



TOWN OF MILFORD, NH
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

TEL: (603)249-0620

WEB: WWW.MILFORD.NH.GOV

Date: March 21, 2019
To: Planning Board
From: Lincoln Daley, Community Development Director
Subject: SP2019-04 - Chip Pollard for the property located at Tax Map 25, Lot 19, 193 Union Square. Minor Site Plan Application for a proposed change of use from an auto service facility to a restaurant use.

BACKGROUND/PROPOSAL:

The applicant is before the Planning Board for a Minor Site Plan Application for a change of use to operate a restaurant in the 1,232 square foot, former auto service repair building located at 193 Union Square. The proposal calls for the reuse and conversion of the building into a themed restaurant focusing on locally brewed beers and wines. The building will be improved to replicate a historic 60's style gas station complete with indoor and outdoor seating and landscape improvements. The proposal will utilize the existing parking layout previously approved for the site with minimal modifications.

EXISTING USE/CONDITIONS:

The proposed parcel, Tax Map 25, Lot 19 consists of approximately 0.28 acres (12,197 sq.ft.) with 180 linear feet of frontage on Union Square. The property abuts the former Foodies Restaurant to the east and the Souhegan River to the north and west. The property is fully developed. The property is exempt from the shoreline protection requirements as it is classified as one of the Urbanized Shoreline Exempted Properties.

ZONING DISTRICTS:

The proposed parcel lies within the Commercial "C" and Oval zoning districts. 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. A restaurant is a permitted use in the districts.

TRAFFIC AND ACCESS MANAGEMENT:

The site will continue to utilize the existing two curb cuts on Union Street to access the restaurant. The applicant will provide a more detailed description of the anticipated access/egress and management of vehicles onsite.

PARKING:

The parcel is located within the Oval District and thus, not subject to parking requirements for commercial properties. However, the project will utilize the existing off-street parking layout and design which provides approximately 10 total off-street parking spaces.

DRAINAGE/STORMWATER MANAGEMENT:

Minimal improvements are anticipated for the building, thus no changes are being proposed to the existing drainage/stormwater management plan. In addition, the proposal will have no impact to the Souhegan River.

LANDSCAPE DESIGN:

The proposal calls for the installation of permanent landscaping along southern perimeter of the property along Union Square. In addition, the applicant is proposed seasonal planting (portable pots) to delineate and provide visual mitigation for patrons seated outside along the front and western sides of the building. As a condition of final approval, Staff recommends that the applicant continue to work with the Planning Staff to finalize the landscape design plan.

BUILDING ELEVATIONS:

The proposal calls for the renovation of the existing structure to replicate a historic 60's style gas station (see below). The building enveloped will remain unchanged with the exception of a small decorative overhang. Staff finds that the proposed improvements will result in a marked improvement and asset to the Oval area.

INTERDEPARTMENTAL REVIEWS:

Ambulance: No comments.

Assessing: No comments.

Building Department: No comments.

Code Enforcement/ Health: No comments.

Conservation Commission: No comments.

Environmental Coordinator: No comments.

Fire Department: No comments.

Heritage Commission: The Commission supports the application. Questioned the lot lines shown on the plan and sought clarification from the applicant detailing the ownership along the southern portion of the property on Union Square.

Police Department: No comments.

Public Works: No comments.

Water/Sewer Utilities: Please provide the locations of the underground utilities.

Zoning: The proposed use is permitted within the Commercial Zoning District and Oval Subdistrict.

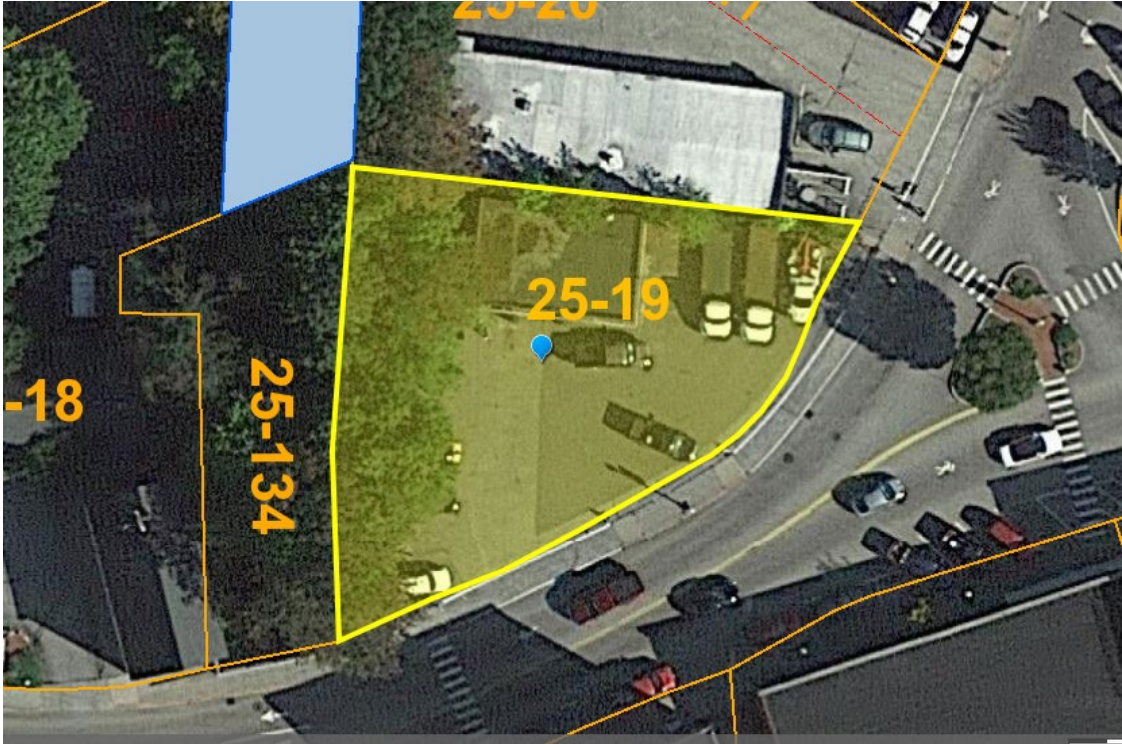
Community Development / Planning:

1. The plan will need to be revised to include the location of all utilities.
2. The plan should be revised to include a note on the plan stating that the snow shall be removed offsite.
3. The applicant will be required to submit a finalized landscape plan for review and approval by the Community Development Office.

STAFF RECOMMENDATIONS:

The applicant should be prepared to address the comments raised by the Planning Board, Staff, and public pertaining to the Design Review Site Plan. Staff recommends approval subject to the condition stated above.

