



Date: September 8, 2020
To: Planning Board
From: Kellie Walsh, Town Planner
Subject: TEG Holdings, LLC (owner/applicant) – Review for acceptance and consideration of final approval for a subdivision plan to subdivide the existing lot of record into three parcels in Milford and one parcel in Brookline. The parcel is located at an unnumbered lot on Osgood Road in the Residence R District, Wetland Conservation and Floodplain Management Overlay Districts. Tax Map 51, Lot 23.

This parcel is also located on a designated Scenic Road (Osgood Road) which requires a public hearing per NH RSA 231:158.

BACKGROUND/PROPOSAL:

The applicant is before the Board seeking approval of a subdivision plan to subdivide an existing lot of record into three parcels in Milford an additional lot will be created in the Town of Brookline. The parcel is located in the Residential R zoning district and is abutted by residential uses. The Board will also need to hold a hearing and have discussion related to the scenic road given this is a new application. This will be the first public hearing for the subdivision application.

EXISTING USE/CONDITIONS:

The total area of existing Map 51, Lot 23 is 29.483 acres (a portion of the lot is also in the Town of Brookline) and is currently vacant. The lot has designated wetland areas as shown on the plan provided. The wetland areas require a 25 foot buffer in Milford.

APPLICATION STATUS:

The application is complete and ready to be accepted.

NOTICES:

Notices were sent to all property abutters on September 2, 2020.

WAIVERS:

The applicant has not submitted any waiver requests.

PROPOSAL:

The intent of the plan is to create three new lots in Milford and one in Brookline as further detailed below:

- Map 51, Lot 23 would be subdivided into three parcels in Milford and one parcel in Brookline labeled 51-23-1, 51-23-2, 51-23-3 and Map B Lot 1 in Brookline. The proposed acreage is as follows:

<u>Lot #</u>	<u>Existing</u>	<u>Proposed</u>
Map 51, Lot 23-1	-----	5.654 acres (246,294 SF)
Map 51, Lot 23-2	-----	5.475 acres (238,503 SF)
Map 51, Lot 23-3	-----	6.354 acres (276,785 SF)
Brookline Lot (B-1)	-----	11.999 acres (522,677SF)

- Each of the proposed lots meets the Milford 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 wells.

- Frontage for each of lots will be provided on Osgood 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: Provide clarification on the lot line for 51-23-3. Cannot tell if it is a single building site that crosses two towns or two distinct building sites.

Building Department: No comments

Code Enforcement/ Health: No comments.

Conservation Commission: Comments due by 9/11/20.

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. General Comment. Curb cut approvals from the Town will be required for Map 51-23-1, 51-23-2 and 51-23-3 on Osgood Road.
2. General Comment. Please provide the test pit data.
3. General Comment. Please provide the Town a copy of the access easement.
4. General comment. Given the amount of wetland resource area on the site, the applicant should be prepared to discuss any potential impact on environmental resources and areas of high ecological value.
5. Subdivision Plan. Sheet 1. Please add “no stonewalls or trees of 15” circumference or larger are to be removed within the Osgood Road Right-of-Way without a Planning Board Scenic Road public hearing. Where possible, all existing stonewalls should be retained.”
6. Subdivision Plan. 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.
7. Subdivision Plan. Sheet 1. 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.
8. Subdivision Plan. Sheet 4. Will the new property line for lot 51-23-3 be the town line?
9. Subdivision Plan. A note shall be added to the plan stating any required 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.

Town of Milford
CONSERVATION COMMISSION

Town Hall
1 Union Square
Milford, NH 03055-4240
(603) 249-0628
Fax (603) 673-2273
www.milford.nh.gov
conservation@milford.nh.gov



MEMORANDUM

September 11, 2020

To: Milford Planning Board

**Re: Interdepartmental Review Map51 Lot23
Osgood Road Subdivision Plan – TEG Holdings subdivision**

To the Board,

The Conservation Commission (MCC) reviewed this plan at the September 10 meeting. The Commission members have some comments.

1. The MCC would like to schedule a site visit with the applicant.
2. The MCC recommends that the Planning Board request a Natural Resource Inventory be taken on this parcel. The Commission has received photos from abutters indicating that species of concern are moving across the landscape.
3. Some of this parcel is identified as Highest Ranked Wildlife habitat in NH, the remainder is identified as Highest Ranked Wildlife Habitat in the Region. The impact to this special habitat can be mitigated by reducing the proposed subdivision from three to two lots.
4. The MCC has requested that wetlands be excluded from newly created lots. This request is repeated for this subdivision. The wetland becomes a restriction on future homeowners who, historically and recently, have come back to various boards seeking relief. With disturbing regularity, the wetland and its buffer, which is a valuable resource, is not protected.
5. If the wetlands are included in the newly subdivided lots, the MCC requests that there be a physical marker to identify the edge of the wetland buffer.
6. Would the applicant consider redrawing the lot lines to keep the large wetland that runs across the property out of the proposed new lots? Or, at the minimum, place a conservation easement on each of the proposed lots to permanently protect this wetland.

7. A lot should be able to support its own driveway. The MCC appreciates that the applicant is trying to avoid a wetland and buffer impact.

The Commission appreciates the opportunity to review this application. We look forward to seeing a well-designed project that improves the natural resource functionality of the site.

