



Milford Zoning Board of Adjustment

Administrative Review

Date: March 27, 2024

To: Zoning Board of Adjustment

From: Terrence S. Dolan, Town Planner

Subject: Case #2024-02: Marmon Utilities, LLC for the property located at 53 Old Wilton Road, Tax Map 14, Lots 8 & 9. Special Exception Application from the Milford Zoning Ordinance, Article V, Section 5.06.2.A.3 (i.e. Special Exception for Front Set-Back Reduction) to allow for approximately 3,300 square feet of front set-back buffer encroachment for the proposed site facilities expansion to their existing physical manufacturing plant on Map 14, Lots 8 & 9

Background:

The applicant is before the Board seeking a Special Exception from the Milford Zoning Ordinance, Article V, Sections 5.06.2.A.3 & 5.06.5.B (Set-Back Criteria). The applicant, Marmon Utilities, LLC (for the site formerly known and dba as Hendrix Wire & Cable) are the owners of the two property lots under consideration with this Special Exception Request.

In reviewing the files for these properties, I offer the following comments:

1. Marmon Utilities have an existing, long-operating cable manufacturing plant facility along the north side of Old Wilton Road (Map 14 Lots 8 & 9), with a total combined acreage of 15.72 acres.
A planned expansion to the existing plant building is proposed for 74,430 additional square feet (along three different portions of the plant building, located within the **Industrial ("I") Zoning District** (pursuant to Section 5.06.0 -Milford Zoning Regulations).
The proposed expansion areas are a) 12,570 square feet along the western side of the plant facility, b) 10,360 sq. foot expansion along the center area of the building, and c) 51,500 sq. foot expansion along the eastern end of the plant building.
The existing eastern portion of the manufacturing plant facility building is planned to be rectangular in shape, taking into consideration the proposed addition.

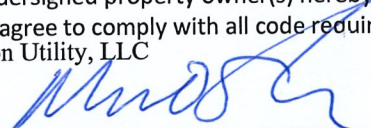
With the expansion of the noted 51,500 square feet of floor area, this eastern expansion area shall have a dimension of 100 feet depth (north/south), and an overall length of 515 linear feet, somewhat paralleling the (east/west oriented) Old Wilton Road ROW.

2. The planned manufacturing plant expansion areas are not intended, nor designed to be stand-alone facilities; and must be incorporated into strategic portions of the existing manufacturing facility on these two developed lots (Map 14 Lots 8 & 9) along the north side of Old Wilton Road for logistical reasons.
3. A Special Exception Request has been applied for due to the proposed 51,500 sq. foot plant expansion (i.e. the identified eastern portion) causing a somewhat minor (but required) front-setback buffer encroachment of approximately 3,300 square feet.

A portion of the proposed southerly edge of the proposed *eastern expansion area* to the existing plant facility will cause a small “sliver” of encroachment impact into the existing required 30’ front-setback buffer (along Old Wilton Road frontage) for the overall eastern building area site. This proposed facility buffer impact ranges from 5-15 feet in depth, along a +/-450 linear feet length of the proposed building’s overall 515 linear foot length (please see the yellow highlighted *Zoning Exhibit Plan Sheet* for reference).



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

PROPERTY INFORMATION	
Street Address: 53 Old Wilton Road, Milford, NH 03055	
Tax Map / Parcel #: Tax Map 14, Lots 8 & 9	Lot Size: 15.57 acres
PROPERTY CURRENTLY USED AS	
Manufacturing of electrical transmission and distribution cables, cable systems and accessories for aerial and underground utility applications.	
<i>If the application involves multiple lots with different owners, attach additional copies of this page.</i>	
PROPERTY OWNER	
Name: Marmon Utility, LLC	
Address: 53 Old Wilton Road	
City/State/Zip: Milford, NH 03055	
Phone: (603) 249-1202	
Email: kboette@marmonutility.com	
<p><i>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.</i></p>	
APPLICANT/REPRESENTATIVE	
<input type="checkbox"/> SAME AS OWNER	
Name: Thomas F. Quinn, Esquire	
Address: Law Office of Thomas F. Quinn, Prof. Corp., 62 Elm Street	
City/State/Zip: Milford, NH 03055	
Email: tqinn@tfqtile.com	
Phone: (603) 554-1662	Cell: (603) 801-6585
<p>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. Marmon Utility, LLC</p>	
By: 	February 22, 2024
Michael O'Shea, <small>Property Owner's signature</small> Vice President of Finance	Date:

TOWN OF MILFORD	
Date Received: RECEIVED	
Case Number:	
Application Number:	FEB 22 2024
Hearing Date:	
Decision Date:	PB ZBA Office
Decision:	APP 20240415

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: $\frac{55}{X} \frac{5.75}{}$	316.25
Notice Fee	75.00
Amount received:	
Date Received:	\$491.25

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.



ZBA Application – Special Exception
MILFORD ZONING BOARD OF ADJUSTMENT

TOWN OF MILFORD RECEIVED	
Date Received:	_____
Case Number:	FEB 22 2024
Application #:	_____
Date Completed:	ZBA Office _____
Hearing Date:	_____
Decision Date:	3/21/24
Decision:	_____

PROPERTY INFORMATION
Street Address: 53 Old Wilton Road, Milford, NH 03055
Tax Map / Parcel #: Tax Map 14, Parcels #8 and #9
<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 <u> V </u> Section <u> 5.06.5 </u> Describe the <u>use</u> you are proposing under the above section of the Ordinance. The Applicant proposes the construction of a building approximately 100' x 515', portions of which will be within the front setback to the roadway. The distance between the building and Old Wilton Road will be 14 feet, more or less.

Application for (check all that apply):
<input type="checkbox"/> Change/Expansion of Non-conforming Use/Structure (2.03.1.C) <input type="checkbox"/> Wetland Buffer Impact (6.02.6) <input type="checkbox"/> Accessory Dwelling Unit (10.2.6) <input type="checkbox"/> Office in Res-A & B (10.2.7) <input type="checkbox"/> Home Business (7.12.6) <input checked="" type="checkbox"/> Front/Side/Rear Yard Setback Reduction (Zoning District Specific) <input type="checkbox"/> Other

General Criteria Section 10.02.1

Describe the project you are requesting a Special Exception for: The Applicant proposes the construction of three building additions. One addition, 100' x 515', will be partially within the front setback of 30' from Old Wilton Road. A portion of the existing building will be incorporated into the addition. A portion of the existing building encroaches into the setback.

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 proposed use of the building addition is for the purpose of manufacturing which is the current use of the Property, is a permitted use in the District and is consistent with other uses in the District.

B. The specific site is an appropriate location for the proposed use because:
 The Applicant has been using the Property for the purpose of manufacturing electrical cables for over forty (40) years.

C. The use as developed will not adversely affect the adjacent area because:
 The neighborhood is isolated, and characterized by industrial and commercial uses.

D. There will be no nuisance or serious hazard to vehicles or pedestrians because:
 The proposed addition will be consistent with existing uses. The reduced setback will not interfere with site distance or visibility generally or interfere with what limited pedestrian traffic as exists. The facility is well maintained and does not constitute a nuisance.

E. Adequate appropriate facilities will be provided for the proper operation of the proposed use because:
 The proposed addition will be integrally connected with the existing buildings and facility. The amended site plan will require approval of the Planning Board.



ZBA Application – Special Exception
MILFORD ZONING BOARD OF ADJUSTMENT

TOWN OF MILFORD
 RECEIVED
 FEB 22 2024
 Section: ZBA Office

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

WETLAND AND WETLAND BUFFER IMPACT 6.02.6

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

HOME BUSINESS CRITERIA 7.12.6

- Is the Home Business located in the Residential 'A', Residential 'B', or Residential 'R' Zoning District?
- Please explain if the Home Business is conducted entirely within the dwelling or accessory structure.
- 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.
- There shall be no more than two (2) non-resident employees of the Home Business. Please provide the total number of non-resident employees.
- 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

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

HOME BUSINESS CRITERIA 7.12.6 (Continued)

6. Retail sales of goods incidental to Home Business are allowed. Please explain if there will be retail sales of goods incidental to Home Business.
7. 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.
8. 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.
9. 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.
10. 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?
2. Has a Building Permit application been made? Copy of permit application attached?
3. Is the ADU developed in a manner which does not alter the character/appearance of the principal use as a single-family residence?
4. Is the ADU intended to be secondary and accessory to a principal single-family dwelling unit?
5. Does the ADU impair the residential character of the premises or the reasonable use, enjoyment and value of neighborhood?
6. Is there adequate off-street parking? How many spaces?
7. Are any additional curb cuts being proposed?
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.

