



TOWN OF MILFORD, NH
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

TEL: (603)249-0620

WEB: WWW.MILFORD.NH.GOV

STAFF MEMORANDUM

Date: April 15, 2022
To: Planning Board
From: Lincoln Daley, Community Development Director
Subject: **SD2022-02 Charles and Bonnie Vanetti & Promised Land Survey(owners/applicants), 44 and 48 Riverview Street, Tax Map 31 Lot 26 and Tax Map 31 Lot 26-1.** Public Hearing for a proposed lot line adjustment to the boundaries of Tax Map 31, Lots 26 and 26-1 within the Residence A Zoning District. *(New Application)*

BACKGROUND/PROPOSAL:

The applicant is before the Board seeking approval of a lot line adjustment to modify the common lot lines of Map 31, Lot 26 at Map 31 Lot 26-1 both single-family house lots. The parcels are located in the Residential A District. This will be the first public hearing for the application.

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 March 24, 2022.

WAIVER REQUESTS:

No waivers have been requested

EXISTING USE/CONDITIONS:

The total area of Map 31, Lot 26 is .452 acres and contains 116 linear feet of frontage on Riverview Street. The property is partially developed and contains a single-family residence, detached garage, and a shed. The other subject lot, Map 31, Lot 26-1 is approximately 3.519 acres and contains approximately 25 feet of frontage on Linden and Riverview Street. Further, the lot is partially developed and contains a single-family residence with related accessory uses.

Access to both properties is from a shared driveway located at the terminus of Linden Street. The subject properties are situated in an establish mixed use neighborhood and directly abut the Souhegan River to the North. Lastly, the properties are subject to several power, sewer, and access easements.

ZONING DISTRICT/INFORMATION:

The subject property is within the Residence “A” District. The intent of this district is to provide for low density or low intensity uses, primarily single family. Each of the lots in their new configurations meet the lot sizes and frontages as required by Milford Zoning Ordinance § 5.02.4.

PROPOSAL:

The intent of the proposal is to depict a lot line adjustment along the common lot lines of Tax Map 31, Lots 26 and 26-17:

Lot #	Existing	Proposed
Map 31, Lot 26	0.452 acres (19,689 SF)	1.93 acres (84,071 SF)
Map 31, Lot 26-1	3.519 acres (137,606 SF)	2.878 acres (125,366 SF)

The resulting parcel areas conform to the minimum dimensional requirements of the Residential “A” Zoning District consisting of 15,00 square feet and 100’ of frontage. Tax Map 31, Lot 26-1 is a pre-existing non-conforming due to the abandonment of the Linden Street Extension by the Town.

STAFF COMMENTS:

1. The Lot Line Adjustment Plan – The plan will need to be modified to show the existing northeasterly corner and easterly property boundaries for Map 31, Lot 26. See Attachment 2 - Plan entitled “Lot Line Adjustment Plat, Map 31 Lots 26 & 26-1, Charles and Bonne Vanetti”, dated 7/28/2020 and Attachment 3 – Marked up application Lot Line Adjustment Plan. Please revise plan accordingly and resubmit.
2. Please confirm if the proposed lot line adjustment plan will affect the existing terms and conditions of the shared driveway easement.

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 subject to revising the plan per staff comments.