Very Respectfully,

Chris Costantino | Coordinator
Milford Conservation Commission



Milford, NH

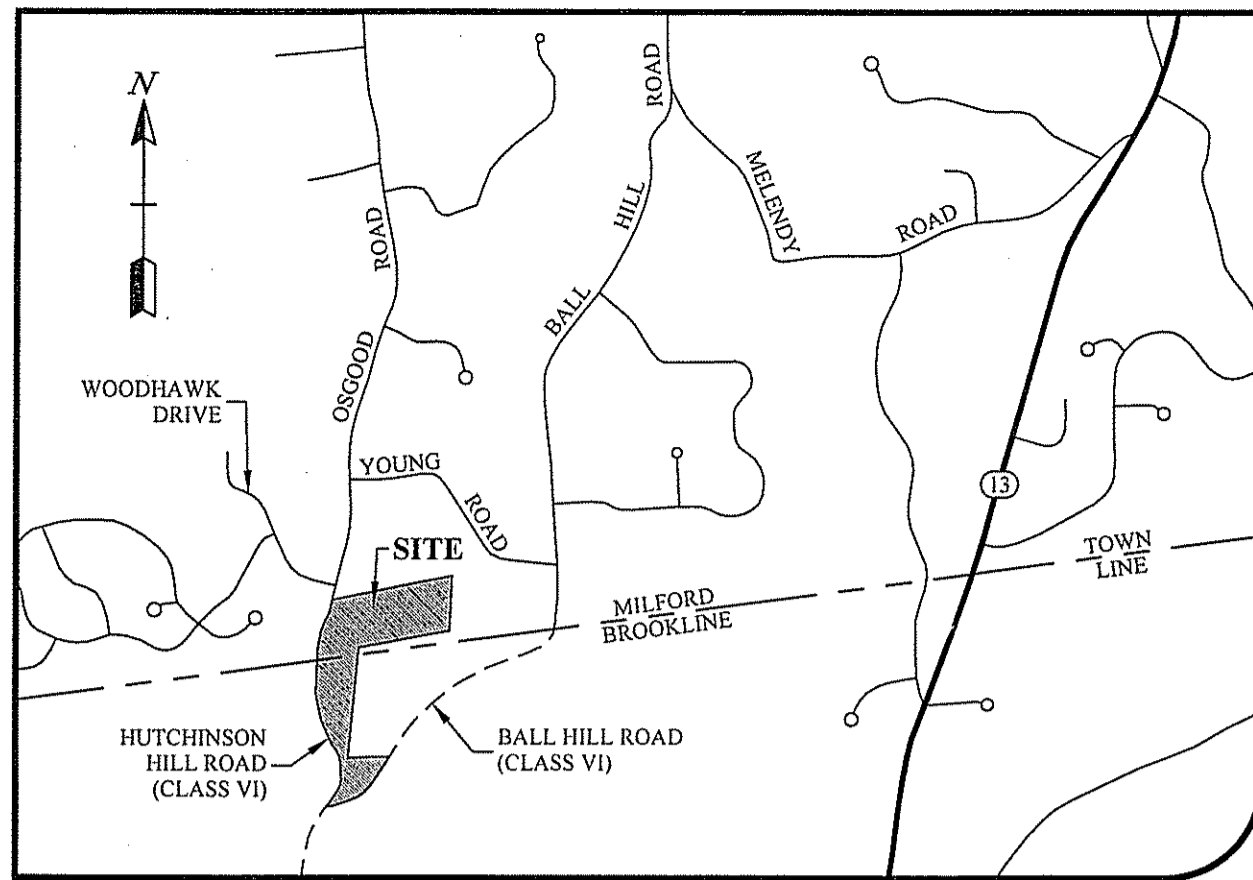
1 inch = 250 Feet



September 10, 2020



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



LOCUS MAP

NOT TO SCALE

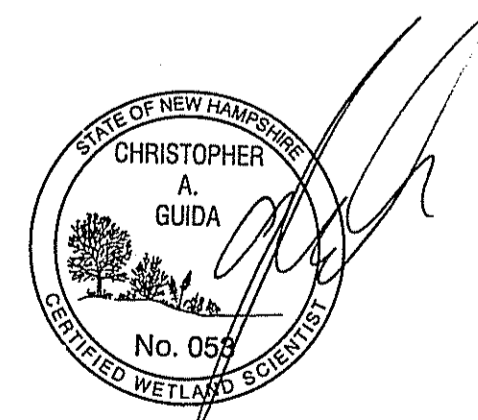
REFERENCE PLANS

- "SUBDIVISION PLAN, LAND OF: THE MELENDY LIMITED PARTNERSHIP, TAX MAP LOT 51-22, BALL HILL ROAD & YOUNG ROAD, MILFORD, NEW HAMPSHIRE" LAST REVISED OCTOBER 8, 2004 AND PREPARED BY MERIDIAN LAND SERVICES, INC. H.C.R.D. PLAN #33600.
- "LOT LINE RELOCATION PLAN, MAP 51 \ LOT 26, BADGER HILL, OSGOOD ROAD, MILFORD, NEW HAMPSHIRE, PREPARED FOR: SEVAR CORPORATION, INC." DATED JULY 20, 1999 AND PREPARED BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, INC. H.C.R.D. PLAN #30120.
- "LOT LINE ADJUSTMENT PLAN, TAX MAP PARCELS B-4 & B-68, LAND OF: EUGENE A. LESSER & JENNIFER A. STARR, PREPARED FOR: BROOKLINE CONSERVATION COMM., BROOKLINE, NEW HAMPSHIRE" LAST REVISED AUGUST 22, 2006 AND PREPARED BY MERIDIAN LAND SERVICES, INC. H.C.R.D. PLAN #35015.
- "SUBDIVISION PLAN, NEW LOTS - TAX MAP "B" LOT 2 & TAX MAP "B" LOT 2-1, PREPARED FOR: GERTRUDE ROGERS" LAST REVISED APRIL 21, 1988 AND PREPARED BY ROLAND GIROUARD & ASSOCIATES, LAND SURVEYORS. H.C.R.D. PLAN #22069.
- "BOUNDARY PLAN, OSGOOD ROAD, MILFORD, NEW HAMPSHIRE AND HUTCHINSON HILL ROAD, BROOKLINE, NEW HAMPSHIRE PREPARED FOR WILLIAM M. LADD" DATED MARCH 13, 1986 AND PREPARED BY ALLAN H. SWANSON, INC. H.C.R.D. PLAN #18986.
- "EXISTING CONDITIONS PLAN, TAX MAP #51 LOT #22, OSGOOD ROAD, MILFORD, NH AS DRAWN FOR: GARY BERNIER, OWNER: MELENDY LIMITED PARTNERSHIP" DATED JUNE 8, 2001 AND PREPARED BY TURNING POINT LAND SURVEYORS & LAND PLANNERS. NOT RECORDED.

