



TOWN OF MILFORD, NH
OFFICE OF COMMUNITY DEVELOPMENT

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Date: April 17, 2019
To: Planning Board
From: Lincoln Daley, Community Development Director
Subject: SP2019-03 Family Dental Care of Milford for the property located at Map 19, Lots 13 and 14. Discussion for a minor subdivision to consolidate subject parcels and a major site plan application to construct a 5,400 square foot building addition to the existing 2,400 square foot structure with related site improvements.

BACKGROUND/PROPOSAL:

The applicant is before the Planning Board to discuss a minor subdivision to merge Map 19, Lot 13 (150 Elm Street) totaling 1 acre with Map 19, Lot 14 (154 Elm Street totaling approximately .59 acres into one property and major site plan to construct a 5,400 square foot addition to the exiting dental practice. The proposal calls for the removal of the existing single-family houses on both properties. Once completed, the dental practice building would be expanded by approximately 5,400 square feet with associated parking, drainage, and landscape improvements. Access to the property would be from two curb cuts off of Elm Street. The curb located to the east would provide both access and egress from the site. The western curb cut would become a one way into the site.

The Planning Board shall discuss the application in conceptual form and only in general terms with the applicant. No formal decisions can be made.

EXISTING USE/CONDITIONS:

Tax Map 19, Lot 13 consists of approximately 0.99 acres (43,124 sq.ft.) with 147 linear feet of frontage on Elm Street. A single-family house is located on the property and primarily consists of undeveloped land.

Tax Map 19, Lot 14 consists of approximately 0.59 acres (25,700 sq.ft.) with 100 linear feet of frontage on Elm Street. The property contains the existing dental practice and single-family residence with tree coverage around the perimeter. The properties are located across from the Granite Plaza to the north, the Pan Am Railway the south, and a mixture of residential homes and businesses to the east and west.

Based on the application, a wetland delineation was not performed as part of the submittal. However, in reviewing the past site plan application, no wetland resource areas were identified on the property. The topography for both properties is primarily level with a gradual downward slope of 4 feet running west to east.

LOT AREA(S):

Tax Map 19, Lot 13 = ±0.99 acres (43,124 sq.ft.)

Tax Map 19, Lot 14 = ±0.59 acres (25,700 sq.ft.)

APPLICATION STATUS:

Discussion only.

NOTICES:

No notices required for a discussion.

REGIONAL IMPACT:

No determination of regional impact is required for a discussion item.

ZONING DISTRICTS:

The proposed parcel lies within the Commercial zoning district. The intent of this District is to provide areas for those businesses, institutional, financial, governmental and compatible residential uses which constitute the commercial requirements of the Town. The proposed lot consolidation meets the 20,000 square foot minimum size for lots serviced by municipal water and sewer and contains at least 150 linear feet of frontage on Elm Street. An office is a permitted use in the Commercial zoning district.

The property also falls within the Nashua & Elm Streets Corridor Overlay District. The purpose of this Ordinance is to implement the Town of Milford’s vision for the future as set forth in the Community Character Chapter of the Master Plan 2007 Update: Goal No. 2: Foster the traditional character of Milford’s neighborhoods by encouraging a human scale of development that is similar in setbacks, size and height, and that is comfortable and safe for pedestrians and non-motorized vehicles while allowing for an efficient and safe roadway network.

The property falls within the Level 1 Groundwater Protection district and is outside of the 100-year and 500 year flood hazard areas.

WAIVERS:

No waivers are being sought at this time.

TRAFFIC AND ACCESS MANAGEMENT:

Access to the property would be from two curb cuts off of Elm Street. The curb located to the east would provide both access and egress from the site. The western curb cut would become a one way into the site.

PARKING:

The project proposes to provide forty-eight (48) for the dental practice while thirty-seven (37) are required.

DRAINAGE/STORMWATER MANAGEMENT:

The stormwater and drainage design not been engineering at this stage. However, the applicant should be in a position to summarize the conceptual design for the combined properties.

UTILITES:

The dental practice will continue to utilized municipal water and waste water. Power to the site will be underground.

INTERDEPARTMENTAL REVIEWS:

Ambulance: No comment at this time.

Assessing: No comment at this time.

Building Department: No comment at this time.

Code Enforcement/ Health: No comment at this time.

