



TOWN OF MILFORD, NH
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055 TEL: (603) 249-0620 WWW.MILFORD.NH.GOV

Date: February 11, 2021
To: Planning Board
From: Lincoln Daley, Community Development Director
Subject: Case #SD2021-04: TFF Realty, LLC., 34 Ponemah Hill Road, Tax Map 43, Lot 61 (owner/applicant) – Review for acceptance and consideration of final approval for a condominium conversion of a previously approved 9 unit multifamily development located in the Residence ‘B’ District.

BACKGROUND:

The applicant is before the Board seeking approval of a minor subdivision plan to convert the 9 unit Ponemah Pines multifamily development into condominiums. The parcel is located in the Residential B zoning district and is abutted by residential uses. This will be the first public hearing for this application.

APPLICATION STATUS:

The application is complete and ready to be accepted.

NOTICES:

Notices were sent to all property abutters on February 3, 2021.

PROPOSAL:

The applicant is proposing a minor subdivision to convert the previously approved Ponemah Pines multi-family development into condominiums. The nine unit development was approved by the Planning Board in April 21, 2020 as a multifamily/apartment development. The applicant seeks to convert the units to condominiums and has provided the proper plan and declaration. In accordance with NHRSA 356-B:5, this application could be denied only if the condominium conversion would affect the land use. The land use in this instance will continue to be nine residential dwelling units. The only change will be the type of ownership.

INTERDEPARTMENTAL REVIEWS:

Ambulance: – Need for vehicle access around the back of the building via a continuation of the driveway, this combined with moving the snow removal area further back (for plowed snow accumulation) or to an alternative location, would provide sufficient space for an ambulance to pull into the access way to the rear of the building, then back up into the snow removal area. This modification of the plan is acceptable to Ambulance for department operations.

Assessing: No comments.

Building Department: No comments.

Code Enforcement/ Health: No comments.

Conservation Commission: No comments

Fire Department: No comments.

Heritage Commission: No comments.

Police Department: No comments.

Public Works: No comments.

Water/Sewer Utilities: No comments.

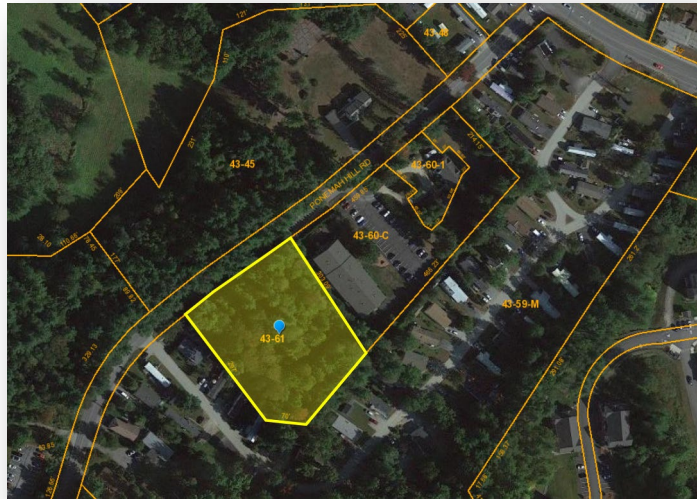
Community Development / Planning:

1. Planning Staff and the Town Assessor have reviewed the Declaration of Condominium of Ponemah Pine Condominium submitted in conjunction with this application. Staff will continue to work with the applicant to finalize the document prior to subdivision recordation.

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 PHOTOGRAPH OF SUBJECT PROPERTY:



- LEGEND:**
- RIGHT-OF-WAY LINE
 - BOUNDARY LINE
 - - - L.C.A. LINE
 - - - TIE COURSE LINE
 - - - ABUTTING LOT LINE
 - - - BUILDING SETBACK LINE
 - - - EDGE OF PAVED ROAD
 - CURB LINE
 - STONE WALL
 - - - EDGE OF TREE LINE
 - - - CHAIN-LINK FENCE
 - (PIN(F)) IRON PIN FOUND
 - ⊙ (H(F)) DRILL HOLE FOUND
 - (PIPE(F)) IRON PIPE FOUND
 - UTILITY POLE & GUY
 - OH — OVERHEAD UTILITY LINE
 - (19) NO. OF PARKING SPACES
 - (43-61) TAX MAP & LOT NUMBER
 - ▭ EXISTING BUILDING

REFERENCE PLAN:

- "SITE DEVELOPMENT PLANS - PONEMAH PINES - TAX MAP 43, LOT 61 - PONEMAH HILL ROAD - MILFORD, NEW HAMPSHIRE - JANUARY 20, 2020 - LAST REVISED: AUGUST 24, 2020 - PREPARED FOR: - PONEMAH PINES, LLC - LAND OFF - FREDERICK & CELIA LORDEN TRUST", 9 SHEETS, SCALE 1"=30', BY FIELDSTONE LAND CONSULTANTS, PLLC.
- "PONEMAH HILL CONDOMINIUM - PONEMAH HILL ROAD, MILFORD, N.H. - PREPARED FOR - PONEMAH HILL CONDOMINIUM - C/O ROBERT MOULON - 9 PONEMAH HILL ROAD - MILFORD, N.H. 03055", SCALE: 1"=40', DATED SEPTEMBER 3, 1998 & REVISED THROUGH AUGUST 23, 2004 BY AUSTIN PARKHURST & RECORDED AS PLAN #35894 IN THE H.C.R.D.

ABUTTER INFORMATION:

43-61
TFF REALTY LLC
P.O. BOX 289
NEW IPSWICH, NH 03071
BK.9327 PG.1667 7/30/20
(PONEMAH HILL ROAD)

43-60-C-9
JOAN G. THOMPSON
22 PONEMAH HILL ROAD #9
MILFORD, NH 03055
BK.8355 PG.37 10/3/2011
(22 PONEMAH HILL ROAD #9)

43-60-C-10
MALCUI FAMILY TRUST
AVIS MALCUI, TRUSTEE
12 ACORN STREET
HAVERHILL, MA 01832
BK.8202 PG.1155 5/11/2010
(22 PONEMAH HILL ROAD #10)

43-59-M
SOUHEGAN VALLEY
MANUFACTURED HOUSING CORP.
C/O ROBERT COOK
529 NASHUA STREET, UNIT 28
MILFORD, NH 03055
BK.3865 PG.242 12/31/1986
(529 NASHUA STREET)

43-60-C-11
CHALMERS FAMILY REVOCABLE TRUST
WILLIAM &
PATRICIA CHALMERS, TRUSTEES
P.O. BOX 1194
WILTON, NH 03086
BK.8859 PG.988 5/27/2016
(22 PONEMAH HILL ROAD #11)

43-60-C-13
JOHN F. & LISA L. BIGL
22 PONEMAH HILL ROAD #13
MILFORD, NH 03055
BK.8302 PG.1770 3/17/2011
(22 PONEMAH HILL ROAD #13)

43-60-C-14
GROVE STREET VILLAS LLC
37 TUMBLE ROAD
BEDFORD, NH 03110
BK.7067 PG.912 9/17/2003
(22 PONEMAH HILL ROAD #14)

43-60-C-15
HOLLY E. PUTNAM
22 PONEMAH HILL ROAD #15
MILFORD, NH 03055
BK.6143 PG.1971 8/16/1999
(22 PONEMAH HILL ROAD #15)

43-60-C-16
ROBERT E. JELLEY
15 LAUREL HILL ROAD
HOLLIS, NH 03049
BK.6561 PG.780 1/10/2002
(22 PONEMAH HILL ROAD #16)

43-60-C-17
NANCY WOJITAS
22 PONEMAH HILL ROAD #17
MILFORD, NH 03055
BK.8944 PG.2573 2/15/2017
(22 PONEMAH HILL ROAD #17)

43-60-C-18
DAVID YORK
22 PONEMAH HILL ROAD #18
MILFORD, NH 03055
BK.8760 PG.183 6/15/2015
(22 PONEMAH HILL ROAD #18)

