



**Date:** January 10, 2020  
**To:** Planning Board  
**From:** Kellie Shamel, Town Planner  
**Subject:** James E. & Jean E. Saytanides (owner) and Meridian Land Services, Inc. (applicant) – Review for acceptance and consideration of a final approval for a major subdivision application and lot line adjustment to depict a lot line adjustment along the common lot lines of Map 56 Lot 51 and 56-52 and then subdivide Map 56, Lot 52 creating three new lots. The parcels are located at 446 and 472 Federal Hill Road in the Residential R District. Tax Map 56, Lots 51 and 52.

**BACKGROUND/PROPOSAL:**

The applicant is before the Board seeking approval of a lot line adjustment and subdivision plan to modify the common lot lines of Map 56, Lot 51 and 52 and then subdivide Map 56, Lot 52 creating three new lots. The parcels are located in the Residential R zoning district. This will be the first public hearing for the application.

**EXISTING USE/CONDITIONS:**

The total area of existing Map 56, Lot 51 is 3.031 acres and currently has an existing single family residence. The total area of existing Map 56, Lot 52 is 38.103 acres and currently has an existing single family residence and farm. Both parcels serviced by private well and septic. Additionally, there is an existing Right of Way for a septic system benefitting Map 56, Lot 53 as shown on Sheet 3 of the plan set.

**APPLICATION STATUS:**

The application is complete and ready to be accepted.

**NOTICES:**

Notices were sent to all property abutters on January 10, 2020.

**WAIVERS:**

The applicant has not submitted any waiver requests.

**PROPOSAL:**

The intent of the lot line adjustment and subdivision plan is to depict a lot line adjustment along the common lot lines of lots 56-51 and 56-52 and then subdivide lot 56-52 creating three new lots as further detailed below:

- Lot line adjustment between Map 56, Lot 51 and Map 56, Lot 52 to remove a 26.608 acre area (labeled Parcel ‘A’) from Map 56, Lot 52 and consolidate it with Map 56, Lot 51, thus increasing the size of the parcel to 29.64 acres.
- Map 56, Lot 52 would subsequently be subdivided into three total lots labeled 56-52-1, 56-52-2, and 56-52-3. The proposed acreage is as follows:

<u>Lot #</u>	<u>Existing</u>	<u>Proposed</u>
Map 56, Lot 51	3.031 acres (132,034 SF)	29.64 acres (1,291,100 SF)
Map 56, Lot 52	38.103 acres (1,659,777 SF)	2.126 acres (92,604 SF)
Map 56, Lot 52-1	-----	4.005 acres (174,437 SF)
Map 56, Lot 52-2	-----	3.27 acres (142,453 SF)
Map 56, Lot 52-3	-----	2.094 acres (91,216 SF)

- Each of the proposed lots meet the minimum lot size of 2 acres (87,120 SF) or greater, and minimum frontage of 200 linear feet. The plans show the approximate location of the septic service areas and related test pit information required for State septic approval.
- Frontage for each of lots will be provided on Federal Hill Road. Each lot meets the minimum 200 linear foot frontage requirement for lots in the Residential R zoning district.