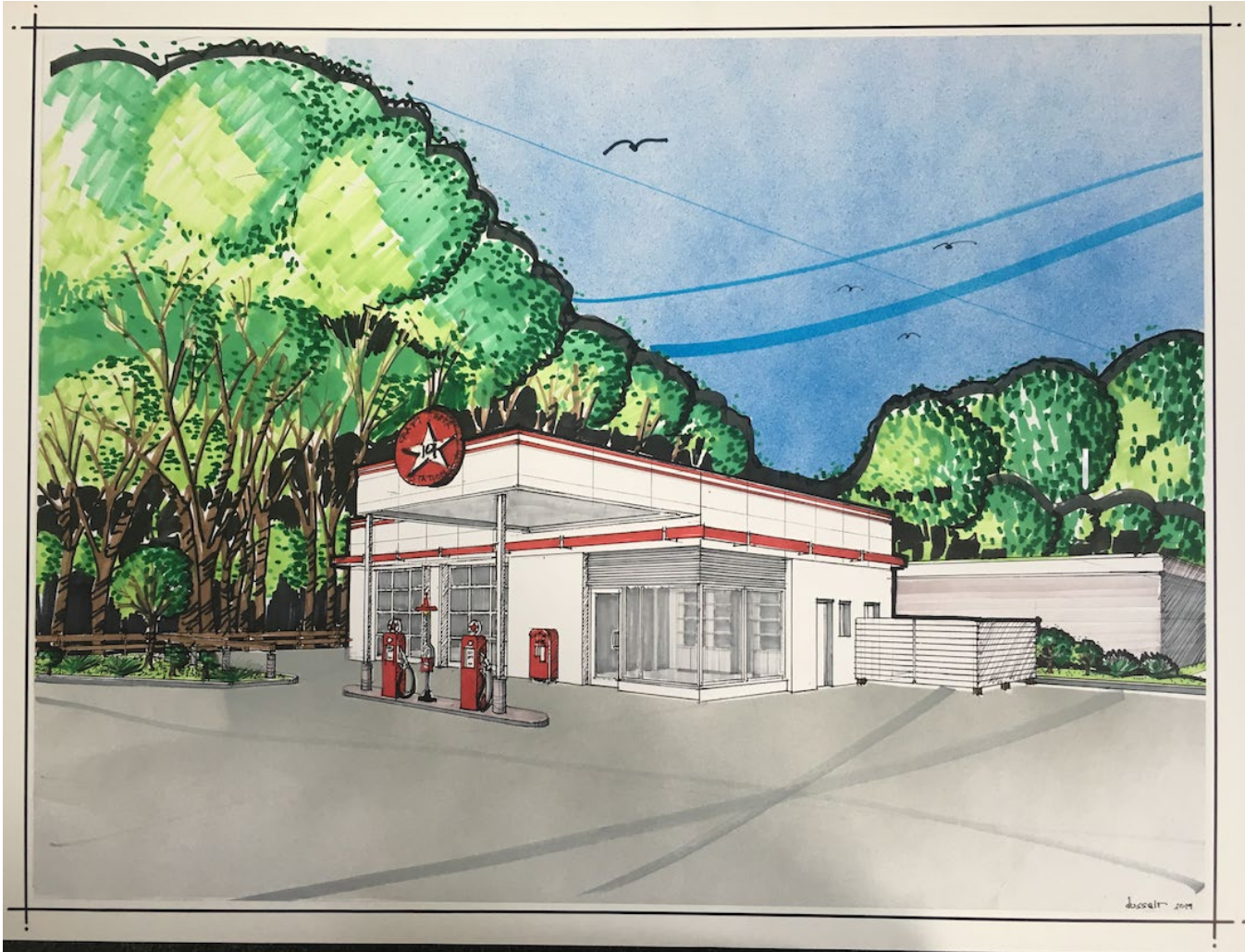
Aerial Photographs of Map 25, Lot 19.