Section continued on next page.



ZBA Application – Special Exception
MILFORD ZONING BOARD OF ADJUSTMENT

TOWN OF MILFORD
RECEIVED
FEB 22 2024
PB ZBA Office

ACCESSORY DWELLING UNITS 10.02.6 (Continued)
1. Is there adequate sewer/septic and water for the additional inhabitants? Please include septic/sewer approval.
2. Is there only one (1) ADU on the property?
3. Is the ADU no more than 750 square feet gross floor area? How many square feet is the ADU?
4. Does the ADU have no more than two (2) bedrooms? Please show on plans.
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.
6. If a connecting hall is proposed, is the hallway at least 36 inches wide? Please show on plans.
7. Has a Code Compliance inspection been conducted by the Building Inspector? Please include inspection report.
8. Is the ADU in compliance with Section 10.02.6:A of the Milford Zoning Ordinance? How so?
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: _____

LAW OFFICE OF
THOMAS F. QUINN
PROF. CORP.

62 Elm Street
Milford, NH 03055

E-MAIL: tquinn@tfqtitle.com

PH: 603-554-1662
FAX: 603-554-1495

February 22, 2024

Terrence Dolan, Director of
Community Development
Town of Milford, NH
One Union Square
Milford, NH 03055



Re: Marmon Utility LLC
Tax Map 14, Lots 8 and 9, 53 Old Wilton Road, Milford, NH

Dear Terrey:

Please find enclosed herewith an Application for Special Exception, together with supporting material. Also, enclosed please find our check for the filing, notice and abutters' fees.

Please review this submission and let me know if there is any additional information that you need. I look forward to seeing you at the hearing.

Thank you for your assistance in these matters.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tom".

Thomas F. Quinn

TFQ/djl
Enclosures
#24-0011

**ABUTTERS' LIST IN RE: MARMON UTILITY LLC
53 OLD WILTON ROAD, MILFORD, NH
TAX MAP 14, LOT #8 AND LOT #9**

83 OLD WILTON ROAD LLC
83 OLD WILTON RD
MILFORD, NH 03055
TAX MAP 14, LOT 7

INFEFT LLC
P.O. BOX 155
MILFORD, NH 03055
TAX MAP 14, LOT 7-1

MELENDY LIMITED PARTNERSHIP
P.O. BOX 175
LYNDEBOROUGH, NH 03082
TAX MAP 14, LOT 1

MILHAVEN PARKS LLC
P.O. BOX 95
WILTON, NH 03086
TAX MAP 7, LOT 3

ANRIK PROPERTIES LLC
50 WHITTEMORE ROAD
NEW IPSWICH, NH 03071
TAX MAP 14, LOT 2

TAMSAB REALTY LLC
3 JENNY HILL LANE
NASHUA, NH 03060
TAX MAP 14, LOT 3

HENDRIX WIRE & CABLE
53 OLD WILTON ROAD
MILFORD, NH 03055
TAX MAP 14, LOT 8 AND 9
TAX MAP 38, LOT 6
TAX MAP 7, LOT 16-1

RONALD AND LOREEN RACICOT
21 OLD WILTON ROAD
MILFORD, NH 03055
TAX MAP 14, LOT 10 AND 10-1

HITCHINER MANUFACTURING COMPANY
594 ELM ST
MILFORD, NH 03055
TAX MAP 7, LOTS 4, 19 AND 20-C

LISA AND THOMAS CONRAD, TRUSTEES
4 PILGRIM DRIVE
ORLEANS, MA 02653-4610
TAX MAP 7, LOT 16

GEORGE, RUTH AND ROBIN ROGERS
48 OLD WILTON ROAD
MILFORD, NH 03055
TAX MAP 14, LOT 4

SOKKHORN KHUTH AND
SANDY YUOS
60 OLD WILTON ROAD
MILFORD, NH 03055
TAX MAP 14, LOT 5

CHOICE PROPERTY MANAGEMENT LLC
79 OLD WILTON ROAD
MILFORD, NH 03055
TAX MAP 7, LOT 18

ROBERT SCHARMETT, TRUSTEE
SCHARMETT REALTY TRUST
7 COUNTRY LANE
LEOMINSTER, MA 01453
TAX MAP 7, LOT 2

BOSTON & MAINE CORP.
C/O GUILFORD TRANSPRT IND.
500 WATER STREET J-910
JACKSONVILLE, FL 32202

MOBILE HOME ABUTTERS:

PAUL SOUCY
545 ELM STREET #32
MILFORD, NH 03055

ROY MATTHEWS
545 ELM STREET #26
MILFORD, NH 03055

JOSEPH DADDARIO, JR.
545 ELM STREET #8
MILFORD, NH 03055

RACHEL SULLIVAN, TRUSTEE
545 ELM STREET #4
MILFORD, NH 03055

RICHARD J. TALBOT
545 ELM STREET #12
MILFORD, NH 03055

PATRICIA MARIE SMITH
545 ELM STREET #18
MILFORD, NH 03055

WILLIAM AND ROBIN MCGINNIS
545 ELM STREET #14
MILFORD, NH 03055

JAMES AND STEPHANIE MICHALOWSKI
545 ELM STREET #24
MILFORD, NH 03055

GARY AND BELINDA JORDON
545 ELM STREET #29
MILFORD, NH 03055

JAMES R. STROBRIDGE
545 ELM STREET #28
MILFORD, NH 03055

GAIL ROSSETTI
545 ELM STREET #15
MILFORD, NH 03055

LAURA INGHAM
545 ELM STREET #2
MILFORD, NH 03055

NANCY CHASE, TRUSTEE
545 ELM STREET #16
MILFORD, NH 03055

BRIAN AND ASHLEY WADLEIGH
NATASHA ESTABROOK
545 ELM STREET #10
MILFORD, NH 03055

IRENE GOULDING ESTATE
C/O LOIS SMITH
545 ELM STREET #27
MILFORD, NH 03055

JHON P. GALINDO
545 ELM STREET #3
MILFORD, NH 03055

DONNA P. FRITZ
545 ELM STREET #13
MILFORD, NH 03055

BRUCE D. MAYNARD
545 ELM STREET #11
MILFORD, NH 03055

SUSAN C. PATENAUDE
545 ELM STREET #30
MILFORD, NH 03055

ESTHER THAYER, TRUSTEE
545 ELM STREET #21
MILFORD, NH 03055

KYLE SMART AND KASANDRA PRATT-SMART
545 ELM STREET #7
MILFORD, NH 03055

AARON J. LAVOIE
545 ELM STREET #9
MILFORD, NH 03055

CHARLOTTE A. BOYCE
545 ELM STREET #17
MILFORD, NH 03055

MERINDA REUTHER
545 ELM STREET #22
MILFORD, NH 03055

STANLEY RABINOWITZ
545 ELM STREET #1
MILFORD, NH 03055

LINDA A. JAMES
545 ELM STREET #19
MILFORD, NH 03055

BRENDA SCHEIPERS
545 ELM STREET #31
MILFORD, NH 03055

JOHN AND CINDY VEISINKOPS
545 ELM STREET #25
MILFORD, NH 03055

ERIC P. WINCHESTER
545 ELM STREET #6
MILFORD, NH 03055

DEBORAH AND MICHAEL BRAILEY
545 ELM STREET #33
MILFORD, NH 03055

CINDY NICKERSON
545 ELM STREET #5
MILFORD, NH 03055

PAMELA S. DAVIS
545 ELM STREET #20
MILFORD, NH 03055

JAMES C. AND LORETTA BELL
545 ELM STREET #34
MILFORD, NH 03055

HELEN S. GUAY
545 ELM STREET #23
MILFORD, NH 03055

OTHER PARTIES TO NOTIFY:

THOMAS F. QUINN, ESQUIRE
LAW OFFICE OF THOMAS F. QUINN
62 ELM STREET
MILFORD, NH 03055

FIELDSTONE LAND CONSULTANTS
778 ELM STREET, SUITE C
MILFORD, NH 03055

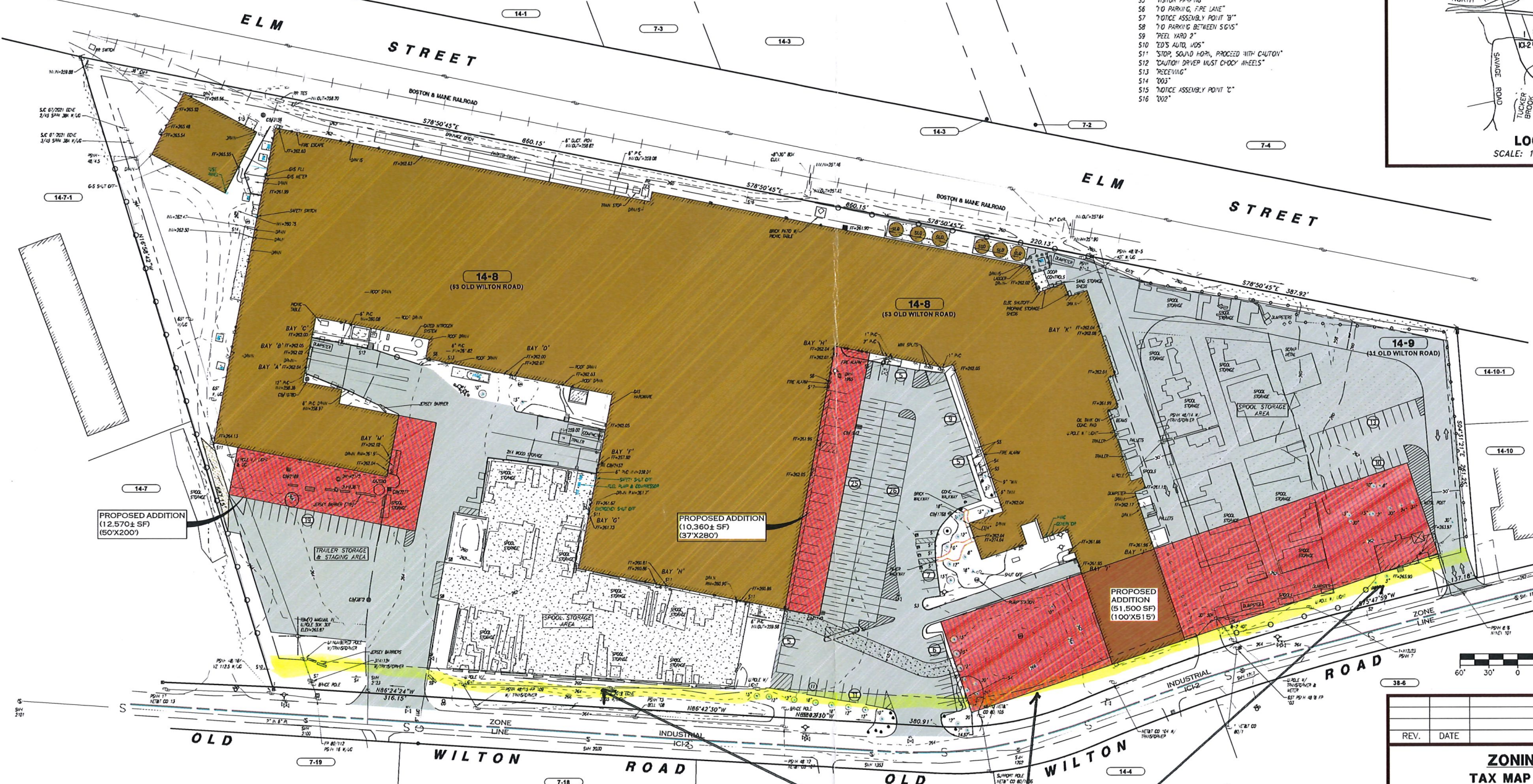
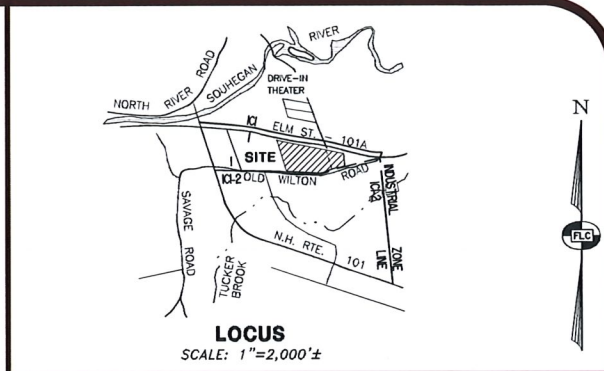
KEVIN BOETTE
MARMON UTILITY LLC
53 OLD WILTON ROAD
MILFORD, NH 03055
TAX MAP 14-8

SHAWN N. JASPER, COMMISSIONER
NH DEPT. OF AGRICULTURE
P.O. BOX 2042
CONCORD, NH 03302-2042

NH AGRICULTURAL LANDS PRESERVATION COMMITTEE
P.O. BOX 2042
CONCORD, NH 03302-2042

MILFORD CONSERVATION
COMMISSION
ONE UNION SQUARE
MILFORD, NH 03055

- S1 HANDICAP PARKING SIGN
- S2 TRUCKS ENTERING
- S3 7'0 TRUCKS BEHIND THIS POINT
- S4 MARMON UTILITY LLC
- S5 VISITOR PARKING
- S6 7'0 PARKING, FIRE LANE
- S7 NOTICE ASSEMBLY POINT "B"
- S8 7'0 PARKING BETWEEN SIGNS
- S9 TRUCK YARD "A"
- S10 TRUCKS AUTO VIDS
- S11 STOP, SOUND HORN, PROCEED WITH CAUTION
- S12 CAUTION DRIVER MUST CHECK WHEELS
- S13 RECEIVING
- S14 "003"
- S15 NOTICE ASSEMBLY POINT "C"
- S16 "002"



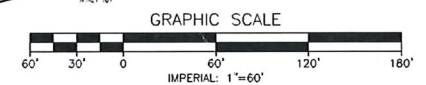
PROPOSED ADDITION
(12,570± SF)
(50'X200')

PROPOSED ADDITION
(10,360± SF)
(37'X280')

PROPOSED ADDITION
(51,500 SF)
(100'X515')

EXISTING PARKING SPACES=129
PROPOSED=141

30' Reg'd Front Setback



REV.	DATE	DESCRIPTION	C/O	DR	CK

ZONING EXHIBIT PLAN
TAX MAP PARCELS 14-8 & 14-9
 (53 OLD WILTON ROAD)
 MILFORD, NEW HAMPSHIRE
 PREPARED FOR:
MARMON UTILITY, LLC
 53 OLD WILTON ROAD, MILFORD, NH 03055
 LAND OF:
HENDRIX WIRE & CABLE
 53 OLD WILTON ROAD, MILFORD, NH 03055

