



TOWN OF MILFORD, NEW HAMPSHIRE
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

TEL: (603)249-0620

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STAFF MEMO

Date: February 22, 2021
To: Town of Milford Planning Board
From: Jason Cleghorn, Town Planner
Subject: **SD2021-06 Chappell Properties, LLC (owners), 454 NH Route 13 South, Map 48, Lots 7 & 8.**
Public Hearing for a lot line adjustment and minor subdivision adjusting the boundaries of one (1) lot and adding one (1) new lot to parcels zoned Integrated Commercial-Industrial.

BACKGROUND:

The applicant is before the Planning Board seeking approval of a lot line adjustment to Map 48, Lot 7 enlarging it from 1.083 acres to 1.533 acres and a minor subdivision, creating new lot Map 48 Lot 8-1 off of existing lot Map 48 Lot 8.

ADDRESS:

459 NH Route 13 South

EXISTING USE:

The properties are currently utilized as: lot storage of tractors and other powered equipment, the showroom building for Souhegan Valley Motorsports, and a Security Self-Storage facility.

LOT AREA:

Lot	Old Size	New Size	Minimum Lot size
48-7	1.083 acres	1.533 acres (66,765 sf)	0.91 ac (40,000 sf)
48-8	2.740 acres	1.298 acres (56,522 sf)	0.91 ac (40,000 sf)
48-8-1	N/A	0.921 acres (40,140 sf)	0.91 ac (40,000 sf)

APPLICATION STATUS:

The application is complete and ready to be accepted. The Board will need to make a determination of regional impact.

NOTICES:

Notices were sent to all property abutters on February 24, 2021.

ZONING DISTRICT/INFORMATION:

The subject property is within the Integrated Commercial-Industrial (ICI) District: The intent of the Integrated Commercial-Industrial District is to provide an area for sales and service activities, both wholesale and retail, as well as industrial activities. This District is intended to be the area in which vehicular oriented business can occur.

Each of the lots in both their existing states and new configurations meet the lot sizes and frontages as required by *Milford Zoning Ordinance § 5.08.4*. The new configuration of lot 48-7 after the lot line adjustment will have frontage more consistent with the intent of the Z.O. than the previous lot did. Existing Lot 48-8 and new Lot 48-8-1 will both meet the size and frontage requirements after the minor subdivision.

EXISTING CONDITIONS:

The subject property, Tax Map 48, Lots 7 & 8 are two currently configured commercial lots in a triangular configuration located just south of the NH-101 and Route 13 South intersection and east of Old Brookline Road. The parcels are

abutted by an isolated wetland, a single-family residence and across the street are similar commercial uses to these parcels. The properties are served via well and septic.

TRAFFIC AND ACCESS MANAGEMENT:

Vehicular ingress and egress to the property will not be altered from the current configuration which utilizes a primary access point along Route 13 South and a secondary access point offering access to the rear of the Souhegan Valley Motorsports building for loading and storage. “New” lot 48-8-1 will continue to be accessed from Old Brookline Road.

OPEN SPACE/LANDSCAPING: N/A

DRAINAGE:

Although the project is not located within the 100-year flood plain as shown on the Flood Insurance Rate Map Number 330096, dated September 25, 2009, the properties fall within the Milford Groundwater Protection Zone 1 Overlay.

There is no construction associated with the lot line adjustment or minor subdivision applications which affect drainage.

PARKING: N/A

LIGHTING PLAN: N/A

BUILDING ELEVATIONS: N/A

INTERDEPARTMENTAL REVIEWS:

Ambulance: No comments.

Assessing: No comments.

Building Department:

Conservation Commission:

Fire Department: No comments.

Heritage Commission: N/A

Police Department: N/A

SoRLAC: N/A

Water Utilities: N/A

Zoning Administrator:

Planning Department:

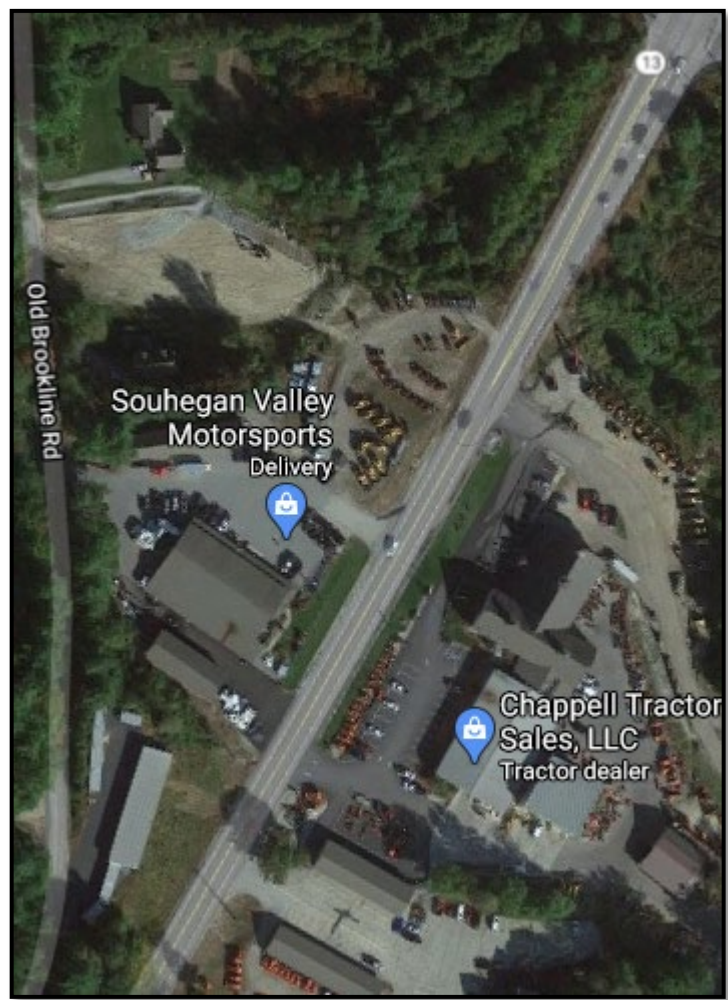
Comments and recommendations provide an overview of areas needed to be addressed at the Public Hearing or shown as part of the application:

Revise Note #5 to add another column for the zoning characteristics for the ‘new’ resultant lots showing their compliance with the ICI zoning district.

STAFF RECOMMENDATIONS:

The applicant should be prepared to address all of the comments raised by the Planning Board, Conservation Commission, Town Consultants, Staff, and public pertaining to the Subdivision Plan. Staff finds that the majority of comments and recommendations by staff involve plan revisions that could be managed administratively prior to Board signature. Barring any/all input and recommendations from the Board, Staff recommends approving the application conditionally.