WETLAND CERTIFICATION

JURISDICTIONAL WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1, REGIONAL SUPPLEMENTS FOR NORTHEAST AND NORTHCENTRAL REGION AND CURRENT FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN MAY 2020.

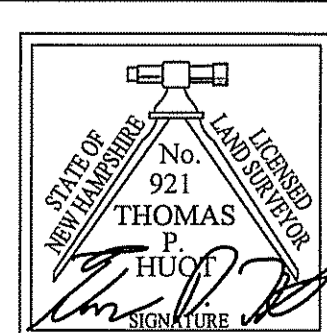
DATE 8/14/20



SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

[Signature] 8/13/2020
LICENSED LAND SURVEYOR DATE



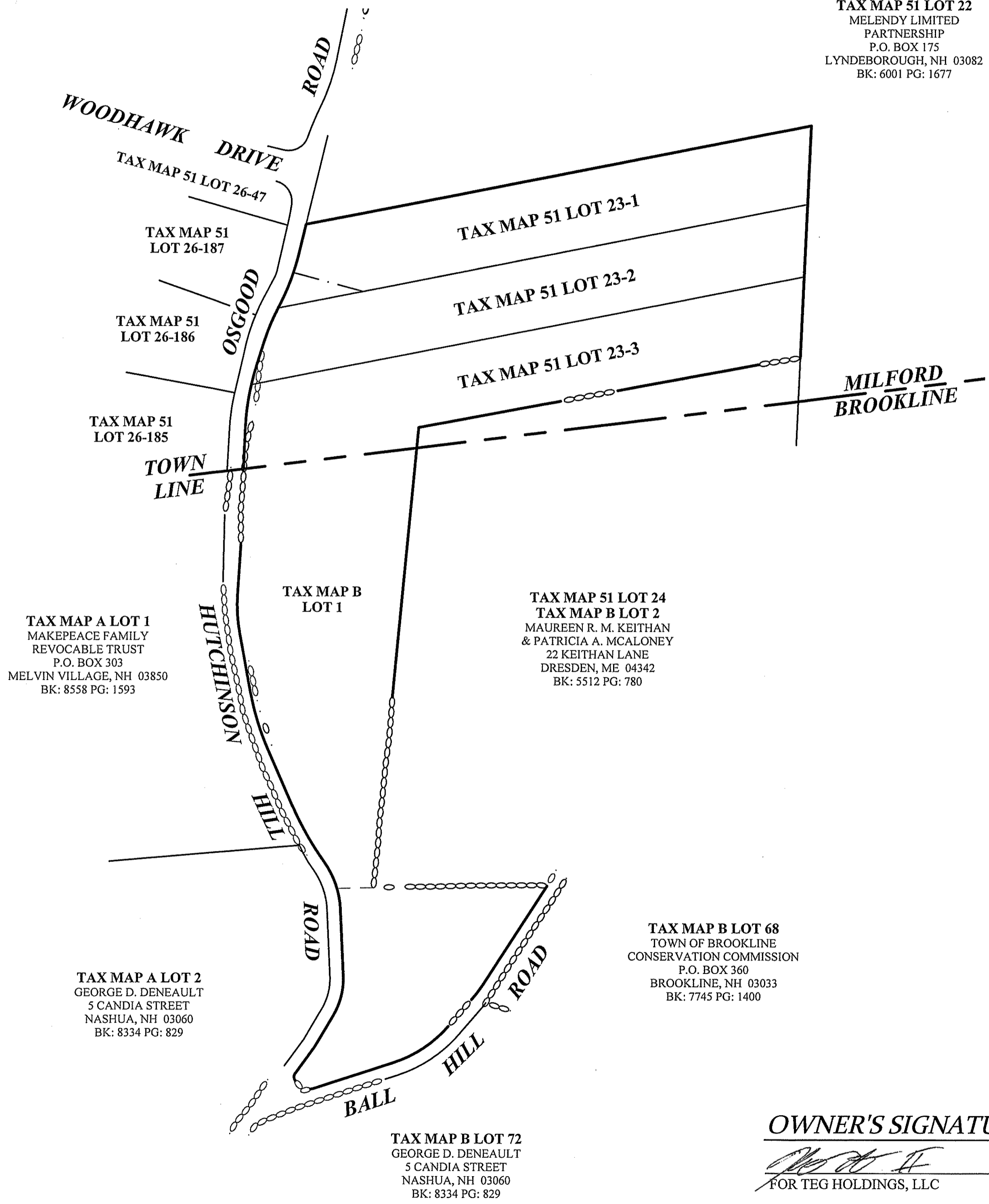
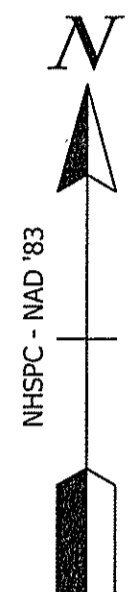
ABUTTERS LIST

