



TOWN OF MILFORD, NEW HAMPSHIRE  
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055  
WWW.MILFORD.NH.GOV

TEL: (603)249-0620

WEB:

## **STAFF MEMO**

**Date:** September 14, 2021  
**To:** Town of Milford Planning Board  
**From:** Jason Cleghorn, Town Planner  
**Subject:** **SD2021-11 L&B Properties, LLC and Arthur Siciliano (owners/applicant), Tax Map 41, Lot 38-1.** Conceptual discussion of a potential Major Subdivision to divide one parcel into seven (7) lots within the Residence “R” zoning district.

### **BACKGROUND:**

The applicant is before the Planning Board seeking conceptual discussion and input on a potential major subdivision of Tax Map 41 Lot 38-1, a 20.95 acre parcel located in Residence “R” zoning. Section 6.04.04 of the Zoning Ordinance requires that all subdivisions of land into five (5) or more lots must incorporate the Open Space Design criteria within Section 6.04.6 of the Zoning Ordinance. The applicant has submitted three options for input and review.

### **ADDRESS:**

The property is just south of the Burns and Mason Rd. intersection and due east of the Beaverbrook Association conservation lands.

### **EXISTING USE:**

The lot is currently vacant and forested with a small amount of wetland activity (.39 acres) and 1.27 acres of land considered steep slopes within it.

### **APPLICATION STATUS:**

The application is complete and ready to be accepted.

### **NOTICES:**

N/A for conceptual

### **ZONING DISTRICT/INFORMATION:**

The subject property is within the Residence (“R”) District.

### **SUBDIVISION CRITERIA** – Conventional vs. Open Space Subdivision

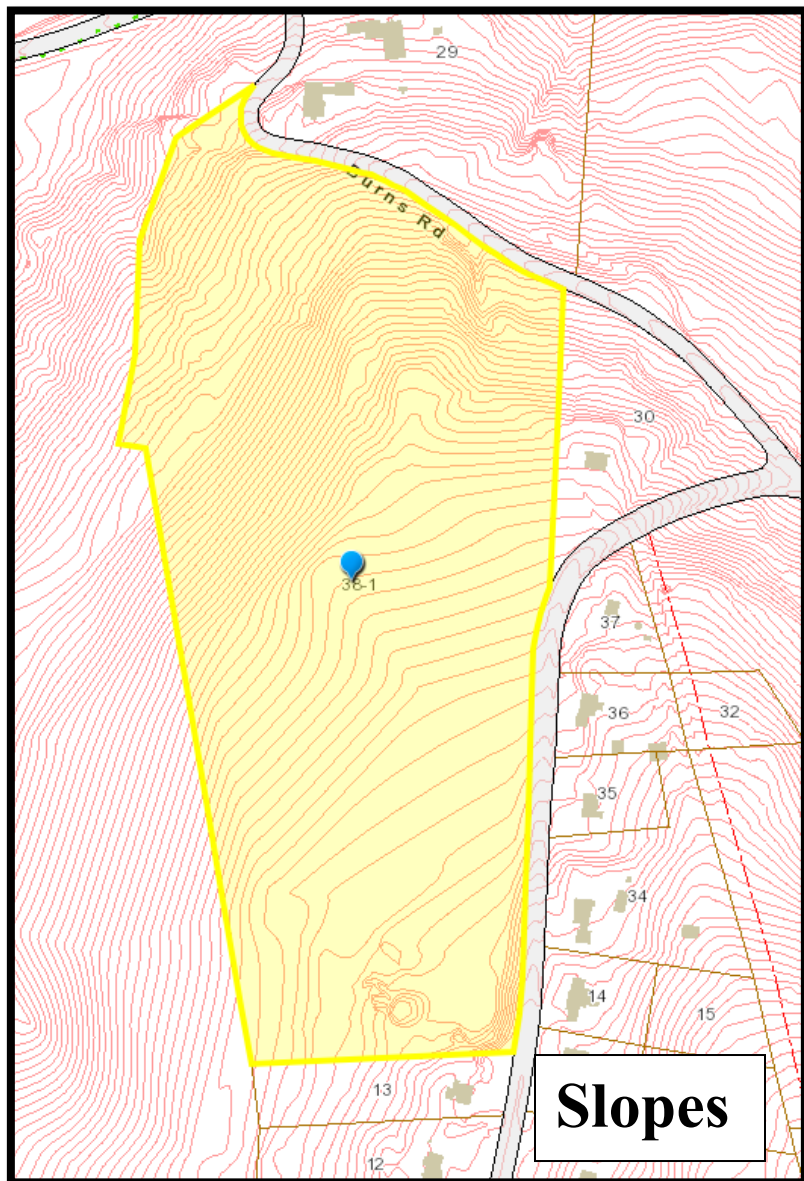
There are two distinct outcomes for subdivisions of this number of potential lots: A conceptual subdivision concept (Option 1) and an Open Space Subdivision concept (Options 2 and 3). Section 6.04.8 of the Z.O. permits the method to be used to be at the discretion of the Applicant. The density is calculated by either a conventional plan approach or by a formula approach.

