



TOWN OF MILFORD, NEW HAMPSHIRE
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

TEL: (603)249-0620

WEB: WWW.MILFORD.NH.GOV

STAFF MEMO

Date: April 29, 2021
To: Town of Milford Planning Board
From: Jason Cleghorn, Town Planner
Subject: **SD2021-12 Quarry Willows LLC (owners/applicant), 52 Federal Hill Road, Map 48, Lot 42.**
Public Hearing for a review of a minor site plan related to the construction of a 15 x 38' permanent outdoor seating area of approximately 35 seats.

BACKGROUND:

The applicant is before the Planning Board seeking approval of a minor site plan in order to construct a 15 foot by 38 foot permanent outdoor seating area adding approximately 35 permanent outdoor seats. The area will have a removable tent which will be stored in off season times of the year. The purpose of the application is twofold: review of permanent outdoor dining as well as an opportunity for abutters to be able to weigh on the potential impact of noise/light/odor onto their properties.

ADDRESS:

52 Federal Hill Road

EXISTING USE:

The property currently houses a 1746 building utilized as a restaurant and wedding venue.

LOT AREA:

The lot is approximately 5 acres.

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 22, 2021.

ZONING DISTRICT/INFORMATION:

The subject property is within the Commercial "C" zoning district: The intent of the Commercial District is to provide areas for those businesses, institutional, financial, governmental and compatible residential uses which constitute the commercial requirements of the Town.

TRAFFIC AND ACCESS MANAGEMENT:

Vehicular ingress and egress to the property will not be altered from the current configuration which utilizes a single access point along Federal Hill Road.

OPEN SPACE/LANDSCAPING:

The outdoor seating area is being integrated into an area that was already impervious surface. The estimated open space for the lot is approximately 73%.

DRAINAGE:

N/A

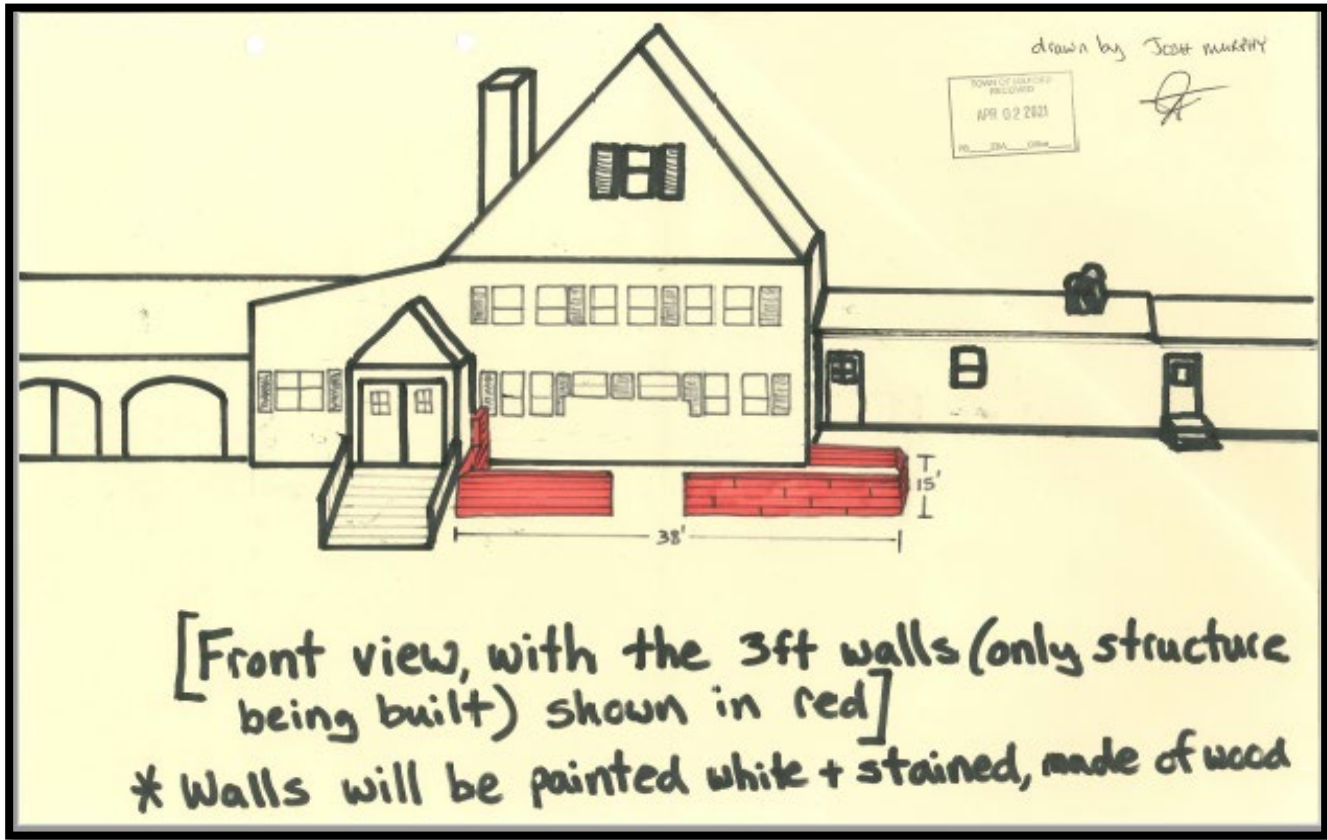
PARKING:

