



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: July 15, 2019

To: Planning Board

From: Kellie Shamel, Town Planner

Subject: Frank Kling (applicant) and Mengyuan Property Management, LLC (owner) – Conceptual discussion of a potential major site plan to raze an existing building and construct a six (6) unit condominium and associated site improvements. The parcel is located at 159 Elm Street in the Commercial, Nashua Elm Street Overlay and Milford 79-E Districts. Tax Map 19, Lot 5.

Background

Map 19, Lot 05 is located at 159 Elm Street in the Commercial, Nashua Elm Street Overlay and Milford 79-E Districts. The subject property is approximately 1 acre in size and is serviced by municipal water and sewer. The property contains an existing multi-family home which is proposed to be demolished. It is abutted by Wendy's to the east, Tractor Supply Shopping Plaza to the west, Brookstone Manor to the north and a single-family residence to the south.

The applicant is before the Planning Board to discuss a conceptual major site plan to raze the existing building and construct a six unit condominium along with related parking, landscaping and other site improvements. Access to the property would be from one curb cut off of Elm Street.

The applicant presented the concept to the Heritage Commission on May 8th. The commission requested that the new building if/when built, would carry the name of the original owner, Frederick and Freeman Crosby. Additionally, Mr. Kling offered to reuse the beams at another location and stated the stone lined well could be moved outside to be included in the new concept.

In addition to detailing the proposed improvements, the applicant will be seeking input from the Board regarding the next steps in the regulatory approval process and any other recommendations to assist the applicant if they decide to move forward with a formal application in the future. A conceptual review/discussion shall not bind the applicant or Planning Board.

Staff Recommendation

Listen to the applicant's presentation; provide feedback and any recommendations for their consideration in order for them to proceed with formal applications. Please also discuss any typically required/recommended items that the Board would be expecting should a formal application be submitted in the future.

Aerial Photograph of the Subject Property:



Street Level Photos of the Subject Property:

