



TOWN OF MILFORD, NEW HAMPSHIRE  
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

TEL: (603)249-0620

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**STAFF MEMO**

**Date:** March 8, 2022  
**To:** Town of Milford Planning Board  
**From:** Jason Cleghorn, Town Planner  
**Subject:** **SP2022-01 Buttermilk Falls, LLC/Unwined, LLC, 1 Nashua St. Unit C, Map 26, Lot 156.**  
Public Hearing for a minor site plan application for review of a change of use within the Commercial zoning district and Oval Subdistrict for a wine bar and small plates restaurant.

**BACKGROUND:**

The applicant is requesting review and approval of a minor site plan for internal revisions to the vacant tenancy at 1 Nashua St. Unit C above the State Farm Insurance Office on the corner of South St. and Nashua St. The reason for the application is to provide the Planning Board an opportunity to review and comment on changes of use within commercially zoned properties. The applicant plans a tenant fit up and construction for a wine bar serving small plates to begin and moving toward a fuller restaurant experience as business needs dictate.

**LOT AREA:**

Lot 26-156: ±.09 acres

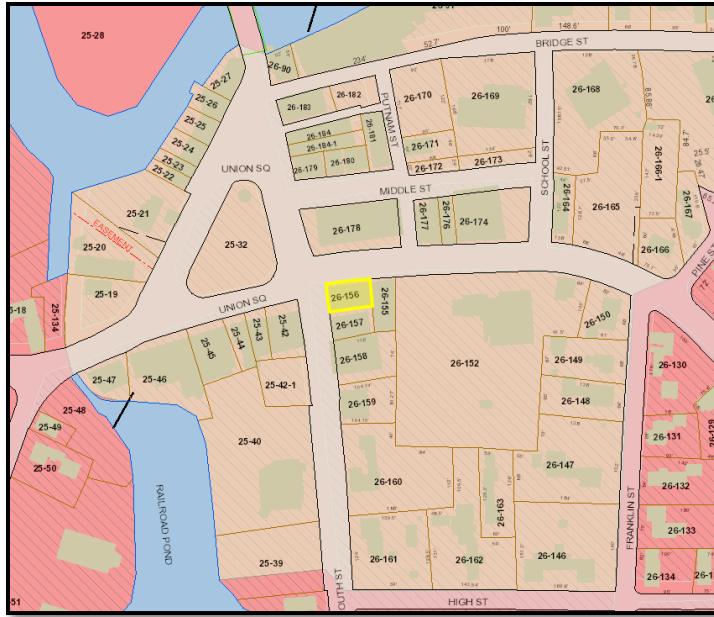
**NOTICES:**

Notices were sent to all property abutters on March 3, 2022. No responses or inquiries have been made by abutters or by the general public.

**ZONING DISTRICT/INFORMATION:**

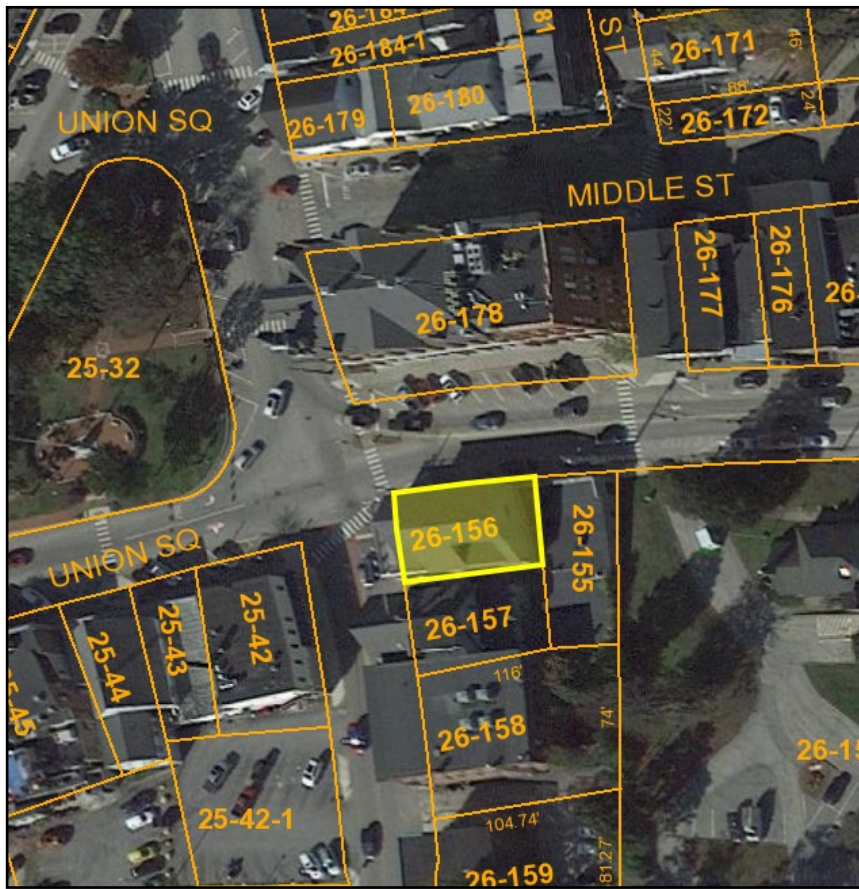
The subject property is within the Commercial “C” Zoning District: The intent of the Commercial “C” District is to provide areas for those businesses, institutional, financial, governmental and compatible residential uses which constitute the commercial requirements of the Town.

