



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: May 12, 2021
To: Town of Milford Planning Board
From: Jason Cleghorn, Town Planner
Subject: **SP2021-13 SCF RC Funding I, LLC/Hillson Contractors, Inc. (owners/applicants), Map 19, Lots 6.** Minor Site Plan application for an existing fast food restaurant including the addition of another drive thru aisle, cosmetic changes to the façade of the building, and landscaping and signage changes.

BACKGROUND:

The applicant is before the Planning Board seeking input on a Minor Site Plan for an existing Wendy's restaurant. The request involves a corporate template refresh, new landscaping on portions of the site, and an addition of an additional drive thru lane for a total of two lanes.

ADDRESS:

153 Elm Street

EXISTING USE:

The property currently is occupied with an existing fast food restaurant with drive through.

LOT AREA:

The lot is ~1 acres.

NOTICES:

Notices were sent to all property abutters on May 5, 2021.

ZONING DISTRICT/INFORMATION:

The subject property is within the Commercial (C) 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.

PLANNING COMMENTS/APPLICANT RESPONSES:

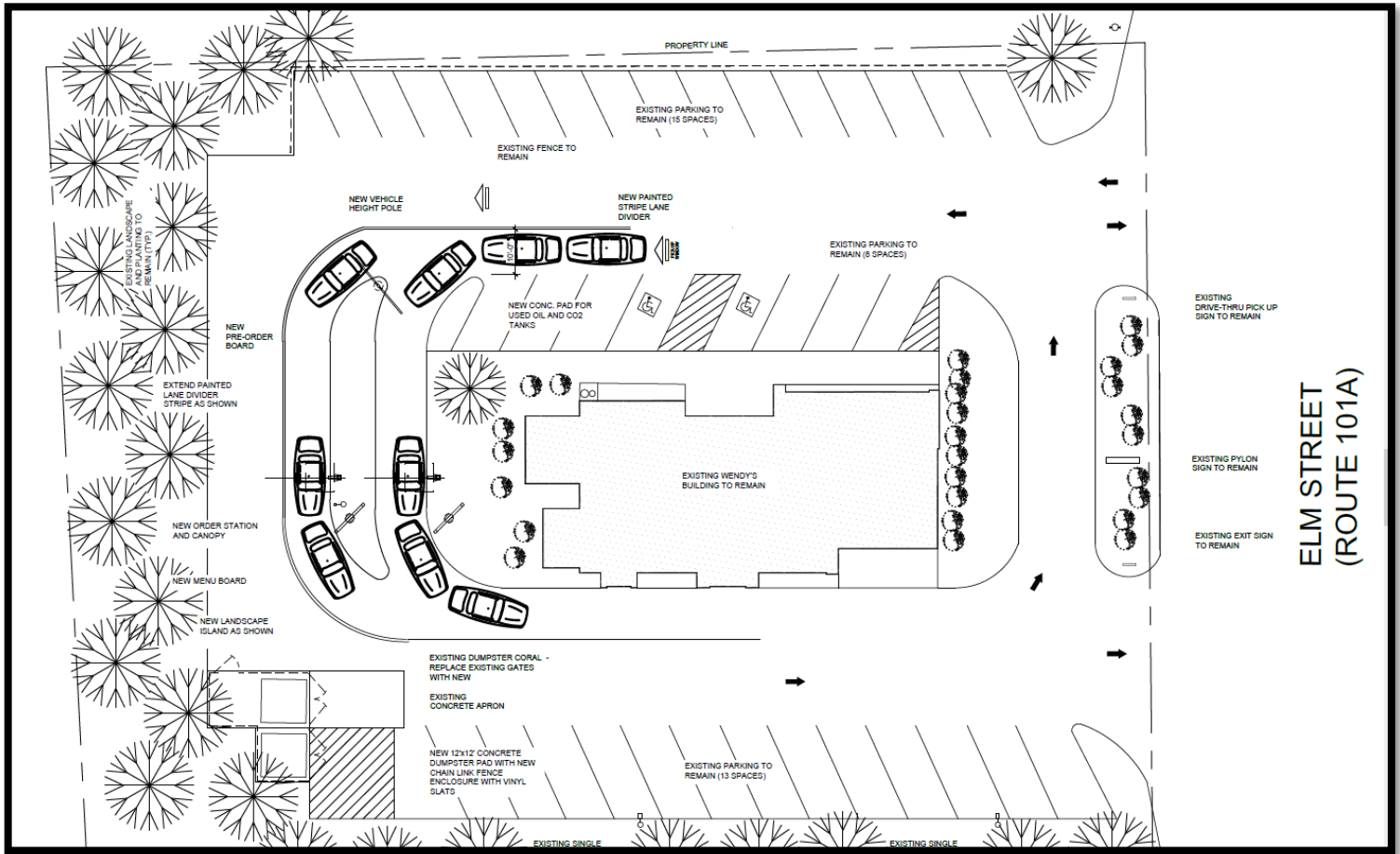
1. Town Staff is aware that there was a tree removal crew on the property who was removing trees and also that the entire landscaping in the front of the restaurant was removed. The site plan shows existing landscaping which is in effect, no longer existing. This landscaping needs to be replaced like for like and the trees that were removed onsite need to be reflected as being replaced on the site plan. The day I visited the site, there were at least 3-4 trucks and several chippers and processors. **We can plant new low lying shrubbery wherever it is needed. There was a row of hedges along the front wall of the building that was removed. Most of what was removed was dead vegetation around the perimeter of the site as well as limbing all the overhanging branches.**
2. Staff is not in support of a chain link dumpster enclosure and the permanent enclosure should be more aesthetically pleasing. Please revise the plan and add a detail of the dumpster enclosure. **We will install a cedar stockade addition to the existing masonry enclosure for the cardboard dumpster that is currently sitting in a parking space. Gates will be faced with Dark Brown trex decking**
3. Several of the parking spots on the eastern side are potentially blocked from backing out by the queuing. There needs to be a plan for this should queuing extend all the way toward the entrance aisle. **Make these spaces employee parking**

4. All of the façade treatments related to signs will need separate sign permits. The site plan should calculate the total sizes of these signs, as we don't want to approve a plan that later down the road is not permitted through the sign permit. Revise the SP to calc the signage. Add a text box/chart on this page indicating compliance with the Sign Ordinance. At a minimum, a note needs to be added to the site plan indicating that future signage to be permitted and consistent with the Sign Ordinance. **We are only going back with one building sign on the front red blade wall that is less than half of what is there today. I will send you a copy of the signage order showing the (1) WIL36 that will be going on the front**

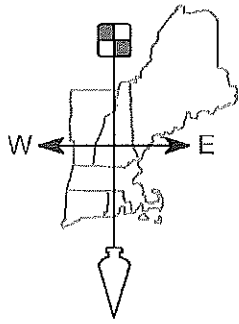
5. All rooftop equipment needs to be screened from public view. It appears that some of the equipment is not screened behind the parapet. **The rooftop equipment has been on the roof since the store was built? We are adding the raised up blade section in front, will that be sufficient?**

No other comments were received from any other Town departments.





