



TOWN OF MILFORD, NEW HAMPSHIRE
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

TEL: (603)249-0620

WEB: WWW.MILFORD.NH.GOV

STAFF MEMO

Date: July 14, 2021
To: Town of Milford Planning Board
From: Jason Cleghorn, Town Planner
Subject: **SD2021-07 Bentley Management Group/Craig Francisco (owners/applicant), Tax Map 59, Lots 4 and 4-2.** Public Hearing for a lot line adjustment to two Residence “R” zoned lots.

BACKGROUND:

The applicant is before the Planning Board seeking approval of a lot line adjustment to Tax Map 59 Lots 4 and 4-2. Both lots are larger than the zoning ordinance required minimum lot sizes and have the required frontages on Federal Hill Road.

ADDRESS:

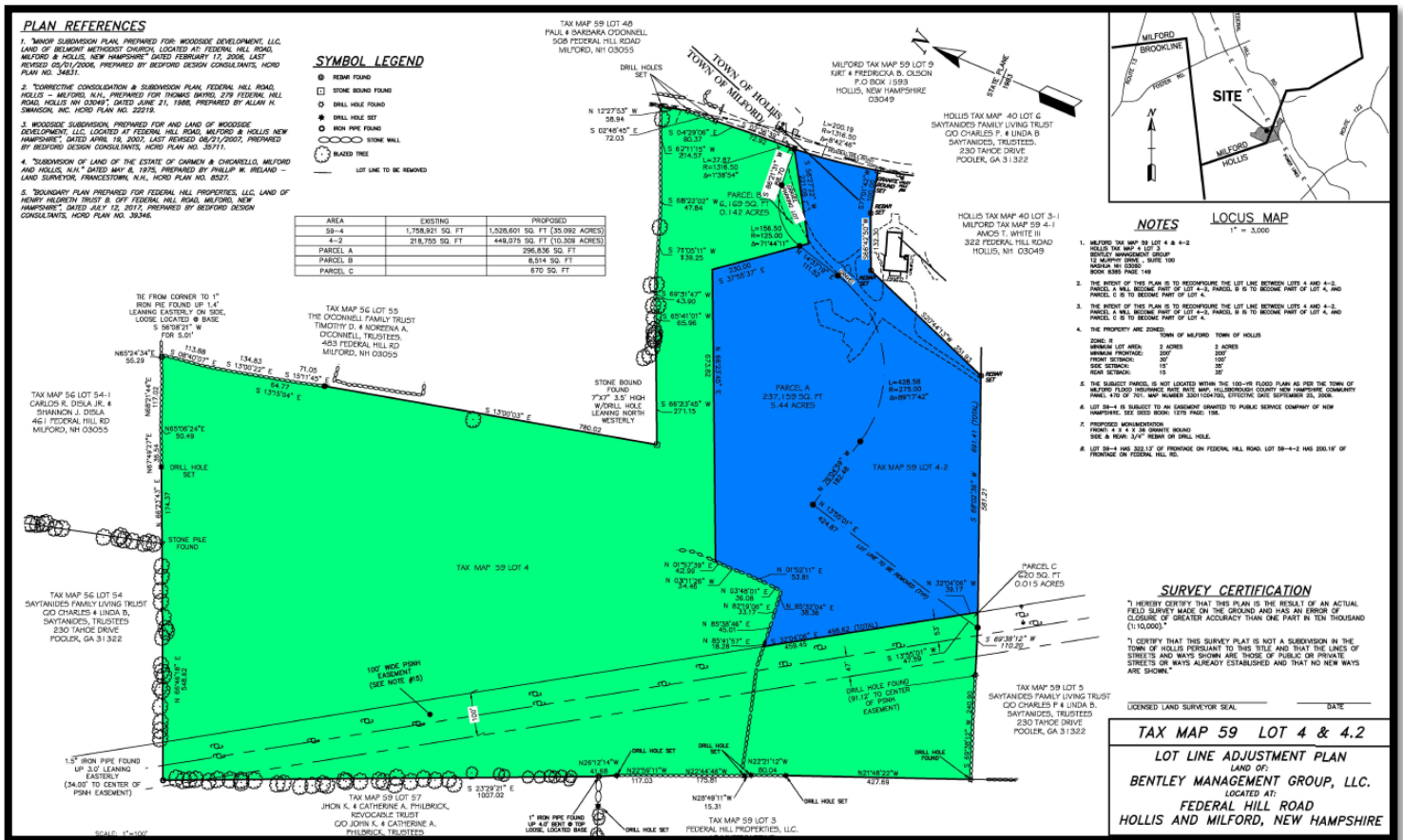
Federal Hill Road at the Milford/Hollis town lines.

EXISTING USE:

The properties are currently vacant large rural lots off of Federal Hill Road. One of the lots has portions of a driveway serving an adjacent residence.

LOT AREA:

Lot	Old Size	New Size	Minimum Lot size
59-4	40.3 ac	35.092 ac	2 ac SF or 4 ac MF
59-4-2	5.02 ac	10.309 ac	2 ac SF or 4 ac MF



APPLICATION STATUS:

The application is complete and ready to be accepted. The Board will need to make a determination of regional impact. The parcels are adjacent to the Town of Hollis.

NOTICES:

Notices were sent to all property abutters on July 7, 2021.

ZONING DISTRICT/INFORMATION:

The subject property is within the Residence R ("R") District: Each of the lots in both their existing states and new configurations meet the lot sizes and frontages as required by *Milford Zoning Ordinance § 5.04.4*. In the future, if lot 4-2 were to be developed with a duplex, it would not have the required 300 feet of frontage but does have the required frontage for a single family residence.

STAFF RECOMMENDATIONS:

The applicant should be prepared to address all of the comments raised by the Planning Board, Barring any/all input and recommendations from the Board, Staff recommends approving the application.

June 15, 2021

**Jason Cleghorn
Milford Town Planner
Town of Milford
1 Union Square
Milford, NH 03055**

**RE: Lot line Adjustment
Tax Map 59 Lots 4 & 4.2
Federal Hill Road**

Dear Mr. Cleghorn,

The purpose of this letter is to explain the above referenced Lot Line Adjustment Application. The existing lot line separating the 2 parcels is a series of tangents and curves that is somewhat irregular in shape. The owner has done some improvements to both properties. He has created a large field behind his house (abutting Lot 4-1) and some gravel driveways. The field is currently on both lots and after the adjustment the field would be on lot 4-2. Also, there is a gravel parking lot just off Federal Hill Road, that is used by the snowmobile association, that would be on Lot 4. Lastly, a small triangle of Lot 4-2 is encumbered by the power easement. This proposal would transfer that small triangle to Lot 4, so Lot 4-2 would not be encumbered by this easement.