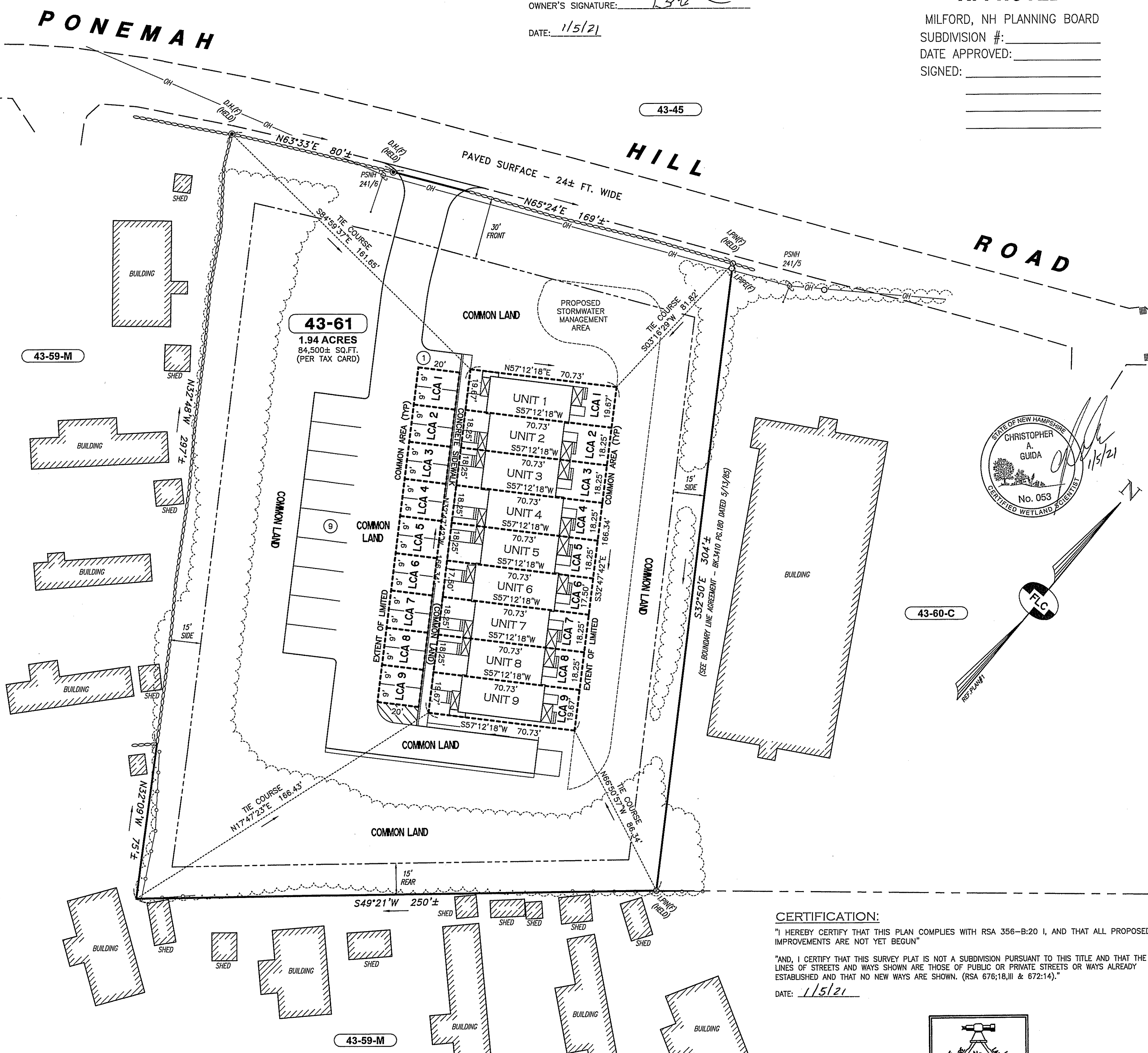
43-60-C-20
ERIC C. BEDELL
22 PONEMAH HILL ROAD #20
MILFORD, NH 03055
BK.8138 PG.1468 9/22/2009
(22 PONEMAH HILL ROAD #20)

43-60-C-2
RKS REALTY LLC
480 NASHUA STREET
MILFORD, NH 03055
BK.7577 PG.159 11/2/2005
(22 PONEMAH HILL ROAD #2)

43-60-C-4
BRIAN C. MURDOCK
2318 BOOTH ROAD
HONOLULU, HI 96813
BK.8494 PG.1227 11/15/12
(22 PONEMAH HILL ROAD #4)

