

TOWN OF MILFORD, NH  
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

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**STAFF MEMO**

**Date:** November 19, 2018  
**To:** Town of Milford Planning Board  
**From:** Lincoln Daley, Community Development Director  
**Subject:** Richard Keogh, Tax Map 23, Lot 2, 188 Amherst Street. Conceptual Review of a nine (9) lot conventional subdivision and construction of an 800' roadway.

**ADDRESS:**

Tax Map 23 Lot 2, 188 Amherst Street

**BACKGROUND:**

The applicant, Richard Keogh, is presenting preliminary information to the Planning Board detailing a proposed major subdivision residential development on 188 Amherst Street, Tax Map 23, Lot 2. Said lot consists of 6.8 acres and contains a single family residence. The property is located in the Residential A Zoning District and falls under Section 6.04 Open Space And Conservation District (total number of proposed lots exceed 5 or more). The property abuts established single- and multi-family neighborhoods in Milford and undeveloped property to the north in Amherst. The property owner also owns the adjacent 4.6 acre parcel in Amherst, Tax Map 3, Lot 85.

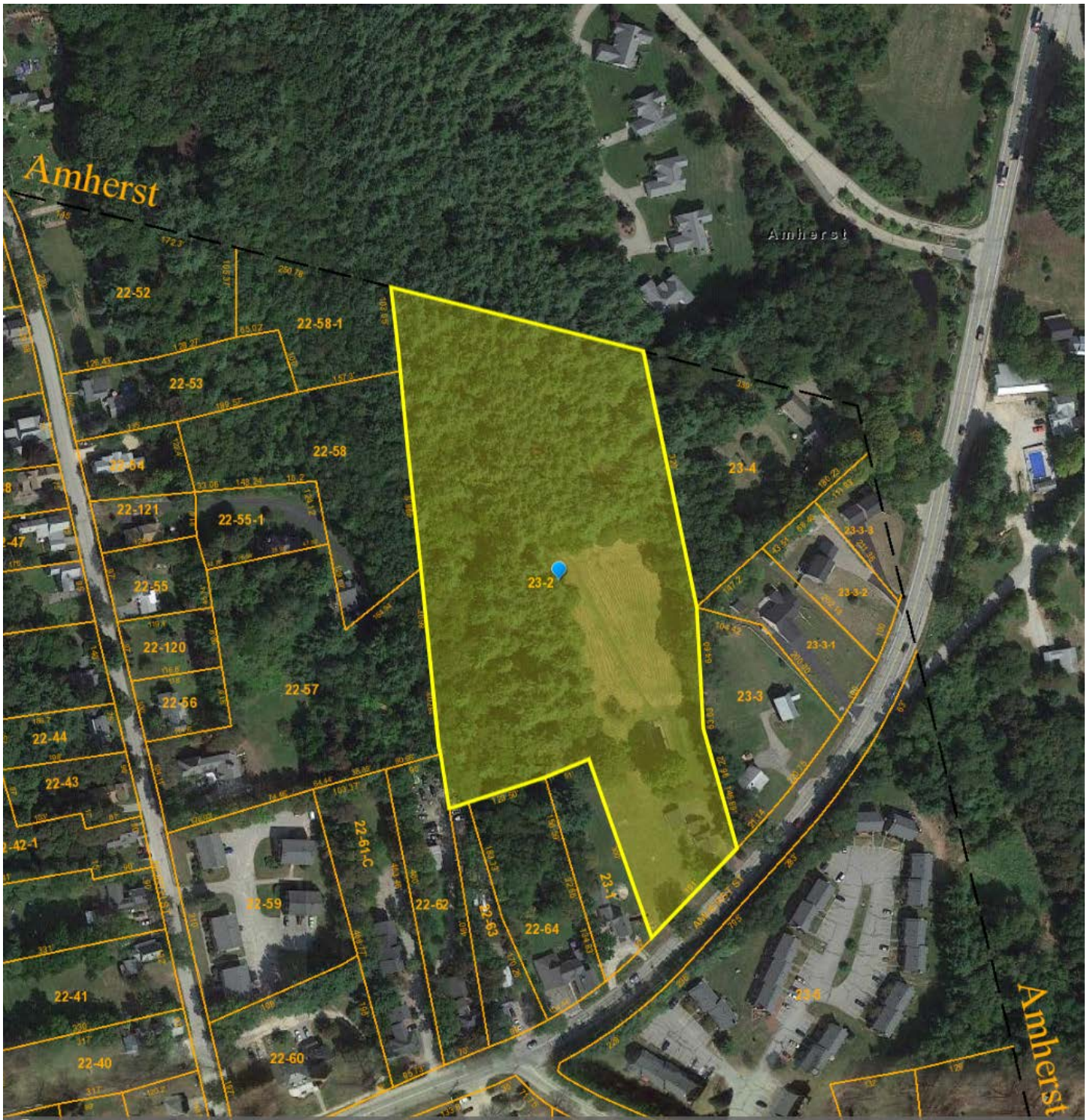
The project, as currently proposed, includes subdividing Map 23, Lot 2 into a nine lot conventional subdivision design. One of the eight lots would consist of the existing house and accessory structures. The lots would be served by a 800+ foot cul-de-sac road that includes a proposed access and utility easement providing future access to the abutting property in Amherst. As presented, the proposal provide sufficient frontage for all existing and proposed lots. The lots would be served by Milford municipal water and wastewater.

