correct.

Looking forward to seeing you at the zoning board meeting on Thursday, August 3rd at 7pm.

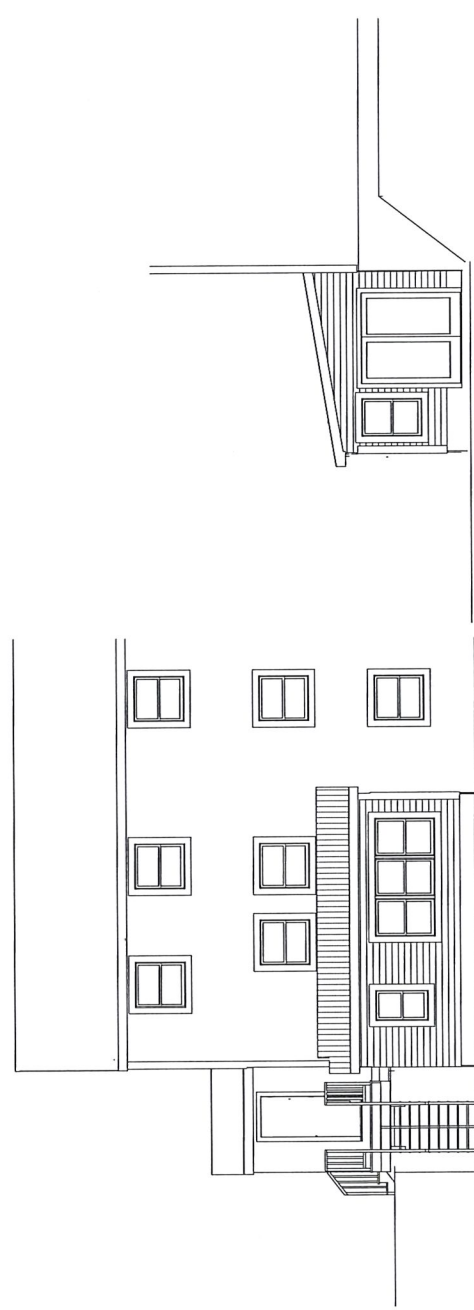
Thank you and enjoy your Wednesday.

Trina Catalino

CLIENT: CATALINO ADDITION MILFORD, NH		SHEET TITLE: ELEVATIONS	
JOB NO.: CAT-2297		DATE: 6-14-2023	
DRAWN BY: L. MELVIN		SCALE: AS NOTED	
REVISIONS		1. 7-19-2023	
SHEET NO.: A-1		© COPYRIGHT 2023 RESIDENTIAL DESIGN SOLUTIONS BY L.H.	



RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"



REAR ELEVATION
SCALE: 1/8"=1'-0"

LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"

THIS SET OF ARCHITECTURAL DRAWINGS IS TO BE USED IN CONJUNCTION WITH THE PERMITS AND REGULATIONS OF THE LOCAL JURISDICTION. ANY CHANGES MADE AFTER PLANS HAVE BEEN ISSUED WILL BE AT THE EXPENSE AND RESPONSIBILITY OF THE CLIENT. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR IS ALSO RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH THE MANUFACTURER OF ALL MATERIALS. CONTRACTOR SHALL VERIFY ALL FOUNDATION AND STRUCTURAL AGREEMENTS WITH THE MANUFACTURER OF ALL STRUCTURAL ELEMENTS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL FOUNDATION AND STRUCTURAL AGREEMENTS WITH THE MANUFACTURER OF ALL STRUCTURAL ELEMENTS PRIOR TO CONSTRUCTION.

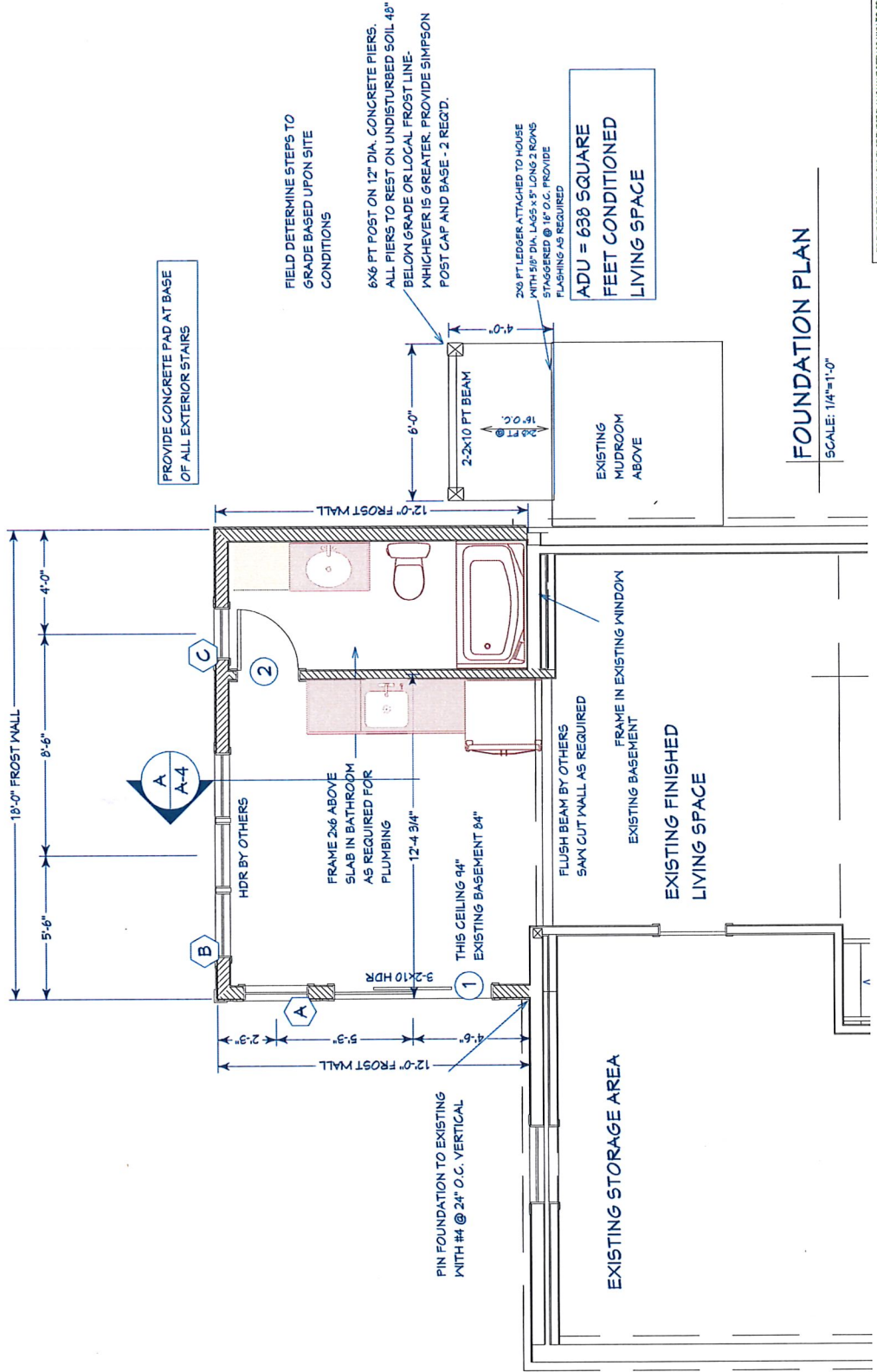
Residential Design Solutions
 P.O. Box 548 Mont Vernon, NH 03057
 603-235-4246 lmelvin548@gmail.com