LETTER OF TRANSMITTAL



FIELDSTONE

LAND CONSULTANTS, PLLC

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

206 Elm Street, Milford, NH 03055 - Phone: 603-672-5456 - Fax: 603-413-5456
www.FieldstoneLandConsultants.com

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

Date: April 19, 2021

Re: Wendy's – Tax Map Parcel 19-6 – Minor Site Plan Submission

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order

COPIES	DATE	NO.	DESCRIPTION
1			Minor Site Plan Application w/ Fees
1			Site Plan Checklist
1			Abutter's List w/Labels
3			Building Rendering
3			22"x34" Full-Size Plan Set
1			11"x17" Half-Size Plan Set

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit ____ copies for approval
 For your use Approved as noted Submit ____ copies for distribution
 As requested, Returned for corrections Return ____ corrected copies
 For review and comment _____
 FOR BIDS DUE: PRINTS RETURNED AFTER LOAN TO US

REMARKS:

We are submitting the above listed items to get on the May 18th agenda. Please contact me should you need any additional information or materials or have any questions.

Thanks,

Chad E. Branon, PE - Project Engineer



APPLICATION FOR SITE PLAN APPROVAL

CONTACT INFORMATION

Property Owners(s): Name: SCF RC Funding I, LLC
Address: 902 Carnegie Center Blvd, Ste 502
Princeton, NJ 08540
Telephone Number: 603-736-4854 Fax: 603-462-0356
Email Address: msmith@wileymgt.com

Applicant: Name: Hillson Contractors, Inc
(if different from above) Address: 52 Fitzgerald Drive, Unit 1
Jaffrey, NH 03452
Telephone Number: 603-532-1132 Fax: 603-532-1192
Email Address: jon@hillsoncontractors.com

**Engineer/
Surveyor/
Architect:** Name: Fieldstone Land Consultants, PLLC
Address: 206 Elm Street
Milford, NH 03055
Telephone Number: 603-672-5456 Fax: 603-413-5456
Email Address: cebranon@fieldstonelandconsultants.com
Primary Contact Person: Chad E. Branon, Project Manager

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 19 Lot(s) 6 ZONING DISTRICT: C
ROAD FRONTAGE ON: 185.0+/- feet TOTAL SITE AREA: 1.0+/-
BRIEF DESCRIPTION OF PROJECT: Site Improvements to drive through and building.

NAME OF EXISTING OR PROPOSED SITE PLAN: Wendy's Site Improvements

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.

LAWRENCE M. WILEY, OWNER 4-16-21
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.

Lawrence M. Wiley 4-16-2021
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.

[Signature] 4.16.21
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.

[Signature] 4/16/2021
Agent's Signature Date

SUBDIVISION APPLICATIONS		
Type of Development Application	Fees	Abutter Notification
<i>Discussion/Conceptual Review</i>	\$75.00 Flat fee	N/A
<i>Design review (preliminary plan)</i>	\$75.00 Flat fee + \$25 per affected lot	Yes (see note #2)
<i>Lot Line Adjustment</i>	\$75.00 Flat fee + \$50 per affected lot	Yes (see note #2)
<i>Minor Subdivision</i> <i>Condominium conversions</i>	1-2 new lots \$75.00 Flat fee + \$25 per new lot \$75.00 Flat fee + \$25 per condo	Yes (see note #2) Yes (see note #2)
<i>Major Subdivision</i>	3-5 new lots 6 or more new lots	Yes (see note #2) Yes (see note #2)
<i>Mapping Fees</i> <i>Lot Line Adjustment</i> <i>Subdivisions</i>	\$30.00 Flat fee \$30.00 per new lot	N/A N/A
<i>Reviews (see note #1)</i> <i>Subdivision Roads</i> <i>Subdivision Drainage</i>	\$75.00 Flat fee \$75.00 Flat fee	N/A N/A

SITE PLAN APPLICATIONS		
Type of Development Application	Fees	Abutter Notification
<i>Minor Site Plan - Change of Use</i> <i>No new construction or site disturbance</i>	\$75.00 Flat fee	Yes (see note #2)
<i>Minor Site Plan (less than 600SF of site disturbance)</i> <i>New structures, additions, Gravel / Earth Removal</i>	\$75.00 Flat fee + \$.05 per SF of site disturbance inclusive of additional building footprint	Yes (see note #2)
<i>Major Site Plan</i> <i>All non-residential uses</i>	\$75.00 Flat fee + \$.05 per SF of site disturbance inclusive of additional building footprint	Yes (see note #2)
<i>Design review (preliminary plan)</i>	\$75.00 Flat fee + \$.05 per SF of site disturbance inclusive of additional building footprint	Yes (see note #2)
<i>Amendments to Site Plans</i> Both Approved and Conditionally Approved With site disturbance inclusive of new structures	\$75.00 Flat fee + \$.05 per SF of site disturbance inclusive of new footprint	Yes (see note #2)
<i>Site Plan for gravel/earth removal</i> <200K SF of site disturbance >200K SF of site disturbance	\$1,250.00 Flat fee \$1,250 plus \$500/additional 100K SF of disturbance	Yes (see note #2)
<i>Reviews (see note #1)</i> <i>Site Plan Drainage</i>	\$75.00 Flat fee	N/A

Miscellaneous Fees and Charges		
Type of Application	Fees	Abutter Notification
<i>Waiver of Site Plan review</i>	\$75.00 Flat fee	Call the office
<i>Waiver request (not part of an official application)</i>	\$75.00 Flat fee	Call the office
<i>Extension of Subdivision/Site Plan</i> Both Approved and Conditionally Approved	\$75.00 Flat fee	Call the office
<i>Modifications of approval conditions</i>	\$75.00 Flat fee	Call the office
<i>Scenic Road Public Hearings</i>	\$25.00 Flat fee + advertising costs	N/A
<i>Regional Impact Hearings</i>	\$25.00 Flat fee + advertising costs	Yes (see note #2)
<i>Gravel permit (annual)</i>	\$50.00 Flat fee	N/A
<i>Miscellaneous applications to Planning Board</i>	\$75.00 Flat fee	Call the office
<i>Recording fees</i>	To be determined	Call the office

Notes:

- Does not include any costs associated with use of outside consultants as required by the Planning Board; said costs to be borne by the applicant.
- Abutter fees \$4.00 per abutter including abutting property owners, applicant and engineer. (Effective 7/1/17)

10 Abutters x 4.00
on list \$ 40.00
\$ 115.00



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 Wendy's Site Improvements

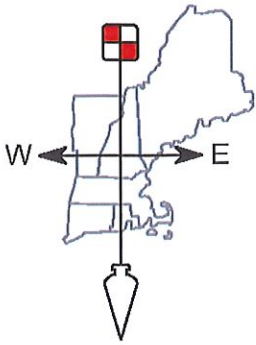
Map(s) 19 Lot(s) 6

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

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

Signature of person preparing the Minor Site Plan Application Checklist:

Name/Title: Chad E. Branon, Project Engineer Date: 4/14/2021



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Land Planning ♦ Septic Designs

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April 14, 2021
FLC#2896.00 / LNO

List of Abutters
Tax Map 19 Lot Number 6
Milford, New Hampshire

Map 19 Lot 6
SCF RC Funding I LLC
902 Carnegie Center Boulevard, Ste 502
Princeton, NJ 08540

Map 19 Lot 5
Mengyuan Property Management, LLC
7 Mountain Ash Lane
Franklin, MA 02038

Map 19 Lot 7
MZG Properties LLC
145 Elm Street
Milford, NH 03055-4757

Map 19 Lot 12 & 21
Souhegan Waterfalls, LLC
138 Elm Street
Milford, NH 03055

Map 19 Lot 25-9
Brookstone Manor LLC
1 Monarch Place Suite 1300
Springfield, MA 01144

