

**Date:** July 14, 2020  
**To:** Planning Board  
**From:** Kellie Walsh, Town Planner  
**Subject:** Tamsab Realty, LLC (owner) and Commonwealth Automotive Center (applicant) – Review for acceptance and consideration of final approval for a site plan amendment for an Amazon fleet delivery business and automotive service center along with associated site improvements. The parcel is located at 539 Elm Street in the Integrated Commercial Industrial District. Tax Map 14, Lot 3.

**BACKGROUND/PROPOSAL:**

Map 14, Lot 3 is located at 539 Elm Street in the Integrated Commercial-Industrial District and West Elm Overlay District. The subject property is abutted by residential housing to the north and west, vacant land owned by Hitchner Manufacturing to the east and Marmon Utility to the south. The applicant is proposing an Amazon fleet delivery business and automotive service center to be located at the subject property utilizing the existing building/auto service area and existing parking. It was also represented to staff that the intent is to use the auto service area to service the fleet and the general public.

**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 Integrated Commercial Industrial Zoning District. The intent of the Integrated Commercial-Industrial District is to provide an area for sales and service activities, both wholesale and retail, as well as industrial activities. This District is intended to be the area in which vehicular oriented business can occur. The property also falls within the West Elm Street Gateway Overlay District.

**TRAFFIC AND ACCESS MANAGEMENT:**

Access to the property would be from two existing curb cuts off of Elm Street.

**PARKING:**

The site has an existing parking lot with a total of 109 spaces including 2 handicap spaces.

**LANDSCAPING:**

The applicant is not proposing any additional landscaping on site.

**DRAINAGE/STORMWATER MANAGEMENT**

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

**INTERDEPARTMENTAL REVIEWS:**

**Ambulance:** No comments.

**Assessing:** No comments.

**Building Department:** No comments.

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

**Conservation Commission:** see attached.

**Fire Department:** No comments.

**Heritage Commission:** The town departments that review traffic impact need to comment as the sheer number of Amazon trucks will certainly change commuting times. What provisions limit the number of trucks being dispatched? This site cannot support the number of trucks at the two locations off of Amherst St. in Nashua.

**Police Department:** No comments.

**Public Works:** No comments.

**Water/Sewer Utilities:** No comments.

**Drainage/Stormwater:** No comments.

**Community Development / Planning:**

1. Staff recommends the applicant provide additional information regarding the traffic impacts off-site on Elm Street.
2. In discussions with Staff the applicant indicated the potential of the general public utilizing the auto repair service. Staff recommends the applicant provide additional information regarding the traffic flow on-site related to the fleet vehicles and the potential interaction with general public utilizing the auto repair area.
3. Parking. The plan notes 70 fleet vans requiring 70 spaces. Will the employees operating the fleet vehicles be parking on-site as well?
4. Site plan. Note 3. The note references the addition of lighting to be downcast per the Milford Development Regulations. Given this is an amendment to an existing site plan, the Board should determine if a lighting plan is required or if this can be addressed by staff administratively.
5. Staff recommends the following notes be added to the site plan to reflect the conditions of the previous approval.
  - a. All auto body work is to be performed inside the building
  - b. Fumes from the auto body shop will not be vented outside of the building
  - c. The site is limited to a total of 109 vehicles
  - d. Access to the site is to be from Elm Street only.

**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. If the Board would like additional information from the applicant regarding traffic or other, staff would recommend continuing the application to the next regularly scheduled Planning Board meeting.

**Town of Milford**  
CONSERVATION COMMISSION

Town Hall  
1 Union Square  
Milford, NH 03055-4240  
(603) 249-0628  
Fax (603) 673-2273  
www.milford.nh.gov  
conservation@milford.nh.gov



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## MEMORANDUM

July 17, 2020

To: Milford Planning Board

**Re: Interdepartmental Review Map14 Lot3  
589 Elm Street Minor Site Plan**

To the Board,

The Milford Conservation Commission (MCC) reviewed this plan at their July 9, 2020 meeting. The Commission has a comment.

