

TOWN OF MILFORD, NH
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

TEL: (603)249-0620

WEB: WWW.MILFORD.NH.GOV

STAFF MEMO

Date: November 19, 2018

To: Town of Milford Planning Board

From: Lincoln Daley, Community Development Director

Subject: **Liscotti Development, for the property located at Tax Map 6 Lot 14, 30 Wilton Road.**
Conceptual Review of a minor subdivision of Map 6, Lot 14 into two (2) lots and major site plan to construct a 9,319 sf. retail facility and associated improvements on the on the newly created lot.

PROPERTY INFORMATION:

Location: Tax Map 6 Lot 14, 30 Wilton Road. The property is the current location of the West Milford Self Storage operations.

Parcel Size: 7.6 acres, 331,056 square feet

Current/Existing Use(s): Commercial Storage Units

Zoning District: Integrated Commercial Industrial, West Elm Street District Overlay

Utilities: Municipal Water (Wilton) and Sewer (Milford)

BACKGROUND:

The applicant is presenting preliminary information to the Planning Board detailing a proposed minor subdivision to subdivide approximately 1.3 acres from Tax Map 6 Lot 14 to create a commercial lot. The new lot contains approximately 204 feet of frontage on Wilton Road and would meet the minimum dimensional requirement of the ICI Zoning District. The proposal calls for the construction of a 9,319 square foot retail store, 28 space parking area (2 handicapped) located in front of the building, and dock area on the east side of the building. Conceptual elevations have been provided.

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.

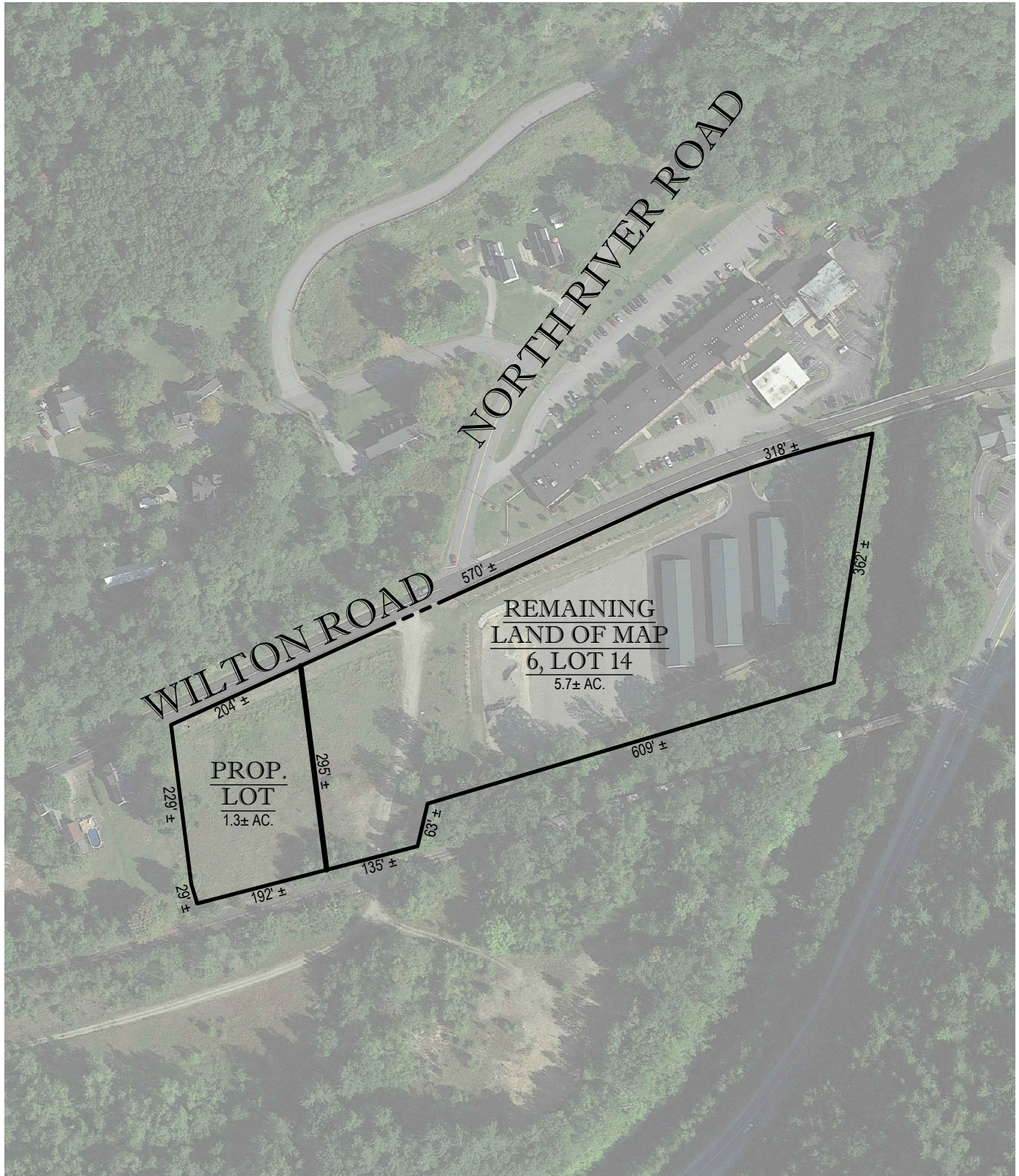
The Planning Board in its discussion with the applicant will want to seek additional information regarding site layout, building orientation, open space, traffic, utilities, time frame for construction, etc. No decisions on the proposed site plan can be made during this discussion; however, the applicant would like the Planning Board to voice their position on the proposed development and provide any preliminary comments at this time.