Access/Utility Easement
Town of Milford
1 Union Square
Milford, NH 03055

General Contractor:
Hilson Contractors, Inc.
52 Fitzgerald Drive Unit 1
Jaffrey, NH 03452

Map 19 Lot 13
Wilsky Investments LLC
154 Elm Street
Milford NH 03055

Engineer:
Fieldstone Land Consultants, PLLC
206 Elm Street
Milford, NH 03055

Applicant:
WENDCO of Milford, LLC
2121 Dover Road
Epsom, NH 03234

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7 Mountain Ash Lane
Franklin, MA 02038

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206 Elm Street
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Wendy's



Wendy's

QUALITY IS OUR RECIPE

SITE CONSTRUCTION PLANS

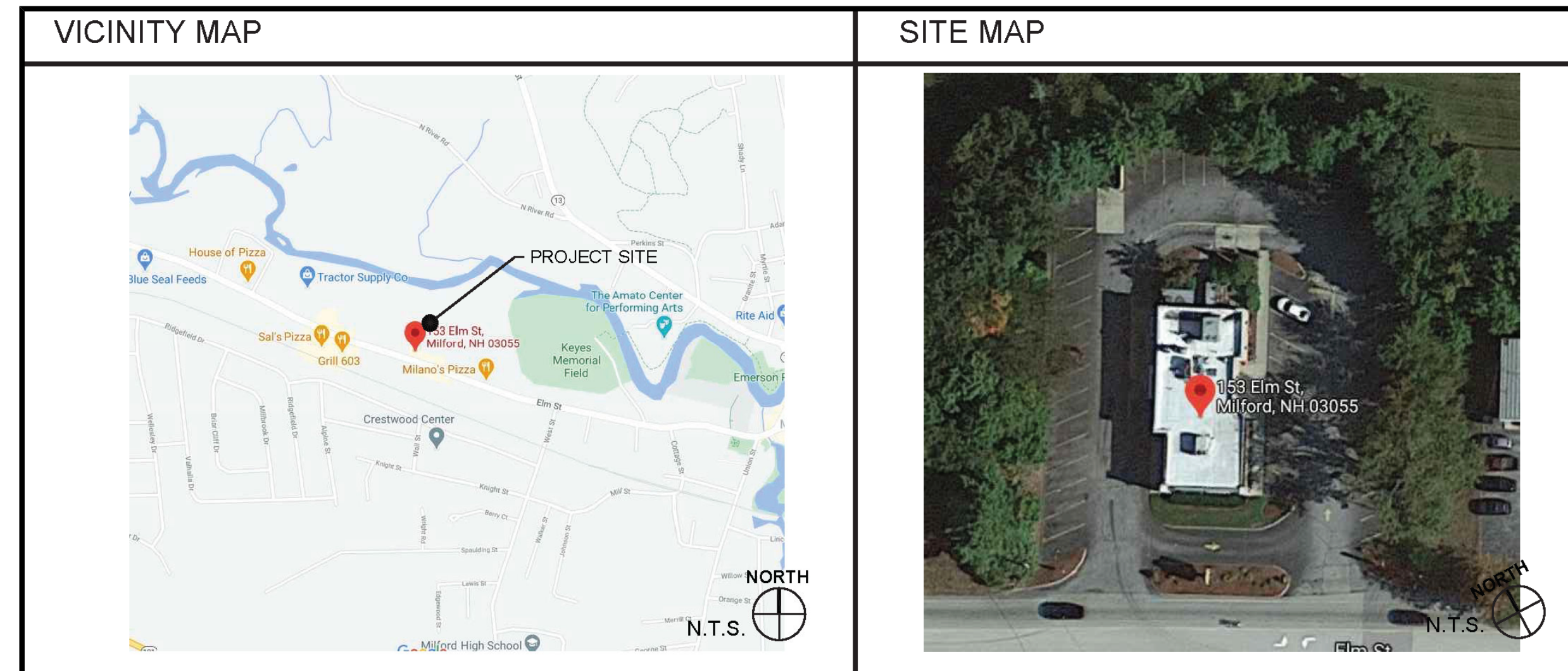
TAX MAP 19 - LOT 6

Wendy's Site Improvements

153 ELM STREET
MILFORD, NEW HAMPSHIRE

DATE: APRIL 19, 2021

PROJECT TEAM DIRECTORY	
CLIENT	WENDCO OF MILFORD, LLC (NH CORP.) 2121 DOVER ROAD EPSOM, NH 03234 CONTACT: LARRY WILEY TEL: 603-763-4854
ARCHITECT	UPLAND ARCHITECTS, INC 250 E. MAIN STREET - SUITE 13 NORTON, MA 02760 CONTACT: BOB MEDEIROS TEL: 617-366-2025
RESTAURANT DESIGN	THE WENDY'S COMPANY ONE DAVE THOMAS BLVD. DUBLIN, OH. 43017



SHEET INDEX	
SHEET	TITLE
CV-1	COVER SHEET
C1.0	EXISTING SITE LAYOUT
C2.0	SITE LAYOUT PLAN
A2.1	EXTERIOR ELEVATIONS
R1.0	RECORD SITE PLAN

ABUTTERS:

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Milford, NH 03055

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154 Elm Street
Milford NH 03055

PREPARED FOR:
WENDCO OF MILFORD, LLC
2121 DOVER ROAD
EPSOM, NH 03234

LAND OF:
SCF RC FUNDING, LLC
902 CARNEGIE CENTER BLVD, STE 502
PRINCETON, NJ 08540

NOTES:

- THE OWNER OF RECORD FOR TAX MAP PARCEL 19-6 IS SCF RC FUNDING I, LLC. DEED REFERENCE TO PARCEL IS BOOK 8929 PAGE 1668 DATED 12/19/2016 IN THE H.C.R.D.
- THE PURPOSE OF THIS SUBMISSION IS TO DEPICT PROPOSED SITE IMPROVEMENTS OVER TAX MAP PARCEL 19-6 FOR THE WENDY'S RESTAURANT.
- THE TOTAL AREA OF TAX MAP PARCEL 19-20 IS 1.003± ACRES, WITH 185.0± FEET OF FRONTAGE ON ELM STREET (NH ROUTE 101A).
- ZONING FOR THE ENTIRE PARCEL IS (C) COMMERCIAL
MINIMUM LOT SIZE = 20,000 SF
MINIMUM LOT FRONTAGE = 150 FT.
MINIMUM BUILDING SETBACKS: 30 FT FRONT, 15 FT. SIDE AND REAR, OPEN SPACE 30%.
THE SUBJECT PARCEL IS WITHIN THE GROUNDWATER PROTECTION OVERLAY ZONE AND THE ELM STREET GATEWAY DISTRICT.
- SNOW STORAGE WILL BE PROVIDED ALONG THE PERIMETER OF THE PAVED SURFACES ON-SITE.
- "OPEN SPACE" AREA WITH THIS PROPOSAL EXCEEDS THE MINIMUM REQUIREMENT OF 30%. ALL OF THE PROPOSED IMPROVEMENTS ON-SITE LIES WITHIN THE EXISTING PAVEMENT LIMITS.
- THE PARCEL DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FEMA F.I.R.M. PANEL 33011C0458D DATED SEPT 25, 2009.
- THIS PROJECT IS SUBJECT TO APPLICABLE IMPACT FEES AS DETERMINED BY THE COMMUNITY DEVELOPMENT OFFICE.
- THERE ARE NO NEW DEED RESTRICTIONS, EASEMENTS, COVENANTS OR RIGHTS-OF-WAY ON THE PROPERTY AND ALL KNOWN RESTRICTIONS ARE PRESENTED ON THE PLANS PREPARED BY OTHERS.
- SITE IS SERVICED BY MUNICIPAL WATER AND SEWER SERVICES AND NATURAL GAS. THERE ARE NO NEW UTILITY CONNECTIONS OR CHANGES TO EXISTING CONNECTIONS.