- | | |
|--|---|
| TAX MAP 51 LOT 26-47
BADGER HILL PROPERTIES, LLC
172 ROUTE 101, UNIT 25-C
BEDFORD, NH 03110
BK: 8447 PG: 1254 | TAX MAP 51 LOT 26-186
ALBERTA B. STANDEL
& HARRY M. STANDEL
681 OSGOOD ROAD
MILFORD, NH 03055
BK: 9131 PG: 2192 |
| TAX MAP 51 LOT 26-185
FRITZ & JENNIFER SIEGRIST
687 OSGOOD ROAD
MILFORD, NH 03055
BK: 6618 PG: 704 | TAX MAP 51 LOT 26-187
ROBERT T. SAPORITO
675 OSGOOD ROAD
MILFORD, NH 03055
BK: 8805 PG: 810 |

SYMBOL LEGEND

- | | |
|--------------------|----------------------|
| ■ BOUND TO BE SET | ● TEST PIT |
| ● REBAR TO BE SET | ⊙ WELL |
| □ BOUND FOUND | --- EDGE OF PAVEMENT |
| ○ IRON PIPE FOUND | --- EDGE OF GRAVEL |
| ● IRON PIN FOUND | --- EDGE OF WETLAND |
| ● DRILL HOLE FOUND | --- STONE WALL |
| ○ UTILITY POLE | --- TREELINE |
| ⊗ GUY WIRE | --- OVERHEAD WIRES |

TAX MAP 51 LOT 22
MELENDY LIMITED PARTNERSHIP
P.O. BOX 175
LYNDEBOROUGH, NH 03082
BK: 6001 PG: 1677



NOTES

- OWNER OF RECORD:
TAX MAP 51 LOT 23: TEG HOLDINGS, LLC, 586 TURNPIKE ROAD, NEW IPSWICH, NH 03071, BK: 9302 PG: 173
TAX MAP B LOT 1: TEG HOLDINGS, LLC, 586 TURNPIKE ROAD, NEW IPSWICH, NH 03071, BK: 9302 PG: 173
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE PROPERTY INTO 4 LOTS, 3 IN THE TOWN OF MILFORD AND ONE IN THE TOWN OF BROOKLINE.
- ZONING INFORMATION:

	MILFORD	BROOKLINE
ZONING DISTRICT	RESIDENCE 'R'	R & A
MINIMUM LOT SIZE	2 ACRES	80,000 SQ FT
MINIMUM FRONTAGE	200'	200'
MINIMUM BUILDING SETBACKS		
FRONT	30'	30'
SIDE	15'	15'
REAR	15'	15'
WETLAND	25'	50'
- MILFORD GIS SYSTEM.
- THIS PLAN REPRESENTS EXISTING CONDITIONS, BOUNDARY EVIDENCE, AND MONUMENTATION AS OBSERVED DURING A SURVEY BY THIS OFFICE IN MAY & JUNE 2020.
- THE TOTAL AREA OF MAP 51 LOT 23 PRIOR TO SUBDIVISION IS 761,582 SQ FT OR 17.484 ACRES. TOTAL AREA OF THE PARCEL PRIOR TO SUBDIVISION IS 1,284,259 SQ FT OR 29.483 ACRES.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR HILLSBOROUGH COUNTY, NEW HAMPSHIRE. MAP NUMBER 33011C 0470D. EFFECTIVE DATE SEPTEMBER 25, 2009.
- ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THIS OFFICE HAS NOT LOCATED ANY UNDERGROUND UTILITIES. ALWAYS CALL DIG SAFE TO MARK OUT UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION ACTIVITIES.
- OSGOOD ROAD / HUTCHINSON HILL ROAD AND BALL HILL ROAD WERE LAID OUT 2 RODS WIDE. HELD 16.5' FROM CENTERLINE WHERE NO ROAD WALLS EXIST. OSGOOD ROAD IS DESIGNATED AS A SCENIC ROAD IN MILFORD.
- NHDES SUBSURFACE BUREAU SUBDIVISION APPROVAL IS NOT REQUIRED (ALL LOTS ARE GREATER THAN 5 ACRES).
- PROPOSED LOT 23-1 IS SUBJECT TO AN ACCESS EASEMENT TO BENEFIT PROPOSED LOT 23-2, TO BE RECORDED HEREWITH.
- BROOKLINE MAP B LOT 1 HAS NO FRONTAGE ON A CLASS V OR BETTER HIGHWAY AND IS UNBUILDABLE. SEE SHEET 3.
- ON-SITE SOILS ARE CPC - CHATFIELD-HOLLIS-CANTON COMPLEX, 8-15% SLOPES, PER USDA WEB SOIL SURVEY.

APPROVED BY THE MILFORD PLANNING BOARD

APPROVAL # _____ DATED _____

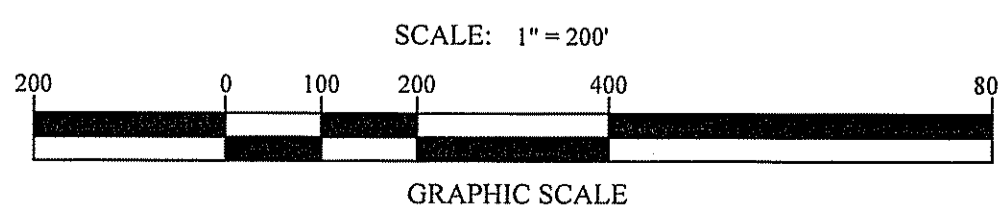
CERTIFIED BY _____, CHAIR

DATED _____

OVERVIEW
SUBDIVISION PLAN
MILFORD TAX MAP 51 LOT 23
AND
BROOKLINE TAX MAP B LOT 1
PREPARED FOR & LAND OF:
TEG HOLDINGS, LLC
LOCATED AT:
OSGOOD ROAD
MILFORD & BROOKLINE, NEW HAMPSHIRE