Residential Design Solutions
 P.O. Box 548 Mont Vernon, NH 03057
 603-235-4246 lmevlh548@gmail.com

CATALINO ADDITION
 MILFORD, NH
 FOUNDATION PLAN

JOB NO:	CAT-2297
DATE:	6-14-2023
DRAWN BY:	L. MELVIN
SCALE:	AS NOTED

REVISIONS	1.	7-19-2023
SHEET NO: A-2		
© LARRY W. BROWN SOLUTIONS BY L.W.		



FOUNDATION PLAN
 SCALE: 1/4"=1'-0"

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PLANS AND SPECIFICATIONS I HAVE PREPARED FOR THE PROJECT DESCRIBED HEREIN COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND I AM NOT PROVIDING ANY WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR NON-INFRINGEMENT. I AM NOT PROVIDING ANY WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR NON-INFRINGEMENT. I AM NOT PROVIDING ANY WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR NON-INFRINGEMENT.

Residential Design Solutions
 P.O. Box 548 Mont Vernon, NH 03057
 603-235-4246 melvin548@gmail.com

CATALINO ADDITION
 MILFORD, NH

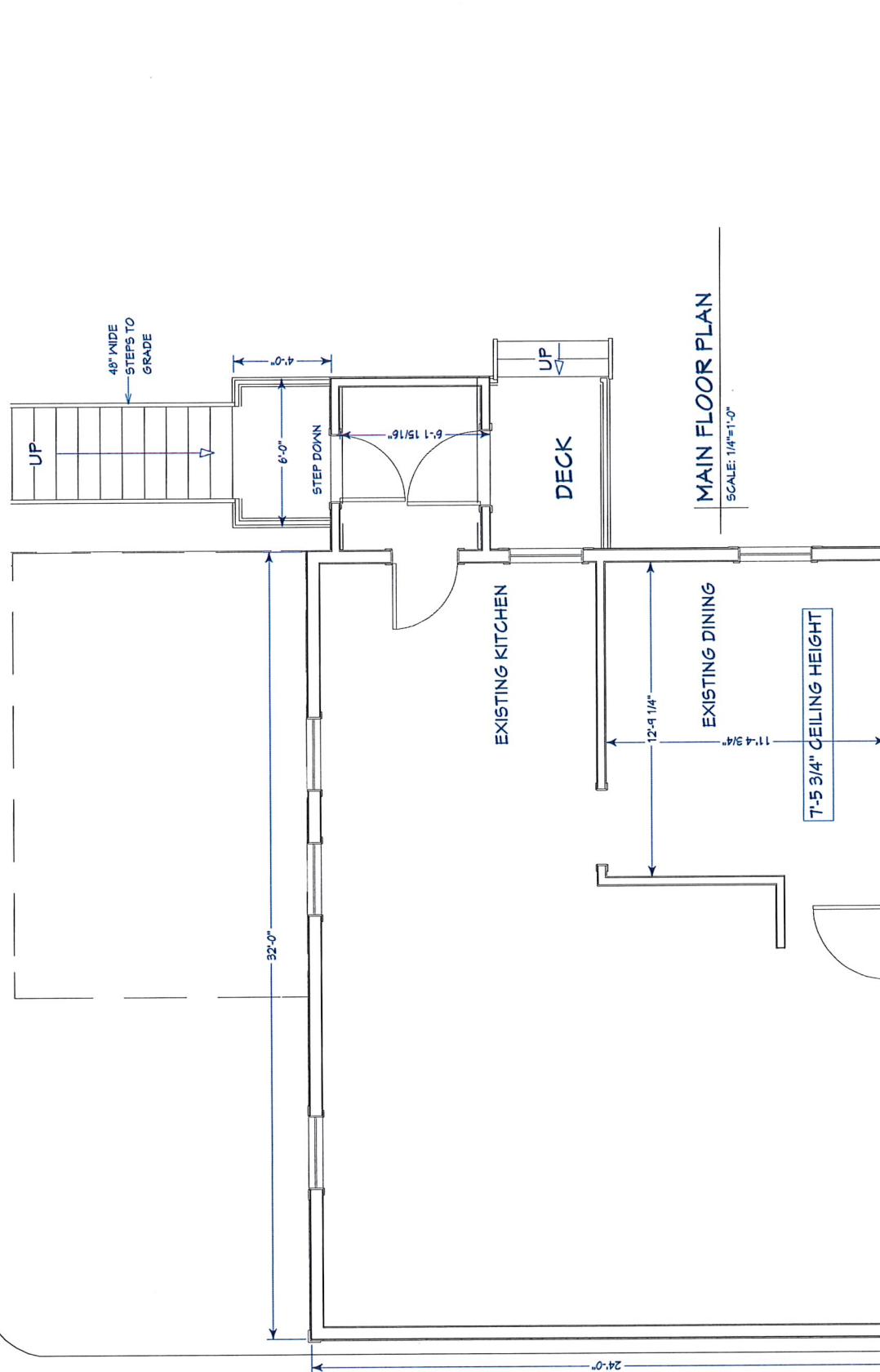
CLIENT: _____
 JOB NO: CAT-2297
 DATE: 6-14-2023
 DRAWN BY: L. MELVIN
 SCALE: AS NOTED