Attached, please find the conceptual minor subdivision plan, site play layout, and building elevations for the proposed commercial development and site improvements.

PRELIMINARY SITE PLAN

CITY, STATE - STREET:
MILFORD, NH - 30 WILTON ROAD

	DEVELOPER	DESIGNER	DATE:
BLDG/SALES SF: 9,319 SF	COMPANY: LISCIOTTI DEVELOPEMT	COMPANY: BOHLER ENGINEERING	10/29/2018
ACREAGE: 1.3 ACRE	NAME: JOHN SCRIBNER	NAME: MATTHEW BOMBACI	
PARKING SPACES: 28	PHONE #: (978) 466-6661	PHONE #: (508) 480-9900	

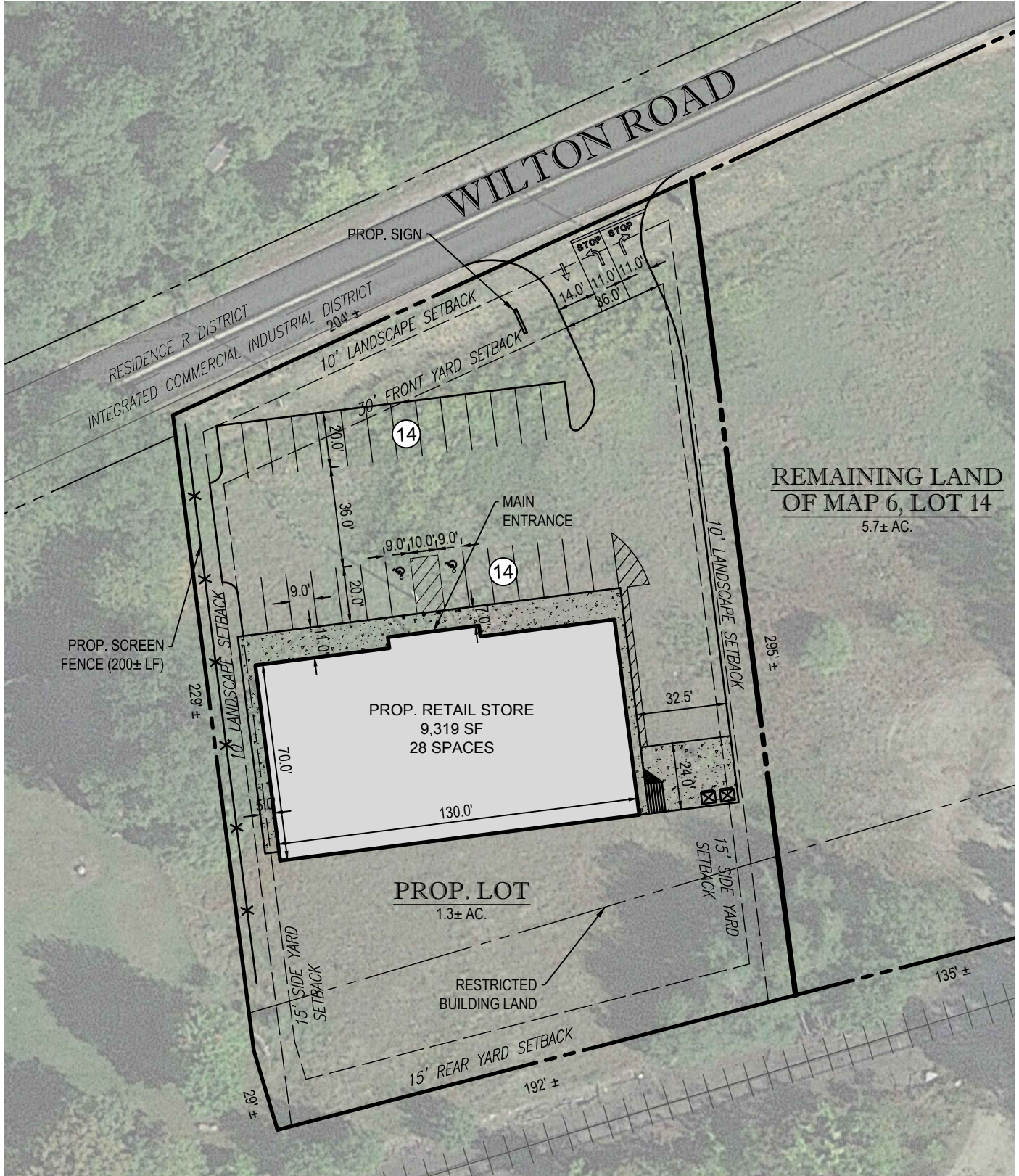


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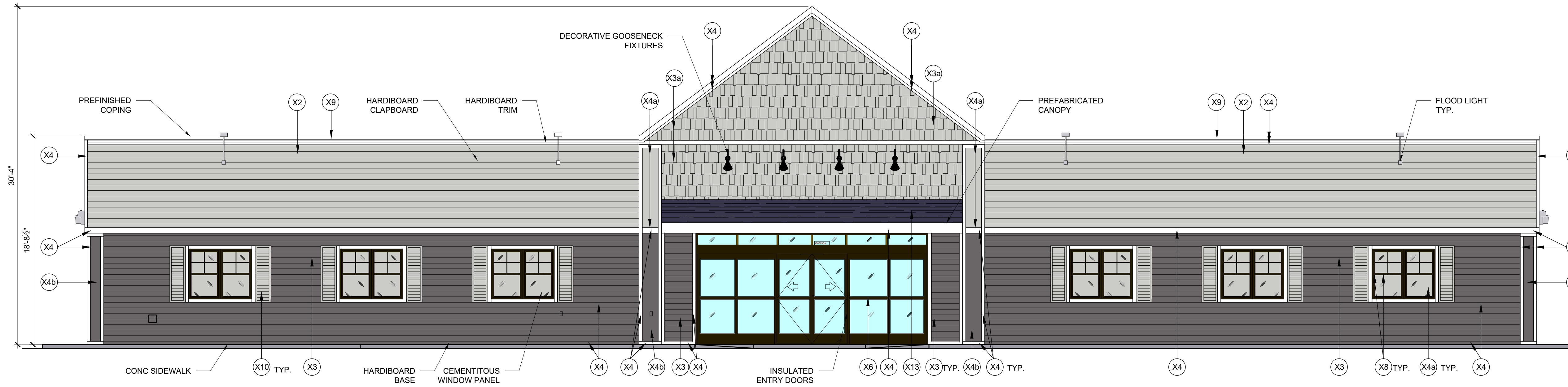
