



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: September 8, 2021
To: Town of Milford Planning Board
From: Jason Cleghorn, Town Planner
Subject: **SD2021-10 Donald and Loreen Racicot/Fieldstone Land Consultants (owners/applicant), Tax Map 14, Lot 10.** Public Hearing for a minor subdivision to divide one Industrial zoned lot into two lots.

BACKGROUND:

The applicant is before the Planning Board seeking approval of a minor subdivision to Tax Map 14 Lot 10 into two lots. The current property is 1.376 acres and the two lots would be .338 acres and 1.038 acres.

ADDRESS:

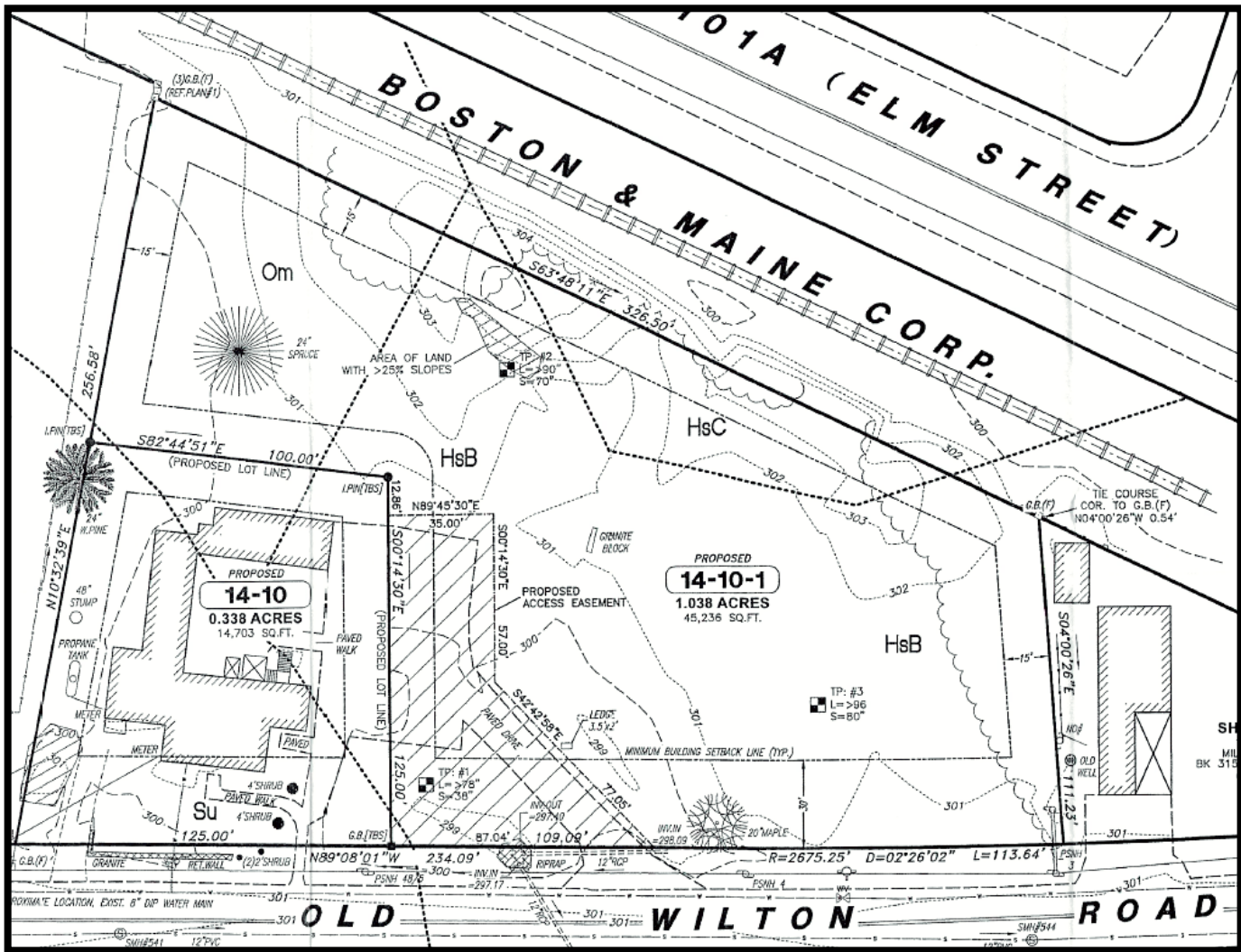
21 Old Wilton Rd.

EXISTING USE:

The existing lot has a single family residence on it with an adjacent open area. The open area is the potential location of a warehouse/retail use for Son's Chimney.

LOT AREA:

Lot	Old Size	New Size	Minimum Lot size
14-10	1.376 ac	.338 ac	N/A
14-10-1	N/A	1.038 ac	N/A



APPLICATION STATUS:

The application is complete and ready to be accepted. An assessment of regional impact should be made by the Planning Board.

NOTICES:

Notices were sent to all property abutters on September 8, 2021.

ZONING DISTRICT/INFORMATION:

The subject property is within the Industrial (“I”) District: Each of the lots in both their existing states and new configurations meet the lot sizes and frontages as required by the *Milford Zoning Ordinance § 5.06.4(A)*. The Industrial zoning district does not have minimum lot sizes or road frontages. The single family residential remaining lot has the mandatory open space but the existing structure (built in 1775) does not meet the required thirty-foot front yard setback.

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 with the condition that the access easement language be sent to the Town prior to recordation of the Mylar.

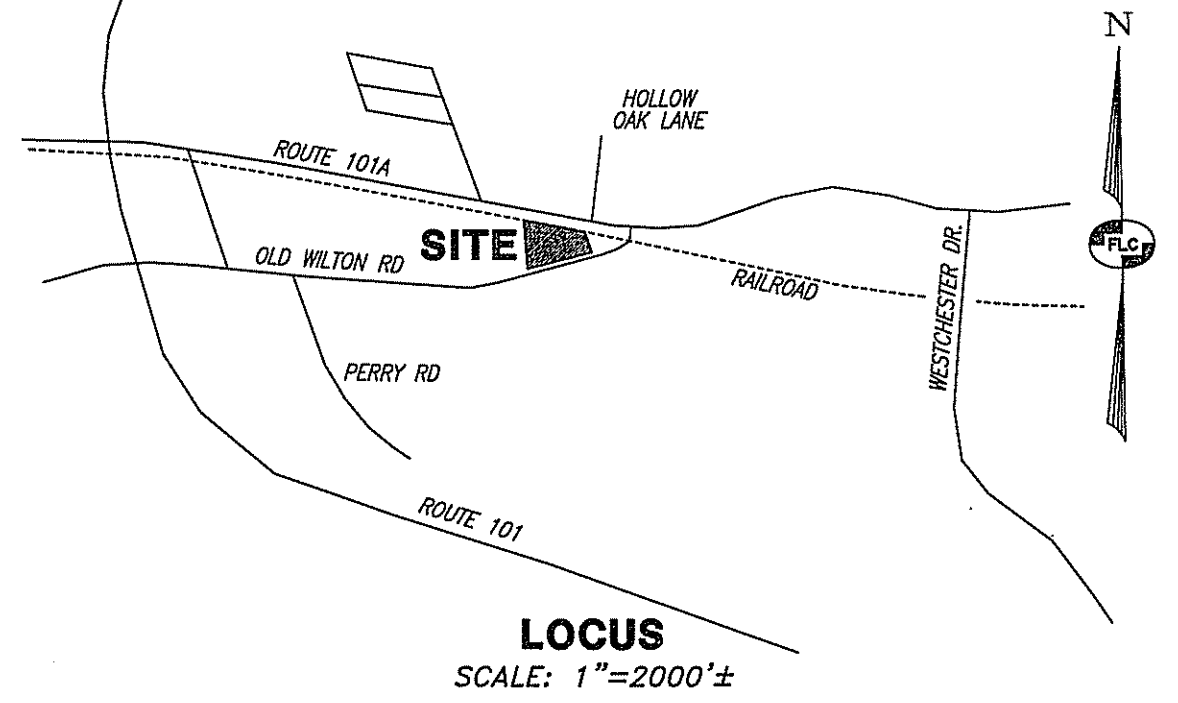
- LEGEND:**
EXISTING FEATURES
- 14-10 TAX MAP AND LOT NUMBER
 - RIGHT-OF-WAY SLOELINE
 - PROPERTY LINE
 - ABUTTING LOT LINE
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL ROAD
 - OH OVERHEAD UTILITIES
 - S SEWER LINE
 - W WATER LINE
 - DRAIN LINE
 - CHAIN LINK FENCE
 - STOCKADE FENCE
 - 100' 10' CONTOUR INTERVAL
 - 102' 2' CONTOUR INTERVAL
 - TREE LINE
 - G.B.(F) GRANITE BOUND FOUND
 - L.PIN(TBS) IRON PIN TO BE SET
 - G.B.(TBS) GRANITE BOUND TO BE SET
 - SEWER MANHOLE
 - DRAIN MANHOLE
 - MANHOLE
 - CATCH BASIN
 - SINGLE POST SIGN
 - WATER HYDRANT
 - WATER VALVE
 - WATER SHUT-OFF
 - UTILITY POLE AND GUY WIRE
 - BUILDING
 - PROPOSED ACCESS EASEMENT