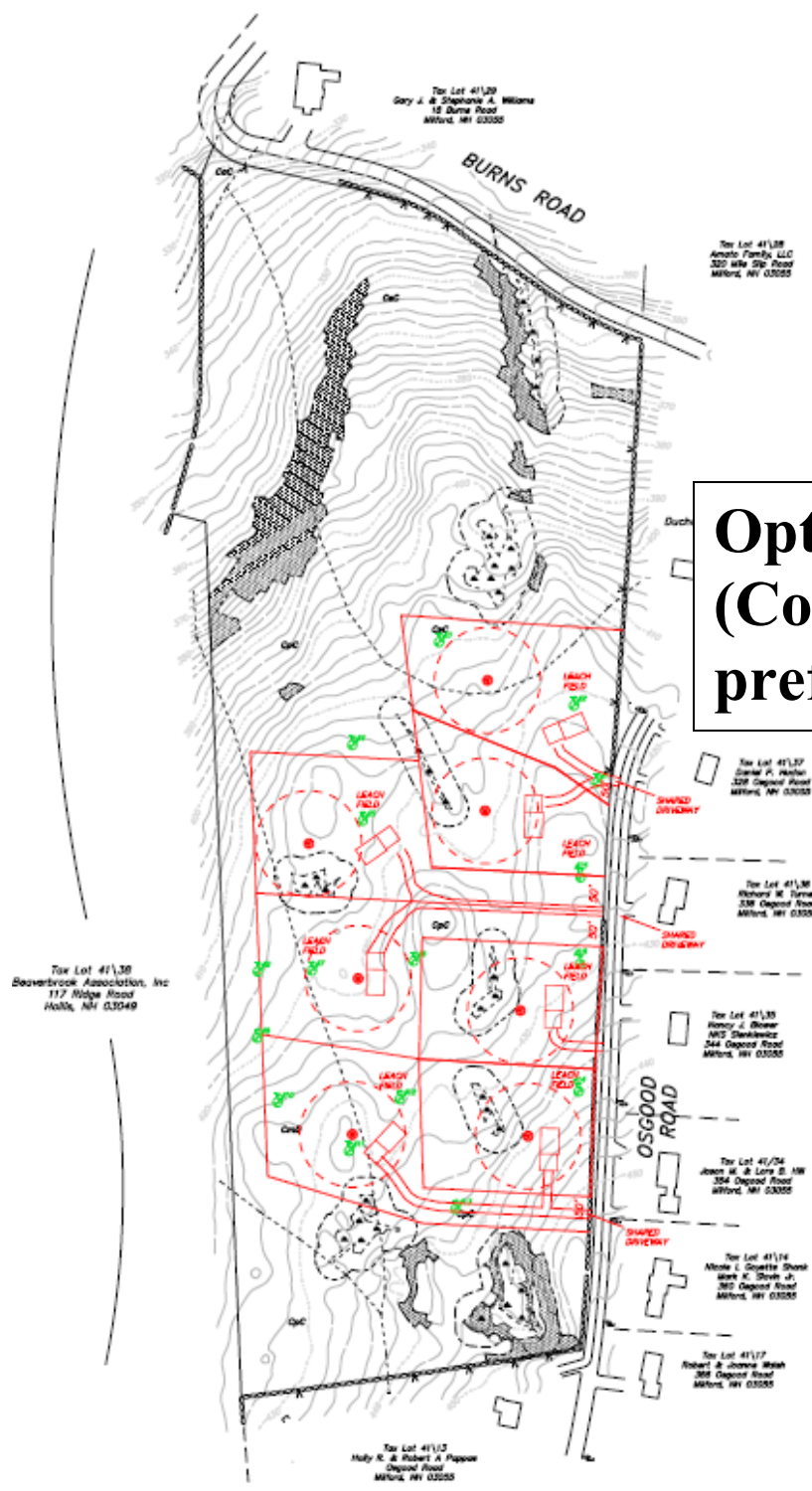
Section 6.04.8(B)(1) allows the Planning board to set the actual minimum size of each individual lot. All lots are required to have a minimum lot frontage of 50 feet but the P.B. may waive this requirement.

The applicant's chosen preference as well as the preference of the Conservation Commission is Option 3, an Open Space Subdivision with lots clustered toward the middle of the property with ~12.47 acres to be placed in Open Space Conservation (~60%). The Z.O. would require only 40% to be placed into permanently protected Open Space.

Related to the Open Space protection, the Ordinance requires that it be owned by either the Town and managed by the Conservation Commission, a non-profit, or by a private individual or organization.

**Below are the three options up for discussion. Option 3 (the applicant's preferred option), Option 1 (the conventional option) and Option 2 (an Open Space Option with one shared entryway and lots clustered around same)**