The property also falls within the Nashua and Elm Street Corridor District as well as the Oval Subdistrict.

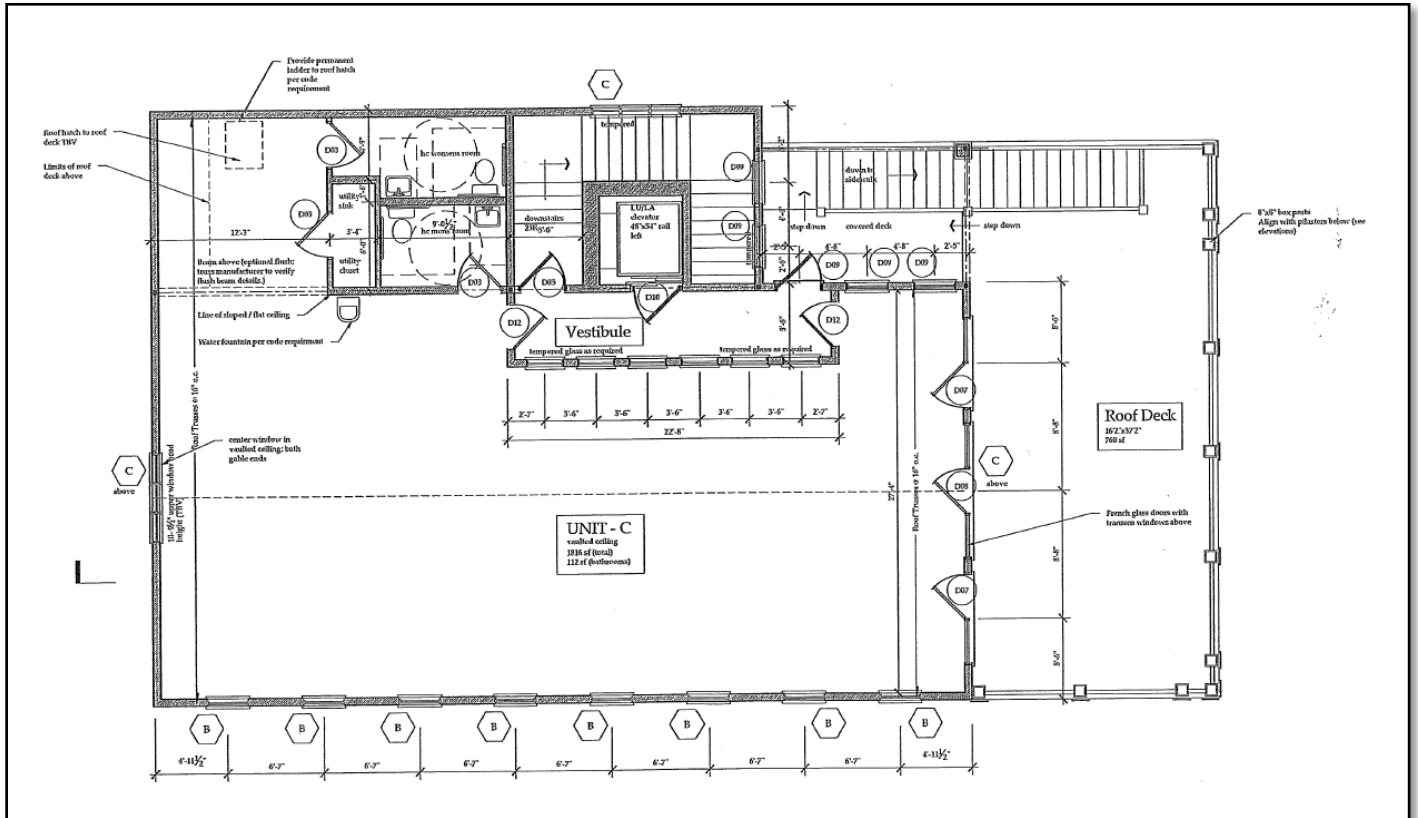


**EXISTING CONDITIONS:**

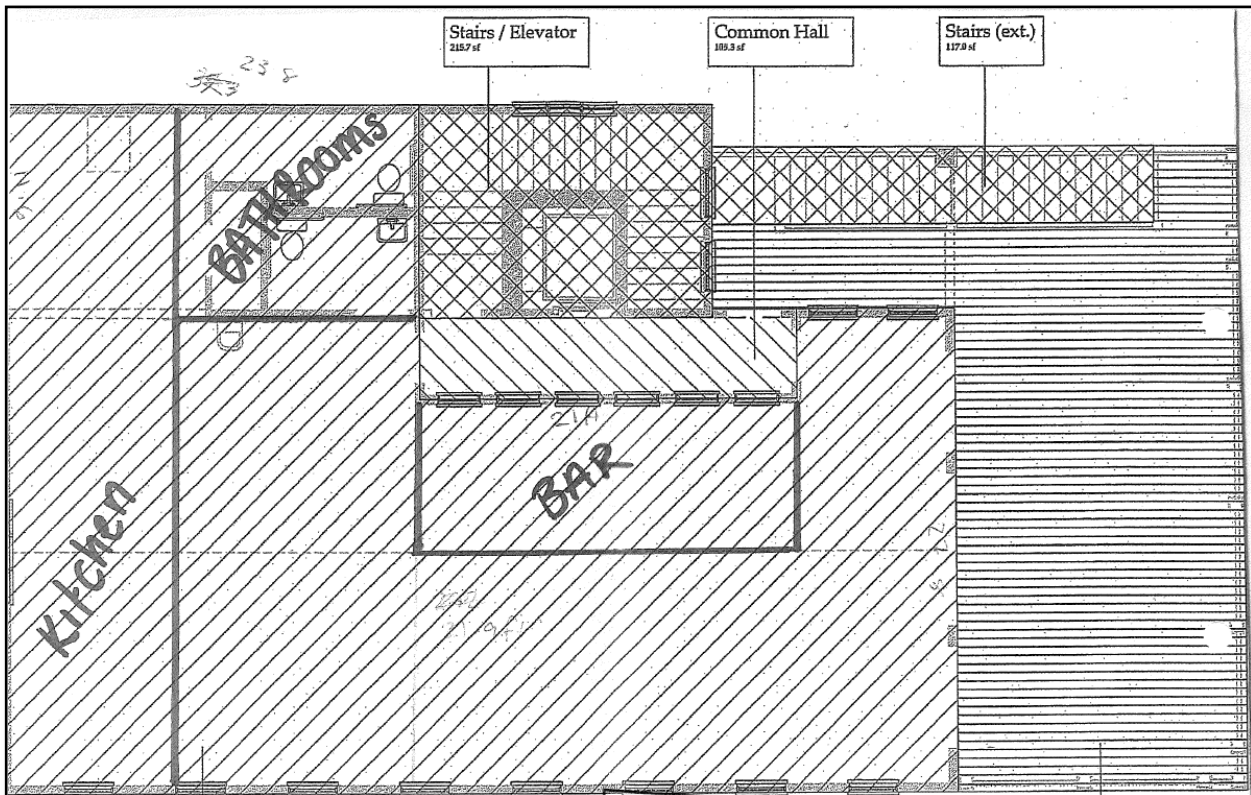
The parcel is directly abutted by commercial uses to the east, south, and west, to the north is Town Hall. The building in which this proposed use is located is currently served by a State Farm insurance office, and a hair salon (Top Knot).



