



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: Ronald and Loreen Racicot

Project Name: SP2022-07 Ronald and Loreen Racicot, Map 14, Lot 10-1, 21 Old Wilton Road

Location: Tax Map 14, Lot 10 and Lot 10-1, 21 Old Wilton Road

So as to: Approve a Site Plan Amendment to reestablish the driveway for subject property, eliminate the shared access between Map 14 and Lots 10 and 10-1 within the Industrial 'I' Zoning District.

The Milford Planning Board, at its meeting of August 16, 2022, and after a public hearing, completed its consideration of a Site Plan Amendment for the property located on Tax Map 14, Lot 10-1, 21 Old 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, and consultants for the 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 6-1-0 in favor to **Grant Conditional Approval of the Site Plan Amendment** based on the information and stated conditions incorporated hereto.

On October 19, 2021, the applicant received approval by the Board for a major site plan application to construct a 4,500 square foot warehouse and storage building, driveway extension and associated parking lot, and drainage and landscape improvements. See Case SP2021-20.

On August 16, 2022, upon a motion made by P. Amato and seconded by E. Cohen, the Planning Board voted 6-1-0 to Conditionally Approve the Site Plan Amendment Application to eliminate the shared access between the two properties and reestablish a separate driveway for Tax Map 14 Lot 10-1. A proposed drainage easement is also shown on Parcel 14-10. Tax Map 14, Lot 10 and Lot 10-1 in accordance with the Milford Zoning Ordinance and Development Review Regulations on real property shown on the Milford Assessor Tax Map 14, Lot 10 and Lot 10-1, 21 Old Wilton Road, Milford, NH 03055. The project lies in the Industrial 'I' Zoning District.

This Site Plan Amendment Application for a Lot Line Adjustment was requested by Ronald and Loreen Racicot, 70 Putnam Hill Road, Lyndeborough, NH 03082. The application was filed with the Planning Board on July 18, 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 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

1. The Applicant shall submit a revised site plan and all associated information to the Community Development Office for review and approval by the Town and its agents. Said site plan shall incorporate the discussion and associated comments/reports of the Board and Planning Staff from the August 16, 2022 Public Hearing on the application.
2. The plan shall be amended to show a bound for the southeast corner of Map 14, Lot 10.-1.
3. A note shall be added to the plan stating that prior to the signing of the plan, all monumentation shall be set and noted on the plan or a security be provided to the Town to cover the cost of monumentation.
4. Applicant will need to obtain a driveway permit from the Public Works Department for the new driveway servicing the residence.
5. Both parcels shall comply with the performance standards of Section 6.01.2, Groundwater Protection Overlay District of the Zoning Ordinance.
6. The applicant shall submit copies of the proposed 1,250 s.f. drainage easement and 1,210 s.f. driveway turnaround easement to the Office of Community Development for review and approval prior to the plans being signed by the Board.
7. The Applicant shall submit the following to the Community Development Office:
 - a. One full sized Mylar set (24" x 36") of the site plan.
 - b. One full sized paper set (24" x 36").
 - c. One reduced sized paper set (11" x 17").
 - d. One electronic .pdf file of the subdivision/lot line adjustment plan.
 - e. One CAD/.dwg file.

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

8. Final plans and mylars signed by all property owners. The appropriate endorsements and signatures shall also be added to the final plans and mylars.

GENERAL CONDITIONS:

1. Unless otherwise stated, all previous approvals and plans associated with this property and project area shall remain in full force. Further, the provisions of this Conditional approval shall apply to and be binding upon the Applicant and all successors and assigns in interest or control.
2. The Applicant shall comply with all Development, Roadway Design Standards, and Zoning Ordinance regulations in effect as of the filing of the Application.
3. The Lot Line Adjustment Approval is based upon the following information, which is incorporated into this decision by reference:

Plan titled: “Lot Line Adjustment and Site Plan Amendment: Son’s Chimney Services, Tax Map 14 Lot10-1, 21 Old Wilton Road Milford, New Hampshire”

Prepared for: Ronald and Loreen Racicot, 70 Putnam Hill Road, Lyndeborough, NH 03082.

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

Scale: 1” = 30’

Date: February 16, 2017; Amended July 18, 2022

Sheets: 10 Sheets

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 subdivision plans have two years from the date of signing to complete active and substantial development.

Planning Board Chair or Designee

Date

Cc: Ronald and Loreen Racicot, Owners
Fieldstone Land Consultants, PLLC, Consultant
Assessing Department, Marti Noel
Building Department, Jamie Ramsay
Tax Collector, Kathy Doherty
Zoning Administrator, Lincoln Daley
Planning Board File