OWNER/APPLICANT SIGNATURE: *Larry Wiley*

Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

206 Elm Street, Milford, NH 03055
Phone: (603)-672-5456 Fax: (603)-413-5456
www.FieldstoneLandConsultants.com

REV.	DATE	DESCRIPTION	C/O	DR	CK
FILE: 2896CV00.dwg	PROJ. NO. 2896.00				SHEET: CV-1

SITE NUMBER:	05154
BUILDING TYPE:	CG3480
ASSET TYPE:	FREE STANDING
CLASSIFICATION:	REFRESH
OWNER:	WENDCO OF MILFORD, INC.
BASE VERSION:	2020 SUMMER
UPGRADE CLASSIFICATION:	N/A
PROJECT YEAR:	2021
DESIGN TYPE:	(2.0) UM BRIGHT
DRAWING RELEASE:	SUMMER 2020

UPLAND ARCHITECTS

250 E. MAIN STREET - SUITE 13
NORTON, MASSACHUSETTS 02766
331 SOUTH WASHINGTON STREET
SHELBY, NORTH CAROLINA 28150
T 774-430-3390
WWW.UPLANDARCHITECTS.COM

DISCLAIMER
OWNERSHIP AND USE OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE ARCHITECT.

PROJECT TYPE: CG3480
REFRESH

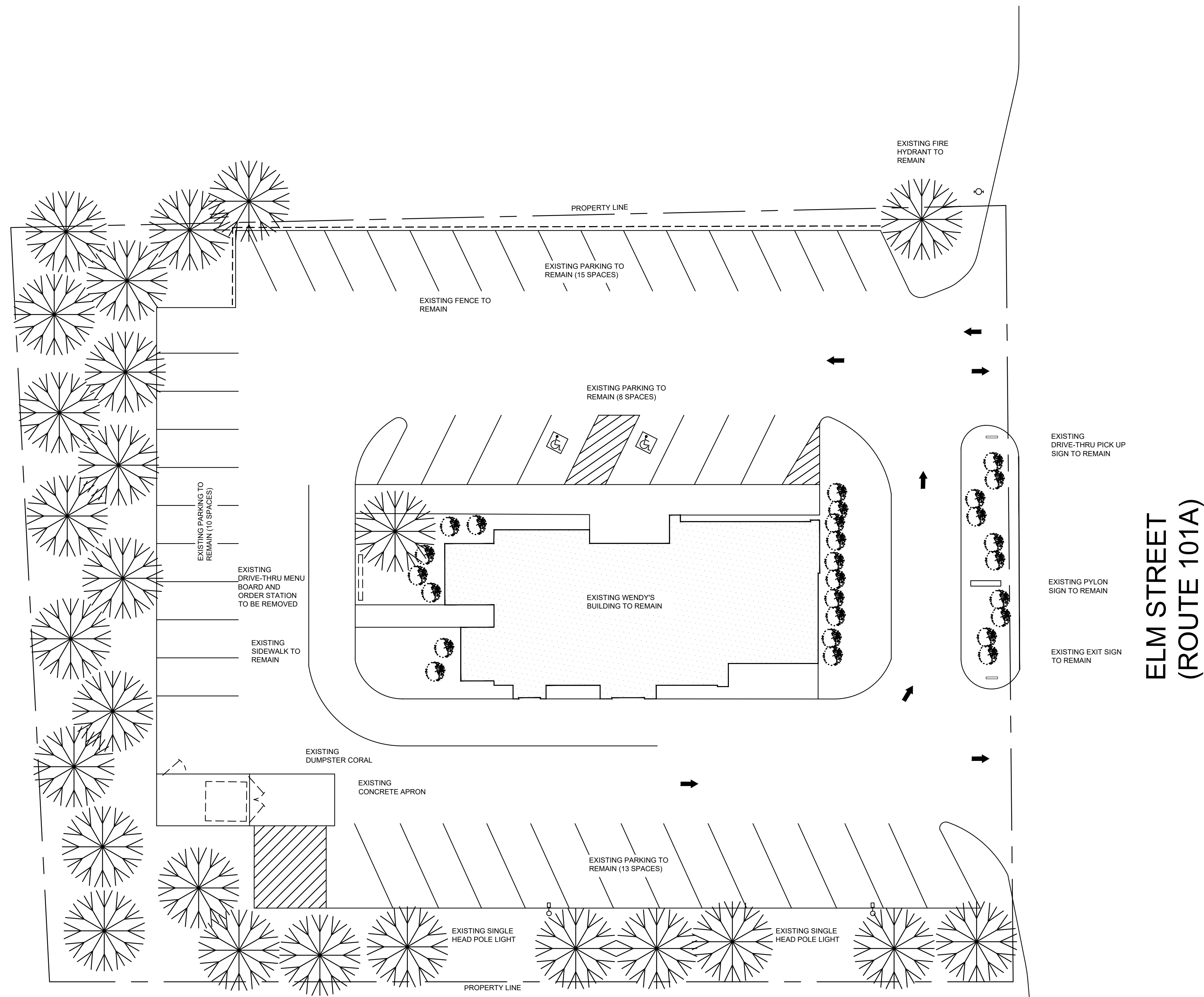


REV.	DATE	DESCRIPTION

ISSUE DATE:
PROJECT NUMBER: 21-05-001
DRAWN BY:
CHECKED BY:
SEAL

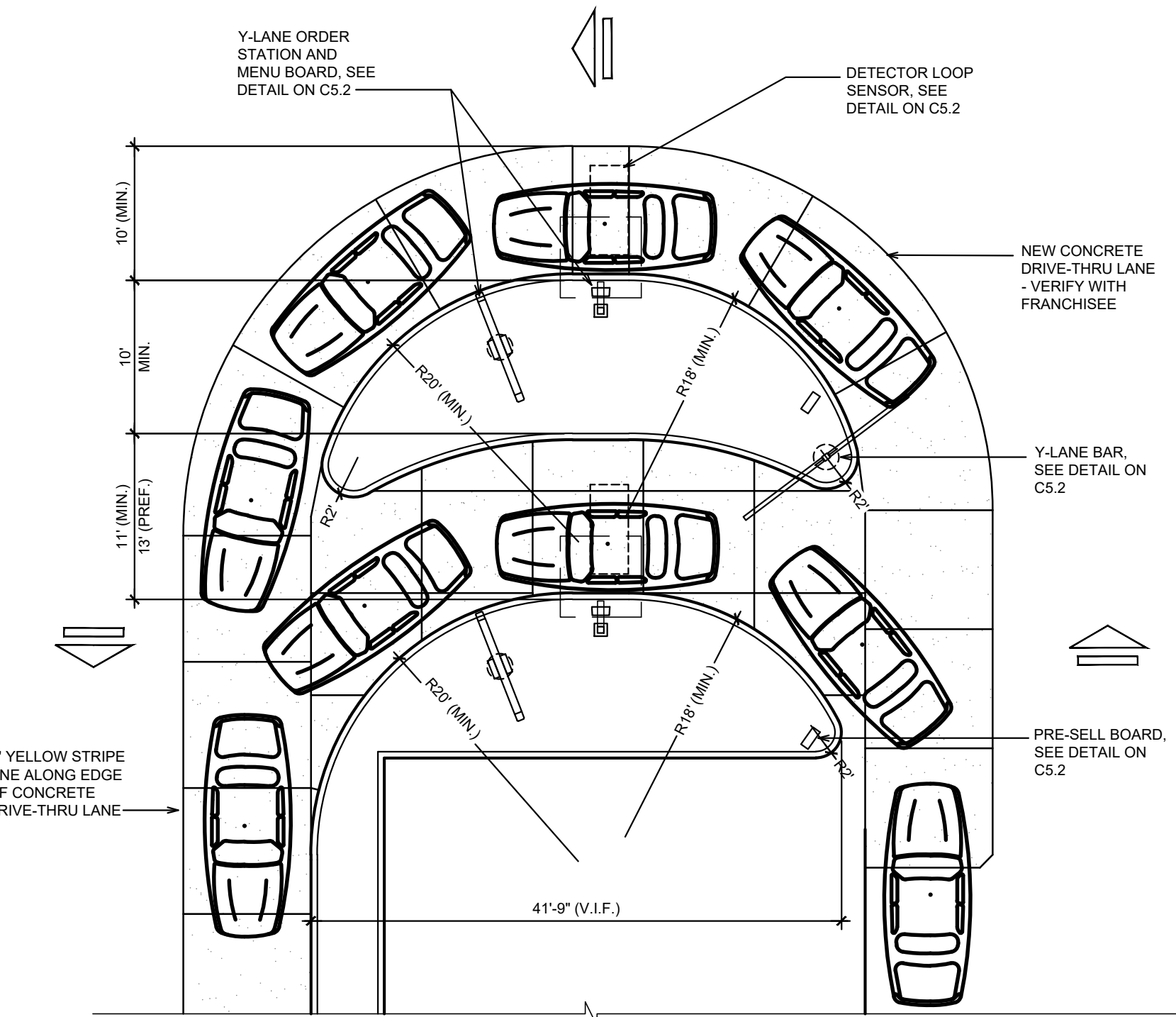
SHEET NAME
EXISTING SITE LAYOUT

SHEET NUMBER
C1.0



01 EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"

3/25/2021 9:31 AM C:\Users\Bob_Medina\Desktop\Drawings\1.0 - Summer 2020 - CAD Files\21-05-001 Milford, NH REFRESH ARCH\03_E2000_C1.0 - C2.0_Arch_Site Plan.dwg \$(GETVAR, 7)