**Option 3:  
(Cons Comm  
preferred)**

TOTAL AREA FOR THE 7 LOTS  
SHOWN IS 8.48 ACRES  
LOTS RANGE FROM 1 TO 1.45 ACRES

Total Area  
Tax 41, Lot 38-1  
20.95 ACRES

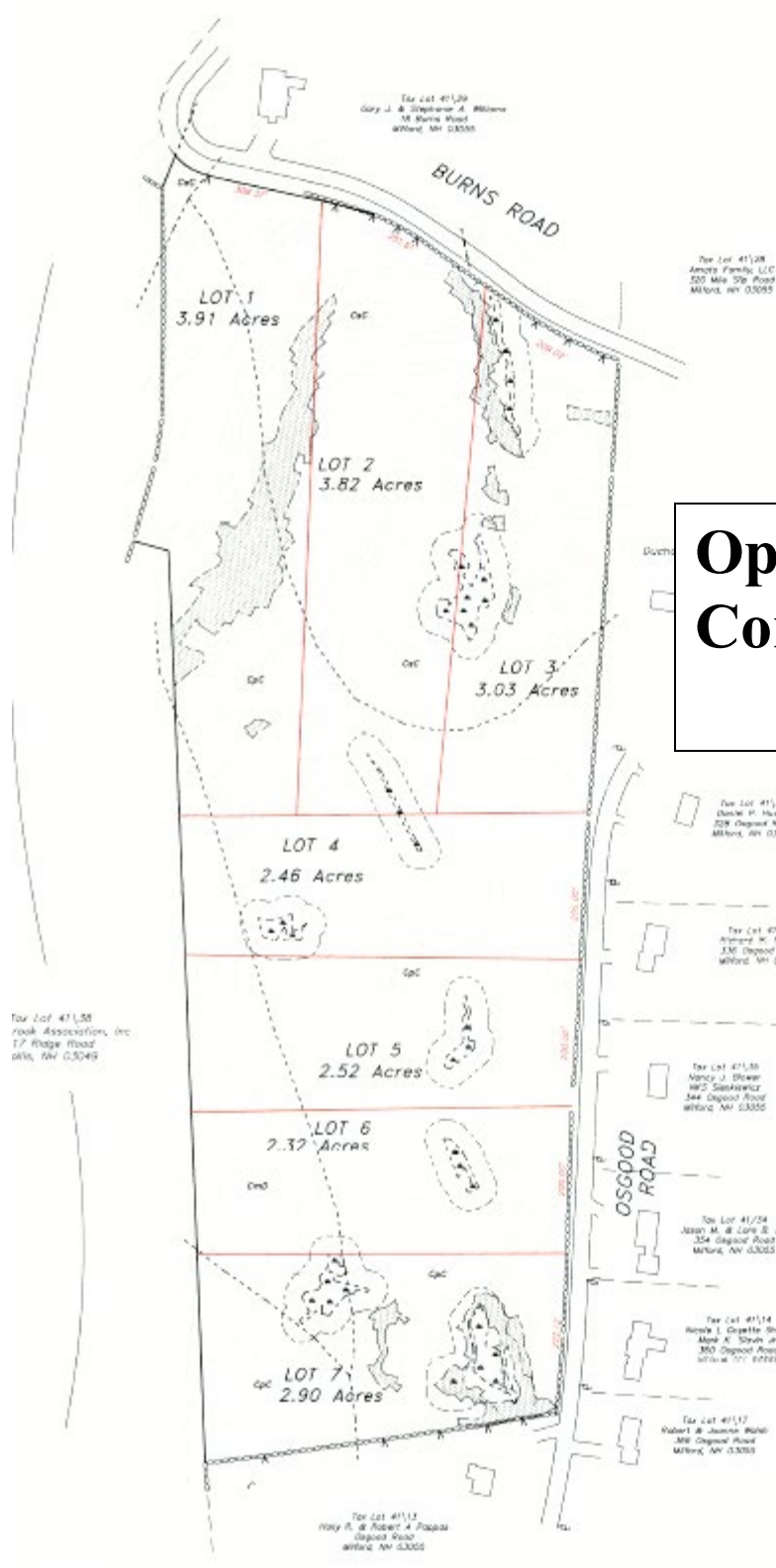
the basis of hydrophytic wetland hydrology is as outlined in the Corps lot Manual, Technical report the regional supplement, 7 by Thomas Carr, Certified in Land Services, Inc. Amherst, N.H.

NOTES:  
1) Owner of record: Tax Lot 41/38-1  
L & B Properties, LLC  
165 Old Coach Road  
Lyndeborough, NH 03082

