



STAFF MEMORANDUM

Date: May 13, 2024

To: Planning Board

From: Terrence Dolan, Town Planner

Subject: **Case #SD2024-05: Application for Lot Line Adjustment for the common side lot line between two Lots to contribute a total of 2.61-acres from Lot #43-3 (Charles Setaro, Revocable Trust) to the adjoining southern Lot #43-3-2 (Robert and Donna Setaro)**

BACKGROUND/PROPOSAL:

The Applicants, Lot #43-3 (Charles Setaro, Revocable Trust), located at 206 Union Street & its southernly, adjoining Lot #43-3-2 (Robert and Donna Setaro) located at 216 Union Street, have co-filed a Lot Line Adjustment Application for the purpose of contributing two separate tracts from Lot #43-3 (i.e. **Parcel "A" @ .37 acre & Parcel "B" @ 2.24 acres**-see attached graphic) to be provided to the adjoining Lot (Tax Map 43, Lot 3-2), owned Robert and Donna Setaro.

The total contribution equals 2.61 acres. Both of the adjoining properties are located within the Residence "A" Zoning District.

The proposed Lot Line Adjustment shall result in enlarging Map 43 Lot 3-2 from 2.103 acres to a newly revised total of 4.714 acres, while Map 43-3 shall be reduced from its existing 8.89 acres, to a revised lot total of 6.29 acres.

With this Lot Line Adjustment proposal, the existing Union Street road frontage (for both Lots) remains unchanged.

APPLICATION STATUS:

This new application is deemed complete for the purpose of the current Lot Line Adjustment review.

NOTICES:

Notices were sent to all property abutters on May 10, 2024.

EXISTING USE/CONDITIONS:

The acreage contribution from Map 43 Lot 3 shall provide additional acreage (2.61 acres) to Map 43 Lot 3-2, with no adverse impacts to either Lot. Both Lots shall remain consistent with the Milford Zoning Ordinance Residence "A" Lot Road Frontage & Lot Yard Size criteria.

DEPARTMENTAL REVIEWS:

None warranted

STAFF RECOMMENDATIONS:

Staff supports the Applicants' request to approve the requested Lot Line Adjustment.



TOWN OF MILFORD
RECEIVED
APR 22 2024
PB _____ ZBA _____ Office _____

APPLICATION FOR SUBDIVISION APPROVAL

CONTACT INFORMATION

CK Note
339,80

Property Owners(s): Name: Charles A. Setaro Robert Peter & Donna I. Setaro
Address: 206 Union St. 216 Union St.
Milford, NH 03055 Milford, NH 03055
Telephone Number: 603-673-2389 Fax: _____
Email Address: pdorates@comcast.net

Applicant: Name: Fieldstone Land Consultants, PLLC
(if different from above) Address: 206 Elm St.
Milford, NH 03055
Telephone Number: 603-672-5456 Fax: _____
Email Address: mdploof@fieldstonelandconsultants.com

**Engineer/
Surveyor/
Architect:** Name: Fieldstone Land Consultants, PLLC
Address: 206 Elm St.
Milford, NH 03055
Telephone Number: 603-672-5456 Fax: _____
Email Address: mdploof@fieldstonelandconsultants.com
Primary Contact Person: Mike Ploof

TYPE OF APPLICATION

(Please check all that apply)

- Discussion - Informal meeting with Planning Board.
- Lot Line Adjustment – Exchange or transfer of land between existing, adjacent lots, no additional lots created.
- Condominium Conversion – Conversion of multi unit facility into condominiums
- Minor Subdivision - Creation of no more than two (2) new lots from existing lot.
- Major Subdivision – Creation of three (3) or more new lots from existing lot(s).
- Design Review Plan Final Plan Open Space
- Other - (i.e. amendments and/or revisions)

SITE INFORMATION

LOCATION: Tax Map Number 43 Lot(s) 3 & 3-2 ZONING DISTRICT: Residence A
ROAD FRONTAGE ON: 454' frontage on Union Street TOTAL SITE AREA: 8.9+/- acres and 2.103 acres

BRIEF DESCRIPTION OF PROJECT: A 0.37 acre parcel (Parcel-A) and a 2.24 acre parcel (Parcel B) will be subtracted from existing tax map lot 43-3 and adding Parcel-A & B to existing tax map 43-3-2. Frontage for both parcels will be unchanged. lot 43-3 will have 6.3 acres; proposed lot 43-3-2 will have 4.714 acres.