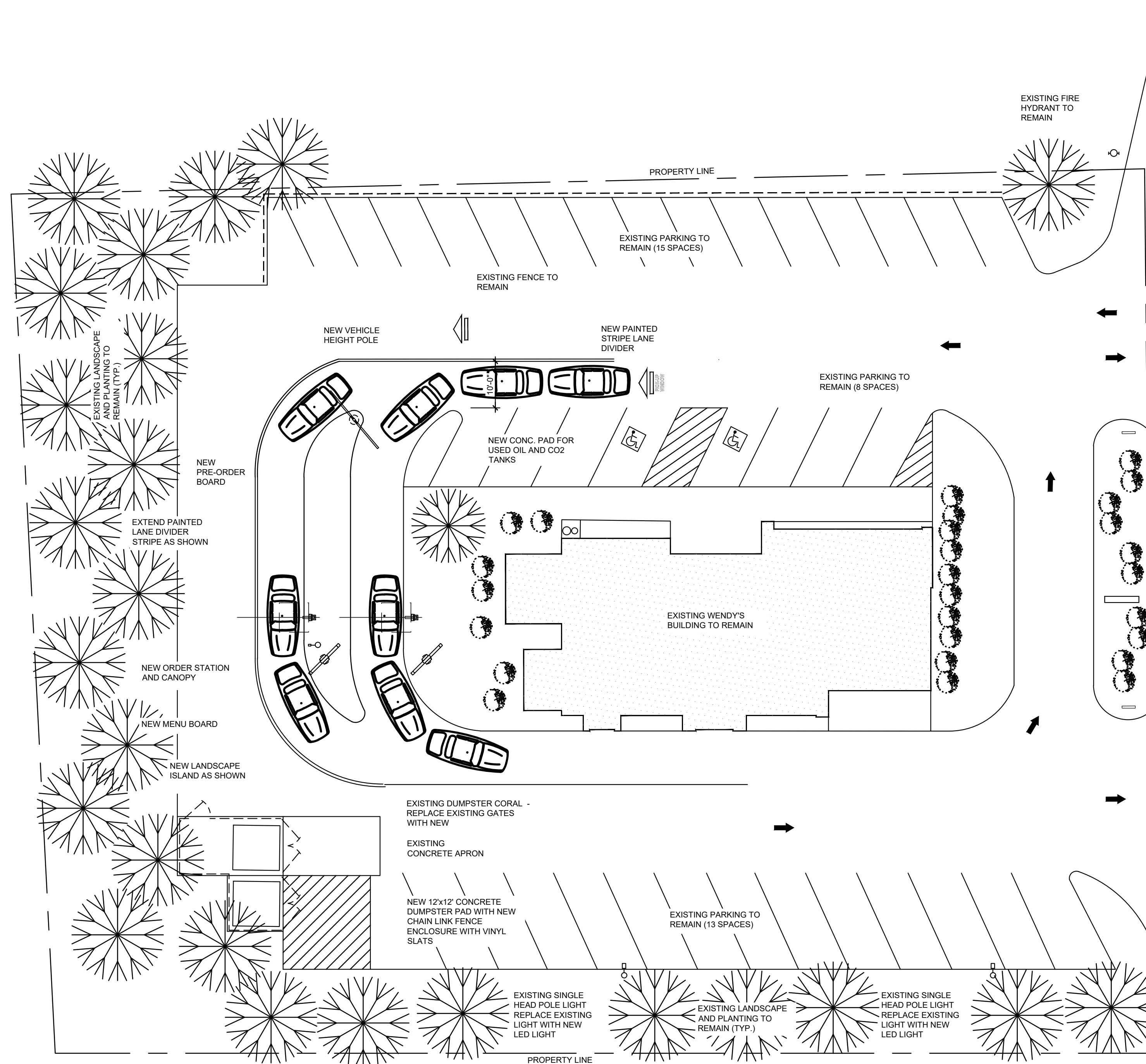
02 Y-LANE LAYOUT PLAN
SCALE: 3/32" = 1'-0"

GENERAL NOTES

1. THIS PLAN COMPLETED WITHOUT INSTRUMENT OF SURVEY - ALL INFORMATION OBTAINED FROM PUBLIC RECORDS - ALL DIMENSIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED.
2. CONTRACTORS SHALL NOTIFY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES IN WRITING AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO CONFIRM THE LOCATIONS OF ANY EXISTING BURIED UTILITIES.
3. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE LOCAL AND STATE CODES, RULES AND REGULATIONS. OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS FOR THE WORK.
4. MATCH THE EDGE OF NEW BITUMINOUS PAVEMENT TO THE EXISTING EDGE OF THE BITUMINOUS PAVEMENT. SLOPE NEW BITUMINOUS PAVEMENT TO MATCH EXISTING FLOW LINE.
5. CLEANUP AND DISPOSE OF ALL EXCESS MATERIALS OFF SITE.
6. NO PARKING OR STORAGE OF MATERIAL OR EQUIPMENT WILL BE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY AT ANY TIME DURING CONSTRUCTION.
7. A SAFE AND ADEQUATE TRAVEL ROUTE FOR PEDESTRIANS SHALL BE MAINTAINED AT ALL TIMES. PEDESTRIANS SHALL NOT BE DETOURED INTO THE EXISTING ROADWAY OR THROUGH ACTIVE CONSTRUCTION.
8. FURNISH THE OWNER WITH A SET OF AS-BUILT DRAWINGS FOLLOWING COMPLETION OF CONSTRUCTION.

