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: November 10, 2022

To: Planning Board

From: Camille Pattison, NRPC Assistant Director

Subject: **Case SD2022-10 – Loretta Aveni Trust, Tax Map 29, Lot 22, 119 Union Street**. Public hearing for a Minor Subdivision application to subdivide the subject lot into three residential lots within the Residence 'A' District.

BACKGROUND/PROPOSAL:

The applicant is before the Board seeking approval of a Minor Subdivision Application to subdivide the parent lot Tax Map 29, Lot 22 into three total lots (Tax Map 29, Lot 22, Lot 22-1 and Lot 22-2). The proposal calls for subdividing the existing 2.029 acre parcel into 3 lots. The existing parcel Tax Map 29, Lot 22 will be reduced to an area of .622 acres and will accommodate the existing house, barn and garage. As proposed tax Map 29, Lot 22-1 will be a reduced frontage lot with 1.087 acre, and Map 29, Lot 22-2 will be .350 acres in size.

APPLICATION STATUS:

The application is complete and ready to be accepted.

NOTICES:

Notices were sent to all property abutters in a timely manner.

WAIVER REQUESTS:

No waiver requests have been submitted.

LAND USE APPROVALS

The applicant went before the Board of Adjustment on November 3, 2022 for a variance from the minimum required frontage on Map 29 Lot 22-1, allowing for a reduced frontage lot. The Board of Adjustment granted approval of the variance to allow for reduced frontage on Map 29 Lot 22-1.

EXISTING USE/CONDITIONS:

The subject property is 2.029 acres in area and contains an existing 2 family New Englander with two-stories and attached barn, located on the northeast corner of the property with access from Union Street, in close proximity to the middle school. A detached garage is also located on the property. The northern edge of the property is subject to the Groundwater Protection Overlay District.

PROPOSAL:

Tax Map/Lot	Existing	Proposed
Tax Map 29-22	2.029 acres (89,708 sf)	.622 acres (27,097 sf.)
Tax Map 29-22-1		1.087 acres (47,351 sf.)
Tax Map 29-22-2		.350 acres (15,260 sf.)

ZONING DISTRICT/INFORMATION:

The subject property is within the Residence 'A' District. The intent of the Residence "A" District is to provide for low-density or low-intensity uses, primarily single-family residential on individual lots.

All 3 lots will be serviced by town water and sewer and therefore must have a minimum of 15,000 sf, and 100 ft of frontage.

Proposed lots 29-22 and 29-22-2 meet the minimum dimensional requirements for properties within the Residence 'A' Zoning District. Proposed lot 29-22-1 does not meet the minimum required frontage of 100 feet and has obtained a variance from the Zoning Board of Adjustment on November 3rd, 2022.

STAFF COMMENTS:

