



TOWN OF MILFORD, NH  
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

TEL: (603)249-0620

WEB: WWW.MILFORD.NH.GOV

## **STAFF MEMORANDUM**

**Date:** August 9, 2022

**To:** Planning Board

**From:** Camille Pattison, NRPC Assistant Director

**Subject:** **Case SD2022-06 - Ann and Stephen Page, and Jason and Emily Golden, Tax Map 5, Lot 6, 267 North River Road.** Public hearing for a Minor Subdivision application to subdivide the subject lot into two residential lots within the Residential 'R' District.

### **BACKGROUND/PROPOSAL:**

The applicant is before the Board seeking approval of a Minor Subdivision Application to subdivide the parent lot Tax Map 5, Lot 6 into two total lots (Tax Map 5, Lot 6 and 6-1). The proposal calls for subdividing the existing 4.75 acre property into 2 lots. The existing parcel Tax Map 5, Lot 6 will be reduced to an area of 2.7 acres and will accommodate the existing house, garage and shed. The remaining 2.041 acres will become Tax Map 5, Lot 6-1, with the existing concrete pickleball court and cover. The chicken coops will be removed.

### **APPLICATION STATUS:**

The application is complete and ready to be accepted.

### **NOTICES:**

Notices were sent to all property abutters in a timely manner.

### **WAIVER REQUESTS:**

No waiver requests have been submitted.

### **LAND USE APPROVALS**

None noted.

### **EXISTING USE/CONDITIONS:**

The subject property is approximately 4.741 acres in area and contains an existing 5 bedroom, two-story house centrally located on the front portion of the property with access from North River Road. A detached garage and shed are also located on the property. The southeast corner of the property contains delineated wetlands which follows north along a brook on the eastern boundary of subject property. The majority of the property also falls within the Ground Water Protection Area.

**PROPOSAL:**

<b>Tax Map/Lot</b>	<b>Existing</b>	<b>Proposed</b>
Tax Map 5-6	4.741 acres (206,498)	2.7 acres (117,612 sf.)
Tax Map 5-6-1		2.041 acres (88,886 sf.)

**ZONING DISTRICT/INFORMATION:**

The subject property is within the Residential ‘R’ District. The intent of the Residence "R" District is to provide for low-density residential and agricultural land uses, and other compatible land uses, that are sensitive to the rural character and environmental constraints existing in the district.

Both proposed lots meet the minimum dimensional requirements for properties within the Residential ‘R’ Zoning District.

