



TOWN OF MILFORD
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PB ZBA Office

APPLICATION FOR SITE PLAN APPROVAL

CONTACT INFORMATION

Property Owners(s): Name: Chandler Jag LLC & RES Holding LLC
Address: 270 Nashua Road, Londonderry, NH 03053

Telephone Number: _____ Fax: _____
Email Address: _____

Applicant: Name: Axis Realty Group, LLC
(if different from above) Address: 270 Nashua Road, Londonderry, NH 03053

Telephone Number: 603-505-0513 Fax: _____
Email Address: _____

**Engineer/
Surveyor/
Architect:** Name: Fieldstone Land Consultants, PLLC
Address: 206 Elm Street, Milford, NH 03055

Telephone Number: 603-672-5456 Fax: 603-413-5456
Email Address: cebranon@fieldstonelandconsultants.com
Primary Contact Person: Chad Branon

TYPE OF APPLICATION

(Please check all that apply)

- Discussion - Informal meeting with Planning Board.
- Minor Site Plan - Less than 600 sq. ft. of additional exterior construction.
- Major Site Plan
 - Design Review Plan
 - Final Plan
- Request for Waiver of Site Plan Review
- Request for Waiver of Specific Site Plan Requirements
- Other - (i.e. amendments and/or revisions)
Amended minor site plan per conditions of approval

SITE INFORMATION

LOCATION: Tax Map Number 16 Lot(s) 1 ZONING DISTRICT: Integrated Commercial-Industrial (ICI)
ROAD FRONTAGE ON: Elm Street (101A) TOTAL SITE AREA: 0.636 Acres
BRIEF DESCRIPTION OF PROJECT: This project proposes to construct an addition on the existing motel and convert it into a 12 unit multi-family residential development. Other improvements proposed include a dumpster, parking, grading, and drainage.
NAME OF EXISTING OR PROPOSED SITE PLAN: Previously Granite Town Motel

INSTRUCTIONS FOR SUBMITTING A COMPLETE APPLICATION (Please read carefully)

For an application to be scheduled on the next available Planning Board agenda, the following items MUST be submitted to the Department of Planning & Community Development by close of business on the officially posted submittal date:

- 1. **Completed and signed SITE PLAN APPLICATION FORM and ABUTTERS LIST.**
The application will not be placed on the Planning Board agenda unless all required signatures are on the application. The owner MUST sign the application form.
- 2. **Three (3) large and one (1) 11" x 17" prints of the site plan or site plan set.**
At least one (1) plan MUST be signed by the owner. All applicable information as described on the attached SITE PLAN CHECKLIST MUST be shown on the plans. Owner's signature must be on at least one (1) plan, indicating his/her knowledge of the plan and application.
- 3. **Application fee and Abutter Mailing Fees.**
These fees will be determined at the time you turn in the application. Fees are based on square footage of new construction and number of certified mailings, which must be sent. All checks are to be made payable to the **Town of Milford**.

AUTHORIZED SIGNATURES

Owner(s): I/We, as owner(s) of the property described hereon, certify that this application is correctly completed with all required attachments and requirements in accordance with the Site Plan Regulations for the Town of Milford. I/We also authorized members of the Milford Planning Board and its agents to access the property described on this application for on-site review of the proposed site plan.

Kyle Segal - Owner 5/20/2023
Name (please print) and Title Date

IF APPLICABLE:

Owner(s) authorization for Applicant or Agent to represent the application:

The applicant or agent, as stated hereon, has authorization from the property owner to submit this site plan application and represent the property owner on matters relative to the Town site plan approval process.

Kyle Segal 5/20/2023
Owner's Signature Date

Applicant's Signature:

I acknowledge, as the applicant stated hereon, that this site plan application has been completed and submitted in conformance with all applicable Town of Milford regulations, and that I am the designated representative for the property owner on matters relative to this site plan application.

Applicant's Signature Date

Agent's Signature (someone other than the Owner or Applicant who is representing the project):

I acknowledge, as the agent stated hereon, that this site plan application has been completed and submitted in conformance with all applicable Town of Milford regulations, and that I am the designated representative for the property owner on matters relative to this site plan application.

Charlie Ritchie 5/22/2023
Agent's Signature Date



TOWN OF MILFORD, NH

Application Checklist

MINOR SITE PLAN

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Minor Site Plan: An application of six hundred (600) square feet, or less, of additional building space.

For any boxes under "Required" checked "No" please submit written justification if the reasons are not apparent. This checklist is for administrative efficiency. It does not take the place of the comprehensive requirements of the Development Regulations, nor does it preclude the Board from requesting additional information if deemed necessary for making an informed decision.