NAME OF EXISTING OR PROPOSED SUBDIVISION: N/A

INSTRUCTIONS FOR SUBMITTING A COMPLETE APPLICATION (Please read carefully)

For an application to be scheduled on the next available Planning Board agenda, the following items MUST be submitted to the Department of Planning & Community Development by close of business on the officially posted submittal date:

- 1. **Completed and signed SUBDIVISION APPLICATION FORM and ABUTTERS LIST.**
The application will not be placed on the Planning Board agenda unless all required signatures are on the application. The owner MUST sign the application form.
- 2. **Three (3) large and one (1) 11" x 17" prints of the subdivision plan or subdivision plan set.**
At least one (1) plan MUST be signed by the owner. All applicable information as described on the attached SUBDIVISION CHECKLIST MUST be shown on the plans. Owner's signature must be on at least one (1) plan, indicating his/her knowledge of the plan and application. DO NOT submit any mylars until the Planning Board grants approval.
- 3. **Application fee and Abutter Mailing Fees.**
Check with the Department of Planning & Community Development prior to determining the application fee and abutter-mailing fee. Checks are to be made payable to the Town of Milford once the fee is calculated.

AUTHORIZED SIGNATURES

Owner(s): I/We, as owner(s) of the property described hereon, certify that this application is correctly completed with all required attachments and requirements in accordance with the Subdivision Regulations for the Town of Milford. I/We also authorized members of the Milford Planning Board and its agents to access the property described on this application for on-site review of the proposed subdivision.

SEE LOA 4/22/24 Agent
Name (please print) and Title Date

IF APPLICABLE:

Owner(s) authorization for Applicant or Agent to represent the application:

The applicant or agent, as stated hereon, has authorization from the property owner to submit this subdivision application and represent the property owner on matters relative to the Town subdivision approval process.

SEE LOA 4/22/24 Agent
Owner's Signature Date

Applicant's Signature:

I acknowledge, as the applicant stated hereon, that this subdivision application has been completed and submitted in conformance with all applicable Town of Milford regulations, and that I am the designated representative for the property owner on matters relative to this subdivision application.

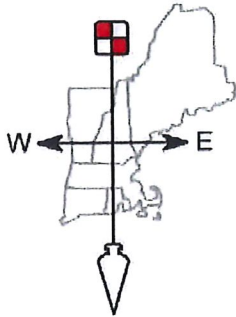
[Signature] 4-22-24 AGENT
Applicant's Signature Date

Agent's Signature (someone other than the Owner or Applicant who is representing the project):

I acknowledge, as the agent stated hereon, that this subdivision application has been completed and submitted in conformance with all applicable Town of Milford regulations, and that I am the designated representative for the property owner on matters relative to this subdivision application.

[Signature] 4-22-24 AGENT
Agent's Signature Date

LETTER OF TRANSMITTAL



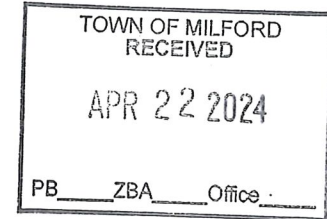
FIELDSTONE

LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

To: Town of Milford
1 Union Square
Milford, NH 03055
Attn: Terrance Dolan, Town Planner



Date: April 22, 2024

Re: Charles A. Setaro, Trustee & Robert Peter & Donna L. Setaro
Tax Map Parcel 43-3 & 43-3-2 – (206 & 216 Union Street) - Lot Line Adjustment

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order

COPIES	DATE	NO.	DESCRIPTION
1			Application for Lot Line Adjustment, Checklist and a Check #166 for fees \$339.80
1			Letters of Authorization
1			Abutter List & Labels
3			22"x34" Full-size Plan (3) and 11"x17" Half-Size Plan (1)

THESE ARE TRANSMITTED as checked below:

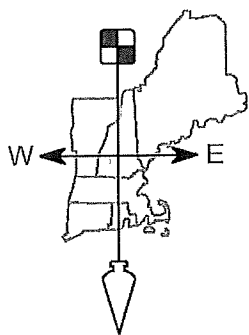
- For approval Approved as submitted Resubmit ____ copies for approval
 For your use Approved as noted Submit ____ copies for distribution
 As requested, Returned for corrections Return ____ corrected copies
 For review and comment _____
 FOR BIDS DUE: _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

Hi Terrance,
Enclosed are the above listed items for the Planning Boards consideration at its May 21, 2024 meeting. Please contact me should you have any questions.

