



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: January 13, 2023

To: Planning Board

From: Terrence Dolan

Subject: **SP2022-10 Souhegan Valley Boys & Girls Club Inc. for the property located at 56 Mont Vernon Street, Tax Map 21, Lot 23.** Minor Site Plan Amendment for the proposed use of the existing 22-foot wide Trail Right of Way Easement, for vehicular access.

A representative of the applicant has requested to postpone the public hearing to a next scheduled Planning Board meeting to allow for additional time to review the proposed plans. See attached email from Paul Amato.

From: [Paul Amato](#)
To: tnolan@milford.nh
Cc: [Lincoln Daley](#); tquinn@tfqtitle.com
Subject: Boys and Girls Club plan
Date: Friday, January 13, 2023 4:58:58 PM

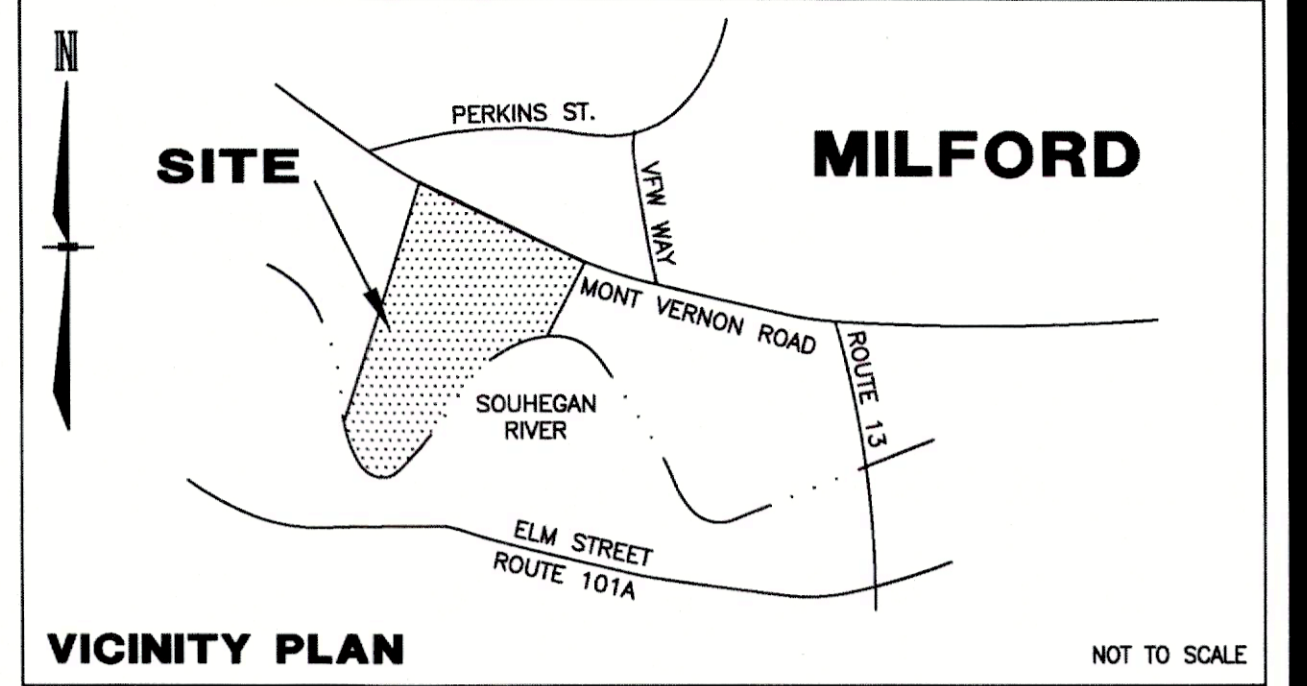
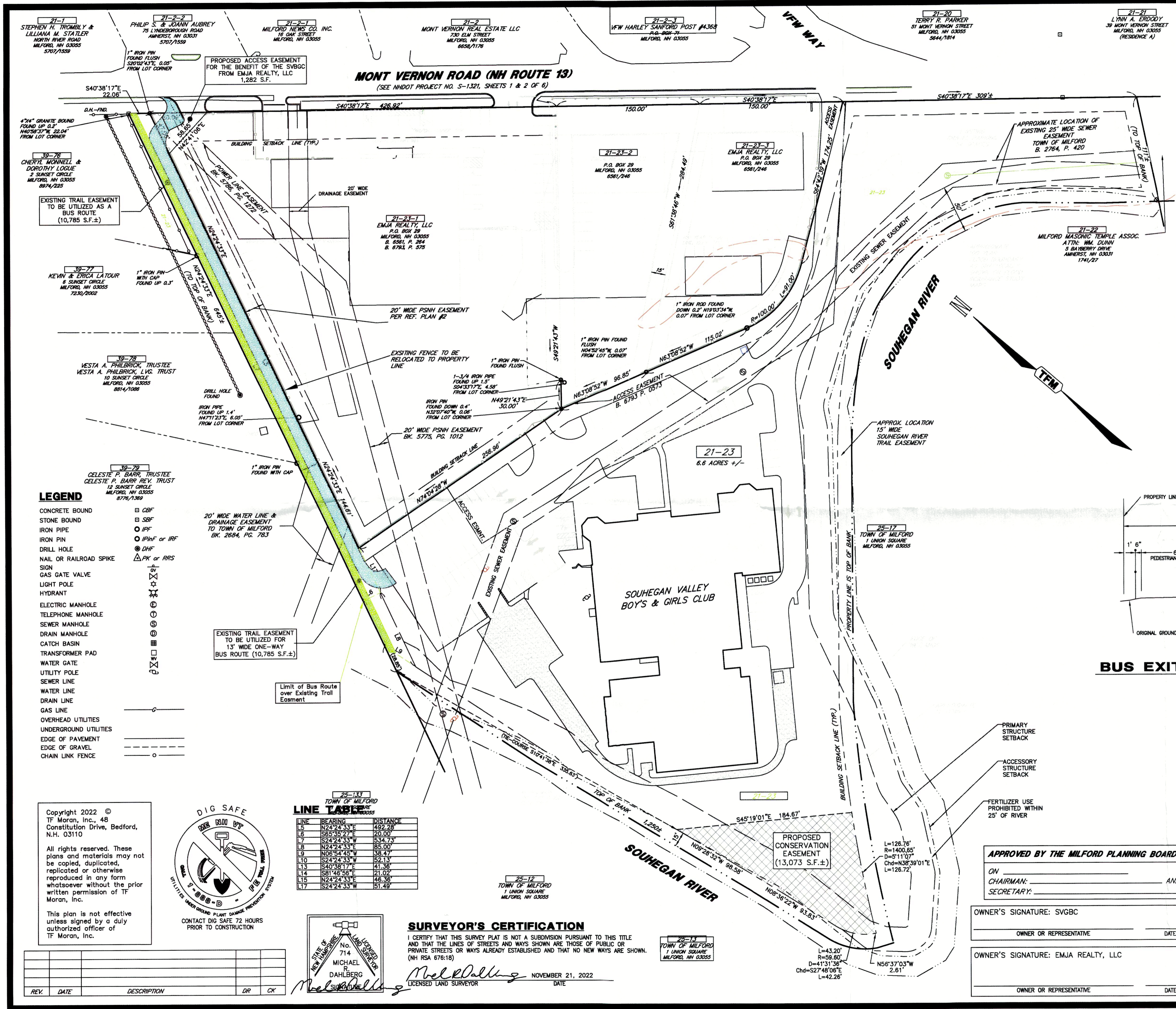
Terry,