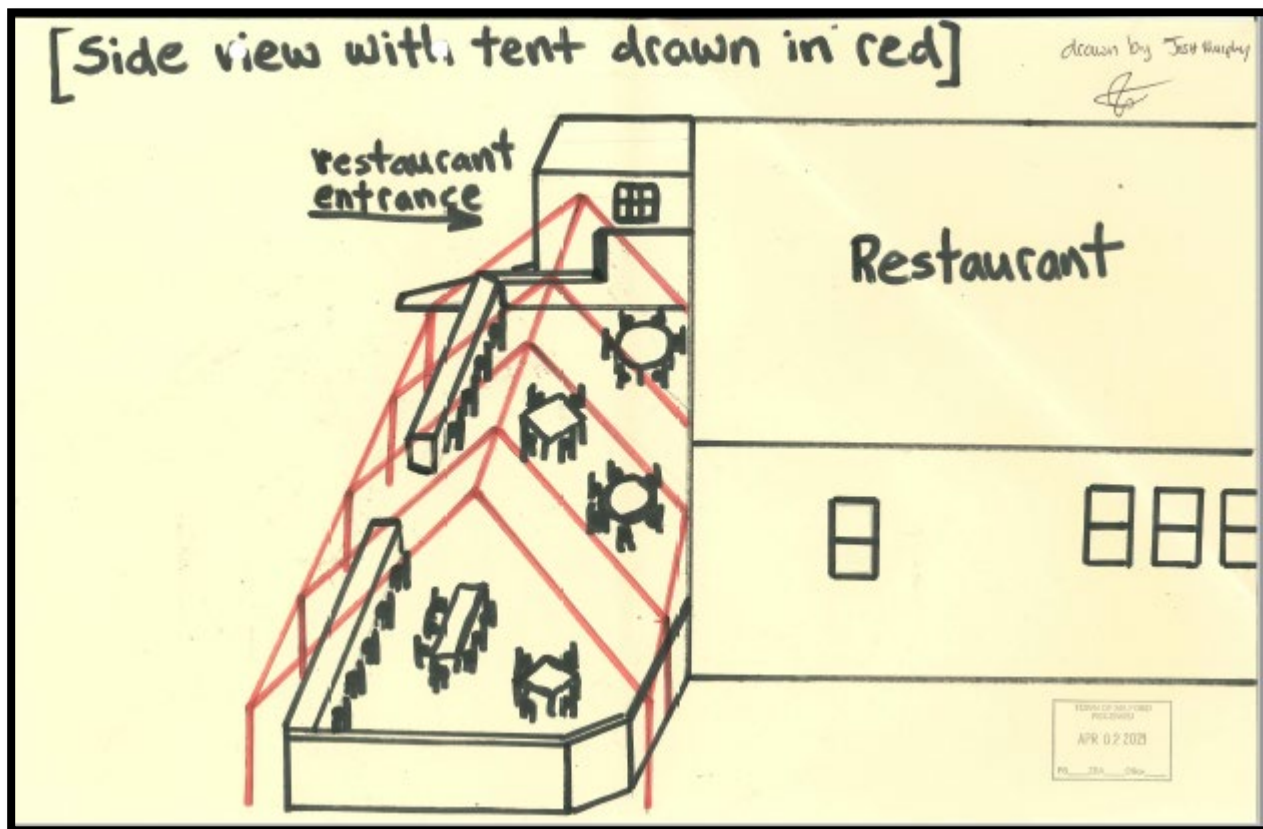
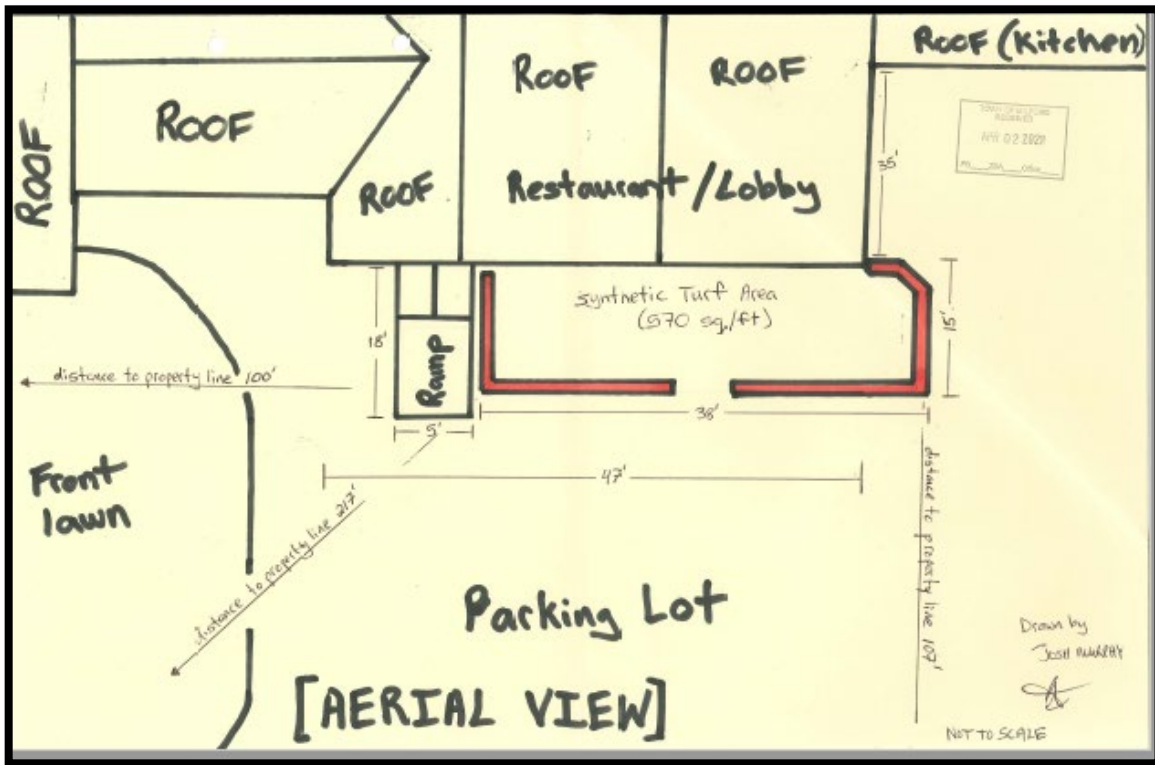
The property has a surplus of parking with a very large lot for the size of the restaurant and number of seats therein. The addition of this outdoor seating area will not create a parking issue.