So, the proposal is to transfer Parcel A from Lot 4 to Lot 4-2, transfer Parcel B from Lot 4-2 to lot 4 and transfer Parcel C from Lot 4-2 to lot 4.

I hope this explains the proposal. If you have any further questions, please do not hesitate to contact me.

Thank you,

Craig A. Francisco, L.L.S.
Director of Surveying & Mapping

PLAN REFERENCES

1. "MINOR SUBDIVISION PLAN, PREPARED FOR: WOODSIDE DEVELOPMENT, LLC, LAND OF BELMONT METHODIST CHURCH, LOCATED AT: FEDERAL HILL ROAD, MILFORD & HOLLIS, NEW HAMPSHIRE" DATED FEBRUARY 17, 2006, LAST REVISED 05/01/2006, PREPARED BY BEDFORD DESIGN CONSULTANTS, HCRD PLAN NO. 34831.
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SYMBOL LEGEND

- ⊙ REBAR FOUND
- STONE BOUND FOUND
- ☆ DRILL HOLE FOUND
- ★ DRILL HOLE SET
- IRON PIPE FOUND
- ⊖ STONE WALL
- ☼ BLAZED TREE
- LOT LINE TO BE REMOVED

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4-2	218,755 SQ. FT	449,075 SQ. FT (10.309 ACRES)
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PARCEL B		8,514 SQ. FT
PARCEL C		670 SQ. FT

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PAUL & BARBARA O'DONNELL
508 FEDERAL HILL ROAD
MILFORD, NH 03055

MILFORD TAX MAP 59 LOT 9
KIRT & FREDRICKA B. OLSON
P.O BOX 1593
HOLLIS, NEW HAMPSHIRE
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HOLLIS TAX MAP 40 LOT 6
SAYTANIDES FAMILY LIVING TRUST
C/O CHARLES P. & LINDA B
SAYTANIDES, TRUSTEES.
230 TAHOE DRIVE
POOLER, GA 31322

HOLLIS TAX MAP 40 LOT 3-1
MILFORD TAX MAP 59 4-1
AMOS T. WHITE III
322 FEDERAL HILL ROAD
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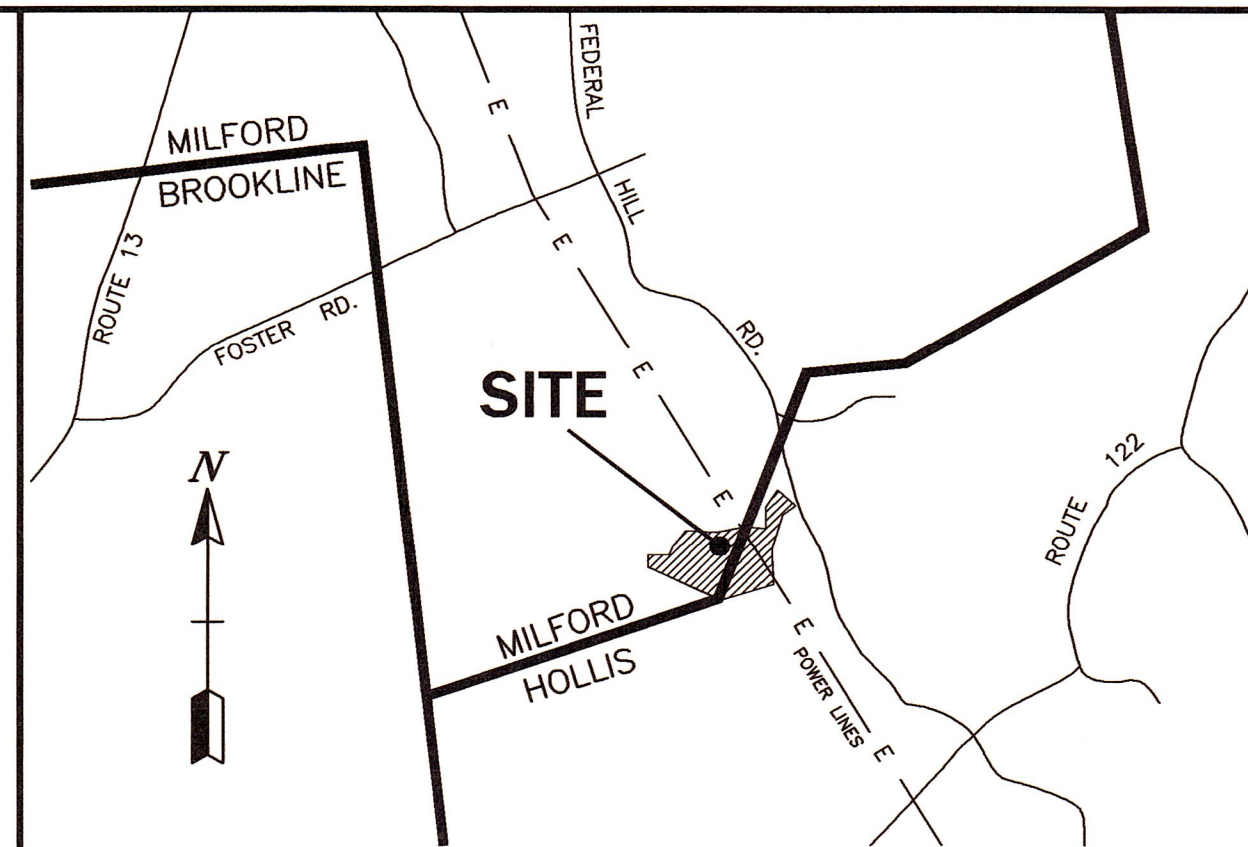
TAX MAP 56 LOT 55
THE O'CONNELL FAMILY TRUST
TIMOTHY D. & NOREENA A.
O'CONNELL, TRUSTEES.
483 FEDERAL HILL RD
MILFORD, NH 03055

TAX MAP 56 LOT 54-1
CARLOS R. DISLA JR. &
SHANNON J. DISLA
461 FEDERAL HILL RD
MILFORD, NH 03055

TAX MAP 56 LOT 54
SAYTANIDES FAMILY LIVING TRUST
C/O CHARLES & LINDA B.
SAYTANIDES, TRUSTEES
230 TAHOE DRIVE
POOLER, GA 31322

TAX MAP 59 LOT 57
JHON K. & CATHERINE A. PHILBRICK,
REVOCABLE TRUST
C/O JOHN K. & CATHERINE A.
PHILBRICK, TRUSTEES
114 FOSTER RD,
MILFORD NH, 03055