1. The MCC would like to see erosion control measures installed to protect the wetland from whatever activity that occurs on the site. There are several parking spaces located in the buffer, eliminating the natural protection to the wetland provided by a buffer. The MCC recommends that the applicant use a mulched berm or a vegetated siltsock, to provide more permanent, productive and protective measures against stormwater runoff into the wetland.

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 Alternate | Coordinator

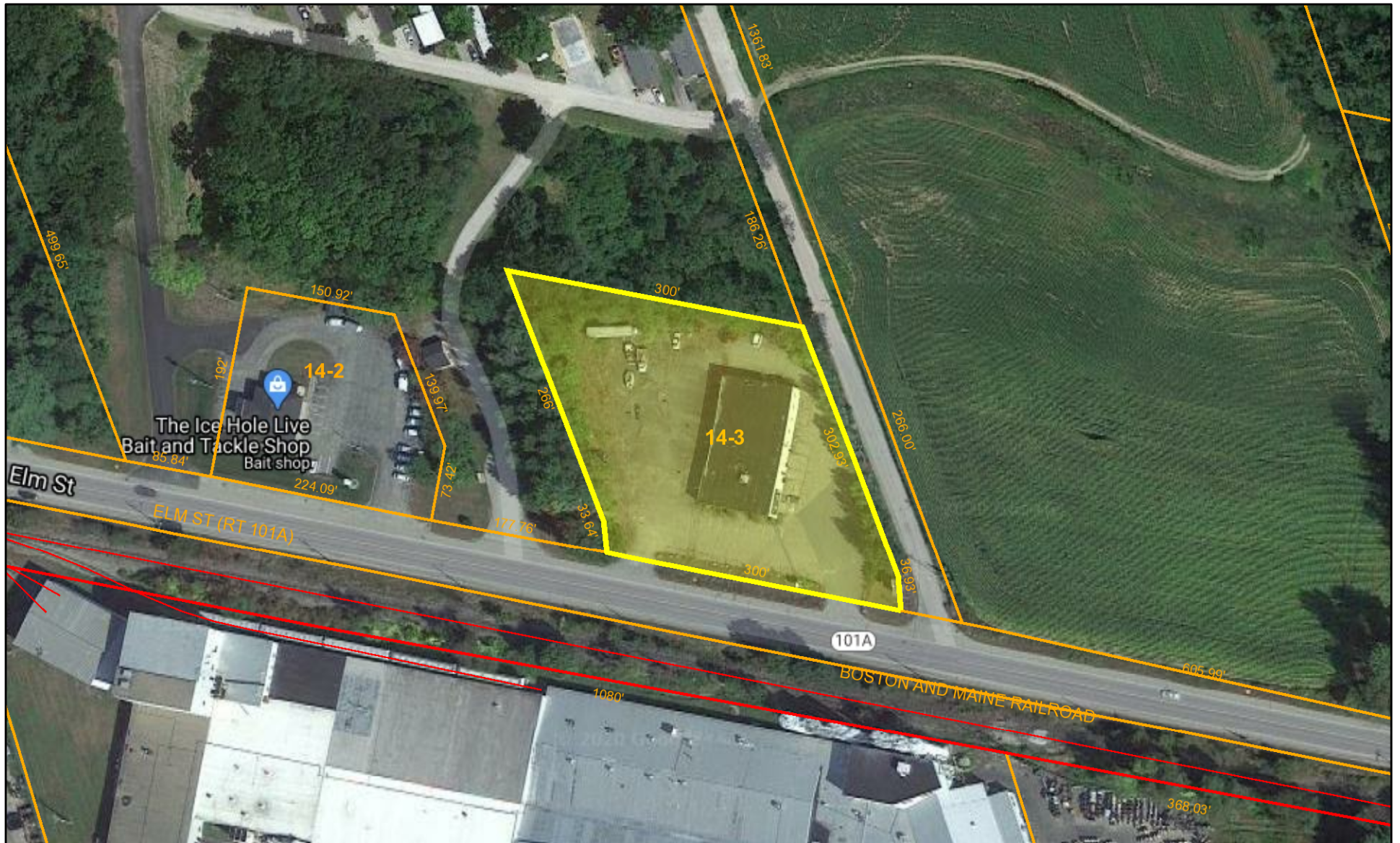


Milford, NH

1 inch = 138 Feet



July 17, 2020



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

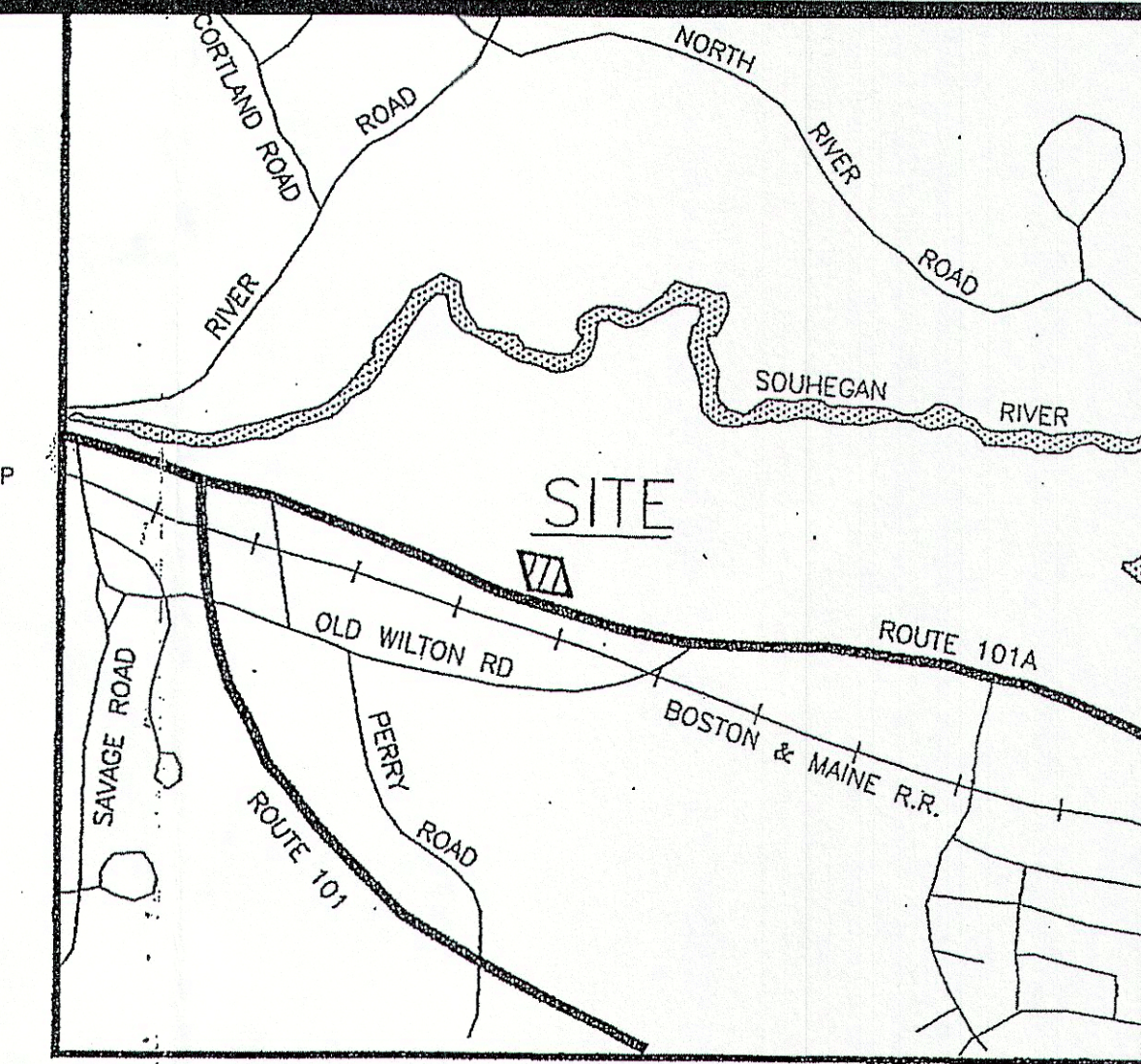