LIGHTING PLAN:

N/A

BUILDING ELEVATIONS:





STAFF RECOMMENDATIONS:

Barring any/all input and recommendations from the Board, Staff recommends approving the application.

Aerial of 52 Federal Hill Road, Map 48 Lot 42



Existing Conditions (view from the west)





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RECEIVED
APR 02 2021
DR ZBA Office

APPLICATION FOR SITE PLAN APPROVAL

CONTACT INFORMATION

Property Owners(s): Name: Quarry Willows LLC
Address: 52 Federal Hill Rd
Milford, NH 03055
Telephone Number: 603-673-3904 Fax: _____
Email Address: mileaway@comcast.net

Applicant: Name: JOSHUA MURPHY
(if different from above) Address: 6 Chestnut Hill Rd
Amherst NH 03031
Telephone Number: 603 765 4726 Fax: _____
Email Address: "same"

Engineer/ Name: _____
Surveyor/ Address: _____
Architect: _____
Telephone Number: _____ Fax: _____
Email Address: _____
Primary Contact Person: _____

TYPE OF APPLICATION

- (Please check all that apply)
- Discussion - Informal meeting with Planning Board.
 - Minor Site Plan - Less than 600 sq. ft. of additional exterior construction.
 - Major Site Plan
 - Design Review Plan
 - Final Plan
 - Request for Waiver of Site Plan Review
 - Request for Waiver of Specific Site Plan Requirements
 - Other - (i.e. amendments and/or revisions)

SITE INFORMATION

LOCATION: Tax Map Number 48 Lot(s) 42 ZONING DISTRICT: C
ROAD FRONTAGE ON: Federal Hill Rd TOTAL SITE AREA: Lot 5 acres

BRIEF DESCRIPTION OF PROJECT:

building 3, three foot tall walls at front of building
laying down synthetic grass and covering with removable tent
NAME OF EXISTING OR PROPOSED SITE PLAN: Mile Away Restaurant
Front yard outdoor dining

INSTRUCTIONS FOR SUBMITTING A COMPLETE APPLICATION (Please read carefully)

For an application to be scheduled on the next available Planning Board agenda, the following items **MUST** be submitted to the Department of Planning & Community Development by close of business on the officially posted submittal date:

- 1. **Completed and signed SITE PLAN APPLICATION FORM and ABUTTERS LIST.**
The application will not be placed on the Planning Board agenda unless all required signatures are on the application. The owner **MUST** sign the application form.
- 2. **Three (3) large and one (1) 11" x 17" prints of the site plan or site plan set.**
At least one (1) plan **MUST** be signed by the owner. All applicable information as described on the attached SITE PLAN CHECKLIST **MUST** be shown on the plans. Owner's signature must be on at least one (1) plan, indicating his/her knowledge of the plan and application.
- 3. **Application fee and Abutter Mailing Fees.**
These fees will be determined at the time you turn in the application. Fees are based on square footage of new construction and number of certified mailings, which must be sent. All checks are to be made payable to the **Town of Milford**.

