Town of Milford

ZONING BOARD OF ADJUSTMENT

Town Hall
1 Union Square
Milford, NH 03055-4240
(603) 249-0620
Fax (603) 673-2273
www.milford.nh.gov
TDD Access:
Relay NH 1-800-735-2964

NOTICE OF HEARING

Notice is hereby given for a Public Hearing to be held on November 15, 2012 at 7:00 PM in the Board of Selectmen's Meeting Room.

Ducal Development, LLC, owner of 15 North River Rd, Map 8, Lot 52, in the Residence "A" district, is requesting a Special Exception as allowed by Article V, Section 5.02.2:A.12 to construct and operate a Senior Housing Development containing up to 30 units or 60 bedrooms.

Case # 2012-28

Dated: November 2, 2012

Kevin Johnson

Kevin Johnson, Chairman

Owner/authorized representative must attend hearing; abutters requested to attend.

Print Form

Town of Milford
Zoning Board of Adjustment

Date Received: 10/25/12
Case #: 2012-28
Application #: 20121074
Payment amount: [redacted]
Date: [redacted] By: [redacted]

Application for Special Exception

Name of Applicant: **Ducal Development, LLC** Phone #: **(603)937-1007**

Email: **Lakeviewlanding@earthlink.net**

Address: **2 Sky Meadow Drive, Nashua, New Hampshire 03063**

Owner: **Same**
(If same as applicant, write "Same")

Owner's Address: **Same**
(If same as applicant, write "Same")

Property Location: **15 North River Road** Map **8** Lot **52**
(Number and Street)

Description of property: **A single family home and barn located on a 4.543 +/- acre parcel of land. The Applicant proposes to subdivide (and renovate) the existing single family home from the parcel leaving the barn and 4.195 acres of land.**
(Lot dimension, total area, present use)

This application is not considered acceptable unless all required statements have been made and all sections completed. Additional information may be supplied on separate sheets if necessary.

Fees: $75.00 per case plus abutter fees, including owner and representative (if applicable).

TOWN OF MILFORD
RECEIVED
OCT 25 2012
PB ____ ZBA ✓ Office ____

Section 1 - APPLICATION FOR SPECIAL EXCEPTION

A Special Exception, as specified in Article V Section 5.02.2A.12 of the Zoning Ordinance, is requested to permit:

Construction and operation of a Senior Housing Development (Article 7.07.0 of the Ordinance) in the Residence "A" District, containing up to 30 Units or 60 bedrooms.

Explain how the proposal meets the Special Exception criteria as specified in Article X, Section 10.02.1 of the Zoning Ordinance:

A. The proposed use is similar to those permitted in the district because:

Please see attached

B. The specific site is an appropriate location for the proposed use because:

Please see attached

C. The use as developed will not adversely affect the adjacent area because:

Please see attached

D. There will be no nuisance or serious hazard to vehicles or pedestrians because:

Please see attached

E. Adequate appropriate facilities will be provided for the proper operation of the proposed use because:

Please see attached

Section 2 - ABUTTERS

See attached sheet.

Section 3 - ATTACHMENTS

A. A plan of the property and all buildings, drawn to scale, is required.
B. A Building Permit Application as needed (to be determined by the building official.)
C. Additional explanations, justification, abutters' statements, letters, etc.

Section 4 - REPRESENTATION

Owner(s) authorization for the applicant or other agent to represent the owner at the proceedings:

JAMES M. CALLAHAN, ESQ., KEN CLINTON, L.L.S.
Print the name of the person or party representing the owner(s)

The applicant or agent, as stated hereon, has authorization from the property owner to submit this Zoning Board of Adjustment application and to represent the property owner on matters relative to said process.

MEMBER — 10/25/2012
Owner's Signature — Date

Section 5 - SIGNATURES

Signature of Applicant MEMBER Date 10/25/201[redacted]

Signature of Owner MEMBER Date 10/25/2012

Signature of Zoning Official Paul Parker Date 10/30/12
COMMUNITY DEVELOPMENT DIRECTOR/
ZONING ADMINISTRATOR

For office use only

Code Enforcement Officer's decision and comments:

Revised 11/25/2011

Ducal Development – Application for Special Exception
15 North River Road
Addendum to Application

A. **The proposed use is similar to those permitted in the district because:** This use is permitted by Special Exception as outlined in Article 5.02.2 A. 12. of the Zoning Ordinance. A Senior Housing Development (as defined in Article 7.07.0 of the Zoning Ordinance), Belmont Place, is located within the Residence "A" District with a much higher density than that proposed by the Applicant (12 Units on 1.146 acres). The Applicant's proposed project is less than one (1) mile from the Belmont. A portion of another "Senior Housing Development," Ledgewood, is located within the Residence "A" District. Most of the abutters are residences. A residential use is entirely similar to those uses.

B. **The specific site is an appropriate location for the proposed use because:** Under Section 2.01 of the Milford Master Plan, "encouraging tax-positive residential development [that] a., Implement flexible regulatory policies that promote retirement-living, elderly, and assisted – living opportunities;" has been identified as a "High Priority." Also, Section 6.02 A. of the Master Plan, provides, [*to ensure the Town takes a proactive role in continuing to offer a variety of housing options, in areas of town that will best accommodate residential housing, promoting sense of community and the economic vitality of the Town*], "A. Evaluate areas of town to promote infill and/or higher density residential uses within a reasonable distance of the Oval, utilizing current infrastructure and encouraging a variety of housing type options (ex. Multifamily, townhouse, condominiums and single family dwellings."

By Special Exception, the proposed use is allowed. In all material respects, the proposed use will be in compliance with applicable zoning and planning regulations. The Applicant intends to extend sewer to the site. *See Water/Wastewater Commissions' April 10, 2012, meeting minutes agreeing to allow Applicant to tie into sewer attached hereto as* <u>*Exhibit 1*</u>. The site will be appropriately engineered for drainage, appropriate traffic flow, and will otherwise be in substantial compliance will all applicable setback and density as well as life/safety requirements. Consistent with stated goals of the Milford Master Plan, the specific site is also an appropriate location for the proposed use because of its unique proximity to the Milford Oval, about ½ mile away. Project residences can walk to town on sidewalks the entire way in 10 or 15 minutes. The specific site is located in a mixed neighborhood near the intersection of three zones: Residence "A", Commercial and Rural. Within ¼ mile of the specific site there is residential housing, retail businesses, a medical facility, a junk yard/auto repair shop, Milford Lumber. A relatively densely clustered residential development (Sunset Lane) is located near the proposed site. A medical/assisted living/hospice facility is located across the street from the proposed project. The proposed project will primarily consist of detached single family homes which is atypical of senior housing projects in Milford. The house design and landscaping will blend the project into the surrounding area. An artist's rendering of the site will be provided at the hearing. The development of this site could be considered "infill" consistent with the Master Plan's stated goal.

The site is also appropriate given its location. The ball fields across the street are unlikely to be developed further

C. **The use as developed will not adversely affect the adjacent area because:** The proposed site will be professionally engineered, constructed and landscaped. Appropriate landscaping will be provided to screen aspects of the development from adjacent properties. Natural gas will be extended to the site which will allow abutters to take advantage of this amenity. The same is true for the sewer line extension. Should residential septic systems start to fail, local residences will have the opportunity to tie into the public sewer. The Applicant will present evidence at its hearing that property values may be enhanced by this project. *Please see attached photographs of many adjacent properties as well as an architectural rendition of a typical unit on the site attached hereto as Exhibit 2 and Exhibit 3.* The Applicant will also present evidence that traffic generated from the site will be reasonable based on actual data from a similar project. In addition, some of the local businesses will benefit for added foot traffic.

D. **There will be no nuisance or serious hazard to vehicles or pedestrians because:** The Applicant previously submitted an application for driveway permits with the NH DOT. Based upon feedback from DOT regarding that originally submittal, the Applicant revised its driveway permit application and is currently awaiting approval. The Applicant will submit updated and additional information regarding its DOT application to the Board of Adjustment. All points of access will have a safe sight distance of 400 feet in both directions. The access points as build will provide appropriate safe sight distance. The site will provide safe access to sidewalks that will allow residents to access easily the Oval and local businesses by foot. *Please see attached e-mail from Scott Looney of NH DOT dated May 9, 2012, regarding this site attached hereto as Exhibit 4.*

E. **Adequate appropriate facilities will be provided for the proper operation of the proposed use because:** Appropriate facilities will be provided for the proper operation of the proposed use. The Applicant will provide water, sewer, and, hopefully, natural gas to the site. The site will be served by cable television and broadband access. Building construction will be state of the art, energy efficient, and in conformance of all applicable building code and life/safety codes. The site will be engineered to insure that there are no drainage or snow removal/storage problems. There will be adequate parking and traffic design to operate the facility. The property will be professionally landscaped to insure that natural resources are highlighted and that the property is aesthetically pleasing.

SEE ATTACHED

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. The term "abutter" shall also include the owner and the applicant.

Map	Lot	Property Owner	Mailing Address	Town	State	Zip Code

The above abutter listing reflects the most current assessing records and the Milford Zoning Board of Adjustment is released from any responsibility for inaccurate information or incorrect abutter notification.

Signature of Applicant _____ Date _____ Map & Lot _____

MERIDIAN
Land Services, Inc.