NRCS SOILS LEGEND:
SOURCE: USDA NRCS WEB SOIL SURVEY

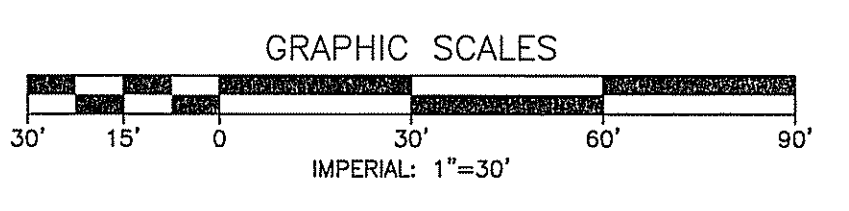
- SOIL BOUNDARY
- HsB HINCKLEY LOAMY SAND
3 TO 8% SLOPES
- HsC HINCKLEY LOAMY SAND
8 TO 15% SLOPES
- Om OCCUM FINE SANDY LOAM
HIGH BOTTOM
- Su SUNCOOK LOAMY FINE SAND

- REFERENCE PLANS:**
- "ALTA/ACSM URBAN - LAND TITLE SURVEY - CONDUCTOR CORPORATION - MILFORD, NEW HAMPSHIRE", SCALE 1"=60', DATED JANUARY 25, 1994 AND LAST REVISED MAY 9, 1996, BY MERIDIAN LAND SERVICES, INC. RECORDED IN THE H.C.R.D. AS PLAN NO.28006.
 - "LAND IN - MILFORD, NEW HAMPSHIRE - TOWN OF MILFORD TO BOSTON & MAINE CORPORATION - AND - BOSTON & MAINE CORPORATION TO TOWN OF MILFORD", SCALE 1"=20', DATED MAY 2, 1995 AND LAST REVISED MAY 5, 1995 BY MERIDIAN LAND SERVICES, INC. RECORDED IN THE H.C.R.D. AS PLAN NO.28914.
 - "LAND IN - MILFORD, N.H. - BOSTON AND MAINE CORPORATION TO ALFRED EDMOND LAVIGNE - VAL.17 MAP 14 ALL OF PCL.4 - S#15597", SCALE 1"=40', DATED DECEMBER 1864, BY J. BACHELDER, ENGINEER OF DESIGN. RECORDED IN THE H.C.R.D. AS PLAN NO.2956

CERTIFICATION:
"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND PER THE PRECISION AND ACCURACY STANDARDS FOR AN URBAN CLASSIFICATION SURVEY AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYOR'S ADMINISTRATIVE RULES (LAW 503.04) AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."



