



LETTER OF TRANSMITTAL

DATE: 2/19/2024

PROJECT NO: 21-0526-1A

REFERENCE: Milford Rashid Gas Station

TO: Town of Milford – Planning Department
1 Union Square
Milford, NH 03055

ATTENTION: Planning Department

**WE ARE SENDING YOU
THE FOLLOWING ITEMS:**

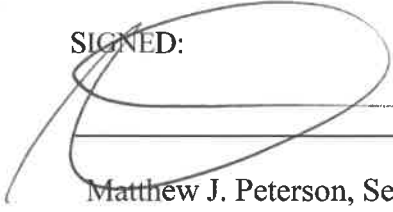
- PLANS
- SPECIFICATIONS
- COPY OF LETTER
- APPLICATION
- CHANGE ORDER
- REPORT
- QUALIFICATIONS
- OTHER

THESE ARE TRANSMITTED AS FOLLOWS:

- FOR APPROVAL
- FOR YOUR USE
- AS REQUESTED
- FOR REVIEW & COMMENT
- RETURNED FOR CORRECTIONS
- APPROVED AS NOTED
- APPROVED AS SUBMITTED

NOTE: Subdivision/LLA Plan Package, Abutter's list & Mailing labels with envelopes,
4 Full Size plans, 1 - 11x 17 plans, application fee, Cover letter and project narrative.

COPY TO:

SIGNED: 

Matthew J. Peterson, Senior Project Manager

Civil Engineering *Land Surveying* *Landscape Architecture*



APPLICATION FOR SUBDIVISION APPROVAL

CONTACT INFORMATION

Property Owners(s): Name: Salt Creek Properties, LLC
Address: P.O. Box 967
Amherst, NH 03031
Telephone Number: 603-554-1749 Fax: _____
Email Address: nhcustombuilder@gmail.com

Applicant: Name: 689 North Main Street, LLC
(if different from above) Address: 689 North Main Street
Leominster, MA 01453
Telephone Number: 978-549-2222 Fax: _____
Email Address: rashidamin246@gmail.com

**Engineer/
Surveyor/
Architect:** Name: Keach Nordstrom Associates, Inc.
Address: 10 Commerce Park North, Suite 3
Bedford, NH 03110
Telephone Number: 603-627-2881 Fax: _____
Email Address: mpeterson@keachnordstrom.com
Primary Contact Person: Matthew Peterson

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)

SITE INFORMATION

LOCATION: Tax Map Number 43 Lot(s) 20 & 20-2 ZONING DISTRICT: Commercial/Limited Com.
ROAD FRONTAGE ON: South Street TOTAL SITE AREA: 2.001 Acres
BRIEF DESCRIPTION OF PROJECT: Proposed transfer of land from Lot 20 to Lot 20-2.
Existing area for Lot 20: 19.079 AC Existing Area Lot 20-2: 87,165 SF (2.001 AC)
Proposed Area Lot 20: 18.393 AC Proposed Area Lot 20-2: 117,060 SF (2.687 AC)
NAME OF EXISTING OR PROPOSED SUBDIVISION: Milford Rashid Gas Station

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.


Name (please print) and Title _____ Date 2/15/24

IF APPLICABLE:

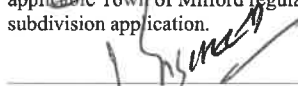
Owner(s) authorization for Applicant or Agent to represent the application:

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.

Owner's Signature _____ Date _____

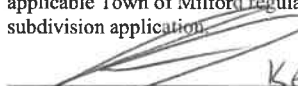
Applicant's Signature:

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.


Applicant's Signature _____ Date 2/15/24

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.


Agent's Signature Keach Woldstrom Assoc. Date 2/15/24

ABUTTER LIST

Abutter – Any person whose property is located in New Hampshire and adjoins or is directly across the street, stream, or active railroad property from the land under consideration by the local land use board.

For purposes of receiving testimony only, and not for purposes of notification, the term “abutter” shall include any person who is able to demonstrate that his/her land will be directly affected by the proposal under consideration.