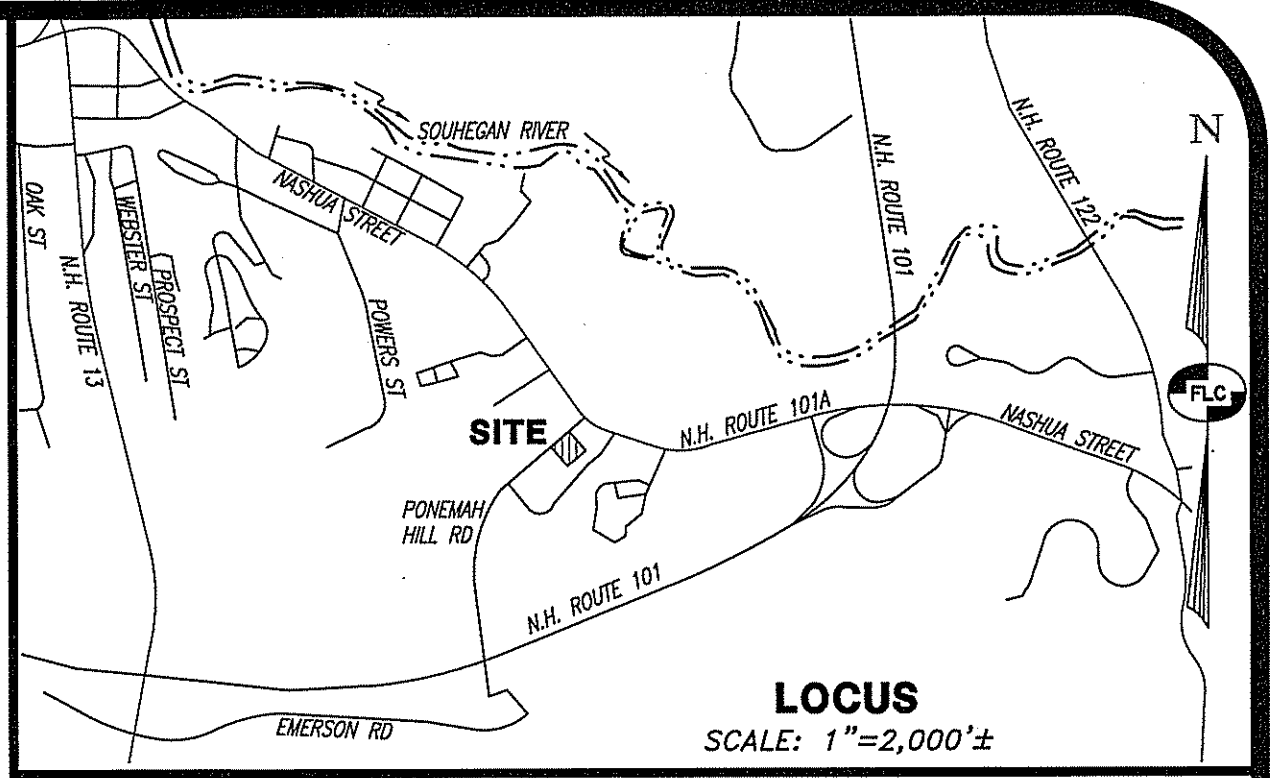
43-60-C-6
GEORGE & CHRISTINA ANDONOPOULOS
KOKKO REALTY
480 NASHUA STREET
MILFORD, NH 03055
BK.8535 PG.2148 1/17/2014
(22 PONEMAH HILL ROAD #6)

43-60-C-8
KRISTEN E. FORSLAY
33 LUCILLE AVENUE
SALEM, NH 03079
BK.7778 PG.1635 12/6/2006
(22 PONEMAH HILL ROAD #8)



APPROVED

MILFORD, NH PLANNING BOARD
SUBDIVISION #: _____
DATE APPROVED: _____
SIGNED: _____



- NOTES:**
- THE OWNER OF RECORD FOR TAX MAP 43 LOT 61 IS TFF REALTY LLC, P.O. BOX 289, NEW IPSWICH, NH 03071. THE DEED REFERENCE FOR THE PARCEL IS VOL.9327 PG.1667 DATED JULY 30, 2020 IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
 - THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED 9-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT ON TAX MAP 43 LOT 61 KNOWN AS PONEMAH PINES.
 - THE TOTAL AREA OF TAX MAP 43 LOT 61 IS 1.94 ACRES OR 84,500± SQ.FT. PER THE TOWN OF MILFORD TAX CARD. TOTAL LIMITED COMMON AREA IS 11,765 SQ.FT. OR .27 ACRES. TOTAL COMMON AREA IS 72,735 SQ.FT. OR 1.67 ACRES.
 - ZONING FOR THE PARCEL IS THE RESIDENCE-B DISTRICT.

RESIDENCE - B DISTRICT	REQUIRED	LOT 43-61
MIN LOT AREA	20,000 SF	83,500± SF
MIN LOT FRONTAGE	150 FT	249± FT
MIN FRONT SETBACK	30 FT	30 FT
MIN SIDE SETBACK	15 FT	15 FT
MIN REAR SETBACK	15 FT	15 FT
MAX BLDG HEIGHT	35 FT	35 FT
MIN OPEN SPACE	30%	72.4%