ENGINEERS
LAND SURVEYORS
SCIENTISTS
LAND PLANNERS

Office: 31 Old Nashua Road, Suite 2, Amherst, NH 03031
Mailing: PO Box 118, Milford, NH 03055
Phone: 603-673-1441 * Fax 603-673-1584
www.MeridianLandServices.com

October 22, 2012
MLS 101.06 (KCC)

List of Abutters
Tax Map 8 Lot 52
Milford, New Hampshire

008-052-000-000
DUCAL DEVELOPMENT, LLC
2 SKY MEADOW ROAD
NASHUA, NH 03062

MERIDIAN LAND SERVICES, INC.
101.06/KCC
P.O. BOX 118
MILFORD, NH 03055-0118

008-011-000-000
TOWN OF MILFORD
36 NORTH RIVER RD
1 UNION SQ
MILFORD, NH 03055-4230

008-011-001-000
SOUHEGAN NURSING
ASSOCIATION, INC.
24 NORTH RIVER RD
MILFORD, NH 03055-4216

008-012-000-000
SUSAN J. RANCK
16 NORTH RIVER RD
MILFORD, NH 03055-4216

008-013-000-000
STARR SAM TROMBLY
95 NORTH RIVER RD
MILFORD, NH 03055-4253

008-014-000-000
PAMELA J. HOLT REV. TRUST
8 NORTH RIVER RD
MILFORD, NH 03055

008-018-000-000
JAMES D. MAHONEY &
MARGARET R. DIETZ
114 MONT VERNON RD
MILFORD, NH 03055-4117

008-053-005-000
DAVID L. & DAWN M. MALLOWS
35 NORTH RIVER RD
MILFORD, NH 03055-4217

008-084-000-000
GRANITE HOUSE GROUP, LLC
P O BOX 187
MILFORD, NH 03055-0187

008-086-000-000
DAVID J. & DEBRA M. GIRARD
143 MONT VERNON RD
MILFORD, NH 03055-4125

008-087-000-000
JESSE J. & LISA M. ANDREASEN
137 MONT VERNON RD
MILFORD, NH 03055-4125

008-088-000-000
PATRICIA LEONARD
127 MONT VERNON RD
MILFORD, NH 03055

008-089-000-000
LEROY & LINDA M. CREIGHTON
125 MONT VERNON RD
MILFORD, NH 03055

008-090-000-000
JEAN L. & DEAN E. JR., SHANKLE
121 MONT VERNON RD
MILFORD, NH 03055-4125

008-053-004
PETER N. & MICHELE L. SIMO
148 MONT VERNON ROAD
MILFORD, N.H. 03055-4209

James M. Callahan, Esq.
Atkins Callahan, PLLC
20 Depot Street, Suite 220
Peterborough, NH 03458

Exhibit 1

Water/Wastewater Commissioners'

Meeting Minutes

April 10, 2012

Present: Robert E. Courage, Chairman

Dale A. White, Vice-Chairman

Michael E. Putnam, Member

Evelyn Gendron

Absent: David Boucher, Superintendent

Call to Order:

Chairman Courage called the meeting to order at 6:00 p.m.

Appointments:

Chairman Courage welcomed Mr. Erol Duymazlar of Ducal Development, located in Nashua, NH. Mr. Duymazlar explained he would be meeting with the Milford Planning Board on April 17 regarding plans to construct a subdivision of 20 – 24 single and duplex living units intended for one or two individuals per unit aged 55+ situated near the intersection of Mont Vernon Street and North River Road. He would appreciate information regarding the distance necessary to extend the sewer on Mont Vernon Street. This would be preferable for the new construction versus installing septic tanks. Mr. Duymazlar asked whether it would be necessary to extend the sewer to the furthest end of the purchased property in order to facilitate future sewer connections along North River Road, or would plans to extend the sewer approximately 800 feet from Sunset Circle to connect this subdivision be sufficient, with notification to existing neighbors inviting them to tie in, and the cost to participate in, the proposed sewer line extension. Mr. Duymazlar recognizes that the corner of the land nearest Rt. 13 and North River Road would require grading to avoid standing water in the spring. Reviewing the maps, the commissioners and Mr. Duymazlar noted the location of the state's drain line, and previous preliminary plans for design of a gravity sewer line. Vice-Chairman White said it is important to be consistent in requiring property owners to extend sewer lines to the furthest lot boundary. Mr. Duymazlar said it was his opinion that beyond this property the line gets too high for future tie-ins to a gravity sewer line. Commissioner Putnam said that in the past, owners of properties had been required to extend the sewer line to the furthest point of their properties where the land promised a higher level of future development. Mr. Duymazlar said it was his hope to obtain the commissioners' position on his plans to extend the sewer to accommodate construction plans, as he would like to submit information for the next Planning Board agenda. Mr. Duymazlar was given a schedule of per-unit water and sewer entrance fees and was told payment would be due when the certificate of occupancy is issued. Commissioner Putnam asked about the possibility of sewer tie-ins of water customer properties. Chairman Courage explained to Mr.

Duymazlar that there would be no reimbursement of sewer line extension costs should others tie into the sewer line in the future, after town acceptance. Others could cost-share to tie in up-front of the construction project. Mr. Duymazlar acknowledged understanding there would be no reimbursement expected at a later date. Commissioner Putnam asked what Mr. Duymazlar's plan would be if he were denied approval for the 55+ multi-unit housing. Mr. Duymazlar said he would drop back to planning to build three houses. Chairman Courage said there is a 12" water main right there; Mr. Duymazlar said the hydrants and fire protection details are yet to be determined by the engineers. These will be reviewed by the commissioners in the future. Ducal Development will be responsible for all costs of construction, road repairs and on-site inspection services associated with the sewer extension.

Commissioner Putnam made the motion to allow Mr. Duymazlar's plans to extend the sewer to Manhole Station 2+80, to be located and not beyond 300 feet of the closest manhole. Vice-Chairman White seconded them motion. All voted in favor. Chairman Courage asked Mr. Duymazlar to let Superintendent Boucher know when the preliminary design approvals have been received so that the abutters may be notified of tie-in opportunities. Mr. Duymazlar said he would appreciate a copy of the approved minutes of this meeting. The commissioners agreed to Mr. Duymazlar's request.

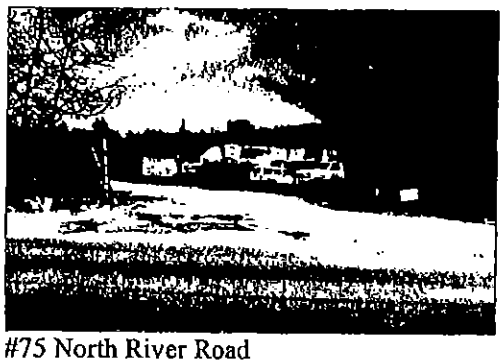
Exhibit 2

Ducal Development, LLC

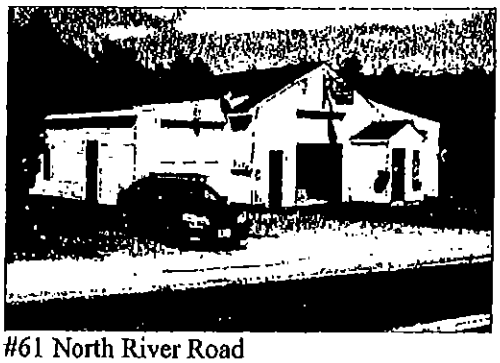
Senior Housing ZBA Special Exception
Exhibit of various property uses in vicinity of Tax Map 8 / Lot 52

#76 North River Road

#75 North River Road



#75 North River Road



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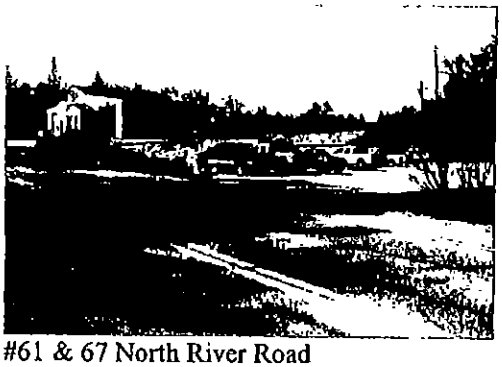
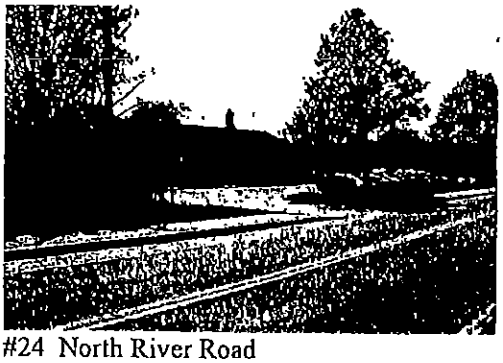


