



TOWN OF MILFORD
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JUL 17 2023

PB _____ ZBA _____ Office _____

APPLICATION FOR SUBDIVISION APPROVAL

CONTACT INFORMATION

Property Owners(s): Name: Belvedere Trust, c/o Michael D. Tancreti

Address: 740 Pine Street
Manchester, NH 03104

Telephone Number: 603-557-6409 Fax: n/a

Email Address: touellette@bastionbuilding.com +
bgtea@aol.com

Applicant: Name: Same as owner

(if different from above) Address: _____

Telephone Number: _____ Fax: _____

Email Address: _____

Engineer/ Name: Fieldstone Land Consultants, PLLC c/o Mike Ploof, LLS

Surveyor/ Address: 206 Elm Street

Architect: Milford, NH 03055

Telephone Number: 603-672-5456 Fax: _____

Email Address: MDPloof@FieldstoneLandConsultants.com

Primary Contact Person: Mike Ploof, LLS

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)

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SITE INFORMATION

LOCATION: Tax Map Number 3 Lot(s) 5-23 & 5-24 ZONING DISTRICT: Residential - R

ROAD FRONTAGE ON: Falcon Ridge Road & Peregrine Way TOTAL SITE AREA: 1.118 Ac. & 1.481 Ac.

BRIEF DESCRIPTION OF PROJECT: This project proposes adjusting the common lot line between lots 3-5-23 & 3-5-24 by subtracting Parcel-A (9,250 sq.ft.) from lot 3-5-24 and adding Parcel-A to lot 3-5-23, and also by subtracting Parcel-B (9,669 sq.ft.) from lot 3-5-23 and adding Parcel-B to lot 3-5-24.

NAME OF EXISTING OR PROPOSED SUBDIVISION: Lot Line Adjustment of Tax Map Lots 3-5-23 & 3-5-24

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.

Michael D. Tancreti Tr. 7/13/2023
 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.

Gud W. Tr. 7/13/2023
 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.

Michael D. Tancreti Tr. 7/13/2023
 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.

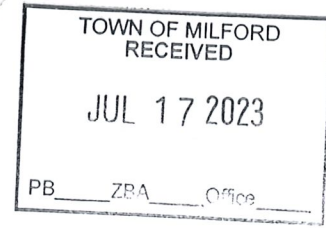
[Signature] 7/17/23
 Agent's Signature Date



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 Lot Line Adjustment of Tax Map Lots 3-5-23 & 3-5-24

Map(s) 3 Lot(s) 5-23 & 5-24

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

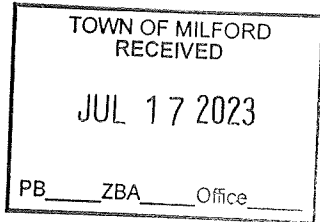
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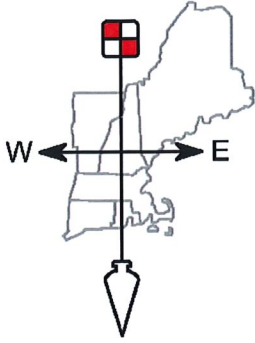
Required			Submitted		Waived
YES	NO		YES	NO	
		H.	Locus map	X	
		I.	Property boundary lines with distances and angles to scale	X	
		J.	Areas of proposed lots in square feet and acres	X	
		K.	Delineation of all wetlands and wetlands buffers	X	
		L.	Delineation of slopes over twenty-five (25%) percent	X	
		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	N/A	
		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	N/A	
		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	N/A	
		HH.	The seal of a NH Licensed Civil Engineer, as necessary	N/A	
		II.	The seal of a NH Licensed Soil Scientist, as necessary	N/A	
		JJ.	The seal of a NH Licensed Wetlands Scientist, as necessary	N/A	

		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		PENDING		
	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: Daniel E Barowski, Project Surveyor Date: 7/17/2023
 DANIEL BAROWSKI





FIELDSTONE

LAND CONSULTANTS, PLLC

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

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



July 17, 2023
FLC#2293.06 / DEB

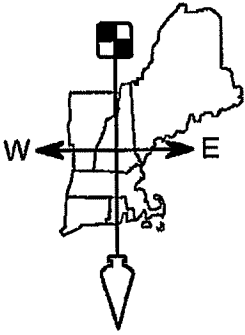
List of Abutters
Tax Map 3 Lot Numbers 5-23 & 5-24
Milford, New Hampshire

Map 3 Lots 5-23, 5-24, & 5-33
Belvedere Trust
Michael D. Tancreti, Trustee
740 Pine Street
Manchester, NH 03104

Map 3 Lots 5-25 & 5-34
Whiting Hill Realty Trust
Michael D. Tancreti, Trustee
740 Pine Street
Manchester, NH 03104

Map 3 Lots 5-46 & 4
Town of Milford
1 Union Square
Milford, NH 03055

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



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July 13, 2023

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

RE: **Lot Line Adjustment Application**
Tax Map Parcels 3-5-23 & 3-5-24
Falcon Ridge Road & Peregrine Way
Michael D. Tancreti, Trustee of the Belvedere Trust (Owner/Applicant)

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 all necessary approvals from local, state and federal approvals for Tax Map Parcels 3-5-23 & 3-5-24.

Very truly yours,

Owner of Lots 3-5-23 & 3-5-24

Signature: *Michael D. Tancreti* T.C. Print: Michael D. Tancreti Date: 7/13/2023
Trustee