



TOWN OF MILFORD, NH
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

TEL: (603)249-0620

WEB: WWW.MILFORD.NH.GOV

Date: April 17, 2019
To: Planning Board
From: Lincoln Daley, Community Development Director
Subject: SP2019-05 Gerry Tanguay / Glendales Homes, Inc. for the property located at Map 35, Lot 4, 276 South Street. Major Site Plan application to construct a 4,000 square foot storage building and related parking and site improvements. (New Application)

BACKGROUND/PROPOSAL:

The applicant is before the Planning Board for a major site plan application to construct a 40' x 100' sq.f.t (4,000 sq.ft) storage building located behind the existing mixed-use building. The proposed building will allow the Brennan and MacKay Appliance to replace two existing trailer storage units and the opportunity to improve its operations. The 30' tall structure will strictly be used for storage purposes only and be located on existing impervious surface (currently parking). This will be the first public hearing for the project. Attached please find project narrative, elevations, and amended site plan showing the site improvements.

EXISTING USE/CONDITIONS:

Map 35, Lot 4 is a developed parcel containing the Brennan and MacKay Appliance retail operations and a two bedroom apartment. The property is accessed from two curb cuts off of South Street and contains over 264 linear feet of frontage. Residential properties lie to the north and east. The properties to the west and south are town owned properties. The property is serviced by municipal water and sewer. Stormwater is managed onsite via a closed loop system consisting of a swale located immediately behind the rear parking area. The site is primarily level, however, the property substantially slopes upward approximately 40 feet west to east.

LOT AREA:

Map 35, Lot 4 = ±1.4 acres (60,984 sq.ft.)

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 April 12, 2019.

WAIVERS:

No waivers have been requested.

ZONING DISTRICTS:

The subject property lies within the Commercial 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 accessory structure is a permitted use in the district.

TRAFFIC AND ACCESS MANAGEMENT:

The project would eliminate the 8 existing parking spaces in the rear of the building, but add 3 spaces to the north section of the property. The 16 total space provided meet the minimum requirements by provide the required for the storage building, retail operations, and residential unit. The overall operations of the business and number of employees would not increase. In addition, it is anticipated that number of deliveries and type of delivery vehicles would not change as a result of the project.

DRAINAGE/STORMWATER MANAGEMENT:

The drainage and stormwater management was reviewed by Town Staff. Staff determined that given the size/scope of the project, minimal increase in impervious surface and location of the building, the impact of the stormwater will be negligible and contained on site. However, the plan lacks sufficient details and should be updated to include all existing stormwater management details and elements.

INTERDEPARTMENTAL REVIEWS:

Ambulance: No comments

Assessing: No comments.

Building Department: No comments

Code Enforcement/ Health: No comments.

Conservation Commission: No comments

Environmental Coordinator: The plan should be update to include existing stormwater management information.

Fire Department: No comments

Police Department: No comments

Public Works: No comments

Water/Sewer Utilities: No comments

Community Development / Planning:

1. The plan shows parking spaces within the Town Right of Way. The applicant should revise the plans accordingly.
2. The applicant should explain the location of snow storage areas on the property and revise accordingly.
3. The applicant should explain if utilities are being extended into the storage building. The plan should be revised to include any/all utilities information.

STAFF RECOMMENDATIONS:

The applicant should be prepared to address all of the comments raised by the Planning Board, staff, and public pertaining to the Site Plan Final Design and revise the plans/information accordingly. Barring any comments or concerns raise by the Planning Board, Staff recommends approving the Site Plan subject to the following conditions:

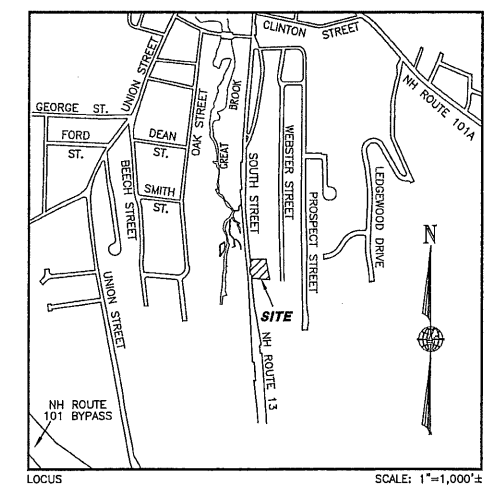
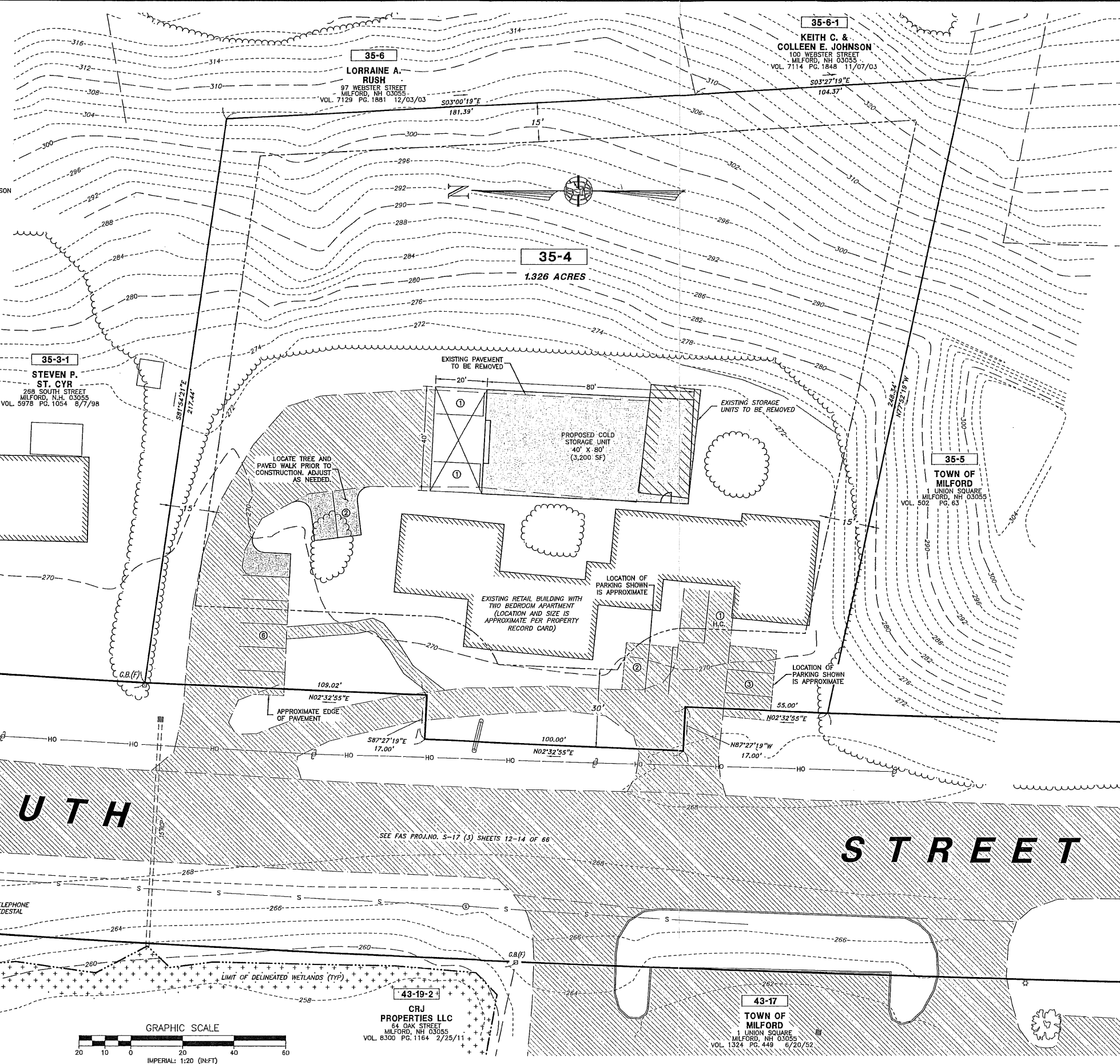
1. The Applicants shall submit any/all revised plans, reports, and associated information to the Community Development Office for review and approval by the Town and its agents.

Aerial Imagery of the Map 35 Lot 4.





