



**Date:** July 13, 2020  
**To:** Planning Board  
**From:** Kellie Walsh, Town Planner  
**Subject:** **Controlled Forestry Investments, LLC (owner) and 61 N. River, LLC (applicant)** – Review for acceptance and consideration of final approval for a site plan to construct a 384 square foot building addition to be utilized as a waiting room area for the existing auto repair shop. The parcel is located at 61 North River Road in the Residence R District. Tax Map 8, Lot 50.

**BACKGROUND/PROPOSAL:**

Map 8, Lot 50 is located at 61 North River Road in the Residence R District. A majority of the property is developed and was the site of the logging and firewood production Company, Gentle Giant Forest Products, LLC. The applicant will be converting the existing building to an auto repair facility, using the existing garage bays and adding a 384 square foot waiting room area. The property is abutted by single family residences to the southeast and east, Town transfer station to the south, and pre-existing commercial and industrial uses to the north and west.

**APPLICATION STATUS:**

The application is complete and ready to be accepted.

**NOTICES:**

Notices were sent to all property abutters on July 9, 2020.

**WAIVERS:**

No waivers have been requested.

**ZONING:**

The parcel is within the Residence R Zoning District. The intent of the Residence R District is to provide for low-density residential and agricultural land uses, and other compatible land uses, that are sensitive to the rural character and environmental constraints existing in the district.

The applicant was granted a Variance from the Board of Adjustment on May 21, 2020 for the Auto Repair Facility use. See attached notice of decision from the ZBA.

**TRAFFIC AND ACCESS MANAGEMENT:**

Access to the property is by way of two existing driveway curb cuts on North River Road.

**PARKING:**

The site has an un-marked parking area in front of the building. The parking requirement for an auto repair facility is 1 space per employee plus 1 per 1,000SF or 4 per service bay. Based on these requirements the applicant will need to show the ability to have 13 parking spaces on the site.

**LANDSCAPING:**

The applicant is required to provide an uninterrupted visual buffer (by fence or bushes) between the subject property and lot 8-51.

**DRAINAGE/STORMWATER MANAGEMENT**

Minimal improvements are anticipated for the building/site, therefore no changes are being proposed to the existing drainage/stormwater management plan.

## **BUILDING ELEVATIONS**

The applicant has provided the proposed building elevations for review and consideration by the Board (see attached). The proposed elevations provide the appropriate scale, massing and form when compared to the surrounding properties and buildings.

## **INTERDEPARTMENTAL REVIEWS:**

**Ambulance:** No issues.

**Assessing:** No comments.

**Building Department:** No comments.

**Code Enforcement/ Health:** No comments.

**Conservation Commission:** No comments.

**Fire Department:** No issues.

**Heritage Commission:** The applicant was granted a Variance from the ZBA for the Auto Repair Facility on May 21, 2020. Automotive work was supposed to be located on Elm St and South St By Planning Board intent? The disputed property lines need to be resolved before any more changes be allowed to take place. These conflicts are substantial enough to make this plan invalid, notes to this affect show no guarantees and Meridian takes no responsibility. Previous Meridian plans show stone walls on the property going back to before 1992. This plan should be rejected in whole.

**Police Department:** No comments.

**Public Works:** No comments.

**Water/Sewer Utilities:** If the applicant intends to add a restroom to the waiting area, please contact the Water Utilities Department.

**Drainage/Stormwater:** No comments.

## **Community Development / Planning:**

1. Comment. What are the intended hours of operation for the business?
2. Comment. Does the applicant have an indication of projected number of customer vehicles?
3. Please contact the Building Department to coordinate any required permitting.
4. Signage. Please complete a sign permit application with the Zoning Administrator.

## **STAFF RECOMMENDATIONS:**

The applicant should be prepared to address the comments raised by the Planning Board, Conservation Commission, Town Consultants, Staff, and public pertaining to the Site Plan. If the Board is satisfied with the information and responses from the applicant and finds the remaining concerns can be addressed with staff, staff would recommend a conditional approval

MILFORD PLANNING BOARD

**MINOR SITE PLAN CHECKLIST  
GENERAL SUBMISSION REQUIREMENTS**

Below are Submission Requirements NOT otherwise depicted on the Meridian Site Plan:

*TO THE EXENT POSSIBLE THE APPLICANT HAS DEPICTED AND/OR REFERENCED THESE MATTERS ON INCLUDED APPLICANT SKETCHES.*

**1. Parking:**

Current: There is un-marked (non-striped) parking in front of the building.