Waiver Requests: Provide written justification for any waiver requests, citing the appropriate section number of the regulations. Waiver Forms are available at the Community Development Office or online at: <http://www.milford.nh.gov>.

If you have any questions please contact the Community Development office at (603) 249-0620.

Name of Application Granite Town Motel Redevelopment

Map(s) 16 Lot(s) 1

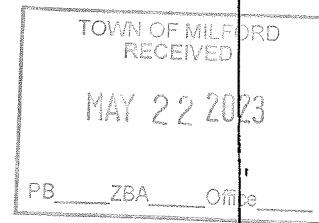
Required			Submitted		Waived
YES	NO		YES	NO	
			General Submission Requirements		
		1.	Complete, signed Application	X	
		2.	Four (4) large 22" x34" copies and one (1) reduced 11" x 17" copy	X	
			Plan Information		
		A.	Name, address & signature of applicant	X	
		B.	Name, address & signature of owner (if different from applicant)	X	
		C.	Name & address of person/firm preparing plan	X	
		D.	Names & address of all abutters	X	
		E.	North arrow	X	
		F.	Scale	X	
		G.	Date Prepared	X	
		H.	Locus map	X	
		I.	Property boundary lines with distances and angles to scale	X	
		J.	Lot area, frontage & associated minimum zoning requirements	X	
		K.	Current zoning of property	X	
		L.	All existing buildings, parking & driveways	X	
		M.	Building setback lines	X	

Required			Submitted	Waived
YES	NO			
General Submission Requirements			YES	NO
		N. Location of proposed addition(s)	X	
		O. Flow of traffic	X	
		P. All existing utilities (i.e. sewer, water, electric & gas)	X	
		Q. Provisions for storage of recycling and refuse	X	
		R. Location, size and detail of signs	X	
		S. Location, size and detail of exterior lighting	X	
		T. Location, size and detail of storage tanks	X	
		U. Proposed and current landscaping with detail table	X	
		V. Snow storage locations	X	
		W. Note defining the Purpose of the plan	X	
		X. Note referencing and/or depictions on the plan of all easements, rights-of-way and deeded property restrictions.	X	
		Y. Note detailing applicable impact fees	X	
		Z. Note detailing Open Space calculations	X	
		AA. Note detailing Flood Hazard information	X	
		BB. Note detailing Groundwater Protection District information	X	
		CC. Architectural details	Condition of approval	
		DD. Note detailing any approved waivers	X	
Other Information (as necessary)				
		1. Stormwater Management and Erosion Control permit if > 5000 SF of land disturbance (see Stormwater Management and Erosion Control Regulation)	N/A	
		2. Alteration of Terrain Permit from NH DES	N/A	
		3. All new deeds, easements, covenants and rights-of-way on property	X	
		4. Any other State/Federal Permits	N/A	

Signature of person preparing the Minor Site Plan Application Checklist:

Name/Title: Charlie Ritchie, Date: 5/19/2023

Return to: Town of Milford, NH #568
1 Union Square
Milford, NH 03055



**DECLARATION OF DRAINAGE EASEMENT
(371 Elm Street, Milford, NH)**

THIS DECLARATION OF DRAINAGE EASEMENT is made this 21st day of March, 2023, by **371 Elm St LLC**, a New Hampshire Limited Liability Company, with a mailing address of 110 Maple Lane, Northborough, MA 01532, (the "Declarant").

Recitals

WHEREAS, the Declarant is the owner of certain real estate on the northerly side of Elm Street that had previously obtained subdivision approval from the Town of Milford to subdivide such real estate into two (2) Lots known as "Granite Town Motel" in Milford, Hillsborough County, New Hampshire, more particularly shown on a plan entitled "Subdivision Plan of Tax Map Parcel 16-1 – 371 Elm Street, Milford, New Hampshire, Prepared for Granite Town Motel, Land of Amerco Trade, LLC, "Scale 1"=20' dated May 15, 2015, last revised June 1, 2016, prepared by Fieldstone Land Consultants, PLLC, and as recorded in the Hillsborough County Registry of Deeds as Plan Number 38948, (the "Plan"); and

WHEREAS, the Plan depicts and establishes two (2) lots in the Subdivision, being Lot 16-1 and Lot- 16-1-1 (inclusive); and

WHEREAS, Lot 16-1, is owned individually and is referred to as the "Lot"; and the Owner of the Lot is individually known as an "Owner" and

WHEREAS, the Plan depicts a drainage system consisting of a culvert running along the westerly side of Lot 16-1 from Elm Street to the "Man-Made Drainage Basin & Swale" is known as the "Swale" is needed to drain Elm Street drainage to the swale; and