AUTHORIZED SIGNATURES

Owner(s): I/We, as owner(s) of the property described hereon, certify that this application is correctly completed with all required attachments and requirements in accordance with the Site Plan Regulations for the Town of Milford. I/We also authorized members of the Milford Planning Board and its agents to access the property described on this application for on-site review of the proposed site plan.

JOSHUA MURPHY 4/01/2021
Name (please print) and Title Date

IF APPLICABLE:

Owner(s) authorization for Applicant or Agent to represent the application:

The applicant or agent, as stated hereon, has authorization from the property owner to submit this site plan application and represent the property owner on matters relative to the Town site plan approval process.

[Signature] 4/01/2021
Owner's Signature Date

Applicant's Signature:

I acknowledge, as the applicant stated hereon, that this site plan application has been completed and submitted in conformance with all applicable Town of Milford regulations, and that I am the designated representative for the property owner on matters relative to this site plan application.

Applicant's Signature Date

Agent's Signature (someone other than the Owner or Applicant who is representing the project):

I acknowledge, as the agent stated hereon, that this site plan application has been completed and submitted in conformance with all applicable Town of Milford regulations, and that I am the designated representative for the property owner on matters relative to this site plan application.

Agent's Signature Date



TOWN OF MILFORD, NH

Application Checklist

MINOR SITE PLAN

Minor Site Plan: An application of six hundred (600) square feet, or less, of additional building space.

For any boxes under "Required" checked "No" please submit written justification if the reasons are not apparent. This checklist is for administrative efficiency. It does not take the place of the comprehensive requirements of the Development Regulations, nor does it preclude the Board from requesting additional information if deemed necessary for making an informed decision.

Waiver Requests: Provide written justification for any waiver requests, citing the appropriate section number of the regulations. Waiver Forms are available at the Community Development Office or online at: <http://www.milford.nh.gov>.


If you have any questions please contact the Community Development office at (603) 249-0620.

Name of Application Mile Away Restaurant Front Outdoor dining area
 Map(s) 48 Lot(s) 42

Required			Submitted		Waived
YES	NO		YES	NO	
		General Submission Requirements			
✓		1.	Complete, signed Application		
✓		2.	Four (4) large 22" x34" copies and one (1) reduced 11" x 17" copy		
		Plan Information			
✓		A.	Name, address & signature of applicant		
	✓	B.	Name, address & signature of owner (if different from applicant)		
✓	✓	C.	Name & address of person/firm preparing plan		
	✓	D.	Names & address of all abutters		
	✓	E.	North arrow		
	✓	F.	Scale		
	✓	G.	Date Prepared		
✓	✓	H.	Locus map		
	✓	I.	Property boundary lines with distances and angles to scale		
✓	✓	J.	Lot area, frontage & associated minimum zoning requirements		
	✓	K.	Current zoning of property		
	✓	L.	All existing buildings, parking & driveways		
	✓	M.	Building setback lines		

Required		General Submission Requirements	Submitted		Waived
YES	NO		YES	NO	
✓	✓	N. Location of proposed addition(s)			
	✓	O. Flow of traffic			
	✓	P. All existing utilities (i.e. sewer, water, electric & gas)			
	✓	Q. Provisions for storage of recycling and refuse			
	✓	R. Location, size and detail of signs			
	✓	S. Location, size and detail of exterior lighting			
✓	✓	T. Location, size and detail of storage tanks			
✓	✓	U. Proposed and current landscaping with detail table			
✓	✓	V. Snow storage locations			
✓	✓	W. Note defining the Purpose of the plan			
	✓	X. Note referencing and/or depictions on the plan of all easements, rights-of-way and deeded property restrictions.			
✓	✓	Y. Note detailing applicable impact fees			
✓	✓	Z. Note detailing Open Space calculations			
	✓	AA. Note detailing Flood Hazard information			
✓	✓	BB. Note detailing Groundwater Protection District information			
✓	✓	CC. Architectural details			
	✓	DD. Note detailing any approved waivers			
		Other Information (as necessary)			
	✓	1. Stormwater Management and Erosion Control permit if > 5000 SF of land disturbance (see Stormwater Management and Erosion Control Regulation)			
	✓	2. Alteration of Terrain Permit from NH DES			
	✓	3. All new deeds, easements, covenants and rights-of-way on property			
	✓	4. Any other State/Federal Permits			

Signature of person preparing the Minor Site Plan Application Checklist:

Name/Title: JOSHUA MURPHY 

Date: 04/01/2021

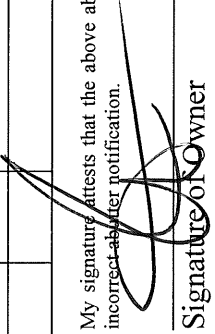
ABUTTER LIST

Abutter -- Any person whose property is located in New Hampshire and adjoins or is directly across the street, stream, or active railroad property from the land under consideration by the local land use board.
 For purposes of receiving testimony only, and not for purposes of notification, the term "abutter" shall include any person who is able to demonstrate that his/her land will be directly affected by the proposal under consideration.