TAX MAP 59 LOT 3
FEDERAL HILL PROPERTIES, LLC.
12 MURPHY DRIVE
NASHUA NH 03060

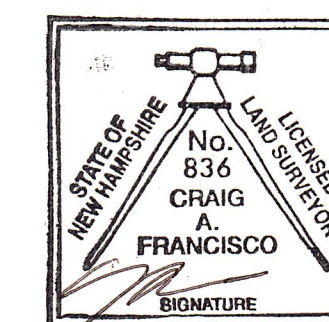


NOTES

LOCUS MAP
1" = 3,000

1. MILFORD TAX MAP 59 LOT 4 & 4-2, HOLLIS TAX MAP 40 LOT 3, BENTLEY MANAGEMENT GROUP, 12 MURPHY DRIVE, SUITE 100, NASHUA NH 03060, BOOK 8385 PAGE 149
2. THE INTENT OF THIS PLAN IS TO RECONFIGURE THE LOT LINE BETWEEN LOTS 4 AND 4-2. PARCEL A WILL BECOME PART OF LOT 4-2, PARCEL B IS TO BECOME PART OF LOT 4, AND PARCEL C IS TO BECOME PART OF LOT 4.
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4. THE PROPERTY ARE ZONED: TOWN OF MILFORD TOWN OF HOLLIS

ZONE: R	2 ACRES	2 ACRES
MINIMUM LOT AREA:	200'	200'
MINIMUM FRONTAGE:	30'	100'
FRONT SETBACK:	15'	35'
REAR SETBACK:	15'	35'
5. THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE 100-YR FLOOD PLAIN AS PER THE TOWN OF MILFORD FLOOD INSURANCE RATE MAP, HILLSBOROUGH COUNTY NEW HAMPSHIRE COMMUNITY PANEL 470 OF 701. MAP NUMBER 33011C0470D, EFFECTIVE DATE SEPTEMBER 25, 2009.
6. LOT 59-4 IS SUBJECT TO AN EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE. SEE DEED BOOK: 1275 PAGE: 158.
7. PROPOSED MONUMENTATION FRONT: 4 X 4 X 36 GRANITE BOUND SIDE & REAR: 3/4" REBAR OR DRILL HOLE.
8. LOT 59-4 HAS 322.13' OF FRONTAGE ON FEDERAL HILL ROAD. LOT 59-4-2 HAS 200.19' OF FRONTAGE ON FEDERAL HILL RD.



SURVEY CERTIFICATION

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Craig A. Francisco
LICENSED LAND SURVEYOR SEAL 6.9.21 DATE

TAX MAP 59 LOT 4 & 4.2
LOT LINE ADJUSTMENT PLAN
LAND OF:
BENTLEY MANAGEMENT GROUP, LLC.
LOCATED AT:
FEDERAL HILL ROAD
HOLLIS AND MILFORD, NEW HAMPSHIRE

SCALE: 1" = 100'	DECEMBER 17, 2020	SHEET 1 OF 1
DESIGN: C.A.F.	DRAWN: K.M.B.	CHECKED: C.A.F.
FB: 597	PG: 44	1422-01

Bedford Design Consultants Inc.
ENGINEERS AND SURVEYORS
177 East Industrial Park Drive, Manchester, NH 03109
Telephone: (603) 822-5533 Fax: (603) 822-4740
www.bedforddesign.com

OWNERS SIGNATURE

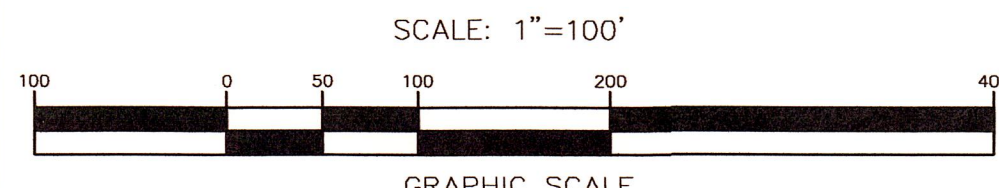
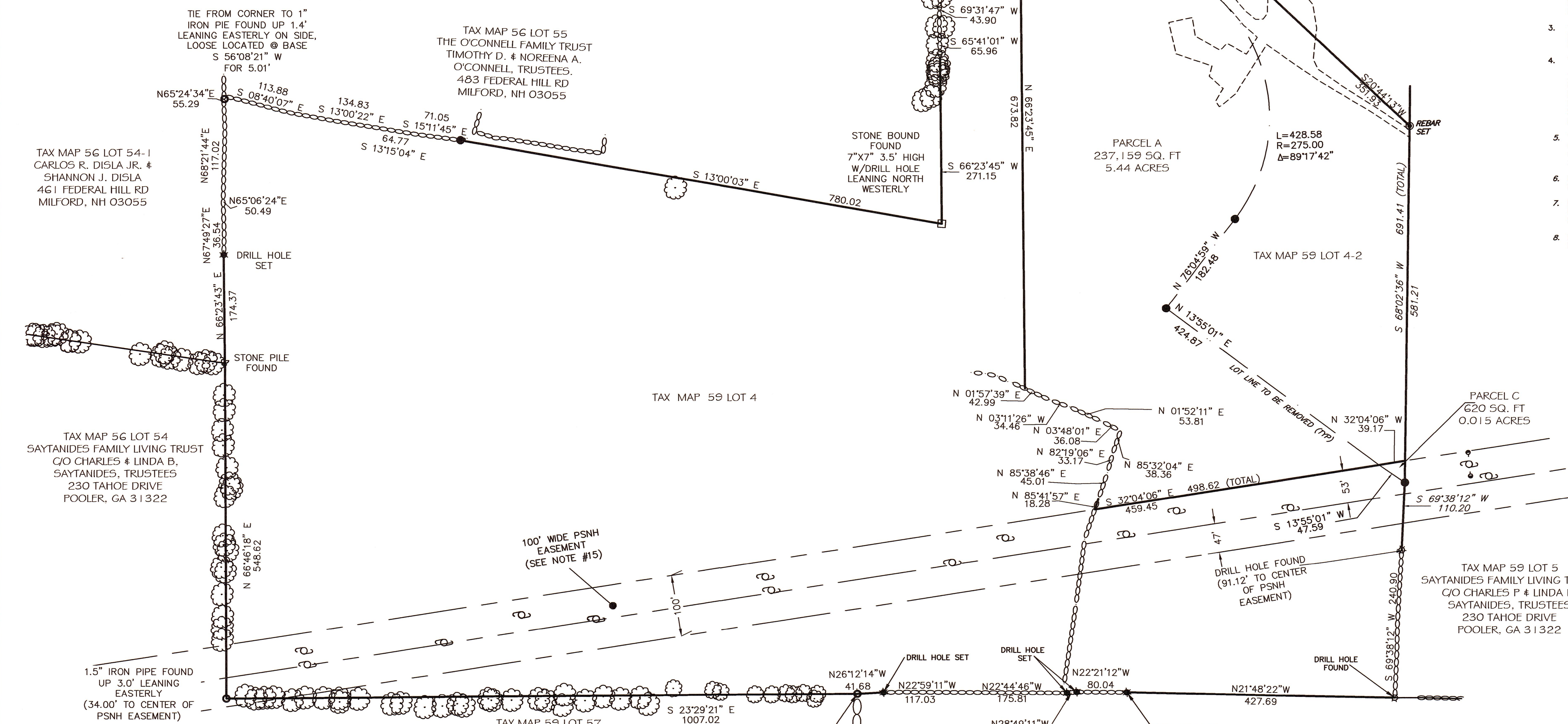
[Signature] 6/9/21
OWNERS SIGNATURE DATE