SYMBOL LEGEND

- PROPOSED CROSSWALK (PAINTED)
- PROPOSED PAVEMENT MARKING (PAINTED)
- PROPOSED PAVEMENT MARKING DIRECTION ARROWS (PAINTED)
- PARKING SPACE COUNT
- SIGN
- LIGHT POLE



**ELM STREET
(ROUTE 101A)**

01 ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"

SITE NUMBER:	05154
BUILDING TYPE:	CG3480
ASSET TYPE:	FREE STANDING
CLASSIFICATION:	REFRESH
OWNER:	WENDCO OF MILFORD, INC.
BASE VERSION:	2020 SUMMER
UPGRADE CLASSIFICATION:	N/A
PROJECT YEAR:	2021
DESIGN TYPE:	(2.0) UM BRIGHT
DRAWING RELEASE:	SUMMER 2020

UPLAND ARCHITECTS
250 E. MAIN STREET - SUITE 13
NORTON, MASSACHUSETTS 02766
331 SOUTH WASHINGTON STREET
SHELBY, NORTH CAROLINA 28150
T 774-430-3390
WWW.UPLANDARCHITECTS.COM

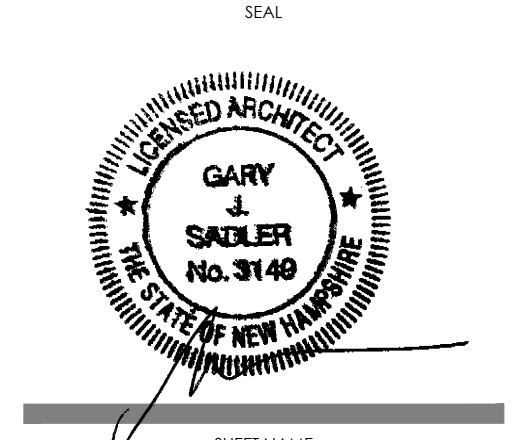
DISCLAIMER
OWNERSHIP AND USE OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE ARCHITECT.

PROJECT TYPE: CG3480
REFRESH

Wendy's
153 ELM STREET
MILFORD, NH 03055

REV.	DATE	DESCRIPTION

ISSUE DATE:
PROJECT NUMBER: 21-05-001
DRAWN BY:
CHECKED BY:



SHEET NAME
SITE LAYOUT PLAN

SHEET NUMBER

C2.0

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UPLAND ARCHITECTS

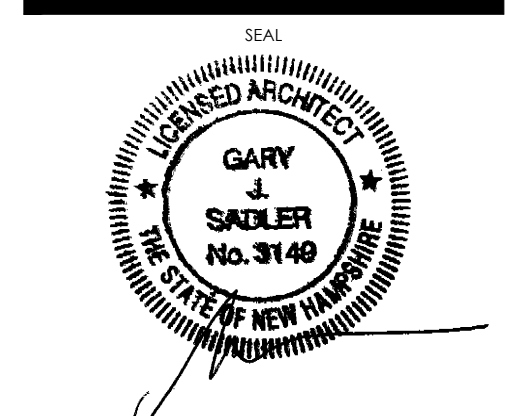
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PROJECT TYPE: CG3480
 REFRESH

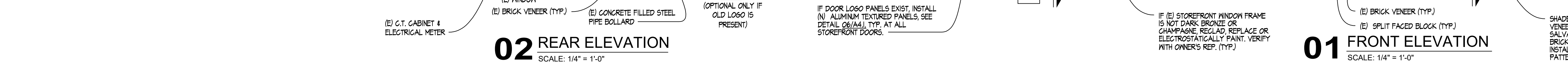
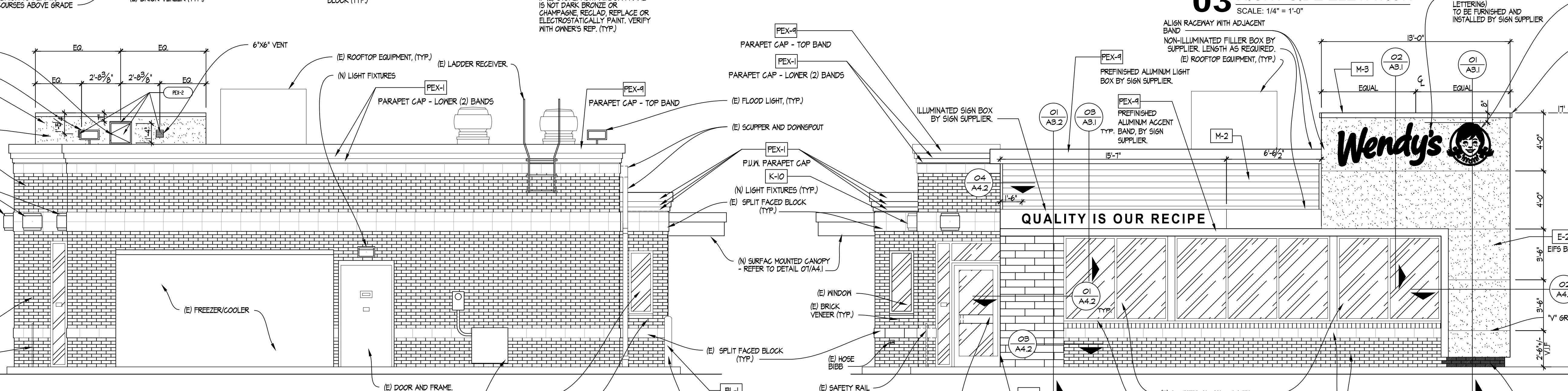
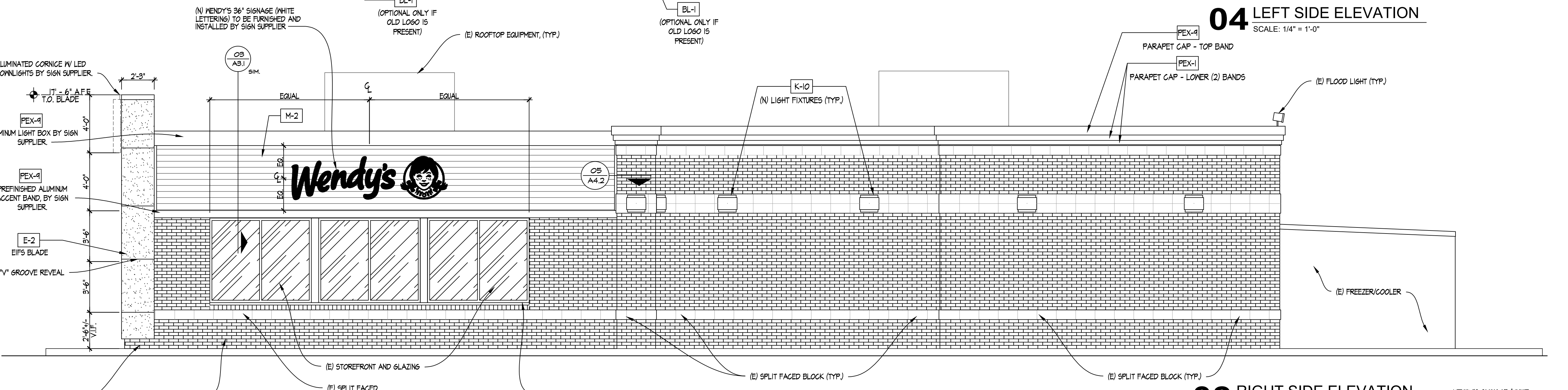
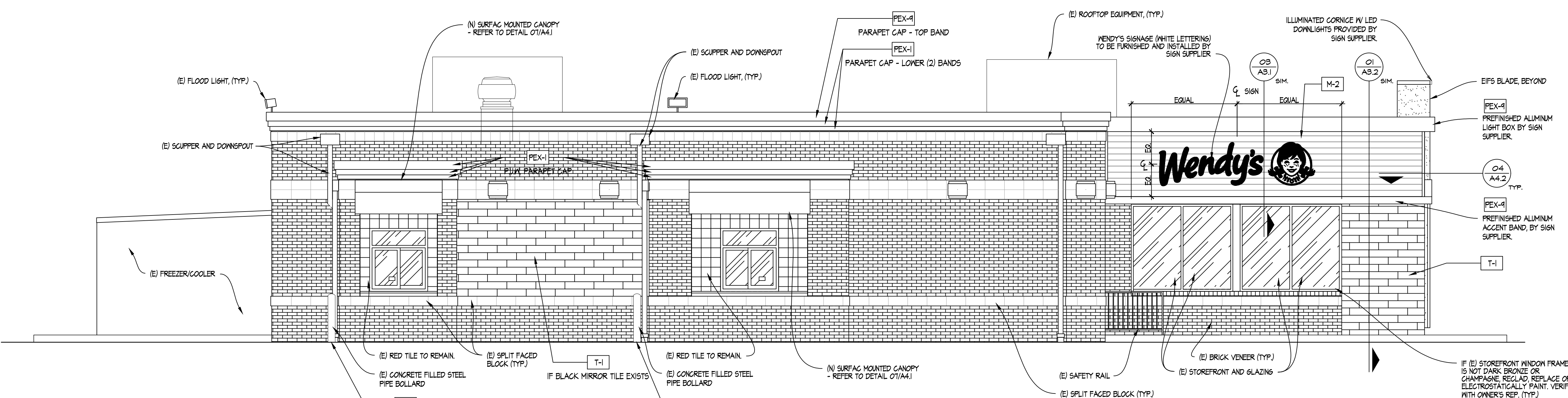
Wendy's
 153 ELM STREET
 MILFORD, NH 03055