#61 & 67 North River Road

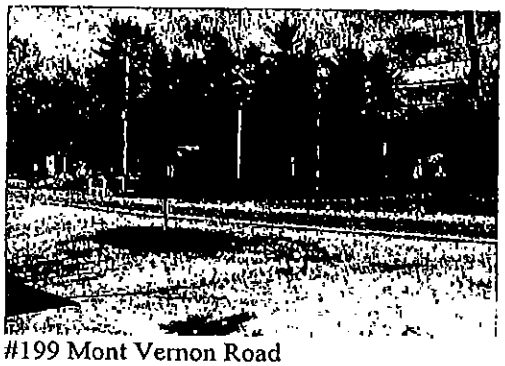
#75 & 67 North River Road


#24 North River Road

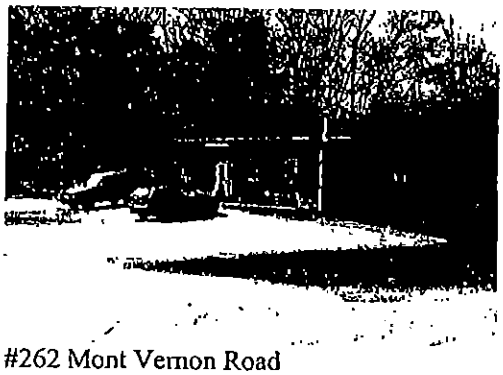
#143 Mont Vernon Road

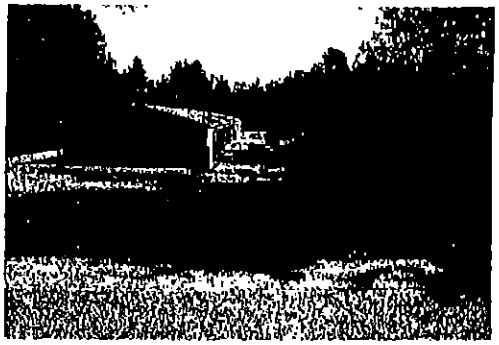
#151 Mont Vernon Road

#199 Mont Vernon Road


#199 Mont Vernon Road

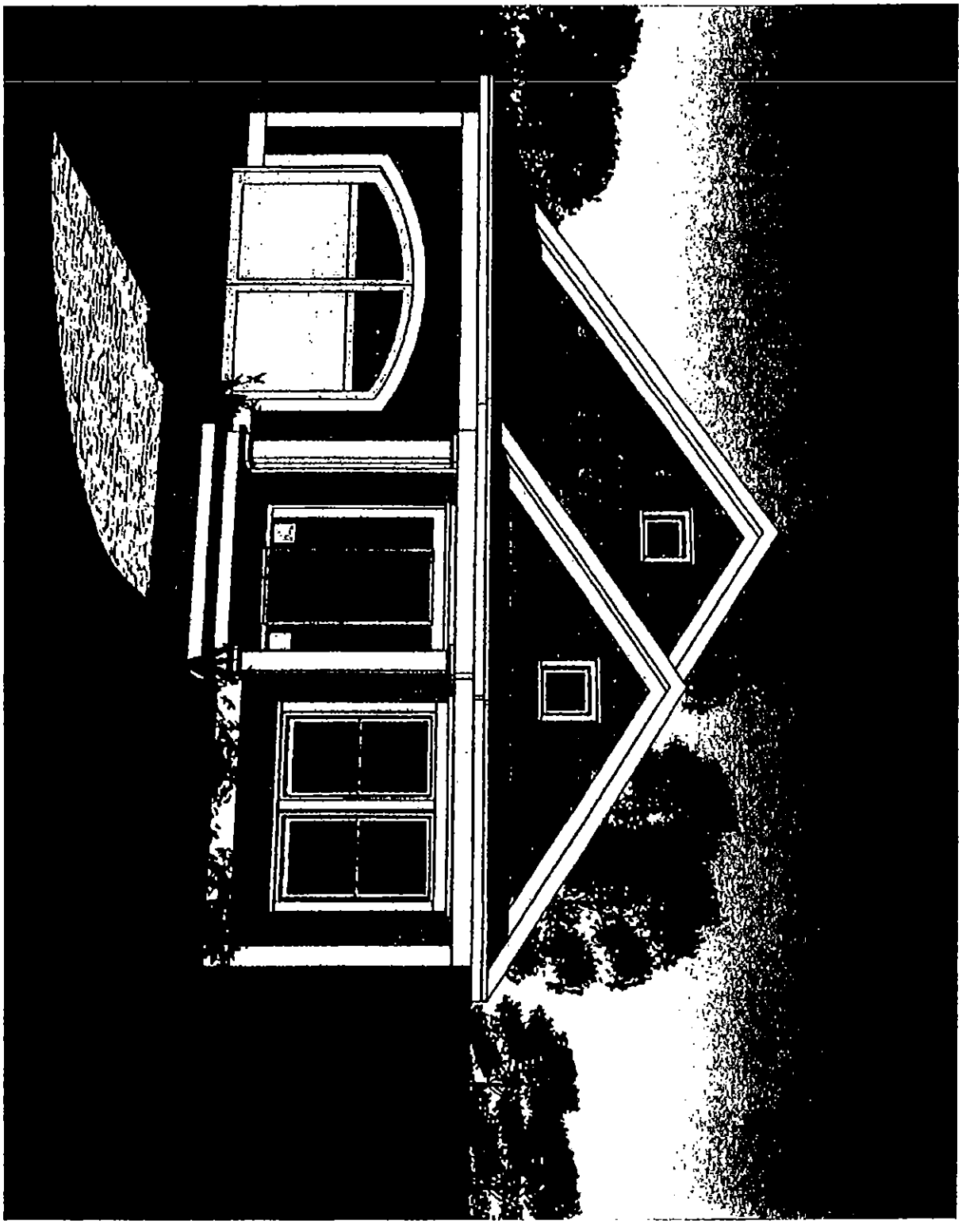
#211 Mont Vernon Road


#262 Mont Vernon Road


#248 Mont Vernon Road

Ducal Development, LLC
Tax Map 8 Lot 52
Senior Housing

Exhibit 3



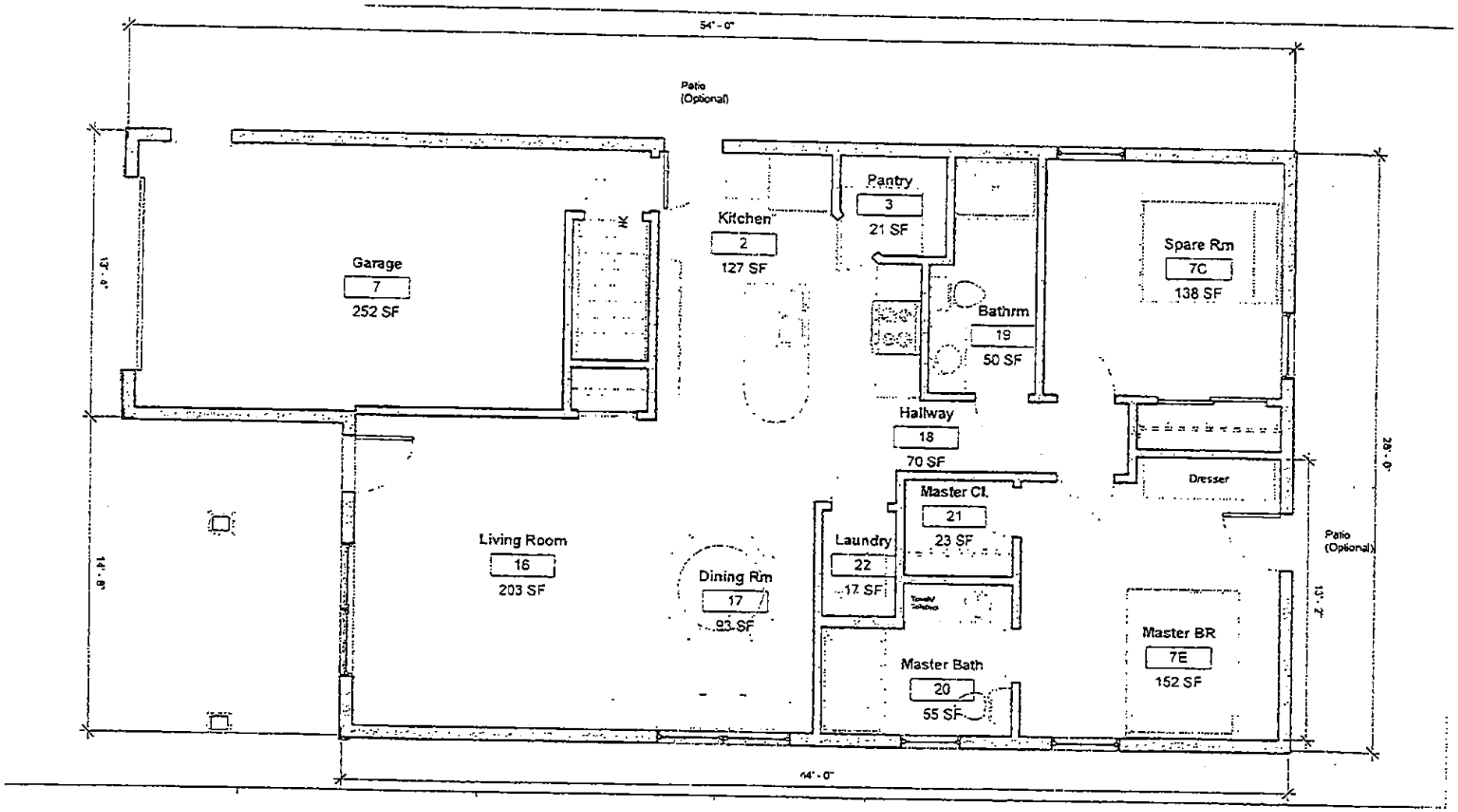

54' - 0"
Patio
(Optional)
Garage
7
252 SF
13' - 4"
14' - 8"
Kitchen
2
127 SF
Pantry
3
21 SF
Bathrm
19
50 SF
Hallway
18
70 SF
Spare Rm
7C
138 SF
Dresser
Living Room
16
203 SF
Dining Rm
17
93 SF
Laundry
22
17 SF
Master Cl.
21
23 SF
Master Bath
20
55 SF
Master BR
7E
152 SF
Patio
(Optional)
13' - 2"
28' - 0"
44' - 0"

Exhibit 4

James Callahan

From: James Callahan
Sent: Thursday, May 10, 2012 6:55 AM
To: James Callahan
Subject: FW: Ducal - NHDOT driveway access availability, 15 North River Road, Milford

---

From: Scott Looney [mailto:slooney@dot.state.nh.us]
Sent: Wednesday, May 09, 2012 11:50 AM
To: Jonathan G Lefebvre
Cc: Dave Rodrigue; Richard Radwanski; William O'Donnell
Subject: RE: Ducal - NHDOT driveway access availability, 15 North River Road, Milford

Meridian Land services
c/o Jonathan Lefebvre
31 Old Nashua Road
Amherst, NH 03031