For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term "abutter" means the officers of the collective or association, as defined in RSA 356-B:3, XXIII. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a manufactured housing park form of ownership defined in RSA 205-A:1, the term "abutter" includes the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street, stream, or active railroad from the land under consideration by the local land use board. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being an active railroad property, the owner of the railroad property shall be notified. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case where the applicant is different from the owner of the land under consideration by the local land use board, the term "abutter" includes the applicant.

Map	Lot	Property Owner	Street Address	Town	State	Zip Code
48	26	John Kendall	76 Federal Hill Rd	Millford	NH	03055
48	27	Shawn Mancini	57 Federal Hill Rd			
48	28	Travis Oneail	51 Federal Hill Rd			
48	29	Harold Corron	43A Federal Hill Rd			
48	30	Andrea Morais	37 Federal Hill Rd			
48	30	Andrea Morais	37 Federal Hill Rd			
48	30	Andrea Morais	37 Federal Hill Rd			
48	31	Isaac Bergeron	27 Federal Hill Rd			
48	43	Doris Fay	64 Federal Hill Rd			
48	41	Hampshire Hills	50 Emerson Rd			

My signature attests that the above abutter listing reflects the most current assessing records and that the Millford Planning Board is released from any responsibility for inaccurate information or incorrect abutter notification.


 Signature of Owner

04/01/2021
 Date

48/42
 Map & Lot

Mile Away Restaurant
52 Federal Hill Rd
Milford, NH 03055



Planning Board,

I want to apologize for my ignorance in beginning this project without following the town procedures and guidelines. My restaurant has suffered severe loss in income due to Covid-19, as many businesses. 8 out of 10 calls we get day to day are customers asking about outdoor dining.

We have a tented wedding venue in the back of our property, that we host weddings in. I wanted to have a seasonal outdoor dining for non wedding customers in our front area of the property. The area being used for this site plan was a 12 foot by 35 foot overgrown garden with stones walls. The garden was filled with dying evergreens and invasive bushes.

The Mile Away building is the second oldest in this town. It has a rustic charm with woodwork and yards of gardens, so I wanted a different look than many restaurants have, with just a tent in a parking lot. I also wanted a designated area for customers to feel comfortable in while eating outdoors in an open tent. I wanted to use an area that would improve the look and service abilities of our business. Also, I wanted an area that I wouldn't need to worry about moving furniture to mow the lawn, dead grass/mud customers would walk on, etc.

As you see in my drawings, I planned on 3, three foot tall wooden stained and painted walls (NOT RED, drawn in red to show only structure being built). There will be one 5ft wide opening for guests to enter and exit. The ground inside the walls will be covered in real looking synthetic grass to flow with the property. The area will be covered in a white tent to protect guests from sun and rain. I plan on having about 35 seats with a mix of stools, and different shaped tables.

Thanks for your time and consideration,

Joshua Murphy
4/1/2021

A handwritten signature in black ink, appearing to be "Joshua Murphy", written over the typed name and date.