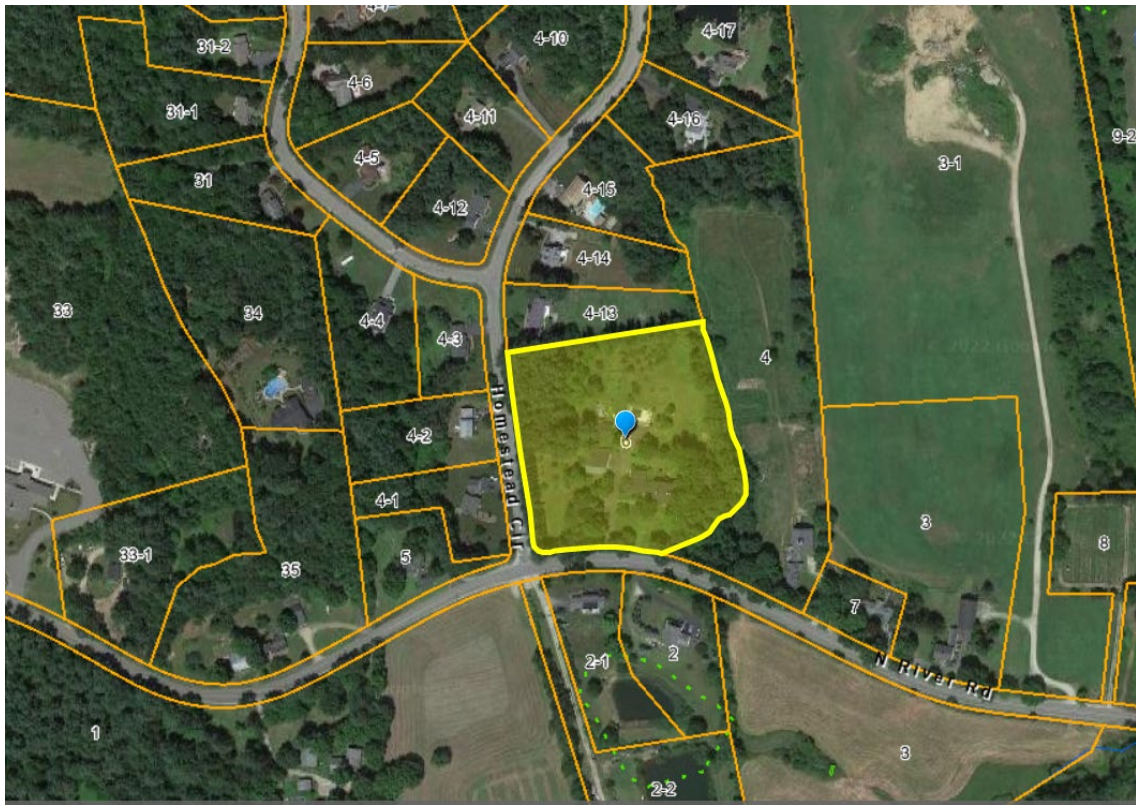
**STAFF COMMENTS:**

1. Please amend the plan notes to accurately reflect the zone of Residence ‘R’ rather than ‘B’ on line 2 of Note 3.
2. The majority of the site is located within Groundwater Protection Area. Please identify how the development will comply with Section 6.01.02 Performance Standards for the Groundwater Protection District.
3. Explain if the existing covered pickleball court will be staying as part of Tax Map 5, Lot 6-1. If yes, the existing concrete court is deemed to be a structure as defined by the ordinance. As such, it will require a Special Exception from the Board of Adjustment for relief to place the said structure within the 15 foot side dimensional setback.
4. Where will the proposed driveway be located?
5. Lot 5-6-1 will require a curb cut /driveway permit.
6. The plan should amended to include monumentation at the corner of each lot. Further, a note shall be added to the plan stating that prior to the signing of the plan, all monumentation shall be set and noted on the plan or a security be provided to the Town to cover the cost of monumentation.
7. State subdivision approval number and well release form are pending and shall be provided to the Community Development Office prior to signing the plan.

**STAFF RECOMMENDATIONS:**

The applicant should be prepared to address any of the comments raised by the Planning Board, Staff, and public pertaining to the Minor Subdivision Plan. Barring any/all input and recommendations from the Board, Staff recommends approving the application subject to revising the plan per staff and Board comments.

**Aerial Photos of Subject Property:**





**REFERENCE PLANS:**

- "SUBDIVISION - PLAN OF LAND - NORTH RIVER ROAD - MILFORD, N.H. - SURVEYED FOR - CATHERINE J. MASON", SCALE: 1"=50', DATED: FEBRUARY, 1972, PREPARED BY: W. ROBERT NOLTE & ASSOCIATES, RECORDED AS PLAN #5690 IN THE H.C.R.D.
- "LOT 4-31 AND 5-4 - SUBDIVISION PLAN - PREPARED FOR - STANLEY E. TROMBLY - MILFORD, N.H.", SCALE: 1"=100', DATED: NOVEMBER 11, 1988, REVISED THROUGH: FEBRUARY 16, 1989, PREPARED BY: THOMAS F. MORAN INC. & RECORDED AS PLAN #23240 IN THE H.C.R.D.