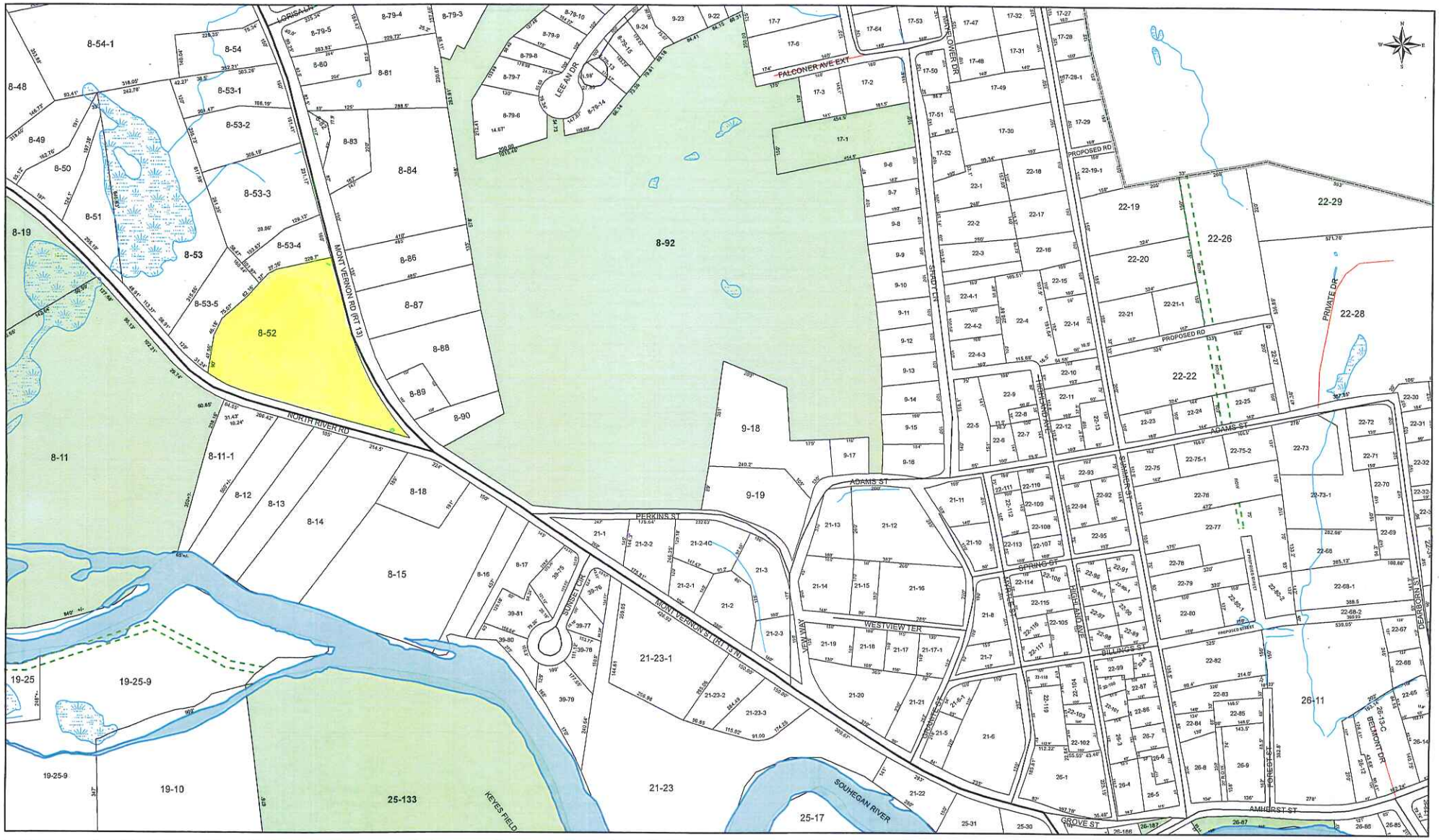
Dear Mr. Lefebvre,

Reference is made to your request for confirmation of access rights to Lot 8-52 from the west side of Route 13 and from the north side of North River Road, Milford, New Hampshire.

According to documents provided by Meridian Land Services and an on site review of the site referenced above, the NH DOT has determined that said Lot is eligible for up to three points of access on Route 13 and up to three points of access on North River Road. Upon receipt of a completed application and an acceptable plan at the District Five Office, the NH DOT will issue a driveway permit for no more than three points of access on route 13 and no more than three points of access on North River Road.

All proposed points of access will be subject to the criteria defined in RSA 236:13, paragraph III, section (b) which states "unless all season safe sight distance of 400 feet in both directions along the highway can be obtained, the commissioner shall not permit more than one access to a single parcel of land, and this access shall be at that location which the commissioner determines to be safest. The commissioner shall not give final approval for use of any additional access until it has been proven to him that the 400 foot all season safe sight distance has been provided.

Scott Looney
Access Technician
NH DOT



1 inch = 300 feet

0 150 300 600 Feet

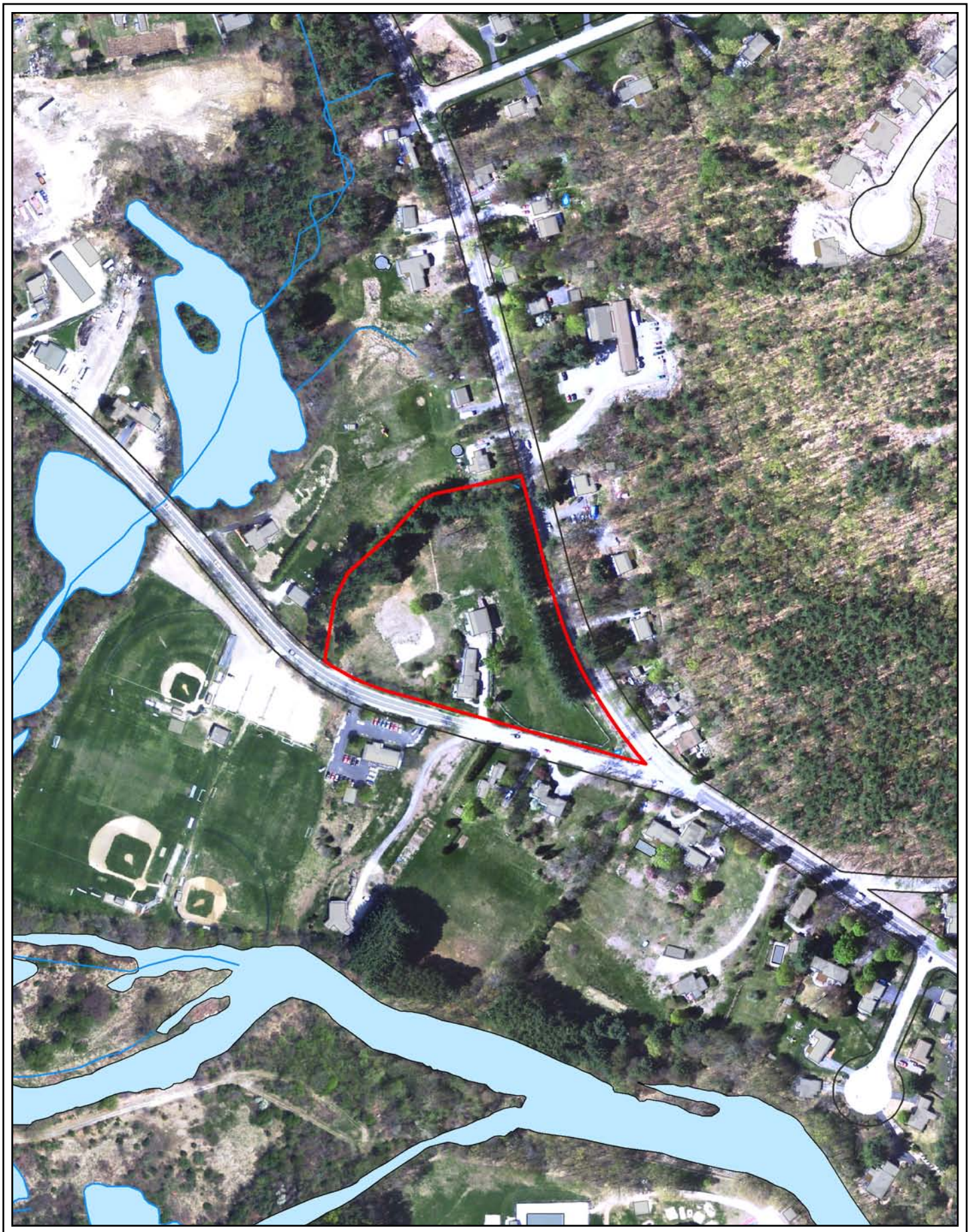
This document has been prepared to show approximate lot location only. Information shown is not to be used for deed descriptions.

MILFORD, NH

The Community Development Department maintains a continuing program to identify and correct errors. The Department makes no claims to the validity or reliability, or to any implied uses of this representation.

DATE:
April 2012
Rev. 10/2012

D5
8,9,17,19
21,22,25



Milford, NH

This map was produced from Milford, NH's Geographic Information System. The Town of Milford expressly disclaims any liability that may result from the use of this map.

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203 136 0 271 Feet

1 inch = 271 feet

MAP 8 LOT 52

15 NORTH RIVER RD

Ducal Development, LLC
Tax Map 8 Lot 52
Senior Housing

Exhibit 3

JAD DESIGN GROUP INC.

