



TOWN OF MILFORD, NEW HAMPSHIRE
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

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STAFF MEMO

Date: November 8, 2021
To: Town of Milford Planning Board
From: Jason Cleghorn, Town Planner
Subject: **SD2021-14 Chappell Properties, LLC (owners), 454 NH Route 13 South, Map 48, Lots 7 & 8.**
Public Hearing for a lot line adjustment adjusting the boundaries of lots 48-7 and 48-8 for two parcels zoned Integrated Commercial-Industrial.

BACKGROUND:

The applicant is before the Planning Board seeking approval of a lot line adjustment to Map 48, Lot 7 enlarging it from 1.083 acres to 1.475 acres and revising adjacent Lot Map 48 Lot 8 reducing it from 2.740 acres to 2.348 acres. Parcel A on the plan, currently part of lot 48-8 will be simply added to lot 48-7.

The Planning Board on April 20th approved a lot line adjustment and minor subdivision involving these two properties however the applicant did not record the plan with the Registry of Deeds. As such, the lots should currently be considered to be in the configuration that they were before that April 20th approval.

ADDRESS:

459 NH Route 13 South

EXISTING USE:

The properties are currently utilized as: lot storage of tractors and other powered equipment and the showroom building for Souhegan Valley Motorsports.

LOT AREA:

Lot	Old Size	New Size	Minimum Lot size
48-7	1.083 acres	1.475 acres (64,251 sf)	0.91 ac (40,000 sf)
48-8	2.740 acres	2.348 acres (102,278 sf)	0.91 ac (40,000 sf)

APPLICATION STATUS:

The application is complete and ready to be accepted. The Board will need to make a determination of regional impact.

NOTICES:

Notices were sent to all property abutters on November 4, 2021.

ZONING DISTRICT/INFORMATION:

The subject property is within the Integrated Commercial-Industrial (ICI) District: The intent of the Integrated Commercial-Industrial District is to provide an area for sales and service activities, both wholesale and retail, as well as industrial activities. This District is intended to be the area in which vehicular oriented business can occur.

Each of the lots in their new configurations meet the lot sizes and frontages as required by *Milford Zoning Ordinance § 5.08.4*.

EXISTING CONDITIONS:

The subject property, Tax Map 48, Lots 7 & 8 are two currently configured commercial lots in a triangular configuration

located just south of the NH-101 and Route 13 South intersection and east of Old Brookline Road. The parcels are abutted by an isolated wetland, a single-family residence and across the street are similar commercial uses to these parcels. The properties are served via well and septic.

TRAFFIC AND ACCESS MANAGEMENT:

Vehicular ingress and egress to the property will not be altered from the current configuration which utilizes a primary access point along Route 13 South and a secondary access point offering access to the rear of the Souhegan Valley Motorsports building for loading and storage.

OPEN SPACE/LANDSCAPING:

Both lots after the lot line adjustment will have the required open space.

13. "OPEN SPACE" AREA FOR PROPOSED LOT 48-7 IS 1.43± ACRES OR 97% OF THE TOTAL PARCEL AREA. "OPEN SPACE" AREA FOR PROPOSED LOT 48-8 IS 0.87± ACRES OR 37% OF THE TOTAL PARCEL AREA. MINIMUM REQUIREMENT IS 30% FOR EACH LOT.

DRAINAGE:

Although the project is not located within the 100-year flood plain as shown on the Flood Insurance Rate Map Number 330096, dated September 25, 2009, the properties fall within the Milford Groundwater Protection Zone 1 Overlay.