The conceptual plan has not been distributed for full interdepartmental review as it is not yet a formal application. Additional review will be necessary upon formal application.

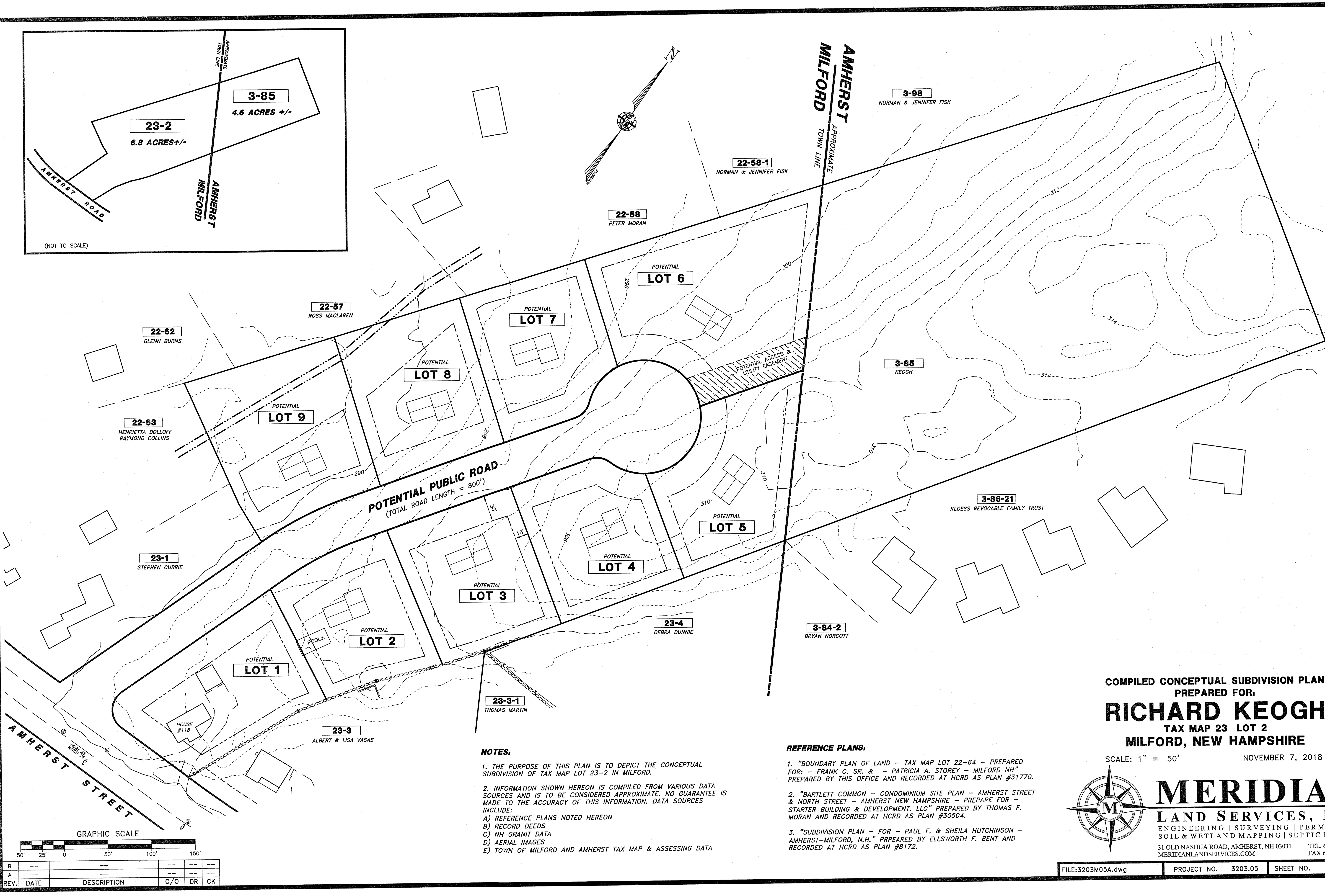
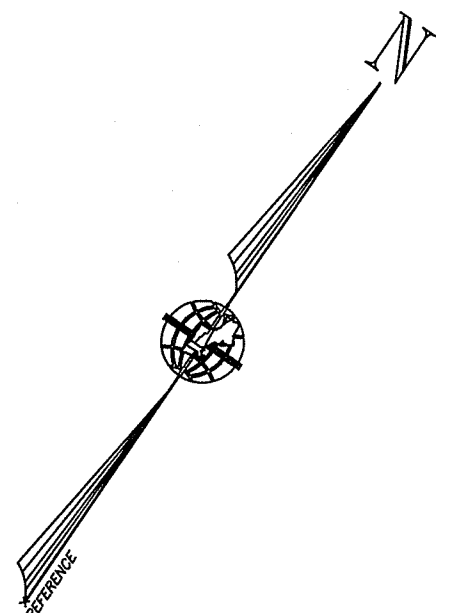
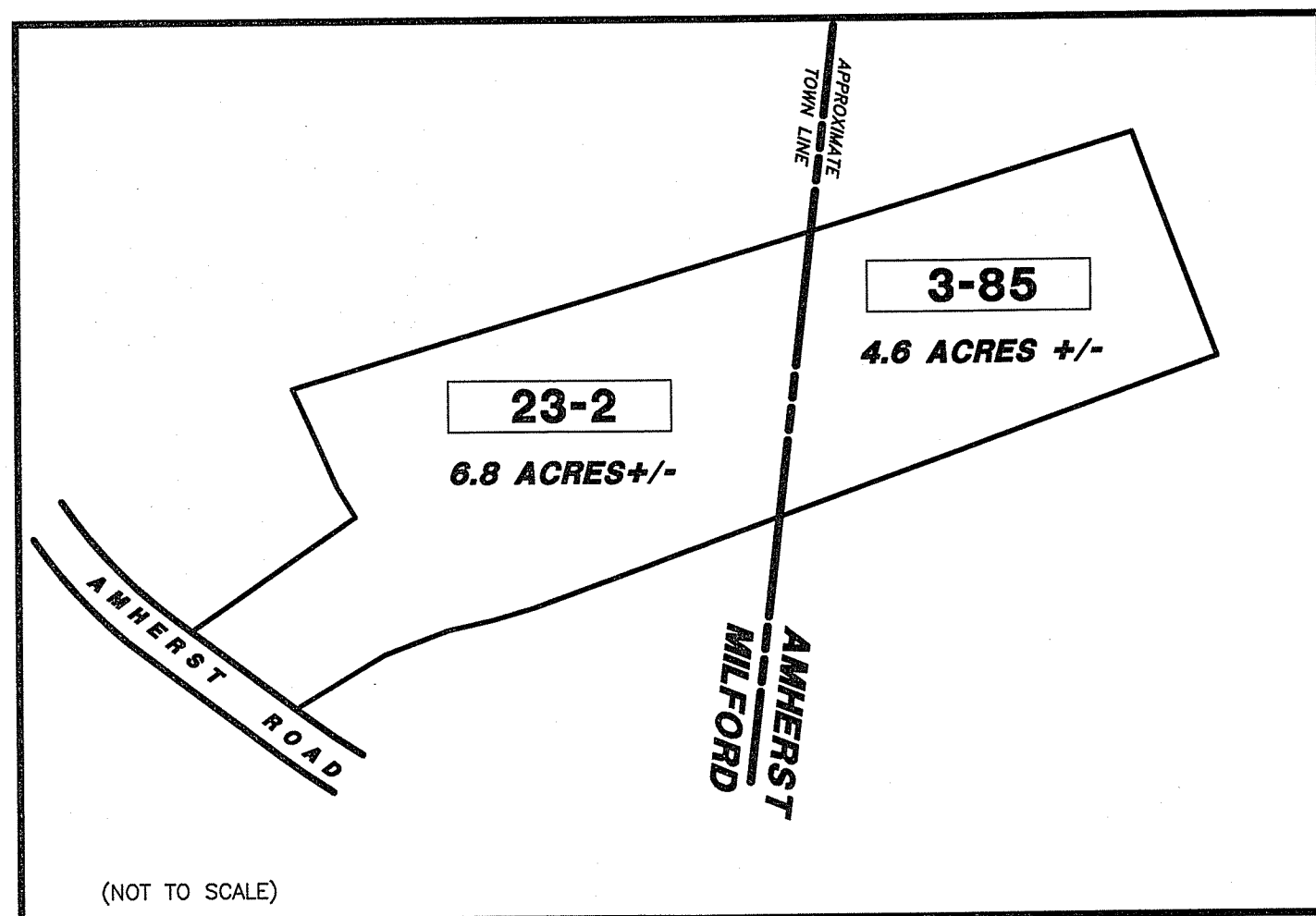
The Planning Board in its discussion with the applicant will want to seek additional information regarding subdivision layout (conventional or open space subdivision development), wetland and buffer impacts, drainage and roadway design, density, future connectivity to abutting properties. No decisions can be made on the proposed subdivision plan during this discussion. However, the applicant would like the Planning Board to voice their position on the proposed development and provide any preliminary comments at this time.