- ABUTTER'S LIST:**
- MAP 35 LOT 4
BRONCO REAL ESTATE, LLC
276 SOUTH STREET
MILFORD, NH 03055
 - MAP 35 LOT 3-1
STEVEN P. ST. CYR
268 SOUTH STREET
MILFORD, NH 03055
 - MAP 35 LOT 5
TOWN OF MILFORD
1 UNION SQUARE
MILFORD, NH 03055
 - MAP 35 LOT 6
LORRAINE A. RUSH
97 WEBSTER STREET
MILFORD, NH 03055
 - MAP 35 LOT 6-1
KEITH C. & COLLEEN E. JOHNSON
100 WEBSTER STREET
MILFORD, NH 03055
 - MAP 43 LOT 17
TOWN OF MILFORD
1 UNION SQUARE
MILFORD, NH 03055
 - MAP 43 LOT 19-2
CRJ PROPERTIES, LLC
c/o RICHARD & RONZIO
64 OAK STREET
MILFORD, NH 03055



LOCUS SCALE: 1"=1,000'±

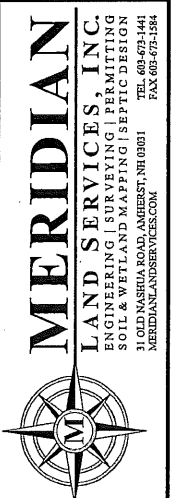
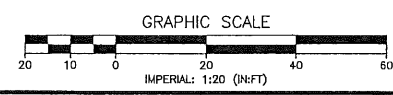
- REFERENCE PLANS:**
- "PROPERTY -- OF -- DONALD & CATHERINE -- MONTCLARE -- 82 SOUTH STREET -- MILFORD, N.H. SCALE: 1"=30', DATED JULY 25, 1980 BY E. F. BENT AND RECORDED IN THE H.C.R.D. IN VOL. 5330 PGS. 1081 & 1081.
 - "NON-RESIDENTIAL SITE PLAN -- FOR -- BRENNAN & HOLLAND -- 276 SOUTH STREET -- MILFORD, NH, SCALE: 1"=20', DATED JULY 20, 1992 BY ELLSWORTH F. BENT (ON FILE AT THE TOWN OF MILFORD)

PLAN NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW THE IMPROVEMENTS NECESSARY TO CONSTRUCT A COLD STORAGE BUILDING AT THE REAR OF THE EXISTING BUILDING.
- THE OWNER OF RECORD IS BRONCO REAL ESTATE, LLC LOCATED AT 276 SOUTH STREET, MILFORD, NH 03055.
- THE AREA OF TAX MAP 35 LOT 4 IS 1.326 AC (57,761 SF).
- MAP 35 LOT 4 IS LOCATED WITHIN THE COMMERCIAL ZONING DISTRICT. LOT REQUIREMENTS ARE AS FOLLOWS: MINIMUM LOT SIZE IS 60,000 SF WITH 150 FT OF FRONTAGE (IF SERVICED BY MUNICIPAL WATER/SEWER), MINIMUM LOT SIZE IS 80,000 SF WITH 225 FT OF FRONTAGE (IF NOT SERVICED BY MUNICIPAL WATER/SEWER). FRONT SETBACK IS 30 FT, SIDE AND REAR SETBACK IS 15 FT, FOR CORNER LOTS, ANY SIDE BORDERING THE STREET SHALL HAVE A 30 FT SETBACK.
- THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED ENTIRELY FROM REFERENCE PLAN 1 AND IS NOT THE RESULT OF A PRECISE BOUNDARY SURVEY BY THIS OFFICE. EXISTING SITE FEATURES ARE SHOWN PER THE TOWN OF MILFORD GIS DATABASE.
- EXISTING IMPERVIOUS AREA IS 17,264 SF. PROPOSED IMPERVIOUS AREA IS 17,912 SF. OPEN SPACE REQUIRED IS 30%. PROPOSED OPEN SPACE IS 68.9%.
- THERE ARE NO DRAINAGE IMPROVEMENTS PROPOSED AS PART OF THE PROJECT.
- WATER, SEWER ROAD (INCLUDING PARKING LOT) AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF MILFORD'S WATER UTILITIES DEPARTMENT AND PUBLIC WORKS DEVELOPMENT STANDARDS.
- AS-BUILT PLANS SHALL BE DELIVERED TO THE BUILDING DEPARTMENT PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.
- PER THE TOWN OF MILFORD GIS VIEWER, MAP 35 LOT 4 IS NOT LOCATED WITHIN THE GROUNDWATER PROTECTION AREA.
- PER F.I.R.M. #33011004590 EFFECTIVE SEPTEMBER 25, 2009, MAP 35 LOT 4 IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
- PARKING REQUIREMENTS ARE AS FOLLOWS:
EXISTING RETAIL SPACE -- 1.5 SP PER 1,000 SF
EXISTING 2 BEDROOM APARTMENT -- 2 SP PER DWELLING
PROPOSED STORAGE SPACE -- 1 SP PER 1,000 SF
- PARKING CALCULATIONS ARE AS FOLLOWS:
5,335 SF RETAIL x 1.5 SP/1,000 SF = 8.00
(1) 2 BEDROOM APARTMENT x 2 SP/DWELLING = 2.00
3,200 SF COLD STORAGE x 1 SP/1,000 SF = 3.20
TOTAL PARKING SPACES REQUIRED = 14.00 (1 HC)
TOTAL PARKING SPACES PROVIDED = 16.00 (1 HC)