**APPROVED**

MILFORD, NH PLANNING BOARD  
 SUBDIVISION #:  
 DATE APPROVED:  
 SIGNED:

**REFERENCE PLAN:**  
 MAP 14, LOT 3, CHANGE OF USE PLAN - MILFORD, NEW HAMPSHIRE - TAMSAB REALTY, LLC, SCALE 1"=20', DATED SEPTEMBER 4, 2007 AND LAST REVISED SEPTEMBER 19, 2007, BY MERIDIAN LAND SERVICES, INC.

**LEGEND**

- ⊙ EXISTING STONE BOUND
- ⊙ EXISTING REBAR
- ⊙ EXISTING DRILL HOLE
- ⊙ EXISTING IRON PIPE
- ⊙ EXISTING WATER GATE VALVE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING SEWER MANHOLE
- ⊙ EXISTING CATCH BASIN
- ⊙ EXISTING DRAIN MANHOLE
- ⊙ EXISTING UTILITY POLE
- ⊙ EXISTING SIGN
- ⊙ EXISTING SHRUB
- - - EXISTING CONTOUR
- - - EDGE OF WETLANDS
- - - EXISTING SEWER LINE
- - - EXISTING DRAIN LINE
- TRAFFIC FLOW (NOT PAINTED ARROWS)