As we spoke about on the phone today I request that the plan for the club be tabled until the February meeting to give us more time to review the plans.

Thank you,

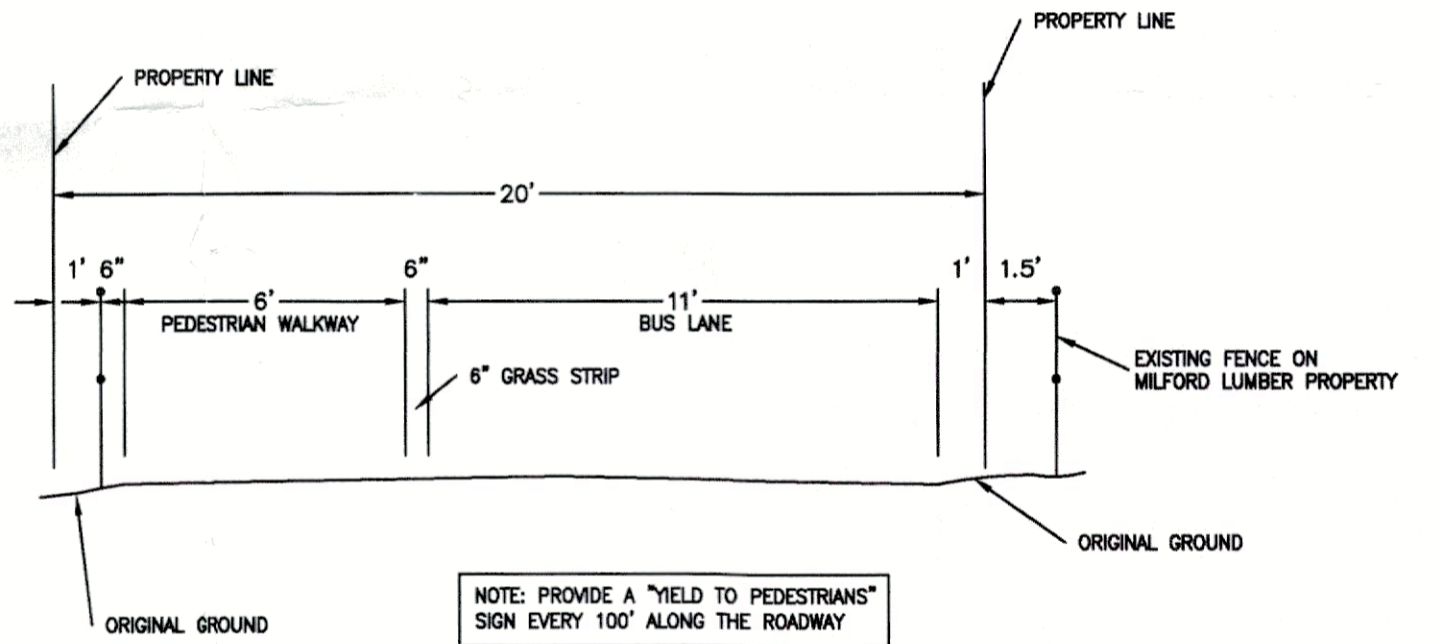
Paul Amato
Cell 603-493-9240

DISCLAIMER: The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it.



- NOTES**
- OWNER OF RECORD OF MAP 21 LOT 23: SOUHEGAN VALLEY BOYS AND GIRLS CLUB, INC. PO BOX 916 MILFORD, N.H. 03055-0916 DEED REFERENCE: BK. 6745 PG. 1227 AREA = 6.6 ACRES±
 - [21-23] INDICATES TAX MAP AND LOT NUMBER.
 - THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED CONSERVATION EASEMENT TO OFFSET THE PROPOSED USE OF APPROXIMATELY 12,567 S.F. OF AN EXISTING EASEMENT FOR A ONE-WAY BUS ROUTE. FURTHER, TO DESCRIBE THE LIMITS OF THE PROPOSED ONE-WAY BUS ROUTE AS SHOWN HEREON AND NO OTHER PURPOSE.
 - THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. IF MORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.

- REFERENCE PLANS**
- EASEMENT PLAN, PROPOSED SOUHEGAN RIVER TRAIL ON LANDS OF LOT 21-23 SOUHEGAN BOYS AND GIRLS CLUB AND LOTS 21-22 & 25-31 MILFORD MASONIC TEMPLE ASSOCIATION, INC. AND LOT 39-79 MARY F THUNBERG TRUST, MILFORD, NEW HAMPSHIRE, SCALE: 1"=50' DATED JUNE 19, 2003 BY MONADNOCK SURVEY, INC..
 - TAX MAP 21, LOTS 23-1 & 23, LOT LINE ADJUSTMENT PLAN OF LAND OF EMJA REALTY, L.L.C. AND SOUHEGAN VALLEY BOYS AND GIRLS CLUB, MONT VERNON STREET, MILFORD, NEW HAMPSHIRE, PREPARED FOR MILFORD LUMBER COMPANY, INC. SCALE: 1"=50', DATED OCTOBER 25, 2002 LAST REVISED 12/18/02 BY TFMORAN INC. HCRD PLAN NO. 32179.
 - SITE PLAN FOR MAP 21, LOTS 23-1, 23-2 & 23-3, MILFORD LUMBER, MILFORD, NEW HAMPSHIRE, PREPARED FOR MILFORD LUMBER COMPANIES, INC., P.O. BOX 29, 300 ELM STREET, MILFORD, N.H. 03055, SCALE: AS SHOWN, DATED OCTOBER 29, 2001 BY TFMORAN INC.
 - SUBMISSION PLAN PREPARED FOR SOUHEGAN THEATER COUNCIL OF MILFORD, NEW HAMPSHIRE, SCALE: 1"=40', DATED MAY 14, 1985, BY THOMAS F. MORAN, INC. HCRD PLAN NO. 18105.



