



TOWN OF MILFORD, NH
OFFICE OF COMMUNITY DEVELOPMENT

1 UNION SQUARE, MILFORD, NH 03055

TEL: (603)249-0620

WEB:

STAFF MEMO

Date: January 12, 2021

To: Planning Board

From: Lincoln Daley, Community Development Director

Subject: B33 Lordens Plaza, LLC(owner) and St. Mary’s Bank (applicant), Tax Map 44, Lot 6, 586 Nashua Street. Review for acceptance and consideration of final approval to subdivide a 1.12 acre area from the parent lot to create a lot designated for the bank building in the Commercial ‘C’ Zoning District.

BACKGROUND

The applicant, St. Mary’s Bank, is before the Board seeking approval of a minor subdivision plan to subdivide Tax Map 44, Lot 6 into two (2) total lots, Lot 44-6 and Lot 44-6-1 within the Commercial ‘C’ Zoning District. The purpose is to create a separate lot for the bank building structure to be occupied by the applicant. A concurrent Major Site Plan Application has been filed to renovate the existing bank building on the newly subdivided parcel with an additional bank drive aisle, 182 square foot building expansion, and related parking and landscaping improvements. This will be the first public hearing for the application.

ADDRESS:

Tax Map 44 Lot 6, 586 Nashua Street.

APPLICATION STATUS:

The application is complete and ready to be accepted. The Board will need to make a determination of regional impact.

NOTICES:

Notices were sent to all property abutters on January 8, 2021.

PROPOSAL:

Minor subdivision to subdivide Tax Map 44, Lot 6 (totaling approximately 17.28 acres) into two total lots, Lot 44-6, and Lot 44-6-1. The proposed acreage is as follows:

<u>Lot #</u>	<u>Existing</u>	<u>Proposed</u>
Map 44, Lot 6	17.28 acres (752,711 sq.ft.)	16.16 acres (704,091 sq.ft.)
Map 44, Lot 6-1	-----	1.12 (48,620 sq.ft.)

- Each of the lots meets the minimum 20,000 square foot lot size requirements for lots serviced by both municipal water and sewer. The lots will be serviced by municipal water and individual septic systems.
- Frontage for each of lots will be provided on Nashua Street. Each lot meets the minimum 150 linear foot frontage requirement for lots in the Commercial ‘C’ zoning district.
- According to the plans, access and egress to the properties will be accessed via a shared driveway located on both properties. The proposal will require the creation of reciprocal easements for both properties. Said easements will need to be submitted to the Community Development Office for review, approval, and recordation.

EXISTING USE/CONDITIONS:

Map 44 Lot 6 consists of plaza buildings and the existing bank building structure. The property lies within the primary commercial corridor along Nashua Street.

ZONING:

The parcels lay within the Commercial ‘C’ zoning district. The intent of this District is to provide areas for those businesses, institutional, financial, governmental and compatible residential uses which constitute the commercial requirements of the Town. As stated above, each of the lots meet the minimum dimensional requirements for properties in the Commercial ‘C’ District.

INTERDEPARTMENTAL REVIEWS:

Assessing: No comments.

Zoning Administrator: No comments.

Police Department: No comments.

Fire Department: No comments.

Public Works: No comments.

Building Department: No comments.

Environmental Programs/Stormwater: No drainage plan has been incorporated/submitted to address the management of the stormwater and drainage from the commercial operations. Please explain how the stormwater and drainage from the commercial property are being managed.

Water Utilities: No comments.

Heritage Commission: No comments.

Conservation Commission: No comments.