 FOR SINGLE FAMILY RESIDENTIAL USE WITH MUNICIPAL SEWER AND WATER CONNECTIONS THE MINIMUM LOT AREA IS 15,000 SQ.FT., THE MIN. LOT FRONTAGE IS 100 FEET.
 - BOUNDARY INFORMATION SHOWN IS BASED ENTIRELY ON THE REFERENCE PLAN AND DEED CITED HEREON AND IS NOT THE RESULT OF A PRECISE BOUNDARY SURVEY BY THIS OFFICE.
 - EXISTING ON-SITE IMPROVEMENTS SHOWN WERE DEVELOPED FROM A FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF AUGUST, 2019. HORIZONTAL ORIENTATION IS BASED ON THE REFERENCE PLAN. VERTICAL DATUM IS ASSUMED.
 - JURISDICTIONAL WETLANDS WERE NOT FOUND ON THE SUBJECT PARCEL PER AN ON SITE FIELD INVESTIGATION BY CHRISTOPHER A. GUIDA, C.W.S. IN AUGUST, 2019 IN ACCORDANCE WITH THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, DATED JANUARY 1987".
 - THE SUBJECT PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, TOWN OF MILFORD, NEW HAMPSHIRE, COMMUNITY NO. 330096, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33011C0498D, DATED: SEPTEMBER 25, 2009.
 - THE SITE IS LOCATED WITHIN THE LEVEL 1 GROUNDWATER PROTECTION DISTRICT. THE SITE LIES OUTSIDE ALL WELLHEAD SANITARY RADIUS (400').
 - LOCATION OF BUILDINGS WITHIN 50', ROADS WITHIN 200', AND INFILTRATION DRAINAGE SYSTEMS WITHIN 200' ARE SHOWN HEREON.
 - TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN EASEMENTS OR ENCUMBRANCES ON THE SUBJECT PARCEL.
 - COMPLETED CONDOMINIUM UNITS ARE TO BE SERVICED BY UNDERGROUND UTILITIES AND BY MUNICIPAL SEWER AND WATER.
 - THE LIMITED COMMON AREA (LCA) INCLUDES DECKS, PORCHES, BULKHEADS, WALKWAYS FOR INDIVIDUAL UNITS AND SURROUNDING GROUNDS FOR EACH UNIT AS SHOWN.
 - UNITS 1 THRU 9 AND ALL PROPOSED IMPROVEMENTS ARE NOT YET BEGUN.

STATE OF NEW HAMPSHIRE
CHRISTOPHER A. GUIDA
No. 053
CERTIFIED WETLAND ANALYST

43-60-C

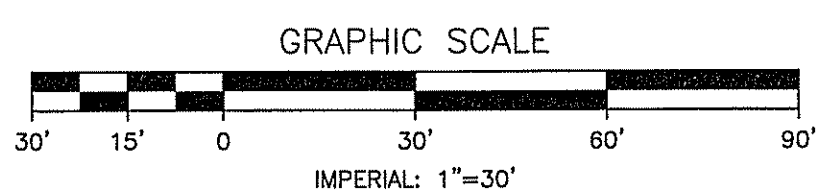
CERTIFICATION:

"I HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH RSA 356-B:20 I, AND THAT ALL PROPOSED IMPROVEMENTS ARE NOT YET BEGUN"

"AND, I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN. (RSA 676:15, III & 672:14)."

DATE: 1/5/21

STATE OF NEW HAMPSHIRE
MICHAEL D. PLOOF
SIGNATURE



REV.	DATE	DESCRIPTION	C/O	DR	CK

CONDOMINIUM SITE PLAN
PONEMAH PINES
TAX MAP 43 LOT 61
PONEMAH HILL ROAD
MILFORD, NEW HAMPSHIRE
PREPARED FOR AND LAND OF:
TFF REALTY LLC
P.O. BOX 289, NEW IPSWICH, NH 03071

