



TOWN OF MILFORD, NH
OFFICE OF COMMUNITY DEVELOPMENT

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STAFF MEMORANDUM

Date: March 14, 2024
To: Town of Milford Planning Board
From: Terrence S. Dolan, Town Planner
Subject: **Case SD#2024-03, Milford Rashid Gas Mart, M43 Lot20-2, Northeast Corner of South Street & Nathaniel Drive-Lot Line Adjustment**

BACKGROUND:

The applicant, **689 North Street, LLC**, has proposed the *Milford Rashid Gas Station*, (with convenience market and drive-through lane), as provided to the Planning Board for a (minor) Lot Line Adjustment.

The property site, **Map 43 Lot 20-2**, is presently a **2.00-acre site** (87,165 sq. ft.) located at the northeast corner of South Street and Nathaniel Drive.

Pending the approval of the requested *Lot Line Adjustment (Case SD #2024-03)*, scheduled to be heard at the 3/19/24 Planning Board Mtg. (prior to the Board's review of the companion Major Site Plan Application), the proposed gas station/convenience mart site shall be increased by an additional **.69-acre** of land contributed from the adjacent **Map 43 Lot 20**, with the noted property added to **Map 43 Lot 20-2, along its current eastern boundary line**.

This Lot Line Adjustment shall appropriately contribute additionally-needed acreage to the proposed development footprint for accommodating required infrastructure for the proposed gas station site (**Map 43 Lot 20-2**), including expanded dedicated areas for stormwater bio-retention (filtration) cells, facilitating safer vehicular & parking circulation, along with other site factors.

Both properties are presently owned by Salt Creek Properties, LLC.

STAFF RECOMMENDATION:

Staff concurs that this added portion of the easterly adjacent lot (.69 acres, contributed from Map 43 Lot 20) shall provide for better efficiency & safer vehicular circulation of traffic movements through the development site, and provides for better spacing for the proposed bio-retention (filtration) pond areas for the proposed gas station site. Subsequent to this case hearing, this project is scheduled to also be heard before the Planning Board on March 19, 2024 as **Case SP #2024-02**.

Staff recommends approval of the requested Lot Line Adjustment.