OWNER'S SIGNATURE

[Signature] 8/14/2020
FOR TEG HOLDINGS, LLC DATE

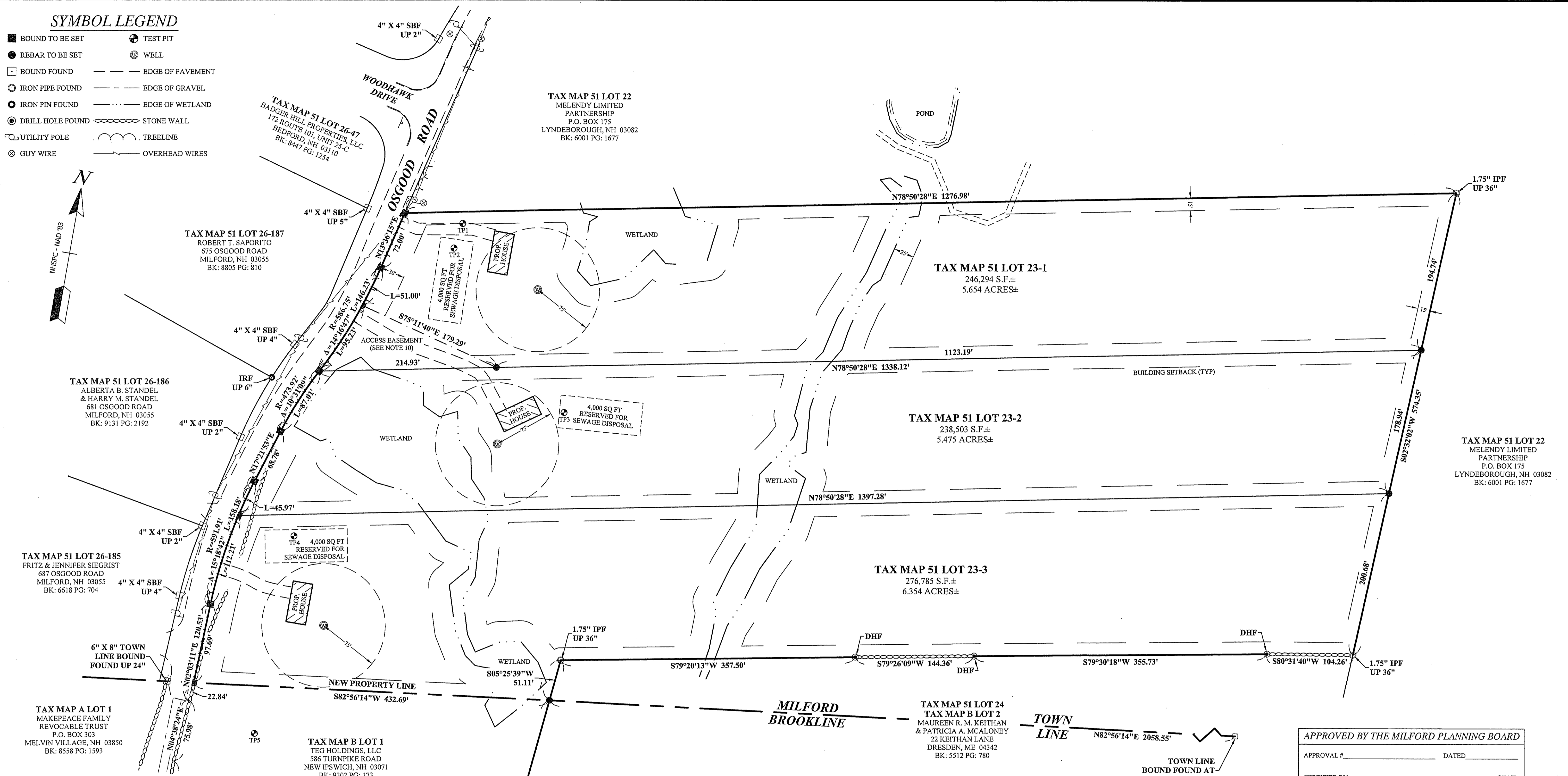


NO.	DATE	DESCRIPTION	BY

S&H LAND SERVICES, LLC
SHLANDSERVICES.COM
1600 CANDIA ROAD, SUITE #5 - MANCHESTER, NH
PHONE: (603)-628-8500, FAX: (603)-546-7791

SYMBOL LEGEND

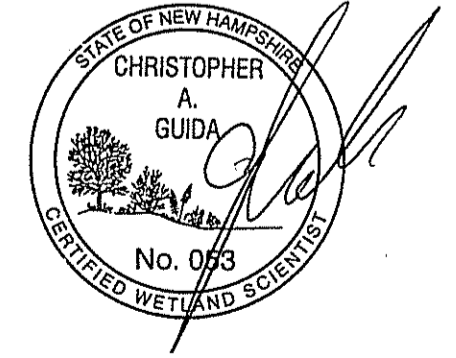
- BOUND TO BE SET ⊕ TEST PIT
- REBAR TO BE SET ⊗ WELL
- BOUND FOUND - - - - EDGE OF PAVEMENT
- IRON PIPE FOUND - - - - EDGE OF GRAVEL
- IRON PIN FOUND - - - - EDGE OF WETLAND
- ⊙ DRILL HOLE FOUND ○ ○ ○ ○ STONE WALL
- ⊕ UTILITY POLE ~ ~ ~ TREELINE
- ⊗ GUY WIRE - - - - OVERHEAD WIRES