WHEREAS, the Declarant declares and establishes for the benefit of the Town of Milford, known as the "Town" the right and easement to divert and convey stormwater from Elm Street through an existing underground drainage pipe to the "Swale"; and

NOW, THEREFORE, the Declarant hereby declares and establishes the following rights, easement, obligations and covenants with respect to the Lot on the Plan:

A. **Drainage Easement.** The Declarant hereby establishes a Twenty (20) feet wide Drainage Easement over that area that runs along the existing Drainage Pipe between Elm Street and the Swale. The Easement Area is to be centered along the existing drainage pipe as shown on said plan and extending 20 feet beyond the end of the pipe. The Easement Area is for the purpose of construction, maintenance and repair of the underground drainage system; and

B. **Duration and Benefit.** This Declaration shall run with, bind and benefit the Lot in perpetuity.

C. **Enforcement.** The Owner and the Town may enforce their rights under this Declaration of Drainage Easements by all remedies available at law or in equity, including, without limitation by seeking the remedy of specific performance and mandatory injunction.

D. **Maintenance.** The Town shall have the obligation to maintain, repair, and replace that portion of the Drainage System that is located on the Lot. The Town shall utilize good construction practices and act diligently in undertaking any maintenance, repair and replacement of the Drainage System. The Town shall perform such work in a manner so as to minimize disturbance of the natural topography on the Lot and to prevent soil erosion thereon; and to restore any disturbed area.

E. **No Other Party Rights.** The rights and benefits established under this Declaration are for the exclusive benefit of the then Owner and the Town. No other person or entity is granted any rights under this Declaration, nor receives any benefits under this Declaration, express or implied. Without limitation of the foregoing, no rights are granted under this Declaration to the general public. The rights and obligations of the Declarant shall terminate upon the Declarant no longer having any record title interest in a Lot.

F. **Amendments.** This Declaration may be amended by written instrument only if executed by the then Owner of the Lot and the Town.

G. **Effectiveness.** The Declaration shall be effective upon recording, notwithstanding the fact that upon recording. This Declaration shall be binding upon the Lot and the future Owner of the Lot, whether or not referenced in any deed of a Lot.

H. Law. This Declaration shall be interpreted, governed and enforced in accordance with the law of the State of New Hampshire.

For title, reference is made to the deed of Amerco Trade LLC to 371 Elm St. LLC, dated July 2, 2021 and recorded in the Hillsborough County Registry of Deeds at Book 9493 Page 170.

IN WITNESS WHEREOF, the Declarant has caused the Declaration to be duly executed this 21st day of March, 2023.

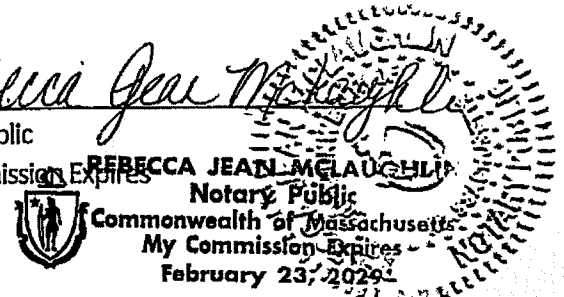
[Signature]
Witness

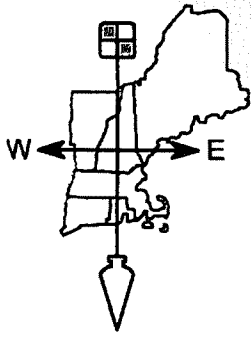
[Signature]
Owner

STATE OF ~~NEW HAMPSHIRE~~ MASSACHUSETTS
COUNTY OF ~~HILLSBOROUGH~~ MIDDLESEX

The foregoing instrument was acknowledged before me this 21st day of March, 2023, by Damon Amato, duly authorized on behalf of 371 Elm St, LLC, as the free and voluntary act of the company, proved to me through satisfactory evidence of identification, which was a driver's license, to the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for the stated purpose herein.

Rebecca Jean McLaughlin
Notary Public
My Commission Expires
REBECCA JEAN MCLAUGHLIN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 23, 2029





FIELDSTONE

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

LAND CONSULTANTS, PLLC

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

May 18, 2023



RE: Axis Realty Group, LLC
Minor Site Plan – Multi-Family Development
371 Elm Street - Milford, NH
Tax Map 16 Lot 1

To Whom It May Concern:

The undersigned hereby authorizes Fieldstone Land Consultants, PLLC to act as their agents in filing and seeking the necessary local, state and federal approvals for the above referenced project.

Very truly yours,

Owner/Applicant:

Signature: Kyle Segal

Print: Kyle Segal

Date 5/20/2023