**INTERDEPARTMENTAL REVIEWS:**

**Ambulance:** No comments.

**Assessing:** No comments.

**Building Department:** No comments

**Code Enforcement/ Health:** No comments.

**Conservation Commission:** Comments due by 1/15/20.

**Fire Department:** No comments.

**Heritage Commission:** No comments.

**Police Department:** No comments.

**Public Works:** No comments.

**Water/Sewer Utilities:** No comments.

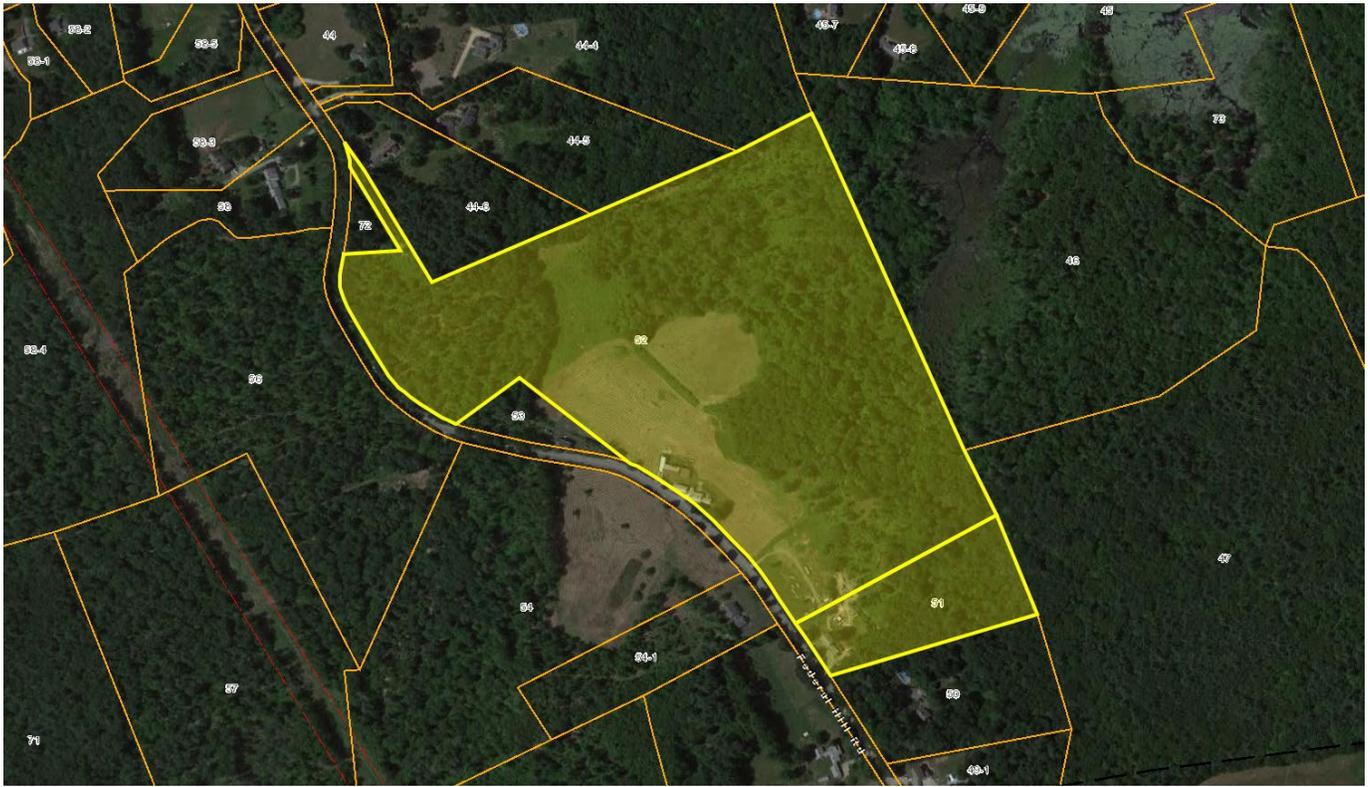
**Community Development / Planning:**

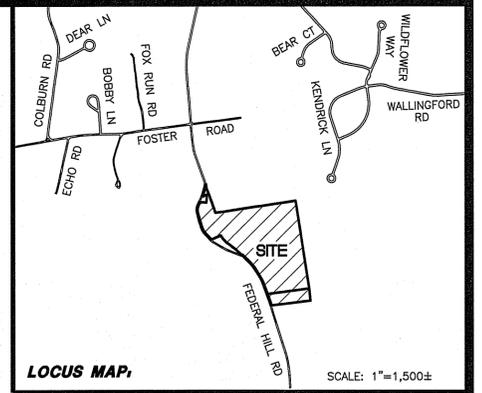
1. Sheet 1. Lot Synopsis table. Reference to Lot 52-52 should be corrected to state Lot 56-52.
2. General Question. Please update Notes by organizing the lots and dimensional requirements into a chart.
3. General Comment. Curb cut approvals from the Town will be required for Map 56-52-1, 56-52-2 and 56-52-3 on Federal Hill Road.
4. General Comment. Please confirm that the proposed driveway meets all local requirements related to site distance.
5. General Comment. Please provide an owner of record and mailing address for each of the newly created lots.
6. Sheet 1, note 5. Please add “no stonewalls or trees of 15” circumference or larger are to be removed within the Federal Hill Road Right-of-Way without a Planning Board Scenic Road public hearing. Where possible, all existing stonewalls should be retained.”
7. Sheet 1. Please add a note stating a stormwater management & erosion control plan will be required for any land disturbance greater than 5,000 SF.
8. Lot Line Adjustment & Subdivision Plan. 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. Further, please be sure to include all bounds for each of the affected lots. See Milford Development Regulations, Section 6.021 Bounds for more information and specifications.
9. Lot Line Adjustment & Subdivision Plan. A note shall be added to the plan stating State of NH site specific permit numbers.

**STAFF RECOMMENDATIONS:**

The applicant should be prepared to address the comments raised by the Planning Board, Conservation Commission, Town Consultants, Staff, and public pertaining to the Subdivision Plan. If the Board is satisfied with the information and responses from the applicant and finds the remaining concerns can be addressed with staff, staff would recommend a conditional approval.

# Aerial View – 446 & 472 Federal Hill Road





**56-46**  
**SOCIETY FOR PROTECTION OF NH FORESTS**  
 54 PORTSMOUTH STREET  
 CONCORD, NH 03031  
 VOL. 5928 PG. 1 4/15/98

**56-47**  
**SOCIETY FOR PROTECTION OF NH FORESTS**  
 54 PORTSMOUTH STREET  
 CONCORD, NH 03031  
 VOL. 5916 PG. 221 3/16/98

- LEGEND:**
- RIGHT-OF-WAY SIDELINE
  - PROPERTY LINE
  - ABUTTING LOT LINE
  - - - LOT LINE TO BE ABANDONED
  - - - EDGE OF PAVEMENT
  - - - EXISTING GRAVEL ROAD
  - ○ ○ ○ ○ STONE WALL
  - EXISTING TAX MAP & LOT NUMBER
  - EXIST. GRANITE BOUND FOUND
  - EXIST. DRILL HOLE FOUND/SET
  - EXIST. IRON PIPE FOUND
  - GRANITE BOUND TO BE SET
  - IRON PIN TO BE SET

**56-44-4**  
**JESSICA L. & JESSE H. MILLS**  
 362 FEDERAL HILL ROAD  
 MILFORD, NH 03055  
 VOL. 8896 PG. 977 9/13/16

**56-44-5**  
**ALAN J. WOOLFSON REVOCABLE TRUST**  
 360 FEDERAL HILL ROAD  
 MILFORD, NH 03055  
 VOL. 9131 PG. 855 11/29/18

**56-44-6**  
**DIANE MARIE CLIFFORD & JIM SHERMAN GREGOIRE**  
 358 FEDERAL HILL ROAD  
 MILFORD, NH 03055  
 VOL. 9077 PG. 1412 5/31/18

**56-50**  
**EDWARD A. CIOTO & FELICIA A. MORWAY**  
 482 FEDERAL HILL ROAD  
 MILFORD, NH 03055  
 VOL. 8800 PG. 2739 10/19/15

SEE SHEET 5  
**56-51**  
**29.64 ACRES**  
 1,291,100 S.F.  
 (INCLUDING PARCEL "A")

**56-55**  
**THE OCONNELL FAMILY TRUST**  
 483 FEDERAL HILL ROAD  
 MILFORD, NH 03055  
 VOL. 7821 PG. 216 6/21/07

**56-54-1**  
**CARLOS RAMON DISLA, JR. & SHANNON JEAN**  
 461 FEDERAL HILL ROAD  
 MILFORD, NH 03055  
 VOL. 8835 PG. 1167 3/4/16

