



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

APPLICATION FOR SITE PLAN APPROVAL

CONTACT INFORMATION

Property Owners(s): Name: FREDEMICIL VORDEN REVOCABLE TRUST
Address: ATTN. NORMA GLOW, TRUSTEE
71 PEPPERELL ROAD
BROOKLINE, NH 03033
Telephone Number: _____ Fax: _____
Email Address: _____

Applicant: Name: DUCAL DEVELOPMENT, LLC
(if different from above) Address: ATTN EROL DUYMAZLAR
379 AMHERST STREET, PMB 260
NASHUA, NH 03063
Telephone Number: 603.937.1007 Fax: _____
Email Address: l2kreviewlending@earthlink.net

Engineer/ Name: MERIDIAN LAND SERVICES, INC
Surveyor/ Address: CHO KEN CLINTON
Architect: P.O. BOX 118
MILFORD, NH 03055-0118
Telephone Number: 603.673.1441 Fax: 603.673.1584
Email Address: Kclinton@MeridianLandServices.com
Primary Contact Person: KEN CLINTON

TYPE OF APPLICATION

(Please check all that apply)

- Discussion - Informal meeting with Planning Board.
- Minor Site Plan - Less than 600 sq. ft. of additional exterior construction.
- Major Site Plan
 - Design Review Plan Final Plan
- Request for Waiver of Site Plan Review
- Request for Waiver of Specific Site Plan Requirements
- Other - (i.e. amendments and/or revisions)

SITE INFORMATION

LOCATION: Tax Map Number 43 Lot(s) 45 ZONING DISTRICT: Limited Comm.
ROAD FRONTAGE ON: PONEMANT HILL ROAD TOTAL SITE AREA: 4.42 AC.
BRIEF DESCRIPTION OF PROJECT: SEEKING CONDOMINIUM SUBDIVISION & MAJOR SITE PLAN APPROVALS FOR FOURTEEN RESIDENTIAL UNITS WITH A ONE ALLOT LOT FOR THE EXISTING HOUSE (DESIGN REVIEW).
NAME OF EXISTING OR PROPOSED SITE PLAN: HILLSIDE CONDOMINIUM

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 SITE PLAN 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 site plan or site plan set.**
At least one (1) plan MUST be signed by the owner. All applicable information as described on the attached SITE PLAN 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. * OWNER SIG IS N/A DUE TO LIMITED 'DESIGN REVIEW' SHEETS.
- 3. **Application fee and Abutter Mailing Fees.**
These fees will be determined at the time you turn in the application. Fees are based on square footage of new construction and number of certified mailings, which must be sent. All checks are to be made payable to the **Town of Milford.**

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 Site Plan 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 site plan.

KEN CLINTON, AGENT 4/22/24
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 site plan application and represent the property owner on matters relative to the Town site plan approval process.

- SEE ATTACHED AUTHORIZATION -
Owner's Signature Date

Applicant's Signature:

I acknowledge, as the applicant stated hereon, that this site plan 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 site plan application.

[Signature] 4/19/2024
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 site plan 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 site plan application.

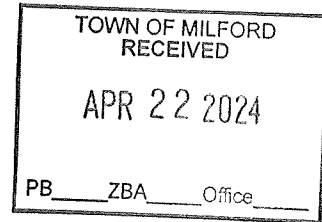
Kenneth C. Clark for Meridian Land Services, Inc. 4/22/24
Agent's Signature Date

To whom it may concern;

As Trustee of the property located at 19 Ponemah Hill Road, Milford NH we authorize DuCal Development and Meridian Land Service permission to submit a site plan for review.

Norma Glau, Trustee

4-20-2024

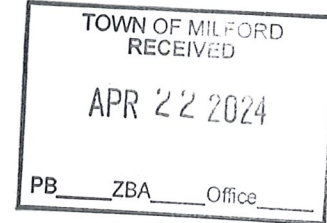


LETTER OF TRANSMITTAL

Meridian Land Services, Inc.