Thank you,


Michael D. Ploof, Project Manager



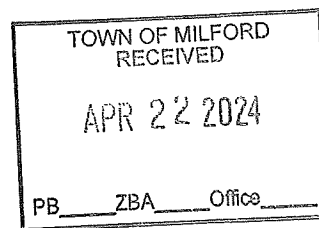
FIELDSTONE

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

April 9, 2024



Town of Milford Planning Board
Camille Pattison, Community Development Director
1 Union Square
Milford, NH 03055
Office: (603) 249-0620

RE: Tax Map 43, Lot 3-2
Boundary Line Adjustment Application

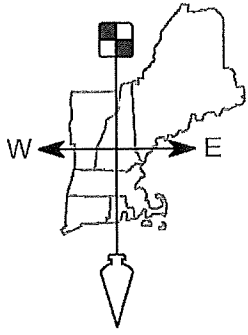
To Whom It May Concern:

The undersigned being the owner of the above referenced lot hereby authorizes Fieldstone Land Consultants, PLLC to act as their agent in filing and seeking necessary approvals from the Town of Milford.

Very truly yours,

Signature: Robert S. Setaro

Print: Robert Setaro Date 4-19-24



FIELDSTONE

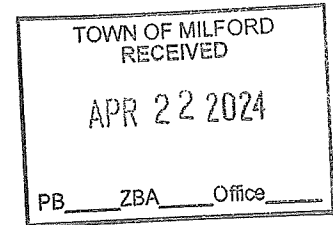
Surveying ♦ Engineering
Land Planning ♦ Septic Designs

LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

April 9, 2024

Town of Milford Planning Board
Camille Pattison, Community Development Director
1 Union Square
Milford, NH 03055
Office: (603) 249-0620



RE: Tax Map 43, Lot 3
Boundary Line Adjustment Application

To Whom It May Concern:

The undersigned being the owner of the above referenced lot hereby authorizes Fieldstone Land Consultants, PLLC to act as their agent in filing and seeking necessary approvals from the Town of Milford.

Very truly yours,

Signature: Suzanne Mallozzi Print: Suzanne Mallozzi Date 4-19-24



TOWN OF MILFORD, NH

Application Checklist

MINOR SUBDIVISION

Minor Subdivision: An application for subdivision which creates three or fewer new building lots and which does not require the installation of any new roads (public or private) or the extension of municipal owned utilities (sewer and water) .

Lot Lint Adjustment: An application to adjust the lot lines of two or more parcels where no new lots are created.

For any boxes under "Required" checked "No" please submit written justification if the reasons are not apparent. This checklist is for administrative efficiency. It does not take the place of the comprehensive requirements of the Development Regulations, nor does it preclude the Board from requesting additional information if deemed necessary for making an informed decision.

Waiver Requests: Provide written justification for any waiver requests, citing the appropriate section number of the regulations. Waiver Forms are available at the Community Development Office or online at: <http://www.milford.nh.gov> .

If you have any questions please contact the Community Development office at (603) 249-0620.

Name of Application Setaro Lot Line Adjustment - 206 & 216 Union Street

Map(s) 43 Lot(s) 3 & 3-2

Required			Submitted		Waived
YES	NO		YES	NO	
General Submission Requirements					
		1. Complete, signed Application	X		
		2. Four (4) large 22" x34" copies and one (1) reduced 11" x 17" copy	X		
Plan Information					
		A. Name, address & signature of applicant	X		
		B. Name, address & signature of owner (if different from applicant)	X		
		C. Name & address of person/firm preparing plan	X		
		D. Names & address of all abutters	X		
		E. North arrow			
		F. Scale	X		
		G. Date Prepared	X		