Proposed: Applicant intends to comply with current building code requirements for parking. There will be a van accessible parking space (and adjoining van access area on the right side of the lot in front of the building. Additional parking for customers and employees will be in the lot in front of the building as space permits, and additional parking will be to the right of the property in the paved area (lower lot) behind the retaining wall (shown as "Storage Area" on the Meridian Plan) Parking areas have been depicted on Applicant Sketch.

**2. Flow of Traffic:**

Customers shall all have access to the property from N. River Road to the lot in front of the building. There will not be parking directly in front of the building as it would block the existing garage bays. Therefore there is ample space for entry and turnaround as needed. Access to the lower parking lot shall also be from N. River Rd with "head in" parking with ample room for entry, back-up and turnaround.

**3. Existing Utilities:**

There is overhead electric currently servicing the property. The proposed addition does not impact this service.

There is public (underground) water servicing the property. The proposed addition does not impact this service. The approximate location is depicted on Applicant's Sketch.

There is private (underground) septic servicing the property. The proposed addition does not impact this service. The approximate location is depicted on Applicant's Sketch.

**4. Storage of Recycling and Refuse:**

Applicant proposes to have a 3 yard dumpster on the left side of the building as depicted on Applicant's Sketch.

Property: 61 N. River Rd (map 8, Lot 50)  
Owner: Controlled Forestry Investments LLC

Applicant: 61 N. River LLC

**5. Signage:**

Applicant is proposing signage similar to the preexisting signage at the property. A picture showing the pre-existing signage is attached.

Applicant proposes to have a double-sided sign 24" X 36" (dimensions) hanging from the front of the building where is previously existed.

Applicants sign shall have no illumination.

**6. Lighting:**

Applicant shall use pre-existing lighting, with the exception that applicant shall seek a building permit for installation of side door (wall sconce) lighting on the front entrance doors. See Applicant's Sketch

**7. Storage Tanks:**

There are no storage tanks on site, nor any proposed.

**8. Landscaping:**

The area in front of the building is entirely paved. Applicant may place (movable) flower boxes or similar in front of the shop.

Pursuant to the ZBA decision, the Applicant is required to provide an uninterrupted visual buffer (by fence or bushes) between this property and Lot 8-51 to the right, owned by Michael & Lori Card. Upon discussions with the Cards it is believed that they intend to fence in their yard. Failing which, the Applicant shall install additional vegetation (arborvitae or similar) to add to the pre-existing vegetation that is depicted on the Meridian Plan.

**9. Snow Storage Locations:**

Snow will be put behind the dumpster area as needed. The dumpster is on wheels and can be moved to allow for snow piles. Additional large volumes of snow can also be piled to the right of the paved surface on the right side of the building (between the proposed addition and retaining wall).

**10. Impact Fees:**

Applicant understands that there may be impact fees charged against the total nonresidential area of the redevelopment, expansion or modification. Applicant is prepared to pay impact fees to be calculated by the Town at the time of request for a building permit.

Property: 61 N. River Rd (Map 8, Lot 50)  
Owner: Controlled Forestry Investments LLC

Applicant: 61 N. River LLC

**11. Open Space calculations:**

Open Space requirements for a Residential Zone are to be in an amount equal to not less than thirty (30) percent of the total lot area.

Applicant has not specifically calculated the open space requirements as the majority of the lot is open space. It is estimated that less than 6% of the total area would be used for the building structure.

**11. Flood Hazard Information:**

The very rear of the property is low and is possible impacted in part by Flood Hazards. However, due to the grade of the land and significant increase in elevation where the building sits, Flood mapping was not performed in conjunction with this Application. In short, the proposed addition and existing building are not near any Flood Hazards of any kind.

**12. Groundwater Protection District Information:**

Applicant does not believe that this property is located in the Groundwater Protection District.

Notwithstanding, Applicant's proposed use of the property would not increase any contaminants. Applicant would continue to use the pre-existing septic system and has proposed nothing that would increase any other pollutants or contaminants to the land.