**56-54**  
**THE SAYTANIDES FAMILY LIVING TRUST**  
 230 TAHOE DRIVE  
 POOLER, GA 31322  
 VOL. 8833 PG. 11 2/22/16

**56-53**  
**STEVE G. & JULIA A. WARRINER**  
 428 FEDERAL HILL ROAD  
 MILFORD, NH 03055  
 VOL. 5829 PG. 412 7/2/97

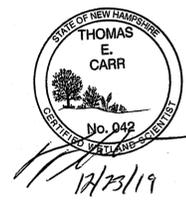
**56-56**  
**JOHN K. PHILBRICK & CATHERINE A. PHILBRICK REVOCABLE TRUST**  
 114 FOSTER ROAD  
 MILFORD, NH 03055  
 VOL. 8312 PG. 936 4/1/2011

**56-72**  
**DIANE MARIE CLIFFORD & JIM SHERMAN GREGOIRE**  
 358 FEDERAL HILL ROAD  
 MILFORD, NH 03055  
 VOL. 9179 PG. 174 6/18/19

**LOT SYNOPSIS**

LOT NO.	EXISTING	PROPOSED	-	+
56-51	132,034 S.F. 3.031 ACRES	1,291,100 S.F. 29.64 ACRES	PARCELS NONE	PARCELS A
52-52	1,659,777 S.F. 38.103 ACRES	92,604 S.F. 2.126 ACRES	PARCEL A & NEW LOTS	PARCELS NONE

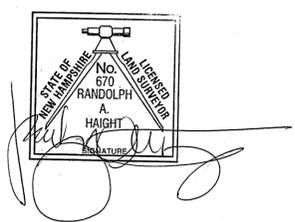
- NOTES:**
- THE OWNER OF RECORD OF TAX MAP 56 LOTS 51 & 52 IS JAMES E. & JEAN E. SAYTANIDES, 472 FEDERAL HILL ROAD, MILFORD, NH 03055. SEE H.C.R.D. VOL. 8833 PAGE 3 DATED 2/22/2016 & VOL. 6219 PG. 677 DATED 3/6/2000.
  - THE PURPOSE OF THIS PLAN IS TO DEPICT A LOT LINE ADJUSTMENT ALONG THE COMMON LOT LINES OF LOTS 56-51 & 56-52 AND THEN SUBDIVIDE LOT 56-52 CREATING THREE NEW BUILDING LOTS, AS SHOWN.
  - PARCEL "A" IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT AND WILL BECOME A CONTIGUOUS PART OF LOT 56-51 RESPECTIVELY.
  - ZONING FOR THE PROPERTY IS RESIDENCE "R" DISTRICT. MINIMUM LOT SIZE IS 2 ACRES WITH 200 FEET OF FRONTAGE ON A CLASS 5 OR BETTER ROAD. SETBACKS INCLUDE 30' FEET FRONT AND 15' FEET FROM SIDE AND REAR LINES WITH A 25' BUFFER FROM WETLANDS.
  - FEDERAL HILL ROAD IS A SCENIC ROAD.
  - NHDES SUBSURFACE SYSTEMS BUREAU SUBDIVISION APPROVAL NUMBER IS PENDING.
  - CONTOURS DEPICTED WERE DEVELOPED USING FEMA LIDAR TERRAIN MAPPING OF THE MERRIMACK RIVER WATERSHED, DATA PUBLISHED 9/15/2012, LIDAR DATA WAS ACQUIRED FROM NH GRANIT GIS CLEARINGHOUSE. VERTICAL DATUM IS REPORTED TO BE NAVD88 GEOID 09.
  - PROPOSED LOTS 56-52-1, 56-52-2 & 56-52-3 ARE SUBJECT TO POLICE AND LIBRARY IMPACT FEES.
  - TAX MAP 56 LOTS 51 & 52 LIE OUTSIDE OF THE FLOOD HAZARD AREA PER THE HILLSBOROUGH COUNTY F.I.R.M. COMMUNITY PANEL NUMBER 33011C0470D, EFFECTIVE DATE SEPTEMBER 25, 2009.
  - TAX MAP 56 LOTS 51 & 52 LIE OUTSIDE OF THE GROUNDWATER PROTECTION DISTRICT.
  - WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 ALONG WITH THE NORTHEASTERN REGIONAL SUPPLEMENT BY JASON C. BOLDUC, APPRENTICE WETLAND SCIENTIST OF THIS OFFICE AND VERIFIED BY THOMAS E. CARR, C.W.S. OF THIS OFFICE IN MARCH OF 2019.
  - EXISTING LOT 56-52 AND PROPOSED LOT 56-52-2 ARE SUBJECT TO A RIGHT OF WAY FOR A SEPTIC SYSTEM BENEFITING LOT 56-53 AS SHOWN HEREON. SEE AGREEMENT OF FOREST ADAMS AND ETHELYN DICKERMAN IN SEPTEMBER 1949.



**CERTIFICATION:**

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

DATE: 12-23-19



**LOT LINE ADJUSTMENT & SUBDIVISION PLAN**  
**LANDS OF:**  
**JAMES E. & JEAN E. SAYTANIDES**  
**FEDERAL HILL ROAD**  
**TAX MAP 56 LOTS 51 & 52**  
**MILFORD, NEW HAMPSHIRE**  
 SCALE: 1" = 120' DECEMBER 23, 2019

**APPROVED**  
 MILFORD, NH PLANNING BOARD  
 SUB DIVISION #: \_\_\_\_\_  
 DATE APPROVED: \_\_\_\_\_  
 SIGNED: \_\_\_\_\_

*James E. Saytanides* 12-23-2019  
 OWNER SIGNATURES DATE  
*Jean Saytanides* 12-23-19  
 OWNER SIGNATURES DATE

**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

Plotfile: 12/23/2019 12:53 PM Bv: JCL  
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**REFERENCE PLANS:**