Conservation Commission: See attached comments dated 4/19/19.

Environmental Programs/Stormwater: The stormwater and drainage design has not been engineering at this stage. However, the applicant should be in a position to summarize the conceptual design for the combined properties.

Fire Department: No comments at this time.

Heritage Commission: No comments at this time.

Police Department: No comments at this time.

Public Works: No comments at this time.

Water/Sewer Utilities: No comments at this time.

Community Development / Planning:

1. Zoning Ordinance, Section 6.05.6.B.1 – Access Management
 - a. General Comment. The applicant should be prepared to discuss what alternatives were considered regarding internal connections to adjacent properties. All projects subject shall construct wherever feasible interconnecting driveways to adjacent properties or provide secure future connections through easements to adjacent property boundaries. This includes bicycle-pedestrian access to adjacent residential developments, where practical.
 - b. General Comment. The applicant should be prepared to discuss the reason for the inclusion of two curb cuts on Elm Street. New access points onto Nashua or Elm streets shall only be created when it is not feasible to combine or share existing access points. In addition, the applicant should consult with the Public Works Department regarding the two curb cuts.
2. Zoning Ordinance, Section 6.05.6.B.2 – Transit Facilities.
 - a. General Questions. The applicant should consider to incorporating a future transit facility into the major site plan (e.g. bus stop, shelter location)?
3. Zoning Ordinance, Section 6.05.6.B.4. – Pedestrian Facilities.
 - a. Sidewalks shall be constructed as recommended by the studies listed in section VI.A.2. or where otherwise appropriate. General Comment - The Board and applicant should briefly discuss the inclusion of the sidewalks as part of the project design.
 - b. The sidewalk from the building should be extended to the front property boundary on Elm Street.
4. Zoning Ordinance, Section 6.05.6.C.3 Build to Zone. Pursuant to this section, new structures shall be constructed so as to maintain a traditional streetscape edge. The setbacks of adjacent structures and context of spacing between buildings shall be considered in determining the appropriate building setback. At a minimum, a new structure shall be constructed within a Buildto-Zone between 15’ and 35’ from the public street right of way. The applicant will most likely require a waiver from this requirement as the project will entail adding an addition to the existing building constructed well beyond the build-to-zone.
5. Zoning Ordinance, Section 6.05.6.C.4 Landscaping. The applicant should be prepared to discuss in general terms the conceptual landscaping design for Board comment.
6. Zoning Ordinance, Section 6.05.6.D.1 – 8 Architectural Design Standards. The applicant should be prepared to discuss the building design and orientation. Given that the project is an expansion of the existing structure and will mimic the architectural style and scale, the applicant may submit waiver requests seeking relief from the said sections.

STAFF RECOMMENDATIONS:

The applicant should be prepared to address the comments raised by the Planning Board, Conservation Commission, Heritage Commission, Town Consultants, Staff, and public pertaining to the Site Plan and Subdivision. The Planning Board will need to determine if the proposed site development meets the purpose and intent of the overlay. Staff recommends that the applicant submit a revised plan set and continuing to the Design Review Phase.

Street Level Photographs of Map 19, Lots 13 & 14



Elm Street – Map 19, Lot 13 Looking Westward



Elm Street – Map 19, Lots 13 and 14, Looking South



Elm Street – Map 19, Lots 13 and 14, Looking Southeast

Town of Milford
CONSERVATION COMMISSION

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MEMORANDUM

April 19, 2019

To: Milford Planning Board

**Re: Interdepartmental Review Map19 Lot 13&14
Family Dental Care Facility Expansion**

To the Board,

The Conservation Commission reviewed this plan at their April 11, 2019 meeting. The Commission members have comments.

1. We understand that this is a conceptual plan. As such, we can't comment thoroughly without more information:
 - a. Where is snow storage to be located?
 - b. Is there wet land on the backside of the property? Will a wetland delineation be required?
 - c. Will there need to be a stormwater management plan created? There will be site disturbance and an increase in impervious surface on these lots.
 - d. If a site visit is arranged, the MCC members would like to attend.
2. The MCC requests that native species be used in the landscaping designs. There are species that can be used that will enable the landowner to have a wildlife friendly habitat in addition to a thriving business appearance.

The Commission appreciates the opportunity to review this application. 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 | coordinator