**CURRENT INTERIOR LAYOUT:**



**PROPOSED INTERIOR LAYOUT BELOW**



**LANDSCAPING:**

N/A

**PARKING:**

Parking as well as yard and open space requirements are waived by the Zoning Ordinance within the Oval Subdistrict in § 5.05.07 and 6.05.10. The applicant indicates per their narrative that their employees will be required to park within town parking lots and away from the storefronts on the Oval itself.

**INTERDEPARTMENTAL REVIEWS:** Comments and recommendations provide an overview of areas needed to be addressed at the Public Hearing or shown as part of the application:

**Fire Department:**

1. The kitchen hood and suppression system will need to be designed for the appliances and space. The final occupant load will be determined after the furniture, fixed seating and walls have been installed. Occupancy permit and inspection is required. The applicant may possibly have to relocate a few sprinkler heads depending on the final design and those will ultimately need to be designed by a professional sprinkler contractor.

**Photos:**



**View from Town Hall looking south**





**View from Bar One area**



**View from the Oval Common area**



**View from Café on the Oval**

**STAFF RECOMMENDATIONS:**

The applicant should be prepared to address all of the comments raised by the Planning Board, Conservation Commission, Town Consultants, Staff, and public pertaining to the Site Plan Final Design and revise the plans/information accordingly. Staff finds that the majority of comments and recommendations by staff involve plan revisions that could be managed administratively prior to Board signature. Barring any/all input and recommendations from the Board, Staff recommends approving the application subject to the following conditions:

1. The Applicant shall submit any/all revised plans, reports, and associated information referenced in the Staff memo dated March 8, 2021 to the Community Development Office for review and approval by the Town and its agents.
2. Alterations to the tenancy as described by the Fire Department in their comments shall be implemented within the review of the Building Permit.

FEB 16 2022

PB\_\_\_\_ZBA\_\_\_\_Office\_\_\_\_

## Minor Site Report

My name is Emma Round and I've spent the majority of my career traveling and studying wine and have found a passion for the art itself. In my experience I've found wine can be confusing and sometimes intimidating, however my goal for Unwined is to make wine enjoyable, accessible and approachable for everyone, regardless of their prior knowledge or experience, as it is to me. I want Unwined to be a community space where people can come and see their favorite bartender, relax from a busy day, celebrate their anniversary or even host a business meeting. My vision for this space and this business is to become a cornerstone and destination for the people of Milford and the surrounding areas and feel like a home away from home.

Unwined will be situated on the second floor of 1 Nashua Street with clear signage above the main entryway by those at State Farm and Top Knot and in the same hanging style as well as fascia signage above the bottom of the egress staircase. When entering through the first floor vestibule there will be clear internal fascia signage, similar to the neon 'One' sign currently present, with indication directing customers to the staircase and elevator which will take them directly up to Unwined. Upon entering the space it will be comfortable and relaxed but buzz with the alluring effervescence you'd expect from a business that sells champagne. Depending on the season, you could come into a cozy winter oasis and sip a cabernet, or in the summer a sleek bar with a flower-clad patio seating area for your favorite rosé. The large straight bar is the central hub for the space allowing flow throughout the open airy room with a selection of high and low tables as well as booths and sofas to allow a variety of social and business interactions to happen making the most of this space allowing a capacity of approximately 50 people seated at the bar and throughout the tables inside. The outdoor patio will host approximately 25 with the majority of use between April and September making the most of the weather but in the future I hope to adapt the outdoor space to be year round with outdoor seating closing at 10pm to minimize noise. On a day to day basis there will be general background music inside and out using a sonos speaker system but I also hope to host live music acts when feasible showcasing local talent. Unwined is intended to be unpretentious and accessible to all, open from 12pm to 11pm allowing for long lunches with friends, somewhere to grab a drink to discuss business for an hour or a light bite post work to dissect the day.

As you would expect from a wine bar the wine itself will be the focus. I intend to showcase local and domestic wines as well as introduce people to some more uncommon international wines they may not be as familiar with and as a community we can learn to recognise and appreciate a plethora of grapes and regions whilst building knowledge in a fun way. Unwined will be having a variety of tasting evenings learning about certain regions and grapes and how to pair them accordingly. Initially these will be once a month but depending on interest and engagement these could become more frequent. Wine flights will be offered on a daily basis if people would like to try a variety of wines in an unstructured atmosphere though members of staff will always be available to help and advise. The wine list will include those key wines enjoyed year round but will adapt seasonally with a focus on grapes and styles of wine that suit the weather and time of year. We will also be including sustainable, biodynamic, vegan and organic wines as I believe everyone should have options and it is our duty to consider the environmental impacts a large industry like the wine industry has on the world. As well as having wine on offer there will also be a small selection of beers and spirits available along with a carefully curated cocktail list for those days when wine doesn't hit the spot.