- "LOT LINE REVISION - & SUBDIVISION PLAN - LANDS OF: - JAMES E. & - CHARLES P. SAYTANIDES - AND JOHN K. & CATHERINE A. - PHILBRICK REV. TRUST OF 2005 - FEDERAL HILL ROAD - TAX MAP 56 LOTS 54 & 56 - MILFORD, NEW HAMPSHIRE" SCALE: 1"=80', DATED JANUARY 15, 2015, PREPARED BY THIS OFFICE AND RECORDED AT THE H.C.R.D. AS PLAN NO. 38372.
- "LOT LINE REVISION - & SUBDIVISION PLAN - TAX MAP PARCEL 56-58-3 & 4 - PREPARED FOR - JAMES D. & - ELAINE CLARK - MILFORD, NEW HAMPSHIRE" SCALE: 1"=100', DATED MAY 18, 2007, PREPARED BY MERIDIAN LAND SERVICES, INC. AND RECORDED AT THE H.C.R.D. AS PLAN NO. 35989.
- "TAX MAP 59 LOT 4 & TAX MAP 40 LOT 3 - WOODSIDE SUBDIVISION - PREPARED FOR & LAND OF: - WOODSIDE DEVELOPMENT, LLC - LOCATED AT: - FEDERAL HILL ROAD - MILFORD & HOLLIS, NEW HAMPSHIRE" SCALE: 1"=100', DATED APRIL 19, 2007, PREPARED BY BEDFORD DESIGN CONSULTANTS AND RECORDED AT THE H.C.R.D. AS PLAN NO. 35711.
- "TAX MAP 56 LOT 58 & 58-3 - CONSOLIDATION / RESUBDIVISION PLAN - PREPARED FOR & LAND OF: - JAMES D. & ELAINE R. CLARK - 365 FEDERAL HILL ROAD - MILFORD, NEW HAMPSHIRE" SCALE: 1"=50', DATED NOVEMBER 1, 2004, PREPARED BY BEDFORD DESIGN CONSULTANTS AND RECORDED AT THE H.C.R.D. AS PLAN NO. 33936.
- "BOUNDARY PLAN - GIRLS FRIENDLY SOCIETY HOME - MILFORD, NH" SCALE: 1"=100', DATED 4/1/94, PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC. AND RECORDED AT THE H.C.R.D. AS PLAN NO. 26858.
- "SUBDIVISION PLAN PREPARED FOR: - WALLINGFORD PLACE SUBDIVISION - MAP 56 LOT 45 - MILFORD, NEW HAMPSHIRE" SCALE: 1"=100', DATED 2/26/01, PREPARED BY KEACH NORDSTROM ASSOCIATES, INC. AND RECORDED AT THE H.C.R.D. AS PLAN NO. 31945.
- "BOUNDARY PLAT, LAND OF RITA Y. JEAN, MILFORD, N.H." SCALE: 1"=200', DATED 8/15/85, PREPARED BY ROBERT B. TODD, INC. AND RECORDED AT THE H.C.R.D. AS PLAN NO. 18462.
- "LOT LINE ADJUSTMENT PLAN, LAND OF - GARY & BETH BIRKETT AND - SHERWOOD & ROCHELLE WOLCOTT - TAX MAP 56 LOT 44-7 - CONSOLIDATED INTO LAND OF - TAX MAP 56 LOT 44-3 AND 44-4 - FEDERAL HILL ROAD AND FOSTER ROAD - MILFORD, NEW HAMPSHIRE" SCALE: 1"=100', DATED 12/1/95, PREPARED BY SANDFORD SURVEYING AND ENGINEERING AND RECORDED AT THE H.C.R.D. AS PLAN NO. 27918.
- "RESUBDIVISION OF LAND - HERBERT & CHERYL HARDMAN - TAX LOTS 44, 44-2, 44-3, 44-4, MAP 56 - FEDERAL HILL ROAD - MILFORD, NEW HAMPSHIRE" SCALE: 1"=100', DATED 3/27/91, PREPARED BY SANDFORD SURVEYING AND ENGINEERING AND RECORDED AT THE H.C.R.D. AS PLAN NO. 25281.

**SOILS INFORMATION:**

CpB - CHATFIELD-HOLLIS CANTON COMPLEX - 8-15% SLOPES - WELL DRAINED  
 C8c - CHATFIELD-HOLLIS COMPLEX - 8-15% SLOPES - WELL DRAINED  
 CmC - CANTON STONY FINE SANDY LOAM - 8-15% SLOPES - WELL DRAINED  
 P8c - PAXTON FINE SANDY LOAM - 8-15% SLOPES - WELL DRAINED  
 P8d - PAXTON FINE SANDY LOAM - 15-25% SLOPES - WELL DRAINED

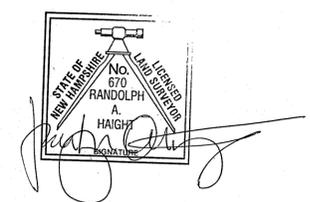
THE SOILS INFORMATION FOR THIS SITE WAS DEVELOPED FROM SHEET 22 OF THE U.S.D.A. SCS SOIL SURVEY OF HILLSBOROUGH COUNTY, EASTERN PART, ISSUED OCT., 1980.

- LEGEND:**
- RIGHT-OF-WAY SIDELINE
  - PROPERTY LINE
  - ABUTTING LOT LINE
  - FORMER TRACT LINE
  - EASEMENT LINE
  - BUILDING SETBACK LINE
  - EDGE OF PAVEMENT
  - EXISTING GRAVEL ROAD
  - EDGE OF WETLANDS
  - CpC U.S.D.A. SOILS BOUNDARY
  - STONE WALL
  - 10' CONTOUR INTERVAL
  - 2' CONTOUR INTERVAL
  - 56-51 EXISTING TAX MAP AND LOT NUMBER
  - EXISTING BUILDING
  - TEST PIT WITH DATA
  - 4000 SQ.FT. SEPTIC AREA
  - EXISTING TREE LINE
  - EXIST. GRANITE BOUND FOUND
  - EXIST. DRILL HOLE FOUND/SET
  - EXIST. IRON PIPE FOUND
  - GRANITE BOUND TO BE SET
  - IRON PIN TO BE SET