MAIN FLOOR PLAN

REVISIONS	DATE	DESCRIPTION
1.	7-19-2023	

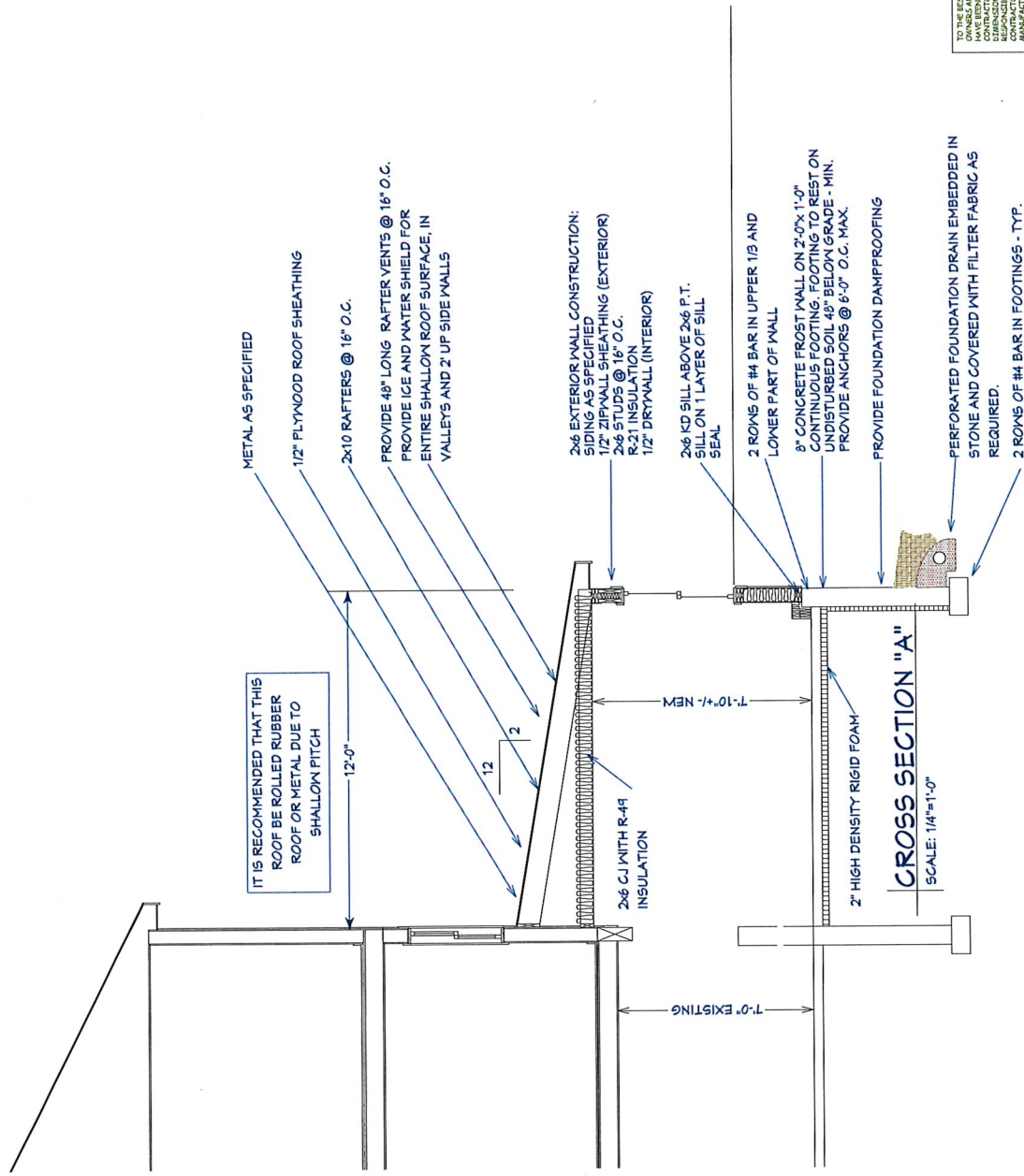
SHEET NO: **A-3**
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THE USER OF ANY ARCHITECTURAL DRAWING SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR IS ALSO RESPONSIBLE TO VERIFY ALL DIMENSIONS AND CONDITIONS WITH MANUFACTURER OR SUPPLIER. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS WITH MANUFACTURER OR SUPPLIER PRIOR TO CONSTRUCTION.



Residential Design Solutions P.O. Box 548 Mont Vernon, NH 03057 603-235-4246 lmelvin548@gmail.com	CROSS SECTION SHEET TITLE:		SCALE: AS NOTED
	CLIENT:		DATE: 6-14-2023
CATALINO ADDITION MILFORD, NH		DRAWN BY: L. MELVIN	JOB NO: CAT-2297
		REVISIONS	SHEET NO: A-4

TO THE BEST OF MY KNOWLEDGE THESE PLANS HAVE BEEN DRAWN TO COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS. I AND MY FIRM HAVE REVIEWERS WILL BE AT THE EXPENSE AND RESPONSIBILITY OF THE CLIENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR IS ALSO RESPONSIBLE FOR ADHERING TO ALL LOCAL AND STATE BUILDING CODES. I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES. THIS PLAN IS THE PROPERTY OF DESIGN SOLUTIONS BY LLC. NO PART OF THIS PLAN SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DESIGN SOLUTIONS BY LLC. MANUFACTURE CALLED FOR STRUCTURAL ENGINEERS PRIOR TO CONSTRUCTION.



METAL AS SPECIFIED

1/2" PLYWOOD ROOF SHEATHING

2x10 RAFTERS @ 16" O.C.

PROVIDE 48" LONG RAFTER VENTS @ 16" O.C.

PROVIDE ICE AND WATER SHIELD FOR ENTIRE SHALLOW ROOF SURFACE, IN VALLEYS AND 2' UP SIDE WALLS

IT IS RECOMMENDED THAT THIS ROOF BE ROLLED RUBBER ROOF OR METAL DUE TO SHALLOW PITCH

12'-0"

2x6 CJ WITH R-49 INSULATION

2x6 EXTERIOR WALL CONSTRUCTION:
 SIDING AS SPECIFIED
 1/2" ZIPWALL SHEATHING (EXTERIOR)
 2x6 STUDS @ 16" O.C.
 R-21 INSULATION
 1/2" DRYWALL (INTERIOR)

2x6 KD SILL ABOVE 2x6 P.T. SILL ON 1 LAYER OF SILL SEAL

2 ROWS OF #4 BAR IN UPPER 1/3 AND LOWER PART OF WALL

8" CONCRETE FROST WALL ON 2'-0"x1'-0" CONTINUOUS FOOTING. FOOTING TO REST ON UNDISTURBED SOIL 48" BELOW GRADE - MIN. PROVIDE ANCHORS @ 6'-0" O.C. MAX.

PROVIDE FOUNDATION DAMPPROOFING

PERFORATED FOUNDATION DRAIN EMBEDDED IN STONE AND COVERED WITH FILTER FABRIC AS REQUIRED.

2 ROWS OF #4 BAR IN FOOTINGS - TYP.

CROSS SECTION "A"
 SCALE: 1/4"=1'-0"

1'-10" ± NEW

1'-0" EXISTING

Residential Design Solutions
 P.O. Box 548 Mont Vernon, NH 03057
 603-235-4246 lmelvin548@gmail.com

CATALINO ADDITION
 MILFORD, NH

JOB NO: CAT-2297
 REVISIONS: 1, 7-19-2023
 DATE: 6-14-2023
 DRAWN BY: L. MELVIN
 SCALE: AS NOTED

SHEET NO: A-5
 © Copyright 2022
 SOLUTIONS BY L.S.