Required			General Submission Requirements	Submitted		Waived
YES	NO			YES	NO	
		H.	Locus map	X		
		I.	Property boundary lines with distances and angles to scale			
		J.	Areas of proposed lots in square feet and acres			
		K.	Delineation of all wetlands and wetlands buffers			
		L.	Delineation of slopes over twenty-five (25%) percent			
		M.	Location of buildings within 50 ft	X		
		N.	Location of all roads or driveways within 200 ft	X		
		O.	Existing access roads, recreational trails and boundaries (such as stone walls, barbed wire, etc.)	X		
		P.	Existing & proposed buildings & driveways	X		
		Q.	Current zoning and location of district boundaries if located in two or more zones	X		
		R.	Building setback lines	X		
		S.	Flow of traffic			
		T.	All existing utilities (i.e. sewer, water, electric & gas)	X		
		U.	Note defining the Purpose of the plan	X		
		V.	Brief history of the property (i.e. previous disturbances)	X		
		W.	General description of existing characteristics such as: developed, productive farmland, meadow, forest, viewshed, archeological site, areas contiguous with other open space and wildlife corridors.	X		
		X.	Brief description of drainage upstream onto property and discharge downstream from property			
		Y.	Note detailing Flood Hazard information	X		
		Z.	Note detailing Groundwater Protection District information	X		
		AA.	Note referencing and delineations on the plan of all easements, rights-of-way and deeded property restrictions.	X		
		BB.	Deleted (Note pertaining to GMO)			
		CC.	State of NH Site Specific permit numbers, if required		N/A	
		DD.	Parcels numbered consecutively with no omissions or duplications.	X		
		EE.	Planning Board approval block with space for Chairman's signature and date, Approval number and Approval date	X		
		FF.	The seal of a NH Licensed Land Surveyor	X		
		GG.	Note detailing any approved waivers			
		HH.	The seal of a NH Licensed Civil Engineer, as necessary			
		II.	The seal of a NH Licensed Soil Scientist, as necessary			
		JJ.	The seal of a NH Licensed Wetlands Scientist, as necessary	X		

		Other Information (as necessary)				
	1.	Stormwater Management and Erosion Control Plan and a permit if > 5000 SF of land disturbance (see Stormwater Management and Erosion Control Regulation)			N/A	
	2.	Alteration of Terrain Permit from NH DES			N/A	
	3.	State Subdivision approval from NH DES			N/A	
	4.	NH Wetlands Bureau and/or Milford Zoning Board of Adjustment for the relocation, filling, or dredging of wetlands or wetlands buffers			N/A	
	5.	NH Water Supply and Pollution Control Commission for septic systems			N/A	
	6.	All new deeds, easements, covenants and rights-of-way on property				
	7.	NH DOT or Milford DPW Driveway Permit			N/A	
	8.	NH DES Shoreland Protection Permit			N/A	
	9.	Any other State/Federal Permits			N/A	

Signature of person preparing the Minor Subdivision Application Checklist:

Name/Title: _____ Date: _____

Map 43-3
206 Union St.



Map 43-3-2
216 Union St.



Date 4/22/24
FLC#3773.00 / CDF

List of Abutters
Tax Map 43 Lot Numbers 3 & 3-2
Milford, New Hampshire

Map 43 Lot 3
Charles A. Setaro, Trustee
206 Union St.
Milford, NH 03055-4436

Map 43 Lot 3
Charles A. Setaro, Trustee
206 Union St.
Milford, NH 03055-4436

Map 43 Lot 3-2
Robert Peter & Donna L. Setaro
216 Union St.
Milford, NH 03055-4436

Map 43 Lot 3-2
Robert Peter & Donna L. Setaro
216 Union St.
Milford, NH 03055-4436