REV.	DATE	DESCRIPTION

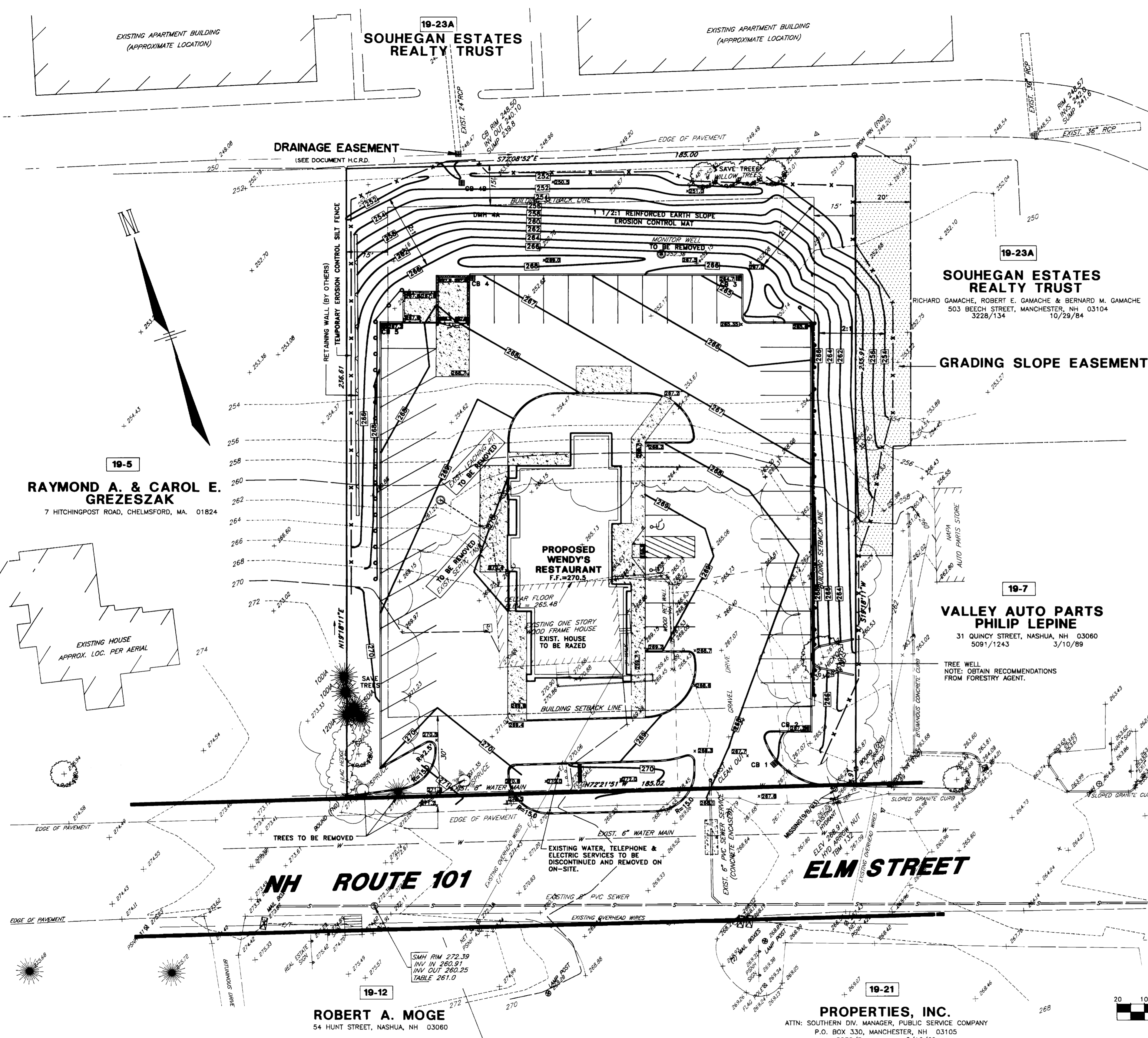


SHEET NAME: EXTERIOR ELEVATIONS

SHEET NUMBER: A2.1

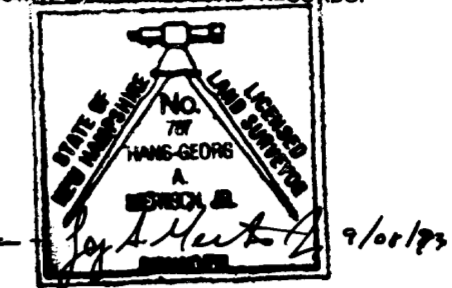
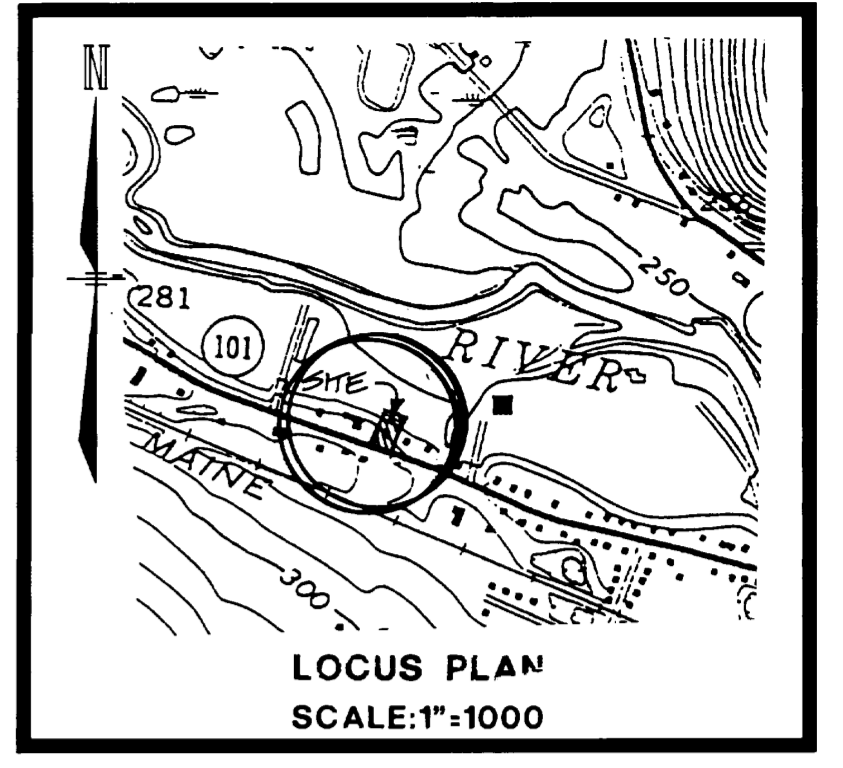


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CERTIFICATION:
 I CERTIFY THAT THIS SURVEY PLAT SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS AND THAT THE LINES OF PUBLIC OR PRIVATE STREETS OR THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

THE ABOVE CERTIFICATION IS PROVIDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN CITY ASSESSOR RECORDS.



REFERENCE PLANS:

- PROPERTY - OF - STEPHEN RYDER - (CROSBY FARM) - MILFORD, N.H. SCALE 1"=100', DATED OCTOBER 1964, BY WILLIAM M. FALCONER, SURVEYOR.
- BOUNDARY - PLAN OF LAND - EILEEN M. RYDER & ESTATE OF STEPHEN RYDER - MILFORD, NH SCALE 1"=100', DATED JANUARY 9, 1981 BY THIS OFFICE. (HCRD PLAN NO. 13826)
- SUBDIVISION - CONSOLIDATION PLAN - PREPARED FOR - BIRCHTREE ASSOCIATES - MILFORD, NH SCALE 1"=100' DATED MAY 18, 1984, BY THIS OFFICE.

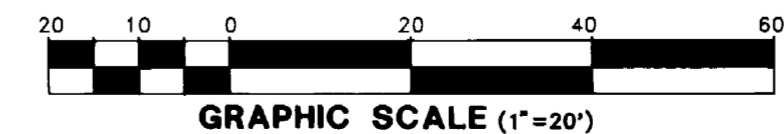
NOTES:

- OWNER OF RECORD: MAP 19, LOT 6
ADOLPHUS G. MEIER
C/O MARK FERNALD
P.O. BOX 270, MILFORD, NH 03458
5368/543 9/8/92
- BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM A FIELD SURVEY.
- [19-6] REFERS TO TAX MAP (19) AND LOT NUMBER (6).
- TOTAL SITE AREA: 1.003± ACRES (43,964± SQ. FT.)
- CURRENT ZONING: COMMERCIAL - BUSINESS DISTRICT
DIMENSIONAL REQUIREMENTS
MINIMUM LOT SIZE 20,000 SQ. FT.
MINIMUM FRONTAGE 150 FT.
MINIMUM BUILDING SETBACK
-FRONT 30 FT.
-SIDE AND REAR 15 FT.
MINIMUM PARKING / PAVEMENT SETBACK
-ROW 10 FT.
-PROPERTY LINE 6 FT.