2) Zone: Residential R

**PROPOSED OPEN SPACE  
AND CONSERVATION  
SUBDIVISION PLAN**

Tax 41, Lot 38-1  
for  
**L & B Properties, LLC**



# Option 1: Conventional

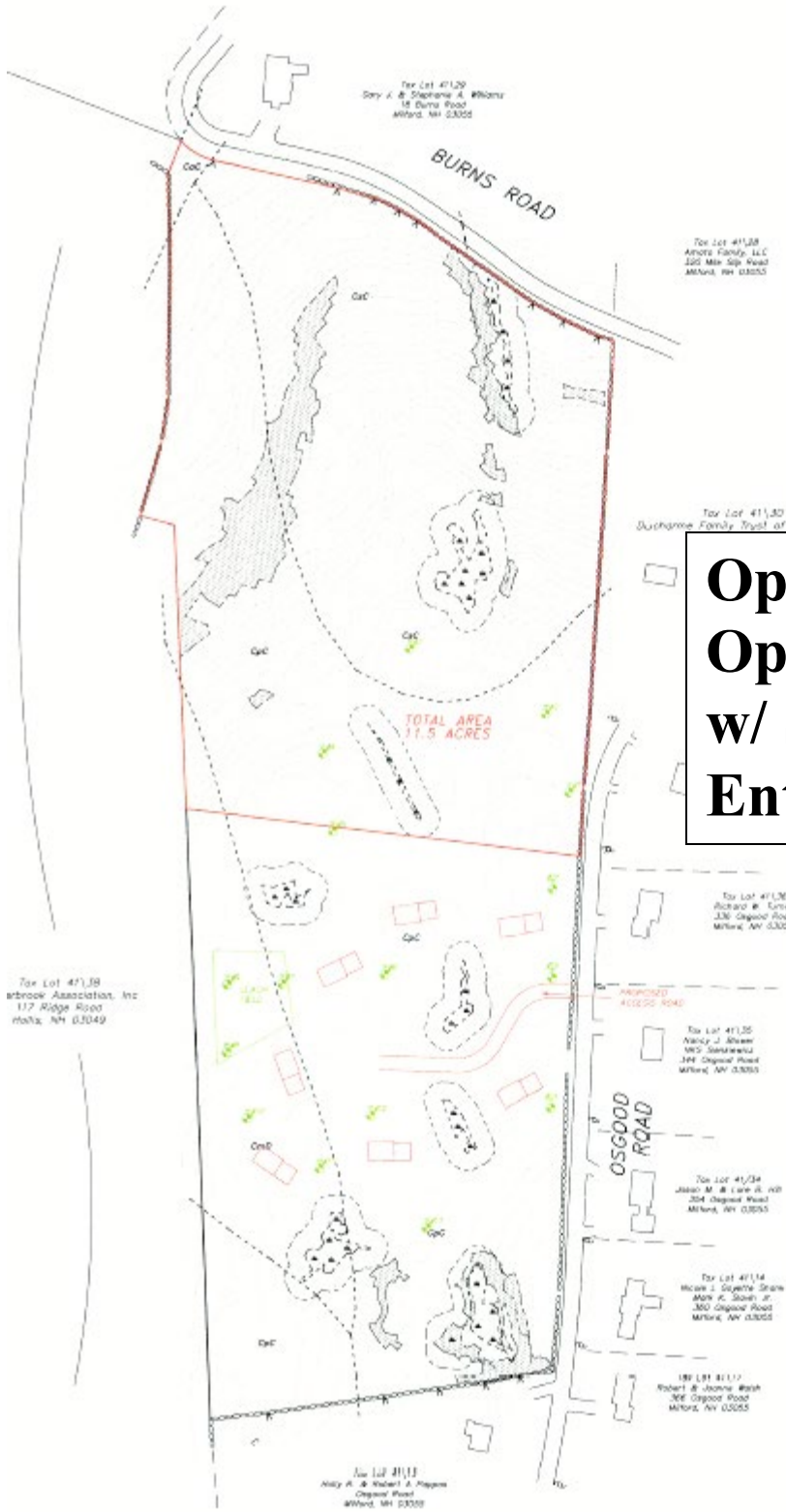
**LOT DATA**

LOT 1	= 3.91 Acres minus 0.04 ac. steep = 3.87 Acres
LOT 2	= 3.82 Acres minus 0.03 ac. steep & 0.03 wetland = 3.74 Acres
LOT 3	= 3.03 Acres minus 0.18 ac. steep & 0.12 ac. wetland = 2.72 Acres
LOT 4	= 2.46 Acres minus 0.04 ac. wetland = 2.42 Acres
LOT 5	= 2.52 Acres minus 0.01 ac. wetland = 2.49 Acres
LOT 6	= 2.32 Acres minus 0.02 ac. wetland = 2.30 Acres
LOT 7	= 2.90 Acres minus 0.40 ac. steep & 0.15 wetland = 2.35 Acres

Total steep land = 1.27 acres  
Total wetland = 0.39 acres  
Total steep & wetland = 1.66 acres

so of hydrologic hydrology is red in the Corps text. Technical report and supplement areas Con. Certified Services, Inc. Amherst, N.H.

## PROPOSED CONVENTIONAL SUBDIVISION PLAN



**Option 2:  
Open Space  
w/ Single  
Entrance**

Top Lot 41139  
Whitney Association, Inc  
117 Ridge Road  
Milford, NH 03049

Top Lot 41130  
Ducharme Family Trust of 9/5/2019

Top Lot 41136  
Richard B. Carter  
230 Osgood Road  
Milford, NH 03055

Top Lot 41135  
William J. Shaver  
MSO Sanitarium  
288 Osgood Road  
Milford, NH 03055

Top Lot 41134  
Jason M. & Lore A. Hill  
204 Osgood Road  
Milford, NH 03055

Top Lot 41134  
Michael J. Depetta, Sr.  
MSO K. Smith, Jr.  
280 Osgood Road  
Milford, NH 03055

Top Lot 41137  
Robert B. James Wash  
206 Osgood Road  
Milford, NH 03055

Top Lot 41133  
Milly A. & Robert A. Higgins  
Osgood Road  
Milford, NH 03055

soils of hydrologic  
of hydrology in  
**SEASONS IN THE LEAF**  
Annual, Technical report  
regional supplement,  
Thomas Carr, Certified  
Soil Services, Inc. Amherst, NH

NOTES

**PROPOSED OPEN SPACE  
AND CONSERVATION  
SUBDIVISION PLAN**

## **TOWN COMMENTS OUTSTANDING:**

### **Fire**

1. Option 1 doesn't show driveway, houses locations or anything. Not much to offer for comment.
2. Option 2 will need to be town road for 911 addressing and be built to spec.
3. Option 3 We are not strong supporters of multiple sheared driveways. We would require clear signage for emergency services and would request an 8 foot wide driveway.