P.O. Box 118 Milford, NH 03055
 Located at 31 Old Nashua Road, Amherst, NH 03031
 Phone: (603) 673-1441 Fax: (603) 673-1584

To: Milford Planning Board
 c/o Terrey Dolan, Planning Director
 Milford Town Hall
 1 Union Square, Milford, NH 03055



Date: April 22, 2024

Re: DuCal Development, LLC - Lorden Trust Property / Hillside Condominium, Lot 43-45.

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

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

COPIES	DATE	NO.	DESCRIPTION
1	4/22/24		Design Review - Major Site Plan Application & Fees (\$213.25) <i>(K 532) 213.25</i>
1	4/19/24		Abutters List with mailing labels
3	4/22/24		Design Review Major Site Plan, two sheets – full size
1	4/22/24		Design Review Major Site Plan, two sheets – reduced size
1	4/20/24		Applicant & Agent Authorization

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 _____ see below remarks
 FOR BIDS DUE: PRINTS RETURNED AFTER LOAN TO US

REMARKS:

Terrey,

As discussed, see the attached Design Review Application Materials submitted for a public hearing at the May 21, 2024 Planning Board meeting. Please call or e-mail should you have any questions.

Regards,
 Ken

Kee Kenneth C. Clinton, LLS/PLS
 President

Name & Address of Sender

TOWN OF MILFORD
FRED LORDEN REV TRUST
 One Union Sq
 Milford, NH 03055
SP2024-10 MAJ SITEPLAN

Check type of mail or service:

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

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

Postmark and date of Receipt

MILFORD NH
 MAY 10 2024

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
0	5270 0715 3170 70	MERIDIAN LAND SERVICES INC, ATTN: KEN CLINTON, PO BOX 118, MILFORD NH 03055	0.64	4.40									
10	5270 0715 3170 87	DUCAL DEVELOPMENT LLC, 379 AMHERST ST PWB 260, NASHUA NH 03063	0.64	4.40									
110	5270 0715 3170 94	FREDERICK & CELIA LORDEN TRUST, 71 PEPPERELL RD, BROOKLINE NH 03033	0.64	4.40									
120	5270 0715 3171 00	FREDERICK & CELIA LORDEN TRUST, 19 PONEMAH HILL RD, MILFORD NH 03055	0.64	4.40									
130	5270 0715 3171 17	34 PONEMAH HILL ROAD LLC, PO BOX 119, NEWPORT NH 03773	0.64	4.40									
140	5270 0715 3171 24	ROBERT & STEPHANIE KOKKO CO-TRUSTEES, ROBERT & STEPHANIE KOKKO REV TRUST 2020, 480 NASHUA ST, MILFORD NH 03055	0.64	4.40									
150	5270 0715 3171 31	DONALD & PATRICIA CURRIER, 18 PONEMAH HILL RD, MILFORD NH 03055	0.64	4.40									
160	5270 0715 3171 48	EAST MILFORD COOPERATIVE INC, 3 PONEMAH HILL RD #6, MILFORD NH 03055	0.64	4.40									
170	5270 0715 3171 55	GEORGE SKLAVOUNOS, PO BOX 7543, MILFORD NH 03055	0.64	4.40									
180	5270 0715 3171 62	NEW POINT LLC, 1 VILLAGE LANE, LITTLETON MA 01460	0.64	4.40									
190	5270 0715 3171 79	JUHEGAN VALLEY MANU HOUSING COOPERATIVE, C/O KATHLEEN SEAMAN, 529 NASHUA T#95, MILFORD NH 03055	0.64	4.40									
200	5270 0715 3171 86	1N OF MILFORD, 1 UNION SQUARE, MILFORD NH 03055	0.64	4.40									
13	7018		0.64	4.40									
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15			0.64	4.40									
16			0.64	4.40									
17			0.64	4.40									