**LOCUS MAP**  
 NOT TO SCALE

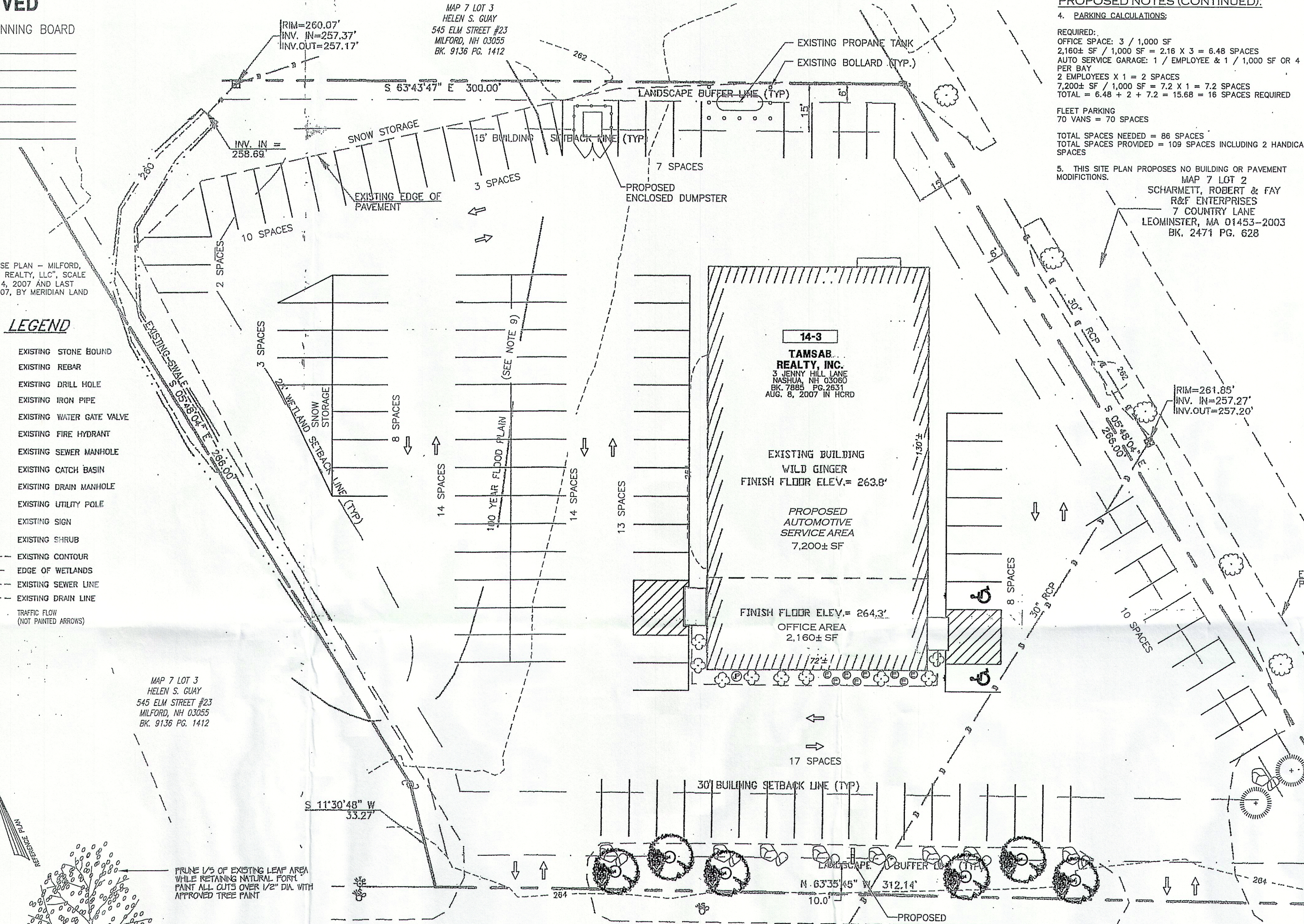
- NOTES:**
- THE OWNER OF RECORD FOR TAX MAP PARCEL 14-3 IS TAMSAB REALTY, LLC, 3 JENNY HILL LANE, NASHUA, NH 03060. DEED REFERENCE TO PARCEL IS VOL.7885 PG.2631 DATED AUGUST 7, 2007 IN THE H.C.R.D.
  - THE APPLICANT IS COMMONWEALTH AUTOMOTIVE CENTER C/O DARIUS MAURIMOOTOO, 6 HARRINGTON FARMS WAY, SHREWSBURY, MA 01545.
  - ZONING FOR THE ENTIRE PARCEL IS (IC) INTEGRATED COMMERCIAL-INDUSTRIAL. MINIMUM LOT SIZE = 20,000 SF. WHEN SERVICED BY BOTH MUNICIPAL SEWER AND WATER, OR 40,000 WHEN NOT SERVICED BY MUNICIPAL SEWER AND WATER. MINIMUM LOT FRONTAGE = 150 FT. MINIMUM BUILDING SETBACKS = 30 FT FRONT, 15 FT. SIDE AND REAR, 25' FT TO WETLANDS.
  - ALL SURFACE FEATURES AND SITE TOPOGRAPHY SHOWN HEREON ALONG WITH HORIZONTAL ORIENTATION ARE BASED ON THE REFERENCE PLAN.
  - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED COMPLETELY FROM REFERENCE PLAN #1. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
  - JURISDICTIONAL WETLANDS ON-SITE ARE SHOWN PER REFERENCE PLAN.
  - THE SITE IS SERVICED BY MUNICIPAL WATER AND SEWER.
  - BASED ON A FIELD INSPECTION THE ENTRANCE TO THE SITE SATISFIES THE MILFORD MINIMUM SAFE SITE DISTANCE REQUIREMENTS.
  - THE PARCEL LIES WITHIN A FLOOD HAZARD AREA PER REFERENCE PLAN.
  - THE SUBJECT PARCEL IS LOCATED IN THE AQUIFER PROTECTION DISTRICT PER REFERENCE PLAN.
  - THERE ARE NO KNOWN EASEMENTS OR RIGHT-OF-WAY AND DEEDED PROPERTY RESTRICTIONS SHOWN PER REFERENCE PLAN.