TOWN OF M
RECEIVED
OCT 25 2012
PB ZBA Office

YOUR NAME

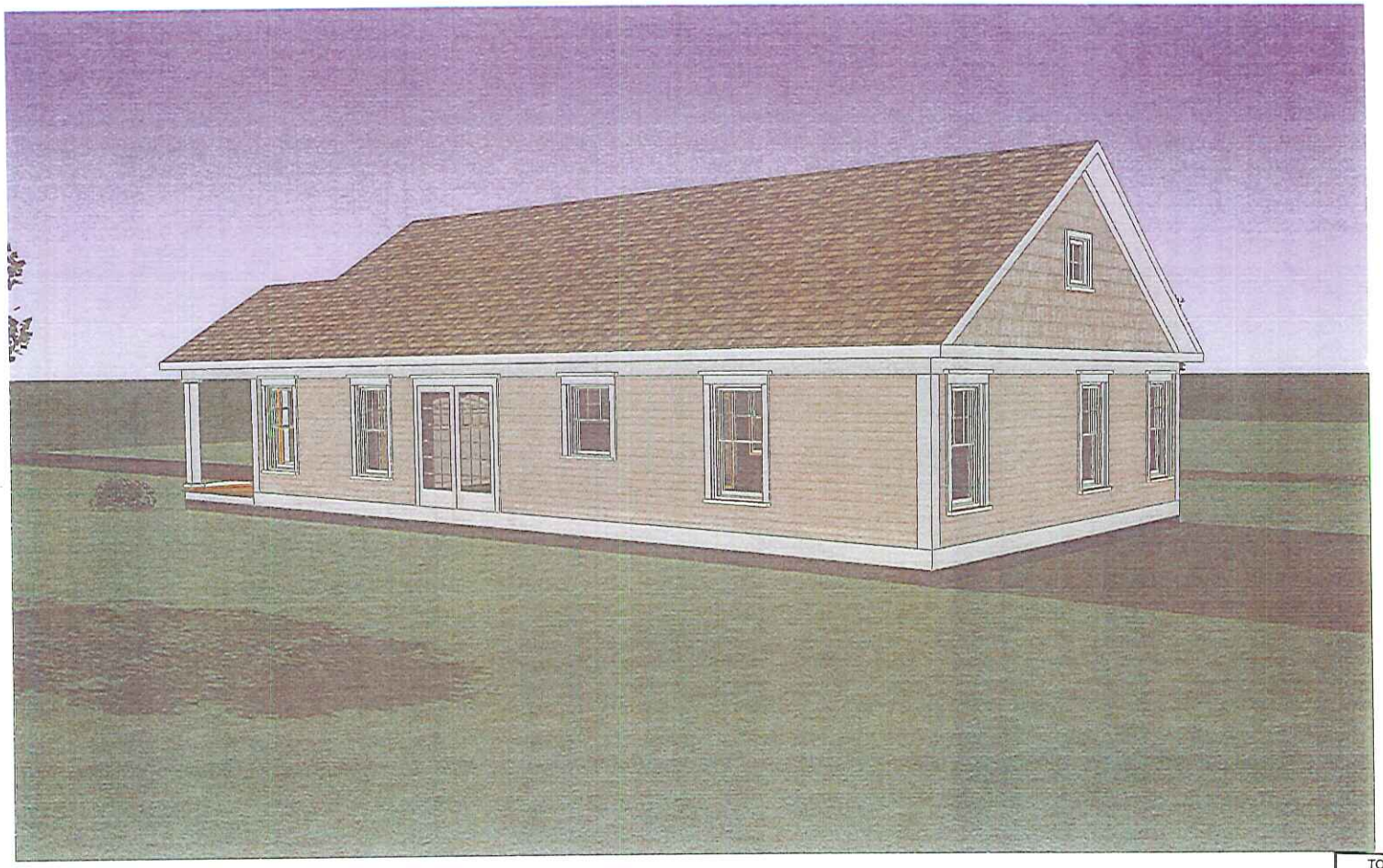
MONTH, DD YYYY

PROJECT TITLE

A 03

Exhibit 3

Ducal Development, LLC
Tax Map 8 Lot 52
Senior Housing



JAD DESIGN GROUP INC.

TOWN OF MILFORD
RECEIVED
OCT 25 2012
PB____ZBA____Office____

YOUR NAME

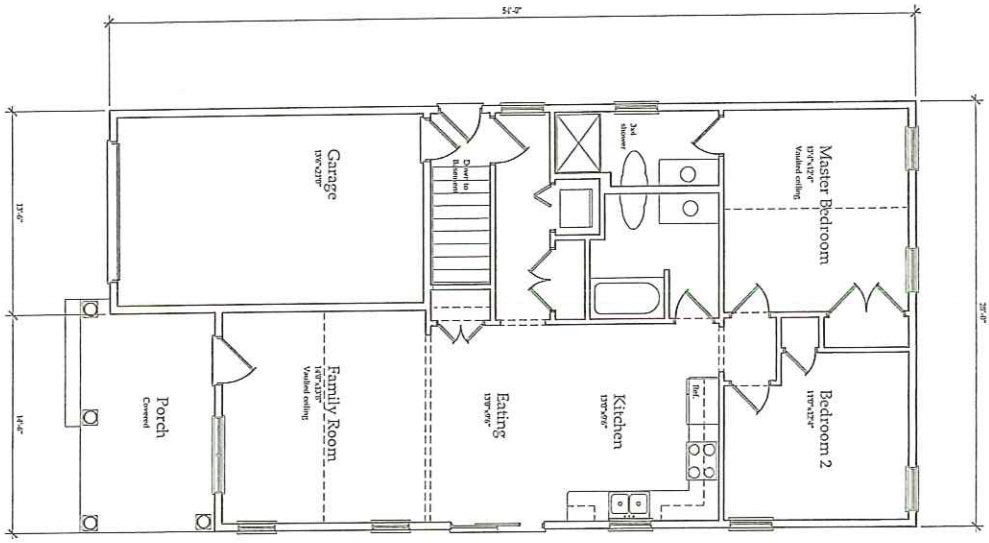
MONTH, DD YYYY

PROJECT TITLE

A 01

Ducal Development, LLC
Tax Map 8 Lot 52
Senior Housing

Exhibit 3



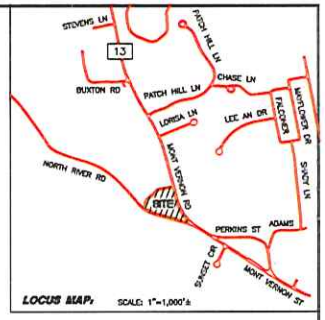
Main Floor Plan

Concept - A
8'-0" ceiling height

TOWN OF MILFORD
RECEIVED
OCT 25 2012
PB ___ ZBA ✓ Office ___

SHEET A-3.1	Upper Floor Plan Scale : 1/8" = 1'-0" 1134 square feet	Single Story Residence Milford	Ducal Development Nashua, NH	Job : 2513 Ref : April 18, 2012 Rev :	JAD DESIGN GROUP INC. P.O. BOX 728 AMHERST, NH 03031 PHONE: (603) 578-1330 FAX: (603) 578-1332	CONTRACTOR TO VERIFY ALL DIMENSIONS AND STRUCTURAL MEMBERS PRIOR TO STARTING CONSTRUCTION. BUILDING IS TO MEET OR EXCEED ALL STATE AND LOCAL BUILDING CODES.

© Copyright JAD DESIGN GROUP INC.



NOTES:

THE PURPOSE OF THIS PLAN IS TO DEPICT THE POTENTIAL CONCEPTUAL IMPROVEMENTS FOR A PROPOSED SENIOR HOUSING DEVELOPMENT ON LOT 8-52-1. THE SUBDIVISION OF 8-52 & 8-52-1 IS PENDING AND IS SUBJECT TO A SEWER EXTENSION.

THE REVISIONS TO THE POTENTIAL UNITS AND INFRASTRUCTURE SHOWN ARE THE RESULT OF DESIGN CONSIDERATIONS PER INPUT FROM: THE TOWN OF MILFORD; ZBA, PLANNING BOARD, COMMUNITY DEVELOPMENT STAFF, TRAFFIC SAFETY COMMITTEE, FIRE DEPARTMENT AND SEWER & WATER COMMISSION AS WELL AS THE NH DOT DISTRICT 3 OFFICE.

KEY POINTS INCLUDE:

1. THE POTENTIAL DENSITY PER THE ORDINANCE IS 115 BEDROOMS. 48 BEDROOMS (24 UNITS) ARE SHOWN, WHICH IS ONLY 42% OF THE MAXIMUM ALLOWED.
2. THE YEAR ROUND BUFFERS WILL MEET OR EXCEED THE REQUIREMENTS. OUR COMMITMENT TO THIS IS EVIDENCED BY HAVING KNOWLS DESIGN AS PART OF OUR TEAM FOR PROFESSIONAL LANDSCAPING ARCHITECTURE.
3. THE POTENTIAL OPEN SPACE AREA, EXCLUSIVE OF PAVED SURFACES, BUILDINGS AND AREAS RESERVED FOR DRAINAGE IS 2.38 ACRES OR 56% (NEARLY TWICE THE REQUIREMENT).
4. WE HAVE PROVIDE FOR A POTENTIAL COMMUNITY ROOM, WHICH WILL MEET THE FLOOR AREA REQUIREMENT.
5. NUMEROUS PASSIVE RECREATION OPPORTUNITIES MAY BE HAD VIA WALKING, GARDENING, SITTING OR INTERACTING WITH OTHER RESIDENTS. ACTIVE RECREATION MAY BE ORGANIZED BY THE HOMEOWNERS ASSOCIATION.
6. ON SITE PARKING FOR RESIDENTS AND GUESTS MEETS OR EXCEEDS THE REQUIREMENTS.
7. THE PRIVATE DRIVE ISLES WILL BE CONTROLLED FOR LOW FLOW, NON THRU TRAFFIC AND LIMITED SPEEDS.
8. ALTHOUGH TRADITIONAL SIDEWALKS ARE NOT INCLUDED AT THIS TIME, SUITABLE WALKWAYS AND PATHS ARE CONTEMPLATED.
9. THE SITE ACCESS HAS BEEN REDUCED TO TWO POINTS. THE PRIMARY ENTRANCE WILL BE FROM NH ROUTE 13, WITH A GATED EMERGENCY ENTRANCE ONTO NORTH RIVER ROAD.
10. THE SENIOR HOUSING UNITS WILL BE SOLD AS A CONDOMINIUM DEVELOPMENT WITH A HOMEOWNER ASSOCIATION.

TOWN OF MILFORD
RECEIVED
OCT 25 2012
PB____ZBA✓____Office____

SENIOR HOUSING CONCEPT PLAN
LAND OF:
DUCAL DEVELOPMENT, LLC
TAX MAP 8 LOT 52
MILFORD, NEW HAMPSHIRE

SCALE: 1" = 50' APRIL 13, 2012

REV.	DATE	DESCRIPTION	C/O	DR	CK
G	10/24/12	HOUSE LOT SUBDIVISION	DD	JGL	KCC
F	10/19/12	PLANNING BOARD COMMENTS	DD	JGL	KCC
E	10/16/12	REVISED CONCEPT	DD	JGL	KCC