OWNER(S) SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

OWNER(S) SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVED**

MILFORD, NH PLANNING BOARD  
 APPROVAL #: \_\_\_\_\_  
 DATE APPROVED: \_\_\_\_\_  
 SIGNED: \_\_\_\_\_

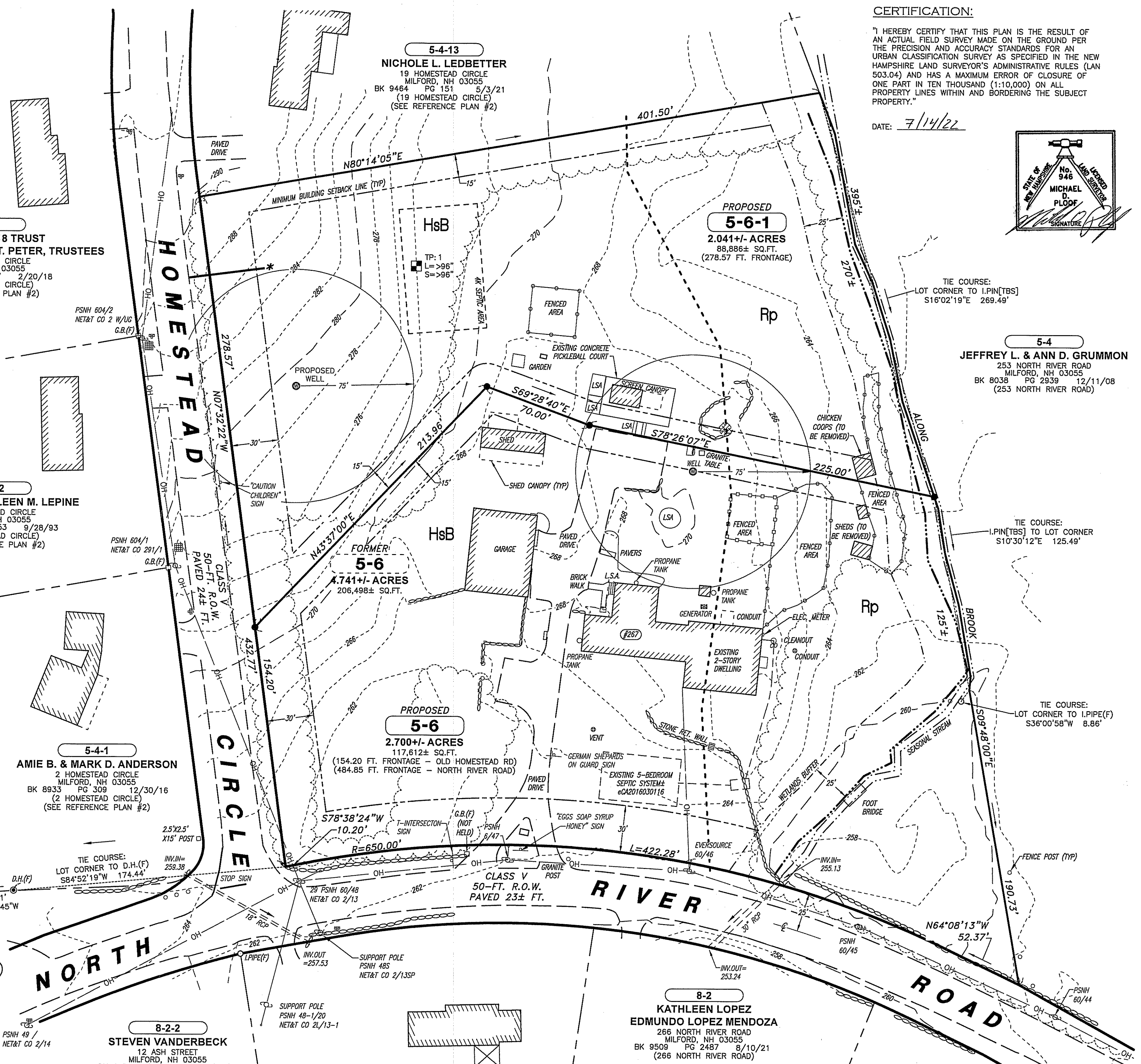
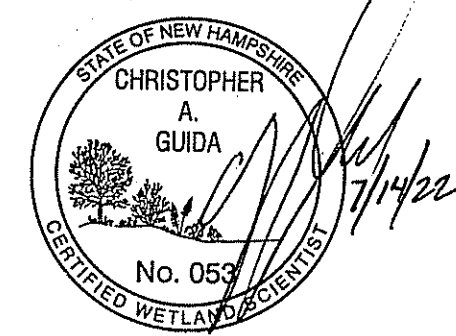
**LEGEND:**

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- EDGE OF TREE LINE
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL
- TIE COURSE LINE
- CULVERT
- OVERHEAD UTILITY LINE
- UNDERGROUND UTILITY LINE
- GAS LINE
- WATER LINE
- SEWER LINE
- GRANITE BOUND FOUND
- IRON PIN FOUND
- IRON PIPE FOUND
- IRON PIN TO BE SET
- WELL
- UTILITY POLE & GUY
- CATCH BASIN (SQUARE)
- SINGLE SIGN POST
- LANDSCAPED AREA
- EXISTING BUILDING
- TAX MAP & LOT NUMBER
- PROPOSED DRIVE LOCATION
- STREET ADDRESS

**NRCS SOILS LEGEND:**  
 SOURCE: USDA NRCS WEB SOIL SURVEY

HsB HINCKLEY LOAMY SAND 3 TO 8% SLOPES  
 Rp RIPPOWAM FINE SANDY LOAM

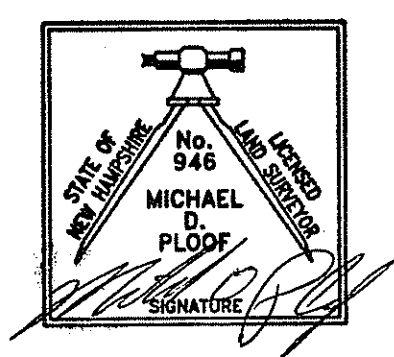
**CERTIFICATION:**  
 WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLAND DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENTS FOR NORTHEAST AND NORTH-CENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND BY CHRISTOPHER A. GUIDA, C.W.S. IN APRIL OF 2022.