- PROPOSED NOTES:**
- THE PURPOSE OF THIS AMENDED SITE PLAN IS TO DEPICT A CHANGE OF USE OF TAX MAP PARCEL 14-3. THE PROPOSED USE INCLUDES AN AMAZON FLEET DELIVERY BUSINESS AND AUTOMOTIVE SERVICE CENTER.
  - MINIMUM "OPEN SPACE" REQUIREMENT IS 30% EXISTING "OPEN SPACE" AREA IS 13,100 SQ.FT. OR 15.5% OF THE TOTAL PARCEL AREA AND THE PROPOSED CHANGE OF USE SHALL NOT DECREASE OPEN SPACE AREA.
  - ALL EXTERIOR LIGHTING IMPROVEMENTS SHALL BE DOWNCAST PER THE MILFORD DEVELOPMENT REGULATIONS.
  - THERE IS NO PROPOSED PROJECT SIGNAGE AT THIS TIME. ANY PROPOSED SIGNS WILL REQUIRE A SIGN PERMIT FROM THE MILFORD BUILDING DEPARTMENT.

**PROPOSED NOTES (CONTINUED):**

- PARKING CALCULATIONS:**  
 REQUIRED:  
 OFFICE SPACE: 3 / 1,000 SF  
 2,160± SF / 1,000 SF = 2.16 X 3 = 6.48 SPACES  
 AUTO SERVICE GARAGE: 1 / EMPLOYEE & 1 / 1,000 SF OR 4 PER BAY  
 2 EMPLOYEES X 1 = 2 SPACES  
 7,200± SF / 1,000 SF = 7.2 X 1 = 7.2 SPACES  
 TOTAL = 6.48 + 2 + 7.2 = 15.68 = 16 SPACES REQUIRED  
 FLEET PARKING  
 70 VANS = 70 SPACES  
 TOTAL SPACES NEEDED = 86 SPACES  
 TOTAL SPACES PROVIDED = 109 SPACES INCLUDING 2 HANDICAP SPACES
- THIS SITE PLAN PROPOSES NO BUILDING OR PAVEMENT MODIFICATIONS.

MAP 7 LOT 2  
 SCHARMETT, ROBERT & FAY  
 R&F ENTERPRISES  
 7 COUNTRY LANE  
 LEOMINSTER, MA 01453-2003  
 BK. 2471 PG. 628