**CERTIFICATION:**

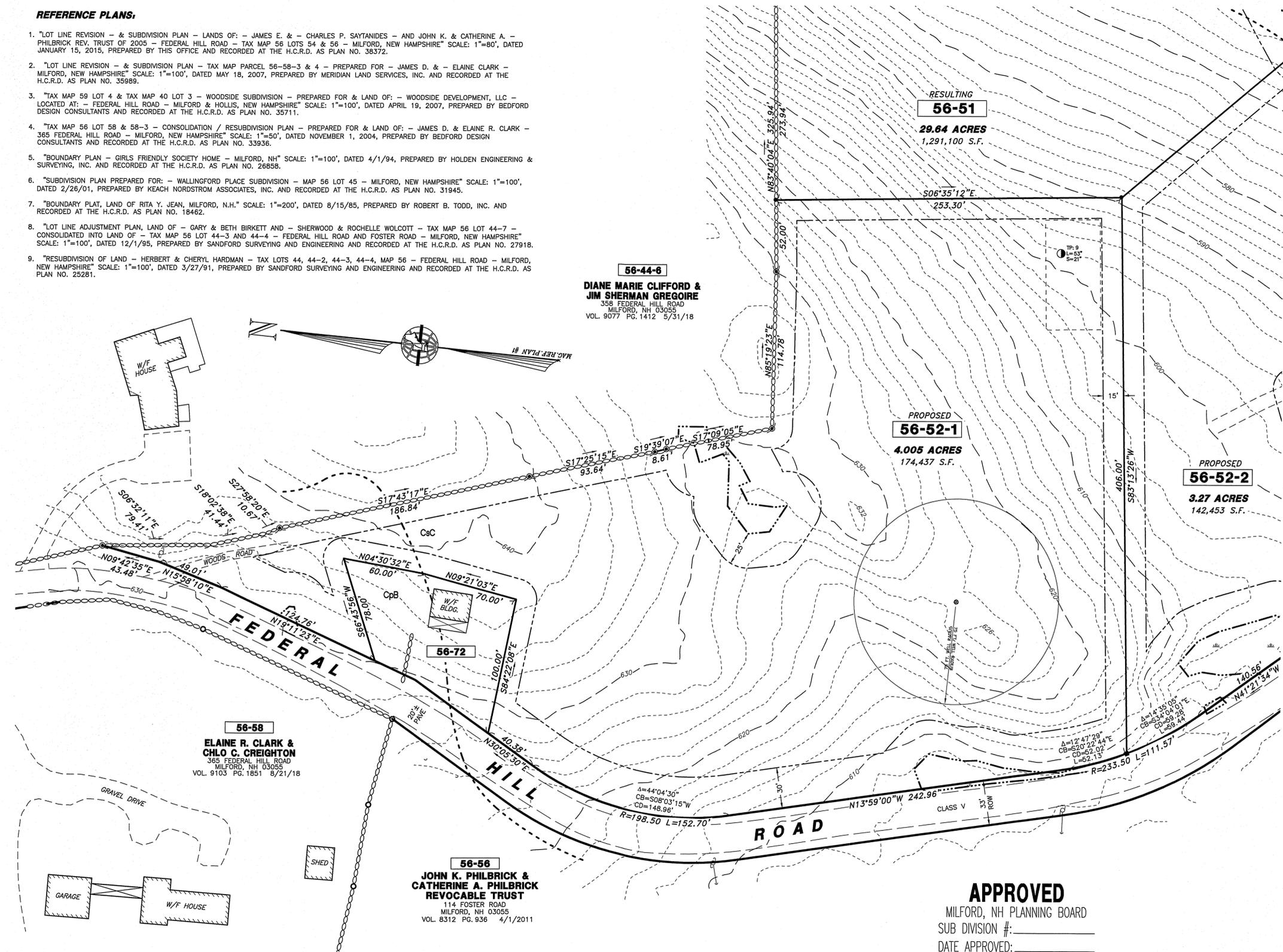
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DATE: 12/23/19



**LOT LINE ADJUSTMENT & SUBDIVISION PLAN**  
**LANDS OF:**  
**JAMES E. & JEAN E. SAYTANIDES**  
 FEDERAL HILL ROAD  
 TAX MAP 56 LOTS 51 & 52  
 MILFORD, NEW HAMPSHIRE  
 SCALE: 1" = 40'      DECEMBER 23, 2019

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**56-44-6**  
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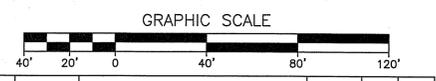
**56-58**  
**ELAINE R. CLARK & CHLO C. CREIGHTON**  
 365 FEDERAL HILL ROAD  
 MILFORD, NH 03055  
 VOL. 9103 PG. 1851 8/21/18

**56-56**  
**JOHN K. PHILBRICK & CATHERINE A. PHILBRICK REVOCABLE TRUST**  
 114 FOSTER ROAD  
 MILFORD, NH 03055  
 VOL. 8312 PG. 936 4/1/2011