**CERTIFICATION:**

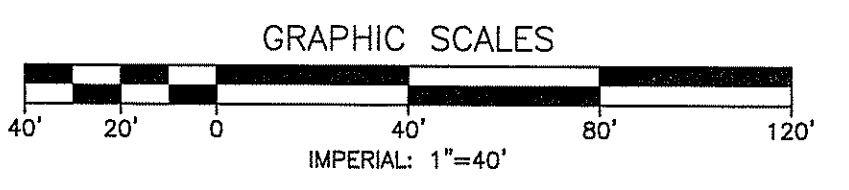
"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND PER THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAN 503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN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

DATE: 7/14/22



**NOTES:**

- THE OWNERS OF RECORD FOR TAX MAP LOT 5-6 ARE STEPHEN G. & ANN V. PAGE AND JASON T. & EMILY M. GOLDEN - 267 NORTH RIVER ROAD, MILFORD, NH 03055. THE DEED REFERENCE TO THE PARCEL IS VOL.8823 PAGE 1399 DATED DECEMBER 21, 2015 IN THE H.C.R.D.
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE EXISTING TAX MAP LOT 5-6 INTO TWO RESIDENTIAL LOTS, AS SHOWN.
- THE PROPERTY IS LOCATED WITHIN THE RESIDENCE "R" DISTRICT  
 R-B ZONE: CONVENTIONAL REQUIRED EXIST. 5-6 PROPOSED 5-6-1  
 MIN LOT AREA 87,120 SF 206,498 SF 117,612 SF 88,886 SF  
 MIN LOT FRONTAGE 200 FT 484.85 FT 484.85 FT 278.57 FT  
 MIN FRONT SETBACK 30 FT 109.6 FT 109.6 FT >30 FT  
 MIN SIDE SETBACK 15 FT N/A 15.0 FT >15 FT  
 MIN REAR SETBACK 15 FT 124.9 FT 124.9 FT >15 FT  
 MAX. BUILDING HEIGHT 35 FT <35 FT <35 FT <35 FT
- THE BOUNDARY INFORMATION AND TOPOGRAPHY SHOWN WERE DEVELOPED FROM THE REFERENCE PLANS CITED HEREON ALONG WITH A PRECISE BOUNDARY SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF MAY, 2022. THE HORIZONTAL ORIENTATION IS NAD83. THE VERTICAL DATUM IS NAVD83. ORIENTATION & DATUM WERE ESTABLISHED BY UPLOADING GPS OBSERVATIONS TO NOAA'S ONLINE POSITIONING USER SERVICE (OPUS).
- THIS SITE IS NOT LOCATED IN THE GROUNDWATER PROTECTION, COMMERCE COMMUNITY, WEST ELM STREET GATEWAY, NASHUA ELM STREET CORRIDOR, OPEN SPACE AND CONSERVATION, OR FLOODPLAIN MANAGEMENT OVERLAY DISTRICTS. A PORTION OF THE SITE LIES WITHIN THE WETLAND CONSERVATION OVERLAY DISTRICT. A 25-FT. BUFFER IS REQUIRED FROM ALL DELINEATED WETLANDS.
- THE PARCEL LIES OUTSIDE OF THE 100-YEAR FLOOD HAZARD AREA PER FEMA F.I.R.M. PANEL 33011C0456D DATED SEPTEMBER 25, 2009.
- TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO KNOWN EASEMENTS, RESTRICTIONS OR ENCUMBRANCES ON THE SUBJECT PROPERTY OTHER THAN THOSE DEPICTED HEREON, IF ANY.
- EXISTING LOT 5-6 IS SERVICED BY OVERHEAD ELECTRIC AND PRIVATE WELL WATER, SEPTIC SYSTEM AND GAS.
- PROPOSED LOT 5-6-1 SHALL BE SERVICED BY PRIVATE WELL WATER AND SEPTIC SYSTEM.
- LOT 5-6-1 WILL REQUIRE A CURB CUT/DRIVEWAY PERMIT FROM THE PUBLIC WORKS DEPARTMENT.
- ALL PROPOSED MONUMENTS SHALL BE INSTALLED AS SHOWN.
- STATE SUBDIVISION APPROVAL NUMBER AND WELL RELEASE FORM ARE PENDING.
- LOT 5-6 CONTAINS A BROOK WHICH RUNS FROM NORTH TO SOUTH ALONG THE EASTERN BOUNDARY LINE. THE BROOK DRAINS INTO A 30" RCP UNDER NORTH RIVER ROAD.
- EXISTING LOT 5-6 IS THE RESULT OF A SUBDIVISION RECORDED IN 1972 (EXISTING PLAN #1). THE WOOD FRAME HOUSE ON THE LOT WAS EXISTING AT THE TIME OF THAT SUBDIVISION. THE LOT IS CURRENTLY BEING USED AS, AND IS PROPOSED TO REMAIN, A RESIDENTIAL LOT.