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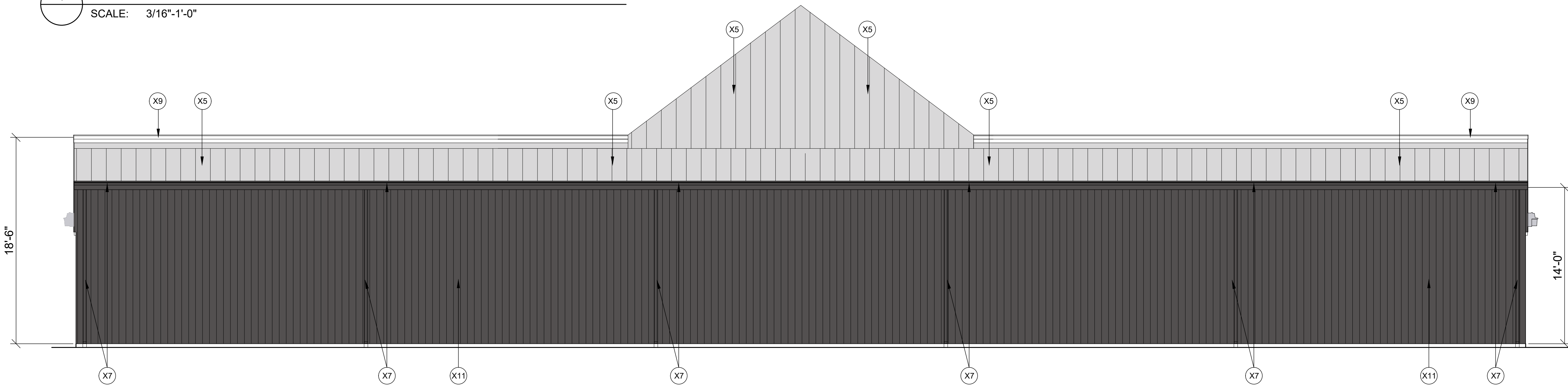
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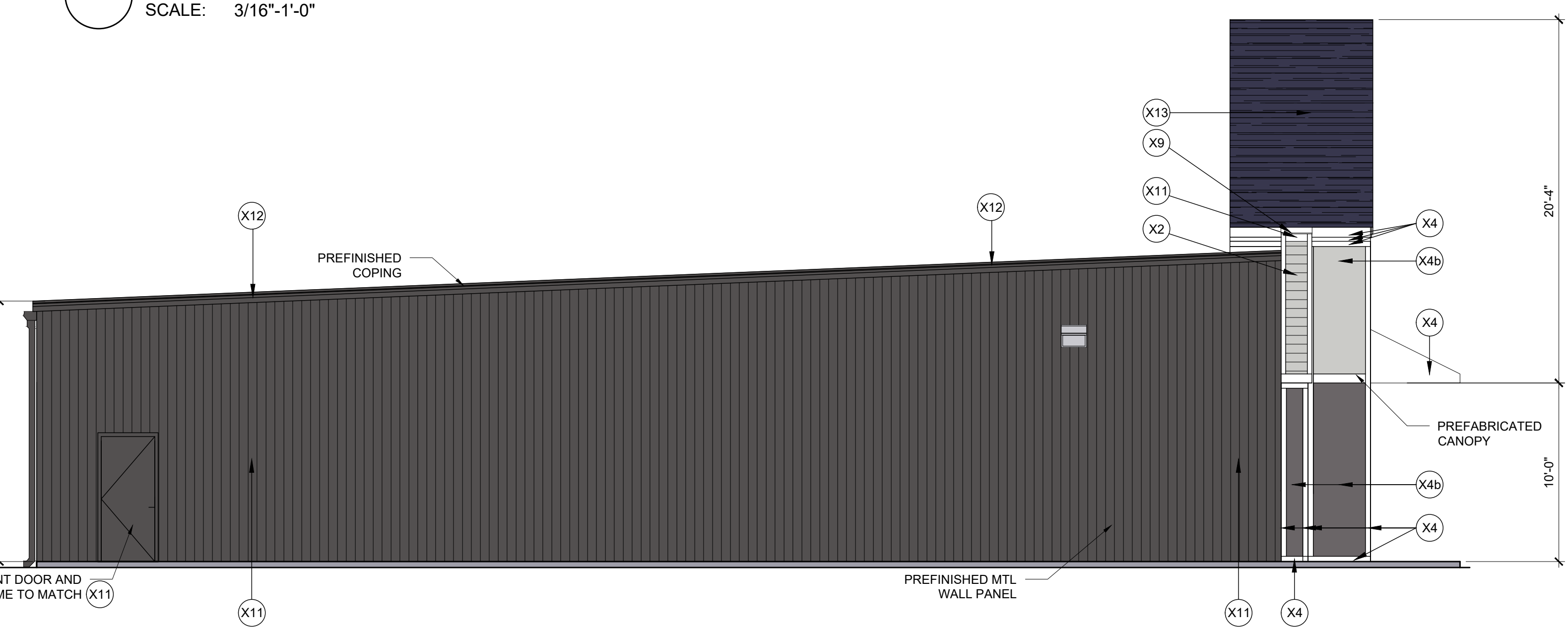
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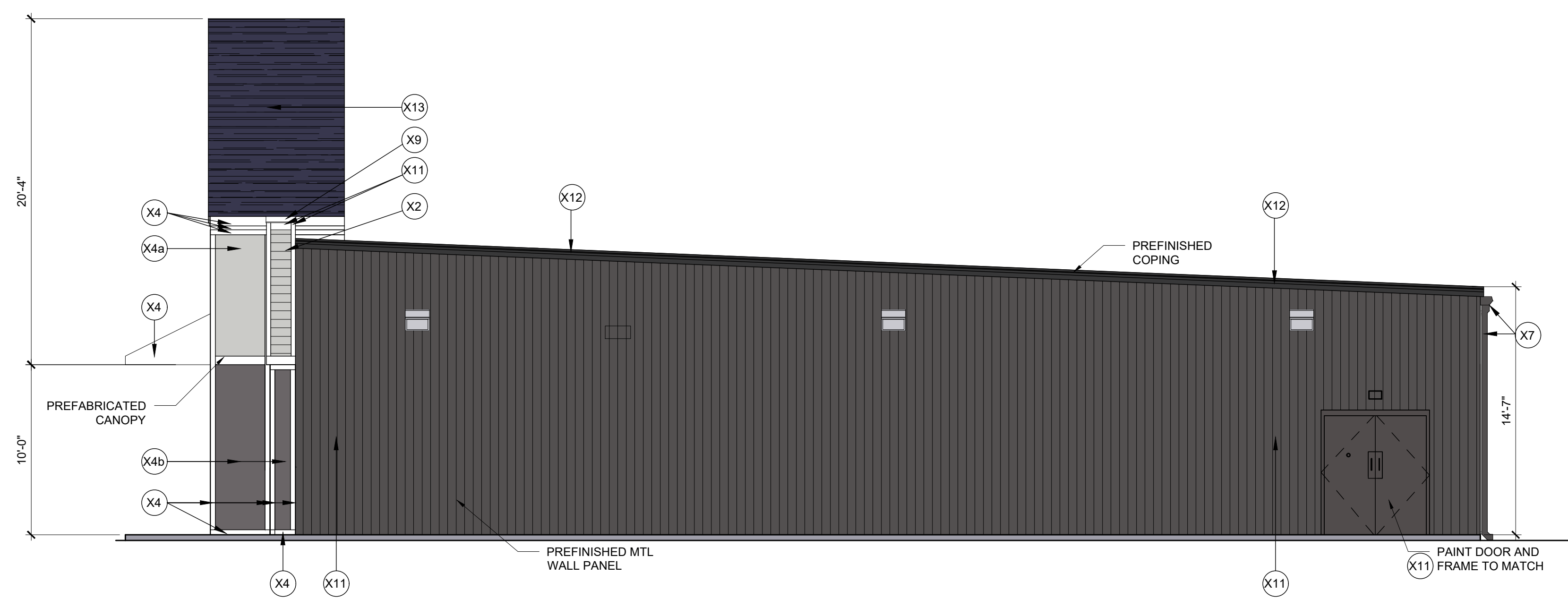
1 PROPOSED FRONT ELEVATION
SCALE: 3/16"-1'-0"