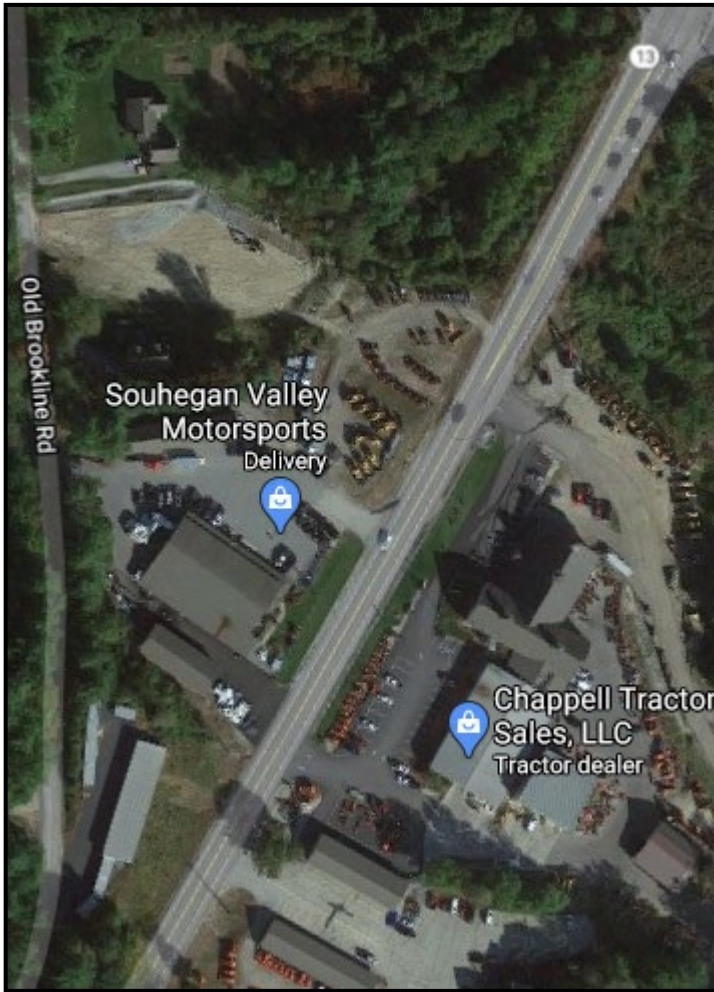
There is no construction associated with the lot line adjustment that will affect drainage.

PARKING: N/A

LIGHTING PLAN: N/A

STAFF RECOMMENDATIONS:

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



Existing Conditions



EMERSON ROAD

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

REFERENCE PLANS:

- 1. "EXISTING CONDITIONS PLAN - TAX MAP 48 LOT 5 - (32 OLD BROOKLINE ROAD) - MILFORD, NEW HAMPSHIRE - PREPARED FOR AND LAND OF CHAPPELL PROPERTIES, LLC, SCALE 1"=30', DATED JULY 20, 2020, BY FIELDSTONE LAND CONSULTANTS, PLLC. AVAILABLE THROUGH THE TOWN OF MILFORD OFFICE OF COMMUNITY DEVELOPMENT.
2. "PLAN OF LAND OF PERLEY G. CHAPPELL - OLD BROOKLINE ROAD & ARMORY ROAD RELOCATION - MILFORD, NEW HAMPSHIRE, SCALE 1"=50', DATED OCTOBER 1976 AND REVISED JANUARY 1977, BY E.A. LEACH, RECORDED IN THE HILLSBOROUGH REGISTRY OF DEEDS AS PLAN #9842.
3. "CORRECTIVE TAKING PLAN - CONNECTOR ROAD - PREPARED FOR STATE OF NEW HAMPSHIRE - AND - THE EBER AND TRUDY CURRIER FAMILY TRUST - TAX MAP LOT 48-14-2 - MILFORD, NEW HAMPSHIRE, SCALE 1"=20', DATED MARCH 27, 2007 AND REVISED APRIL 26, 2007, BY MERIDIAN LAND SERVICES, INC. RECORDED IN THE HILLSBOROUGH REGISTRY OF DEEDS AS PLAN #35925.
4. "BOUNDARY PLAN - GEORGE P. & PAULINE K. CHAPPELL - MILFORD, N.H., SCALE: 1"=200', DATED: JANUARY 31, 1980 & REVISED THROUGH MARCH 17, 1980 BY THOMAS F. MORAN, INC. RECORDED IN THE HILLSBOROUGH REGISTRY OF DEEDS AS PLAN #13079.
5. "LOT LINE ADJUSTMENT PLAN OF LAND - LOTS 48-9, 48-10 & 48-11 - CHAPPELL PROPERTIES, LLC - MILFORD, NEW HAMPSHIRE, SCALE 1"=50', DATED MAY 22, 2000, BY MERIDIAN LAND SERVICES, INC. RECORDED IN THE HILLSBOROUGH REGISTRY OF DEEDS AS PLAN #30655.