Aerial Photos of Subject Properties



Attachment 1: Proposed Lot Line Adjustment Plan

NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE DISCONTINUANCE OF LINDEN STREET EXTENSION AND A BOUNDARY LINE ADJUSTMENT BETWEEN TAX MAP 31 LOT 26 (44 RIVERVIEW STREET) AND TAX MAP 31 LOT 26-1 (48 RIVERVIEW STREET), BOTH IN MILFORD, NEW HAMPSHIRE.
- 2) THIS PLAN IS BASED ON FIELD CONDITIONS LAST OBSERVED IN JUNE OF 2020 AND RECORD EVIDENCE LAST OBSERVED IN MARCH OF 2022.
- 3) THE SUBJECT PARCELS ARE SERVICED BY MUNICIPAL SEWER AND WATER UTILITIES.
- 4) A PORTION OF BOTH PARCELS (MAP 31 LOTS 26 & 26-1) LIE WITHIN THE 250' SHORELAND PROTECTION DISTRICT.
- 5) THESE PARCELS OF LAND (MAP 31 LOTS 26 & 26-1) LIE WITHIN A LEVEL 1 GROUNDWATER PROTECTION OVERLAY DISTRICT AS DEFINED BY THE TOWN OF MILFORD ZONING ORDINANCE. THIS LEVEL 1 PROTECTION AREA IS DESIGNATED AS SUCH FOR THE PROTECTION OF THE CURTIS WELLDARE AREA AS DEPICTED ON THE MILFORD GROUNDWATER PROTECTION AREA MAP.
- 6) THIS PLAN IS INTENDED TO BE AT THE DEPICTED SCALE WHEN PLOTTED ON 22x34 (ANSI D) SIZED PAPER.
- 7) ALL DISTANCES, UNLESS OTHERWISE INDICATED, ARE U.S. SURVEY FEET HORIZONTAL DISTANCES.
- 8) LINDEN STREET EXTENSION, AS LAID OUT BY THE SELECTION IN 1914, WAS DISCONTINUED BY WARRANT ARTICLE #28 - DISCONTINUANCE OF LINDEN STREET EXTENSION, PER THE 2016 MILFORD, NEW HAMPSHIRE TOWN REPORT. SEE HCRO BOOK #528, PAGE 2051 FOR DEED OF DISCONTINUED PORTION OF LINDEN STREET EXTENSION RELEASED TO CHARLES AND BONNIE VANETTI.
- 9) THE ANCIENT RETAINING WALL WAS HELD TO RECREATE THE WESTERLY LINE OF LINDEN STREET EXTENSION. PAROLE EVIDENCE SUGGESTS THAT THE RIGHT-OF-WAY LINE ORIGINALLY PASSED THROUGH THE EXISTING GARAGE.
- 10) ALL ZONING INFORMATION MUST BE VERIFIED PRIOR TO ANY BUILDING OR CONSTRUCTION ACTIVITY.
- 11) THE MILFORD GIS AND THE MILFORD WATER UTILITIES DEPT. SHOW EVIDENCE OF A WATERLINE EASEMENT OVER AND ACROSS THE NORTHERLY PORTIONS OF THESE PARCELS. HOWEVER, NO RECORD EVIDENCE WAS UNCOVERED TO VERIFY SUCH AN EASEMENT.

FEMA

A PORTION OF BOTH PARCELS (TAX MAP 31, LOTS 26 & 26-1) LIE WITHIN THE SPECIAL FLOOD HAZARD AREAS DESIGNATED AS "ZONE X" AND "ZONE AE" AS INTERPOLATED FROM THE FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR HILLSBOROUGH COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) #3301104590, HAVING AN EFFECTING DATE OF SEPTEMBER 25, 2009.

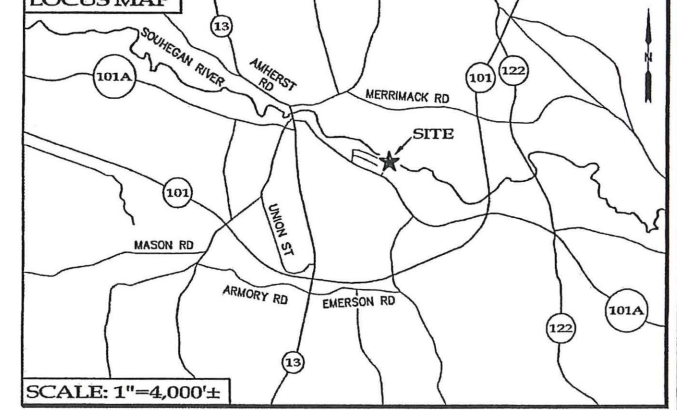
PLANS OF REFERENCE

- 1) PLAN OF BLOCK ON OLIVE STREET OPPOSITE SHEPARD PARK, MILFORD, N.H.; DRAWN BY: JUNKINS, SURVEYOR; DATED: AUG. 14, 1942; SCALE: 1"=50'. SEE HILLSBOROUGH COUNTY REGISTRY OF DEEDS (HCRS) PLAN No. 689.
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- 5) LOT LINE REVISION, CONSOLIDATION & EASEMENT PLAN, TAX MAP LOTS 31-32, 31-32-1, & 32-1, PREPARED FOR ST. JOSEPH HOSPITAL OF NASHUA, N.H., 442, 448 & 452 NASHUA STREET, MILFORD, NEW HAMPSHIRE; PREPARED BY: MERIDIAN LAND SERVICES, INC.; DATED: JANUARY 28, 2014; SCALE: 1"=100'. SEE HCRO PLAN No. 38139.

