

Terrence Dolan

From: caguida fieldstonelandconsultants.com <caguida@fieldstonelandconsultants.com>
Sent: Wednesday, September 13, 2023 10:31 AM
To: Terrence Dolan
Cc: debarowski fieldstonelandconsultants.com; mdploof fieldstonelandconsultants.com; linda burelle
Subject: 3542.00 LINDA LEDGER - PROSPECT STREET ADU SPECIAL EXCEPTION
Attachments: 3542_LEDGER) REVISED_230913.pdf

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Hi Terrey,

Per our conversation the other day and my conversation with Linda please see attached revised exhibit showing the minor proposed re-location of the garage / future ADU and clarification of the available location for parking for the proposed ADU from Prospect Street.

Linda is also following through with correcting / updating her address as requested.

Please let me know if you have any comments or recommendations.

Thank You
Chris Guida

Christopher A. Guida, C.S.S., C.W.S.

Certified Soil & Wetland Scientist / Principal



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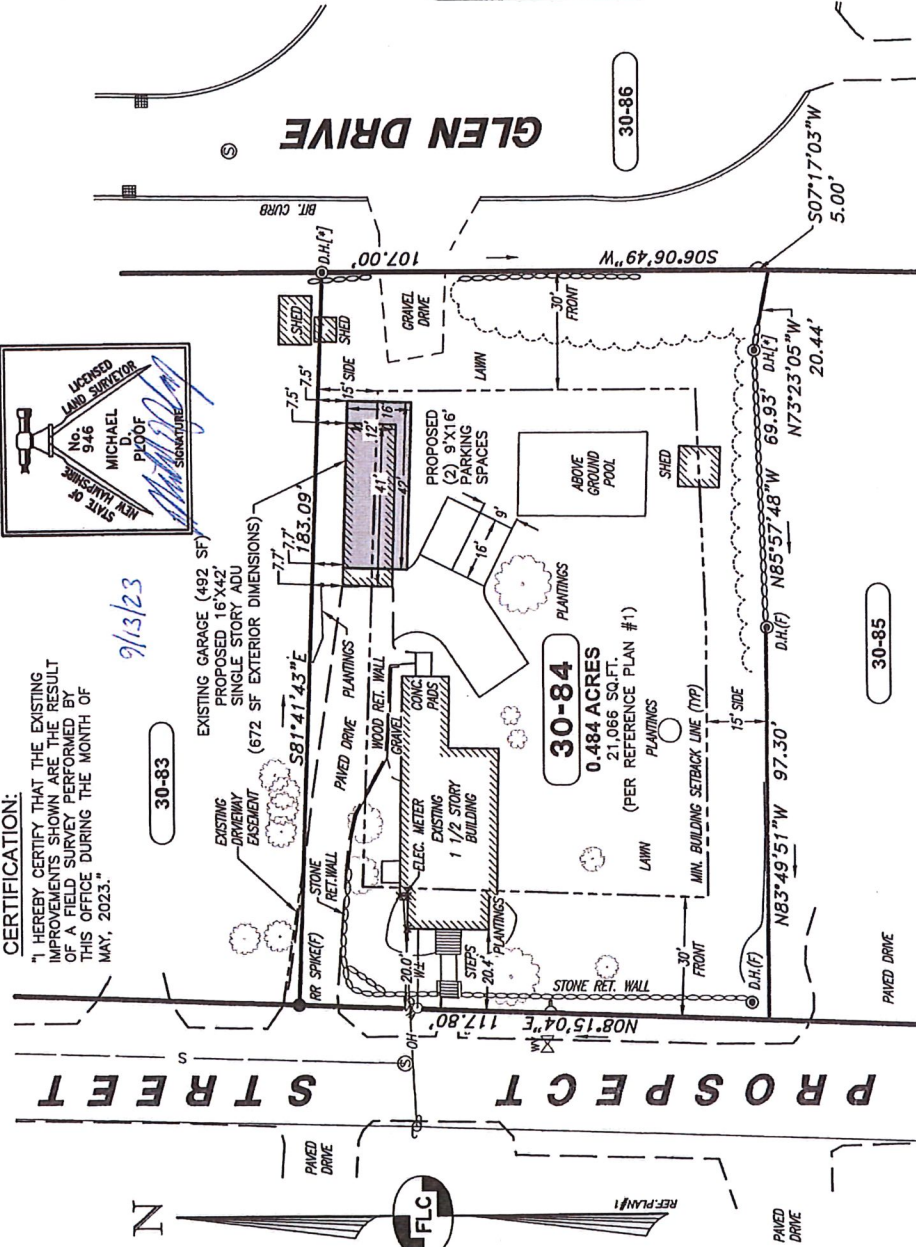
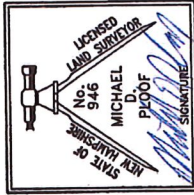
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CERTIFICATION:

"I HEREBY CERTIFY THAT THE EXISTING IMPROVEMENTS SHOWN ARE THE RESULT OF A FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF MAY, 2023."

9/13/23



NOTES:

1. THE OWNER OF RECORD FOR TAX MAP PARCEL 30-84 IS LINDA ANN LEDGER - 70 ARMOY ROAD, MILFORD, NH 03055. DEED REFERENCE TO PARCEL IS BK.9414 PG.187, DATED DECEMBER 28, 2020 IN THE H.C.R.D.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING SITE IMPROVEMENTS ON LOT 30-84, AS SHOWN. A 16'X42' SINGLE STORY ADU WITH MUNICIPAL SEWER AND WATER CONNECTIONS IS PROPOSED IN THE DETACHED GARAGE. ALL NECESSARY ADDITIONAL ENTRANCES AND EXITS SHALL BE LOCATED TO THE SIDE OR REAR OF THE BUILDING TO THE MAXIMUM EXTENT POSSIBLE.
3. ZONING FOR THE ENTIRE PARCEL IS RESIDENCE "A" DISTRICT WITH MUNICIPAL SEWER AND WATER CONNECTIONS. REQUIREMENTS ARE 15,000 SQ. FT. LOT AREA, 100 FT OF FRONTAGE. BUILDING SETBACKS ARE 30' FRONT, 15' SIDE AND 15' REAR.
4. NO PORTION OF THE SITE LIES WITHIN THE WETLANDS CONSERVATION, WELL-HEAD PROTECTION, OR GROUNDWATER PROTECTION DISTRICT.
5. PERIMETER INFORMATION SHOWN WAS COMPILED ENTIRELY FROM THE REFERENCE PLANS CITED HEREON AND IS NOT THE RESULT OF A PRECISE BOUNDARY SURVEY BY THIS OFFICE.

LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- PAVED ROAD/DRIVE
- BUILDING SETBACK LINE
- EXISTING TREE LINE
- DRILL HOLE FOUND
- DRILL HOLE PER REF.PLAN
- EXISTING BUILDING

TAX MAP AND LOT NUMBER
30-84

GRAPHIC SCALE



**ZONING BOARD OF ADJUSTMENT EXHIBIT
PREPARED FOR AND LAND OF:**

LINDA ANN LEDGER

TAX MAP PARCEL 30-84
(84 PROSPECT STREET)

MILFORD, NEW HAMPSHIRE

SCALE: 1" = 30'

JUNE 7, 2023

C	9/13/23	REVISE ADU & PARKING	DEB	CAG
B	8/10/23	REVISE PROPOSED ADU	DEB	CAG
A	8/2/23	ADD PARKING SPACES	DEB	CAG
REV.	DATE	DESCRIPTION	C/O	DR
FILE: 3542EH00C.dwg				
PROJ. NO. 3542.00				SHEET NO. 1 OF 1

Surveying + Engineering + Land Planning + Permitting + Septic Designs

**FIELDSTONE
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REFERENCE PLANS:

1. BOUNDARY & - EASEMENT PLAN - PREPARED FOR - STEPHEN SEARS - MILFORD, N.H.; SCALE: 1"=40', DATED: MARCH 8, 1989, REVISED THROUGH: OCTOBER 9, 1989, PREPARED BY: THOMAS F. MORAN INC. AND RECORDED AS PLAN #24119 IN THE H.C.R.D.
2. BOUNDARY SURVEY OF LAND OF - MARION R. MARTIN - PROSPECT ST., MILFORD, N.H.; SCALE: 1"=50', DATED: JUNE 12, 1985, PREPARED BY: DAVID M. O'HARA & ASSOCIATES AND RECORDED AS PLAN #18223 IN THE H.C.R.D.