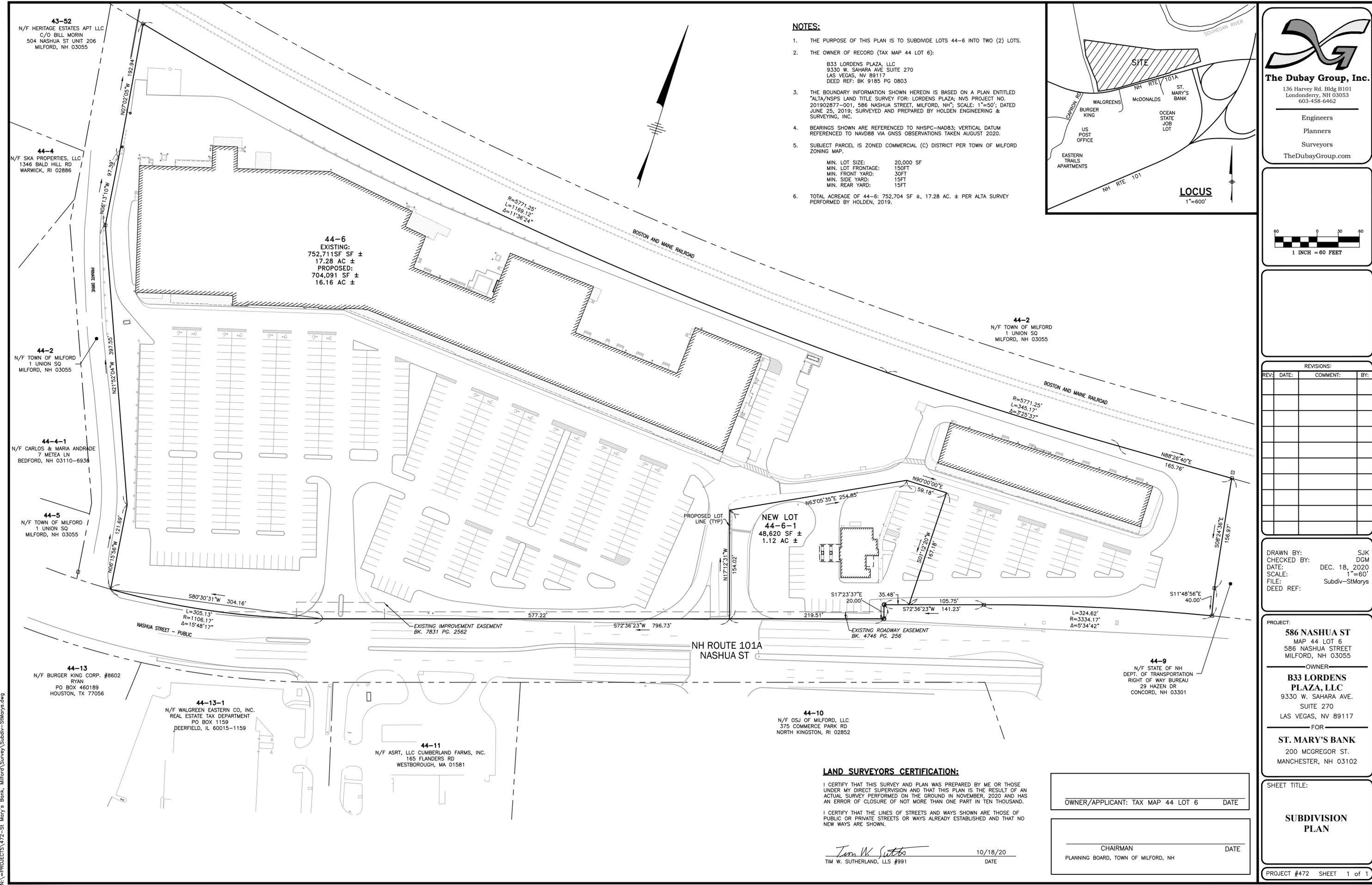
Community Development/Planning:

1. Please clarify if both of the lots meet the required 30% open space.
2. The access, egress, maintenance easements will need to be submitted to the Community Development Office for review, approval, and recordation.
3. The applicant will need to explain if the parking shown on the eastern portion of the newly created property will be shared parking for both lots. If yes, an access easement will need to be submitted to the Community Development Office for review, approval, and recordation.
4. A note should 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. This could be incorporated as a conditional of approval.

STAFF RECOMMENDATIONS:

The applicant should be prepared to address all of the comments raised by the Planning Board, Town Consultants, Staff, and public. Staff finds no significant issues with the application a presented and would recommend conditional approval with the following conditions:

1. The access, egress, maintenance easements shall be submitted to the Community Development Office for review, approval, and recordation.
2. A note should 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. This could be incorporated as a conditional of approval.