DOOR SCHEDULE

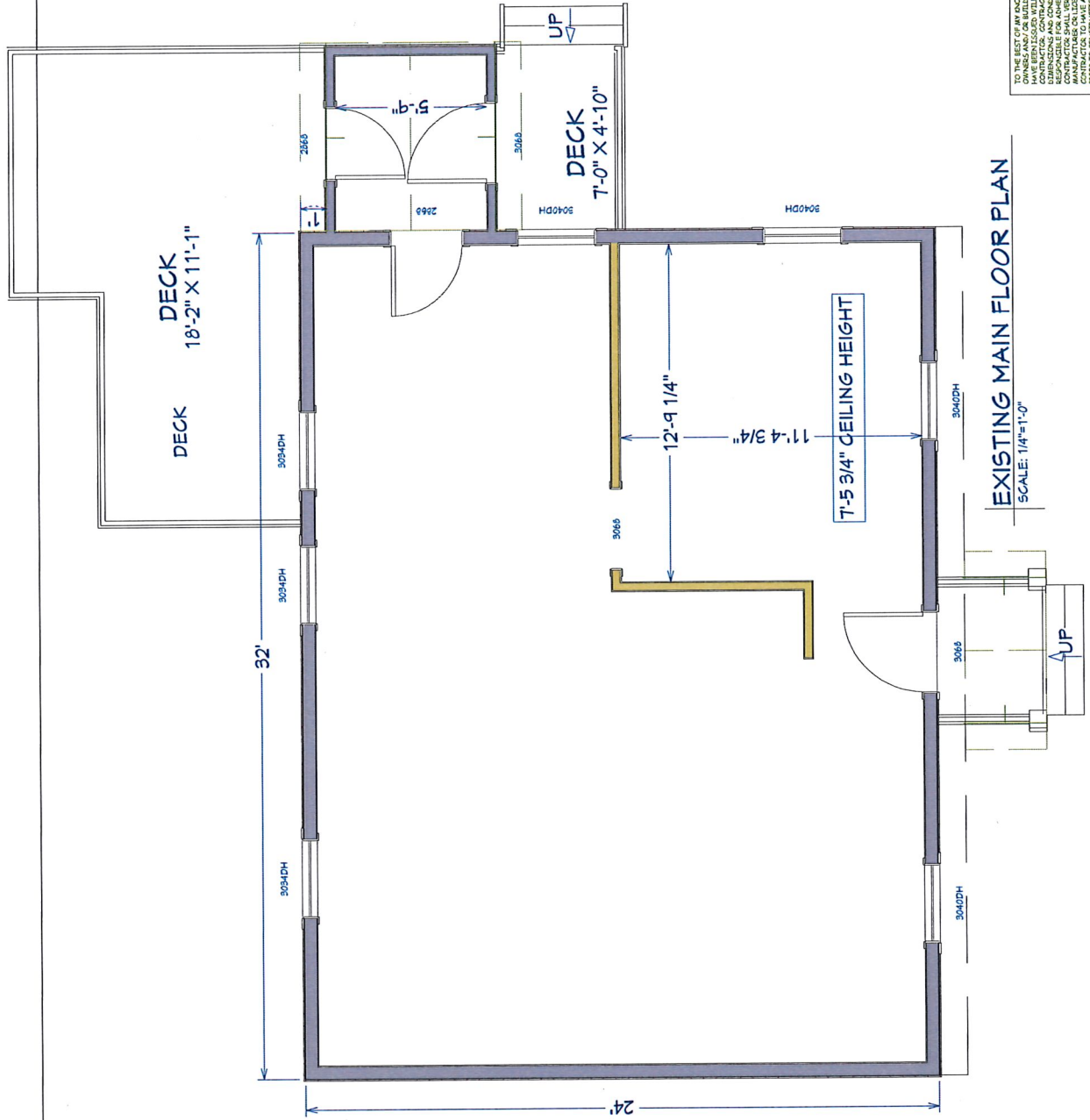
MARK	QTY	SIZE	DESCRIPTION
1	1	6068	EXT. SLIDER
2	1	2666	INTERIOR

NOTE: SILLS OF ALL WINDOWS TO BE 24" ABOVE FLOOR (MIN.) IF THEY ARE HIGHER THAN 6'-0" ABOVE GRADE

WINDOW SCHEDULE

MARK	QTY	R.O.	DESIGNATION	DESCRIPTION
A	1	30"x48"+/-		DOUBLE HUNG
B	1	90"x48"+/-		3 MULLED DOUBLE HUNG
C	1	24"x42"+/-		DOUBLE HUNG

TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS TO CONSTRUCTION HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ARCHITECT IN THE STATE OF NEW HAMPSHIRE. I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES. CONTRACTOR IS ALSO RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MATERIALS WITH MANUFACTURER OR LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MATERIALS WITH MANUFACTURER OR LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.



EXISTING MAIN FLOOR PLAN
SCALE: 1/4"=1'-0"

THIS SET OF PLANS IS PREPARED BY THE ARCHITECT FOR THE CLIENT'S USE ONLY. THE ARCHITECT HAS NOT PERFORMED A VISUAL CHECK OF THE CONSTRUCTION TO VERIFY THAT THE WORK HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS. ANY CHANGES MADE AFTER PLANS HAVE BEEN ISSUED WILL BE AT THE OWNER'S RISK AND RESPONSIBILITY. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR IS ALSO RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS WITH THE ARCHITECT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS WITH THE ARCHITECT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS WITH THE ARCHITECT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.

REVISIONS	DATE	BY	SCALE
1.	7-19-2023	L. MELVIN	AS NOTED

JOB NO. CAT-2297
DATE: 6-14-2023
DRAWN BY: L. MELVIN
SCALE: AS NOTED

CLIENT: RESIDENTIAL DESIGN SOLUTIONS BY L.H.
SHEET NO. A-6
SHEET TITLE: EXISTING MAIN FLOOR

RESIDENTIAL DESIGN SOLUTIONS
P.O. Box 548 Mont Vernon, NH 03057
603-235-4246 lmelvin548@gmail.com

Name & Address of Sender

TOWN OF MILFORD
77 CROSBY ST 39-6
One Union Sq
Milford, NH 03055

CASE 2023-11 SE RES A

Check type of mail or service:


- Certified
- Registered
- Delivery Confirmation
- Express Mail
- Insured
- Recorded Delivery (International)
- Return Receipt for Merchandise
- Signature Confirmation

Affix stamp here (if issued as a certificate of mailing, or for additional copies of this bill)