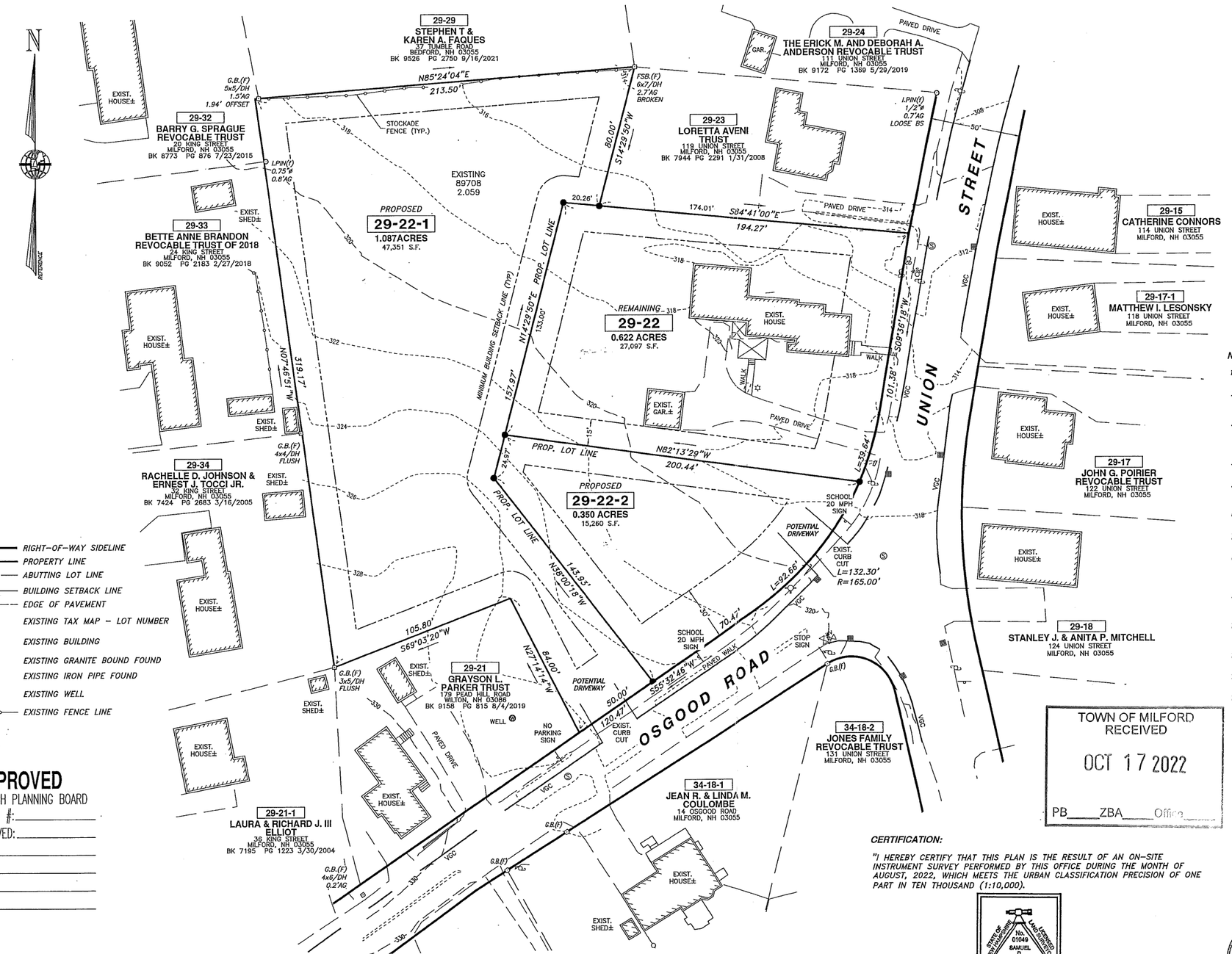
1. Lots 29-22-1 and 29-22-21 will require a curb cut /driveway permit.
2. Please show how adequate site distance is achievable from the proposed driveway location. This is of specific concern given the proximity to the busy intersection of Union Street and Osgood Road.
3. Plan must include a note indicating that clearly marked street numbers must to be required to ensure appropriate and timely emergency response due to the set back on lot Lot 29-22-1. This is a concern from Milford Ambulance.
4. The plan should be amended to include monumentation at the corner of each lot. Further, a note shall be added to the plan stating that prior to the signing of the plan, all monumentation shall be set and noted on the plan or a security be provided to the Town to cover the cost of monumentation.

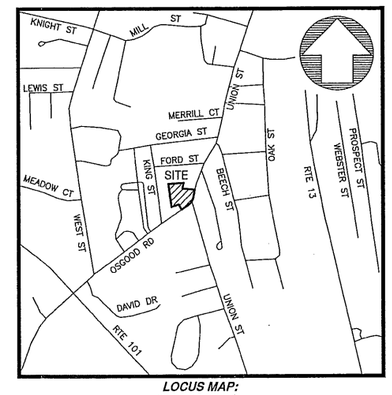
STAFF RECOMMENDATIONS:

The applicant should be prepared to address any of the comments raised by the Planning Board, Staff, and public pertaining to the Minor Subdivision Plan. Barring any/all input and recommendations from the Board, Staff recommends approving the application subject to revising the plan per staff and Board comments.

Aerial Photos of Subject Property:

29-29
29-24
29-32
29-23
29-33
29-22
29-34
29-21-1
29-21
29-20
34-18-1
4-18-2
39'
33'
16'
41'
68'
90'
242'
187'
200'
132'
80'
174'
81'
75'
128'
150'
342'
73'
105.8'
84'
47.86'
173.82'
151.6'
62'
173.78'
61'