- AQUIFER OVERLAY DISTRICT
- COMMERCIAL USE PERMITTED WITH NO ON-SITE DISPOSAL OF WASTE.
- CONSERVATION COMMISSION TO REVIEW PLAN.
- THE SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN IN THE TOWN OF MILFORD, N.H. FLOOD INSURANCE STUDY, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED: NOVEMBER 1979.
- PROPOSED : ONE STORY, 3,120 SQ. FT.
WENDY'S RESTAURANT
80 SEATS
- PARKING:
REQUIRED: 90 SEATS x 0.6 SPACE/SEAT = 54 SPACES
8 EMPLOYEES x 1 SPACE/EMPLOYEE = 8 SPACES
TOTAL = 62 SPACES
PROVIDED: 51 SPACES (INCLUDES 2 HANDICAP SPACES)
WITH PLANNING BOARD APPROVAL FOR REDUCTION OF PARKING.
- MINIMUM OPEN SPACE REQUIRED 30%
OPEN SPACE PROVIDED 36%
- THE SITE SHALL BE SERVICED BY THE FOLLOWING UTILITIES:
SANITARY SEWER MUNICIPAL
STORM DRAINAGE PRIVATE
WATER MUNICIPAL
ELECTRIC PSNH
TELEPHONE NET
GAS-PROPANE
- ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF MILFORD, AND SHALL BE BUILT IN ACCORDANCE WITH THE PLANS, DETAILS AND SPECIFICATIONS.
- EXTERIOR LIGHTING SHALL BE DIRECTED ON-SITE AND BE DOWN CAST.

GRADING SITE PLAN

WENDY'S
MILFORD, NEW HAMPSHIRE
 SCALE: 1"=20'
 MAY 12, 1993

P1.26515
Dwr. 114



ROBERT A. MOGE
54 HUNT STREET, NASHUA, NH 03060

PROPERTIES, INC.
ATTN: SOUTHERN DIV. MANAGER, PUBLIC SERVICE COMPANY
P.O. BOX 330, MANCHESTER, NH 03105
2030/8 5/16/89

REV.	DATE	DESCRIPTION	C/O	DR	CK
C	9/08/93	ADD CERTIFICATION/ REV NOTE 2		REK	HM
B	06/24/93	REVISIONS PER STAFF REVIEW		REK	JK
A	06/03/93	REVISE SITE ADD DRAINAGE SCHED.		REK	JK

C/O
DR CK

288 Route 101, Bedford NH 03110 (603) 472-4488 FAX: (603) 472-9747

FILE	76277.00	S	D	T	SP	F	B	C	R
SHEET 1 OF 7									