ZONING

"A" (RESIDENCE A ZONING DISTRICT) MINIMUM:
 AREA: 15,000 Sq. Ft. (W/ MUNICIPAL WATER & SEWER)
 FRONTAGE: 100'
 SETBACKS:
 FRONT - 30'
 SIDE - 15'
 REAR - 15'

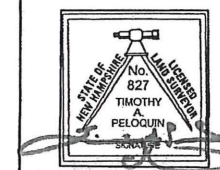
LOCUS MAP



APPROVED
 MILFORD, NH PLANNING BOARD
 SUB DIVISION #: _____
 DATE APPROVED: _____
 SIGNED: _____

LAND SURVEYOR'S CERTIFICATION

I, TIMOTHY A. PELOQUIN, LLS, HEREBY CERTIFY THAT THIS LOT LINE ADJUSTMENT PLAN WAS PREPARED BY ME, AND/OR OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAN HAS A LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET AND HAS A MINIMUM LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN FIFTEEN THOUSAND FEET IN ACCORDANCE WITH SECTION 4.2. OF THE NHLSA ETHICS AND STANDARDS.



I FURTHER CERTIFY THAT I HAVE FILED A COPY OF THIS PLAN WITH THE TOWN OF MILFORD, NH IN ACCORDANCE WITH RSA 676.18 IV.
 THE SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SUBURBAN SURVEY AS DEFINED IN SECTION 4.1 OF THE NHLSA ETHICS AND STANDARDS.

03-09-2022
 DATE

LAND OWNERS OF RECORD

CHARLES C. & BONNIE B. VANETTI
 48 RIVERVIEW STREET
 MILFORD, NH 03055
 HILLSBOROUGH COUNTY REGISTRY OF DEEDS 6215/0061 & 5977/0850

CHARLES C. VANETTI _____ DATE _____
 BONNIE B. VANETTI _____ DATE _____

LOT LINE ADJUSTMENT PLAT
 MAP 31 LOTS 26 & 26-1
 CHARLES AND BONNIE VANETTI & JAMES VANETTI
 #44 & #48 RIVERVIEW STREET
 MILFORD, NEW HAMPSHIRE
 JULY 28, 2020