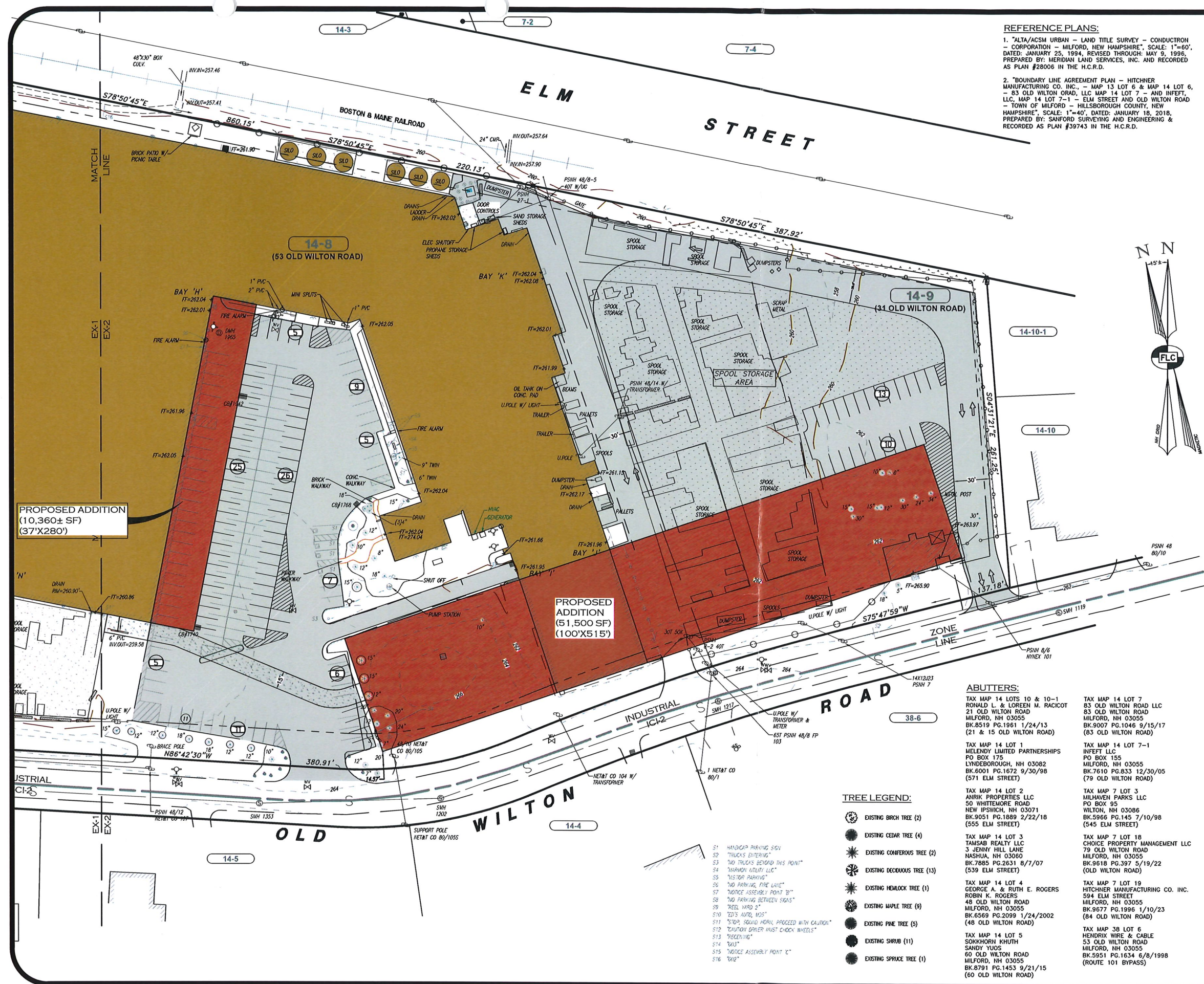
SCALE: 1" = 60' FEBRUARY 19, 2024

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

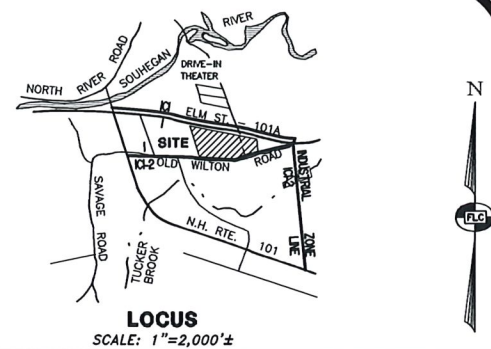
206 Elm Street, Milford, NH 03055
 45 Roxbury Street, Keene, NH 03431
 Phone: (603) 672-5456 Fax: (603) 413-5456
 www.FieldstoneLandConsultants.com

TOWN OF MILFORD
RECEIVED
FEB 22 2024
PB ZBA Office



REFERENCE PLANS:

- "ALTA/ACSM URBAN - LAND TITLE SURVEY - CONDUCTION - CORPORATION - MILFORD, NEW HAMPSHIRE", SCALE: 1"=60', DATED: JANUARY 25, 1994, REVISED THROUGH: MAY 9, 1996, PREPARED BY: MERIDIAN LAND SERVICES, INC. AND RECORDED AS PLAN #28006 IN THE H.C.R.D.
- "BOUNDARY LINE AGREEMENT PLAN - HITCHNER MANUFACTURING CO. INC. - MAP 13 LOT 6 & MAP 14 LOT 6, - 83 OLD WILTON ROAD, L.L.C. MAP 14 LOT 7 - AND INFECT, L.L.C. MAP 14 LOT 7-1 - ELM STREET AND OLD WILTON ROAD - TOWN OF MILFORD - HILLSBOROUGH COUNTY, NEW HAMPSHIRE", SCALE: 1"=40', DATED: JANUARY 18, 2018, PREPARED BY: SANFORD SURVEYING AND ENGINEERING & RECORDED AS PLAN #39743 IN THE H.C.R.D.



LEGEND:

—	RIGHT-OF-WAY LINE	⊙	GRANITE BOUND FOUND
—	BOUNDARY LINE	⊙	DRILL HOLE PER REF. PLAN
—	ABUTTING LOT LINE	—	UTILITY POLE & GUY
—	BUILDING SETBACK LINE	■	CATCH BASIN (SQUARE)
—	EDGE OF PAVED ROAD	⊙	CATCH BASIN (ROUND)
—	EDGE OF GRAVEL ROAD	⊙	DRAIN MAN-HOLE
—	CURB LINE	⊙	SEWER MAN-HOLE
—	STONE WALL	⊙	SEWER CLEAN-OUT
—	EDGE OF TREE LINE	⊙	WATER HYDRANT
—	10' CONTOUR INTERVAL	⊙	WATER VALVE
—	2' CONTOUR INTERVAL	⊙	WATER SHUT-OFF
—	CHAIN-LINK FENCE	⊙	SINGLE SIGN POST
—	THE COURSE LINE	⊙	HANDICAPPED PARKING
—	TRACT LINE	⊙	EXISTING BOLLARD
—	CULVERT	⊙	VENT
—	OVERHEAD UTILITY LINE	⊙	SECURITY CAMERA
—	UNDERGROUND UTILITY LINE	⊙	SPOT LIGHT
—	GAS LINE	⊙	FLAG POLE
—	WATER LINE	⊙	CONCRETE JERSEY BARRIER
—	SEWER LINE	⊙	
14-8	TAX MAP & LOT NUMBER		

TOWN OF MILFORD RECEIVED
 FEB 22 2024
 PB GRAPHIC SCALE
 IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK

ZONING EXHIBIT PLAN
TAX MAP PARCELS 14-8 & 14-9
(53 & 31 OLD WILTON ROAD)
MILFORD, NEW HAMPSHIRE
 PREPARED FOR:
MARMON UTILITY, LLC
 53 OLD WILTON ROAD, MILFORD, NH 03055
 LAND OF:
HEN ACQUISITION CORP.
 225 WASHINGTON STREET, CHICAGO, IL 60606

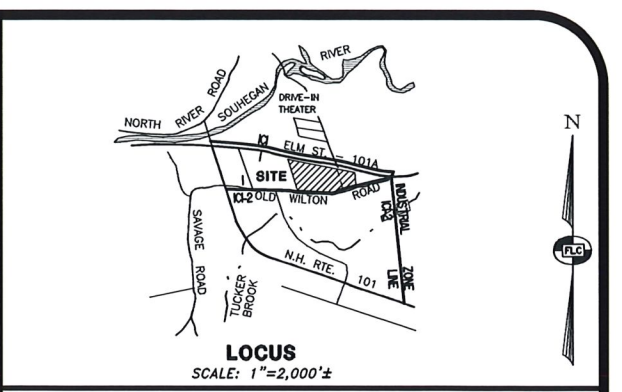
SCALE: 1" = 40' FEBRUARY 19, 2024

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

Feb 22, 2024 - 10:11 AM
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Feb 22, 2024 - 12:07pm flc-01
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NOTES:

- OWNER OF RECORD FOR TAX MAP 14 LOTS 8 & 9 IS HEN ACQUISITION CORP. - 225 WASHINGTON STREET, CHICAGO, IL 60606. THE DEED REFERENCE FOR BOTH LOTS IS VOL.5718 PG.351 DATED MAY 9, 1995 IN THE H.C.R.D.
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF TAX MAP LOTS 14-8 & 14-9 ALONG WITH THE PROPOSED EXPANSION WITH ASSOCIATED SITE IMPROVEMENTS.
- THE TOTAL AREA OF THE PARCELS IS 15,570 ACRES, OR 678,230 SQ.FT. WITH 1285.13 FEET OF FRONTAGE ALONG OLD WILTON ROAD PER REFERENCE PLAN #1.
- TAX MAP LOTS 14-8 & 14-9 ARE LOCATED IN THE INDUSTRIAL DISTRICT (I). THERE IS NO MINIMUM LOT SIZE OR FRONTAGE REQUIREMENT FOR LOTS WITH ACCESS TO MUNICIPAL SEWER AND WATER. THE FRONT SETBACK DISTANCE IS 30 FT. AND THE SIDE AND REAR SETBACK DISTANCES ARE 15 FT. LOTS 14-8 AND 14-9 ARE ALSO LOCATED IN THE GROUNDWATER PROTECTION OVERLAY DISTRICT AND THE WEST ELM STREET GATEWAY OVERLAY DISTRICT.
- THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLANS CITED HEREON TOGETHER WITH A PRECISE FIELD SURVEY PERFORMED BY THIS OFFICE IN JANUARY, 2024. HORIZONTAL ORIENTATION IS THE NH STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM IS NAVD88. ORIENTATION AND DATUM WERE ESTABLISHED THROUGH A GPS CORS SOLUTION.
- THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ON SITE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF JANUARY, 2024 TOGETHER WITH THE REFERENCE PLANS CITED HEREON.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
- THE SUBJECT LOTS ARE NOT LOCATED IN A FLOOD HAZARD AREA (ZONE AE) AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, CITY OF MILFORD, NEW HAMPSHIRE, COMMUNITY NO. 330096, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33011C0454D, DATED SEPTEMBER 25, 2009.
- TAX MAP LOTS 14-8 & 14-9 ARE CURRENTLY SERVICED BY OVERHEAD UTILITIES, MUNICIPAL SEWER AND MUNICIPAL WATER LOCATED ON OLD WILTON ROAD.
- LOTS 14-8 & 14-9 ARE SUBJECT TO A SITE ACCESS AGREEMENT - SEE BK.5548 PG.422 DATED MAY 2, 1994 IN THE H.C.R.D. LOTS 14-8 & 14-9 ARE SUBJECT TO A NOTICE OF CONSENT DECREE - SEE BK.5567 PG.705 DATED MAY 11, 1994 IN THE H.C.R.D. TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO OTHER KNOWN EASEMENTS, RESTRICTIONS OR ENCUMBRANCES ON THE PROPERTY.

RECEIVED
 FEB 22 2024
 PB ZBA Office
 GRAPHIC SCALE
 IMPERIAL: 1"=40'

REV.	DATE	DESCRIPTION	C/O	DR	CK

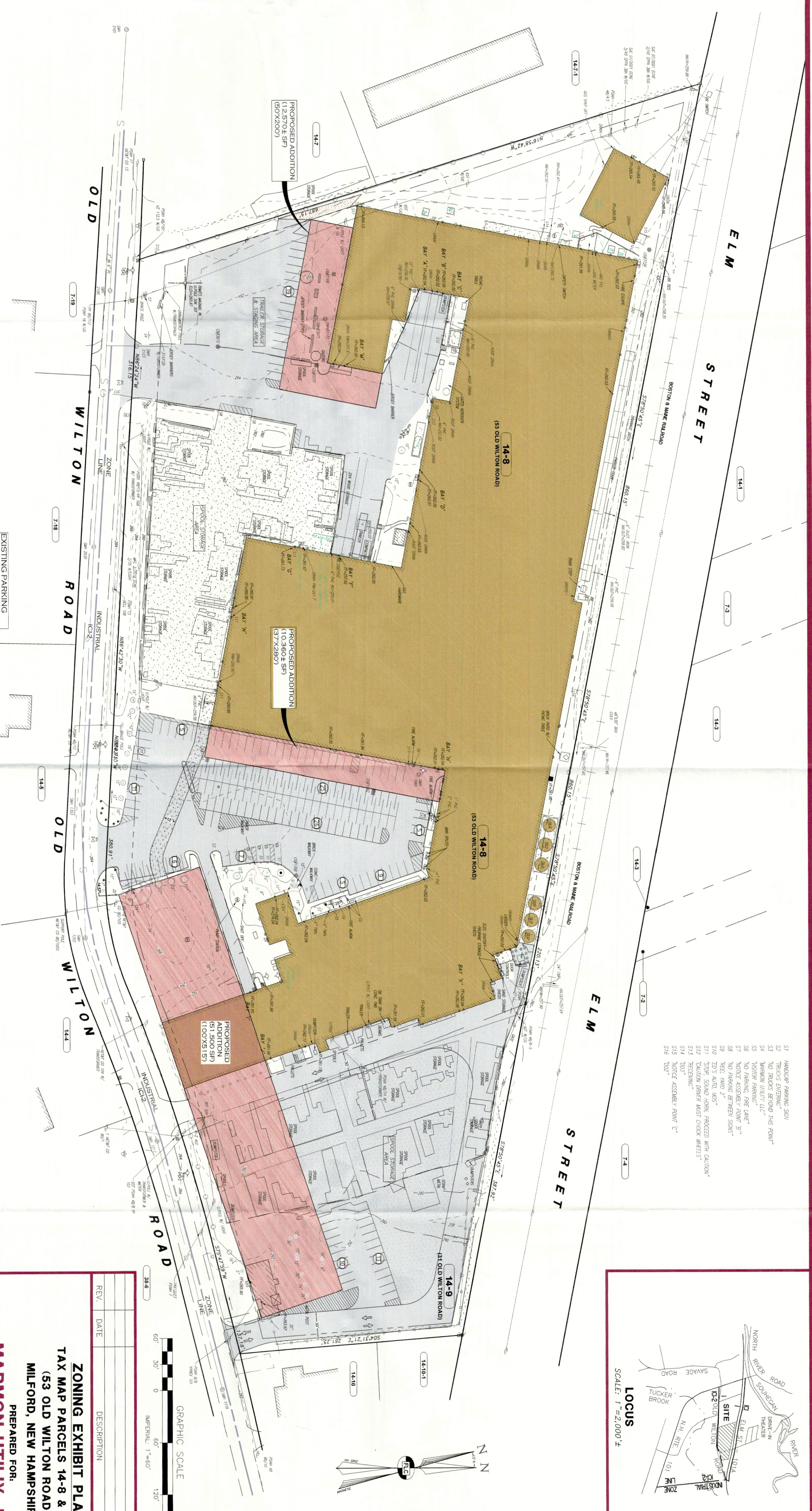
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MARMON UTILITY, LLC
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 LAND OF:
HEN ACQUISITION CORP.
 225 WASHINGTON STREET, CHICAGO, IL 60606

SCALE: 1" = 40' FEBRUARY 19, 2024

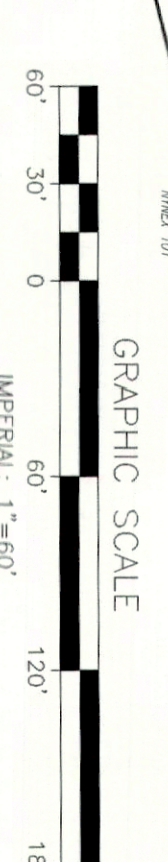
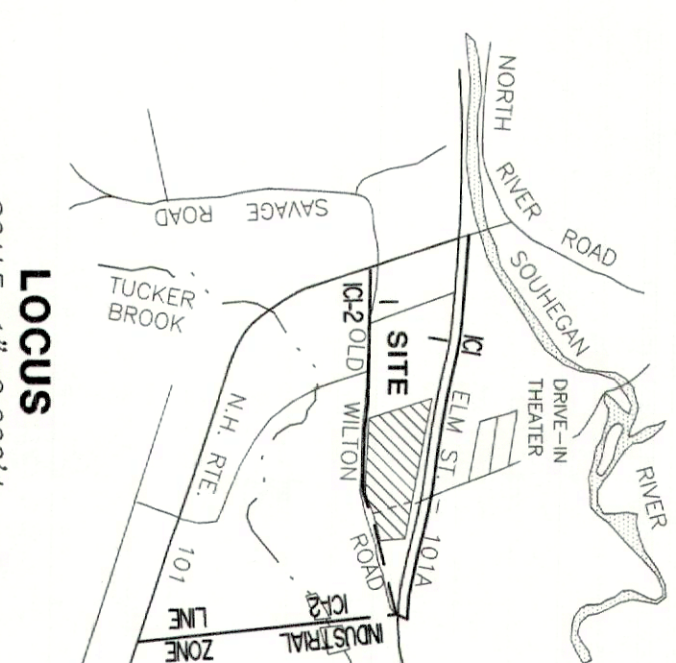
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206 Elm Street, Milford, NH 03055
 Phone: (603) 672-5456 Fax: (603) 413-5456
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- S1 HANDICAP PARKING SIGN
- S2 TRUCKS ENTERING
- S3 NO TRUCKS BEYOND THIS POINT
- S4 WARMON UTILTY, LLC
- S5 WARMON UTILTY, LLC
- S6 WARMON UTILTY, LLC
- S7 NOTICE ASSEMBLY POINT "B"
- S8 NO PARKING BETWEEN SIGNS
- S9 WHEEL HARD "2"
- S10 TRUCKS SOUND ALARM PROCEED WITH CAUTION
- S11 CAUTION DRIVERS MUST CHECK WHEELS
- S12 CAUTION DRIVERS MUST CHECK WHEELS
- S13 RECEIVING
- S14 NOTICE ASSEMBLY POINT "C"
- S15
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REV.	DATE	DESCRIPTION	C/O	DR	CK