- NOTES:**
- THE OWNERS OF RECORD FOR TAX MAP PARCEL 14-10 ARE RONALD L. AND LOREEN M. RACICOT, 70 PUTNUM HILL ROAD, LYNDENBOROUGH, NH 03082-6134. DEED REFERENCE TO PARCEL IS VOL.8519 PG.1961 DATED JANUARY 24, 2013 IN THE H.C.R.D.
 - THE PURPOSE OF THIS PLAN IS TO DEPICT A SUBDIVISION OF TAX MAP PARCEL 14-10 INTO TWO LOTS AS SHOWN.
 - THE TOTAL AREA OF TAX MAP PARCEL 14-10 IS 59,939 SQ. FT. OR 1.376 ACRES. LOT FRONTAGE IS 347.73' ALONG OLD WILTON ROAD.
 - ZONING FOR THE ENTIRE PARCEL IS (I) INDUSTRIAL AND WEST ELM STREET OVERLAY DISTRICT. MINIMUM LOT SIZE= NONE FOR LAND SERVICED BY MUNICIPAL SEWER AND WATER. MINIMUM LOT FRONTAGE= NONE. MINIMUM BUILDING SETBACKS= 30 FT. FRONT, 15 FT. SIDE AND REAR.
 - HORIZONTAL ORIENTATION IS BASED ON REFERENCE PLAN #1. VERTICAL DATUM IS ASSUMED. THE REFERENCE BENCHMARK IS THE TOP OF A GRANITE BOUND FOUND AT THE SOUTHWEST CORNER OF THE LOT ALONG OLD WILTON ROAD - ELEVATION=300.00'
 - THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ONSITE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF DECEMBER 2015 TOGETHER WITH THE REFERENCE PLANS CITED HEREON.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED IN PART FROM PLANS OF RECORD AND FIELD LOCATION. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
 - THERE ARE NO JURISDICTIONAL WETLANDS ON-SITE PER FIELD INVESTIGATION.
 - BASED ON A FIELD INSPECTION THE ENTRANCE TO THE SITE SATISFIES THE MILFORD MINIMUM SAFE SITE DISTANCE REQUIREMENTS.
 - THE PARCEL DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FEMA F.I.R.M. PARCEL 33011004540 DATED SEPTEMBER 25, 2009.
 - THE SUBJECT PARCEL IS LOCATED IN THE LEVEL 1 GROUNDWATER PROTECTION OVERLAY ZONE.
 - TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN DEED RESTRICTIONS ON THE PROPERTY OTHER THAN THOSE SHOWN IF ANY.
 - PROPOSED LOT 14-10 HAS 0.338 ACRES OR 14,703 SQ.FT. WITH 125.00' OF FRONTAGE ON OLD WILTON ROAD AND PROPOSED LOT 14-10-1 HAS 1.038 ACRES OR 45,236 SQ.FT. WITH 222.72' OF FRONTAGE ON OLD WILTON ROAD.
 - OPEN SPACE AREA FOR PROPOSED LOT 14-10 IS 9,458 SQ.FT. OR 64.3% OF THE TOTAL PARCEL AREA. OPEN SPACE AREA FOR LOT 14-10-1 IS 42,821 SQ.FT. OR 94.7% OF THE TOTAL PARCEL AREA. THE MINIMUM OPEN SPACE REQUIREMENT IS 30% OF THE TOTAL PARCEL AREA FOR EACH LOT.
 - THERE IS A PROPOSED DRIVEWAY ACCESS EASEMENT OVER TAX MAP LOT 14-10-1 TO BENEFIT LOT 14-10.



REV.	DATE	DESCRIPTION	C/O	DR	CK
C	9/16/21	ADDRESS STAFF COMMENTS		CLR	MDP
B	9/9/21	ADDRESS STAFF COMMENTS		CLR	MDP
A	1/23/20	ADDRESS COMMENTS PER STAFF MEMO		CLR	MDP

SUBDIVISION PLAN
INDUSTRIAL DEVELOPMENT
TAX MAP PARCEL 14-10 - 21 OLD WILTON ROAD
MILFORD, NEW HAMPSHIRE
PREPARED FOR AND LAND OF:
RONALD L. & LOREEN M. RACICOT
70 PUTNUM HILL ROAD, LYNDENBOROUGH, NH 03082-6134.

SCALE: 1" = 30' FEBRUARY 16, 2017

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs



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

14-9 HENDRIX WIRE & CABLE INC.
53 OLD WILTON ROAD
MILFORD, NH 03055-3119
BK 5716 PG 351 8/16/96
(31 OLD WILTON RD.)
(SEE REF.PLAN#1)

7-4 HITCHINER MANUFACTURING CO., INC.
594 ELM STREET
MILFORD, NH 03055
BK 5708 PG 611 4/11/96
(507 ELM ST.)

7-5-2 GOEN-AUTO, INC.
89 GOEN ROAD
NEW IPSWICH, NH 03071-3821
BK 6490 PG 2486 9/19/01
(6 HOLLOW OAK LN.)

7-5-1 ADAMAC, LLC
116 CORTLAND ROAD
MILFORD, NH 03055-5021
BK 6108 PG 1652 5/26/99
(489 ELM ST.)

14-11 STEVE H. & SHERRY A. FOSKETT
11 OLD WILTON ROAD
MILFORD, NH 03055-3119
BK 3158 PG 179 5/17/84
(11 OLD WILTON RD.)
(SEE REF.PLAN#2)

7-16 LISA H. & THOMAS M. CONRAD, TRUSTEES
LISA H. CONRAD REV. TRUST
4 PILGRIM DRIVE
ORLEANS, MA 02653-4610
BK 8556 PG 2769 5/2/13
(16 OLD WILTON RD.)

38-6 HENDRIX WIRE & CABLE INC.
53 OLD WILTON ROAD
MILFORD, NH 03055-3119
BK 5951 PG 1634 6/8/98
(RT.101 BY-PASS)

APPROVED

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

Ronald Racicot 9/9/2021
OWNER OF PARCEL 14-10 DATE