Postmark and date of Receipt

JUL 25 2002

Line	Article number	Address: (Name, Street, City, State & Zip Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
5270	0305 4019 98	AUTOPAR REMAINDER I LLC, CO RYAN LLC, PO BOX 86607, ATLANTA GA 30343	0.63	4.75									
5270	0305 4020 01	CHRISTOPHER & SARAH BIRON, 74 CROSBY ST, MILFORD NH 03055	0.63	4.75									
5270	0305 4020 18	WALTER CHASE, 70 CROSBY ST, MILFORD NH 03055	0.63	4.75									
5270	0305 4020 25	DAPPER PROPERTIES, I LLC, CO RYAN LLC, PO BOX 86607, ATLANTA GA 30343	0.63	4.75									
5270	0305 4020 32	JOHN & PATTI EMERSON, 73 CROSBY ST, MILFORD NH 03055	0.63	4.75									
5270	0305 4020 49	SYLVIA MOSSEY FARWELL TRUSTEE, SYLVIA MOSSEY FARWELL REV TRUST, 95 CROSBY ST, MILFORD NH 03055	0.63	4.75									
5270	0305 4020 56	JENNIFER & MICHAEL GREENE, 78 CROSBY ST, MILFORD NH 03055	0.63	4.75									
5270	0305 4020 63	GAIL M RYAN JR, TRUSTEE, IRVING & GAIL RYAN FAMILY TRUST, 81 CROSBY ST, MILFORD NH 03055	0.63	4.75									
5270	0305 4020 70	WILSKY INVESTMENTS LLC, 154 ELM ST, MILFORD NH 03055	0.63	4.75									
5270	0305 4020 87	TOWN OF MILFORD, 1 UNION SQUARE, MILFORD NH 03055	0.63	4.75									
5270	0305 4020 94	Trina Catalano 77 Crosby St Milford	0.63	4.75									
12	7018		0.63	4.75									
13	7018		0.63	4.75									
14			0.63	4.75									
15			0.63	4.75									
16			0.63	4.75									
17			0.63	4.75									

Total number of pieces Listed by sender: 11
 Total number of pieces Received at Post Office: ELEVEN
 Postmaster, Per (Name of receiving employee): 

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per piece subject to a limit of \$500,000 per occurrence. The maximum indemnity payable is \$25,000 for registered mail, sent with optional postal insurance. See Domestic Mail manual 8900, 8913, and 8921 for limitations of coverage on insured and COD mail. See International Mail Manual for limitations of coverage on international mail. Special handling charges apply only to Standard Mail (A) and Standard Mail (B) parcels.



100 feet Abutters List Report

Milford, NH
June 15, 2023

10

Subject Property:

Parcel Number: 039-006-000-000
CAMA Number: 039-006-000-000
Property Address: 77 CROSBY ST

Mailing Address: CATALINO, TRINA M.
77 CROSBY ST
MILFORD, NH 03055

Abutters:

Parcel Number: 019-014-000-000
CAMA Number: 019-014-000-000
Property Address: 154 ELM ST

Mailing Address: WILSKY INVESTMENTS LLC
154 ELM ST
MILFORD, NH 03055

Parcel Number: 019-015-001-000
CAMA Number: 019-015-001-000
Property Address: 162 ELM ST

Mailing Address: DAPPER PROPERTIES I LLC % RYAN
LLC
PO BOX 56607
ATLANTA, GA 30343-9908

Parcel Number: 019-015-001-000
CAMA Number: 019-015-001-00Z
Property Address: 162 ELM ST

Mailing Address: AUTOPAR REMAINDER I LLC % RYAN
LLC
PO BOX 56607
ATLANTA, GA 30343-9908

Parcel Number: 039-005-000-000
CAMA Number: 039-005-000-000
Property Address: 81 CROSBY ST

Mailing Address: RYAN JR, GAIL M TRSTEEES RYAN,
IRVING & GAIL FAMILY TRST
81 CROSBY ST
MILFORD, NH 03055-3509

Parcel Number: 039-006-000-000
CAMA Number: 039-006-000-000
Property Address: 77 CROSBY ST

Mailing Address: CATALINO, TRINA M.
77 CROSBY ST
MILFORD, NH 03055

Parcel Number: 039-007-000-000
CAMA Number: 039-007-000-000
Property Address: 73 CROSBY ST

Mailing Address: EMERSON, JOHN G & PATTI D CO-
TRUSTEES EMERSON, JOHN G &
PATTI D REV TRUST/2021
73 CROSBY ST
MILFORD, NH 03055

Parcel Number: 039-022-000-000
CAMA Number: 039-022-000-000
Property Address: 70 CROSBY ST

Mailing Address: CHASE, WALTER
70 CROSBY ST
MILFORD, NH 03055

Parcel Number: 039-023-000-000
CAMA Number: 039-023-000-000
Property Address: 74 CROSBY ST

Mailing Address: BIRON, CHRISTOPHER J BIRON, SARAH
A
74 CROSBY ST
MILFORD, NH 03055

Parcel Number: 039-024-000-000
CAMA Number: 039-024-000-000
Property Address: 78 CROSBY ST

Mailing Address: GREENE, JENNIFER & MICHAEL I
78 CROSBY ST
MILFORD, NH 03055

Town of Milford



www.cai-tech.com

Data shown on this report 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 report.

Residential Design Solutions
 P.O. Box 548 Mont Vernon, NH 03057
 603-235-4246 lmelv548@gmail.com

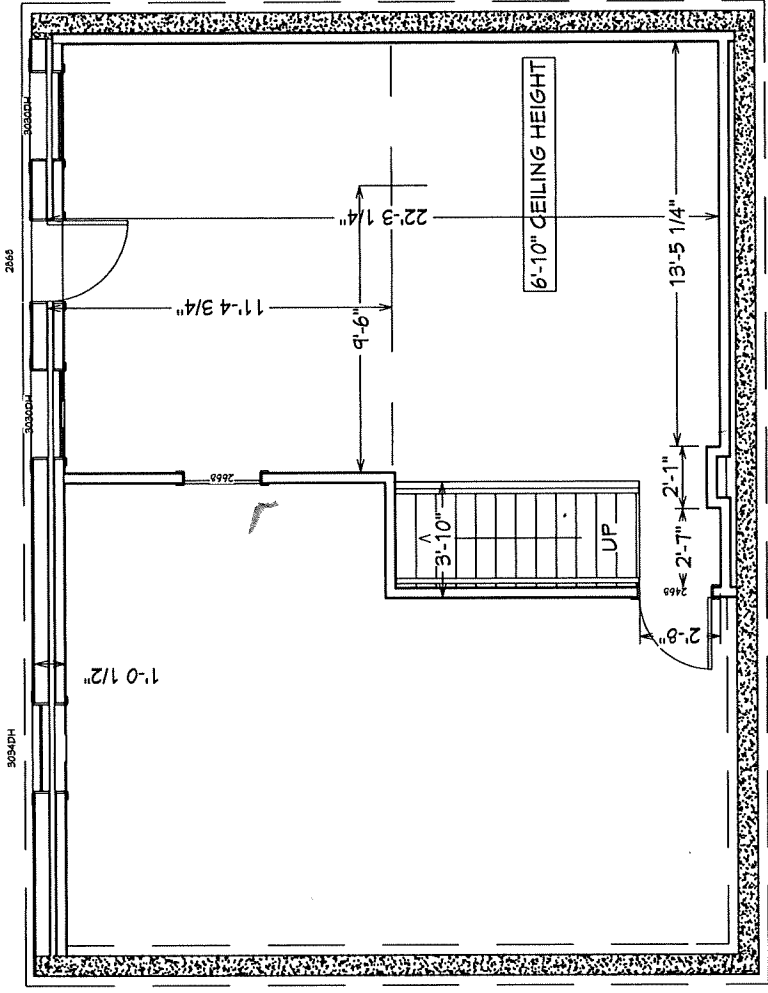
CATALINO ADDITION
 MILFORD, NH
 SHEET TITLE: EXISTING BASEMENT

JOB NO.: CAT-2297
 DATE: 6-14-2023
 DRAWN BY: L. MELVIN
 SCALE: AS NOTED

NO.	REVISIONS

SHEET NO.: **A-7**
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 RESIDENTIAL DESIGN SOLUTIONS BY L.L.K.