OWNERS OF RECORD/ PREPARED FOR: CHARLES C. VANETTI / BONNIE B. VANETTI
 48 RIVERVIEW ST
 MILFORD, NH 03055

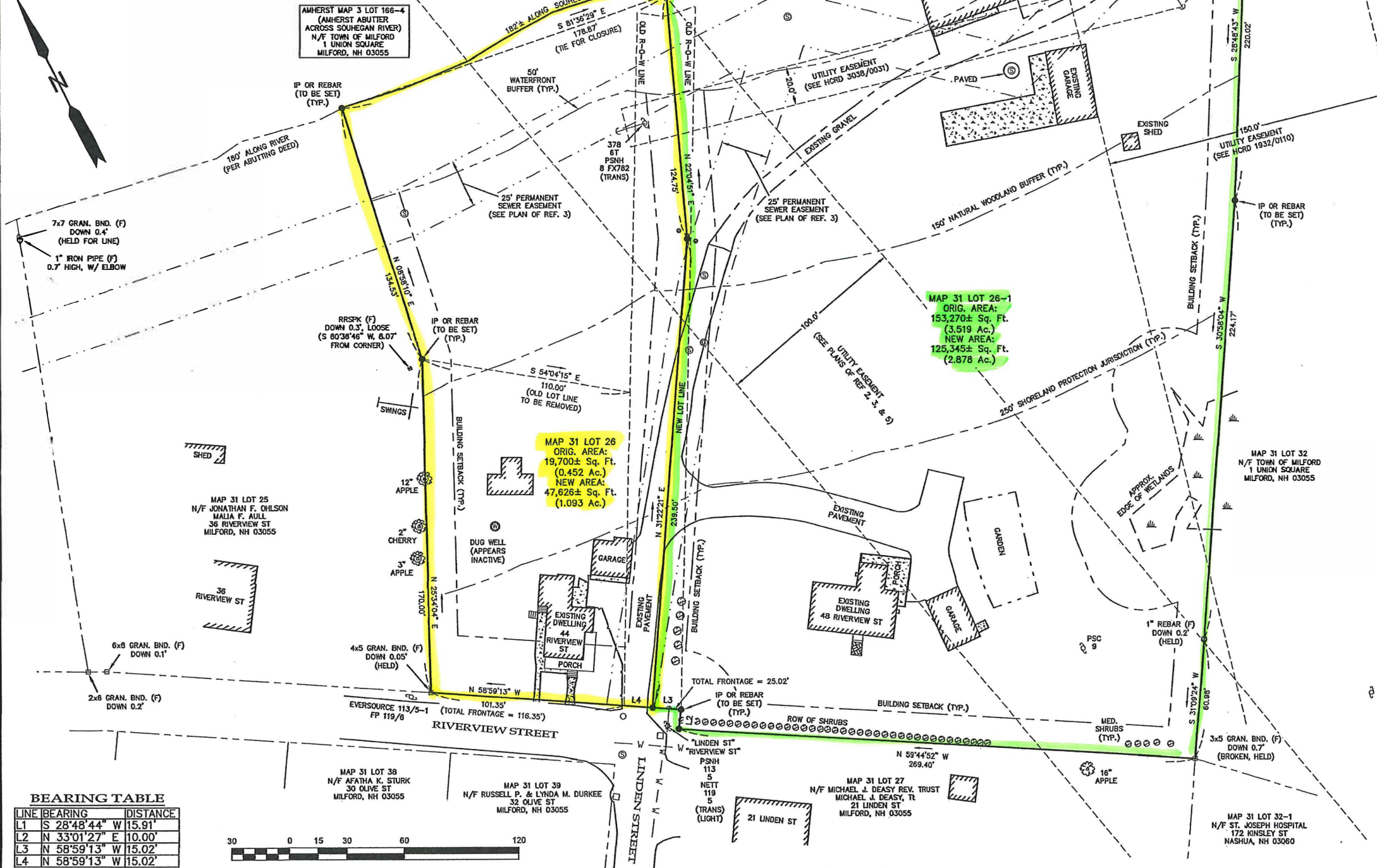
SCALE: 1"=30' SHEET 1 OF 1

PREPARED BY:

 PO Box 447
 Derry, New Hampshire 03038
 Tel: (603) 432-2112
 www.PromisedLandSurvey.com
 •Land Surveying •Mapping •Planning •Permitting •Layout

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	3/9/2022	PER TOWN STAFF COMMENTS	BJW



BEARING TABLE

LINE	BEARING	DISTANCE
L1	S 28°48'44" W	15.91'
L2	N 33°01'27" E	10.00'
L3	N 58°59'13" W	15.02'
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N:\Carlson\2020\2846\DWG\42846s1.dwg

NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE DISCONTINUANCE OF LINDEN STREET EXTENSION AND THE INCORPORATION OF SAID DISCONTINUED ROAD INTO TAX MAP 31 LOT 20 (44 RIVERVIEW STREET) AND TAX MAP 31 LOT 26-1 (48 RIVERVIEW STREET), BOTH IN MILFORD, NEW HAMPSHIRE.
- 2) THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED BY PROMISED LAND SURVEY, LLC IN JUNE OF 2020.
- 3) THE SUBJECT PARCELS ARE SERVICED BY MUNICIPAL SEWER AND WATER UTILITIES.
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FEMA