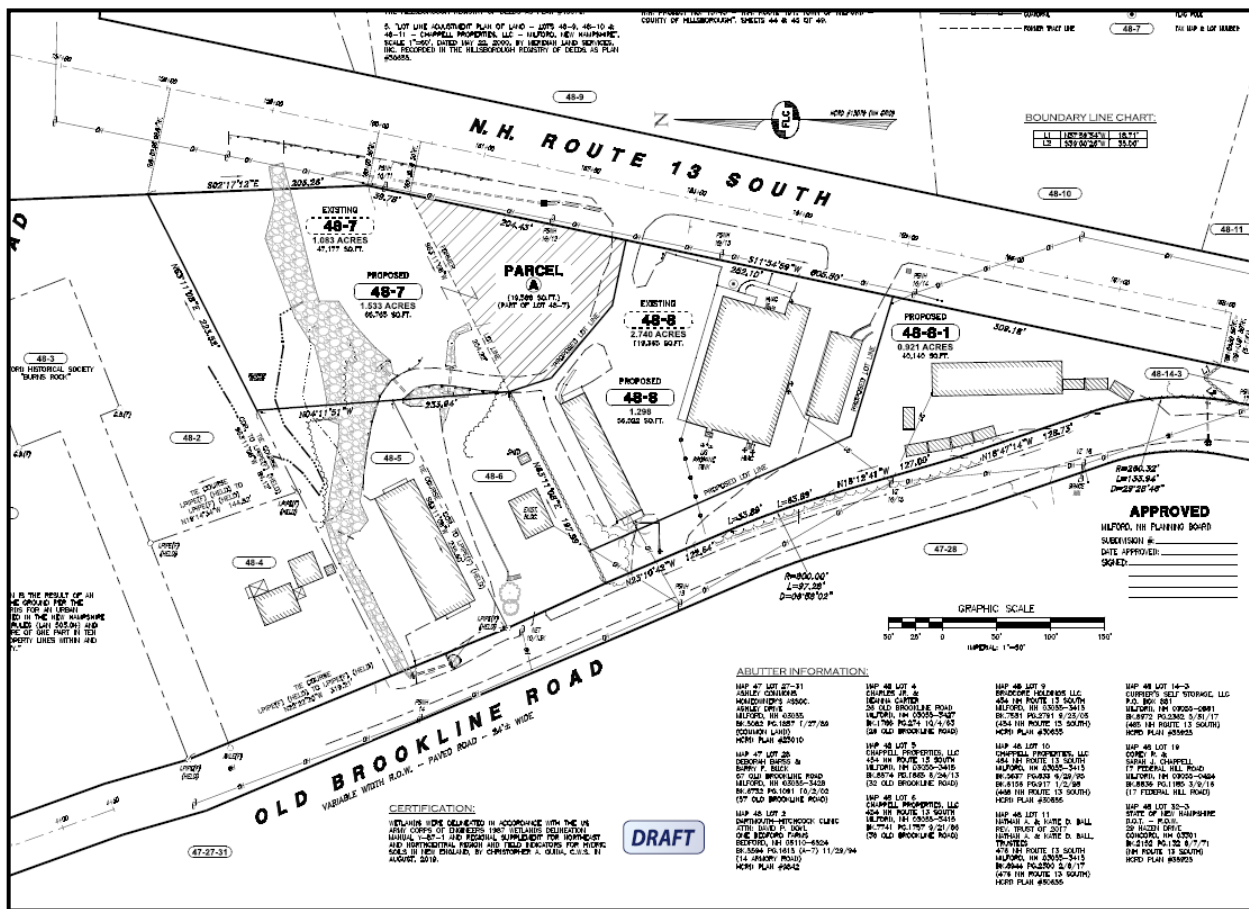
Aerial of 459 NH Route 13 South, Map 48 Lots 7 & 8.

