



TOWN OF MILFORD, NH
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

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MILFORD PLANNING BOARD
NOTICE OF DECISION

- Petition of:** 30 Wilton Road LLC.
- Project Name:** SP2022-05 Storage Sense – Milford West
- Location:** Tax Map 6, Lot 14, 30 Wilton Road
- So as to:** Construct a three story, 40 foot tall, 13,950 square foot (41,850 square foot gross floor area) self-storage facility and associated, parking, site and drainage improvements in the Integrated Commercial Industrial zoning District and West Elm Overlay.

The Milford Planning Board, at its meeting of August 16, 2022, and after a public hearing, completed its consideration of Major Site Plan Application for the property located at Tax Map 6, Lot 14, 30 Wilton Road Milford, NH 03055

The Board based its decision on plans, supporting oral and written information, and records provided by the Applicant, professional staff, commissions, consultants for Applicant, and abutters, as reflected in the minutes on file at the Milford Town Hall. This information shall be incorporated into the decision by reference.

As a result of such consideration, the Planning Board found that the application was in Substantial Compliance with the Milford Zoning Ordinance and Development Review Regulations. The Planning Board voted unanimously in favor to Grant Conditional Approval of this Major Site Plan Application based on the information and stated conditions incorporated hereto.

On August 16, 2022 upon a motion made by Paul Amato and seconded Janet Langdell, the Planning Board unanimously voted herein to Conditionally Approve the Conditional Use Permit and Major Site Plan Application to allow for the construction of a three story, 40 foot tall, 13,950 square foot (41,850 square foot gross floor area) self-storage facility and associated, parking, site and drainage improvements. The final vote was unanimous. The project lies in the Integrated Commercial Industrial Zoning District and West Elm Overlay District and is located on real property shown on the Milford Assessor Tax Map 6, Lot 14 consisting consists of approximately 6.35 acres (276,773 sq.ft.) with 954 linear feet of frontage on Wilton Road.

The Conditional Use Permit and Major Site Plan Application was requested by the subject property owner, 30 Wilton Road LLC, 55 Pittsfield, NH 03263. This application was filed with the Planning Board on May 23, 2022. The Applicant submitted a complete application which was noticed and reviewed in accordance with RSA 676:4 & 675:7. The Applicant has filed with the Planning Board the minimum plans and information required under the Milford Development Regulations.

During the review process, the Applicant and its professional consultants submitted various revisions to the plans along with various supplemental memoranda and correspondence in response to requests by the Planning Board and the Planning Department that reviewed the project. All of these plans, reports and correspondence, and meeting minutes are contained in the Planning Department's files and are hereby incorporated by reference into the public record for this public hearing.

Conditions Precedent:

The approval of the application is subject to the following conditions:

1. Prior the signing the site plan, the applicant shall submit an easement for review and approval by the Community Development Office to allow the construction of the future bus stop and shelter as depicted on the site plan.
2. The final review and approval of the stormwater and drainage design by the town's engineering consultant.
3. Staff and the applicant shall work with the Fire Department relative to the 8/12/22 email correspondence from the Milford Department to Community Development Staff and Jim Pouliot, Water Utility Director containing two attachments. This shall include final resolution regarding the location and number of parking spaces located to the west and south of the storage building.
4. The plan shall be revised to include a planting bed on the eastern side of the building.
5. The plan shall be revised to include a note stating that no outside storage of materials, containers, equipment, vehicles or similar is permitted on the site and/or in proximity to the building.
6. Correct the planting table on LA 101 to reflect the appropriate height for all plantings.
7. The Applicant shall submit the following to the Community Development Office:
 - a. One (1) 11" x 17" reduced copy of the site plan.
 - b. Four (4) full sized paper sets of the site plan.
 - c. One (1) full sized, mylar set of the site plan.
 - d. One (1) electronic .pdf file of the site plan.
 - e. One (1) CAD/.dwg file.

Note: The submitted plans shall have the owner, engineer and surveyor signatures in black ink. The plans will then be reviewed and signed by the Planning Board Chairman or designee.

Conditions Subsequent:

1. Payment of any and all outstanding fees which may be owed to the Town of Milford and/or its agents in association with review and inspection of the construction and associated elements are to be paid in full prior to start of construction.

General Conditions:

1. The Applicant shall comply with all Development Standards and Zoning Ordinance regulations in effect as of the filing of the Application.

2. Unless otherwise stated, all previous approvals and plans associated with this property and project areas shall remain in full force. Further, the provisions of this Conditional Site Plan approval shall apply to and be binding upon the Applicant and all successors and assigns in interest or control.
3. This Conditional Site Plan approval is based upon the following information, which is incorporated into this decision by reference:

Plan titled: “Non-Residential Site Plan, Storage Sense – Milford West, Tax Map 6 Lot 14, 30 Wilton Road, Milford, New Hampshire”

Prepared for: 30 Wilton Road, LLC., 55 Pittsfield, NH 03263.

Prepared by: Granite Engineering, LLC., 150 Dow Street, Tower 2, Suite 421, Manchester, NH 03101

Scale: 1 = 40”

Date: May 23, 2022, Revised 8/9/22

Sheets: 19 total sheets

Plan titled: “Fire Truck Turn”

Prepared for: 30 Wilton Road, LLC., 55 Pittsfield, NH 03263

Prepared by: Granite Engineering, LLC., 150 Dow Street, Tower 2, Suite 421, Manchester, NH 03101

Scale: 1 = 20”

Date: May 23, 2022, Revised 8/9/22

Sheets: 1 sheet

Plan titled: “Storage Sense – Milford West, Tax Map 6 Lot 14, 30 Wilton Road, Milford, NH 03055”

Prepared for: 30 Wilton Road, LLC., 55 Pittsfield, NH 03263

Prepared by: Warrant Street Architects, 27 Warren Street, Concord, NH 03301

Scale: 1 = 20”

Date: August 5, 2022

Sheets: 4 total sheets, LA 101 – 104

Plan titled: “603 Storage”

Prepared for: 603 Storage, 30 Wilton Road, Milford, NH 03055

Prepared by: Dennis Mires P.A., The Architects, 697 Union Street, Manchester, NH 03104

Scale: 1 = 20”

Date: August 3, 2022

Sheets: 7 total sheets, A-101 - 104A-201 – 202, X-001

Conditionally approved site plans that have not been signed by the Planning Board have one year from the date of approval to meet the conditions of approval and have the plans signed. Signed site plans have two years from the date of signing to complete active and substantial development.

Planning Board Chair or Designee

Date

Cc: 30 Wilton Road, LLC.
Assessing Department, Marti Noel
Department of Public Works, Leo Lessard
Planning Board File

Granite Engineering
Building Department, Jamie Ramsay
Zoning Administrator, Lincoln Daley