Map 34 Lot 61
Town of Milford
1 Union Sq.
Milford, NH 03055-4230

Map 34 Lot 61
Town of Milford
1 Union Sq.
Milford, NH 03055-4230

Map 43 Lot 3-1, 4
David I. Taylor
224 Union St.
Milford, NH 03055-4436

Map 43 Lot 3-1, 4
David I. Taylor
224 Union St.
Milford, NH 03055-4436

Map 43 Lot 2
Danile & Alyssa Catharine
200 Union St.
Milford, NH 03055

Map 43 Lot 2
Danile & Alyssa Catharine
200 Union St.
Milford, NH 03055

Map 42 Lot 79
Michael J. Taylor
218 Union St.
Milford, NH 03055-4436

Map 42 Lot 79
Michael J. Taylor
218 Union St.
Milford, NH 03055-4436

Map 42 Lot 37-5
Devon A. Hodgkins
Lujing Zang
215 Union St.
Milford, NH 03055

Map 42 Lot 37-5
Devon A. Hodgkins
Lujing Zang
215 Union St.
Milford, NH 03055

Map 42 Lot 37-6
Frank J. & Loretta M. LeFave
211 Union St.
Milford, NH 03055-4433

Map 42 Lot 37-6
Frank J. & Loretta M. LeFave
211 Union St.
Milford, NH 03055-4433

Map 42 Lot 31
Albert G. Williams, Jr.
205 Union St.
Milford, NH 03055-4433

Map 42 Lot 31
Albert G. Williams, Jr.
205 Union St.
Milford, NH 03055-4433

Map 42 Lot 32
Roger G. Chappell Trustee
199 Union St.
Milford, NH 03055

Map 42 Lot 37-8
Rena M. Romero &
Daniel Hartigan, Trustees
195 Union St.
Milford, NH 03055

Map 42 Lot 37-7
Gregory A. & Michelle L. White
White Family Rev. Trust
191 Union Street
Milford, NH 03055

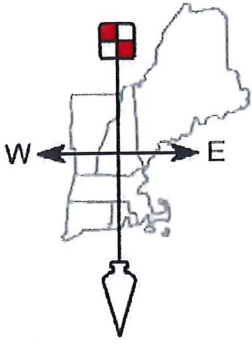
Engineer:
Fieldstone Land Consultants, PLLC
206 Elm Street
Milford, NH 03055

Map 42 Lot 32
Roger G. Chappell Trustee
199 Union St.
Milford, NH 03055

Map 42 Lot 37-8
Rena M. Romero &
Daniel Hartigan, Trustees
195 Union St.
Milford, NH 03055

Map 42 Lot 37-7
Gregory A. & Michelle L. White
White Family Rev. Trust
191 Union Street
Milford, NH 03055

Engineer:
Fieldstone Land Consultants, PLLC
206 Elm Street
Milford, NH 03055



FIELDSTONE

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456

www.FieldstoneLandConsultants.com

Date: April 22, 2024

FLC#3773.00 / CDF

List of Abutters
Tax Map 43 Lot Numbers 3 & 3-2
Milford, New Hampshire

Map 43 Lot 3
Charles A. Setaro, Trustee
206 Union St.
Milford, NH 03055-4436

Map 43 Lot 3-2
Robert Peter & Donna L. Setaro
216 Union St.
Milford, NH 03055-4436

Map 34 Lot 61
Town of Milford
1 Union Sq.
Milford, NH 03055-4230

Map 43 Lot 3-1, 4
David I. Taylor
224 Union St.
Milford, NH 03055-4436

Map 42 Lot 37-8
Rena M. Romero &
Daniel Hartigan, Trustees
195 Union St.
Milford, NH 03055

Map 42 Lot 32
Roger G. Chappell Trustee
199 Union St.
Milford, NH 03055

Map 43 Lot 2
Danile & Alyssa Catharine
200 Union St.
Milford, NH 03055

Map 42 Lot 79
Michael J. Taylor
218 Union St.
Milford, NH 03055-4436

Map 42 Lot 37-5
Devon A. Hodgkins
Lujing Zang
215 Union St.
Milford, NH 03055

Map 42 Lot 37-6
Frank J. & Loretta M. LeFave
211 Union St.
Milford, NH 03055-4433