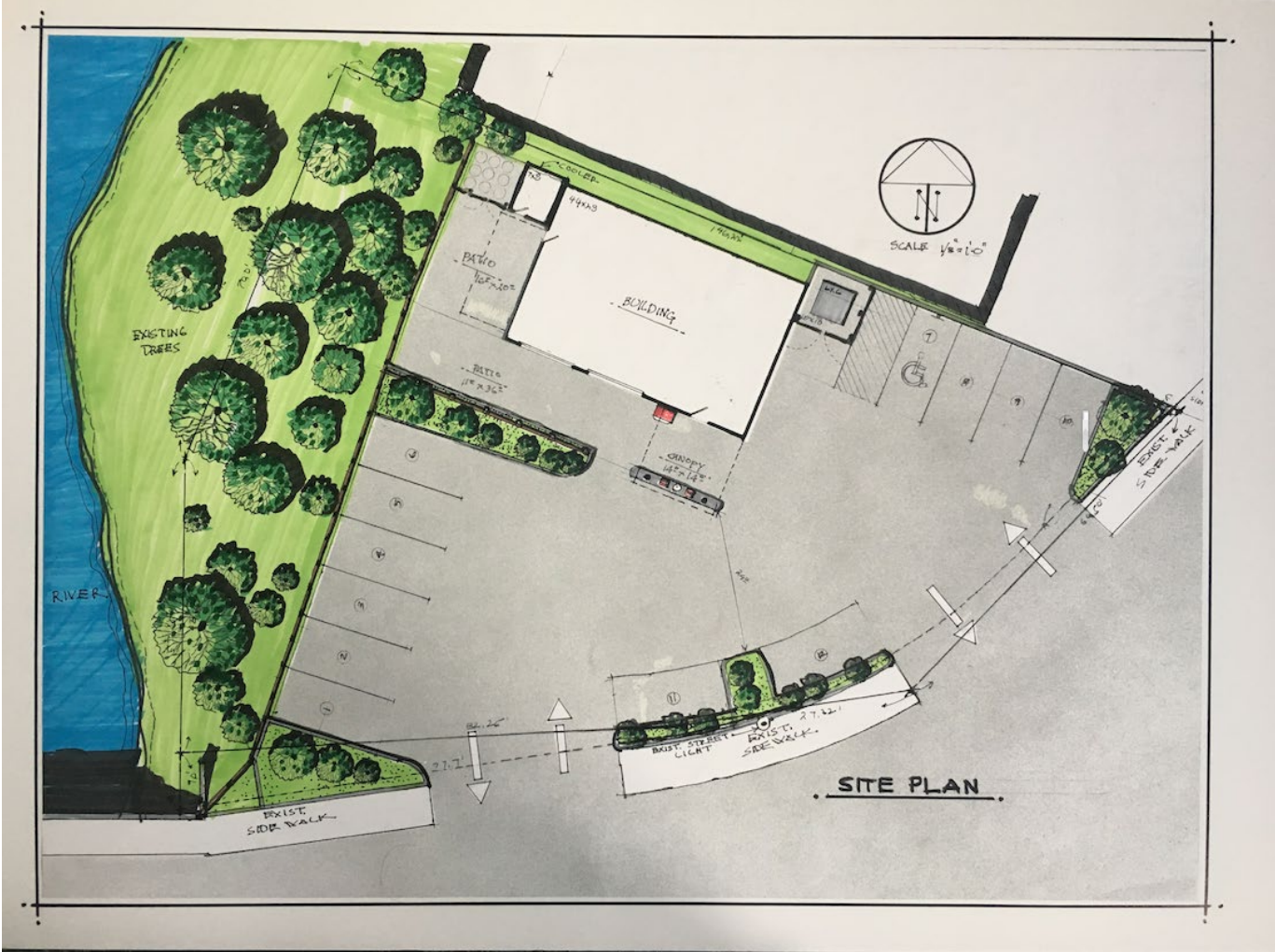
Street Level Photos – Tax Map 25, Lot 19



Proposed Building Elevations



Proposed Landscape Plan



REFERENCE PLANS:

- "PLAN OF EASEMENTS - LOT 25-19 - WALTER E. MURRAY & - THE TOWN OF MILFORD - MILFORD, NEW HAMPSHIRE" SCALE 1"=10', DATED SEPTEMBER 20, 1995, PREPARED BY THIS OFFICE.
- "SITE PLAN - MILFORD, N.H. - OWNED BY: CHARLES H. DESFOSSSES" DATED MARCH 10, 1981, REVISED 4-21-81, SCALE 1"=20', PREPARED BY AMHERST SURVEY ASSOCIATES, INC.

NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE MAJOR EXISTING & PROPOSED IMPROVEMENTS ON THE LOT IN ASSOCIATION WITH A CHANGE OF USE SITE PLAN APPLICATION.
- THIS PLAN IS PREPARED FOR CHIP POLLARD & GAGE PERRY 12 COLE ROCK ROAD, MERRIMACK NH 03054.
- THE LOT IS OWNED BY KNIGHTLY PROPERTIES, LLC. 4 WEST STREET, MILFORD NH 03055. SEE BK.8319 PG. 494 DATED 5/20/2011
- THE LOT IS LOCATED IN THE COMMERCIAL DISTRICT (C) AND GROUNDWATER PROTECTION AREA PER MILFORD GIS. MINIMUM REQUIREMENTS INCLUDE: 20,000 S.F. OF AREA AND 150' OF FRONTAGE, WITH BUILDING SETBACKS OF 30' FRONT AND 15' SIDE AND REAR. THE LOT MAY BE SUBJECT TO OVERLAY DISTRICTS NOT SHOWN OR NOTED HEREON.
- THIS PLAN IS BASED ON REFERENCE PLAN #1 AND A SITE INSPECTION PERFORMED ON 2/20/19, WITH SUPPLEMENTAL DATA PER TOWN OF MILFORD GIS MAPPING.
- THERE IS NO CHANGE TO THE OPEN SPACE OR PRE-EXISTING IMPERVIOUS AREAS.