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SCIENTISTS
LAND PLANNERS
MERIDIAN
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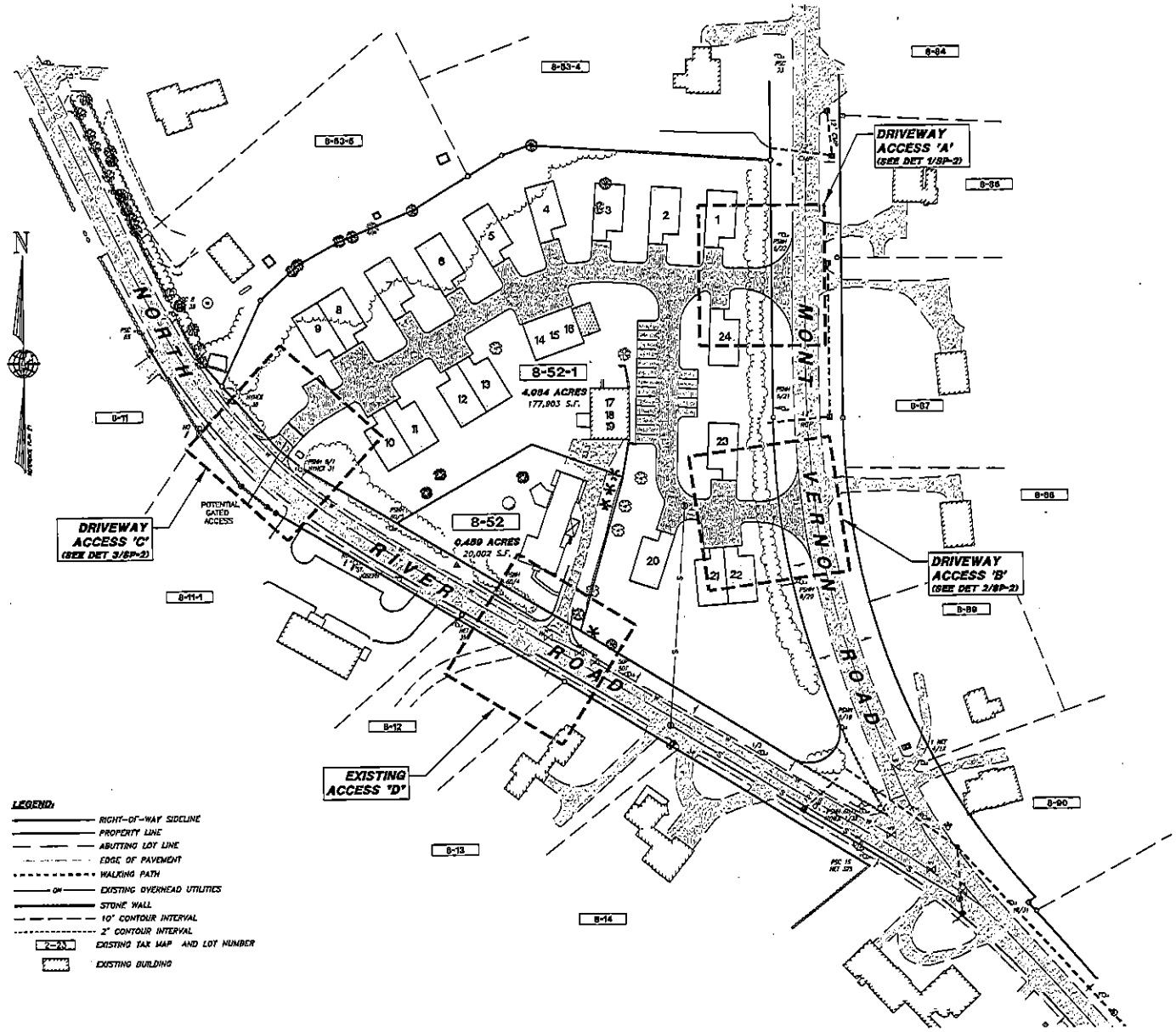
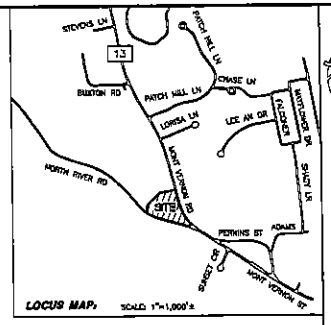
FAX 603-673-1564
MERIDIAN@MERIDIANLANDSERVICES.COM

FILE:101006G.dwg | PROJECT NO. 00101.06 | SHEET NO. 1 OF 1





NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE THREE PROPOSED DRIVEWAY LOCATIONS INTENDED TO PROVIDE ACCESS TO A PROPOSED SENIOR HOUSING COMMUNITY, A RESULT OF THE SUBDIVISION OF TAX MAP 8 LOT 52 INTO TWO PARCELS, A SINGLE FAMILY RESIDENTIAL PARCEL WITH AN EXISTING DWELLING (MAP 8 LOT 52) AND A PROPOSED 79 UNIT SENIOR HOUSING COMMUNITY (MAP 8 LOT 52-1) WITH NORTH RIVER ROAD AND MONT VERNON ROAD ARE UNDER THE JURISDICTION OF THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION AND REQUIRE APPROVAL OF THE PROPOSED DRIVEWAY LOCATIONS.
2. PARCEL MAP 8 LOT 52 HAS A TOTAL AREA OF 0.459 ac. WITH 150 L.F. OF FRONTAGE WILL UTILIZE THE EXISTING CURB CUT FROM NORTH RIVER ROAD FOR ACCESS TO THIS PARCEL.
3. PARCEL MAP 8 LOT 52-1 HAS A TOTAL AREA OF 4.084 ac. WITH TWO PROPOSED DRIVEWAY CURB CUT ACCESS POINTS FROM THE 1,000 L.F. OF FRONTAGE ALONG MONT VERNON ROAD. ONE ADDITIONAL DRIVEWAY CURB CUT ACCESS POINT FROM THE 440 L.F. OF FRONTAGE ALONG NORTH RIVER ROAD.
4. THE OWNER OF RECORD OF TAX MAP 8 LOT 52 IS DUCAL DEVELOPMENT, LLC, 8 DRY MEADOW ROAD, HUDSON, N.H. 03051. SEE R.C.R.D. VOL. 5317 PAGE 2780 DATED 08/17/2012.
5. THE EXISTING TOPOGRAPHIC LOCATIONS SHOWN ARE THE RESULT OF A FIELD SURVEY PERFORMED BY THIS OFFICE IN JANUARY & FEBRUARY, 2012.
6. HORIZONTAL ORIENTATION IS BASED UPON REFERENCE PLAN NO. 1 NOTED HEREON. VERTICAL DATUM IS NGVD 1929.

SIGHT DISTANCE NOTES:

DRIVEWAY - A:
THIS LOCATION PROVIDES AN ALL SEASON UNOBSTRUCTED SIGHT DISTANCE OF GREATER THAN 400 FT IN BOTH THE NORTH AND SOUTH DIRECTIONS.

DRIVEWAY - B:
THIS LOCATION PROVIDES AN ALL SEASON UNOBSTRUCTED SIGHT DISTANCE OF GREATER THAT 400 FT IN THE NORTH DIRECTION, BY UTILIZING A SIGHT LINE THROUGH THE ROAD INTERSECTION OF NORTH RIVER ROAD AND MONT VERNON ROAD. AN ALL SEASON UNOBSTRUCTED SIGHT DISTANCE OF 400 FT CAN BE PROVIDED IN THE SOUTHERN DIRECTION.

DRIVEWAY - C:
THE INTENDED PURPOSE OF THIS LOCATION IS TO PROVIDE EMERGENCY ACCESS TO THE PARCEL. A PROPOSED GATE ACROSS THIS DRIVEWAY WILL RESTRICT USE TO ONLY EMERGENCY PERSONNEL. A MAXIMUM SIGHT DISTANCE OF 400 FT CAN BE ACHIEVED IN THE NORTHERN DIRECTION BY CUTTING VEGETATION ALONG NORTH RIVER ROAD. A 400 FT ALL SEASON UNOBSTRUCTED SIGHT DISTANCE CAN BE ACHIEVED BY PRUNING VEGETATION AND GUTTING THE GRADE ALONG NORTH RIVER ROAD IN THE SOUTHERN DIRECTION.

EXISTING DRIVEWAY - D:
THE EXISTING DRIVEWAY SIGHT DISTANCE TO THE NORTH CAN BE IMPROVED BY CUTTING VEGETATION ALONG NORTH RIVER ROAD. A 400FT DISTANCE OF 400 FT CAN BE ACHIEVED IN BOTH THE NORTHERN AND SOUTHERN DIRECTION.

TOWN OF MILFORD
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OCT 25 2012
PB ____ ZBA ____ Office ____

GRAPHIC SCALE
50 25 0 50 100 150
IMPERIAL: 1(IN) (IN/FT)

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ECOLOGISTS
LAND PLANNERS

MERIDIAN

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REV.	DATE	DESCRIPTION	BY
A	8/31/12	REVISIONS PER MDOT	JSM, JRS
B	10/24/12	MDOT SUBMISSION	JSM, JRS

DRIVEWAY PERMIT
GENERAL SITE PLAN

SENIOR HOUSING
MILFORD, NEW HAMPSHIRE

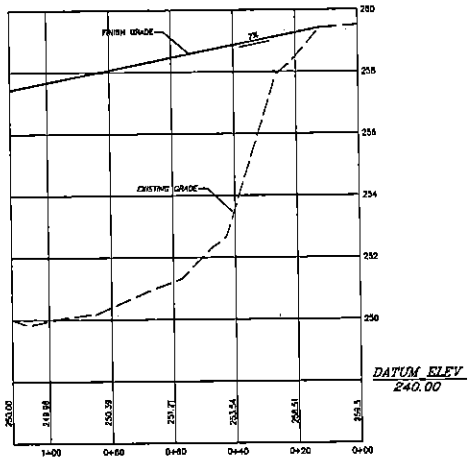
DUCAL DEVELOPMENT, LLC.