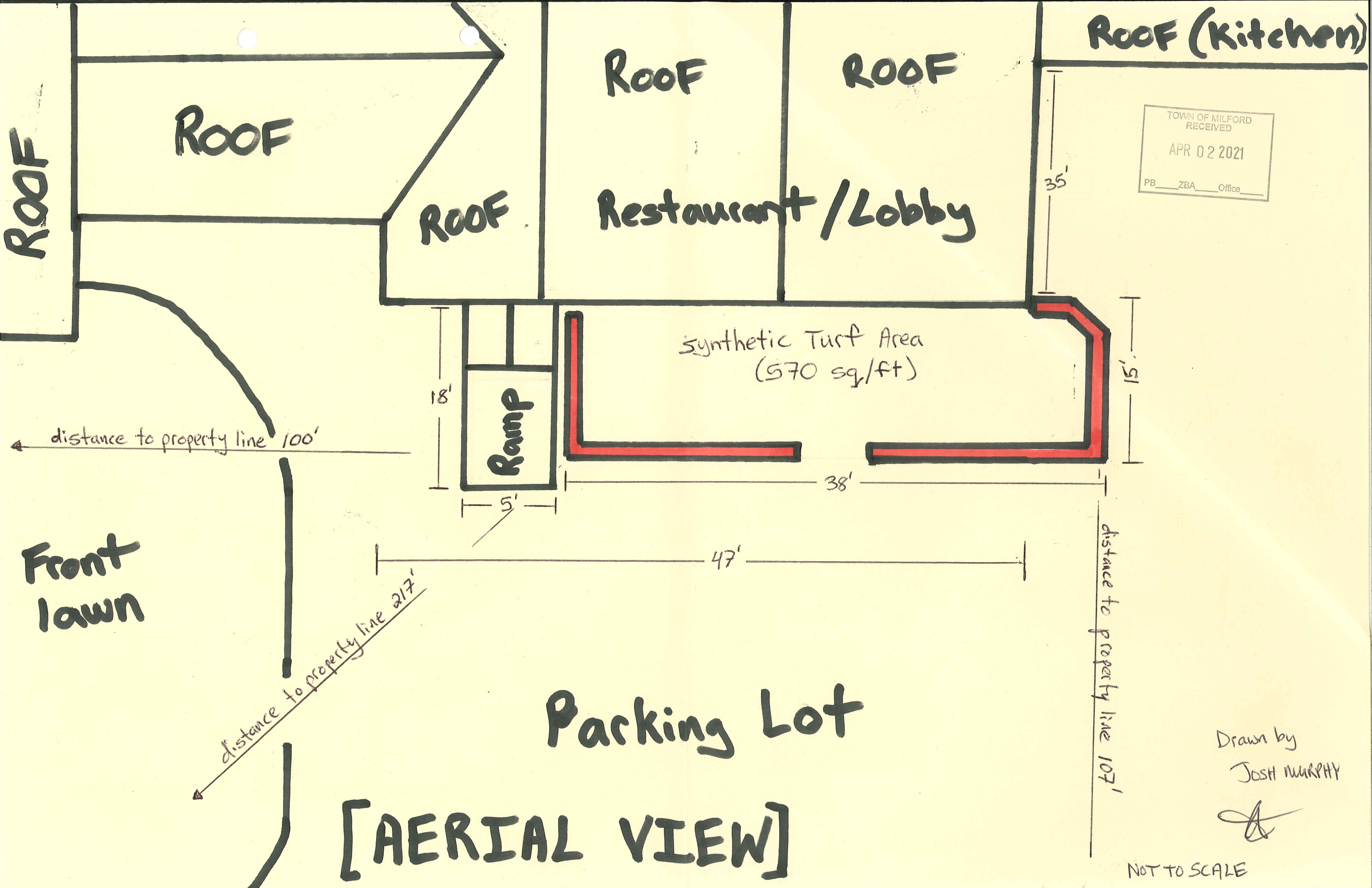
drawn by JOSH MURPHY

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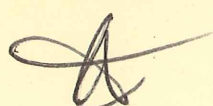


[Front view, with the 3ft walls (only structure being built) shown in red]