**13. Architectural details:**

Applicant has submitted a sketch of the proposed design of the building upon completion of the addition. Applicant has also provided a picture of the pre-existing building for comparison purposes.

Applicant intends to submit detailed drawings of the proposed construction details to the building department for approval in conjunction with the issuance of a building permit.

**14. Other:**

Pursuant to the ZBA decision, the Applicant is permitted to sell "split wood" on pallets at the property. The location where pallets of wood will be placed for display (out front) and stored (in the rear) is depicted on Applicant's Sketch.

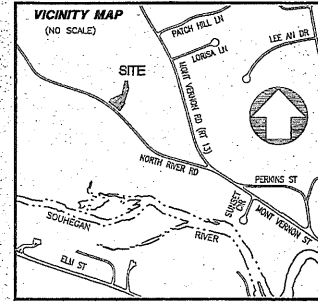


**REFERENCE PLANS:**

1. "SUBDIVISION FOR - LORREN M. & LINDA D. PELLETIER - NORTH RIVER RD MILFORD N.H." DATED MAY 25, 1979. PREPARED BY DONALD T. JEAN AND RECORDED AT H.C.R.D. AS PLAN #12301.
2. "SUBDIVISION PLAN - BROCKMAN FARMS - MILFORD, NEW HAMPSHIRE" DATED FEBRUARY 7, 1992. PREPARED BY THIS OFFICE AND RECORDED H.C.R.D. AS PLAN #25687.

**NOTES:**

1. THE PURPOSE OF THIS PLAN IS SHOW THE PROPOSED ADDITION TO THE EXISTING BUILDING ON LOT 8-50 AND TO DEPICT THE LIMITED EXISTING OBSERVABLE CONDITIONS AS LOCATED ON MAY 20, 2020.
2. THIS IS NOT TO BE CONSIDERED A SITE PLAN AND THIS OFFICE TAKES NO RESPONSIBILITY NOR MAKES ANY GUARANTEES FOR ANY PLAN MODIFICATIONS MADE BY OTHERS.
3. THE CURRENT OWNER OF LOT 8-50: CONTROLLED FORESTRY INVESTMENTS LLC, 649 ABBOT HILL ROAD WILTON, NH 03086. SEE H.C.R.D. BOOK 8751 PAGE 1373 DATED 5/15/2015.
4. THIS PLAN IS PREPARED FOR 61 N. RIVER LLC, C/O PAUL C. ENGLISH, ESQUIRE, 57 BAY STREET MANCHESTER, NH 03104.
5. NO UNDERGROUND UTILITY OR WETLAND INVESTIGATION HAS BEEN PERFORMED BY THIS OFFICE AT THIS TIME.
6. BOUNDARY INFORMATION SHOWN HEREON IS BASED ENTIRELY FROM REFERENCE PLANS NOTED HEREON AND PHYSICAL EVIDENCE RECOVERED. THIS IS NOT TO BE CONSIDERED A BOUNDARY PLAN BY THIS OFFICE.
7. LOT 8-50 IS LOCATED WITHIN THE RESIDENCE "R" DISTRICT AND IS SUBJECT TO ALL SETBACKS, BUFFERS, RESTRICTIONS ETC. THAT MAY APPLY.



8-54-1  
INFANTI FAMILY LIVING TRUST

8-53  
KIMBERLY ANTONETTI

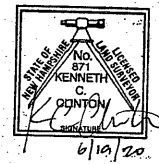
8-49  
67 NORTH RIVER ROAD LLC

8-50  
43,258 S.F.  
(PER REF. PLAN #1)

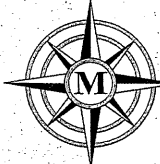
8-51  
MICHAEL & LORI CARD

8-19  
TOWN OF MILFORD

**CERTIFICATION:**  
"I HEREBY CERTIFY THAT THE LIMITED EXISTING OBSERVABLE IMPROVEMENTS SHOWN ON LOT 8-50 ARE THE RESULT OF A FIELD SURVEY PERFORMED BY THIS OFFICE ON MAY 20, 2020."