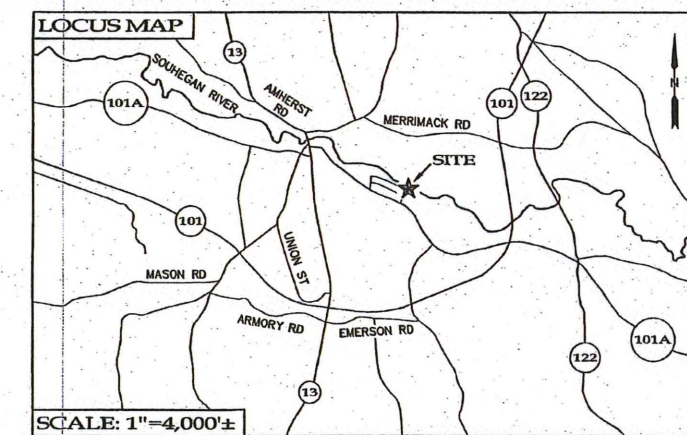
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PLANS OF REFERENCE

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APPROVED
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 SUB DIVISION #: _____
 DATE APPROVED: _____
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 TIMOTHY A. PELOQUIN, ILS
 07-28-2020
 DATE

LAND OWNERS OF RECORD
 CHARLES C. & BONNIE B. VANETTI
 48 RIVERVIEW STREET
 MILFORD, NH 03055
 HILLSBOROUGH COUNTY REGISTRY OF DEEDS 6215/0061 & 5977/0850
 Charles C. Vanetti
 Bonnie B. Vanetti
 DATE: 7/24/2020
 DATE: Jan 24, 2023

LOT LINE ADJUSTMENT PLAT
 MAP 31 LOTS 26 & 26-1
 CHARLES AND BONNIE VANETTI
 #44 & #48 RIVERVIEW STREET
 MILFORD, NEW HAMPSHIRE
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 OWNERS OF RECORD/ PREPARED FOR: CHARLES C. VANETTI
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 SCALE: 1"=30' SHEET 1 OF 1

PREPARED BY:

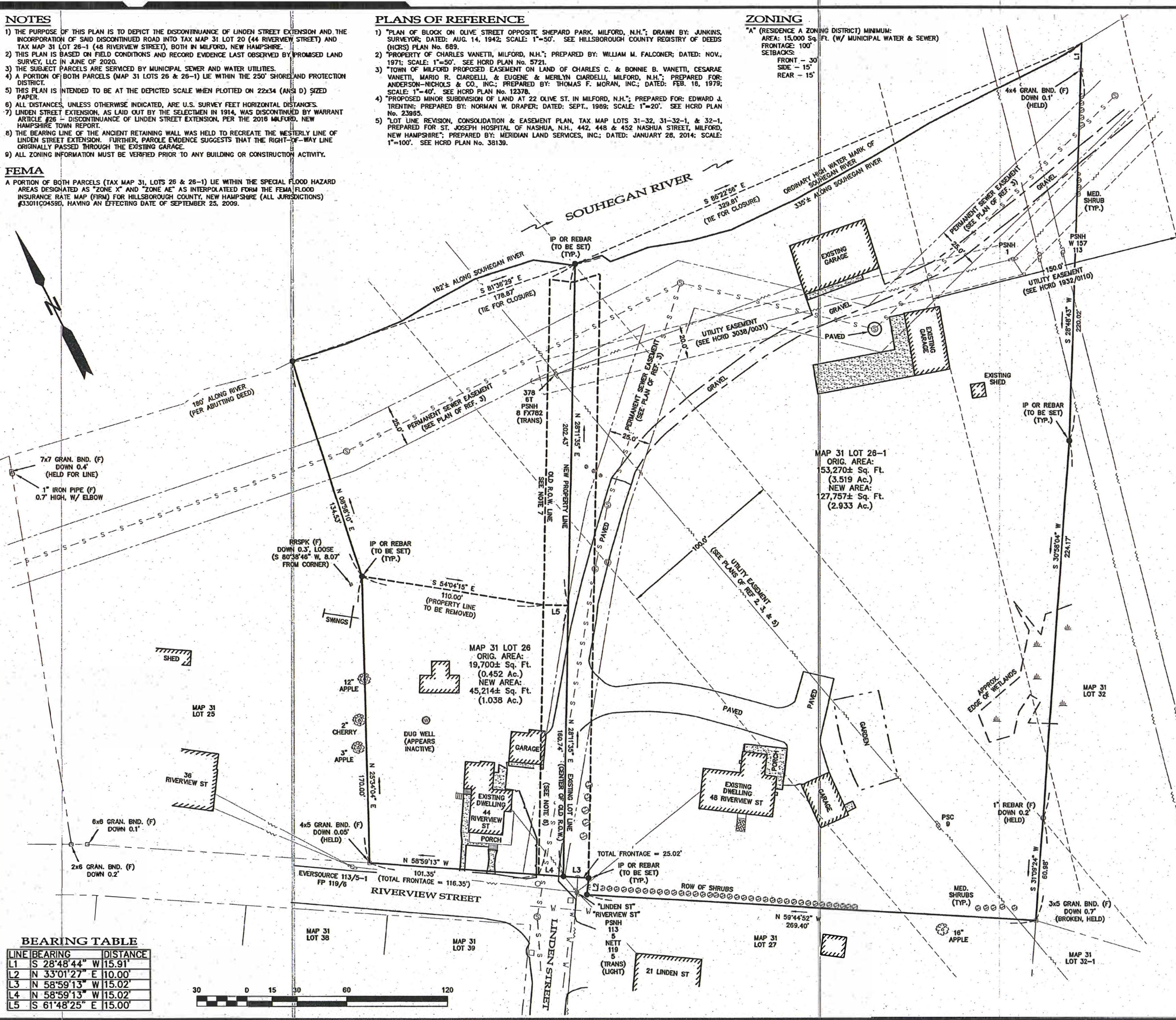
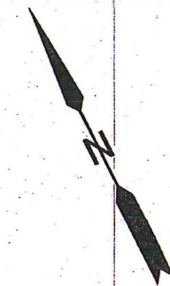
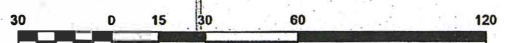
 Promised Land Survey, LLC
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 •Land Surveying •Mapping •Planning •Permitting •Layout