**ELM STREET (RTE. 101A)**

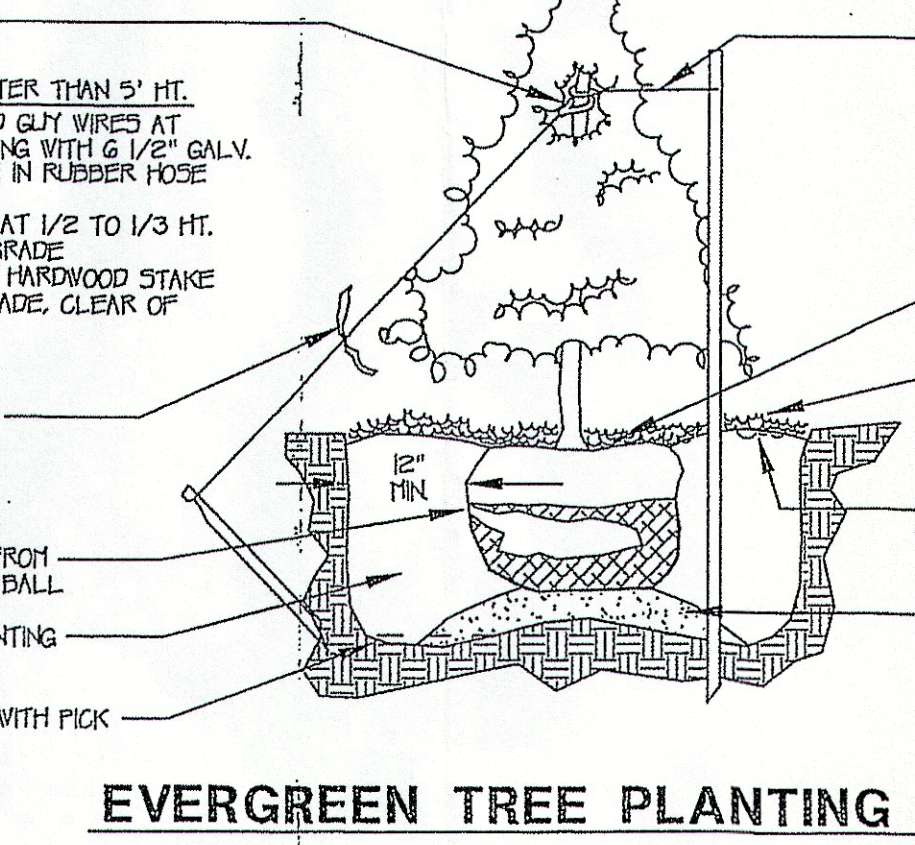
BOSTON & MAINE CORP.  
 C/O GUILFORD TRANSPR IND  
 IRON HORSE PARK  
 NORTH BILLERICA, MA 01862-1681

MAP 14 LOT 8  
