



TOWN OF MILFORD, NH
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

TEL: (603)249-0620

WEB: WWW.MILFORD.NH.GOV

Date: October 28, 2019
To: Expedited Review Committee
From: Kellie Shamel, Town Planner
Subject: William T. Mahar, Tax Map 7 Lot 25, 19 Perry Road. Minor Development Proposal pursuant Section 6.06.6.C of the Zoning Ordinance to construct three (3) self-storage buildings totaling 9,500 sf an 1,800 square foot building addition, and related parking, landscaping, and drainage improvements within the Integrated Commercial – Industrial 2 Zoning District and the Commerce Community Overlay District.

BACKGROUND/PROPOSAL:

The applicant is before the Expedited Review Committee for a minor development proposal and site plan application to construct three self-storage facility buildings totaling 9,500 square feet (1 x 2,200 s.f., 1x 3,300 s.f., and, 1 x 4,000 s.f), a 1,800 building addition for the automotive repair business, drainage and stormwater management improvements, and lighting and landscape design plan. The project also entails the restoration plan for the previously disturbed areas within the wetland buffer area and the removal/razing of storage trailers and accessory structures.

The applicant was granted a Special Exception to permit the construction of stormwater improvements/structures and property restoration work within the 50 foot wetland buffer from Tucker Brook.

EXISTING USE/CONDITIONS:

The proposed parcel, Tax Map 7, Lot 25 consists of approximately 3.27 acres (142,441sq.ft.) with 315 linear feet of frontage on the Class V portion of Perry Road. The property is laterally bisected by Tucker Brook along the northern half of the property. Said area is undeveloped due to the proximity of the brook and associated wetland resource areas. The topography for the property slopes upward from north to south with a grade differential of 18-20 feet. The developed areas consist of an existing automotive repair operation (GTA Automotive Service) and a separate single- family residence. The rear portions of the property are used to store material, vehicles, and storage containers. The subject property is located adjacent to the Hitchner Manufacturing storage building to the south, undeveloped open fields to the north and east, and the Hollis Machine Line Industrial property to the west.

LOT AREA:

Tax Map 7, Lot 25 = ±3.27 acres (142,441 sq.ft.)

APPLICATION STATUS:

The application is complete and ready to be accepted.

NOTICES:

Notices were sent to all property abutters on October 23, 2019.

WAIVERS:

Waiver request from Section 6.06.6.C.1.c seeking relief from being required to include materials showing how the project would conform to a third-party or government program for sustainable building design and energy efficiency.

ZONING DISTRICTS/INFORMATION:

The parcel lies within the Integrated Commercial – Industrial “ICP” 2 zoning district. The intent of the Integrated

Commercial-Industrial District 2 is to provide an area for mixed commercial and industrial development in commercial and industrial park-like settings. The property meets the 40,000 square foot minimum size for lots not serviced by municipal water and sewer and contains at least 150 linear feet of frontage on Perry Road. A self-storage facility is a permitted use in the ICI 2 zoning district through the issuance of Conditional Use Permit. The commercial building additional is a permitted use within the ICI zoning district.

The property also falls within the Commerce Community 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. This section was intended to meet and implement the goals of the Commerce and Community District Vision and the Town of Milford's goals as set forth in the following Chapters of the Master Plan, updated as of 2011, The Brox Properties Chapter's High Priority Actions; the Housing Chapter's Action Program; the Traffic and Transportation Chapter's Action Program and the Economic Development Chapter's Action Items and The Community Character Chapter's 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 Site Plan review and approval process is governed by Section 6.06 Commerce Community Overlay District of the Zoning Ordinance which requires as one of the first steps that all projects submit a Master Regulating Plan to the Board for approval. A Conditional Use Permit pursuant to Section 6.06.6.F seeking relief from Section 6.06.6 Administration requiring the submission of a Master Regulating Plan has been approved by the Planning Board.

The property falls inside of the groundwater protection district, but is outside of the 100-year flood hazard area.

TRAFFIC AND ACCESS MANAGEMENT:

Access and egress to proposed storage facility will be from the existing driveway and curb cut on Perry Road. The internal layout of the storage facility buildings and driveway provide sufficient width/area for emergency and large transport vehicles. The applicant should provide additional information pertaining to the anticipated number of customer trips from the site for the self-storage facilities, vehicle repair operation, and residential use.

PARKING:

The site plan shows 18 parking spaces. The applicant will need to include a plan note detailing the calculation for parking.

DRAINAGE/STORMWATER MANAGEMENT:

The stormwater and drainage design has been reviewed by the Town Engineering Consultant, KV Partners.

UTILITIES:

The property is currently serviced by private well and septic. The proposed storage facilities will not be connected to septic or require water.

INTERDEPARTMENTAL REVIEWS:

Ambulance: No comments.

Assessing: No comments.