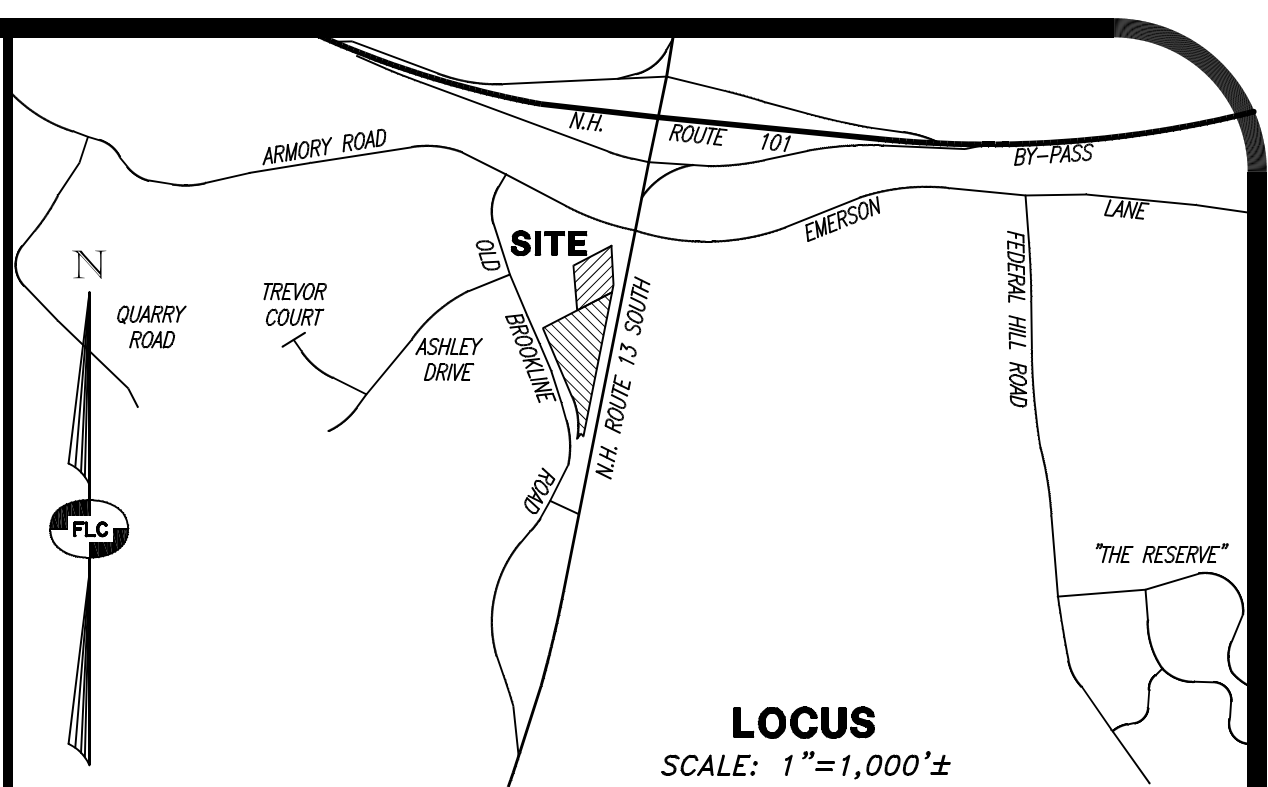


Existing Conditions



Lot Line Adjustment and Minor Subdivision Depiction





1. THE OWNER OF RECORD FOR MAP 48 LOTS 7 & 8 IS CHAPPELL PROPERTIES, LLC, 454 NH ROUTE 13 SOUTH, MILFORD, NH 03055-3415. THE DEED REFERENCE FOR LOT 48-7 IS BK-6263 PG.1191 DATED JULY 11, 2000. THE DEED REFERENCE FOR LOT 48-8 IS BK-6129 PG.523 DATED JULY 9, 1999. BOTH ARE RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
2. THE PURPOSE OF THIS PLAN IS TO REVISE THE COMMON LOT LINE BETWEEN TAX MAP LOT 48-7 AND LOT 48-8 AND THEN SUBDIVIDE THE REVISED LOT 48-8 INTO TWO LOTS.
3. THE BOUNDARY INFORMATION SHOWN IS BASED ON THE REFERENCE DEEDS AND THE REFERENCE PLANS CITED HEREON TOGETHER WITH A PRECISE FIELD SURVEY PERFORMED BY THIS OFFICE IN FEBRUARY 2021. THE HORIZONTAL ORIENTATION IS BASED ON THE H.C.R.D. PLAN #13079 (NH GRID). THE VERTICAL DATUM IS ASSUMED.
4. THE AREA OF EXISTING LOT 48-7 IS 1.083 ACRES OR 47,177 SQ.FT. WITH 39.78 FT. OF FRONTAGE ALONG NH ROUTE 13 SOUTH. THE AREA OF EXISTING LOT 48-8 IS 2.740 ACRES OR 119,365 SQ.FT. WITH 765.72 FT. OF FRONTAGE ALONG NH ROUTE 13 SOUTH AND 609.59 FT. ALONG OLD BROOKLINE ROAD.
5. ZONING FOR THE LOT IS THE INTEGRATED COMMERCIAL-INDUSTRIAL DISTRICT (IC1).

"ICI" DISTRICT	REQUIRED WITH	REQUIRED, NO	EXISTING	EXISTING
	SEWER & WATER	SEWER & WATER	BEFORE LLADJ LOT 48-7	BEFORE LLADJ LOT 48-8
MIN LOT AREA	20,000 SF	40,000 SF	47,177 SF	119,365 SF
MIN LOT FRONTAGE	150 FT	150 FT	39.78 FT	765.72 FT
MIN FRONT SETBACK	30 FT	30 FT	NONE	24.9 FT
MIN SIDE SETBACK	15 FT	15 FT	NONE	35 FT
MIN REAR SETBACK	15 FT	15 FT	NONE	48.4 FT
MAX. BLDG. HEIGHT	40 FT	40 FT	NONE	>40 FT