APPROVED BY THE MILFORD PLANNING BOARD ON:

SUBDIVISION PLAN REVIEW NUMBER:

SIGNED: CHAIRMAN DATE: _____
SIGNED: MEMBER DATE: _____

DATE	DESCRIPTION	BY	REV.



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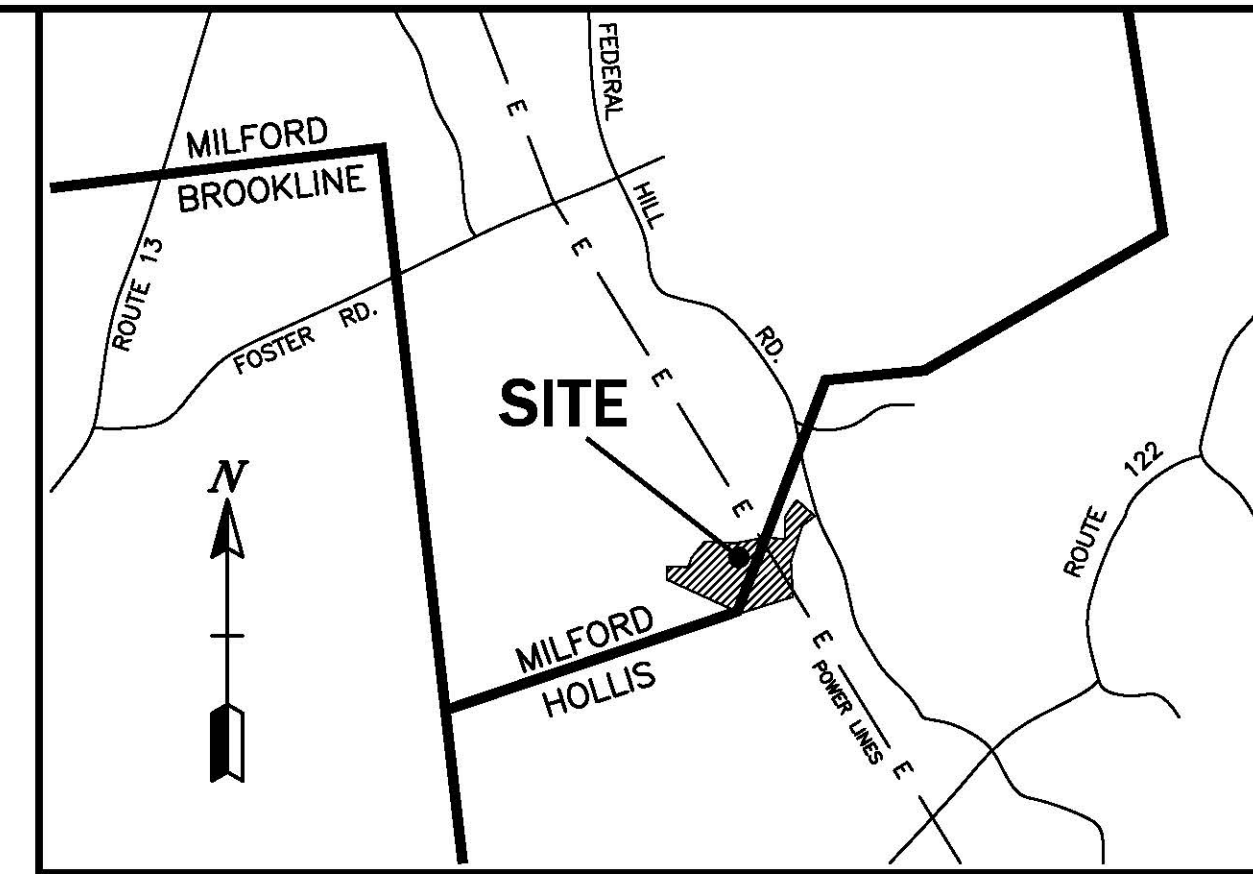
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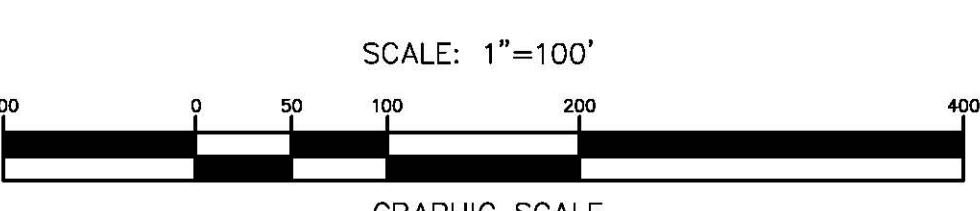
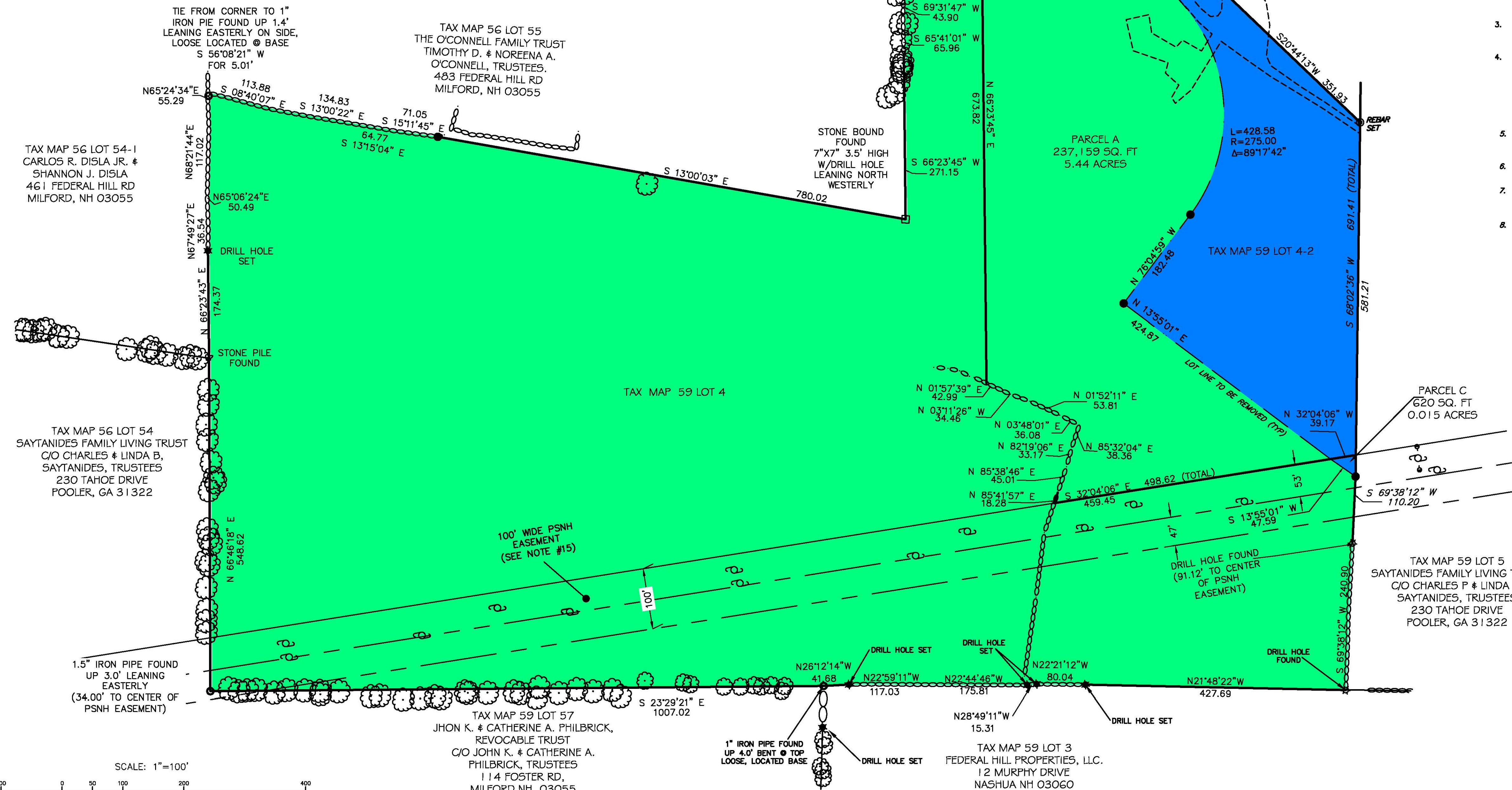
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SCALE: 1" = 100' DECEMBER 17, 2020 SHEET 1 OF 1