43-52
N/F HERITAGE ESTATES APT LLC
C/O BILL MORIN
504 NASHUA ST UNIT 206
MILFORD, NH 03055

44-4
N/F SKA PROPERTIES, LLC
1346 BALD HILL RD
WARWICK, RI 02886

44-2
N/F TOWN OF MILFORD
1 UNION SQ
MILFORD, NH 03055

44-4-1
N/F CARLOS & MARIA ANDRADE
7 META LN
BEDFORD, NH 03110-6936

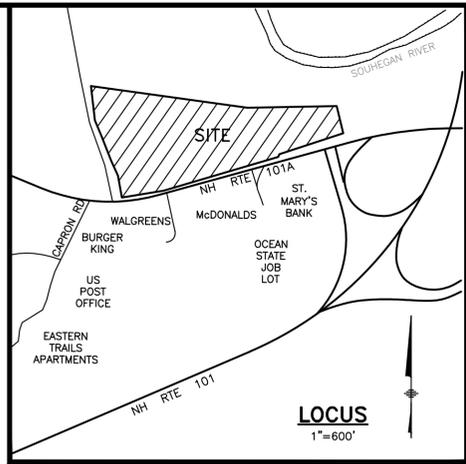
44-5
N/F TOWN OF MILFORD
1 UNION SQ
MILFORD, NH 03055

44-13
N/F BURGER KING CORP. #8602
RYAN
PO BOX 460189
HOUSTON, TX 77056

44-13-1
N/F WALGREEN EASTERN CO., INC.
REAL ESTATE TAX DEPARTMENT
PO BOX 1159
DEERFIELD, IL 60015-1159

44-11
N/F ASRT, LLC CUMBERLAND FARMS, INC.
165 FLANDERS RD
WESTBOROUGH, MA 01581

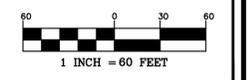
- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOTS 44-6 INTO TWO (2) LOTS.
 2. THE OWNER OF RECORD (TAX MAP 44 LOT 6):
B33 LORDENS PLAZA, LLC
9330 W. SAHARA AVE SUITE 270
LAS VEGAS, NV 89117
DEED REF: BK 9185 PG 0803
 3. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY FOR: LORDENS PLAZA; NV5 PROJECT NO. 201902877-001, 586 NASHUA STREET, MILFORD, NH"; SCALE: 1"=50'; DATED JUNE 25, 2019; SURVEYED AND PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC.
 4. BEARINGS SHOWN ARE REFERENCED TO NAD83; VERTICAL DATUM REFERENCED TO NAVD88 VIA GNSS OBSERVATIONS TAKEN AUGUST 2020.
 5. SUBJECT PARCEL IS ZONED COMMERCIAL (C) DISTRICT PER TOWN OF MILFORD ZONING MAP.
MIN. LOT SIZE: 20,000 SF
MIN. LOT FRONTAGE: 150FT
MIN. FRONT YARD: 30FT
MIN. SIDE YARD: 15FT
MIN. REAR YARD: 15FT
 6. TOTAL ACREAGE OF 44-6: 752,704 SF ±, 17.28 AC. ± PER ALTA SURVEY PERFORMED BY HOLDEN, 2019.



The Dubai Group, Inc.
136 Harvey Rd. Bldg B101
Londonderry, NH 03053
603-458-6462

Engineers
Planners
Surveyors

TheDubayGroup.com



REVISIONS:

REV.	DATE	COMMENT	BY

DRAWN BY: SJK
CHECKED BY: DGM
DATE: DEC. 18, 2020
SCALE: 1"=60'
FILE: Subdiv-StMarys
DEED REF:

PROJECT:
586 NASHUA ST
MAP 44 LOT 6
586 NASHUA STREET
MILFORD, NH 03055

OWNER:
B33 LORDENS PLAZA, LLC
9330 W. SAHARA AVE.
SUITE 270
LAS VEGAS, NV 89117

FOR:
ST. MARY'S BANK
200 MCGREGOR ST.
MANCHESTER, NH 03102

SHEET TITLE:
SUBDIVISION PLAN

PROJECT #472 SHEET 1 of 1

LAND SURVEYORS CERTIFICATION:

I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY PERFORMED ON THE GROUND IN NOVEMBER, 2020 AND HAS AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.

I CERTIFY THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

Tim W. Sutherland
TIM W. SUTHERLAND, LLS #991

10/18/20
DATE

OWNER/APPLICANT: TAX MAP 44 LOT 6 DATE

CHAIRMAN DATE
PLANNING BOARD, TOWN OF MILFORD, NH

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