**PROPOSED 56-52-1**  
**4.005 ACRES**  
 174,437 S.F.

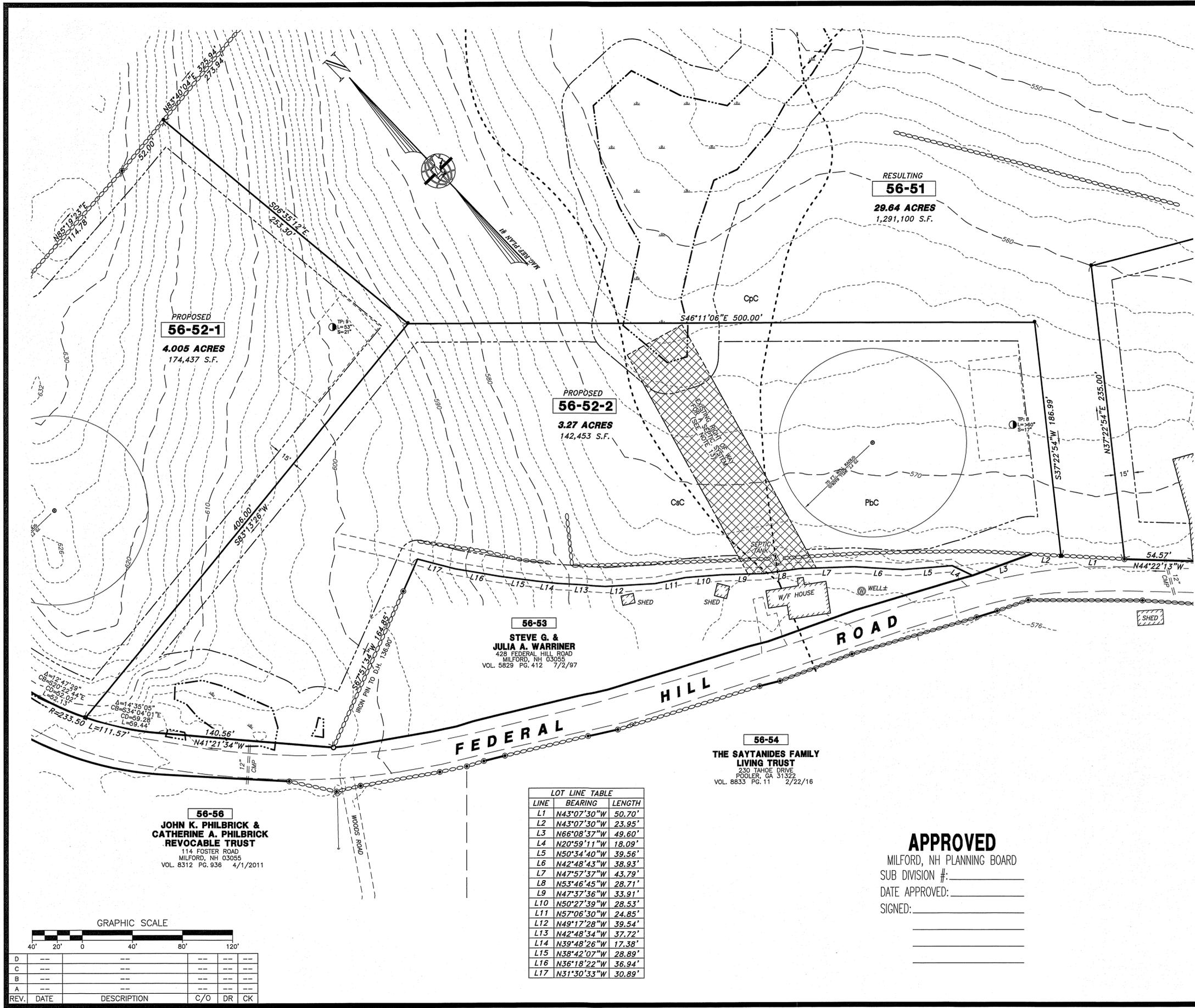
**PROPOSED 56-52-2**  
**3.27 ACRES**  
 142,453 S.F.

**APPROVED**  
 MILFORD, NH PLANNING BOARD  
 SUB DIVISION #: \_\_\_\_\_  
 DATE APPROVED: \_\_\_\_\_  
 SIGNED: \_\_\_\_\_



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

Plotted: 12/23/2019 1:23 PM By: JGL  
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 CcC - CHATFIELD-HOLLIS COMPLEX - 8-15% SLOPES - WELL DRAINED

CmC - CANTON STONY FINE SANDY LOAM - 8-15% SLOPES - WELL DRAINED  
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 Pbd - PAXTON FINE SANDY LOAM - 15-25% SLOPES - WELL DRAINED

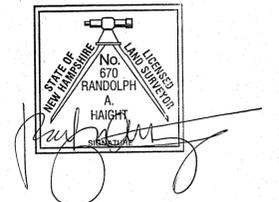
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  - - - EDGE OF WETLANDS
  - CpC U.S.D.A. SOILS BOUNDARY
  - STONE WALL
  - - - 10' CONTOUR INTERVAL
  - - - 2' CONTOUR INTERVAL
  - 56-51 EXISTING TAX MAP AND LOT NUMBER
  - EXISTING BUILDING
  - TP# 500 TEST PIT WITH DATA (DEPTH=LEGS FOUND, DEPTH=SEASONAL, HIGH WATER FOUND)
  - 4000 SQ.FT. SEPTIC AREA
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**LOT LINE ADJUSTMENT & SUBDIVISION PLAN**  
**LANDS OF:**  
**JAMES E. & JEAN E. SAYTANIDES**  
**FEDERAL HILL ROAD**  
**TAX MAP 56 LOTS 51 & 52**  
**MILFORD, NEW HAMPSHIRE**  
 SCALE: 1" = 40'      DECEMBER 23, 2019

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GRAPHIC SCALE

40' 20' 0 40' 80' 120'

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

**LOT LINE TABLE**

LINE	BEARING	LENGTH
L1	N43°07'30"W	50.70'
L2	N43°07'30"W	23.95'
L3	N66°08'37"W	49.60'
L4	N20°59'11"W	18.09'
L5	N50°34'40"W	39.56'
L6	N42°48'43"W	38.93'
L7	N47°57'37"W	43.79'
L8	N53°46'45"W	28.71'
L9	N47°37'36"W	33.91'
L10	N50°27'39"W	28.53'
L11	N57°06'30"W	24.85'
L12	N49°17'28"W	39.54'
L13	N42°48'34"W	37.72'
L14	N39°48'26"W	17.38'
L15	N38°42'07"W	28.89'
L16	N36°18'22"W	36.94'
L17	N31°30'33"W	30.89'

**56-54**  
**THE SAYTANIDES FAMILY LIVING TRUST**  
 230 TAHOE DRIVE  
 POOLER, GA 31322  
 VOL. 8833 PG. 11 2/22/16

**56-53**  
**STEVE G. & JULIA A. WARRINER**  
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 MILFORD, NH 03055  
 VOL. 5829 PG. 412 7/2/97