Unwined will have a full kitchen set up allowing for expansion further into the future of the business but initially my intentions are to offer a selection of small plates and sharing boards using locally sourced ingredients. As I'm sure would be expected of a wine bar there will be a heavy focus on local cheese and cured meats though of course we will be offering some vegetarian and vegan options as well as gluten free.

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At Unwined the staff will obviously play an integral role in ensuring the guests get the utmost enjoyment out of their experience with us. All members of the bar and serving staff will have an in-depth knowledge of the wines we offer and the opportunity to expand their knowledge if they so desire. I will personally educate our staff on the correct terminology and how to best describe the wines we offer to our guests as well as opening them up to further education opportunities. I am hoping to hire people from the local area to fill the positions of host, server, bartenders and chef. Whilst some experience would be beneficial training will be given for all positions and I believe we will initially need approximately 10 members of staff though this could increase depending on how busy the bar is. Staff will be required to use the town parking lot on the corner of Bridge St and Putnam St, if another more suitable parking opportunity doesn't become available, allowing the main parking on Nashua Street and The Oval to be available for customers.

When looking to the future I hope to make Unwined available for private events as well as the wine tasting evenings and potential live music. The entire bar would be available for rental if people would like to celebrate important occasions with us and I hope to add more events to engage with the community.



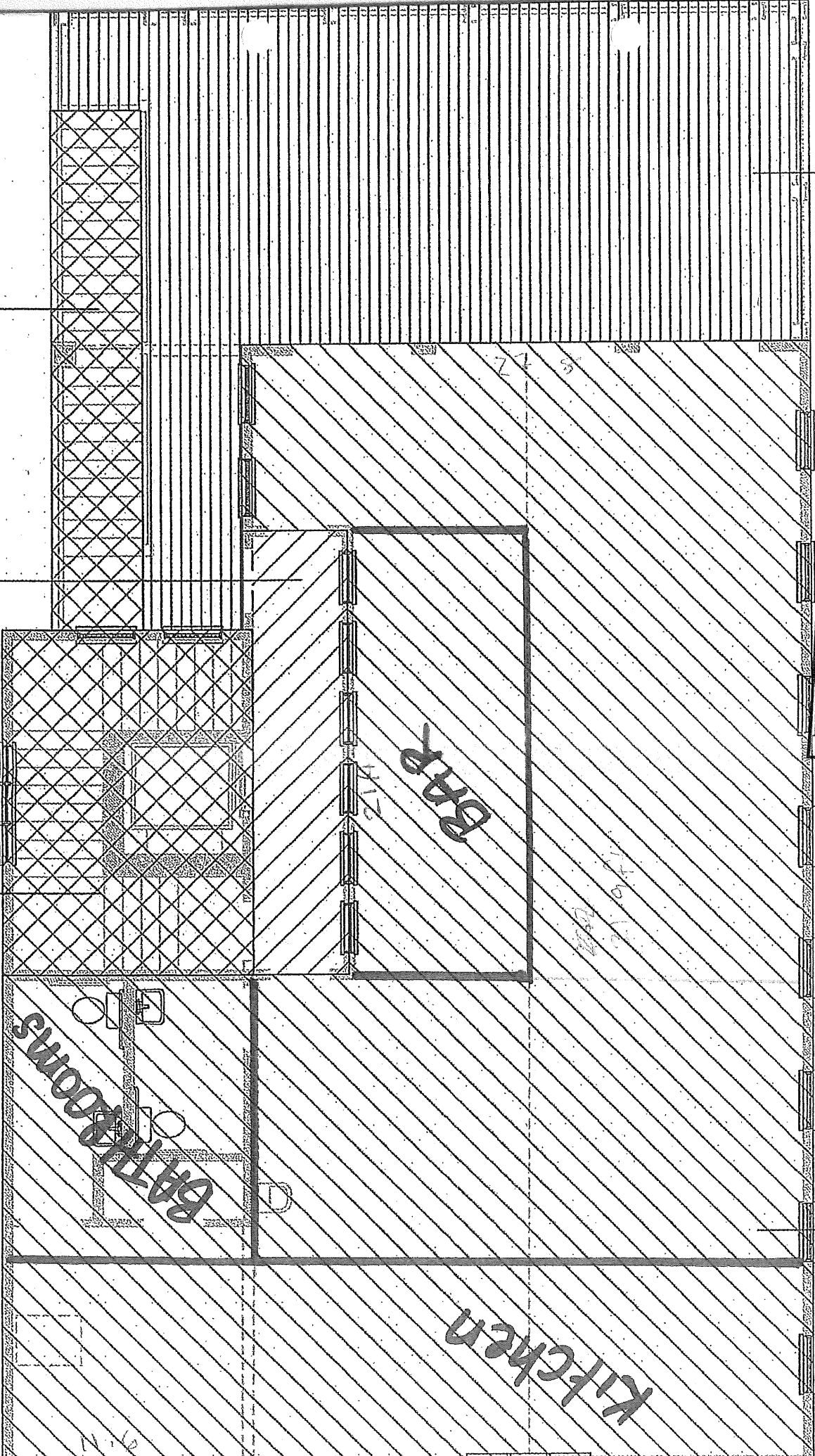
Stairs (ext.)  
117.9 sf

Common Hall  
105.3 sf

Stairs / Elevator  
215.7 sf

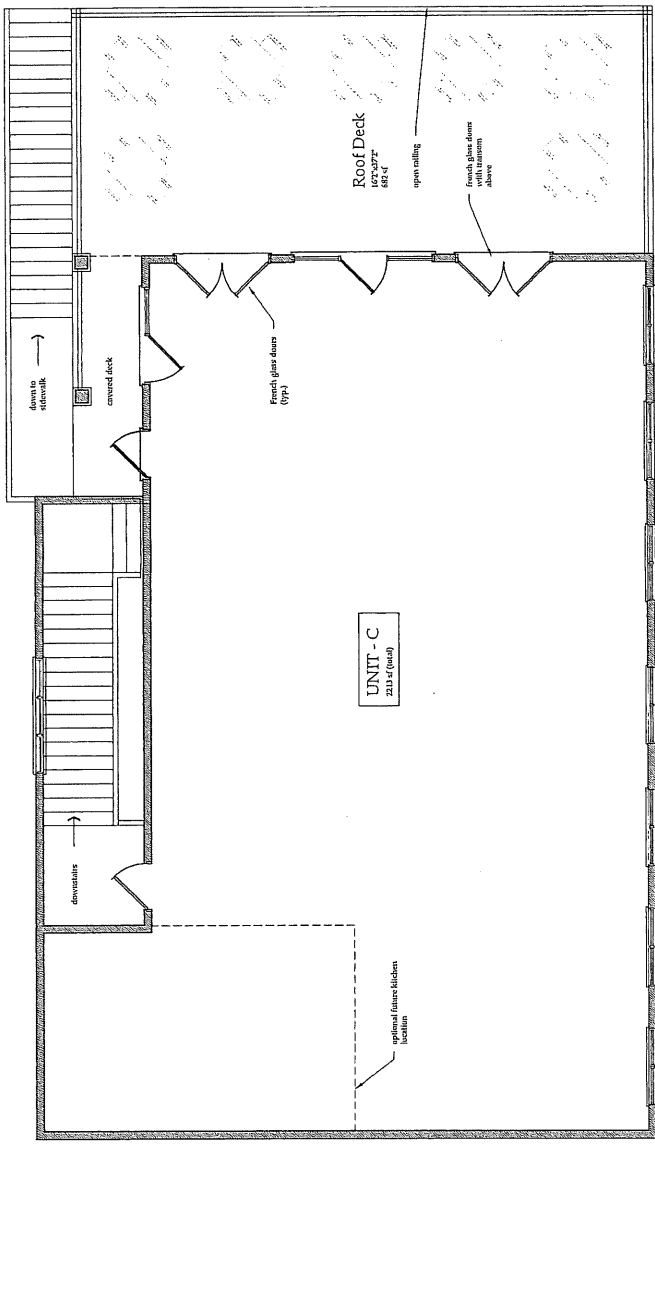
Deck  
661.1 sf

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UNIT - C  
1769.7 sf

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Upper Level Floor Plan  
 Concept - A

CONTRACTOR TO VERIFY  
ALL DIMENSIONS AND  
STRUCTURAL MEMBERS  
PRIOR TO STARTING  
CONSTRUCTION. BUILDING  
IS TO BE SET OR EXISTING  
AS SHOWN AND LOCAL  
BUILDING CODES.