SCALE: 1"=30' JANUARY 5, 2021

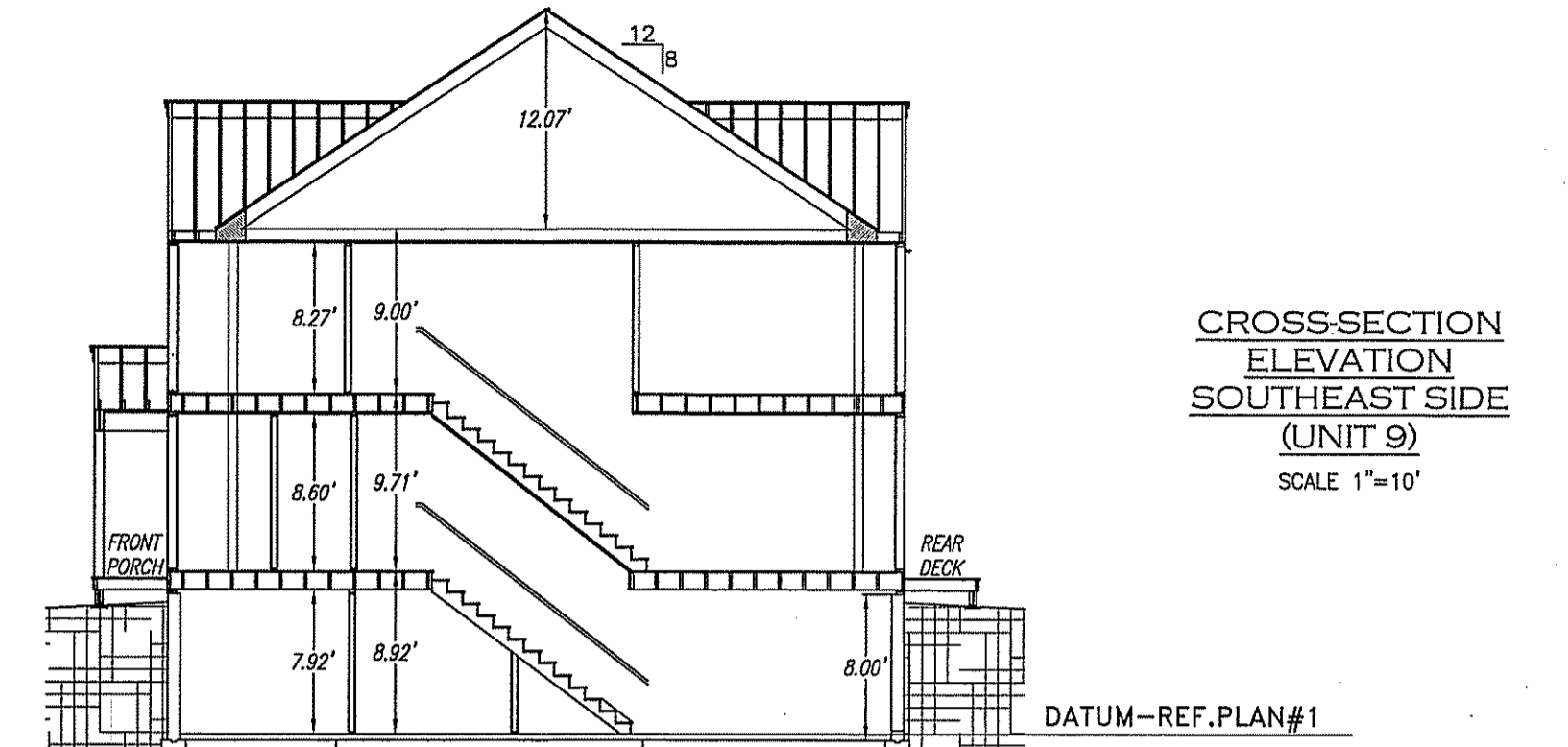
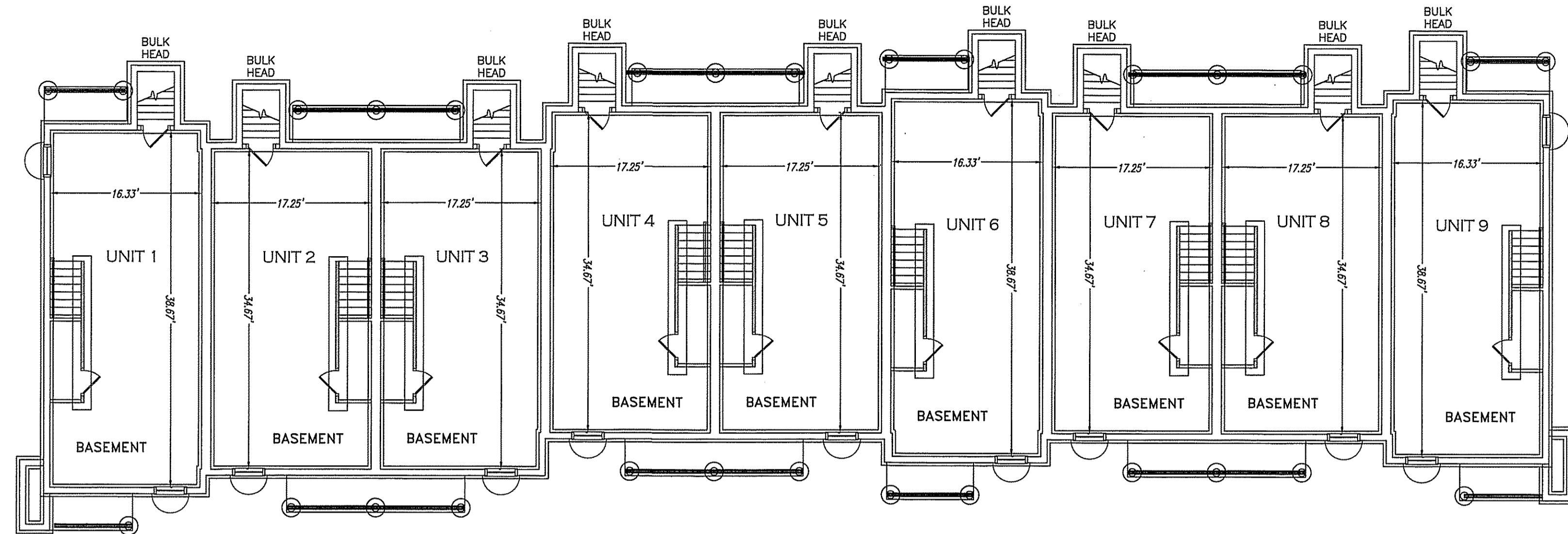
Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE
LAND CONSULTANTS, PLLC