* Walls will be painted white + stained, made of wood



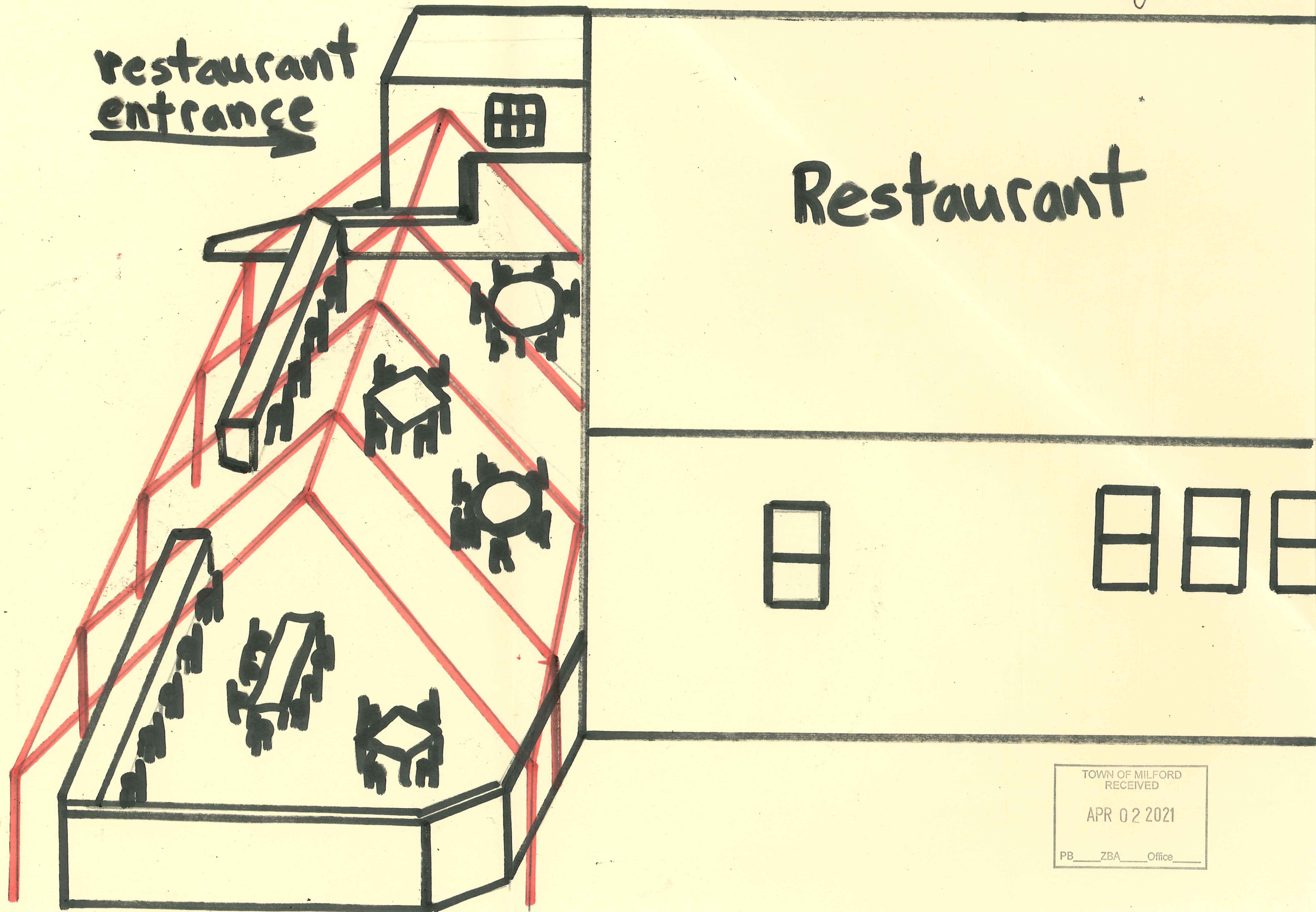

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Drawn by
 JOSH MURPHY


NOT TO SCALE

[Side view with tent drawn in red]

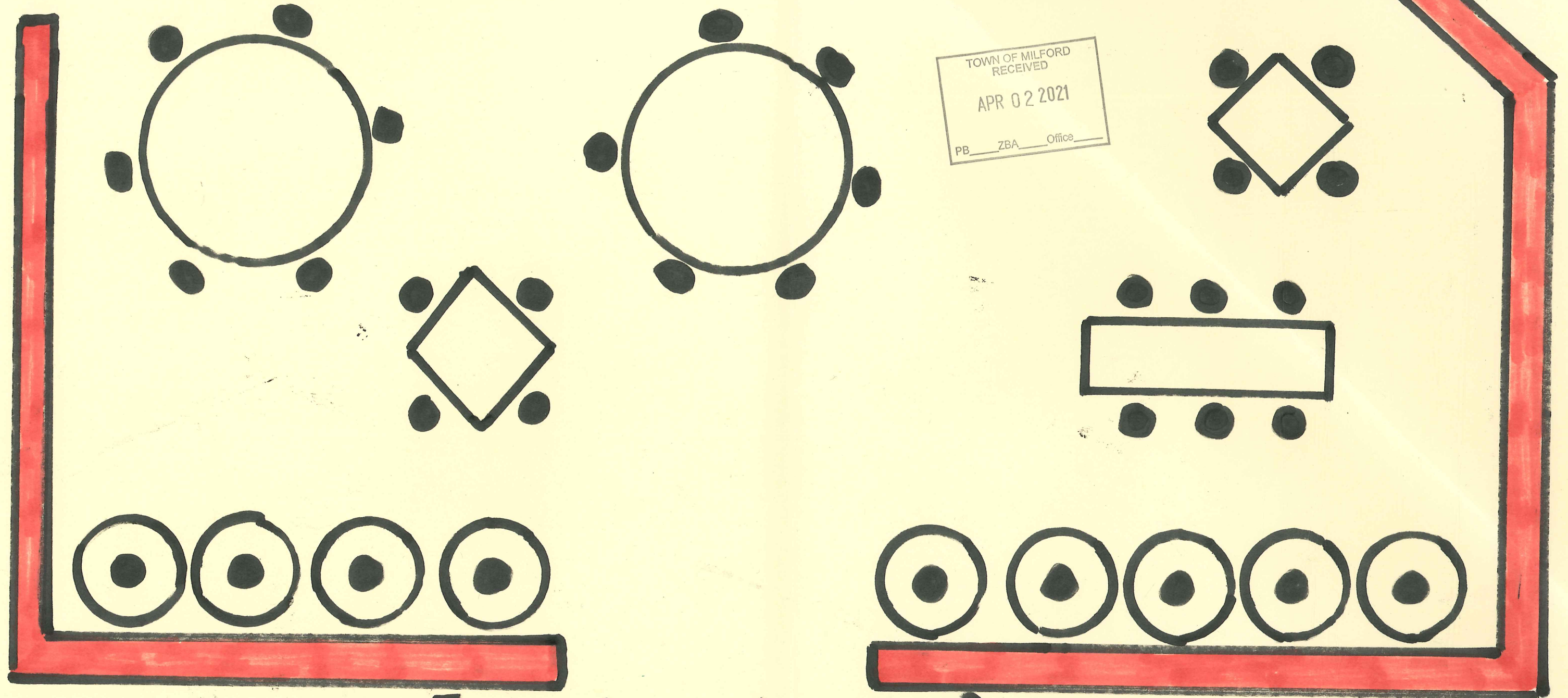
drawn by Josh Murphy



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BUILDING

drawn by JOSH MURPHY



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[Seating Layout]