### **Conservation Commission**

1. This is a 28.75 acre lot. The Conventional Subdivision proves that 7 house lots may be constructed. Option 3, an Open Space Subdivision Plan, appears to provide the least disturbance to the landscape. The landowner and surveyor provided an updated plan that shows the adjusted lots so that each lot has a 50' frontage on Osgood Road.
2. The landowner plans to retain most of the standing timber on the lot. He will remove the bare minimum in order to construct the houses. The MCC is grateful for his commitment to save the existing timber.
3. The landowner will work with the Town to provide trail access along the western boundary of the parcel. Map Lot 38-1 shares a boundary and part of a loop trail with Beaver Brook Association (Map Lot 41-38).
4. The MCC members recommend that Option 3, as presented at the September 9 meeting be accepted by the Planning Board.

NARRATIVE FOR SUBDIVISION OF TAX LOT 41/38-1  
ON OSGOOD ROAD AND BURNS ROAD, MILFORD

WE HAVE CREATED A PLAN OF THE PROPERTY THAT WILL YIELD 7 LOTS. THE PLAN SHOWS ALL HAVE FRONTAGE AND AREA TO MEET MILFORD REGULATIONS.

ANOTHER PLAN SHOWS ON OPEN SPACE DEVELOPMENT. THIS PLAN SHOWS SEVEN HOUSES AROUND A COMMON ACCESS DRIVE FROM OSGOOD ROAD. THE SEVEN HOUSES WOULD UTILIZE A COMMUNITY LEACH FIELD AND MAYBE A COMMUNITY WELL OR INDIVIDUAL WELLS. AN ASSOCIATION WOULD BE SET UP FOR COMMON LEACH FIELD, COMMON WELLS, AND LAND NOT INCLUDED IN THE OPEN SPACE AREA TO THE NORTH (11.5 AC.) ANOTHER VERSION OF THIS MAY INCLUDE LOT LINES AROUND EACH HOUSE, NOT SHOWN.

THE OTHER OPEN SPACE CONCEPT PLAN SHOWS 7 LOTS WITH INDIVIDUAL SEPTIC SYSTEMS AND WELLS. SHARED DRIVEWAYS ARE UTILIZED FOR 6 OF THE LOTS.

**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



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MEMORANDUM

September 13, 2021

To: Milford Planning Board

**Re: Interdepartmental Review Map38 Lot1 Burns Hill Conceptual Plan**

To the Board,

The Conservation Commission members reviewed this plan at their September 9, 2021 meeting. Michael Buffeli (landowner) and Art Siciliano (surveyor) presented the project. The Commission has a few comments:

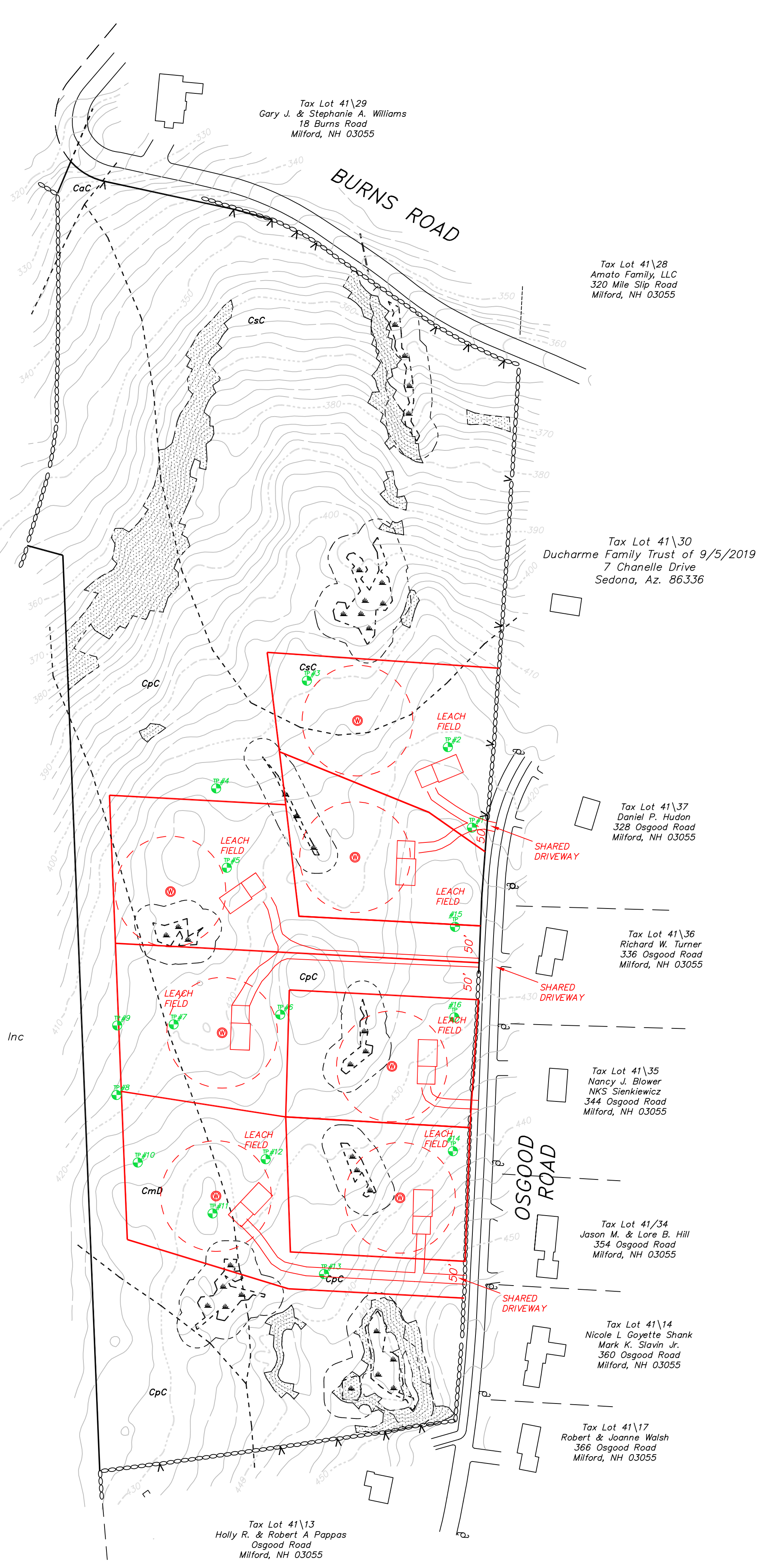
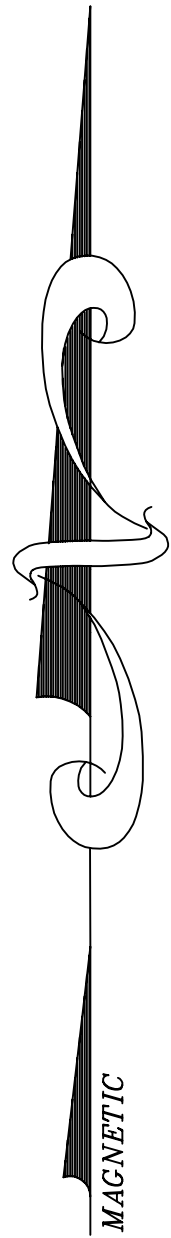
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3. The landowner will work with the Town to provide trail access along the western boundary of the parcel. MapLot 38-1 shares a boundary and part of a loop trail with Beaver Brook Association (MapLot 41-38).
4. The MCC members recommend that Option 3, as presented at the September 9 meeting be accepted by the Planning Board.