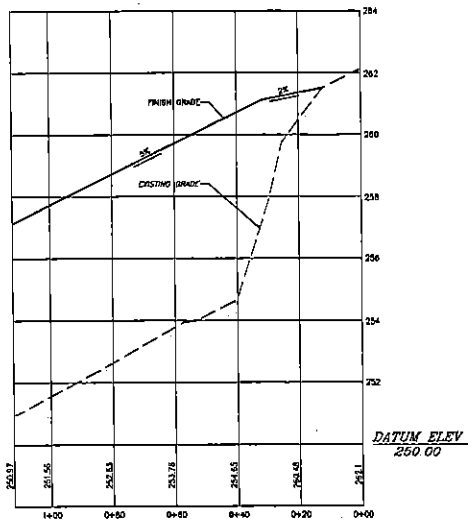
AUGUST 13, 2012

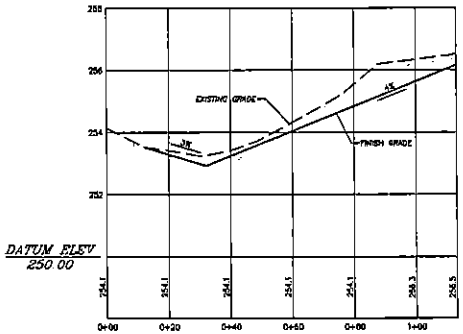
HORIZ. SCALE: 1" = 50'

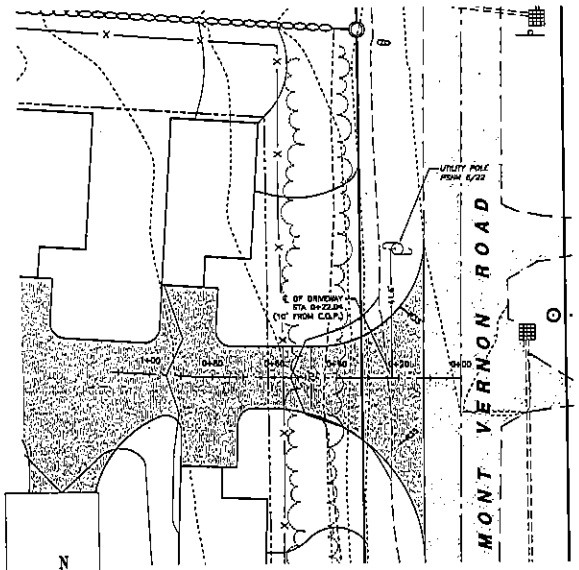
SP-1
SHEET

FILE: 10-0408.dwg
PROJECT: 10-08
SHEET NO. 1 OF 6



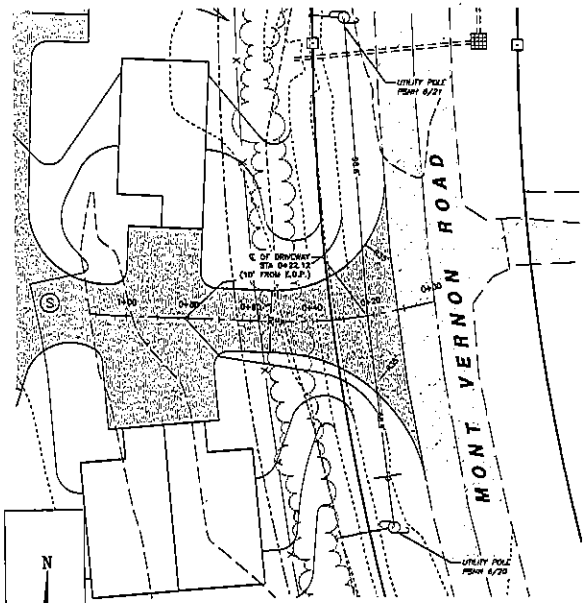






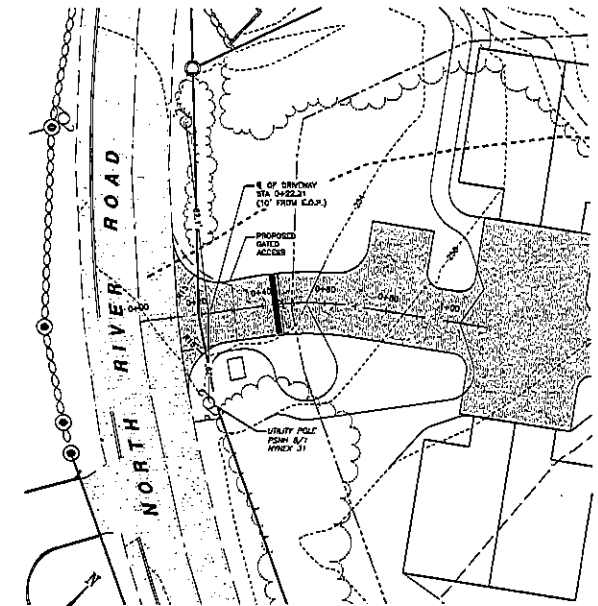
DRIVEWAY A - SECONDARY ACCESS

1 APRIL 11, 2011 SCALE: NONE SP-2



DRIVEWAY B - MAIN ACCESS

2 APRIL 11, 2011 SCALE: NONE SP-2



DRIVEWAY C - EMERGENCY ACCESS ONLY

3 APRIL 11, 2011 SCALE: NONE SP-2

VERT. SCALE

IMPERIAL 1/2 (INFT)

HORIZ. SCALE

IMPERIAL 1/20 (INFT)

ENGINEERS
LAND SURVEYORS
SCIENTISTS
LAND PLANNERS

MERIDIAN

REV	DATE	DESCRIPTION	BY	CK
A	8/23/12	MDOT SUBMISSION	BMA	JAR
B	10/26/12	REVISIONS PER MDOT	BMA	JAR

SENIOR HOUSING
MILFORD, NEW HAMPSHIRE

DUCAL DEVELOPMENT, LLC.

DRIVEWAY ENTRANCE
PLAN AND PROFILE

AUGUST 17, 2012

VERT. SCALE 1" = 2' HORIZ. SCALE 1" = 20'

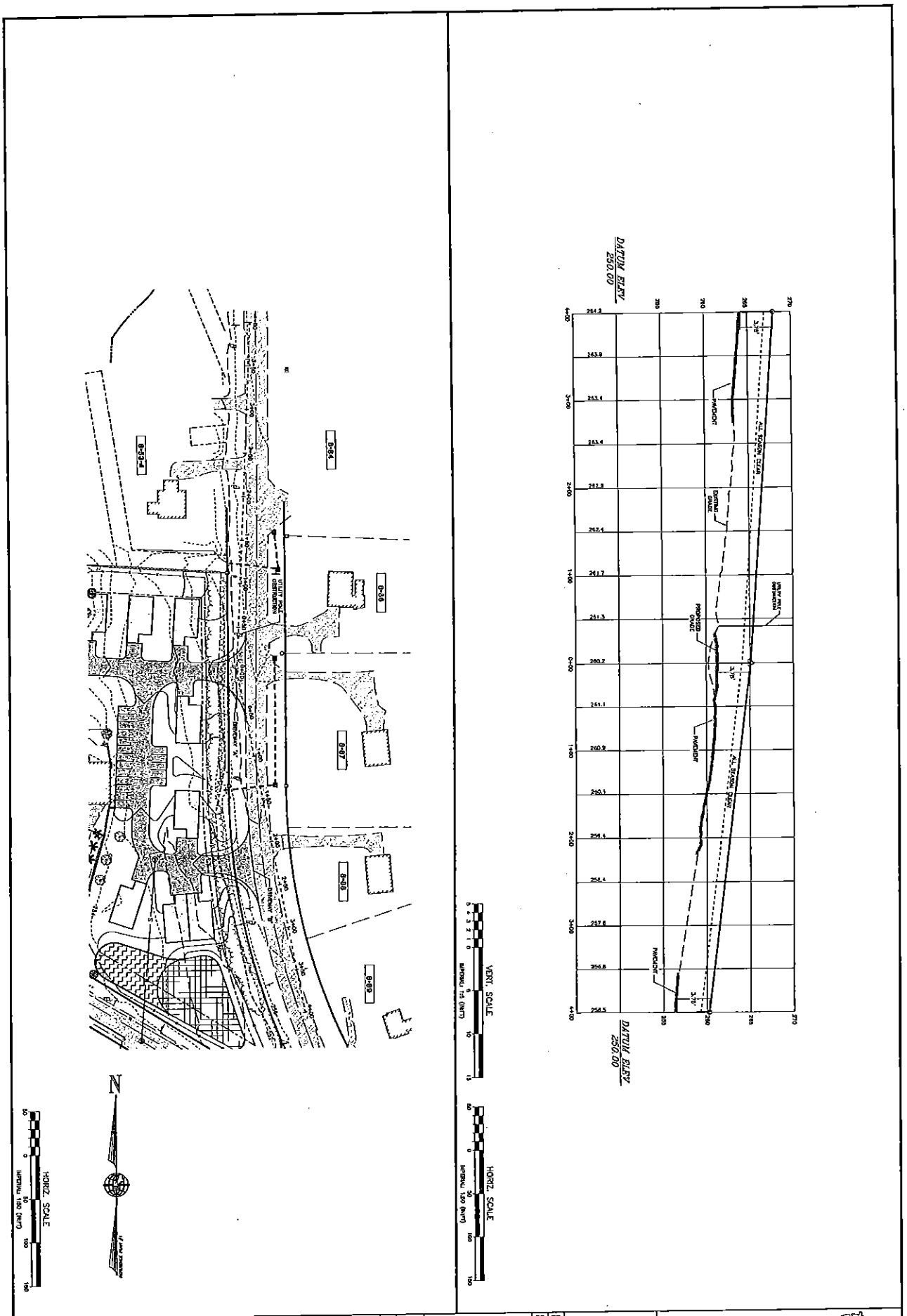
SP-2

SHEET

FILE: 101120GUEPHS

PROJECT: 101.06

SHEET NO. 2 OF 6



SENIOR HOUSING
MILFORD, NEW HAMPSHIRE

DRIVEWAY 'A'
PLAN AND PROFILE

DUCAL DEVELOPMENT, LLC.