- THE WETLAND CONSERVATION DISTRICT OVERLAY REQUIRES A 25' BUFFER SETBACK.
6. THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ON SITE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF FEBRUARY 2021.
7. JURISDICTIONAL WETLANDS WERE MAPPED BY CHRISTOPHER A. GUIDA, C.W.S., AND LOCATED BY THIS OFFICE DURING THE MONTH OF AUGUST, 2019.
8. "OPEN SPACE" AREA FOR PROPOSED LOT 48-7 IS 0.00± ACRES ACRES OR XX% OF THE TOTAL PARCEL AREA. "OPEN SPACE" AREA FOR PROPOSED LOT 48-8 IS 0.00± ACRES ACRES OR XX% OF THE TOTAL PARCEL AREA. "OPEN SPACE" AREA FOR PROPOSED LOT 48-8-1 IS 0.00± ACRES ACRES OR XX% OF THE TOTAL PARCEL AREA. MINIMUM REQUIREMENT IS 30% FOR EACH LOT.
9. ACCESS TO THE LOTS ARE FROM EXISTING DRIVEWAYS. NO NEW ACCESS IS PROPOSED.
10. THE PARCEL LIES OUTSIDE OF THE 100-YEAR FLOOD HAZARD AREA PER FEMA F.I.R.M. PANEL 33011C0459D DATED SEPTEMBER 25, 2009.
11. THE SUBJECT PARCEL IS LOCATED ENTIRELY WITHIN THE LEVEL 1 GROUNDWATER PROTECTION OVERLAY AREA.
12. SOIL TYPE FOR THE ENTIRE SITE IS CmC, CANTON FINE SANDY LOAM, VERY STONY, WITH SLOPES BETWEEN 8% AND 15%.
13. THE LOT IS CURRENTLY SERVICED BY OVER-HEAD & UNDEGROUND UTILITIES, AN UNDERGROUND PROPANE TANK & MUNICIPAL WATER.
14. THE LOTS MAY BE SUBJECT TO SLOPE AND EMBANKMENT RIGHTS OF THE STATE OF NEW HAMPSHIRE (SEE NH DEPARTMENT OF PUBLIC WORKS PROJECT NO. S-17(3), DATED 1953.

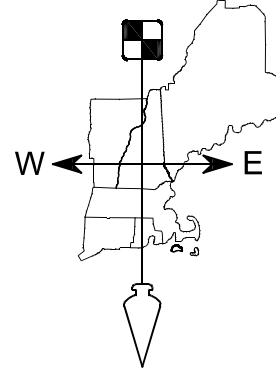
REV.	DATE	DESCRIPTION	C/O	DR	CK

**LOT LINE ADJUSTMENT &
SUBDIVISION PLAN**
TAX MAP 48 LOTS 7 & 8
(459 NH ROUTE 13 SOUTH)
MILFORD, NEW HAMPSHIRE

PREPARED FOR AND LAND OF:
CHAPPELL PROPERTIES, LLC
 454 NH ROUTE 13 SOUTH, MILFORD, NH 03055

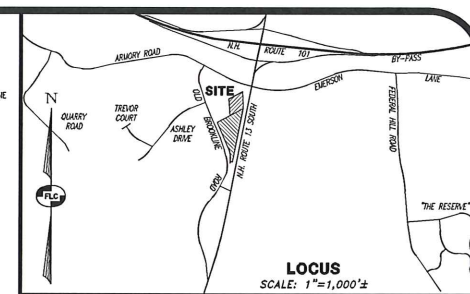
CALE: 1"=50' FEBRUARY 12, 2021

Surveying ⊕ **Engineering** ⊕ **Land Planning** ⊕ **Permitting** ⊕ **Septic Designs**



FIELDSTONE
LAND CONSULTANTS, PLLC

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



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REV	DATE	DESCRIPTION	C/O	DB	CK
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REV.	DATE	DESCRIPTION	C/O	DR	CR
LOT LINE ADJUSTMENT 2					

LOT LINE ADJUSTMENT & SUBDIVISION PLAN

TAX MAP 48 LOTS 7 & 8

(459 NH ROUTE 13 SOUTH)
MILFORD, NEW HAMPSHIRE

MILFORD, NEW HAMPSHIRE
PREPARED FOR AND LAND OF.

CHAPPELL PROPERTIES, LLC

454 NH ROUTE 13 SOUTH, MILFORD, NH 03055

SCALE: 1"=50' FEBRUARY 12, 2021

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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Figure 1. Map of the study area in the south-east of England, showing the location of the study area in relation to the English Channel and the surrounding land.

206 Elm Street, Milford, NH 03055
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FILE: 5006007.DWG 0001.MD 500-02 SHEET NO. 02 OF 1 PAGE NO. 1 OF 1

FILE: 528SB07.DWG	PROJ. NO. 528.07	SHEET NO. SB-1	PAGE NO. 1 OF 1
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