DESIGN:	DRAWN:	CHECKED:	FB:	PG:	
C.A.F.	K.M.B.	C.A.F.	597	44	1422-01

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PARCELS BEFORE LLA

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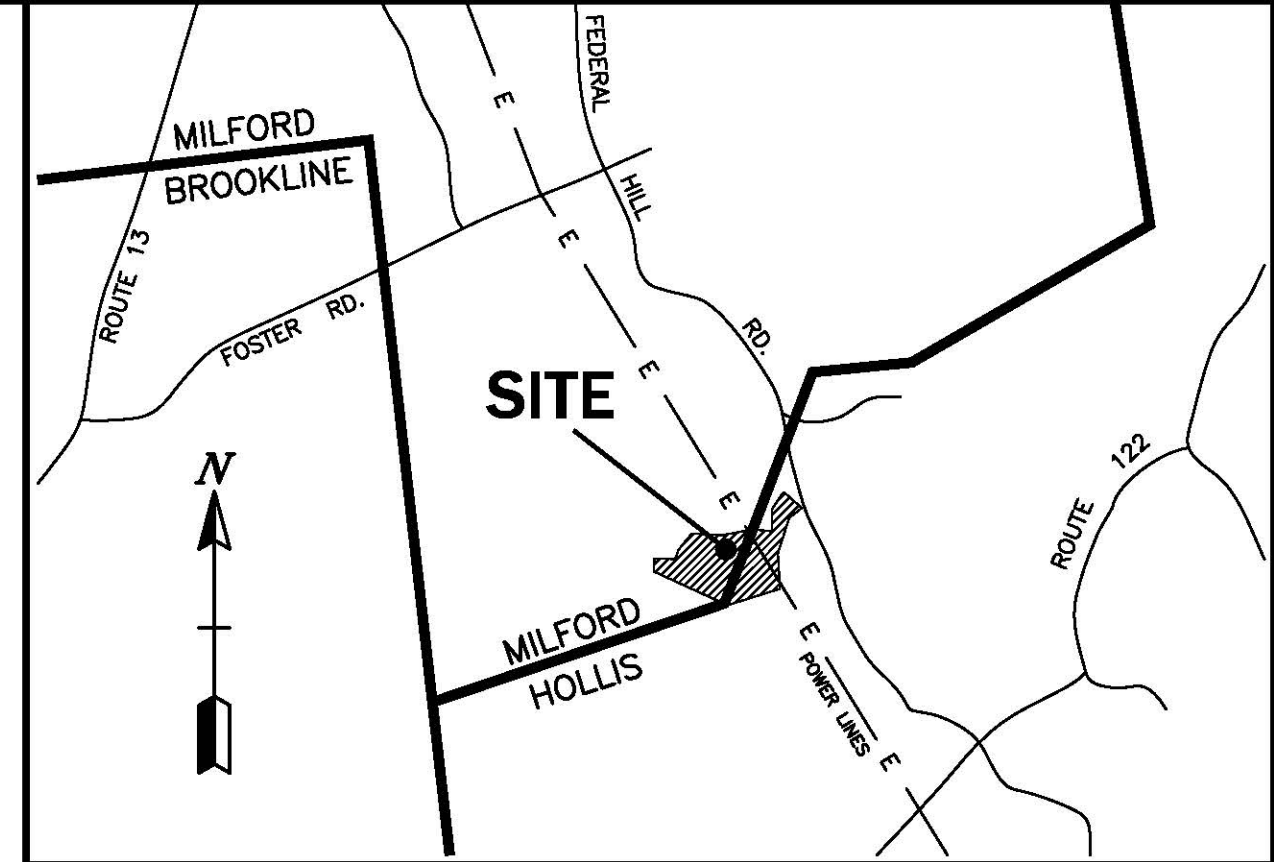
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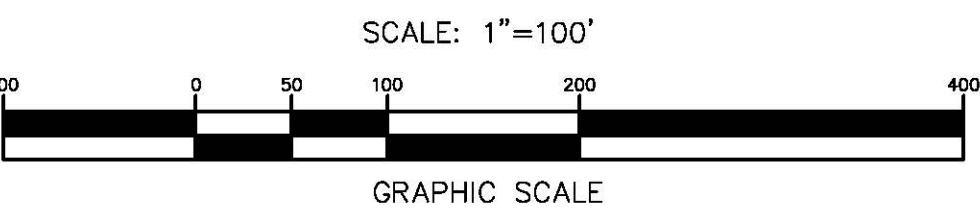
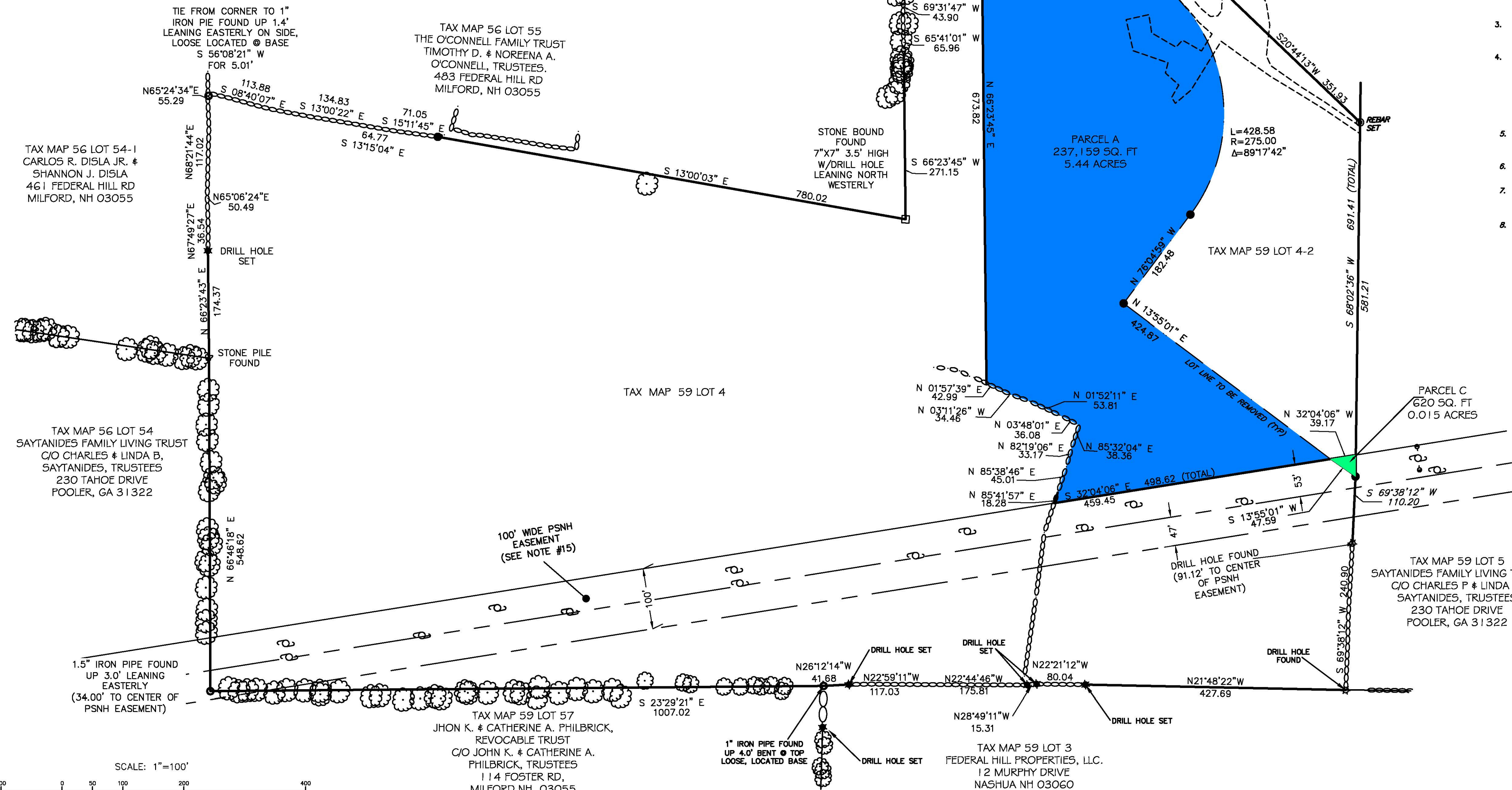
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SIGNED: _____ DATE: _____
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CHAIRMAN MEMBER

DATE	DESCRIPTION	BY	REV.

PARCELS TO BE MOVED

PLAN REFERENCES

1. "MINOR SUBDIVISION PLAN, PREPARED FOR: WOODSIDE DEVELOPMENT, LLC, LAND OF BELMONT METHODIST CHURCH, LOCATED AT: FEDERAL HILL ROAD, MILFORD & HOLLIS, NEW HAMPSHIRE" DATED FEBRUARY 17, 2006, LAST REVISED 05/01/2006, PREPARED BY BEDFORD DESIGN CONSULTANTS, HCRD PLAN NO. 34831.