BUS EXIT ROAD & PATH DETAIL NOT TO SCALE

- LEGEND**
- CONCRETE BOUND
 - STONE BOUND
 - IRON PIPE
 - IRON PIN
 - DRILL HOLE
 - NAIL OR RAILROAD SPIKE
 - SIGN
 - GAS GATE VALVE
 - LIGHT POLE
 - HYDRANT
 - ELECTRIC MANHOLE
 - SEWER MANHOLE
 - DRAIN MANHOLE
 - CATCH BASIN
 - TRANSFORMER PAD
 - WATER GATE
 - UTILITY POLE
 - SEWER LINE
 - WATER LINE
 - DRAIN LINE
 - GAS LINE
 - OVERHEAD UTILITIES
 - UNDERGROUND UTILITIES
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - CHAIN LINK FENCE

- 20' WIDE WATER LINE & DRAINAGE EASEMENT TO TOWN OF MILFORD BK. 2684, PG. 783
- EXISTING TRAIL EASEMENT TO BE UTILIZED FOR 13' WIDE ONE-WAY BUS ROUTE (10,785 S.F.±)
- Limit of Bus Route over Existing Trail Easement

LINE TABLE

LINE	BEARING	DISTANCE
L5	N24°24'33"E	482.28
L6	S85°38'27"W	23.00
L7	S24°24'33"W	534.73
L8	N24°24'33"E	85.00
L9	N06°54'45"W	38.47
L10	S24°24'33"W	52.13
L11	S40°38'17"E	41.38
L12	S81°46'56"E	21.02
L13	N24°24'33"E	46.38
L14	S24°24'33"W	51.49
L15	S24°24'33"W	51.49
L16	S24°24'33"W	51.49
L17	S24°24'33"W	51.49

SURVEYOR'S CERTIFICATION

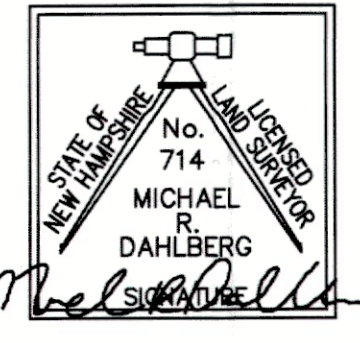
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBMISSION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN. (NH RSA 676:18)

Michael Dahlberg
 MICHAEL DAHLBERG
 LICENSED LAND SURVEYOR
 NOVEMBER 21, 2022

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 Constitution Drive, Bedford,
 N.H. 03110

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This plan is not effective unless signed by a duly authorized officer of TF Moran, Inc.



TAX MAP 21 LOT 23

EASEMENT PLAN

SOUHEGAN VALLEY BOYS AND GIRLS CLUB
 56 MONT VERNON STREET, MILFORD, NH

OWNED BY
SOUHEGAN VALLEY BOYS AND GIRLS CLUB

PREPARED FOR
TURNSTONE CORPORATION

SCALE: 1" = 50' NOVEMBER 21, 2022

APPROVED BY THE MILFORD PLANNING BOARD

ON _____ AND _____
 CHAIRMAN: _____ SECRETARY: _____

OWNER'S SIGNATURE: SVGBC _____ DATE _____
 OWNER OR REPRESENTATIVE _____ DATE _____

OWNER'S SIGNATURE: EMJA REALTY, LLC _____ DATE _____
 OWNER OR REPRESENTATIVE _____ DATE _____

73094.08 DR MRD FB
 CK MRD CADFILE 73094-06 ESMNT

SHEET 1 OF 1

orig plan