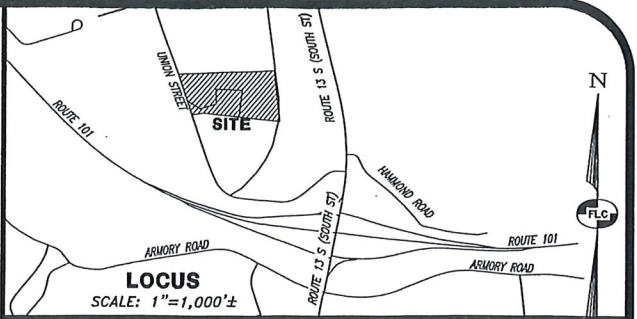
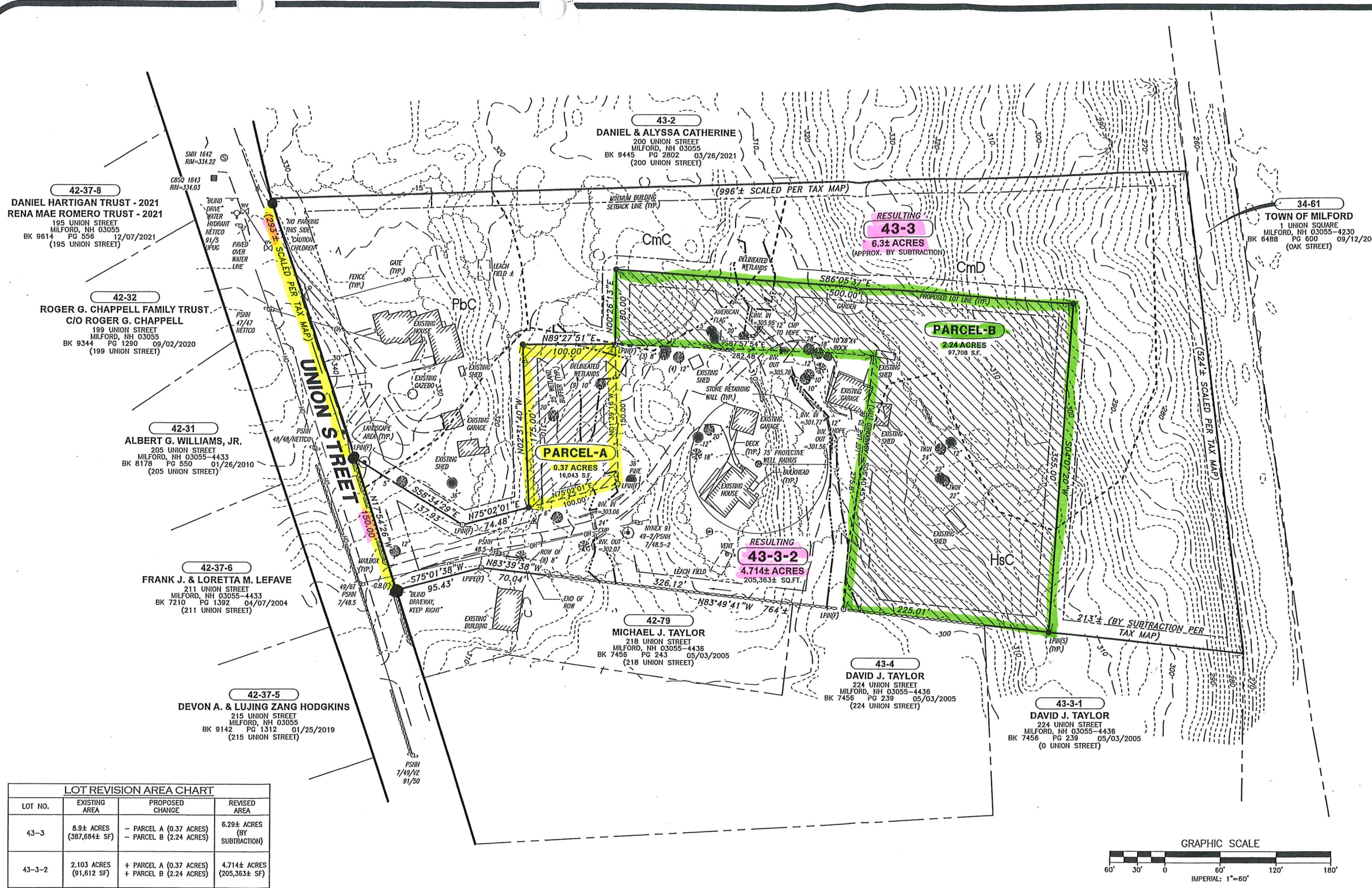
Map 42 Lot 31
Albert G. Williams, Jr.
205 Union St.
Milford, NH 03055-4433