TO THE BEST OF MY KNOWLEDGE, THESE PLANS HAVE BEEN DRAWN TO COMPLY WITH
 ORDINANCES AND BUILDING REGULATIONS AND STANDARDS OF THE JURISDICTION.
 CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND
 RESPONSIBLE FOR ADHERING TO ALL LOCAL AND STATE BUILDING CODES.
 CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL
 APPLICABLE AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING
 CONTRACTOR TO HAVE ALL PLANS REVIEWED BY A LICENSED STRUCTURAL ENGINEER
 PRIOR TO CONSTRUCTION.



EXISTING FOUNDATION / BASEMENT PLAN
 SCALE: 1/4"=1'-0"

Residential Design Solutions
 P.O. Box 548 Mont Vernon, NH 03051
 603-235-4246 melv548@gmail.com

CATALINO ADDITION
 MILFORD, NH

FOUNDATION PLAN

CAT-2297

DATE: 6-14-2023

DRAWN BY: L. MELVIN

SCALE: AS NOTED

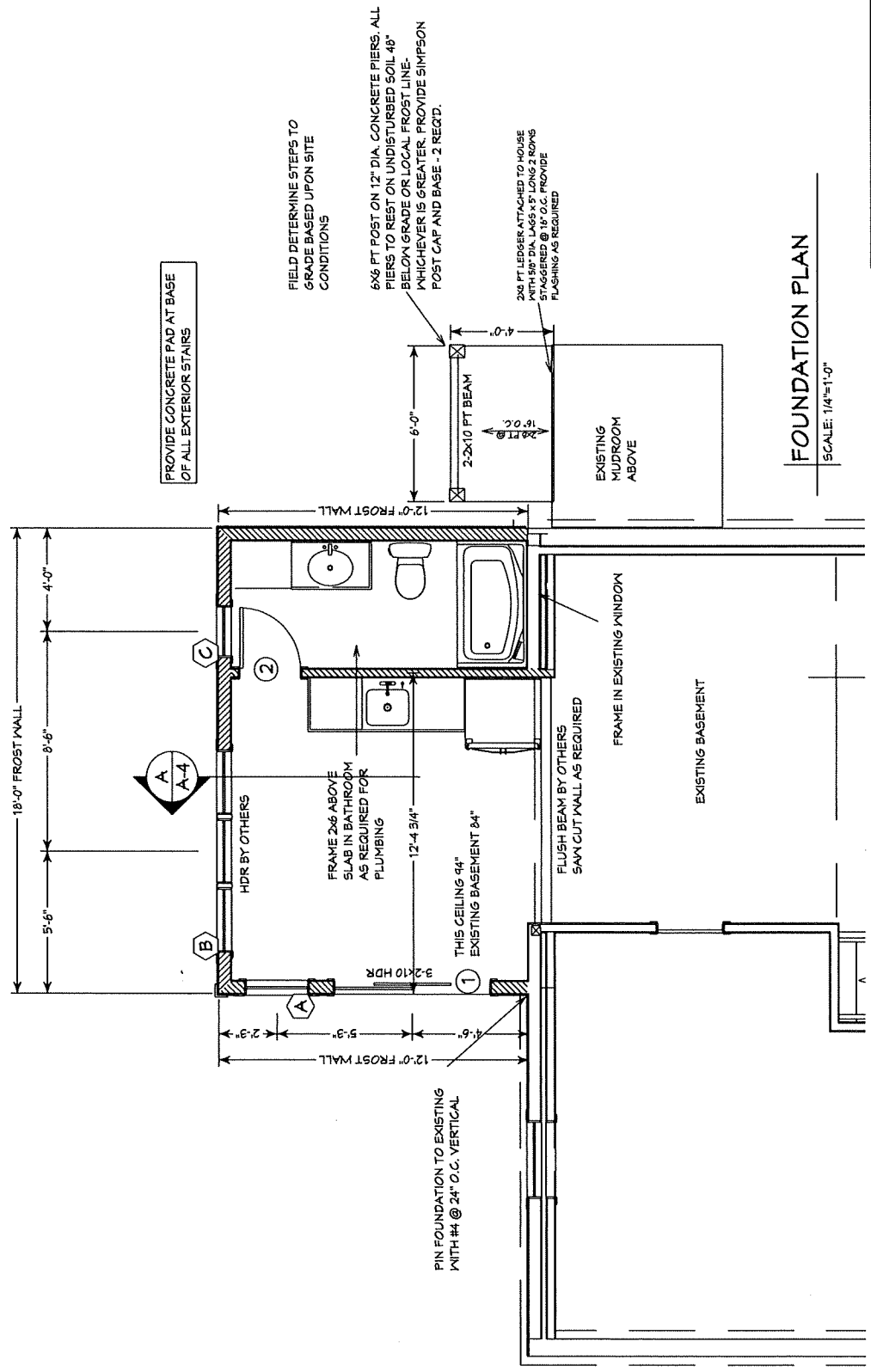
REVISIONS

SHEET NO:

A-2

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TO THE BEST OF MY KNOWLEDGE THESE PLANS HAVE BEEN DRAWN TO COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND THE ACCURACY OF THE INFORMATION PROVIDED. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL LOCAL AND STATE BUILDING CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL LOCAL AND STATE BUILDING CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL LOCAL AND STATE BUILDING CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL LOCAL AND STATE BUILDING CODES.



Residential Design Solutions
 P.O. Box 548 Mont Vernon, NH 03051
 603-235-4246 lmelvin548@gmail.com

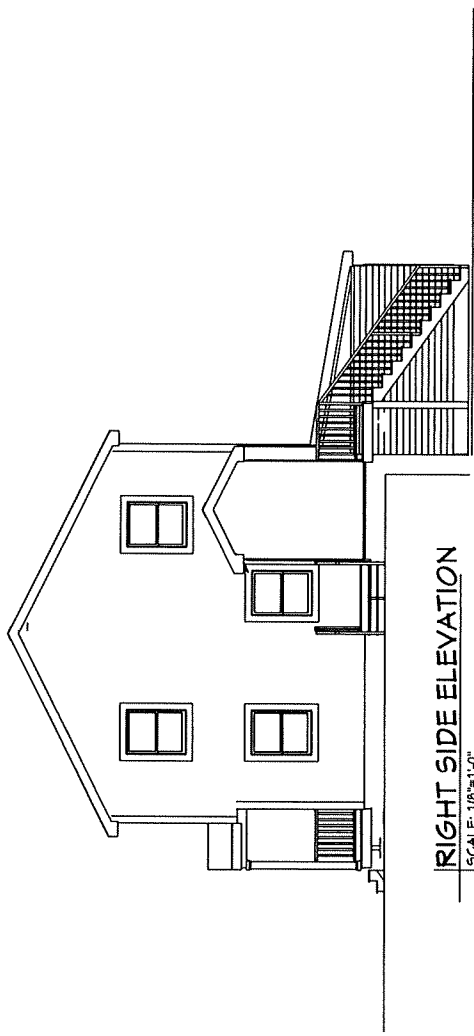
CATALINO ADDITION
 MILFORD, NH
 CLIENT: ELEVATIONS