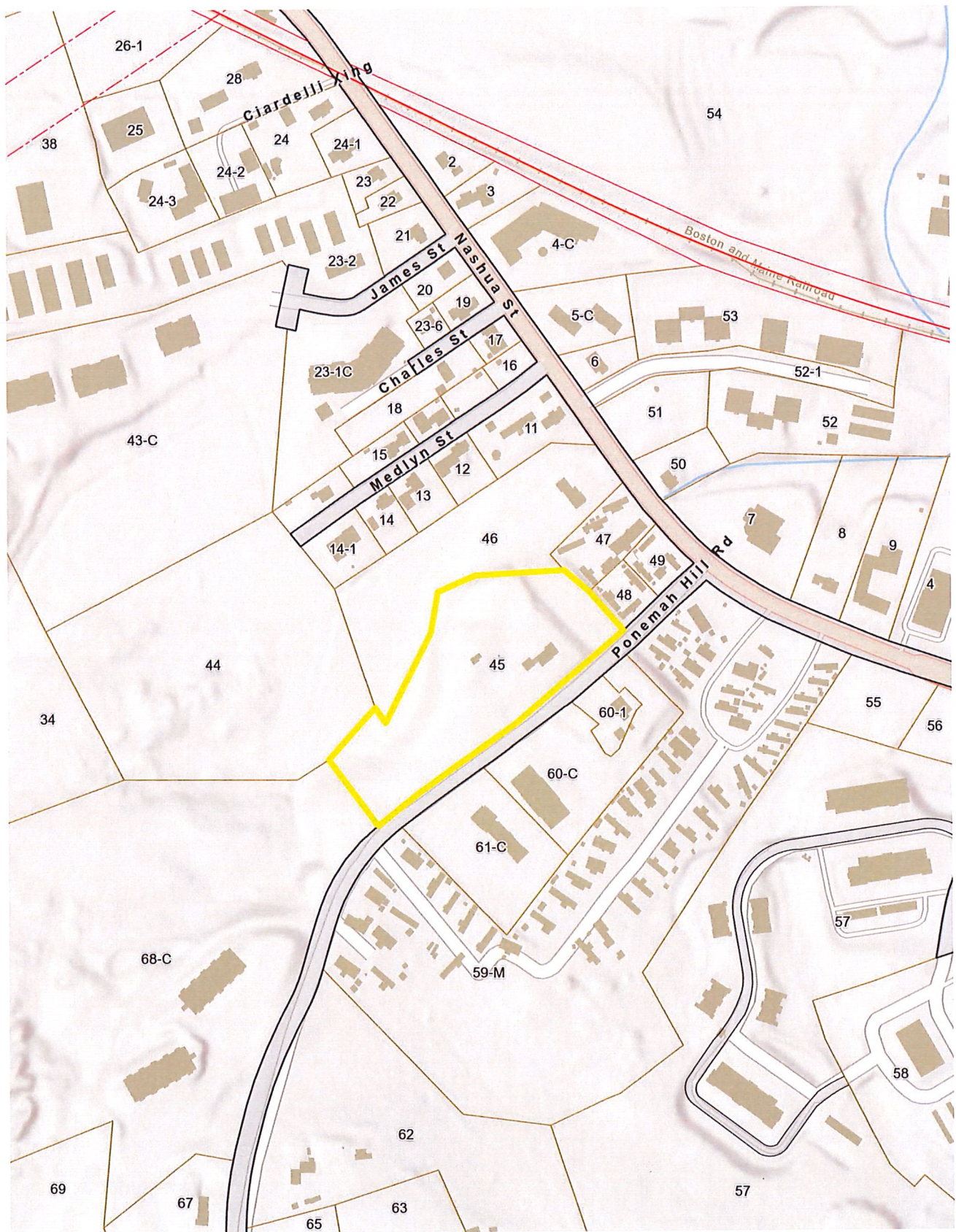
Total number of pieces Listed by sender

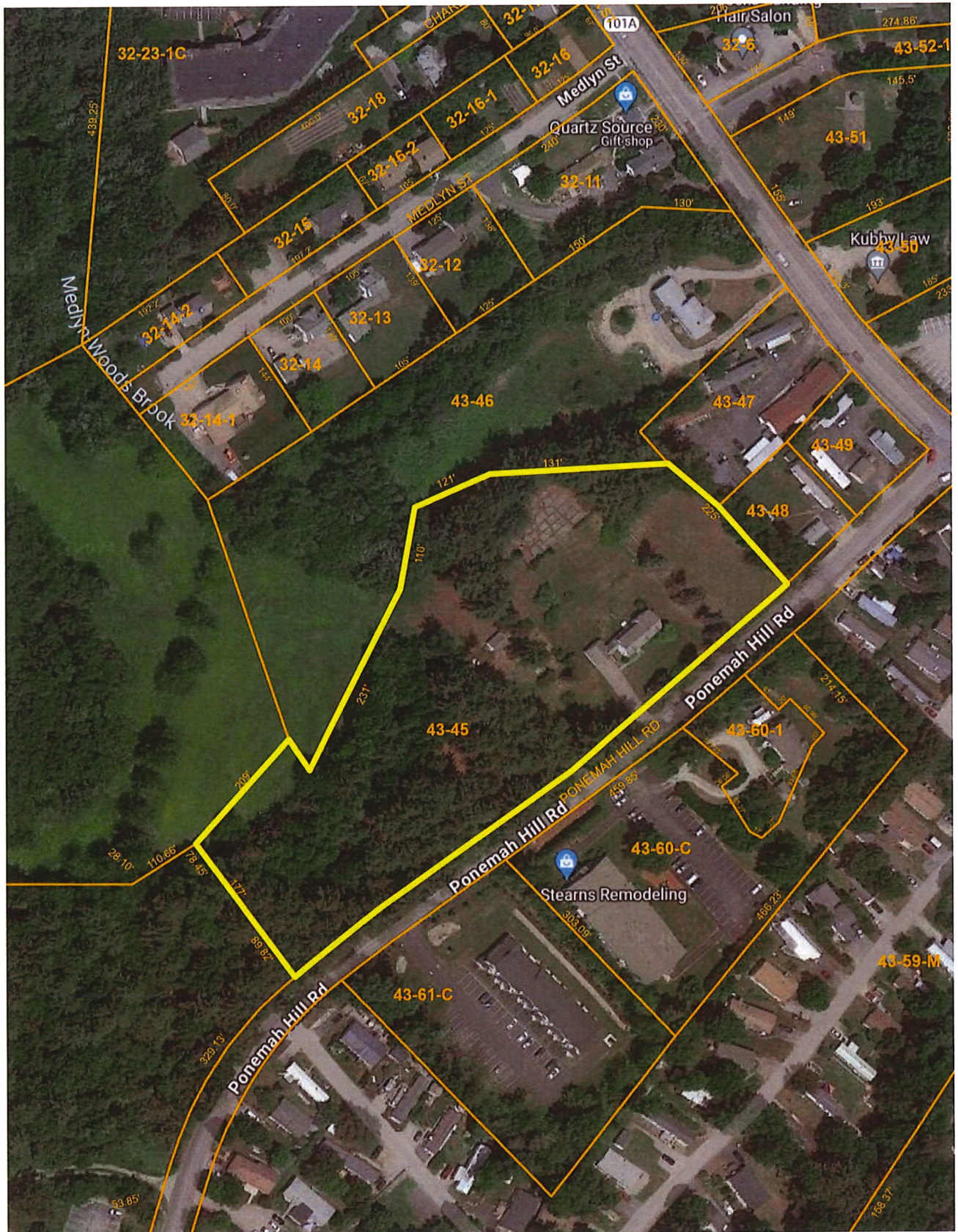
Total number of pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

The full destination of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail domestic registration 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 Mail Insurance. See Domestic Mail Manual (DMM) 5000, 5913, and 5921 for limitations of coverage on insured and Registered 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) pieces.