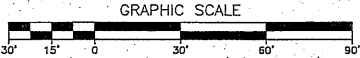


**PROPOSED ADDITION PLOT PLAN**  
**PREPARED FOR:**  
**61 N. RIVER LLC**  
TAX MAP 8 LOT 50  
MILFORD, NEW HAMPSHIRE  
SCALE: 1" = 30'  
JUNE 11, 2020



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

PB. ZBA Office  
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JUN 22 2020



REV.	DATE	DESCRIPTION	C/O	DR	CK
B					
A	6/19/2020	NOTES & LOCUS PLAN		SDI	KCC

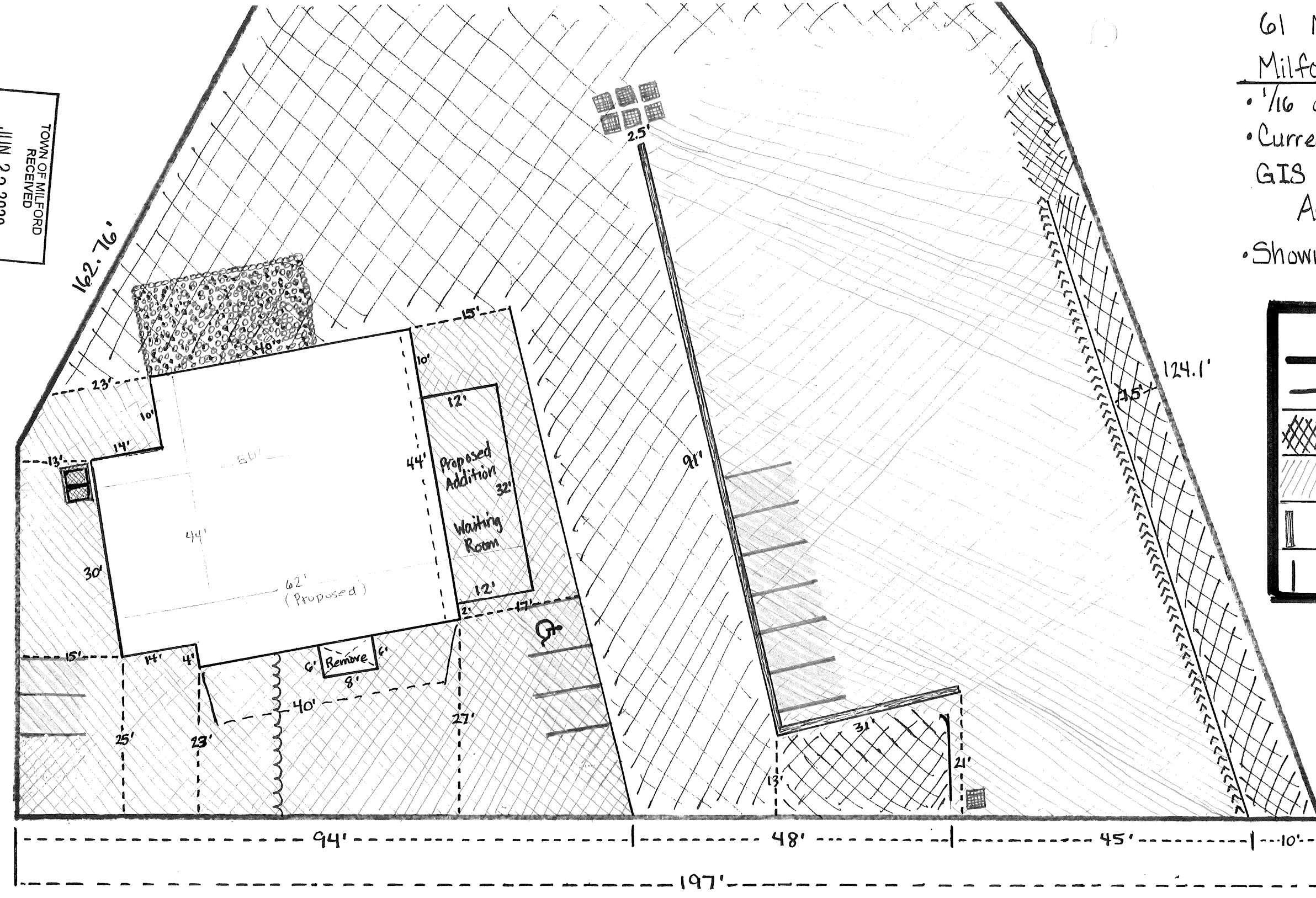
FILE:101C09A.dwg PROJECT NO. 101.09 SHEET NO. 1 OF 1