Map 42 Lot 37-7
Gregory A. & Michelle L. White
White Family Rev. Trust
191 Union Street
Milford, NH 03055

Fieldstone Land Consultants

80.5
150
14 abutters
app

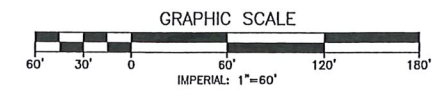
Engineer:
Fieldstone Land Consultants, PLLC
206 Elm Street
Milford, NH 03055



- REFERENCE PLANS:**
- "SUBDIVISION - PLAN OF LAND - ROY A. & GERTRUDE S. - TAYLOR - MILFORD, N.H.", SCALE: 1"=50', DATED: JULY 25, 1988 & REVISED THROUGH AUGUST 16, 1988. PREPARED BY: MONADNOCK SURVEY, INC., RECORDED AS PLAN NO. 22556 AT THE H.C.R.D.
 - "SUBDIVISION - PLAN OF LAND - JOAN F. SETARO - MILFORD, NEW HAMPSHIRE", SCALE: 1"=50', DATED: JANUARY 11, 1997. PREPARED BY: MONADNOCK SURVEY, INC., RECORDED AS PLAN NO. 28551 AT THE H.C.R.D.
- NOTES:**
- THE OWNER OF RECORD FOR TAX MAP 43 LOT 3 IS CHARLES A. SETARO, TRUSTEE OF THE CHARLES A. SETARO REVOCABLE TRUST - 206 UNION STREET, MILFORD, NH 03055-4436. THE DEED OF REFERENCE FOR LOT 3 IS BK.7420 PG.2562 DATED MARCH 2, 2005. THE OWNERS OF RECORD FOR TAX MAP 43 LOT 3-2 IS ROBERT PETER & DONNA L. SETARO - 216 UNION STREET, MILFORD, NH 03055-4436. THE DEED OF REFERENCE FOR LOT 3-2 IS BK.5811 PG. 227 DATED APRIL 17, 1997. BOTH DEEDS ARE RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
 - THE PURPOSE OF THIS PLAN IS TO DEPICT A LOT LINE REVISION BETWEEN TAX MAP LOTS 43-3 & 43-3-2 BY SUBTRACTING PARCELS A & B FROM EXISTING TAX MAP LOT 43-3 AND ADDING PARCELS A & B TO EXISTING TAX MAP LOT 43-3-2 (SEE LOT REVISION CHART AT LEFT).
 - THE BOUNDARY INFORMATION SHOWN IS BASED ON THE REFERENCE PLANS CITED HEREON TOGETHER WITH A FIELD SURVEY PERFORMED BY THIS OFFICE IN MARCH 2024. THE HORIZONTAL ORIENTATION IS NAD83 AND THE VERTICAL DATUM IS NAVD83 GPS CORS SOLUTION.
 - THE AREA OF EXISTING LOT 43-3 IS 8.9± ACRES WITH 293± FT. OF FRONTAGE ALONG UNION STREET PER TAX MAP. THE AREA OF EXISTING LOT 43-3-2 IS 2.103± ACRES OR 91,612± SQ.FT. WITH 150± FT. OF FRONTAGE ALONG UNION STREET PER REFERENCE PLAN #28551. SEE LOT REVISION AREA CHART LEFT FOR PROPOSED LOT CHANGES.
 - ZONING FOR BOTH LOTS IS THE RESIDENCE-A ZONING DISTRICT (A). LOTS NOT SERVICED BY BOTH MUNICIPAL SEWERAGE AND WATER SYSTEMS REQUIRE A MINIMUM LOT SIZE OF 40,000 SQ.FT. AND 150' OF FRONTAGE. MINIMUM BUILDING SETBACKS INCLUDE 30' FRONT AND 15' SIDE & REAR.
 - THE WETLAND CONSERVATION DISTRICT REQUIRES A 25' BUFFER SETBACK FROM DELINEATED WETLANDS.
 - THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ON SITE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF MARCH 2024.
 - JURISDICTIONAL WETLANDS WERE DELINEATED BY CHRISTOPHER A. GUIDA, C.W.S., AND LOCATED BY THIS OFFICE DURING THE MONTH OF MARCH 2024.
 - THE PARCEL LIES OUTSIDE OF THE 100-YEAR FLOOD HAZARD AREA PER FEMA F.I.R.M. PANEL 33011C0459D DATED SEPTEMBER 25, 2009.
 - BOTH PARCELS ARE PARTIALLY LOCATED IN THE GROUNDWATER PROTECTION OVERLAY DISTRICT PER MILFORD GIS.
 - BOTH LOTS ARE CURRENTLY SERVICED BY INDIVIDUAL SEPTIC SYSTEMS. LOT 43-3 IS CURRENTLY SERVICED BY MUNICIPAL WATER WHILE LOT 43-3-2 IS CURRENTLY SERVICED BY AN INDIVIDUAL WELL.
 - TO THE BEST OF MY KNOWLEDGE AND RESEARCH, THERE ARE NO KNOWN EASEMENTS ON THE PROPERTIES.