ZONING EXHIBIT PLAN
TAX MAP PARCELS 14-8 & 14-9
 (53 OLD WILTON ROAD)
 MILFORD, NEW HAMPSHIRE

PREPARED FOR:
MARMON UTILITY, LLC
 53 OLD WILTON ROAD, MILFORD, NH 03055

LAND OF:
HENDRIX WIRE & CABLE
 53 OLD WILTON ROAD, MILFORD, NH 03055

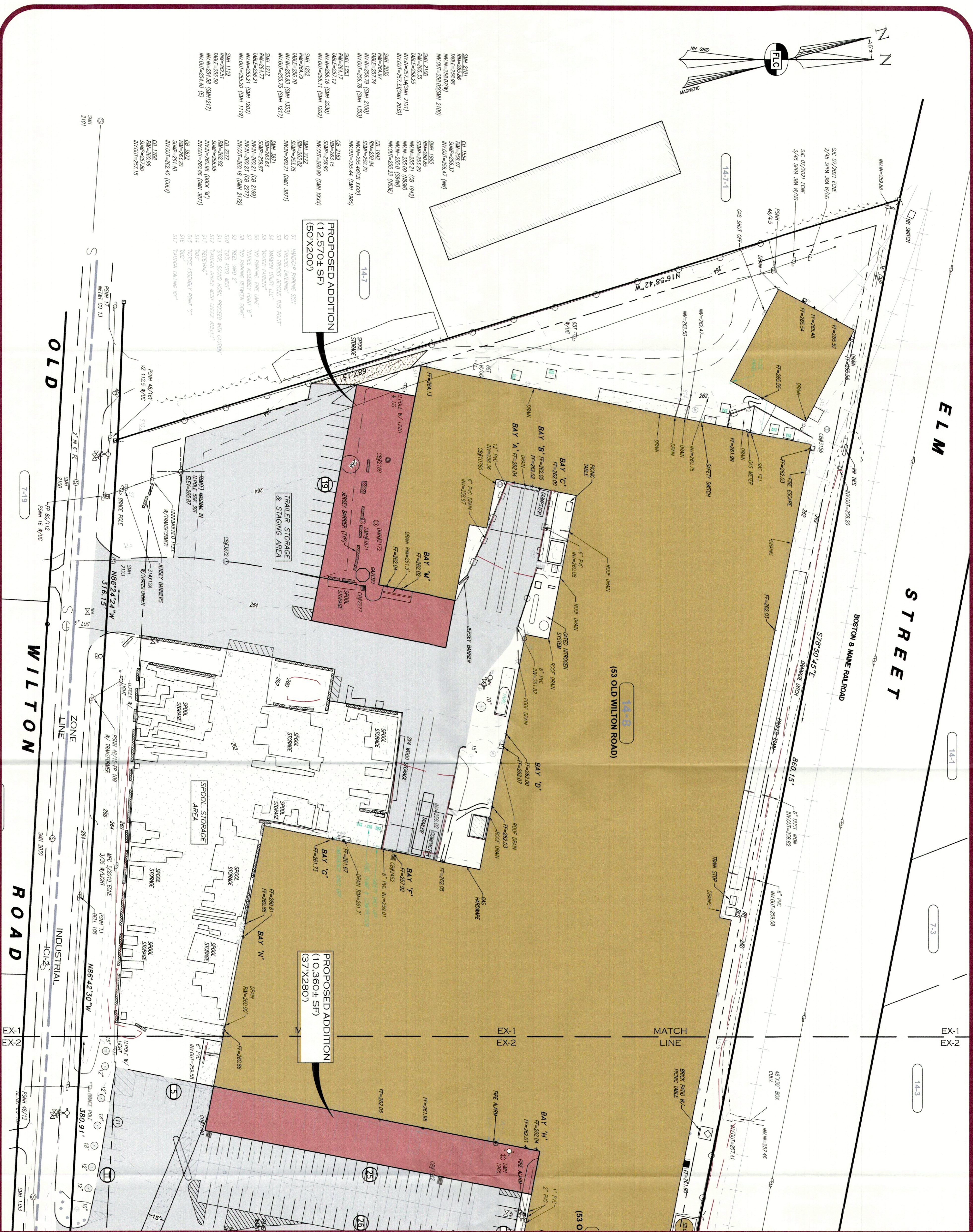
SCALE: 1" = 60'
 FEBRUARY 19, 2024

Surveying + Engineering + Land Planning + Permitting + Septic Designs

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 45 Roxbury Street, Keegan, NH 03431
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TOWN OF MILFORD
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- SM 2101 R/W=258.88
- SM 2102 R/W=258.88
- SM 2103 R/W=258.88
- SM 2104 R/W=258.88
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- SM 2199 R/W=258.88
- SM 2200 R/W=258.88

PROPOSED ADDITION
(12,570 ± SF)
(50'X200')

PROPOSED ADDITION
(10,360 ± SF)
(37'X280')

(53 OLD WILTON ROAD)

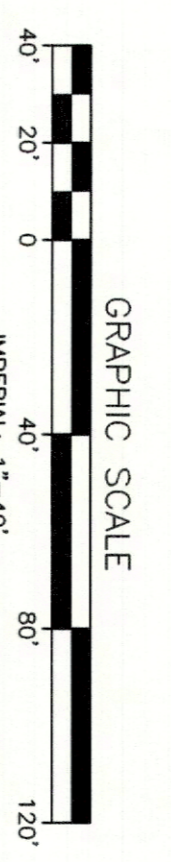
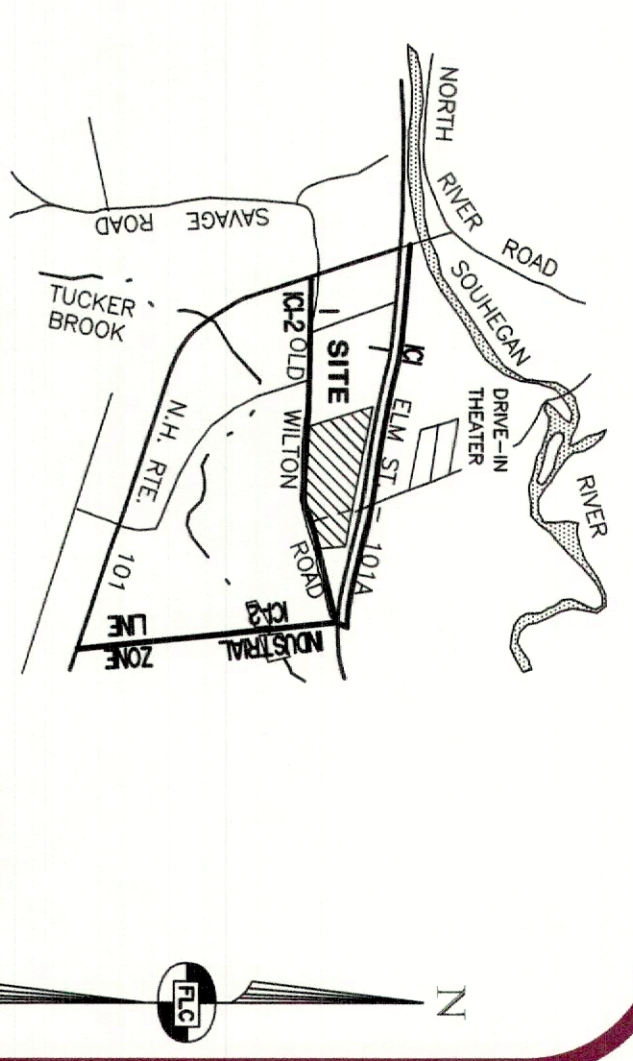
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NOTES:

1. OWNER OF RECORD FOR TAX MAP 14 LOTS 8 & 9 IS HEN ACQUISITION CORP - 225 WASHINGTON STREET, MILFORD, NH 03055. THE H.C.R.D. FOR BOTH LOTS IS VOL.5718 PG.251 DATED MAY 9, 1996 IN THE H.C.R.D.
2. THE PURPOSE OF THIS PLAN IS TO DETECT THE EXISTING CONDITIONS OF TAX MAP LOTS 8 & 9 AND TO DETECT THE EXISTING CONDITIONS OF TAX MAP LOTS 14-8 & 14-9.
3. THE TOTAL AREA OF THE PARCELS IS 13,570 SQUARE FEET OR 0.31 ACRES WITH 1285.13 FEET OF FRONTAGE ALONG OLD WILTON ROAD PER REFERENCE PLAN #1.
4. TAX MAP LOTS 14-8 & 14-9 ARE LOCATED IN THE INDUSTRIAL DISTRICT (I). THERE IS NO MINIMUM LOT SIZE OR FRONTAGE REQUIREMENT FOR LOTS WITH ACCESS TO MUNICIPAL STREETS AND WATER. THE FRONT SETBACK DISTANCE IS 30 FEET AND THE SIDE AND REAR SETBACK DISTANCE IS 10 FEET. THE PROPOSED EXPANSION WITH ASSOCIATED SITE IMPROVEMENTS.
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8. THE SUBJECT LOTS ARE NOT LOCATED IN A FLOOD HAZARD AREA (ZONE AE) AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 33099C FOR THE STATE OF NEW HAMPSHIRE, MAP NUMBER 33011004540, DATED SEPTEMBER 25, 2009.
9. TAX MAP LOTS 14-8 & 14-9 ARE CURRENTLY SERVED BY OVERHEAD UTILITIES, MUNICIPAL SEWER AND MUNICIPAL WATER LOCATED ON OLD WILTON ROAD.
10. LOTS 14-8 & 14-9 ARE SUBJECT TO A SITE ACCESS AGREEMENT - SEE BK-5548 PG.422 DATED FEBRUARY 2, 1994. THE SUBJECT LOTS ARE SUBJECT TO A NOTICE OF BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO OTHER KNOWN EASEMENTS, RESTRICTIONS OR ENCUMBRANCES ON THE PROPERTY.

LOCUS

SCALE: 1" = 2,000'