JOB NO. CAT-2297
 DATE: 6-14-2023
 DRAWN BY: L. MELVIN
 SCALE: AS NOTED

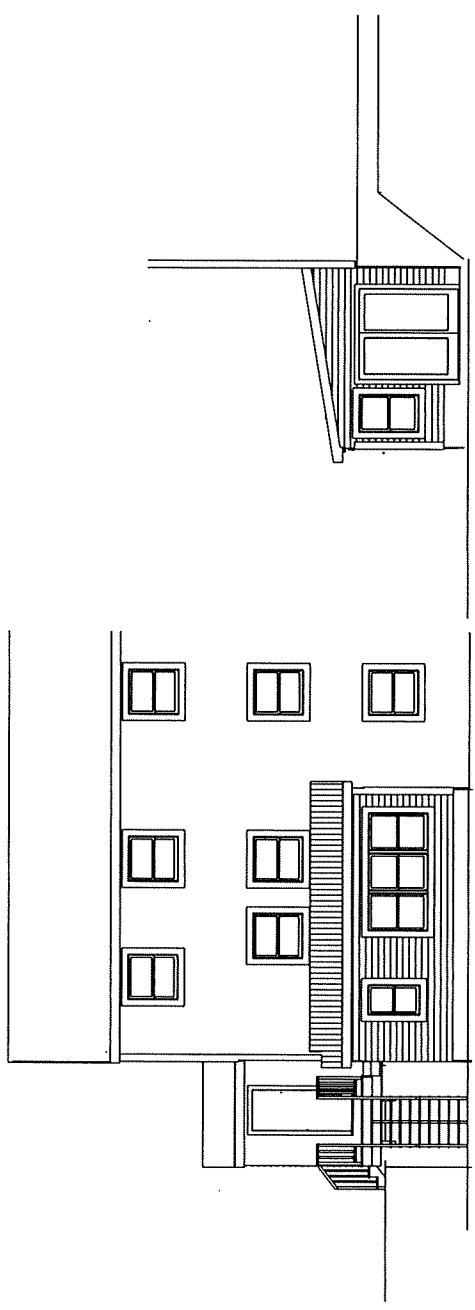
REVISIONS

SHEET NO. A-1
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TO THE BEST OF MY KNOWLEDGE THESE PLANS HAVE BEEN DRAWN TO COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND CONDITIONS OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL LOCAL AND STATE BUILDING DEPARTMENTS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL LOCAL AND STATE BUILDING DEPARTMENTS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL LOCAL AND STATE BUILDING DEPARTMENTS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL LOCAL AND STATE BUILDING DEPARTMENTS.

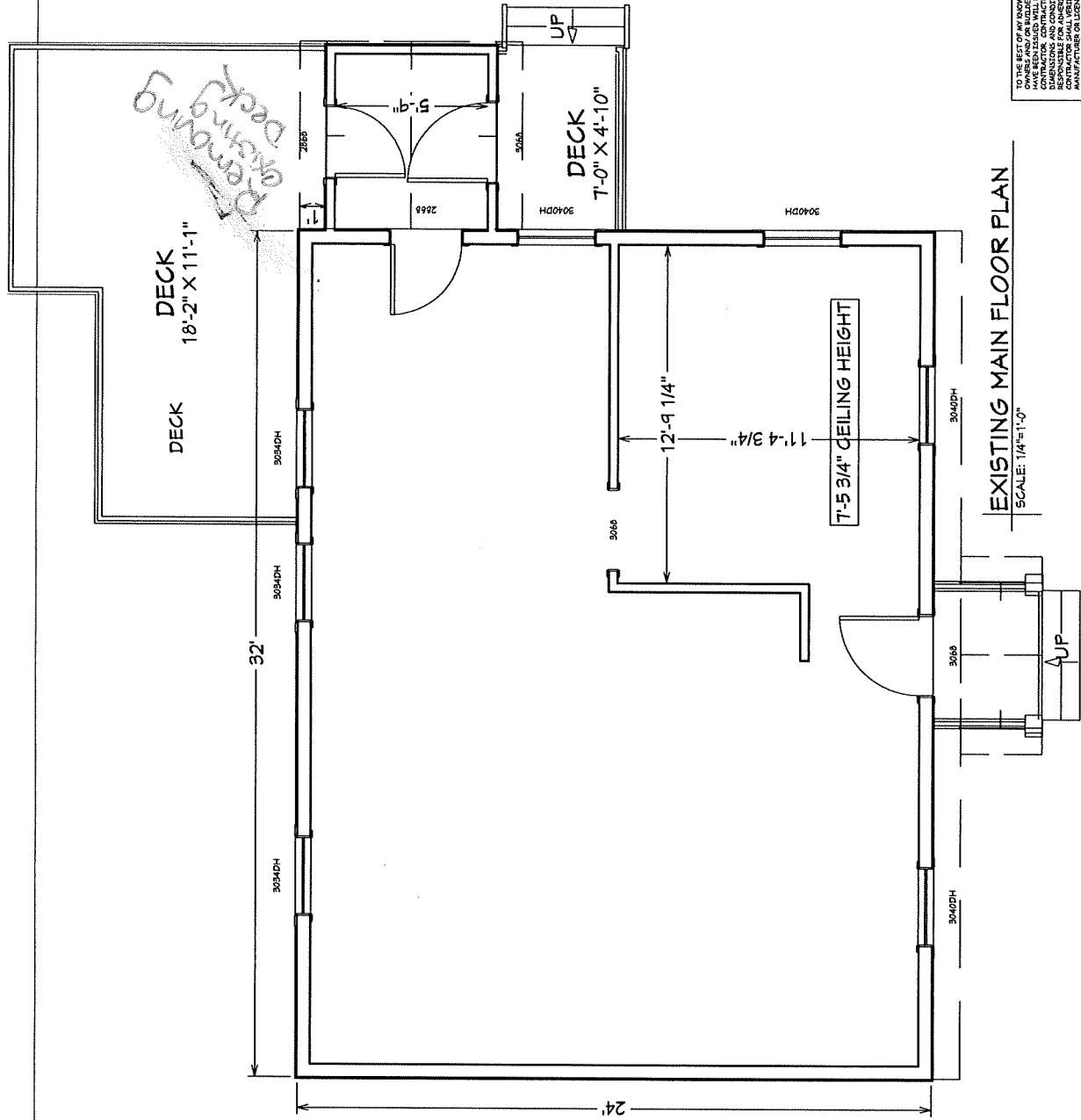


RIGHT SIDE ELEVATION
 SCALE: 1/8"=1'-0"