 HENDRIX WIRE & CABLE  
 53 OLD WILTON ROAD  
 MILFORD, NH 03055-3119  
 BK. 5718 PG. 351

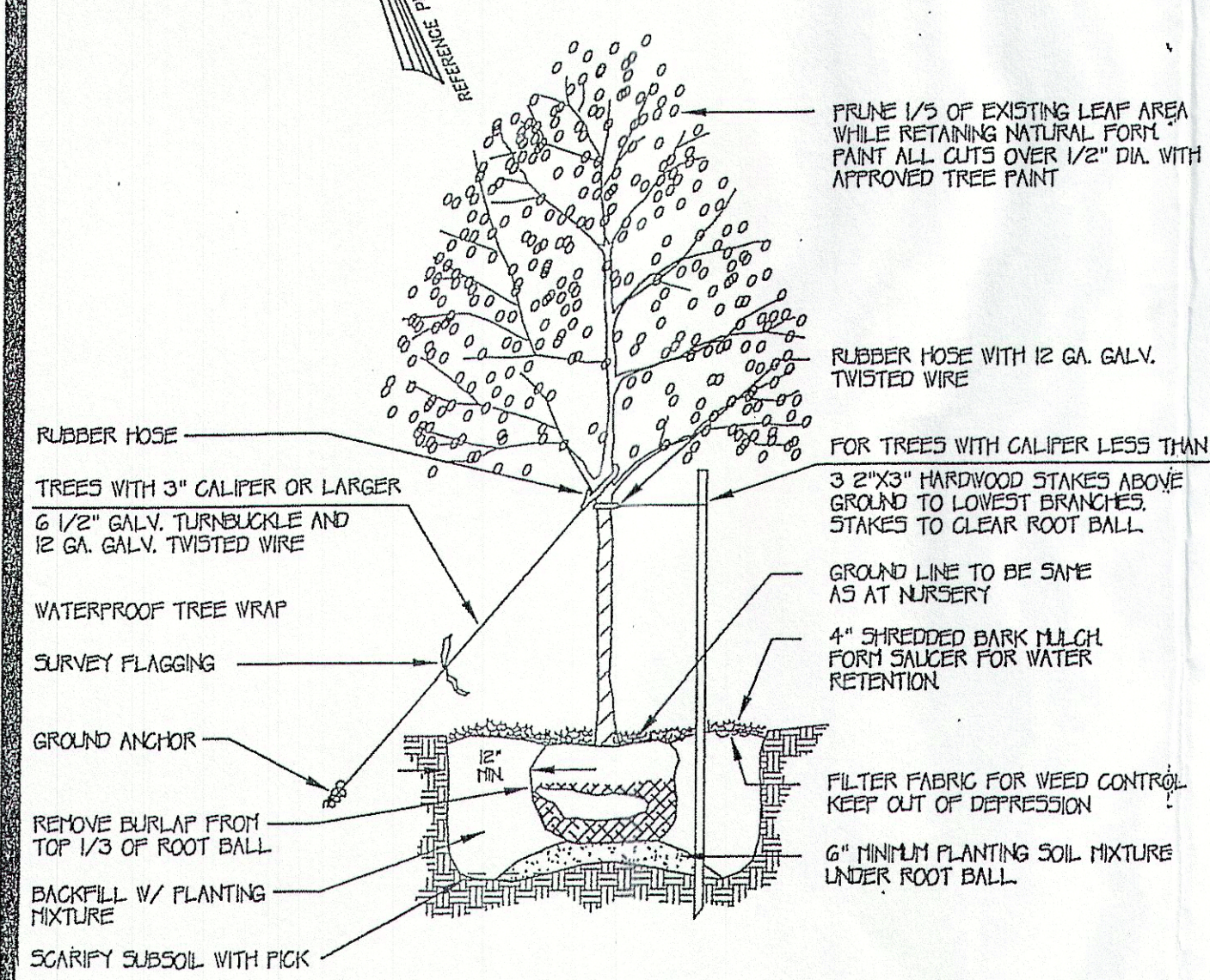
OWNER'S SIGNATURE: *Nage Tanguy* DATE: 6/26/2020