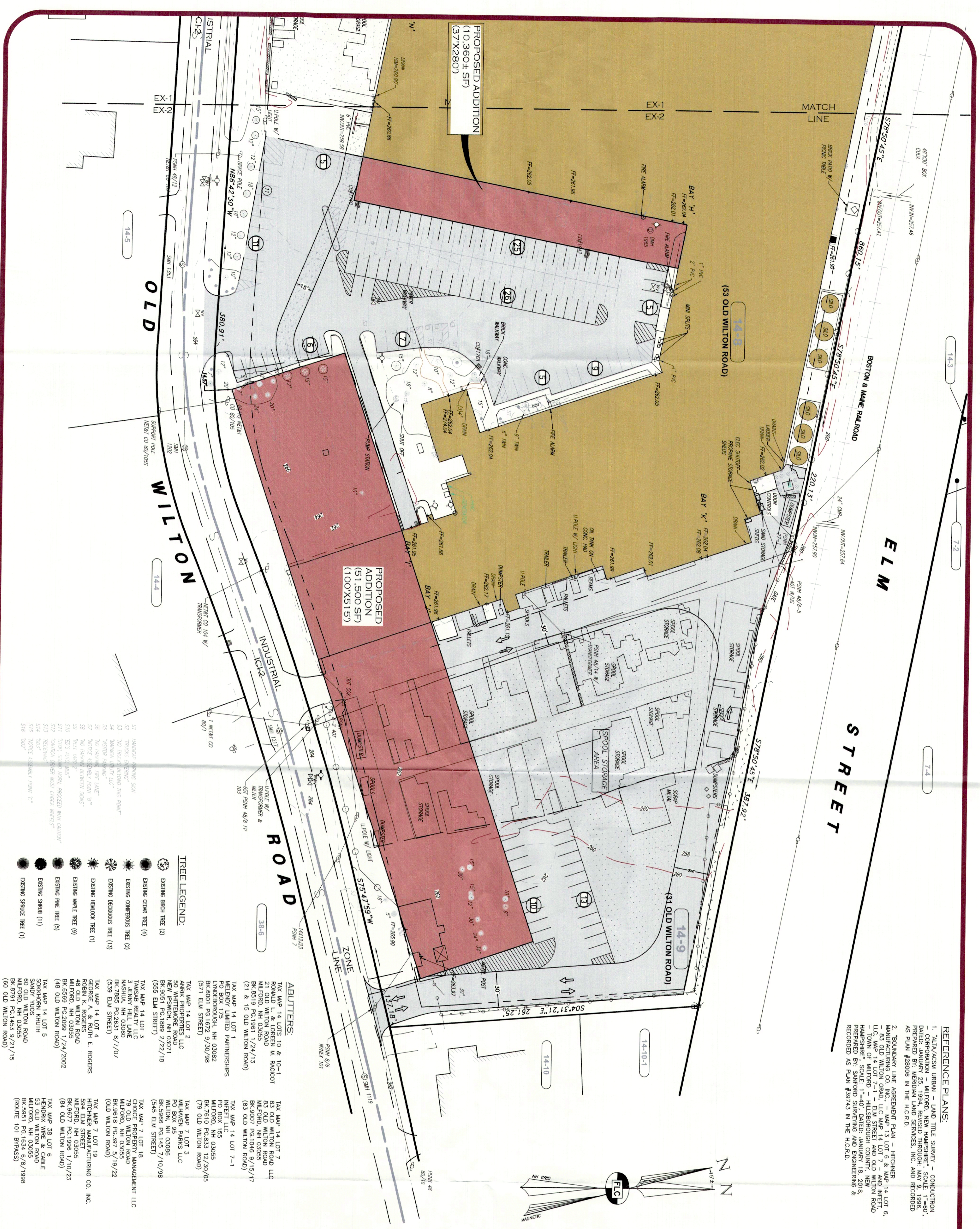


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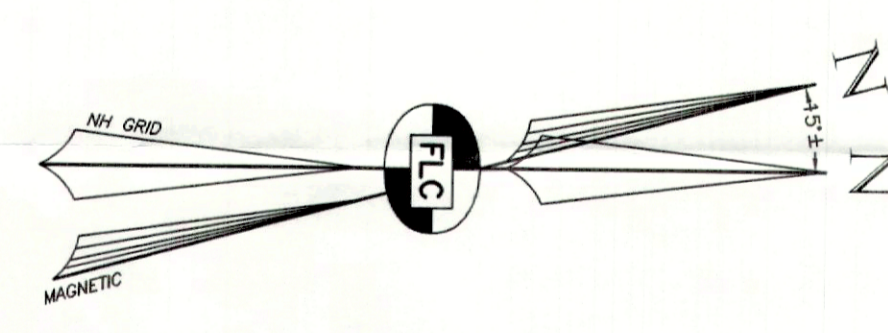
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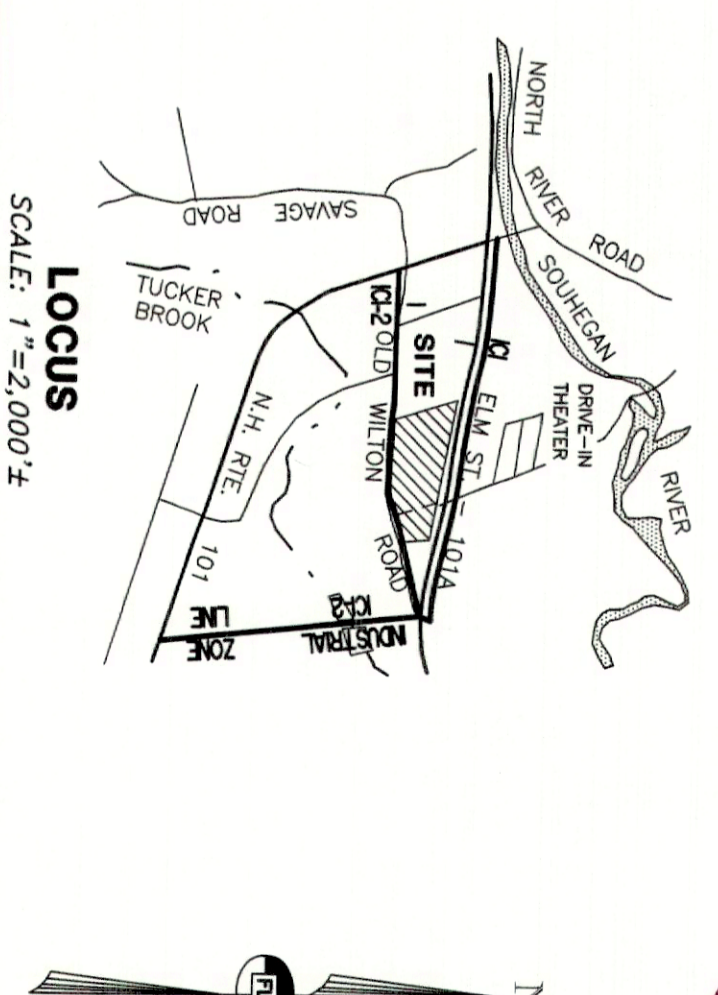


- REFERENCE PLANS:**
- "ALTA/ACSM URBAN - LAND TITLE SURVEY - CONDUCTOR, CAROL ANN HARRIS, NEW HAMPSHIRE, SCALE 1"=60', DATED: JANUARY 25, 1994, FILED: JANUARY 25, 1994, PREPARED BY: MERIDIAN LAND SERVICES, INC. AND RECORDED AS PLAN #2906 IN THE H.C.R.D.
 - "BOUNDARY LINE AGREEMENT PLAN - HITCHNER MANUFACTURING CO. INC., SCALE 1"=60', DATED: JANUARY 25, 1994, FILED: JANUARY 25, 1994, PREPARED BY: MERIDIAN LAND SERVICES, INC. AND RECORDED AS PLAN #2906 IN THE H.C.R.D.
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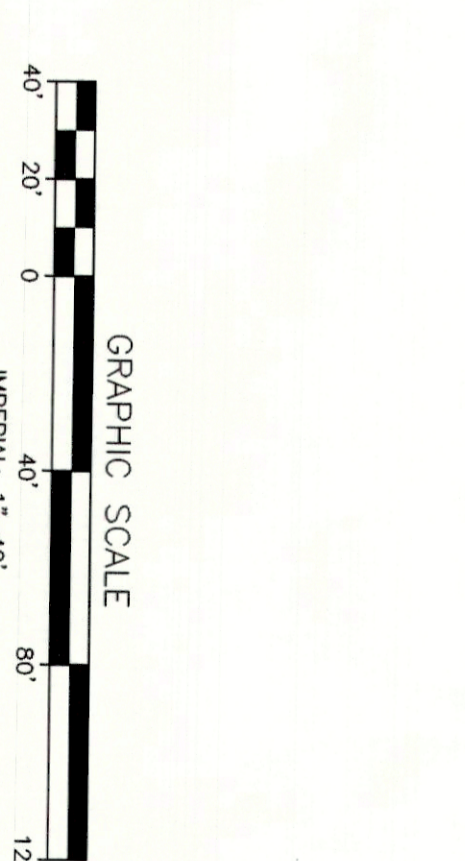
- TREE LEGEND:**
- EXISTING CEDAR TREE (4)
 - EXISTING BIRCH TREE (2)
 - EXISTING CONIFERUS TREE (2)
 - EXISTING DECIDUOUS TREE (13)
 - EXISTING HEMLOCK TREE (1)
 - EXISTING MAPLE TREE (9)
 - EXISTING PINE TREE (5)
 - EXISTING SHRUB (11)
 - EXISTING SPRUCE TREE (1)

- ABUTTERS:**
- TAX MAP 14 LOT 10 & 10-1 RONALD W. COHEN M. PROJECT 21 OLD WILTON ROAD MILFORD, NH 03055 BK.8519 PG.1961 1/24/13 (21 & 15 OLD WILTON ROAD)
 - TAX MAP 14 LOT 1 MCKENLY LIMITED PARTNERSHIPS LINDSEY, NH 03082 BK.6001 PG.1672 9/30/98 (571 ELM STREET)
 - TAX MAP 14 LOT 2 ANIK PROPERTIES LLC 50 WHITMORE ROAD NEW SWANSEA, NH 03071 BK.5968 PG.148 7/10/98 (555 ELM STREET)
 - TAX MAP 14 LOT 3 TANSING REALTY LLC 2 NASHUA, NH 03060 BK.7885 PG.2633 8/7/07 (539 ELM STREET)
 - TAX MAP 14 LOT 4 GEORGE A. & RUTH E. ROGERS ROBIN K. ROGERS WILFORD, NH 03055 BK.6669 PG.2099 1/24/2002 (48 OLD WILTON ROAD)
 - TAX MAP 14 LOT 5 SANDY YLONS 80 OLD WILTON ROAD WILFORD, NH 03055 BK.8721 PG.1453 9/23/15 (60 OLD WILTON ROAD)
 - TAX MAP 14 LOT 7 83 OLD WILTON ROAD MILFORD, NH 03055 BK.9007 PG.1046 9/15/17 (83 OLD WILTON ROAD)
 - TAX MAP 14 LOT 7-1 INFETT LLC P.O. BOX 153 WILFORD, NH 03055 BK.7610 PG.3333 12/20/05 (79 OLD WILTON ROAD)
 - TAX MAP 7 LOT 3 MILHAGEN PARKS LLC PO BOX 95 WILTON, NH 03096 BK.5966 PG.148 7/10/98 (545 ELM STREET)
 - TAX MAP 7 LOT 18 CHOICE PROPERTY MANAGEMENT LLC 554 ELM STREET MILFORD, NH 03055 BK.9672 PG.1998 1/10/23 (94 OLD WILTON ROAD)
 - TAX MAP 38 LOT 6 HENRONS WIRE & CABLE 55 SANDY YLONS SANDY YLONS WILFORD, NH 03055 BK.5951 PG.1634 6/8/1998 (ROUTE 101 Bypass)



LOCUS
 SCALE: 1"=2,000' ±

- LEGEND:**
- RIGHT-OF-WAY LINE
 - BOUNDARY LINE
 - ABUTTING LOT LINE
 - BUILDING SETBACK LINE
 - EDGE OF PAVED ROAD
 - EDGE OF GRAVEL ROAD
 - CURB LINE
 - STONE WALL
 - EDGE OF TREE LINE
 - 10' CONDUIT INTERVAL
 - 2' CONDUIT INTERVAL
 - CHAIN-LINK FENCE
 - THE COURSE LINE
 - TRACT LINE
 - QUADLINE
 - OVERHEAD UTILITY LINE
 - UNDERGROUND UTILITY LINE
 - GAS LINE
 - WATER LINE
 - SEWER LINE
 - TAX MAP & LOT NUMBER
 - GRANITE BOUND FOUND
 - DRILL HOLE PER REF. PLAN
 - UTILITY POLE & GUY
 - CATCH BASIN (SQUARE)
 - CATCH BASIN (ROUND)
 - DRAIN MAN-HOLE
 - SEWER MAN-HOLE
 - SEWER CLEAN-OUT
 - WATER HOBINT
 - WATER WALE
 - WATER SHUT-OFF
 - SINGLE SIGN POST
 - HANDICAPPED PARKING
 - EXISTING BOLLARD
 - VENT
 - SECURITY CAMERA
 - SPOT LIGHT
 - FLUE POLE
 - CONCRETE JERSEY BARRIER



REV.	DATE	DESCRIPTION	C/O	DR	CK

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