LOT REVISION AREA CHART

LOT NO.	EXISTING AREA	PROPOSED CHANGE	REVISED AREA
43-3	8.9± ACRES (387,68± SF)	- PARCEL A (0.37 ACRES) - PARCEL B (2.24 ACRES)	6.29± ACRES (BY SUBTRACTION)
43-3-2	2.103 ACRES (91,612 SF)	+ PARCEL A (0.37 ACRES) + PARCEL B (2.24 ACRES)	4.714± ACRES (205,363± SF)



CERTIFICATION:
I HEREBY CERTIFY THAT PARCELS A & B ARE THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND PER THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAN 503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

CERTIFICATION:
WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTHCENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY KENNETH M. ROBINSON, C.W.S. IN MARCH, 2024.

APPROVED
MILFORD, NH PLANNING BOARD
SUBDIVISION #:
DATE APPROVED:
SIGNED:

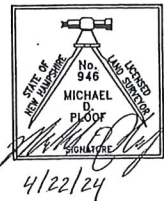
NRCS SOILS LEGEND:
SOURCE: USDA NRCS WEB SOIL SURVEY

--- SOIL BOUNDARY

CmC	CANTON FINE SANDY LOAM, 8 TO 15% SLOPES, VERY STONY
CmD	CANTON FINE SANDY LOAM, 15 TO 25% SLOPES, VERY STONY
HsC	HINCKLEY LOAMY SAND, 15 TO 35% SLOPES
PbC	PAXTON FINE SANDY LOAM, 8 TO 15% SLOPES

- TREE LEGEND:**
- EXISTING APPLE TREE
 - EXISTING CHERRY TREE
 - EXISTING DECIDUOUS TREE
 - EXISTING FIR TREE
 - EXISTING MAPLE TREE
 - EXISTING OAK TREE
 - EXISTING PINE TREE
 - EXISTING SPRUCE TREE
- LEGEND:**
- RIGHT-OF-WAY LINE
 - BOUNDARY LINE
 - ABUTTING LOT LINE
 - BUILDING SETBACK LINE
 - EDGE OF PAVED ROAD
 - EDGE OF GRAVEL ROAD
 - GRANITE CURB LINE
 - STONE WALL
 - EDGE OF TREE LINE
 - EDGE OF WETLANDS
 - WETLANDS BUFFER LINE
 - CULVERT OR DRAIN LINE
 - OVERHEAD UTILITY LINE

- GR(F)
- IPN(F)
- IPPE(F)
- IPWS
- UTILITY POLE & GUY
- CATCH BASIN (SQUARE)
- SEWER MAN-HOLE
- SINGLE SIGN POST
- FLAG POLE
- TAX MAP & LOT NUMBER



TOWN OF MILFORD RECEIVED
APR 22 2024

LOT LINE ADJUSTMENT PLAN
TAX MAP 43 LOTS 3 & 3-2
(206 & 216 UNION STREET)
MILFORD, NEW HAMPSHIRE

LAND OF:
ROBERT PETER & DONNA L. SETARO
216 UNION STREET, MILFORD, NH 03055-4436 (43-3-2)

AND LAND OF:
THE CHARLES A. SETARO REVOCABLE TRUST
206 UNION STREET, MILFORD, NH 03055-4436 (43-3)

SCALE: 1" = 60' APRIL 11, 2024

Surveying + Engineering + Land Planning + Permitting + Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com