WETLAND CERTIFICATION

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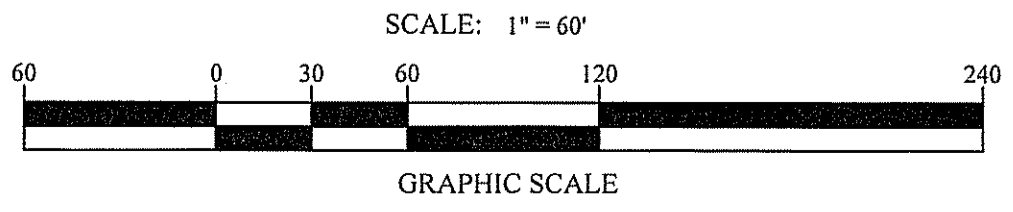
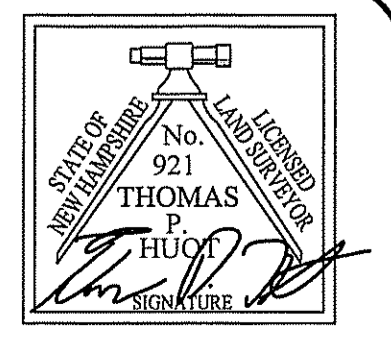
8/14/20
DATE



SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

Thomas P. Huot
 LICENSED LAND SURVEYOR 8/13/2020
 DATE



OWNER'S SIGNATURE

[Signature]
 FOR TEG HOLDINGS, LLC 8/14/2020
 DATE

APPROVED BY THE MILFORD PLANNING BOARD

APPROVAL # _____ DATED _____

CERTIFIED BY _____, CHAIR

DATED _____

SUBDIVISION PLAN
TAX MAP 51 LOT 23
 PREPARED FOR & LAND OF:
TEG HOLDINGS, LLC
 LOCATED AT:
OSGOOD ROAD
MILFORD, NEW HAMPSHIRE

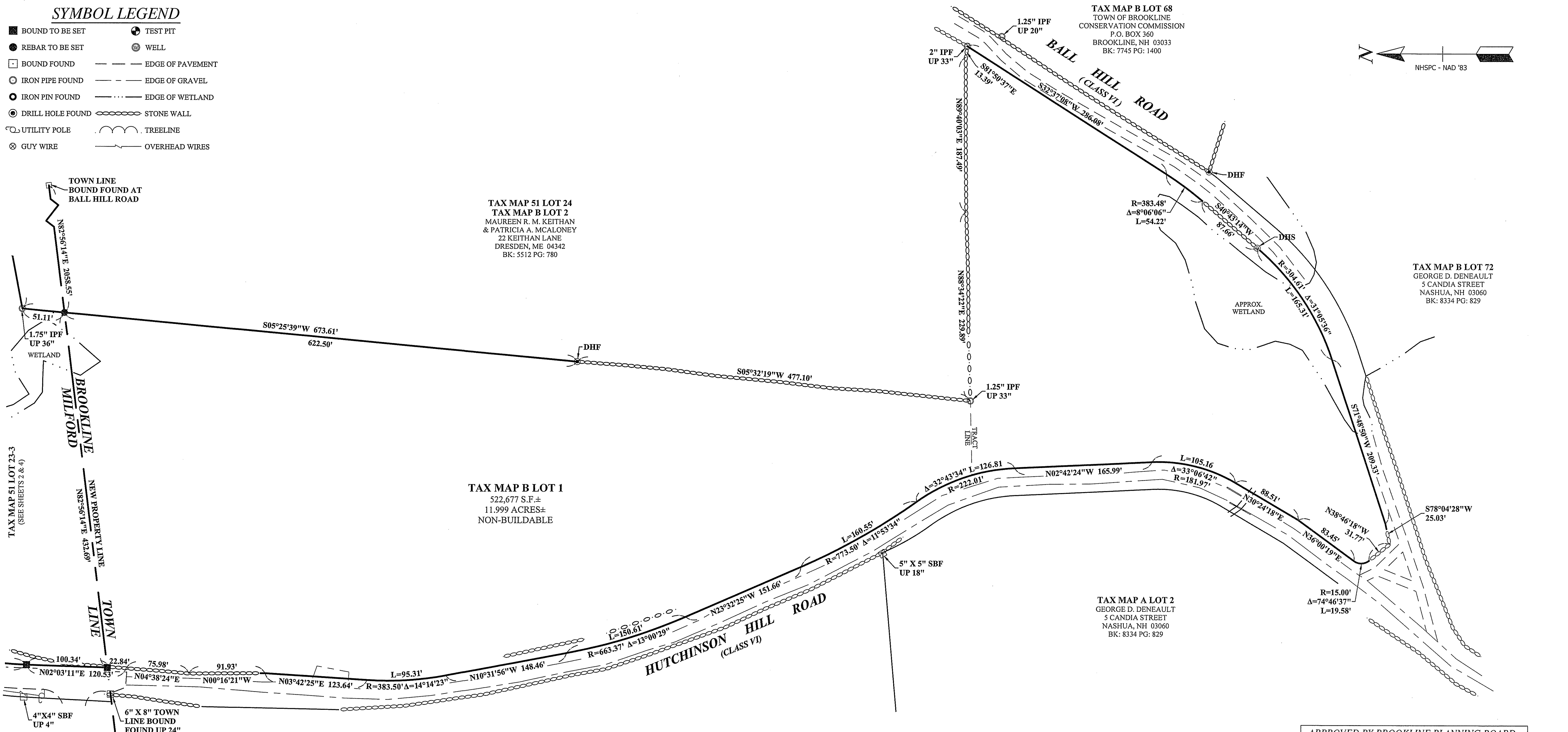
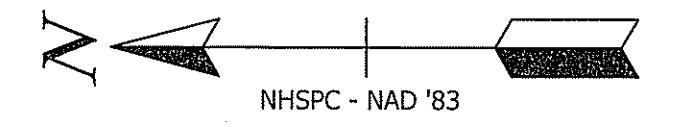
NO.	DATE	DESCRIPTION	BY

SCALE: 1" = 60' DATE: AUGUST 13, 2020 FB: 31 PG: 7 TSC3 & SURVEYOR 2 JOB #2020167

S&H LAND SERVICES, LLC
SHLANDSERVICES.COM
 1600 CANDIA ROAD, SUITE #5 - MANCHESTER, NH
 PHONE: (603)-628-8500, FAX: (603)-546-7791