LEGEND:

— RIGHT-OF-WAY LINE	○ I.P.I.P.E.(F)	IRON PIPE FOUND
— BOUNDARY LINE	○ I.P.I.N.(F)	IRON PIN FOUND
— ABUTTING LOT LINE	⊙ D.H.(F)	DRILL HOLE FOUND
— EDGE OF WETLANDS	⊙ G.B.(F)	GRANITE BOUND FOUND
— EDGE OF WATER	⊙ D.H.(S)	DRILL HOLE SET
— TIE COURSE LINE	○ I.P.I.N.(S)	IRON PIN SET
— EXISTING EASEMENT LINE	⊙	SEWER MAN HOLE
— EDGE OF PAVED ROAD	⊙	CATCH BASIN
— EDGE OF GRAVEL ROAD	⊙	HYDRANT
— 10' CONTOUR INTERVAL	⊙	WELL
— 2' CONTOUR INTERVAL	⊙	AREA LIGHT POLE
— EXISTING CULVERT	⊙	BOLLARD
— STONE WALL	⊙	UTILITY POLE AND GUY WIRE
— BOX WIRE FENCE	⊙	EXISTING BUILDING
— TREELINE	⊙	



TOWN OF MILFORD RECEIVED

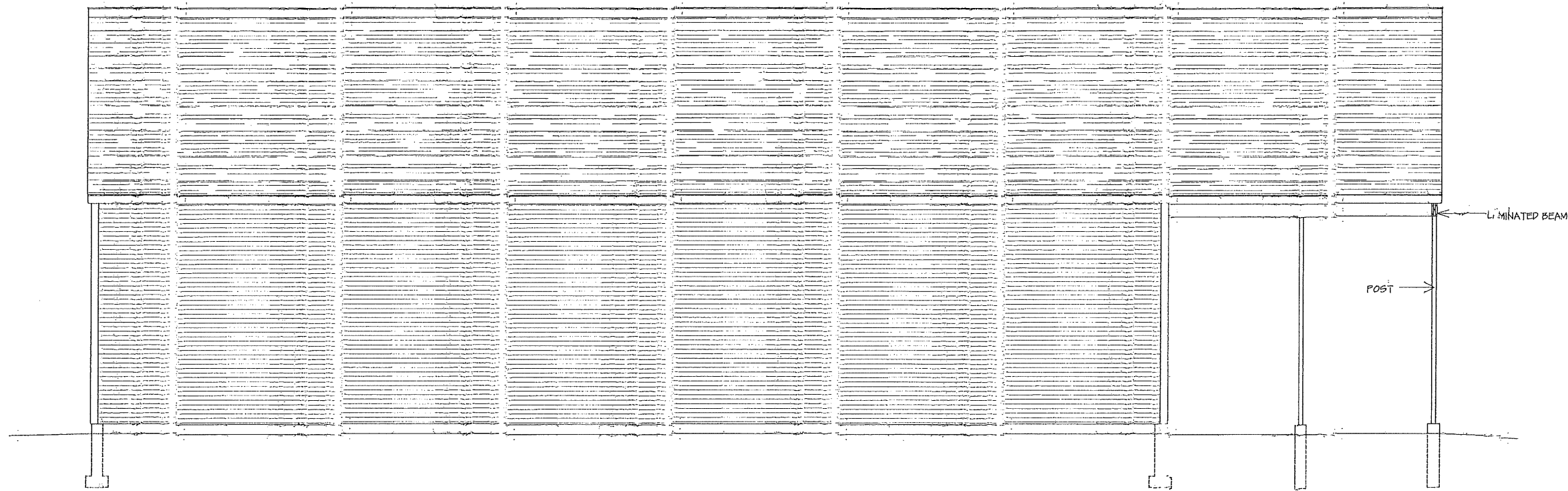
APR 02 2019

REV	DATE	DESCRIPTION
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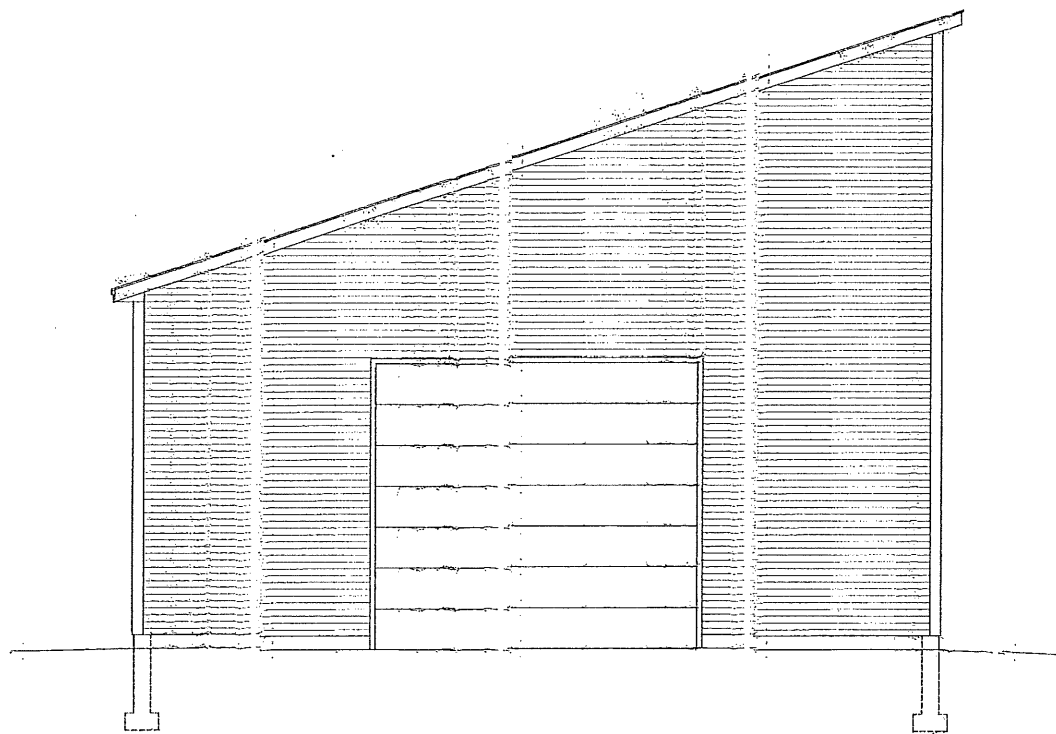
PROPOSED STORAGE BUILDING
SITE PLAN
APRIL 2, 2019

BRONCO REAL ESTATE, LLC
276 SOUTH STREET
MAP 35 LOT 4
MILFORD, NEW HAMPSHIRE

SP-1
SHEET
FILE: 517106.dwg
PROJECT: 517.06
SHEET NO. 1 OF 1



LEFT SIDE ELEVATION



FRONT ELEVATION

SCALE 1/4" = 1'-0"