REVISIONS

NO.	DATE	DESCRIPTION	BY

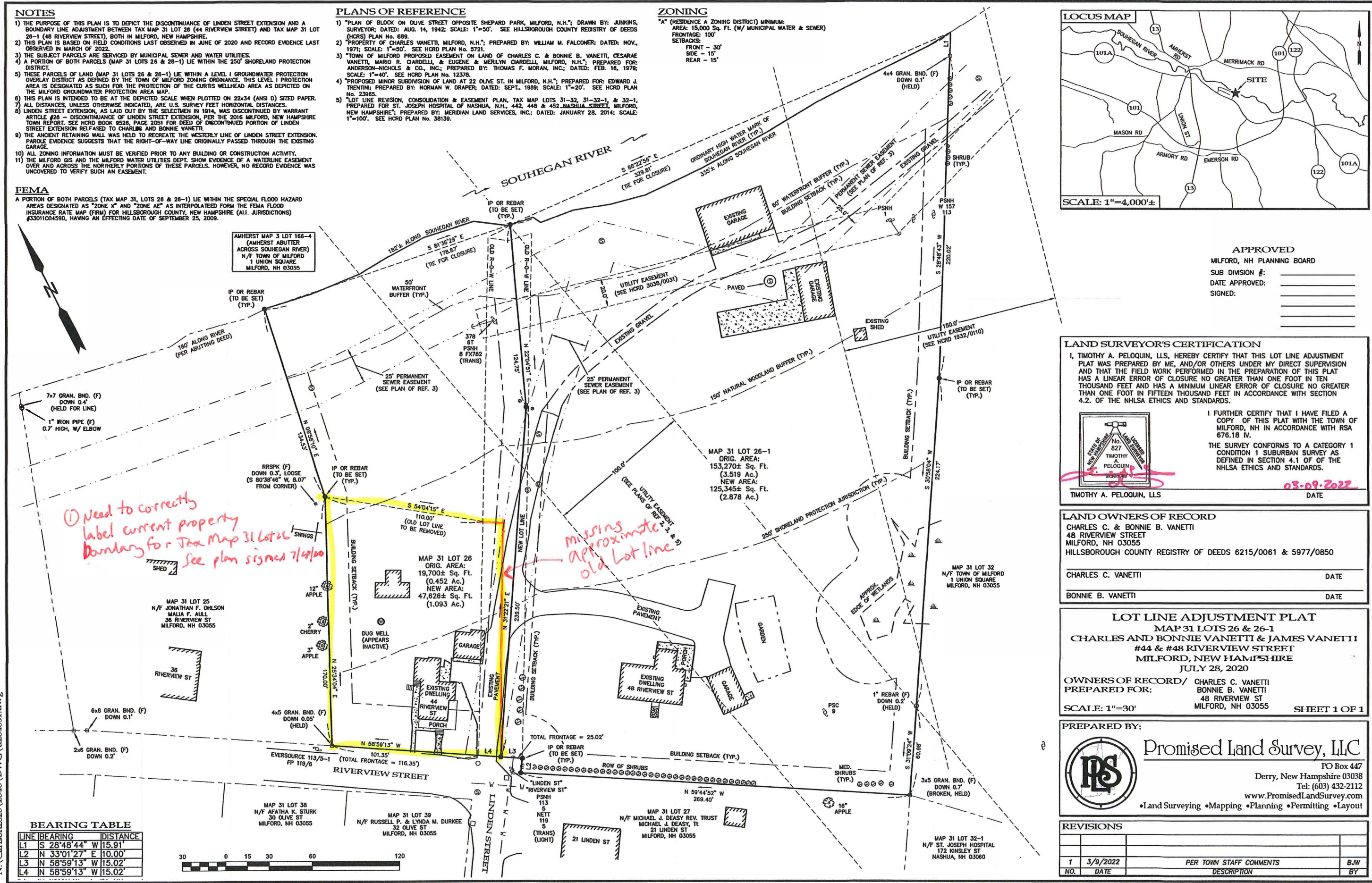
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Attachment 3: Proposed Lot Line Adjustment Plan With Staff Comments