- 6. "STATE OF NEW HAMPSHIRE - DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS - PLANS OF PROPOSED - FEDERAL AID PROJECT - F 018-1 (4) - N.H. PROJECT NO. P-7258B - CONTRACT NO. 1 - TOWNS OF MILFORD-AMHERST - COUNTY OF HILLSBOROUGH", SHEETS 73 OF 499 (1970).
7. "STATE OF NEW HAMPSHIRE - DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS - PLANS OF PROPOSED - FEDERAL AID PROJECT - RF 010-1(11) - N.H. PROJECT NO. P-7105A - N.H. ROUTE 101 - HORACE GREELY HIGHWAY - TOWN OF MILFORD - COUNTY OF HILLSBOROUGH", SHEETS 67, 68 & 72 OF 375 (1972).
8. "STATE OF NEW HAMPSHIRE - DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS - PLANS OF PROPOSED - FEDERAL AID PROJECT - NO. S-17(3) - N.H. PROJECT NO. P-2438 - N.H. ROUTE 101 - BABOOSIC ROAD - TOWN OF MILFORD - COUNTY OF HILLSBOROUGH", SHEETS 9 THRU 11 OF 78 (1954).
9. "STATE OF NEW HAMPSHIRE - DEPARTMENT OF TRANSPORTATION - CONSTRUCTION PLANS - FEDERAL AID PROJECT - X-A000(938) - N.H. PROJECT NO. 15743 - N.H. ROUTE 101, TOWN OF MILFORD - COUNTY OF HILLSBOROUGH", SHEETS 44 & 45 OF 49.

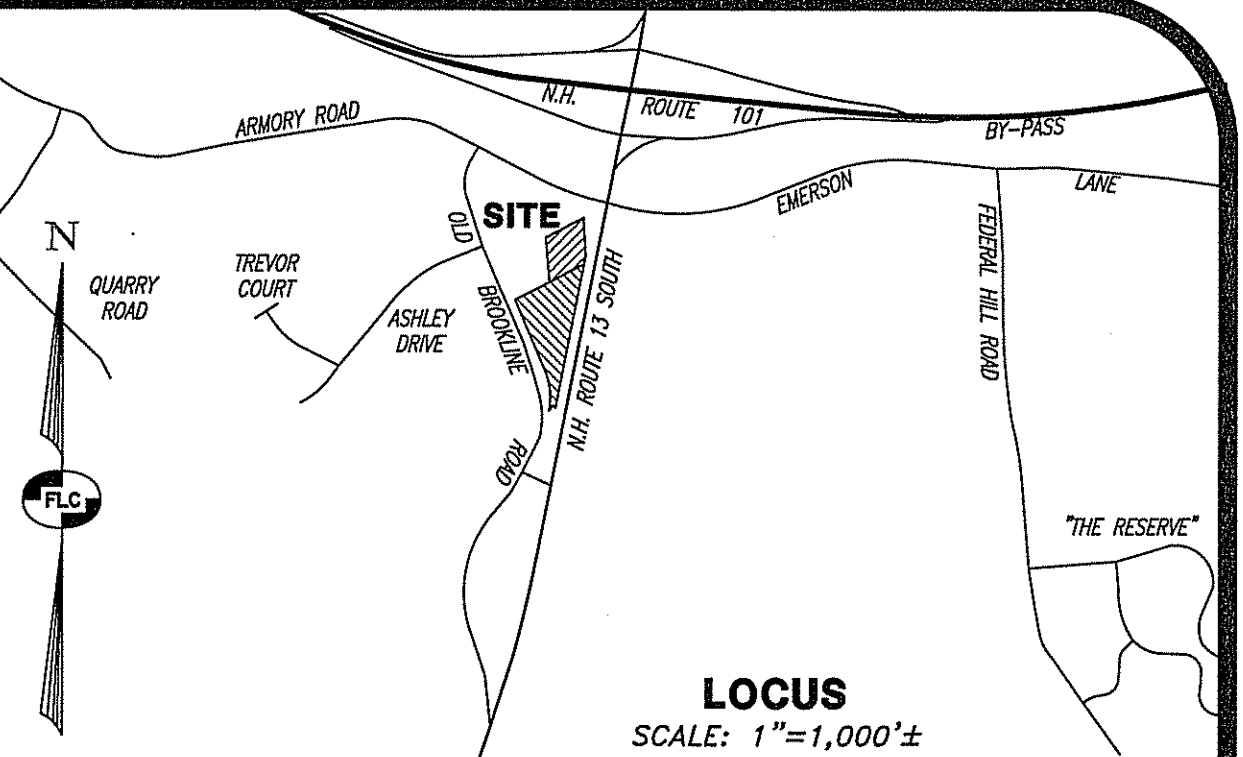
LEGEND:

- RIGHT-OF-WAY LINE
BOUNDARY LINE
ABUTTING LOT LINE
BUILDING SETBACK LINE
EDGE OF PAVED ROAD
EDGE OF GRAVEL ROAD
GRANITE CURB LINE
STONE WALL
EDGE OF TREE LINE
EDGE OF WETLANDS
WETLANDS BUFFER LINE
CHAIN-LINK FENCE
GUARDRAIL
FORMER TRACT LINE
CULVERT OR DRAIN LINE
OVERHEAD UTILITY LINE
UNDERGROUND UTILITY LINE
GRANITE BOUND FOUND
IRON PIN FOUND
IRON PIPE FOUND
UTILITY POLE & GUY
CATCH BASIN (SQUARE)
CATCH BASIN (ROUND)
DROP INLET
SINGLE SIGN POST
BOLLARD
FLAG POLE
TAX MAP & LOT NUMBER

LOT REVISION AREA CHART table with columns: LOT NO., EXISTING AREA, PROPOSED CHANGE, REVISED AREA. Rows for lots 48-7 and 48-8.

BOUNDARY LINE CHART:

Boundary line chart table with columns: L1, L2, BEARING, DISTANCE. Rows for lots 48-10 and 48-11.



NOTES:

- 1. THE OWNER OF RECORD FOR MAP 48 LOTS 7 & 8 IS CHAPPELL PROPERTIES, LLC, 454 NH ROUTE 13 SOUTH, MILFORD, NH 03055-3415. THE DEED REFERENCE FOR LOT 48-7 IS BK.8283 PG.1191 DATED JULY 11, 2000. THE DEED REFERENCE FOR LOT 48-8 IS BK.6129 PG.523 DATED JULY 9, 1999. BOTH ARE RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
2. THE PURPOSE OF THIS PLAN IS TO REVISE THE COMMON LOT LINE BETWEEN TAX MAP LOT 48-7 AND LOT 48-8 BY SUBTRACTING PARCEL-A FROM EXISTING TAX MAP LOT 48-8 AND ADDING IT TO EXISTING TAX MAP LOT 48-7.
3. THE BOUNDARY INFORMATION SHOWN IS BASED ON THE REFERENCE DEEDS AND THE REFERENCE PLANS CITED HEREON TOGETHER WITH A PRECISE FIELD SURVEY PERFORMED BY THIS OFFICE IN FEBRUARY 2021. THE HORIZONTAL ORIENTATION IS BASED ON THE H.C.R.D. PLAN #13079 (NH GRID). THE VERTICAL DATUM IS ASSUMED.
4. THE AREA OF EXISTING LOT 48-7 IS 1,083 ACRES OR 47,177 SQ.FT. WITH 39.78 FT. OF FRONTAGE ALONG NH ROUTE 13 SOUTH. THE AREA OF EXISTING LOT 48-8 IS 2,740 ACRES OR 119,365 SQ.FT. WITH 765.72 FT. OF FRONTAGE ALONG NH ROUTE 13 SOUTH AND 609.59 FT. ALONG OLD BROOKLINE ROAD. SEE LOT REVISION AREA CHART LEFT FOR PROPOSED LOT CHANGES.
5. ZONING FOR THE LOT IS THE INTEGRATED COMMERCIAL-INDUSTRIAL DISTRICT (IC).