Building Department: No comments.

Code Enforcement/ Health: No comments.

Conservation Commission: See attached memo dated 5/21/19.

Fire Department: No comments

Heritage Commission: No comments.

Police Department: No comments.

Public Works: No comments.

Water/Sewer Utilities: No comments.

Community Development / Planning:

Site Plan Comments and Questions.

1. Sheet 5, Landscaping and Lighting Plan. It is staff's understanding that project seeks to utilize the existing landscaping along Perry Road to meet the minimum landscape design standards. Please provide a narrative detailing how the existing landscaping design meets Milford Zoning Ordinance, Section 6.06.9 and the Development Regulations or submit a waiver request seeking relief from the minimum standards for landscaping.
2. Sheet 5, Landscaping and Lighting Plan. Please revise the plan to include all existing and proposed signage. Please include the associated engineering and construction details.
3. Parking. Please provide a narrative detailing how the proposed parking design meets Zoning Ordinance, Section 6.06.10 and add a note to the plan detailing the parking calculation for storage facilities.
4. Lighting. Please provide a narrative detailing how the lighting plan is in compliance with Zoning Ordinance, Section 6.06.13.B Lighting Standards.
5. General Question. Please submit building elevations.

STAFF RECOMMENDATIONS:

The applicant should be prepared to address the comments raised by the Expedited Review Committee, Town Consultants, Staff, and public pertaining to the application. If the committee finds that there is sufficient evidence/information and that the application satisfies both the Milford Zoning Ordinance and Development Regulations, the committee should approve the site plan and issue a certificate of compliance. If additional information is needed, the committee should continue the application to the next scheduled meeting.

Aerial Photographs of Map 6, Lot 14-1.





Town of Milford
CONSERVATION COMMISSION

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conservation@milford.nh.gov



MEMORANDUM

May 21, 2019

To: Milford Planning Board

**Re: Interdepartmental Review Map 7 Lot 225
Self-Storage Units at 19 Perry Rd**

To the Board,

The Conservation Commission reviewed this plan at their May 9, 2019 meeting. The Commission has some comments.

1. What will the impact be to the buffer while constructing the units?
2. The proposed self-storage units are located in the Groundwater Protection District Level 1 Protection Area. Could the Planning Board put a condition for approval that no hazardous materials may be stored within these units?
3. The buffer indicated on Sheet 2 of 8 of the Plan revised May 2, 2019 indicates a 25' buffer rather than the required 50' buffer associated with Tucker Brook.
4. Will there be doors on the Tucker Brook side of the northernmost self-storage building? How will access be handled? This unit is right on the edge of the buffer.
5. The MCC does not support putting drainage swales or stormwater facilities in the buffer. The intent is to retain undisturbed buffers.

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,

Andy Hughes, Chair
Milford Conservation Commission

KV Partners LLC

P.O. Box 432, New Boston, NH 03070

(603) 413-6650

June 23, 2019

PLEASE SEE OUR RESPONSES
TO THESE COMMENTS IN RED
BELOW EACH COMMENT

Lincoln Daley, Community Development Director
Town of Milford
1 Union Square
Milford, NH 03055

Re: Self Storage Development, 19 Perry Road, Site Plan (Map 7, Lot 25) – Drainage Review

Dear Mr. Daley:

We reviewed the 8-sheet plan set a revision date of May 2, 2019 and Stormwater Management Report dated May 1, 2019 prepared by Fieldstone Land Consultants in accordance with our agreement with the Town. As requested, our review was limited the drainage system only. Based on that review and a site visit, we offer the following comments:

1. The Estimated Seasonal High-Water Table and infiltration rates need to be determined by a test pit/testing in the stormwater basin particularly since infiltration is a critical element of the stormwater mitigation design. Test Pits were completed and the locations have been added to the plans. Soil testing was completed on-site and NRCS rates were used as they were more conservative.
2. Hoods on the catch basin outlet pipes are very important to prevent materials from the paved areas from clogging the infiltration system pipes and stone prematurely. Add hoods to all catch basin outlets. Hoods have been added to all catch basin outlets as requested and a construction detail has been added to the plan set.
3. Add a construction detail for the pond overflow that depicts shape, slope and surface materials (assume it will be grassed overflow). A construction detail has been added to the plan set as requested.
4. In the calculations, rainfall amounts used (NRCS) are lower than the Extreme Precipitation Tables from the Northeast Regional Climate Center which is the standard practice in NH. Clarify why different precipitation values were used for this analysis. The stormwater management design has been revised to model Extreme Precipitation Rates and a revised summary has been included.

If you have any questions or need any additional information, please feel free to contact me at 603-413-6650 or on my cell phone at 603-731-1562 or by email at MVignale@kvpllc.com.

Sincerely,

KV Partners LLC



Michael S. Vignale, P.E.
Principal Engineer