JAD DESIGN GROUP INC.  
P.O. BOX 778 AMHERST, NH 03031  
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FAX: (603) 578-1332

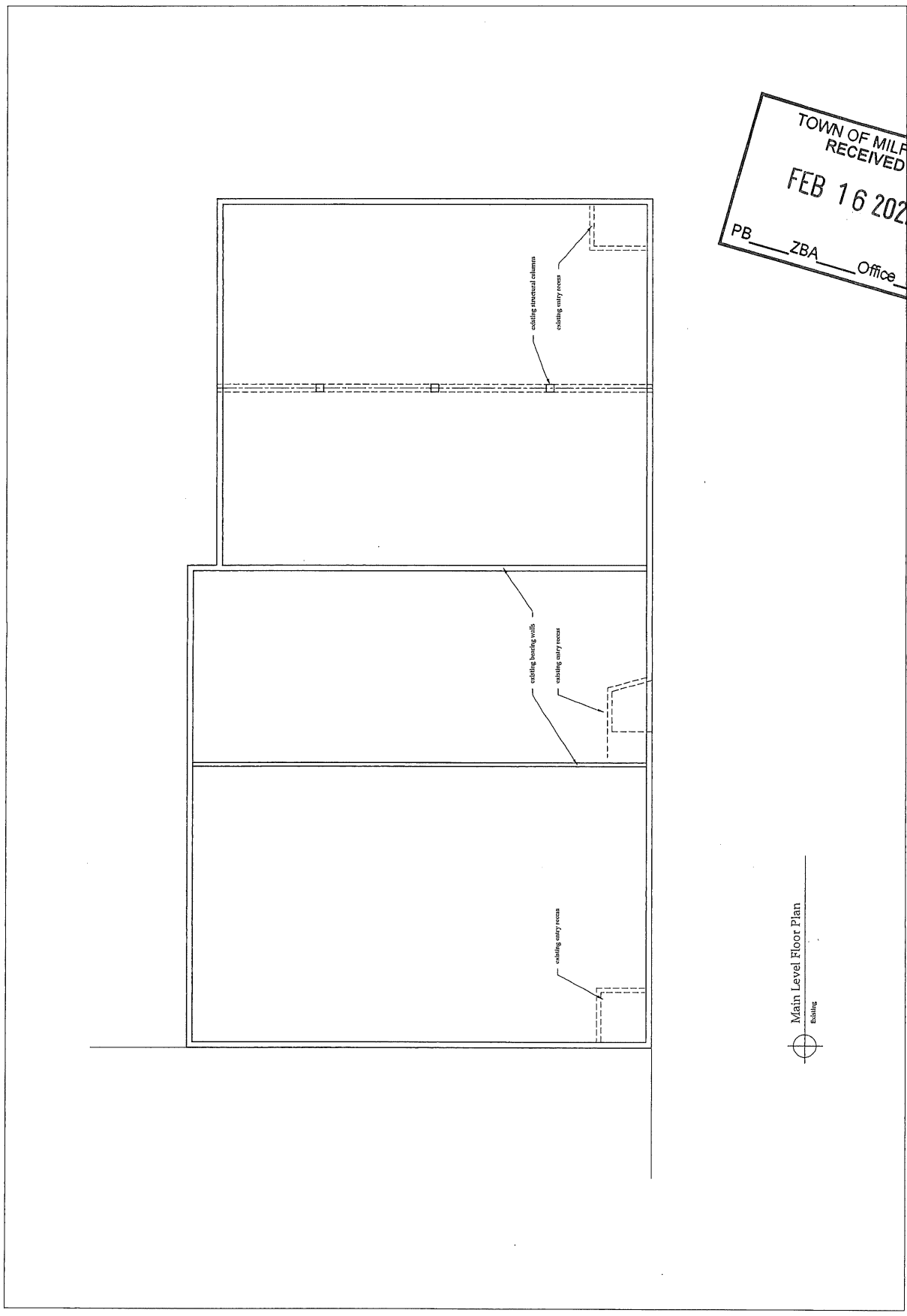
Job:  
Ref:  
Date: 1/20/17  
Rev:

Steve Desmarais Builder  
Milford, NH

1 Nashua Street  
Milford, NH

Existing  
Scale: 1/8" = 1'-0"  
square feet

SHEET  
E-1  
CONSTRUCTION

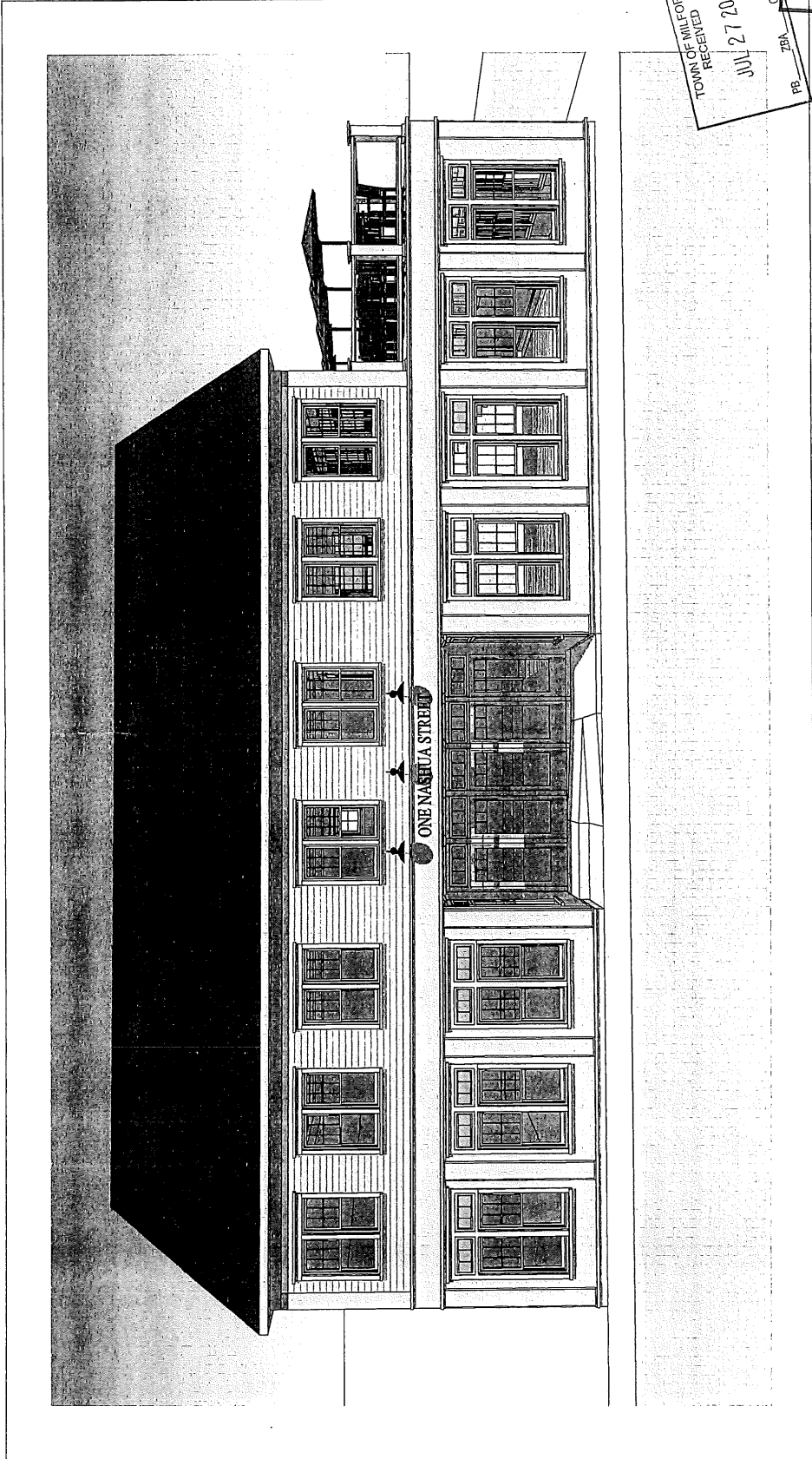


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Main Level Floor Plan  
Existing







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Steven Desmarais Builder  
Builders and Developers

One Nashua Street  
Milford, New Hampshire

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