SYMBOL LEGEND

- BOUND TO BE SET ● TEST PIT
- REBAR TO BE SET ⊙ WELL
- BOUND FOUND - - - - EDGE OF PAVEMENT
- IRON PIPE FOUND - - - - EDGE OF GRAVEL
- IRON PIN FOUND - · - · - · EDGE OF WETLAND
- ⊙ DRILL HOLE FOUND ○ ○ ○ ○ STONE WALL
- UTILITY POLE ~ ~ ~ TREELINE
- ⊗ GUY WIRE ~ ~ ~ OVERHEAD WIRES



TAX MAP 51 LOT 24
TAX MAP B LOT 2
MAUREEN R. M. KEITHAN
& PATRICIA A. MCALONEY
22 KEITHAN LANE
DRESDEN, ME 04342
BK: 5512 PG: 780

TAX MAP B LOT 1
522,677 S.F.±
11.999 ACRES±
NON-BUILDABLE

TAX MAP B LOT 68
TOWN OF BROOKLINE
CONSERVATION COMMISSION
P.O. BOX 360
BROOKLINE, NH 03033
BK: 7745 PG: 1400

TAX MAP B LOT 72
GEORGE D. DENEAULT
5 CANDIA STREET
NASHUA, NH 03060
BK: 8334 PG: 829

TAX MAP A LOT 2
GEORGE D. DENEAULT
5 CANDIA STREET
NASHUA, NH 03060
BK: 8334 PG: 829

TAX MAP 51 LOT 26-185
FRITZ & JENNIFER SIEGRIST
687 OSGOOD ROAD
MILFORD, NH 03055
BK: 6618 PG: 704

TAX MAP A LOT 1
MAKEPEACE FAMILY
REVOCABLE TRUST
P.O. BOX 303
MELVIN VILLAGE, NH 03850
BK: 8558 PG: 1593

APPROVED BY BROOKLINE PLANNING BOARD

ON: _____, CERTIFIED BY _____

CHAIRMAN: _____ AND _____

SECRETARY: _____

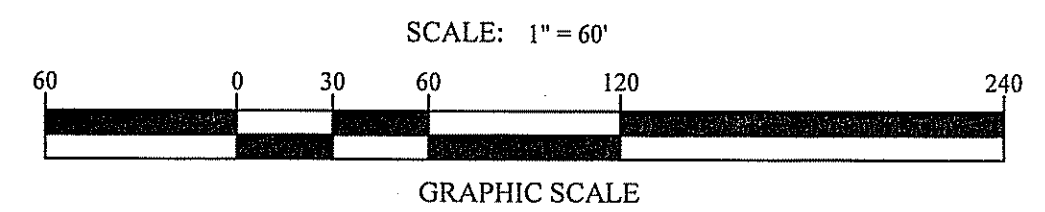
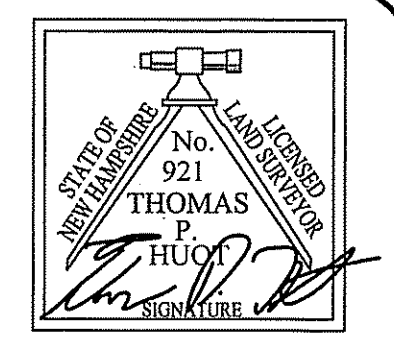
SUBDIVISION PLAN
TAX MAP B LOT 1
PREPARED FOR:
TEG HOLDINGS, LLC
LOCATED AT:
OSGOOD ROAD & BALL HILL ROAD
BROOKLINE, NEW HAMPSHIRE

SURVEYOR'S CERTIFICATION

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[Signature]
LICENSED LAND SURVEYOR