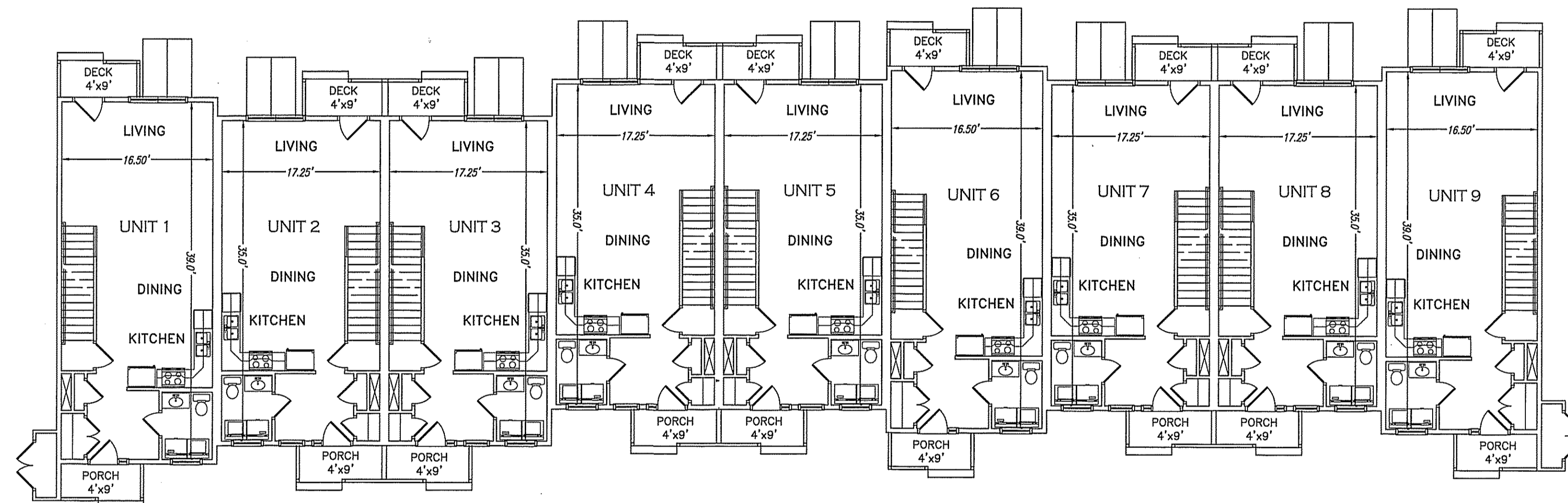
206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