LOCUS MAP:
SCALE: 1"=1,000'±

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT A THREE LOT RESIDENTIAL SUBDIVISION OF TAX MAP 29 LOT 22.
2. THE OWNER OF RECORD OF LOT 29-22 IS THE LORETTA AVENI TRUST, SEE DEED REFERENCE VOL. 7944 PG. 2293, DATED 1/28/08 IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. NO RECORDED EASEMENTS WERE FOUND.
3. PARCEL IS LOCATED WITHIN THE RESIDENTIAL A ZONING DISTRICT. MINIMUM CONVENTIONAL REQUIREMENTS INCLUDE 15,000 S.F. OF AREA WITH 100' OF FRONTAGE. MINIMUM SETBACKS INCLUDE 30' FRONT, 15' SIDE AND 15' FROM REAR.
4. THE EXISTING AREA OF LOT 29-22 IS 2.059 ACRES OR 89,708 S.F. (PRE-SUBDIVISION).
5. BOUNDARY INFORMATION SHOWN HEREON FOR LOT 29-22 IS BASED UPON RECORD DEED INFORMATION AND PHYSICAL EVIDENCE RECOVERED PER A FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF AUGUST, 2022.
6. ALL LOTS ARE TO BE SERVICED BY MUNICIPAL WATER SUPPLY AND MUNICIPAL SEWER.
7. PER FEMA DFIRM MAP #33011C0459D, EFFECTIVE DATE 9/25/2009, LOT 29-22 IS NOT SUBJECT THE SPECIAL FLOOD HAZARD AREA.
8. THE TOPOGRAPHY AND OBSERVABLE SITE IMPROVEMENTS SHOWN ON LOT 29-22 ARE THE RESULT OF A GROUND SURVEY PERFORMED BY THIS OFFICE DURING AUGUST, 2022. OFFSITE DETAIL SHOWN IS APPROXIMATE BASED UPON AERIAL PHOTOS AND TOWN OF MILFORD GIS DATA.
9. PORTIONS OF THE SITE LIE WITHIN THE LEVEL 1 PROTECTION AREA OF THE GROUNDWATER PROTECTION OVERLAY DISTRICT AND IS SUBJECT TO GROUNDWATER PROTECTION OVERLAY DISTRICT REGULATIONS.
10. HORIZONTAL ORIENTATION IS BASED UPON NEW HAMPSHIRE STATE PLAN COORDINATE SYSTEM AND VERTICAL DATUM IS BASED ON NAVD88 PER A GPS COORS SOLUTION DURING AUGUST, 2022.
11. NO UNDERGROUND UTILITY INVESTIGATION WAS PERFORMED BY THIS OFFICE AT THIS TIME.
12. ACCORDING TO USDA WEB SOIL SURVEY, SOIL TYPE FOR LOT 29-22 IS CAB, CANTON FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES, WELL DRAINED.
13. A ZONING BOARD OF ADJUSTMENT VARIANCE FOR LOT 29-22-1 IS PENDING AT THIS TIME TO ALLOW FOR A REDUCED FRONTAGE LOT. LOT 29-22-1 AS SHOWN HEREON DOES NOT MEET THE TOWN SUBDIVISION REQUIREMENTS.

LEGEND:

- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- 29-22 EXISTING TAX MAP - LOT NUMBER
- EXISTING BUILDING
- EXISTING GRANITE BOUND FOUND
- EXISTING IRON PIPE FOUND
- EXISTING WELL
- EXISTING FENCE LINE

APPROVED
MILFORD, NH PLANNING BOARD
SUB DIVISION #:_____
DATE APPROVED:_____
SIGNED:_____
_____
_____
_____

GRAPHIC SCALE
30' 15' 0 30' 60' 90'

REV.	DATE	DESCRIPTION	C/O	DR	CK
D	---	---	---	---	---
C	---	---	---	---	---
B	---	---	---	---	---
A	---	---	---	---	---

OWNER'S SIGNATURE:
Roger Aveni Trustee 10/14/2022
OWNER OF TAX MAP LOT 29-22 DATE

CERTIFICATION:
"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ON-SITE INSTRUMENT SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF AUGUST, 2022, WHICH MEETS THE URBAN CLASSIFICATION PRECISION OF ONE PART IN TEN THOUSAND (1:10,000).

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 01049 SAMUEL D. INGRAM SIGNATURE
Issued for State and/or Municipal review only 10/14/22

TOWN OF MILFORD
RECEIVED
OCT 17 2022
PB____ ZBA____ Office____

SUBDIVISION PLAN
LAND OF:
THE LORETTA AVENI TRUST
TAX MAP 29 LOT 22
OSGOOD ROAD & UNION STREET
MILFORD, NEW HAMPSHIRE

SCALE: 1" = 30' OCTOBER 14, 2022

MERIDIAN
LAND SERVICES, INC.
ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL. 603-673-1441
MERIDIANLANDSERVICES.COM FAX 603-673-1584

FILE:11975D00.dwg	PROJECT NO. 11975.00	SHEET NO. 1 OF 1

Plotted: 10/14/2022 3:21 PM By: SDI
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