● = customer

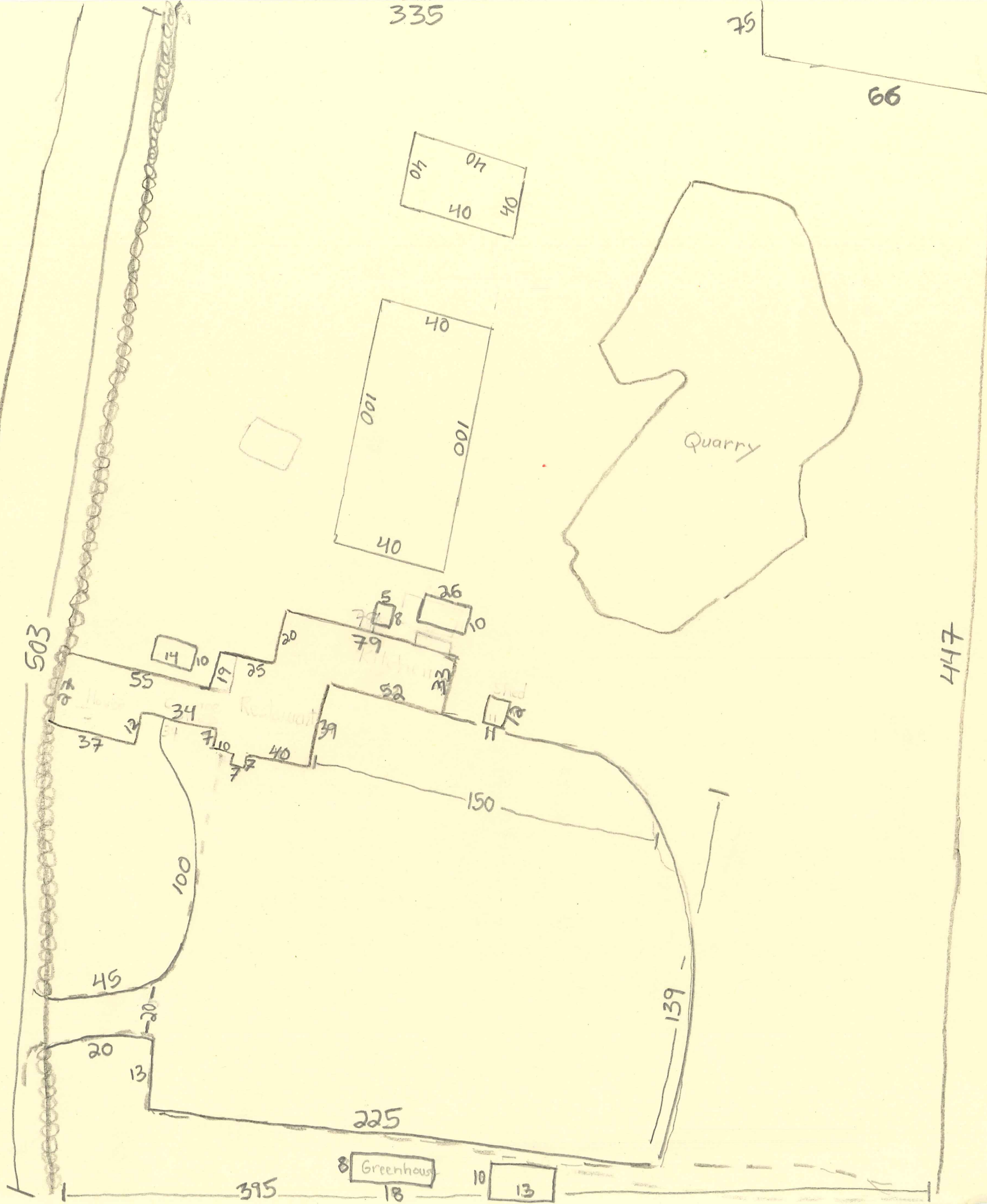
◎ = stool

◊ = square table

○ = round table

▭ = rectangular table

FEDERAL HILL RD



[TOTAL Sq. ft]
(low estimate)
170,000 sq/ft

[TOTAL COVERED Sq. ft]
(high estimate)
65,000 sq/ft

[% of property]
covered
27%

FEDERAL HILL RD



 OPEN LAND

 WATER "Quarry"

 SEASONAL COVERING "6 months"

 PERMINATE COVERING "Buildings + pavement"