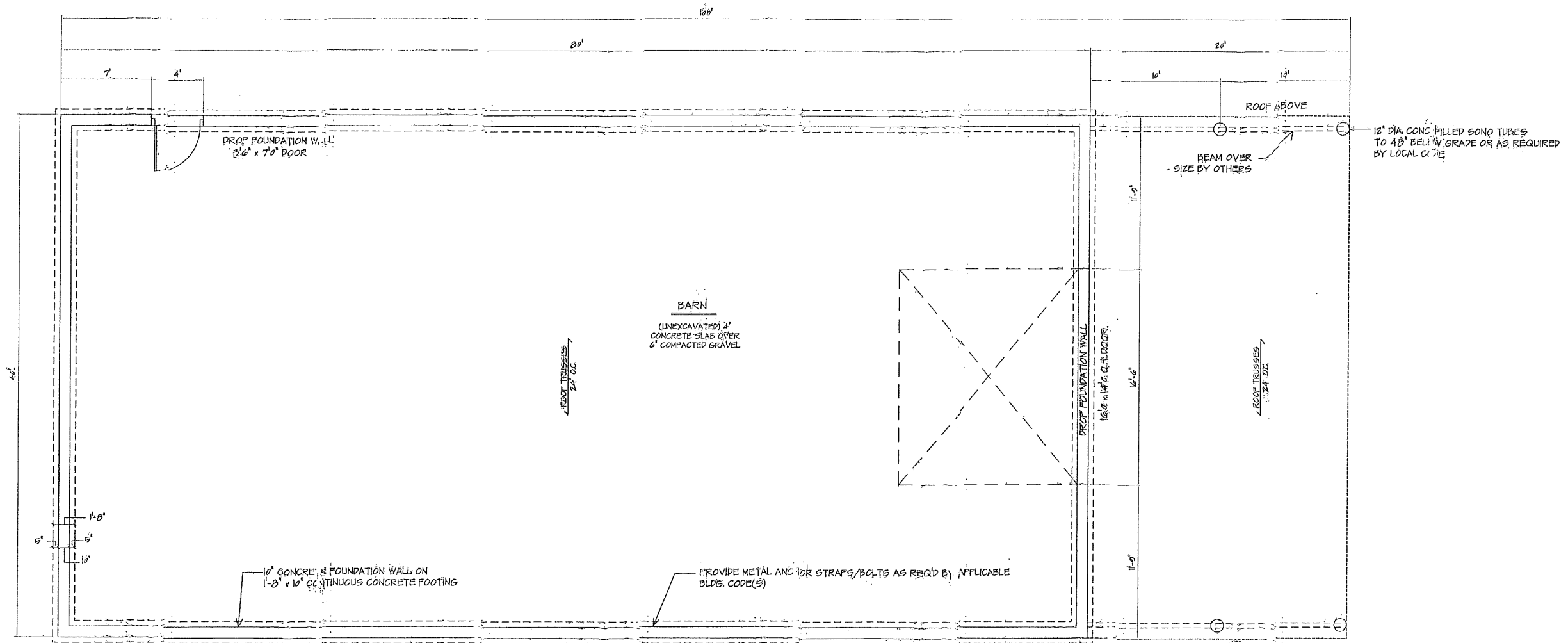
TOWN OF MILFORD
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APR 02 2019
PB _____ ZBA _____ Office _____

PREPARED FOR:

NOTE: THIS CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF MILFORD AND THE STATE OF CONNECTICUT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF MILFORD AND THE STATE OF CONNECTICUT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF MILFORD AND THE STATE OF CONNECTICUT.