Table with columns: DISTRICT, REQUIRED, EXISTING, REVISED, etc. for sewer and water services.

- 6. THE SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN ARE THE RESULT OF AN ON SITE FIELD SURVEY BY THIS OFFICE DURING THE MONTH OF FEBRUARY 2021.
7. JURISDICTIONAL WETLANDS WERE MAPPED BY CHRISTOPHER A. GUIDA, C.W.S., AND LOCATED BY THIS OFFICE DURING THE MONTH OF AUGUST, 2019.
8. ACCESS TO THE LOTS ARE FROM EXISTING DRIVEWAYS. NO NEW ACCESS IS PROPOSED.
9. THE PARCEL LIES OUTSIDE OF THE 100-YEAR FLOOD HAZARD AREA PER FEMA F.I.R.M. PANEL 330110C459D DATED SEPTEMBER 25, 2009.
10. THE SUBJECT PARCEL IS LOCATED ENTIRELY WITHIN THE LEVEL 1 GROUNDWATER PROTECTION OVERLAY AREA.
11. SOIL TYPE FOR THE ENTIRE SITE IS CmC, CANTON FINE SANDY LOAM, VERY STONY, WITH SLOPES BETWEEN 8% AND 15%.
12. THE LOTS ARE CURRENTLY SERVICED BY OVER-HEAD & UNDERGROUND UTILITIES, AN UNDERGROUND PROPANE TANK AND AN ON-SITE WELL.
13. "OPEN SPACE" AREA FOR PROPOSED LOT 48-7 IS 1.43± ACRES OR 97% OF THE TOTAL PARCEL AREA. "OPEN SPACE" AREA FOR PROPOSED LOT 48-8 IS 0.87± ACRES OR 37% OF THE TOTAL PARCEL AREA. MINIMUM REQUIREMENT IS 30% FOR EACH LOT.
14. THE LOTS MAY BE SUBJECT TO SLOPE AND EMBANKMENT RIGHTS OF THE STATE OF NEW HAMPSHIRE (SEE NH DEPARTMENT OF PUBLIC WORKS PROJECT NO. S-17(3), DATED 1953.
15. SEE N.H.D.E.S. SUBDIVISION APPROVAL #164497, DATED: JULY 21, 1988 FOR PARCEL 48-8.

Table with columns: REV., DATE, DESCRIPTION, C/O, DR, CK. Shows revision history for the plan.