For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term “abutter” means the officers of the collective or association, as defined in RSA 356-B:3, XXIII. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a manufactured housing park form of ownership defined in RSA 205-A:1, the term “abutter” includes the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street, stream, or active railroad from the land under consideration by the local land use board. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being an active railroad property, the owner of the railroad property shall be notified. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case where the applicant is different from the owner of the land under consideration by the local land use board, the term “abutter” includes the applicant.

Map	Lot	Property Owner	Street Address	Town	State	Zip Code
43	20&20-2	Salt Creek Properties, LLC	PO Box 967	Amherst	NH	03031
43	20-1.69,72	Salt Creek Properties, LLC	PO Box 967	Amherst	NH	03031
35	4	Bronco Real Estate, LLC	276 South Street	Milford	NH	03055
35	5	Town of Milford	1 Union Sq	Milford	NH	03055
35	17	103 Webster St LLC	1083 Vine St #838	Healdsburg	CA	95448
35	16	Colleen E Johnson	100 Webster St	Milford	NH	03055
35	17	Stephen & Blanca Goodwin	131 Prospect St	Milford	NH	03055
35	18	James B Westine	125 Prospect St	Milford	NH	03055
35	19	Lori A & Gary L Francis Sr	115 Prospect St	Milford	NH	03055
35	33	Paul P & Joan-Marie Dargie	136 Prospect St	Milford	NH	03055
35	36	Shawn K & Elisa L Dinsmore	135 Prospect St	Milford	NH	03055
35	37	Susan M Sexton Trustee	139 Prospect St	Milford	NH	03055
43	16	Kincaid Realty Trust	323 South St	Milford	NH	03055
43	21	Two for Two LLC	318 South St	Milford	NH	03055
43	22	Lynn L Chaput Trustee	510 Edgewater Dr	Gilford	NH	03249
43	33	Milred Two Forty, LLC	409 Elm St	Manchester	NH	03101
43	76	Public Service Co of NH	PO Box 330, 1000 Elm St	Manchester	NH	03101

My signature attests that the above abutter listing reflects the most current assessing records and that the Milford Planning Board is released from any responsibility for inaccurate information or incorrect abutter notification.

[Signature]
2/15/24

Date

43, Lots 20-2 & 20

Map & Lot

Signature of Owner

Owner Affidavit

I, Steven Desmarais, authorized representative of Salt Creek Properties LLC and owner of the properties referenced on Tax Map 43 as Lots 20-2 & 20, located on South Street in Milford, New Hampshire, hereby verify that I have authorized Keach-Nordstrom Associates, Inc. to submit on my behalf, any and all applicable State and local permit applications as they pertain to improvements on said property.

Additionally, I authorize Keach-Nordstrom Associates, Inc. to aid in the representation of these applications throughout the approval process.

Signature of Owner:

Steven A. Desmarais

Printed Name of Owner:

Steven A Desmarais

Address of Owner:

PO Box 967
Amherst, NH 03031

Date:

2/15/24

Applicant Affidavit

I, Rashid Amin, authorized representative of 689 North Main Street LLC and applicant for the project referenced on Tax Map 43 as Lots 20-2 & 20, located on South Street in Milford, New Hampshire, hereby verify that I have authorized Keach-Nordstrom Associates, Inc. to submit on my behalf, any and all applicable State and local permit applications as they pertain to improvements on said property.

Additionally, I authorize Keach-Nordstrom Associates, Inc. to aid in the representation of these applications throughout the approval process.