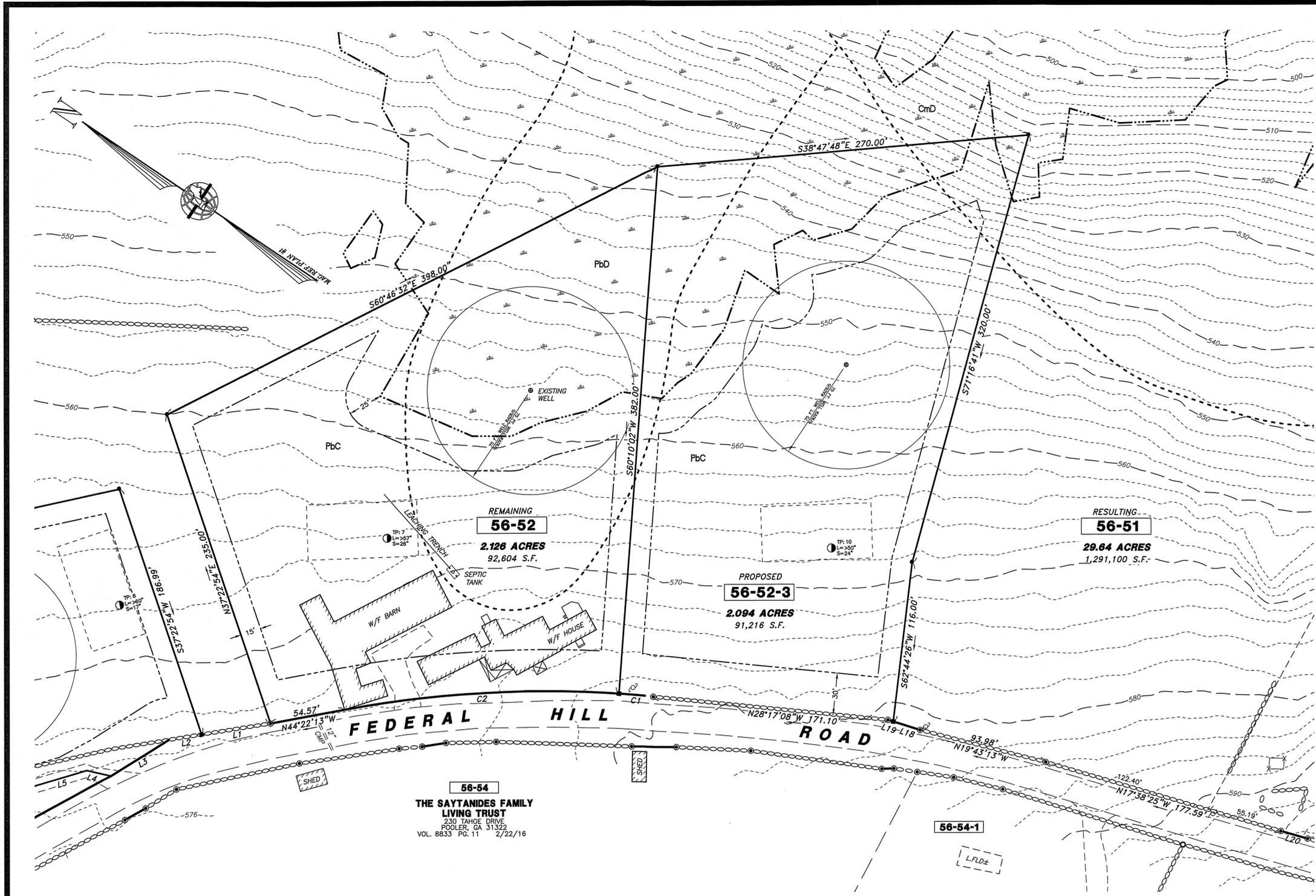
**56-56**  
**JOHN K. PHILBRICK & CATHERINE A. PHILBRICK REVOCABLE TRUST**  
 114 FOSTER ROAD  
 MILFORD, NH 03055  
 VOL. 8312 PG. 936 4/1/2011

**RESULTING 56-51**  
**29.64 ACRES**  
 1,291,100 S.F.

**PROPOSED 56-52-1**  
**4.005 ACRES**  
 174,437 S.F.

**PROPOSED 56-52-2**  
**3.27 ACRES**  
 142,453 S.F.

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**SOILS INFORMATION:**

CpB - CHATFIELD-HOLLIS CANTON COMPLEX - 8-15% SLOPES - WELL DRAINED  
 CsC - CHATFIELD-HOLLIS COMPLEX - 8-15% SLOPES - WELL DRAINED

CmC - CANTON STONY FINE SANDY LOAM - 8-15% SLOPES - WELL DRAINED  
 PbC - PAXTON FINE SANDY LOAM - 8-15% SLOPES - WELL DRAINED  
 PbD - PAXTON FINE SANDY LOAM - 15-25% SLOPES - WELL DRAINED

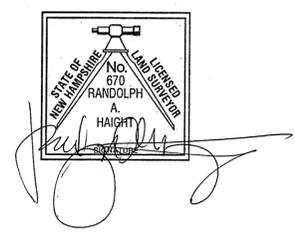
THE SOILS INFORMATION FOR THIS SITE WAS DEVELOPED FROM SHEET 22 OF THE U.S.D.A. SCS SOIL SURVEY OF HILLSBOROUGH COUNTY, EASTERN PART, ISSUED OCT., 1980.

- LEGEND:**
- RIGHT-OF-WAY SIDELINE
  - PROPERTY LINE
  - ABUTTING LOT LINE
  - FORMER TRACT LINE
  - EASEMENT LINE
  - BUILDING SETBACK LINE
  - EDGE OF PAVEMENT
  - EXISTING GRAVEL ROAD
  - EDGE OF WETLANDS
  - CpC --- U.S.D.A. SOILS BOUNDARY
  - STONE WALL
  - 10' CONTOUR INTERVAL
  - 2' CONTOUR INTERVAL
  - 56-51 EXISTING TAX MAP AND LOT NUMBER
  - EXISTING BUILDING
  - TP# 500 L=NONE S=59' TEST PIT WITH DATA TEST PIT NUMBER DEPTH-EDGE FOUND DEPTH-SEASONAL HIGH WATER FOUND
  - 4000 SQ.FT. SEPTIC AREA
  - EXISTING TREE LINE
  - EXIST. GRANITE BOUND FOUND
  - EXIST. DRILL HOLE FOUND/SET
  - EXIST. IRON PIPE FOUND
  - GRANITE BOUND TO BE SET
  - IRON PIN TO BE SET