We look forward to seeing a well-designed project that improves the natural resource functionality of the site.

Very Respectfully,

Chris Costantino  
Milford Conservation Commission Alternate | Coordinator





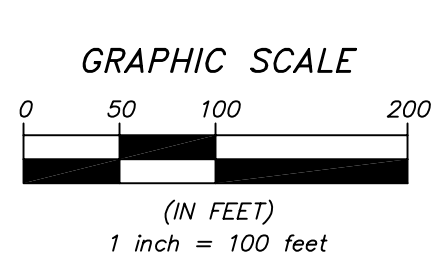
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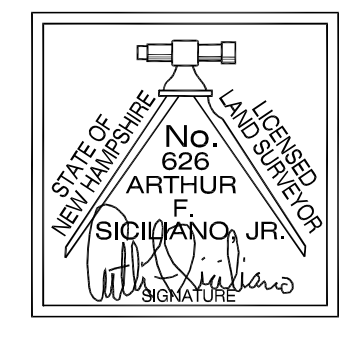
Wetlands were delineated on the basis of hydrophytic vegetation, hydric soils and wetland hydrology in accordance with the techniques outlined in the Corps of Engineers Wetland Delineation Manual, Technical report Y-87-1, January 1987, and the regional supplement. The delineation was performed by Thomas Carr, Certified Wetland Scientist from Meridian Land Services, Inc. Amherst, N.H.

- NOTES:
- Owner of record: Tax Lot 41/38-1  
 L & B Properties, LLC  
 165 Old Coach Road  
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  - Zone: Residential R

- KEY
- Stonewall
  - - - - - Soil Type Boundary
  - UP - Utility Pole
  - GBF - Granite Bound Found
  - SBF - Stone Bound Found
  - IPF - Iron Pipe Found
  - IRS - Iron Rod Set W/Cap
  - IRF - Iron Rod Found
  - DHS - Drill Hole Set
  - DHF - Drill Hole Found
  - MN/DHS - Magnetic Nail in Drill Hole Set
  - MTBS - Monument to be set
  - Proposed Well
  - Wetland



Soils from Granit View  
 CaC - Canton fine sandy loam 8-15%  
 CmD - Canton fine sandy loam very rocky 15-25%  
 CpC - Chatfield-Hollis-Canton Complex 8-15%  
 CsC - Chatfield-Hollis-Canton Complex rocky 8-15%