2. "CORRECTIVE CONSOLIDATION & SUBDIVISION PLAN, FEDERAL HILL ROAD, HOLLIS - MILFORD, N.H., PREPARED FOR THOMAS BAYRD, 279 FEDERAL HILL ROAD, HOLLIS NH 03049", DATED JUNE 21, 1988, PREPARED BY ALLAN H. SWANSON, INC. HCRD PLAN NO. 22219.
3. WOODSIDE SUBDIVISION, PREPARED FOR AND LAND OF WOODSIDE DEVELOPMENT, LLC, LOCATED AT FEDERAL HILL ROAD, MILFORD & HOLLIS NEW HAMPSHIRE", DATED APRIL 19, 2007, LAST REVISED 08/21/2007, PREPARED BY BEDFORD DESIGN CONSULTANTS, HCRD PLAN NO. 35711.
4. "SUBDIVISION OF LAND OF THE ESTATE OF CARMEN & CHICARELLO, MILFORD AND HOLLIS, N.H." DATED MAY 8, 1975, PREPARED BY PHILLIP W. IRELAND - LAND SURVEYOR, FRANCES TOWN, N.H., HCRD PLAN NO. 8527.
5. "BOUNDARY PLAN PREPARED FOR FEDERAL HILL PROPERTIES, LLC, LAND OF HENRY HILDRETH TRUST B. OFF FEDERAL HILL ROAD, MILFORD, NEW HAMPSHIRE", DATED JULY 12, 2017, PREPARED BY BEDFORD DESIGN CONSULTANTS, HCRD PLAN NO. 39346.