8/13/2020
DATE



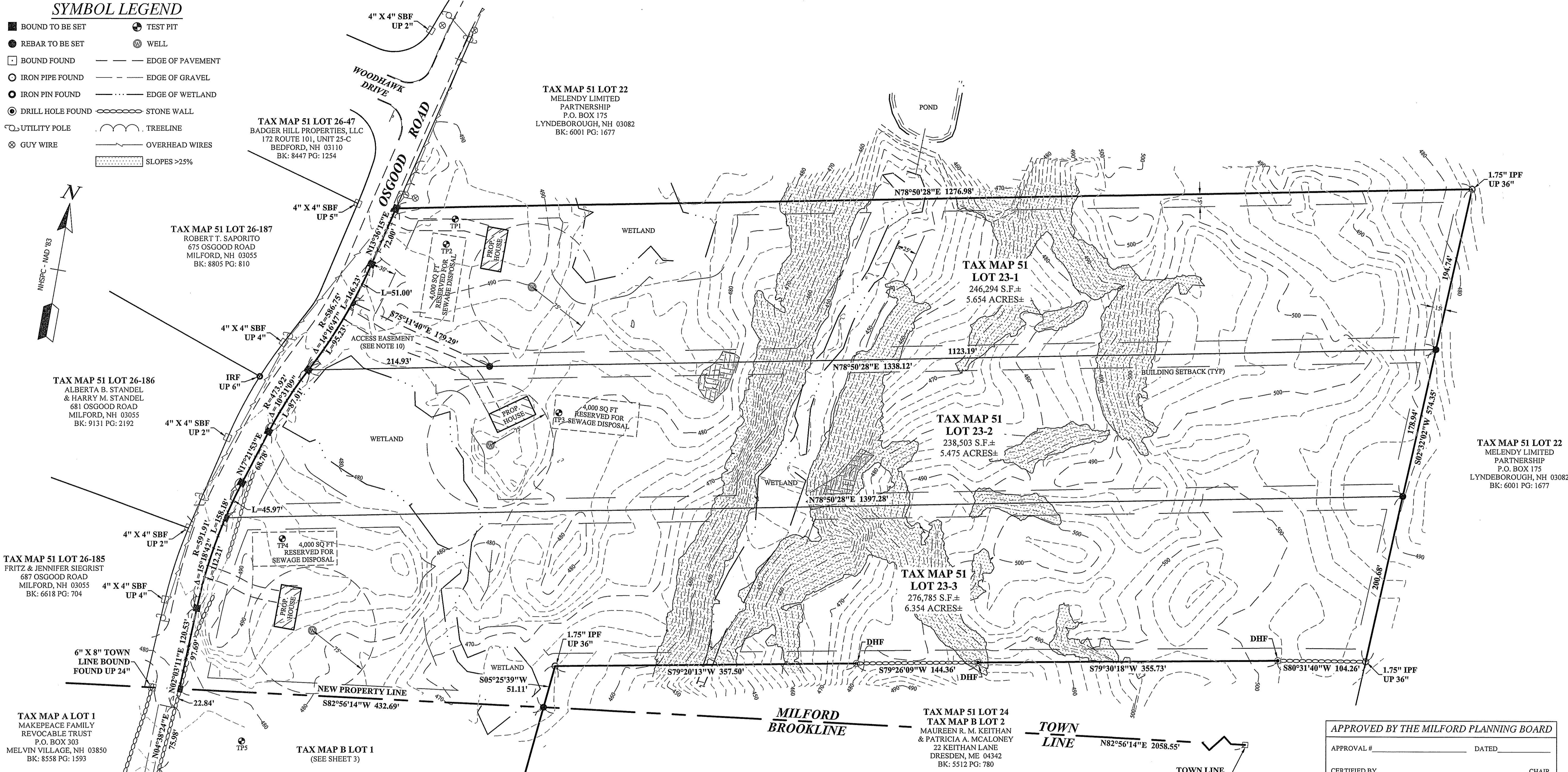
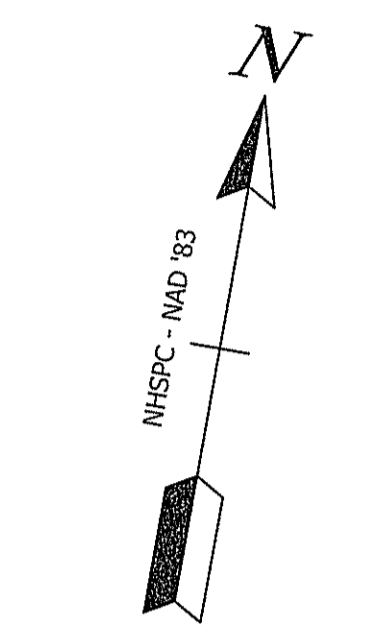
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- ⊗ GUY WIRE
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- ⊕ WELL
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EDGE OF WETLAND
- STONE WALL
- TREELINE
- OVERHEAD WIRES
- ▨ SLOPES >25%



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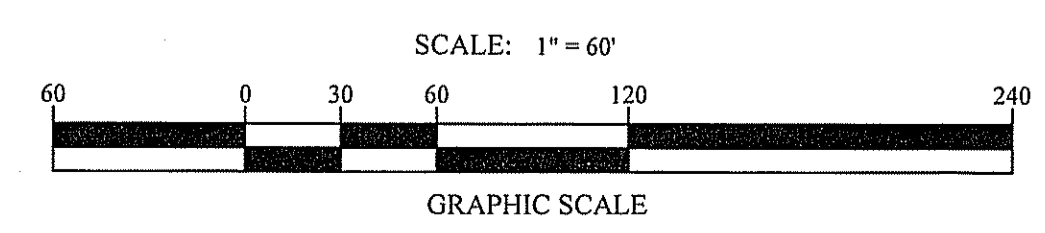
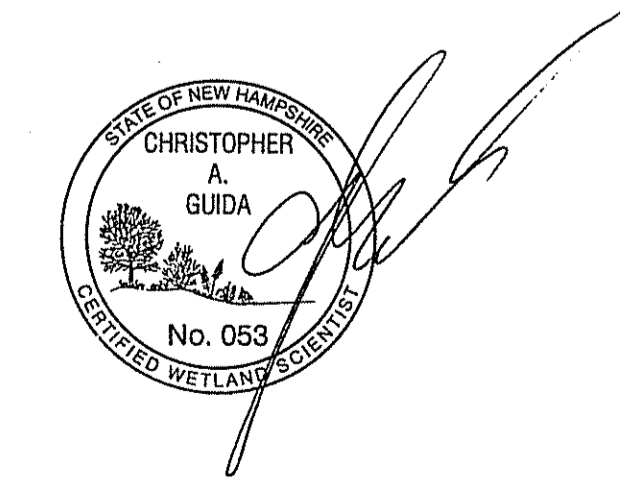
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Thomas P. Huot
LICENSED LAND SURVEYOR

8/13/2020
DATE



OWNER'S SIGNATURE

Maureen R. M. Keithan
FOR TEG HOLDINGS, LLC

8/14/2020
DATE

APPROVED BY THE MILFORD PLANNING BOARD

APPROVAL # _____ DATED _____

CERTIFIED BY _____, CHAIR

DATED _____

**TOPOGRAPHIC
SUBDIVISION PLAN
TAX MAP 51 LOT 23**
PREPARED FOR:
SAN-KEN HOMES, INC.
LOCATED AT:
**OSGOOD ROAD
MILFORD, NEW HAMPSHIRE**

S&H LAND SERVICES, LLC
SHLANDSERVICES.COM
1600 CANDIA ROAD, SUITE #5 - MANCHESTER, NH
PHONE: (603)-628-8500, FAX: (603)-346-7791

NO.	DATE	DESCRIPTION	BY