OWNER SIGNATURE: _____

OWNER _____ DATE _____

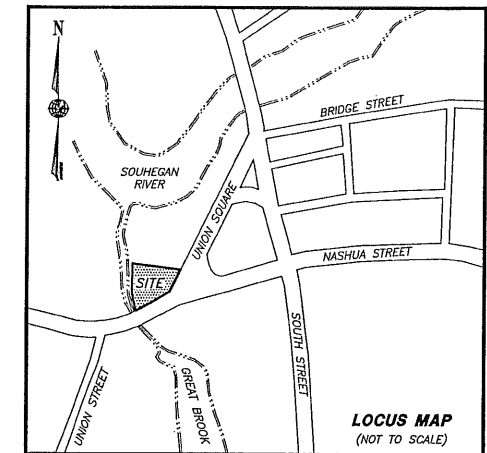
PLANNING BOARD

TOWN OF MILFORD, NH

SITE PLAN #: _____

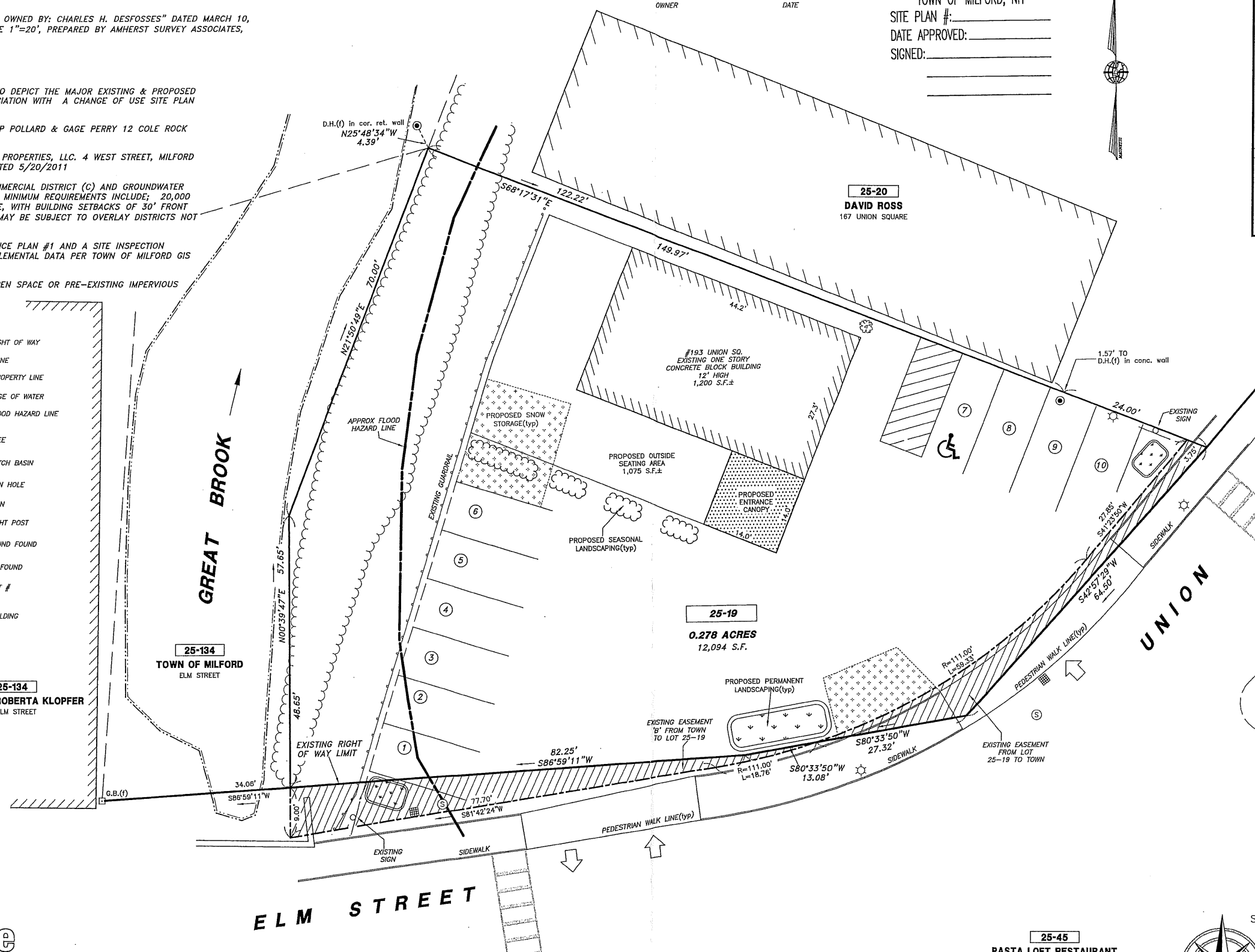
DATE APPROVED: _____

SIGNED: _____

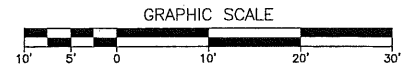


LEGEND:

- EDGE OF RIGHT OF WAY
- PROPERTY LINE
- ABUTTING PROPERTY LINE
- APPROX. EDGE OF WATER
- APPROX. FLOOD HAZARD LINE
- EXISTING TREE
- EXISTING CATCH BASIN
- EXISTING MAN HOLE
- EXISTING SIGN
- EXISTING LIGHT POST
- GRANITE BOUND FOUND
- DRILL HOLE FOUND
- TAX MAP LOT #
- EXISTING BUILDING



TOWN OF MILFORD RECEIVED
FEB 25 2019
PB ZBA Office



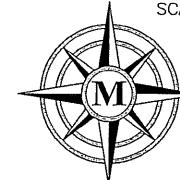
REV.	DATE	DESCRIPTION	C/O	DR	CK
B					
A					

25-48
TOWN OF MILFORD
2 UNION STREET

25-47
DAVID ROSS
207 UNION SQUARE

25-46
WALKWOOD LLC
227 UNION SQUARE

25-45
PASTA LOFT RESTAURANT
241 UNION STREET



MINOR CHANGE OF USE SITE PLAN
"STATION 101"
PREPARED FOR:
CHIP POLLARD & GAGE PERRY
MAP 25 LOTS 19
MILFORD, NEW HAMPSHIRE

SCALE: 1" = 10' FEBRUARY 22, 2019

MERIDIAN
LAND SERVICES, INC.
ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL: 603-673-1441
MERIDIAN.LANDSERVICES.COM FAX: 603-673-1584

Plotted: 2/27/2019 12:35 PM By: S01
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