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TOWN OF MILFORD, NH
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

TEL: (603)249-0620

WEB: WWW.MILFORD.NH.GOV

STAFF MEMO

Date: May 14, 2024
To: Town of Milford Planning Board
From: Terrence S. Dolan, Community Development Director
Subject: **Case SD #2024-01, Formal Design Review Request for the Fred and Celia Lorden Trust, located at 19 Ponemah Hill Road, Map 43 Lot 45**

BACKGROUND:

The applicant, the “Fredrick & Celia Lorden Trust”, has now requested a formal *Design Review* (pursuant to **Section 4.03 of the Town of Milford’s Development Regulations**) with the Planning Board, for their proposed multi-family development.

The project concept has now been revised to consist of the (originally) proposed 14 multi-family units, but now in five (5) attached pairs of condo units & four (4) single detached units.

The applicant’s consultant (Meridian Land Services) last presented a *Conceptual Site Plan/ Sub-Division Review* with the Planning Board, pursuant to **Section 4.02 (Conceptual Review)** of the Town of Milford Development Regulations at the February 20, 2024 Planning Board Mtg.

The existing 4.42-acre lot is located at 19 Ponemah Hill Road, Map 43 Lot 45. The Lot is zoned as *Limited Commercial-Business* (“LCB”), under Section 5.07.0 of the Milford Zoning Ordinance.

On this lot, there is one (1) existing single-family residence proposed to be retained; which will require a Minor Sub-Division Approval to divide-off the existing homesite from the remaining portion of the overall Lot. As previously proposed in February, the existing single-family home on the overall lot remains to be retained & formally divided off as a one (1) acre residential lot, from the remaining 3.42 acres to be utilized for the new multi-family units.

NOTE: As the Board may recall, the (original) site plan proposal under consideration at the February 20, 2024 meeting was for the creation of fourteen (14) residential multi-family units, configured in 7 pairs of attached (duplex-style) residential buildings.

LOT AREA:

Existing lot totals 4.42 acres, with its current use as an existing single-family lot in the Limited Commercial-Business (“LCB”) Zoning District.

APPLICATION STATUS:

No formal Major Site Plan nor Sub-Division Applications have been submitted to the Town of Milford’s Office of Community Development. The current request is only for a *Design Review* with the Planning Board to further discuss a number of site layout issues with the Board.

NOTICES:

Pursuant to the Milford Development Regulations for formal Design Review, Legal notification is required, and abutter notifications were required and sent out on May 10, 2024.

No Inter-Departmental Review (“IDR”) has been undertaken at this point in the *project review process*, and will only be conducted once formal (Major Site Plan & Minor Sub-Division) applications are submitted.

ZONING DISTRICT/INFORMATION:

The subject property is within the *Limited Commercial-Business* (“LCB”), under Section 5.07.0 of the Milford Zoning Ordinance.

“Acceptable Uses” in the “*LCB District*” include Multi-Family Residential Uses, pursuant to Section 5.07.1.H of the Milford Zoning Ordinance.

Under the above regulations, all multi-family uses must adhere to the regulations set forth in Section 5.03.1.C and Section 5.03.4.A of the *Residence B Zoning District Criteria*. This provides for a maximum of up to five (5) Multi-Family (M.F.). Units per Acre.

As conceptually provided in all draft site plans (to date), the proposed single-family lot (to be sub-divided) appears to be fully compliant with the *Residence “B” Zoning Ordinance’s* Sections 5.03.5 (Lot Sizes and Frontages) & Section 5.03.6 (Yard Requirements) of the Milford Zoning Ordinance.

UTILITY INFORMATION

The existing lot is presently served by town water and sewer.

STAFF RECOMMENDATIONS:

As this is only a *Design Review* at this time, no recommendations are being offered by Staff.