SYMBOL LEGEND

- ⊙ REBAR FOUND
- STONE BOUND FOUND
- ⊠ DRILL HOLE FOUND
- ⊠ DRILL HOLE SET
- ★ DRILL HOLE SET
- IRON PIPE FOUND
- STONE WALL
- ⊙ BLAZED TREE
- LOT LINE TO BE REMOVED

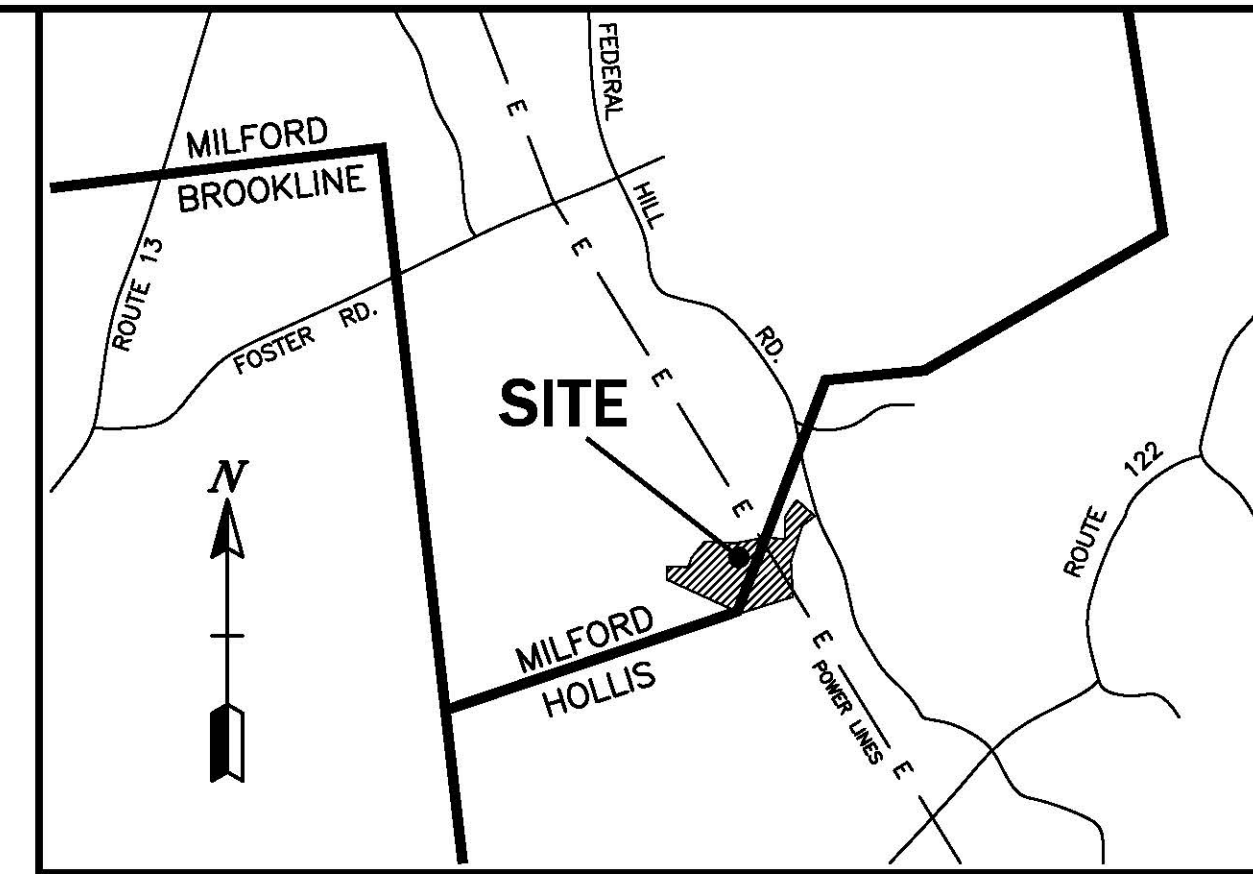
AREA	EXISTING	PROPOSED
59-4	1,758,921 SQ. FT	1,528,601 SQ. FT (35.092 ACRES)
4-2	218,755 SQ. FT	449,075 SQ. FT (10.309 ACRES)
PARCEL A		296,836 SQ. FT
PARCEL B		8,514 SQ. FT
PARCEL C		670 SQ. FT

TAX MAP 59 LOT 48
PAUL & BARBARA O'DONNELL
508 FEDERAL HILL ROAD
MILFORD, NH 03055

MILFORD TAX MAP 59 LOT 9
KIRT & FREDRICKA B. OLSON
P.O BOX 1593
HOLLIS, NEW HAMPSHIRE
03049

HOLLIS TAX MAP 40 LOT 6
SAYTANIDES FAMILY LIVING TRUST
C/O CHARLES P. & LINDA B
SAYTANIDES, TRUSTEES.
230 TAHOE DRIVE
POOLER, GA 31322