Attached is the concept plan for the proposed residential development.

Tax Map Overlay of Subject Property.







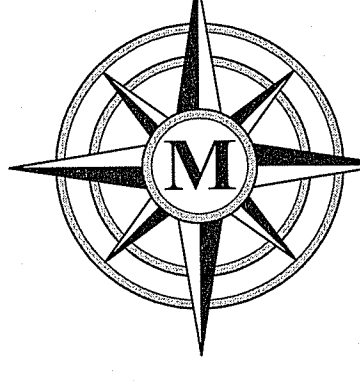
**NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE CONCEPTUAL SUBDIVISION OF TAX MAP LOT 23-2 IN MILFORD.
2. INFORMATION SHOWN HEREON IS COMPILED FROM VARIOUS DATA SOURCES AND IS TO BE CONSIDERED APPROXIMATE. NO GUARANTEE IS MADE TO THE ACCURACY OF THIS INFORMATION. DATA SOURCES INCLUDE:
  - A) REFERENCE PLANS NOTED HEREON
  - B) RECORD DEEDS
  - C) NH GRANIT DATA
  - D) AERIAL IMAGES
  - E) TOWN OF MILFORD AND AMHERST TAX MAP & ASSESSING DATA

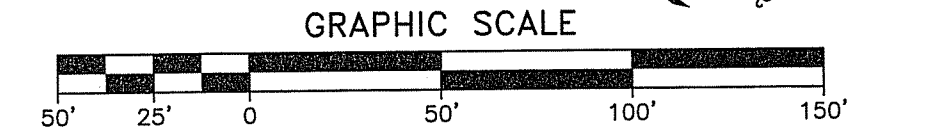
**REFERENCE PLANS:**

1. "BOUNDARY PLAN OF LAND - TAX MAP LOT 22-64 - PREPARED FOR: - FRANK C. SR. & - PATRICIA A. STOREY - MILFORD NH" PREPARED BY THIS OFFICE AND RECORDED AT HCRD AS PLAN #31770.
2. "BARTLETT COMMON - CONDOMINIUM SITE PLAN - AMHERST STREET & NORTH STREET - AMHERST NEW HAMPSHIRE - PREPARE FOR - STARTER BUILDING & DEVELOPMENT, LLC" PREPARED BY THOMAS F. MORAN AND RECORDED AT HCRD AS PLAN #30504.
3. "SUBDIVISION PLAN - FOR - PAUL F. & SHEILA HUTCHINSON - AMHERST-MILFORD, N.H." PREPARED BY ELLSWORTH F. BENT AND RECORDED AT HCRD AS PLAN #8172.

COMPILED CONCEPTUAL SUBDIVISION PLAN  
 PREPARED FOR:  
**RICHARD KEOGH**  
 TAX MAP 23 LOT 2  
 MILFORD, NEW HAMPSHIRE  
 SCALE: 1" = 50'  
 NOVEMBER 7, 2018



**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



REV.	DATE	DESCRIPTION	C/O	DR	CK
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