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REVISED 7/26/10

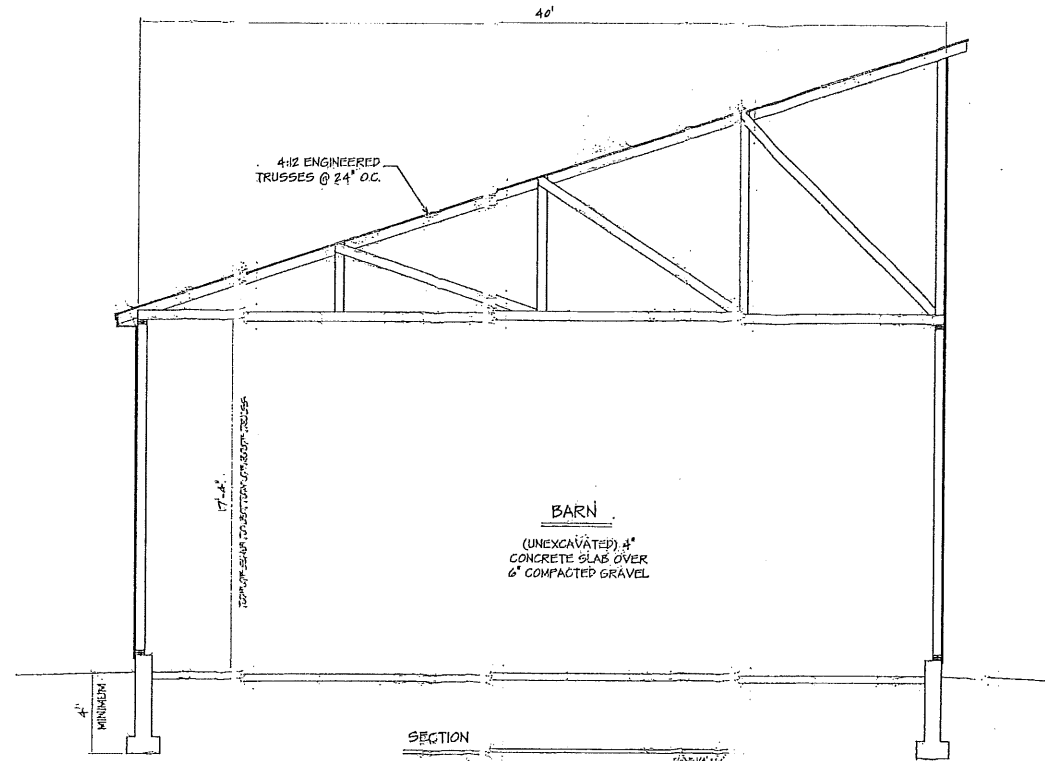


FOUNDATION PLAN
SCALE 1/4" = 1'-0"

GENERAL NOTES
ALL FOOTINGS SHALL BE ON UNDISTURBED INORGANIC MATERIAL OR ENGINEERED STRUCTURAL FILL HAVING A BEARING CAPACITY OF 4000 POUNDS PER SQUARE FOOT.

TOWN OF MILFORD
RECEIVED
APR 02 2019
PB ZBA Office

PREPARED FOR:	<p>NOTE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF MILFORD AND THE STATE OF MASSACHUSETTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF MILFORD AND THE STATE OF MASSACHUSETTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF MILFORD AND THE STATE OF MASSACHUSETTS.</p>	<p>10-XXX 3 REVISED 2/28/10</p>
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GENERAL NOTES:

THESE NOTES ARE TYPICAL UNLESS NOTED OTHERWISE (U.N.O.)

ROOF CONSTRUCTION:

VERIFY RIDGE BOARD SIZE IN FIELD (LENGTH TO EXCEED PLUM CUT OF RAFTER)
 2 x 12 RAFTERS @ 12' O.C. (U.N.O.)
 2 x 8 COLLAR TIES @ 24' O.C.
 2 x 8 CEILING JOISTS @ 12' O.C.
 25# ASPHALT SHINGLES ON 1/2" BUILT UP PAPER ON 1/2" PLYWOOD SHEATHING
 ICE & WEATHER SHIELD AT RAFTER TAILS & VALLEYS EAVE/RAKE

METAL DRIP EDGE
 1/4" FINE BLOCKING (SUB-FASCIA)
 1/2" FINE BR. FASCIA
 3/8" AC EXT. GP. PLYWD SOFFIT
 1/2" CONT. COVERED VENT (SOFFIT ONLY)

EXTERIOR WALL CONSTRUCTION:

2 x 6 WOOD STUDS @ 16" O.C. W/ TYVEK (OR EQUAL) WIND BARRIER & 1/2" PLYWD.
 2 x 6 DOUBLE TOP PLATE
 2 x 4 SINGLE BOTTOM PLATE

INTERIOR CONSTRUCTION:

2 x 4 WOOD STUDS @ 16" O.C.
 2 x 4 DOUBLE TOP PLATE
 2 x 4 SINGLE BOTTOM PLATE
 WALL: 1/2" 1/2" GYPSUM HA. BOARD EA. SIDE
 STUD - MOISTURE-RESISTANT / FIRE-RATED WHERE REQUIRED

CLS - 1/2" G.W.B. ON 1/2" WOOD STRAPPING @ 16" O.C. MOISTURE-RESISTANT / FIRE-RATED WHERE REQUIRED
 (4) 2 x 12 STAIR STRINGERS

FLOOR CONSTRUCTION:

2 x 10 WOOD PLANK JOISTS @ 12' O.C. FIRST FLOOR
 1/2" O.C. BEG. FLOOR W/ 3/4" TONGUE & GROOVE PLYWD. GLEUED & NAILED (TYP. U.N.O.)
 BUILT-UP BEAMS SIZED BY CONTRACTOR

FOUNDATION CONSTRUCTION:

10" CONCRETE FOUNDATION WALL WITH DEL 2x4 P.T. SILL WITH SILL SEAL
 10" CONC. PROP. WALLS (WHERE SHOWN) TO 48" BELOW GP. CONTINUOUS 1" x 10" CONCRETE FOOTING
 PROVIDE 1/2" DIA. STEEL LALLY COL. OVER CONTINUAL CONC. FOOTING AS REQ'D FOR BEAMS SHOWN ON PLAN

INSULATION:

WALLS: R-21 FIBERGLASS BATT
 FLOOR: R-30 FIBERGLASS BATT (OVER UNHEATED SPACE ONLY)
 CEILING: R-30 FIBERGLASS BATT B'TWN CLG. JOISTS - R-30 B'TWN RAFTERS IN CATHEDRAL SPACE - PROVIDE 2" THERMAL AIR SPACE

GENERAL NOTES:

THESE NOTES ARE TYPICAL UNLESS NOTED OTHERWISE (U.N.O.)

1. DOUBLE UP FLOOR JOISTS @ LOCATION OF NON-LOAD BEARING WALLS AND UNDER ALL BATHING TUBS, SINKS, POOLS & KITCHENS (TYP.)

2. ALL ENGINEERED STEEL/WOOD BEAMS TO BE CHECKED AND VERIFIED FOR LOCATION AND SPAN PRIOR TO START OF CONSTRUCTION BY CONTRACTOR AND OR BEAM MANUFACTURER (TYPICAL)

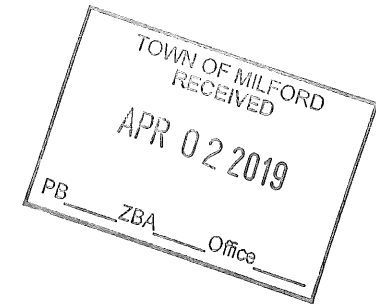
3. CONTRACTOR TO PROVIDE ADEQUATE DRAINAGE OVER ALL WINDOWS AND DOORS ON EXTERIOR LOAD BEARING WALLS (TYP.)

4. CONTRACTOR TO PROVIDE ADEQUATE DOOR AND DRIPGUTS BETWEEN FLOOR JOISTS AS REQUIRED (TYP.)

5. FABRICATION AND MATERIALS SHALL BE INSTALLED SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE & NATIONAL BUILDING CODES INCLUDING ENERGY CODES, LIFE SAFETY CODES, AND WHERE APPLICABLE THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT.

6. CONTRACTOR TO PROVIDE ADEQUATE HURRICANE CLIPS AT ALL RAFTER TO PLATE CONNECTIONS

7. CONTRACTOR TO PROVIDE ADEQUATE WIND BARRIERS UNDER ALL CONCRETE SLABS



PREPARED FOR:

THESE NOTES ARE TYPICAL UNLESS NOTED OTHERWISE (U.N.O.)
 CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE & NATIONAL BUILDING CODES INCLUDING ENERGY CODES, LIFE SAFETY CODES, AND WHERE APPLICABLE THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT.
 CONTRACTOR TO PROVIDE ADEQUATE WIND BARRIERS UNDER ALL CONCRETE SLABS

19-XXX
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 REVISED 2/25/19