**CERTIFICATION:**

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

DATE: 12-23-19



**LOT LINE ADJUSTMENT & SUBDIVISION PLAN**  
**LANDS OF:**  
**JAMES E. & JEAN E. SAYTANIDES**  
**FEDERAL HILL ROAD**  
**TAX MAP 56 LOTS 51 & 52**  
**MILFORD, NEW HAMPSHIRE**  
 SCALE: 1" = 40'      DECEMBER 23, 2019

**APPROVED**  
 MILFORD, NH PLANNING BOARD  
 SUB DIVISION #: \_\_\_\_\_  
 DATE APPROVED: \_\_\_\_\_  
 SIGNED: \_\_\_\_\_

**LOT LINE TABLE**

LINE	BEARING	LENGTH
L18	N16°39'31"W	20.35'
L19	N16°39'31"W	4.00'
L20	N18°00'22"W	20.21'

**CURVE TABLE**

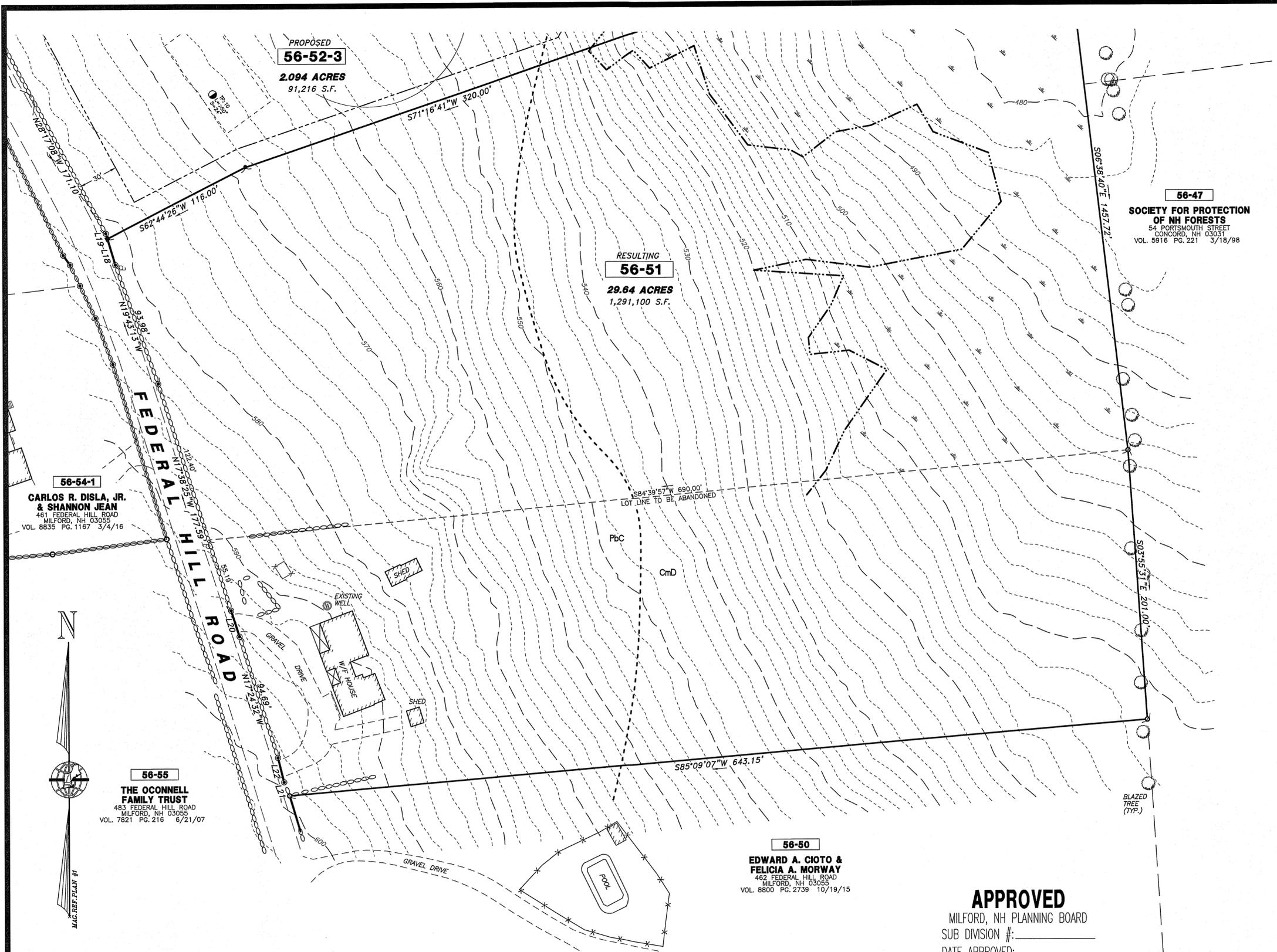
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	DISTANCE
C1	800.00	24.90	1°46'59"	N29°10'37"W	24.89
C2	800.00	199.69	14°18'06"	N37°13'10"W	199.17



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

**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

Plotfile: 12/23/2019 1:20 PM    By: JCL  
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**PROPOSED**  
**56-52-3**  
2.094 ACRES  
91,216 S.F.

**RESULTING**  
**56-51**  
29.64 ACRES  
1,291,100 S.F.

**56-47**  
**SOCIETY FOR PROTECTION OF NH FORESTS**  
54 PORTSMOUTH STREET  
CONCORD, NH 03301  
VOL. 5916 PG. 221 3/18/98

**56-54-1**  
**CARLOS R. DISLA, JR. & SHANNON JEAN**  
461 FEDERAL HILL ROAD  
MILFORD, NH 03055  
VOL. 8835 PG. 1167 3/4/16

**56-55**  
**THE O'CONNELL FAMILY TRUST**  
483 FEDERAL HILL ROAD  
MILFORD, NH 03055  
VOL. 7821 PG. 216 6/21/07

**56-50**  
**EDWARD A. CIOTO & FELICIA A. MORWAY**  
462 FEDERAL HILL ROAD  
MILFORD, NH 03055  
VOL. 8800 PG. 2739 10/19/15

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- CsC - CHATFIELD-HOLLIS COMPLEX - 8-15% SLOPES - WELL DRAINED
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GRAPHIC SCALE

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

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