DAVID A Parker *DAP* 6-20-20

Plotfile: 6/19/2020 8:29 AM Dk\_SDI  
 H:\GIS\01001\101.09\101C09A.dwg

61 N. River Rd.  
 Milford, NH 03055  
 • 1/16 Scale  
 • Current lot layout based on GIS map from town website April 19, 2020  
 • Shown with proposed addition

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LEGEND	
—	Property lines
XXXX	Grass / Gravel
////	Paving
	Block wall
	Proposed addition

Below: \* All Approximately to Scale

==>	Proposed Fence *
////	Proposed Parking *
▣	Proposed Dumpster *
~~~~	Water *
XXXX	Septic *
▣	Wood

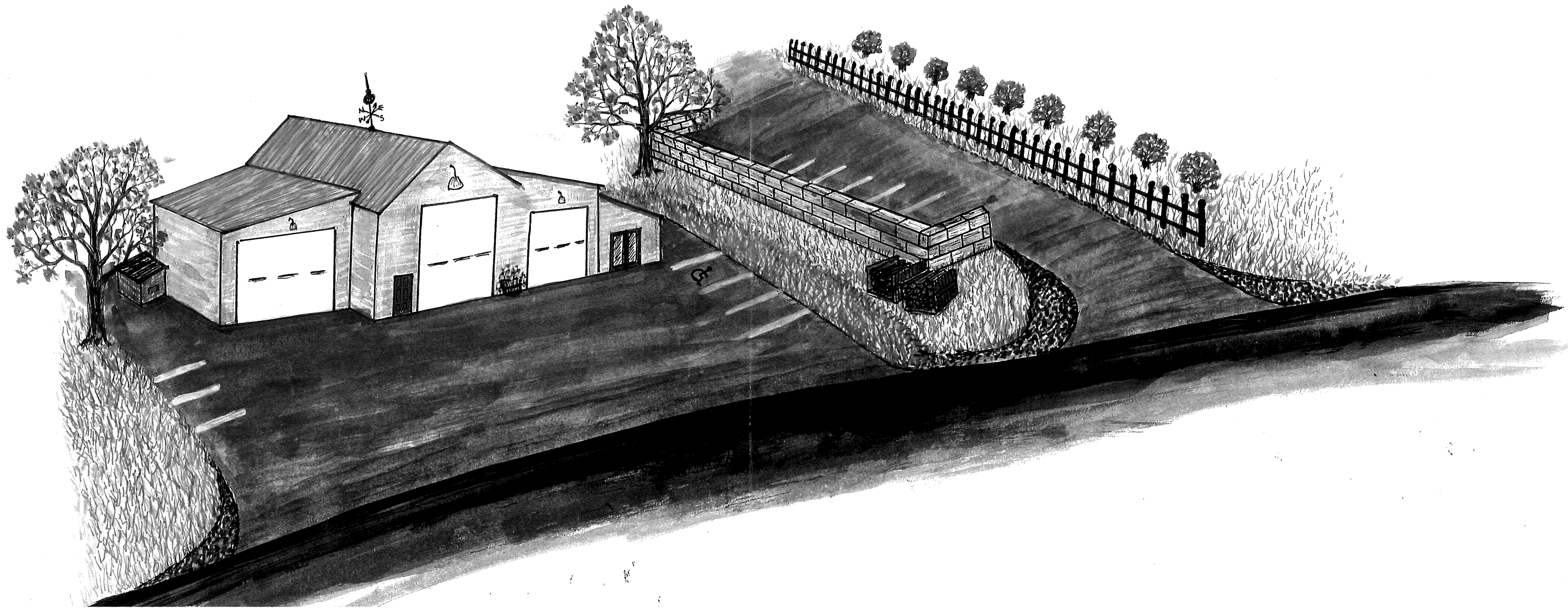
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Owner's Signature Robt R. H. 4-20-20



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61 River Road  
Milford, NH 03055

Proposed Addition  
New Front View

1/4 Scale

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