REAR ELEVATION
 SCALE: 1/8"=1'-0"

LEFT SIDE ELEVATION
 SCALE: 1/8"=1'-0"



EXISTING MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

TO THE BEST OF MY KNOWLEDGE THESE PLANS HAVE BEEN DRAWN TO COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. ANY CHANGES MADE TO THE PLANS HAVE BEEN INDICATED BY REVISIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS. THE CONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL LOCAL AND STATE BUILDING CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

REVISIONS

DATE:	6-14-2023
DRAWN BY:	L. MELVIN
SCALE:	AS NOTED

CAT-2297
MILFORD, NH
EXISTING MAIN FLOOR

Residential Design Solutions
P.O. Box 548 Mont Vernon, NH 03057
603-235-4246 lmelvin548@gmail.com

A-6

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CATALINO ADDITION
 MILFORD, NH

MAIN FLOOR PLAN

JOB NO. CAT-2297
 DATE: 6-14-2023
 DRAWN BY: L. MELVIN
 SCALE: AS NOTED

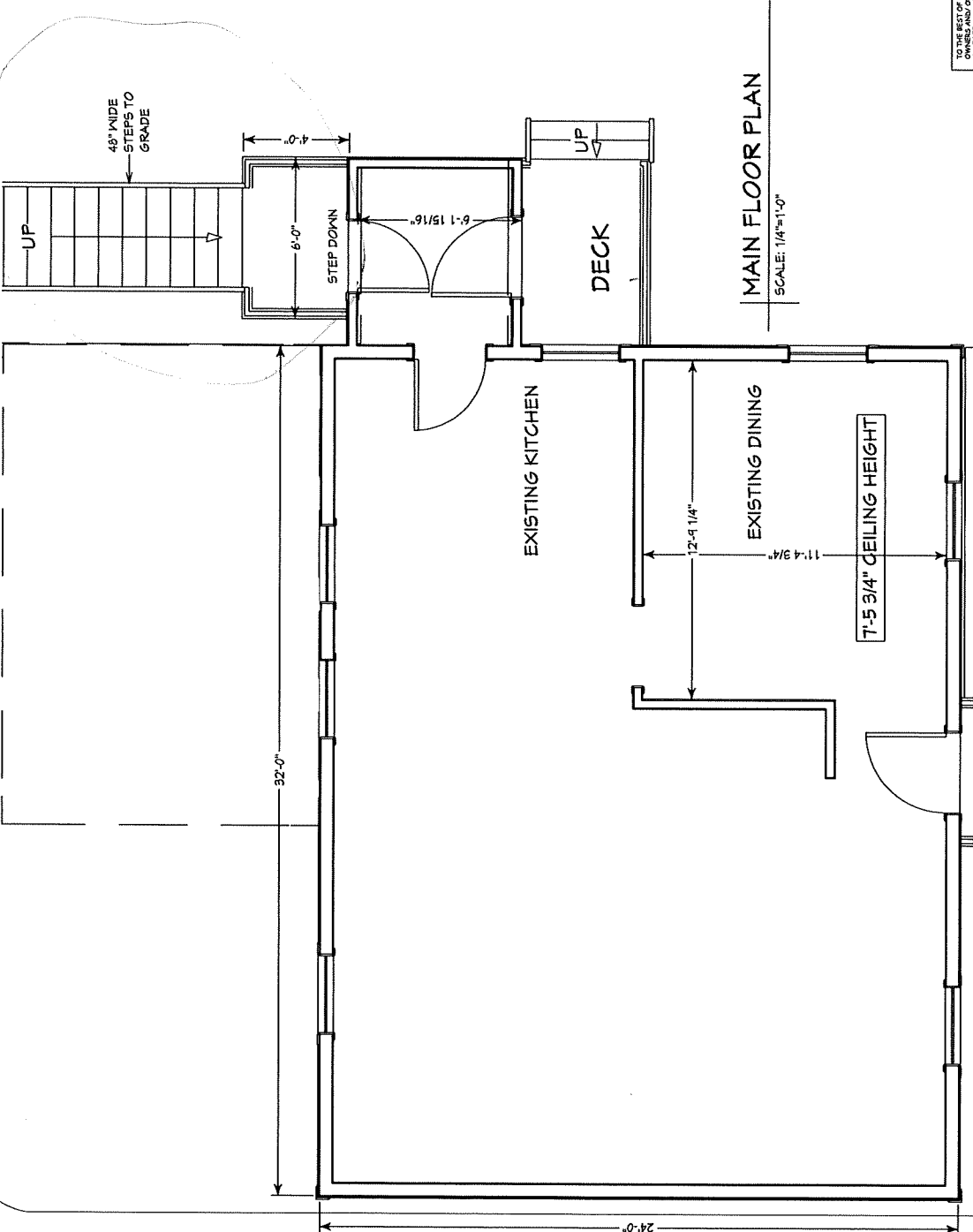
REVISIONS

SHEET NO:

A-3

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 SOLUTIONS, LLC

TO THE BEST OF MY KNOWLEDGE THESE PLANS HAVE BEEN DRAWN TO COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS. ANY CHANGES MADE TO THESE PLANS MUST BE MADE IN WRITING AND APPROVED BY THE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS. THE ARCHITECT IS NOT RESPONSIBLE FOR ADHERING TO ALL LOCAL AND STATE BUILDING CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.



MAIN FLOOR PLAN
 SCALE: 1/4"=1'-0"

Residential Design Solutions
 P.O. Box 548 Mont Vernon, NH 03057
 603-235-4246 melvin548@gmail.com

CLIENT: CATALINO ADDITION
 SHEET TITLE: SCHEDULES
 MILFORD, NH

JOB NO.: CAT-2297
 DATE: 6-14-2023
 DRAWN BY: L. MELVIN
 SCALE: AS NOTED

REVISIONS

SHEET NO.: A-5
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 RESIDENTIAL DESIGN SOLUTIONS BY L.L.M.

TO THE BEST OF MY KNOWLEDGE THESE PLANS HAVE BEEN DRAWN TO COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND THE ACCURACY OF THE INFORMATION PROVIDED. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ADDRESSING TO ALL LOCAL AND STATE BUILDING CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

DOOR SCHEDULE

MARK	QTY	SIZE	DESCRIPTION
1	1	6066	EXT. SLIDER
2	1	2666	INTERIOR

NOTE: SILLS OF ALL WINDOWS TO BE 24" ABOVE FLOOR (MIN.) IF THEY ARE HIGHER THAN 6'-0" ABOVE GRADE

WINDOW SCHEDULE

MARK	QTY	R.O.	DESIGNATION	DESCRIPTION
A	1	30"x48" +/-		DOUBLE HUNG
B	1	40"x48" +/-		3 MULLED DOUBLE HUNG
C	1	24"x42" +/-		DOUBLE HUNG