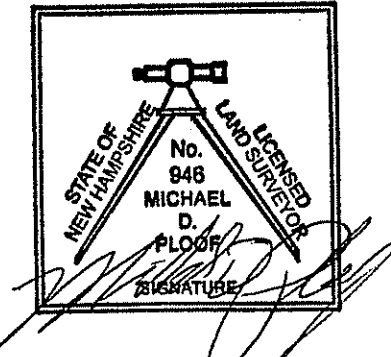
LOT LINE ADJUSTMENT PLAN
TAX MAP 48 LOTS 7 & 8
(459 NH ROUTE 13 SOUTH)
MILFORD, NEW HAMPSHIRE
PREPARED FOR AND LAND OF:
CHAPPELL PROPERTIES, LLC
454 NH ROUTE 13 SOUTH, MILFORD, NH 03055

SCALE: 1"=50' FEBRUARY 16, 2021

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

FIELDSTONE LAND CONSULTANTS, PLLC logo and contact information: 206 Elm Street, Milford, NH 03055. Phone: (603) 672-5456. Fax: (603) 413-5456. www.FieldstoneLandConsultants.com

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 (LAN 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.

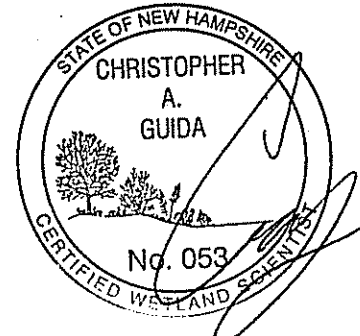


11/10/21

OLD BROOKLINE ROAD
VARIABLE WIDTH R.O.W. - PAVED ROAD - 24± WIDE

CERTIFICATION:

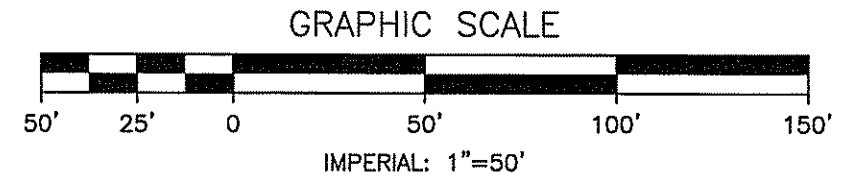
WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE US ARMY CORPS OF ENGINEERS 1987 WETLANDS DELINEATION MANUAL Y-87-1 AND REGIONAL SUPPLEMENT FOR NORTHEAST AND NORTH-CENTRAL REGION AND FIELD INDICATORS FOR HYDRIC SOILS IN NEW ENGLAND, BY CHRISTOPHER A. GUIDA, C.W.S. IN AUGUST, 2019.



11-10-21

ABUTTER INFORMATION:

- MAP 47 LOT 27-31 ASHLEY COMMONS HOMEOWNER'S ASSOC. ASHLEY DRIVE MILFORD, NH 03055
MAP 48 LOT 4 CHARLES JR. & DEANNA CARTER 28 OLD BROOKLINE ROAD MILFORD, NH 03055-3427
MAP 48 LOT 9 BRADCORE HOLDINGS LLC 454 NH ROUTE 13 SOUTH MILFORD, NH 03055-3415
MAP 48 LOT 10 CHAPPELL PROPERTIES, LLC 454 NH ROUTE 13 SOUTH MILFORD, NH 03055-3415
MAP 48 LOT 11 NATHAN A. & KATIE D. BALL REV. TRUST OF 2017 NATHAN A. & KATIE D. BALL, TRUSTEES 476 NH ROUTE 13 SOUTH MILFORD, NH 03055-3415
MAP 47 LOT 28 DEBORAH BARSS & BARRY F. BUCK 57 OLD BROOKLINE ROAD MILFORD, NH 03055-3428
MAP 48 LOT 2 DARTMOUTH-HITCHCOCK CLINIC ATTN: TIMOTHY BISHOP 5 BEDFORD FARMS, SUITE 200 BEDFORD, NH 03110-6524
MAP 48 LOT 2 PARCEL A (17,068 SF) (PART OF LOT 48-7) (17,068 SQ.FT.)
MAP 48 LOT 7 PARCEL A (17,068 SF) (17,068 SQ.FT.)
MAP 48 LOT 8 PARCEL A (17,068 SF) (17,068 SQ.FT.)



OWNER'S SIGNATURE DATE 11/10/21