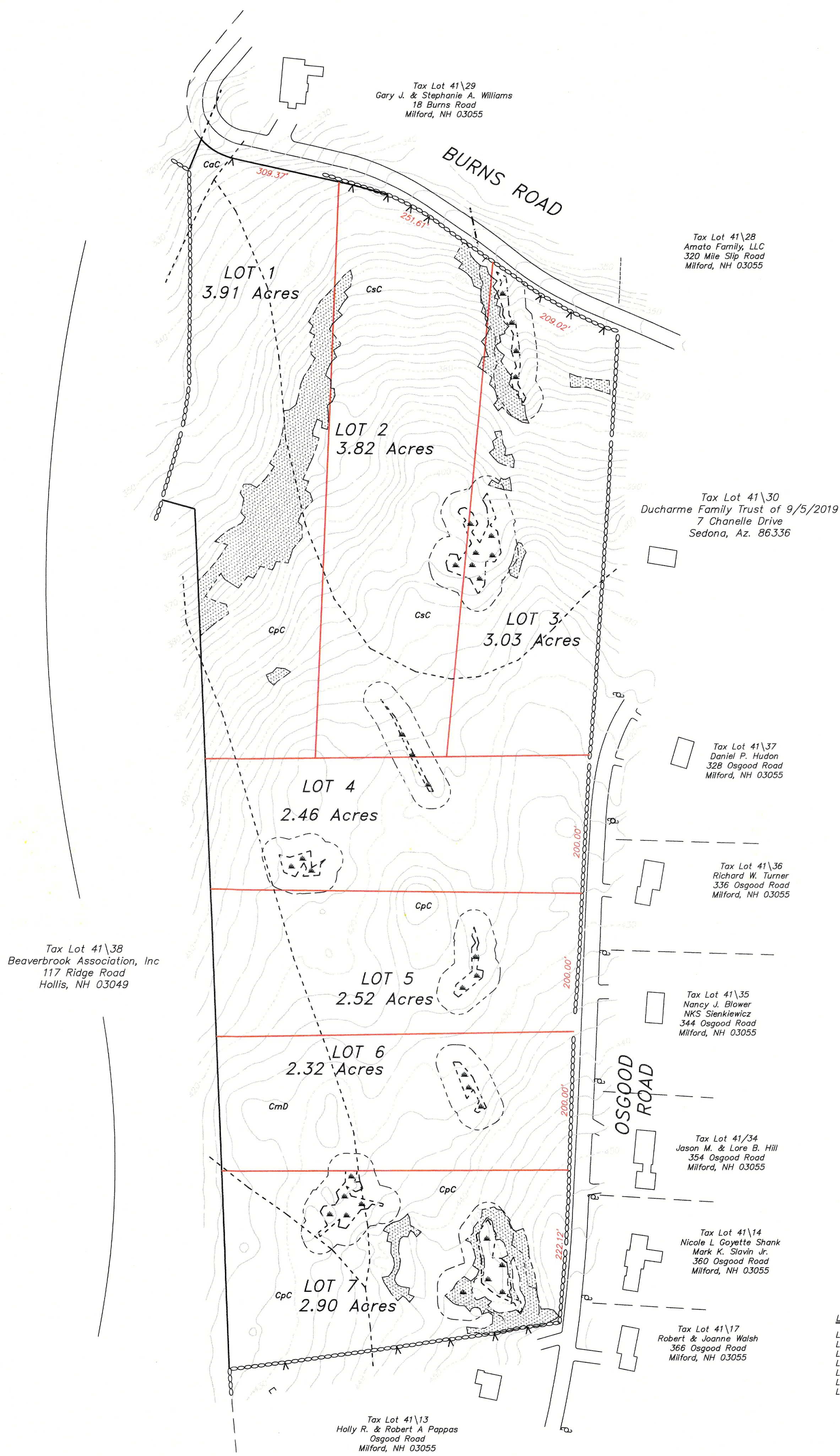
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Tax 41, Lot 38-1  
 for  
**L & B Properties, LLC**  
 West side of Osgood Road  
 South side of Burn's Road  
 Milford, NH Hillsborough County

EDM & Theodolite Survey  
 Control Traverse: 1/10,000+  
 Scale: 1"=100' August 2021  
 Job #2441 Revised 9/7/21

Prepared by:  
**ARTHUR F. SICILIANO JR.**  
 Land Surveyor  
 Sewage Disposal System Designer  
 52A HALL AVENUE, HENNIKER, NH 03242  
 603-491-0711