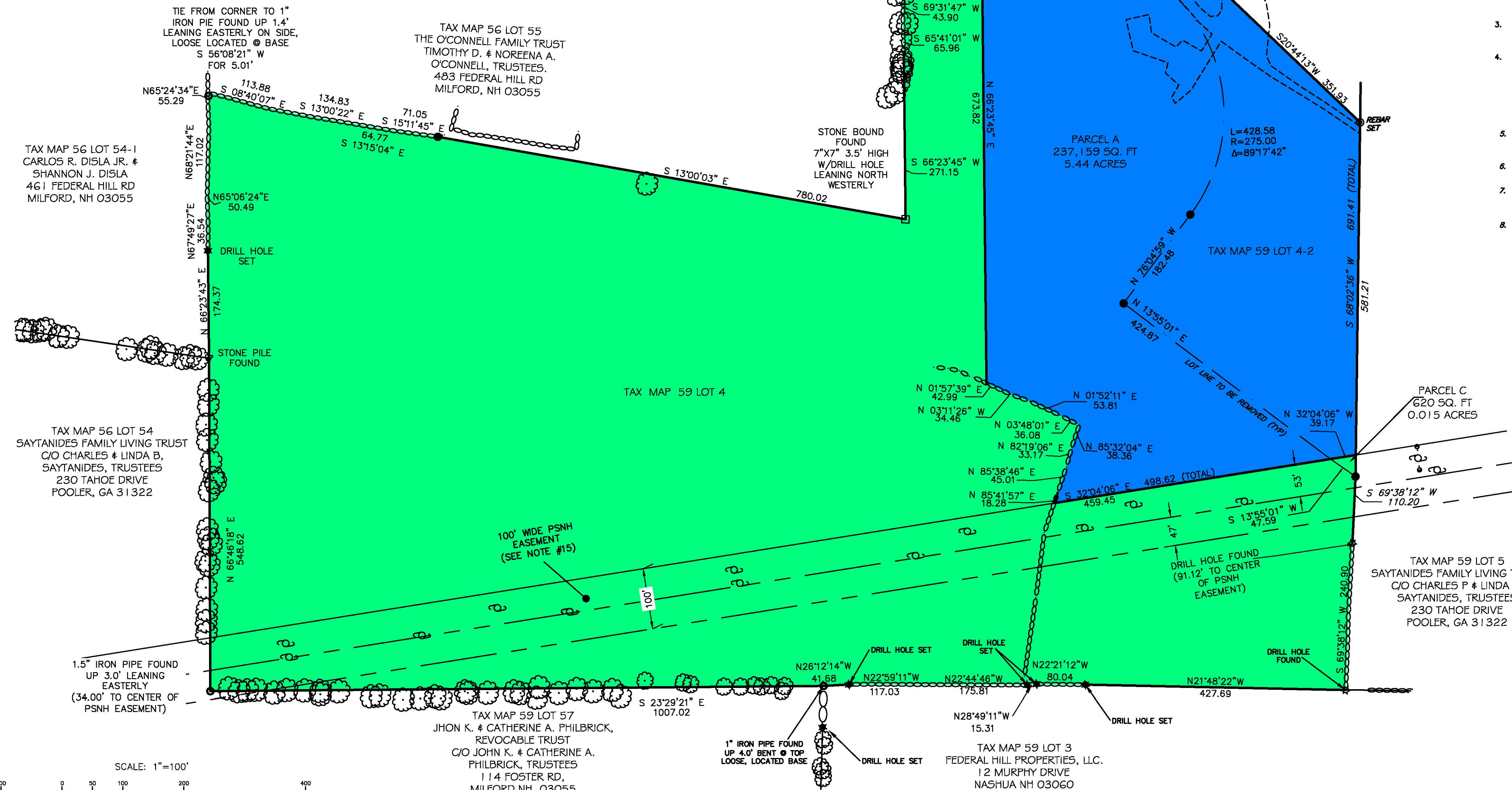
HOLLIS TAX MAP 40 LOT 3-1
MILFORD TAX MAP 59 4-1
AMOS T. WHITE III
322 FEDERAL HILL ROAD
HOLLIS, NH 03049



NOTES

1. MILFORD TAX MAP 59 LOT 4 & 4-2
HOLLIS TAX MAP 40 LOT 3
BENTLEY MANAGEMENT GROUP
12 MURPHY DRIVE, SUITE 100
NASHUA NH 03080
BOOK 8385 PAGE 149
2. THE INTENT OF THIS PLAN IS TO RECONFIGURE THE LOT LINE BETWEEN LOTS 4 AND 4-2. PARCEL A WILL BECOME PART OF LOT 4-2, PARCEL B IS TO BECOME PART OF LOT 4, AND PARCEL C IS TO BECOME PART OF LOT 4.
3. THE INTENT OF THIS PLAN IS TO RECONFIGURE THE LOT LINE BETWEEN LOTS 4 AND 4-2. PARCEL A WILL BECOME PART OF LOT 4-2, PARCEL B IS TO BECOME PART OF LOT 4, AND PARCEL C IS TO BECOME PART OF LOT 4.
4. THE PROPERTY ARE ZONED:

ZONE:	TOWN OF MILFORD	TOWN OF HOLLIS
MINIMUM LOT AREA:	2 ACRES	2 ACRES
MINIMUM FRONTAGE:	200'	200'
FRONT SETBACK:	30'	100'
SIDE SETBACK:	15'	35'
REAR SETBACK:	15'	35'
5. THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE 100-YR FLOOD PLAIN AS PER THE TOWN OF MILFORD FLOOD INSURANCE RATE MAP, HILLSBOROUGH COUNTY NEW HAMPSHIRE COMMUNITY PANEL 470 OF 701. MAP NUMBER 33011004700, EFFECTIVE DATE SEPTEMBER 25, 2009.
6. LOT 59-4 IS SUBJECT TO AN EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE. SEE DEED BOOK: 1275 PAGE: 158.
7. PROPOSED MONUMENTATION
FRONT: 4" X 4" X 3/8" GRANITE BOUND
SIDE & REAR: 3/4" REBAR OR DRILL HOLE.
8. LOT 59-4 HAS 322.13' OF FRONTAGE ON FEDERAL HILL ROAD. LOT 59-4-2 HAS 200.19' OF FRONTAGE ON FEDERAL HILL RD.



SURVEY CERTIFICATION

"I HEREBY CERTIFY THAT THIS PLAN 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)."

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION IN THE TOWN OF HOLLIS PERSUANT 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."

LICENSED LAND SURVEYOR SEAL _____ DATE _____

TAX MAP 59 LOT 4 & 4.2
LOT LINE ADJUSTMENT PLAN
LAND OF:
BENTLEY MANAGEMENT GROUP, LLC.
LOCATED AT:
FEDERAL HILL ROAD
HOLLIS AND MILFORD, NEW HAMPSHIRE

SCALE: 1" = 100'	DECEMBER 17, 2020	SHEET 1 OF 1
DESIGN: C.A.F.	DRAWN: K.M.B.	CHECKED: C.A.F.
	FB: 597	PG: 44
1422-01		

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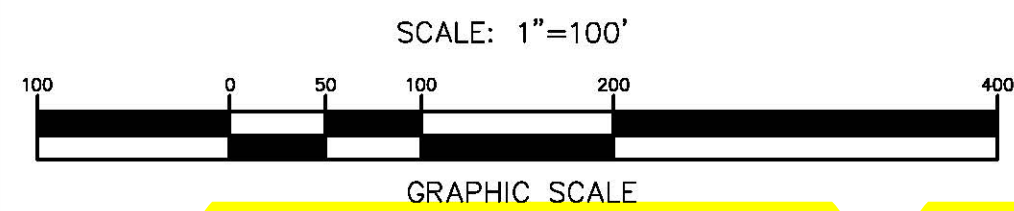
OWNERS SIGNATURE

OWNERS SIGNATURE _____ DATE _____

APPROVED BY THE MILFORD PLANNING BOARD ON:

SUBDIVISION PLAN REVIEW NUMBER:	
SIGNED: _____ DATE: _____	
SIGNED: CHAIRMAN _____ DATE: _____	
SIGNED: MEMBER _____ DATE: _____	

DATE	DESCRIPTION	BY	REV.



PARCELS AFTER LLA