**LANDSCAPE LEGEND**

- (6) FRAXINUS PENNSYLVANICA SUMMIT/  
SUMMIT ASH  
2.5" CAL. B&B
- (2) PINUS STROBUS/  
WHITE PINE  
5'-6" HT.
- (1) JUNIPERUS C. 'PFITZERIANA COMPACTA/  
COMPACT PFITZER JUNIPER  
36" B&B
- (8) TAXUS MEDIA 'EVER-LOW/  
EVER LOW YEW  
18-24" B&B  
LANDSCAPING ROCK  
2'-4" DIA.



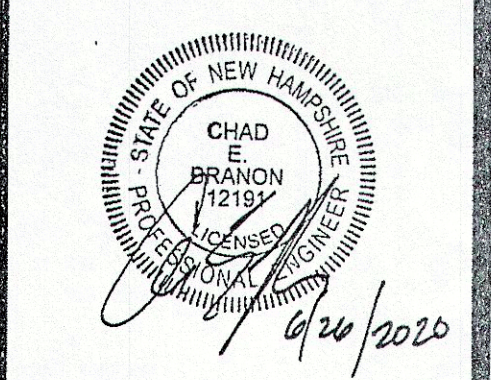
**EVERGREEN TREE PLANTING**



**TREE PLANTING**

NOT TO SCALE

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REV.	DATE	DESCRIPTION

**AMENDED SITE PLAN CHANGE OF USE**  
**DARIUS MAURIMOOTOO**  
 6 HARRINGTON FARMS WAY  
 SHREWSBURY, MA 01545

**COMMONWEALTH AUTOMOTIVE CENTER**

**TAX MAP 14 LOT 3 MILFORD, NEW HAMPSHIRE**

PLANS ISSUED FOR: **REVIEW**

SCALE: 1" = 20'

JUNE 26, 2020

TOWN OF MILFORD RECEIVED JUN 26 2020

PROJECT NO. 2581.00 SHEET NO. 1 OF 1