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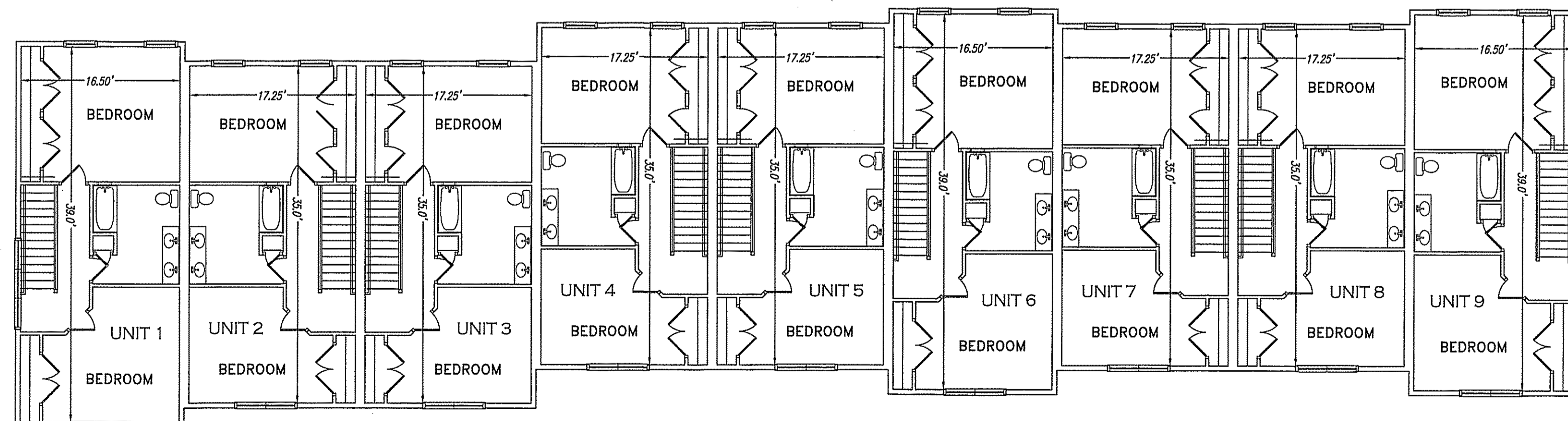
**BASEMENT PLAN
UNITS 1-9**
SCALE 1"=10'



**1ST FLOOR PLAN
UNITS 1-9**
SCALE 1"=10'



**2ND FLOOR PLAN
UNITS 1-9**
SCALE 1"=10'



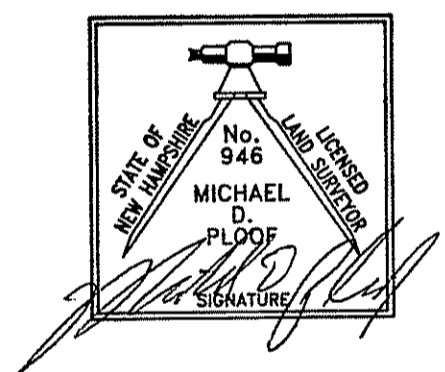
- NOTES:**
- FLOOR PLANS WERE PROVIDED BY ALTERNATIVE DESIGNS, INC., 94 OLD GRANITE STREET, MANCHESTER, NH 03101.
 - THE LIMITED COMMON AREA (LCA) INCLUDES THE DECK, PORCH, BULKHEAD, CONCRETE WALK FOR EACH INDIVIDUAL UNIT AND SURROUNDING GROUNDS FOR EACH INDIVIDUAL UNIT, AS SHOWN.
 - CROSS-SECTION ELEVATIONS ARE BASED ON AN ASSUMED DATUM DEVELOPED FROM THE REFERENCE PLAN.
 - PROPOSED SILL ELEVATION FOR UNITS 1 THRU 9 IS 507.0'

CERTIFICATION:

"I HEREBY CERTIFY THAT THE FLOOR PLANS SHOWN HEREON ARE ACCURATE AND ARE IN COMPLIANCE WITH R.S.A. 356-B:20, II, IV & V, AND THAT UNITS 1 THRU 9 AND THEIR LIMITED COMMON AREAS ARE NOT YET BEGUN."

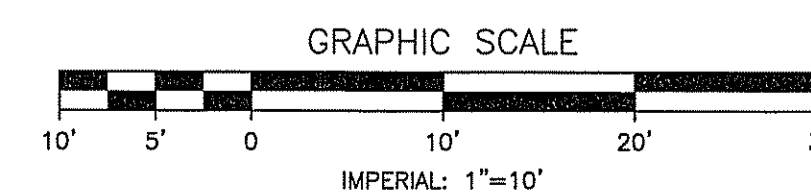
"AND, I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN. (RSA 676:18,II & 672:14)."

DATE: 1/5/21



APPROVED

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REV.	DATE	DESCRIPTION	C/O	DR	CK

CONDOMINIUM FLOOR PLANS
PONEMAH PINES
TAX MAP 43 LOT 61
PONEMAH HILL ROAD
MILFORD, NEW HAMPSHIRE
PREPARED FOR AND LAND OF:
TFF REALTY LLC
P.O. BOX 289, NEW IPSWICH, NH 03071

SCALE: 1"=10' JANUARY 5, 2021

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs



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