NOTES

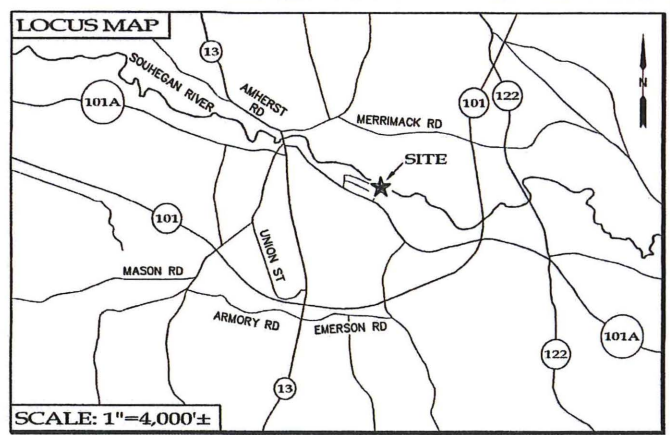
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APPROVED

MILFORD, NH PLANNING BOARD

SUB DIVISION #: _____

DATE APPROVED: _____

SIGNED: _____

LAND SURVEYOR'S CERTIFICATION

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03-09-2022

TIMOTHY A. PELOQUIN, ILLS DATE

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 MILFORD, NH 03055
 HILLSBOROUGH COUNTY REGISTRY OF DEEDS 6215/0061 & 5977/0850

CHARLES C. VANETTI DATE _____

BONNIE B. VANETTI DATE _____

LOT LINE ADJUSTMENT PLAT

MAP 31 LOTS 26 & 26-1
 CHARLES AND BONNIE VANETTI & JAMES VANETTI
 #44 & #48 RIVERVIEW STREET
 MILFORD, NEW HAMPSHIRE
 JULY 28, 2020

OWNERS OF RECORD/ PREPARED FOR: CHARLES C. VANETTI
 BONNIE B. VANETTI
 48 RIVERVIEW ST
 MILFORD, NH 03055

SCALE: 1"=30' SHEET 1 OF 1

PREPARED BY:

Promised Land Survey, LLC

PO Box 447
 Derry, New Hampshire 03038
 Tel: (603) 432-2112
 www.PromisedLandSurvey.com

•Land Surveying •Mapping •Planning •Permitting •Layout

REVISIONS

NO.	DATE	PER TOWN STAFF COMMENTS DESCRIPTION	BY
1	3/9/2022	PER TOWN STAFF COMMENTS	BJW

BEARING TABLE

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L2	N 33°01'27" E	10.00'
L3	N 58°59'13" W	15.02'
L4	N 58°59'13" W	15.02'



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