Signature of Applicant:



Printed Name of Applicant:

Rashid Amin

Address of Applicant:

689 North main st
Leominster ma 01453

Date:

02/15/2024



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 Milford Rashid Gas Station

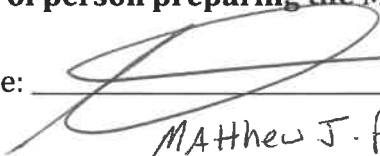
Map(s) 43 Lot(s) 20 & 20-2

Required			Submitted	Waived
YES	NO			
General Submission Requirements			YES	NO
X		1. Complete, signed Application		
X		2. Four (4) large 22" x34" copies and one (1) reduced 11" x 17" copy		
Plan Information				
X		A. Name, address & signature of applicant		
X		B. Name, address & signature of owner (if different from applicant)		
X		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		

Required				Submitted		Waived
YES	NO		General Submission Requirements	YES	NO	
X		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			
		L.	Delineation of slopes over twenty-five (25%) percent			
		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			
X		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			
X		Y.	Note detailing Flood Hazard information			
		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)			
	X	CC.	State of NH Site Specific permit numbers, if required			
X		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			
	X	HH.	The seal of a NH Licensed Civil Engineer, as necessary			
X		II.	The seal of a NH Licensed Soil Scientist, as necessary			
X		JJ.	The seal of a NH Licensed Wetlands Scientist, as necessary			

			Other Information (as necessary)			
	X	1.	Stormwater Management and Erosion Control Plan and a permit if > 5000 SF of land disturbance (see Stormwater Management and Erosion Control Regulation)			
	X	2.	Alteration of Terrain Permit from NH DES			
	X	3.	State Subdivision approval from NH DES			
	X	4.	NH Wetlands Bureau and/or Milford Zoning Board of Adjustment for the relocation, filling, or dredging of wetlands or wetlands buffers			
	X	5.	NH Water Supply and Pollution Control Commission for septic systems			
X		6.	All new deeds, easements, covenants and rights-of-way on property			
	X	7.	NH DOT or Milford DPW Driveway Permit			
	X	8.	NH DES Shoreland Protection Permit			
	X	9.	Any other State/Federal Permits			

Signature of person preparing the Minor Subdivision Application Checklist:

Name/Title:  Keach Nordstrom Assoc. Date: 2/19/2024

Matthew J. Petersen

Abutter's List
Milford Route 13 Gas Station
Tax Map 43; Lot 20-2
Milford, NH
KNA# 21-0526-1A

Tax Map	Lot	Owner
43	20-2 20 20-1 69 72	Salt Creek Properties, LLC P.O. Box 967 Amherst, NH 03031-0967

Tax Map	Lot	Applicant
		689 North Main Street, LLC 689 North Main Street Leominster, MA 10453

Tax Map	Lot	Abutter
35	4	Bronco Real Estate, LLC 276 South Street Milford, NH 03055
35 43	5 17	Town of Milford 1 Union Square Milford, NH 03055-4230
35	6-1	103 Webster ST LLC 1083 Vine Street #838 Healdsburg, CA 95448
35	16	Colleen E. Johnson 100 Webster Street Milford, NH 03055
35	17	Stephan & Blanca Goodwin 131 Prospect Street Milford, NH 03055-3728
35	18	James B. Westine 125 Prospect Street Milford, NH 03055-3728
35	19	Lori A. & Gary L. Francis 115 Prospect Street Milford, NH 03055-3728

Tax Map	Lot	Abutter
35	33	Paul & Joan-Marie Dargie 136 Prospect Street Milford, NH 03055-3725
35	36	Shawn & Elisa Dinsmore 135 Prospect Street Milford, NH 03055
35	37	Susan M Sexton Trustee Susan M Family Rev Trust 139 Prospect Street Milford, NH 03055
43	16	Kincaid Realty Trust 323 South Street Milford, NH 03055
43	21	Two for Two LLC 318 South Street Milford, NH 03055-3734
43	22	Lynn L Chaput Trustee Lynn L Rev Trust 510 Edgewater Drive Gilford, NH 03249
43	33	Milred Two Forty, LLC 409 Elm Street Manchester, NH 03101
43	76	Public Service Co of NH P.O. Box 330 1000 Elm Street Manchester, NH 03105-0330
43	15	Brenda J. Silva Trustee Brenda RVCBL Trust 184 Nashua Street Milford, NH 03055-3747

Professionals to be notified:

Engineer/Surveyor
Keach-Nordstrom Associates Inc.
10 Commerce Park North, Suite 3B
Bedford, NH 03110