# Option 1



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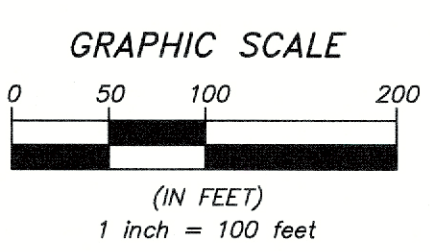
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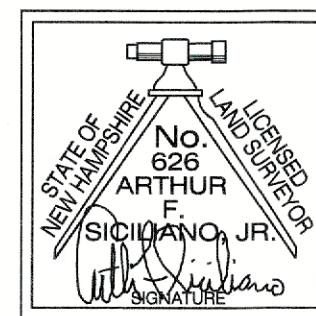
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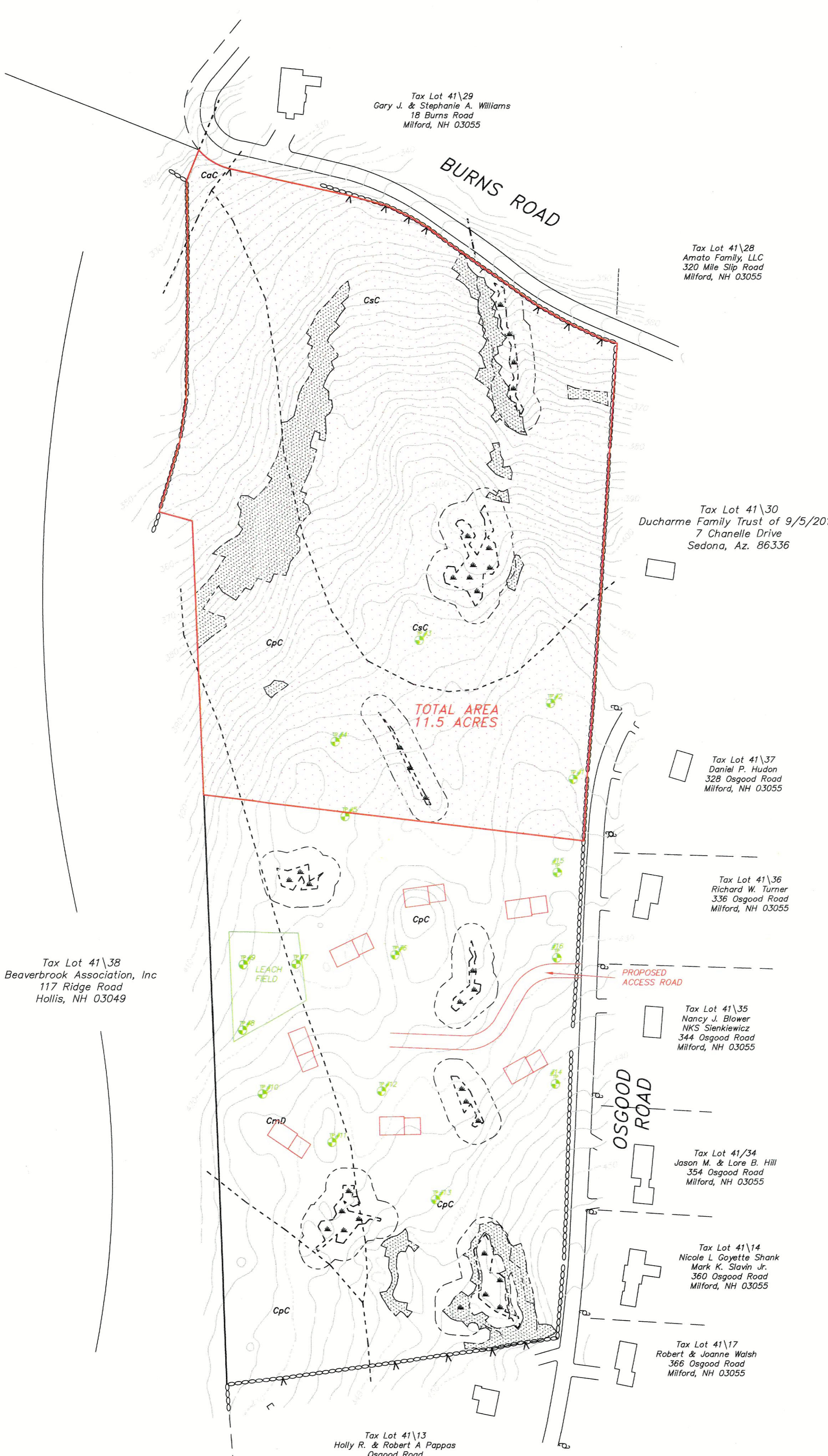
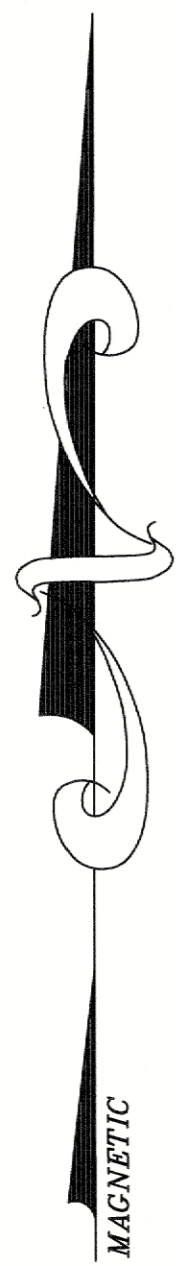
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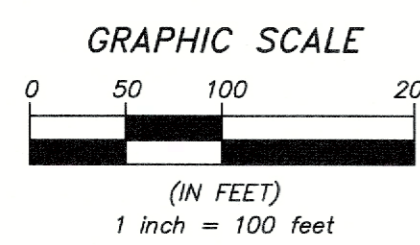
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# Option 2



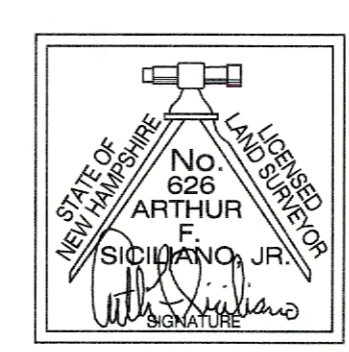
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  - 2) Zone: Residential R  
Area of Tax Lot 41/38-1 prior to subdivision - 20.95 Acres  
OSPD area requirement 40% = 20.95 Acres  
times 40% = 8.38 Acres (min. required)

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