VERT. SCALE: 1" = 5' HORIZ. SCALE: 1" = 30'

AUGUST 17, 2012

REV.	DATE	DESCRIPTION	DR	CK
I	--	--	--	--
H	--	--	--	--
G	--	--	--	--
F	--	--	--	--
E	--	--	--	--
D	--	--	--	--
C	--	--	--	--
B	10/08/12	REVISIONS PER DOT	KMA	JMH
A	8/23/12	NH DOT SUBMISSION	KMA	JMH

SP-3

SHEET 3 OF 8

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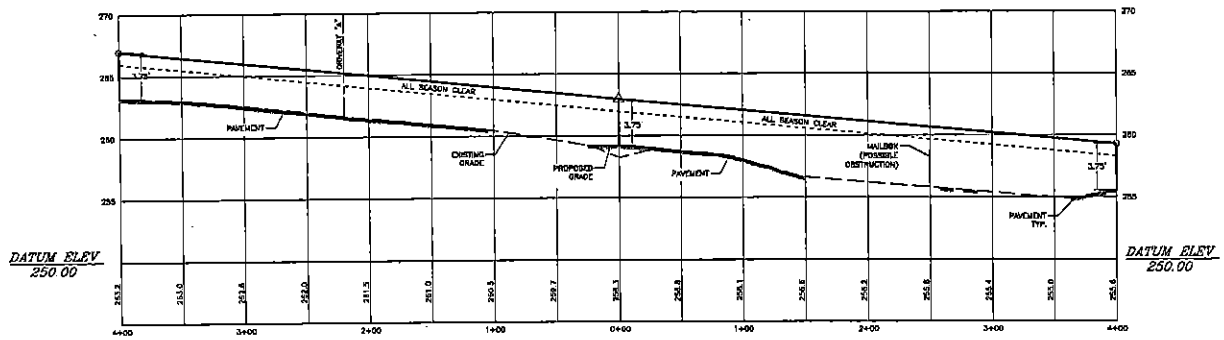

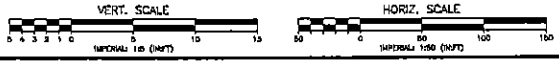

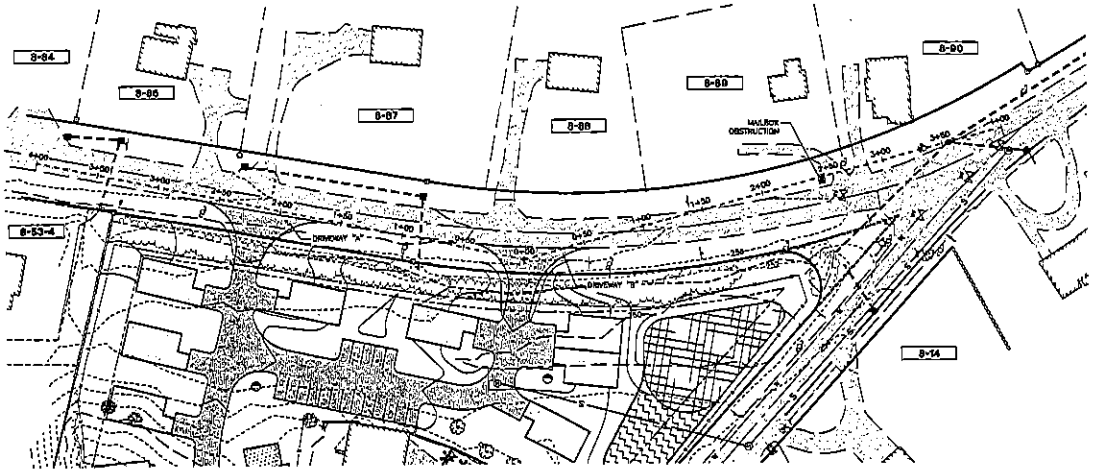

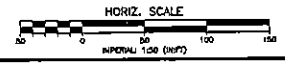

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DUNBARTON, NEW HAMPSHIRE 03046

REV.	DATE	DESCRIPTION	DRN	APR	CK
A	5/23/12	NHDOT SUBMISSION	DMA	JAR	DR
B	10/5/12	REVISIONS PER DRT	DMA	JAR	DR

SENIOR HOUSING
MILFORD, NEW HAMPSHIRE

DUCAL DEVELOPMENT, LLC.

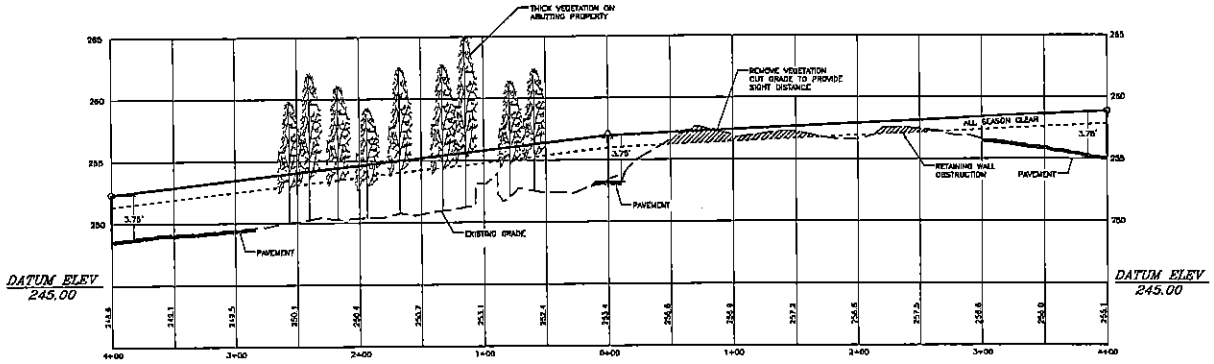
DRIVEWAY 'B'
PLAN AND PROFILE

AUGUST 17, 2012

VERT. SCALE: 1" = 5' HORIZ. SCALE: 1" = 50'

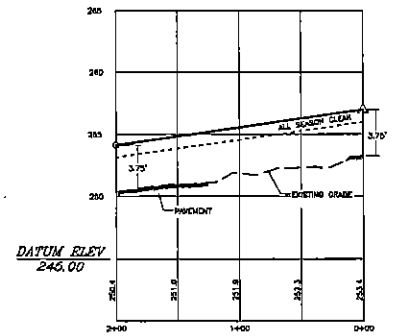
SHEET SP-4

FILE: 10-0108.DWG
PROJECT: 10-0108
SHEET NO. 4 OF 8



400' SIGHT DISTANCE PROFILE (PER REGULATION) — 1 / SP-5

OCT. 08, 2012
SCALE: 1"=50' HORIZ.
SCALE: 1"=5' VERT.

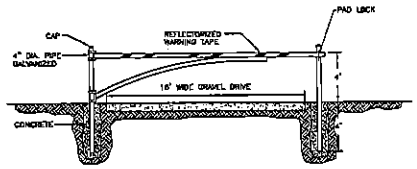


MAXIMUM SIGHT DISTANCE — 2 / SP-5

OCT. 08, 2012
SCALE: 1"=50' HORIZ.
SCALE: 1"=5' VERT.

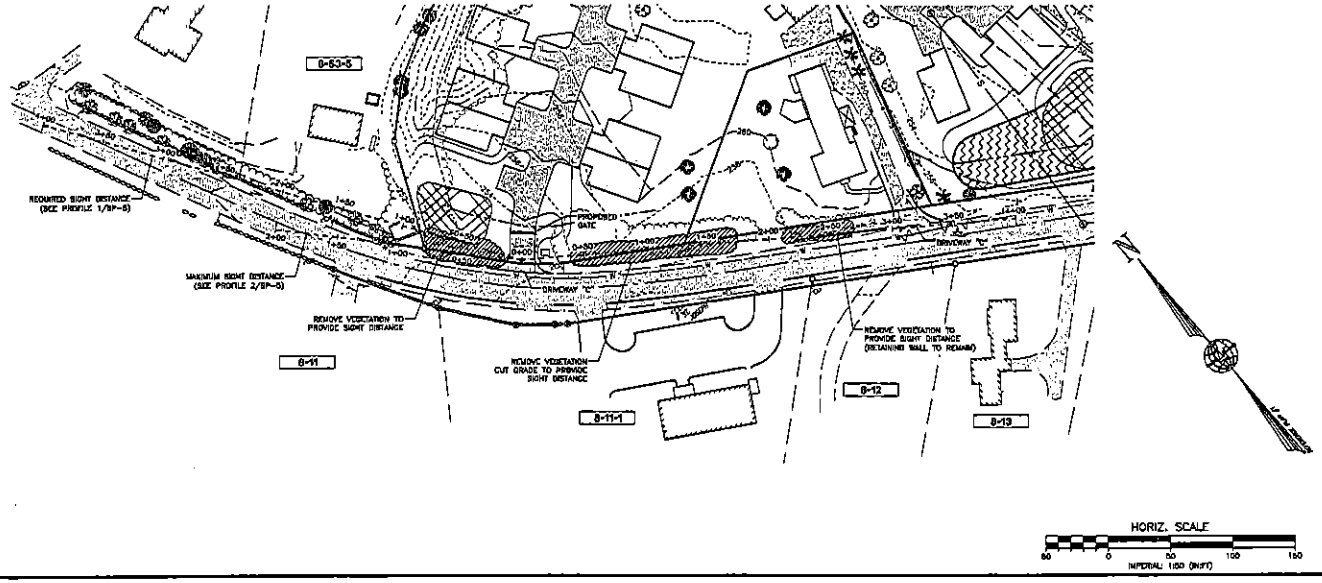
VERT. SCALE — IMPERIAL 1:10 (IN/FT)

HORIZ. SCALE — IMPERIAL 1:50 (IN/FT)



EMERGENCY ACCESS GATE — 3 / SP-5

SCALE: NONE



HORIZ. SCALE — IMPERIAL 1:50 (IN/FT)

ENGINEERS
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SITE DESIGNERS
AND PLANNERS

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FAX: 603-413-1114
ISSUES: P.O. BOX 673, HAMPSTEAD 03033 WORK: 978-374-0200
HOPKINS@MERIDIAN-WORKSHOP.COM

REV.	DATE	DESCRIPTION	DR.
A	8/23/12	INCOT SUBMISSION	FMM
B	10/08/12	REVISIONS PER DOT	FMM

DRIVEWAY "C"
PLAN AND PROFILE

SENIOR HOUSING
MILFORD, NEW HAMPSHIRE

DUCAL DEVELOPMENT, LLC.

AUGUST 17, 2012

VERT. SCALE: 1" = 5' HORIZ. SCALE: 1" = 50'

SP-5
SHEET

FILE: 101HD08.dwg
PROJECT: 101.08
SHEET NO. 5 OF 6

J	--	--	--	--	--
H	--	--	--	--	--
G	--	--	--	--	--
F	--	--	--	--	--
E	--	--	--	--	--
D	--	--	--	--	--
C	--	--	--	--	--
B	10/08/12	REVISIONS PER DOT	KMA	JAM	
A	8/23/12	NHDOT SUBMISSION	KMA	JAM	
REV.	DATE	DESCRIPTION	DR	CK	

SENIOR HOUSING
MILFORD, NEW HAMPSHIRE

DRIVEWAY 'D'
PLAN AND PROFILE

DUCAL DEVELOPMENT, LLC.

VERT. SCALE: 1" = 5' HORIZ. SCALE: 1" = 50'

AUGUST 17, 2012

SP-6

PROJECT: 10-10-06
SHEET NO. 6 OF 6

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SCIENTISTS
LAND PLANNERS
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