2 PROPOSED REAR ELEVATION
SCALE: 3/16"-1'-0"



3 PROPOSED LEFT SIDE ELEVATION
SCALE: 3/16"-1'-0"



4 PROPOSED RIGHT SIDE ELEVATION
SCALE: 3/16"-1'-0"

EXTERIOR FINISH SCHEDULE			
TAG	MATERIAL/ MFG.	COLOR/ NO.	NOTES
X1	NOT USED	COLOR: N/A	N/A
X2	HARDIE-BOARD LAPBOARD	COLOR: PEARL GRAY	PRE-FINISHED
X3	HARDIE-BOARD LAPBOARD	COLOR: NIGHT GRAY	PRE-FINISHED
X3a	HARDIE-BOARD SHINGLES	COLOR: PEARL GRAY	PRE-FINISHED
X4	HARDIE-TRIM	COLOR: WHITE	PRE-FINISHED
X4a	HARDIE-TRIM	COLOR: PEARL GRAY	PRE-FINISHED
X4b	HARDIE-TRIM	COLOR: NIGHT GRAY	PRE-FINISHED
X5	STANDARD METAL ROOF PANEL	COLOR: GALVALUME	FINISH BY PEMB
X6	STANDARD ENTRY DOORS	COLOR: DARK BRONZE	PRE-FINISHED
X7	MTL GUTTERS, DOWNSPOUTS	COLOR: CHARCOAL GRAY O.E.	FINISH BY PEMB
X8	HARDIE-TRIM	COLOR: TO MATCH X6	FINISH BY PEMB
X9	MTL COPING	COLOR: WHITE O.E.	FINISH BY PEMB
X10	DECORATIVE SHUTTERS	COLOR: TO MATCH X4a	PAINTED
X11	MTL PANEL	COLOR: CHARCOAL GRAY O.E.	FINISH BY PEMB
X12	MTL COPING	COLOR: CHARCOAL GRAY	FINISH BY PEMB
X13	ASPHALT SHINGLES	COLOR: PEWTER GREY	GAF TIMBERLINE
X14	RACEWAY	COLOR: COLONIAL WHITE	PAINTED