REV.	DATE	DESCRIPTION	C/O	DR	CK

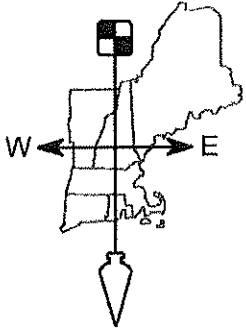
**SUBDIVISION PLAN**  
**TAX MAP 5 LOT 6**  
**(267 NORTH RIVER ROAD)**  
**MILFORD, NEW HAMPSHIRE**  
 PREPARED FOR AND LAND OF:  
**ANN V. & STEPHEN G. PAGE**  
 267 NORTH RIVER ROAD MILFORD, NH 03055  
 AND LAND OF:  
**JASON T. & EMILY M. GOLDEN**  
 267 NORTH RIVER ROAD MILFORD, NH 03055

SCALE: 1" = 40' JULY 13, 2022

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs



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



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206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456  
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July 5, 2022,

Town of Milford  
Planning Board  
One Union Square  
Milford, NH 03055

RE: **Planning Board Minor Subdivision Application**  
Lot 5-6 - 267 North River Road  
Page Subdivision of Lot 5-6

To Whom It May Concern:

The undersigned being the owners of the above referenced lot hereby authorizes Fieldstone Land Consultants, PLLC to act as our agent in filing and seeking all necessary approvals from local, state and federal approvals for Tax Map Parcel 5-6.

Very truly yours,

Lot 5-6

Signature: \_\_\_\_\_

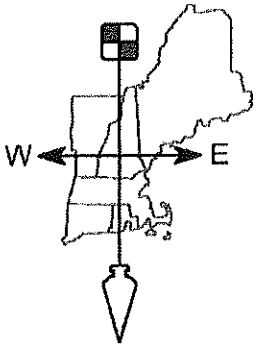
Print: Ann V. Page

Date: 7/7/22

Signature: \_\_\_\_\_

Print: Stephen G. Page

Date: \_\_\_\_\_



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Very truly yours,

Lot 5-6

Signature: \_\_\_\_\_

Print: Jason T. Golden

Date

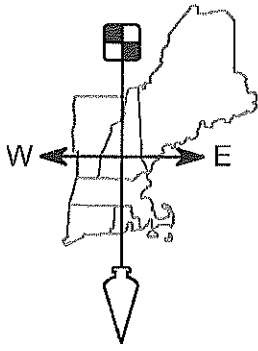
7/6/22

Signature: \_\_\_\_\_

Print: Emily M. Golden

Date

7/6/22



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## TEST PIT DATA

ANN V. & PETER G. PAGE

MAP 5, LOT 6

267 NORTH RIVER ROAD

MILFORD, NH

4/11/22

### Test Pit #1

0-20" - 10YR 3/3 Dark Brown Loam, Granular Friable

20-40" - 10YR 4/6 Dark Yellow Brown Gravelly Medium Coarse Sand, Granular Friable

40-96" - 2.5Y 5/6 Light Olive Brown Gravelly Medium Coarse Sand, Granular Friable

ESHWT = 30" Observed Water = None Ledge/Boulders = >52" Roots = 28"

Perc = 2 min/in @ 26"

Test Pit was logged by:

Christopher A. Guida, CSS, CWS  
Certified Soil & Wetland Scientist  
NH Licensed Designer #1401