TOWN OF MILTON
APPLICATION FOR MINOR SUBDIVISION

1. Name of Applicant (S): LOBO REALTY LLC

Address of Applicant: 31 INDUSTRIAL WAY MILTON

Phone Number: _____ Cell Number: 603-817-7848

2. Name of Owner of Record: LOBO REALTY LLC

Address of Owner of Record: 31 INDUSTRIAL WAY MILTON

Phone Number of Owner of Record: 603-817-7848

3. Name of Surveyor: NORWAY PLAINS

Address of Surveyor: 31 MOONEY ST ALTON NH 03809

Phone Number of Surveyor: CHARLIE KARCHER 603-978-2475

4. Location of proposed Minor Subdivision:

Street: INDUSTRIAL WAY

Tax Map Number: 18 Lot Number: 18-10-05

Number of Total Acres in parcel: 9.6

5. Number of new lots to be created: 1 Acres in each: 5.04 / 4.56

6. Intended use (Check one): Residential [ ] Commercial [X] Industrial [ ]

7. Attached List of names and addresses of abutters to be completed (page 2)
(Also show on plat)

8. Statement of intent: SUBDIVIDE LOT INTO TWO LOTS

9. Payment to the Town of Milton for the following:
Application Fees:

1. Application Fee	$ **200.0**
2. Lot Creation Fee ($100.00 per new lot)	$ _____
3. Abutters Notice ($8.00 per abutters)	$ _____
4. Recording Fee ($30.00 per drawing & $18.00 per page written documents) ($25.00 fee for LCHIP)	$ _____
5. Town Engineer review, if required (3rd party engineering review)	$ _____
6. Public Notice Fee	$ 150.00
Total of all Application Fees	$ _____

The applicant and/or owner certifies that this application is correctly completed with all required attachments and requirements and that any additional costs for engineering or professional services incurred by the Planning Board or the Town of Milton in the approval process of this application shall be borne by the applicant and/or

Owner: Robert Bourdeau Mgr Member

"I hereby authorize the Milton Planning Board and its agents to access my land for the purpose of reviewing this plan or any other inspections deemed necessary by the board or its agents to ensure conformance of the site improvements with the approved plan and all Town of Milton ordinances and regulations."

Signature of

Owner: Robert Bourdeau Mgr Member **Date:** 3-15-21

ABUTTERS LIST

Name: MURTAGH FAMILY TRUST
Address: 34 INDUSTRIAL WAY MILTON NH
Map 18 Lot# 10-11

Name: _____
Address: _____
Map _____ Lot# _____

Name: _____
Address: _____
Map _____ Lot# _____

Name: ARIAL NDT INSPECTION
Address: POB 1386 MILTON NH
Map 18 Lot# 10-6

Name: _____
Address: _____
Map _____ Lot# _____

Name: _____
Address: _____
Map _____ Lot# _____

Name: STRAFFORD COUNTY HEAD START
Address: POB 1160 DOVER NH 03821
Map 18 Lot# 10-10

Name: _____
Address: _____
Map _____ Lot# _____

Name: _____
Address: _____
Map _____ Lot# _____

Name: SOCIETY FOR PROTECTION NH FOREST
Address: 54 PORTSMOUTH STR. CONCORD NH 03301
Map 18 Lot# 13

Name: _____
Address: _____
Map _____ Lot# _____

Name: _____
Address: _____
Map _____ Lot# _____

Name: LOBO REALTY LLC
Address: 31 INDUSTRIAL WAY MILTON NH
Map 18 Lot# 10-1

Name: _____
Address: _____
Map _____ Lot# _____

Name: _____
Address: _____
Map _____ Lot# _____

Name: _____
Address: _____
Map 18 Lot# 10-12

Name: _____
Address: _____
Map _____ Lot# _____

Name: _____
Address: _____
Map _____ Lot# _____

Name: _____
Address: _____
Map _____ Lot# _____

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Map _____ Lot# _____

Name: _____
Address: _____
Map _____ Lot# _____

Name: _____
Address: _____
Map _____ Lot# _____

TOWN OF MILTON MINOR SUBDIVISION REGULATION CHECKLIST

☐Paper copies of the proposed plat (the number to be determined by the Land Use Office on an as-needed basis.) Plans shall be submitted on sheets no larger than 24" x 36". Plan sets with multiple pages shall include sheets of uniform size and be bound on the left edge. When more than three (3) sheets are required, an additional cover sheet of the same size shall be attached including a table of contents. The scale of the plans shall be appropriate to the size of the overall development. All lettering shall be of a size and type that is legible.

Minor Subdivision plans shall include the following information:

☐1. A properly completed and signed application form.

☐2. The appropriate fees as established by the Board's fee schedule.

☐3. A written project description.

☐4. A list of the name(s) and address(es) of all persons to be notified by verified mail in accordance with RSA 676:4, I(d), including the following:
☐a. The Applicant(s).
☐b. The Owner(s) of record of the subject property(ies).
☐c. The Owners of abutting properties.
☐d. Every surveyor, engineer, architect, soil scientist, or wetlands scientist whose professional seal appears on any plan or document submitted to the Board.
☐e. All persons holding conservation, preservation, or agricultural preservation restrictions (as defined under RSA 477:45) on the subject property. (NOTE: When there are no such restrictions on the subject property, the Applicant shall provide a definitive statement to that effect.)
☐f. The holders of any easements, rights-of-way, or other restrictions on or over the subject property. (NOTE: When there are no such easements, rights-of-way, or other restrictions on the subject property, the Applicant shall provide a definitive statement to that effect.)

☐5. The name of the Town and County in which the subdivision is located, a Locus map, north point, scale, date of the plat, and the date and description of any revisions. If a cover sheet is provided, the date of the plat and the date(s) of any subsequent revisions shall be shown on the cover sheet. (NOTE: The date on the plat at the time of the initial submission to the Town for application review shall be included on all subsequent submissions to the Town. Any subsequent change to the plat shall include a revision date and description of the revision.)

☐6. The names and mailing addresses of the Applicant(s); the Owner(s) of record of the subject property(ies); the Owners of abutting properties, including tax map and lot number references; and the Holders of any easements, rights-of-way, or other restrictions, based on the current records of the Assessor available at Town Hall, not more than 5 days before the filing of the application. (also see No. 4, above.)

☐7. The name and business address of the surveyor, including license number and seal, and of every engineer, architect, soil scientist, or wetlands scientist whose professional seal appears on any plan or document submitted to the Board. (also see No. 4, above.)

☐ 8. The zoning district(s) in which the subdivision is located, including district boundaries if in more than one district.

☐9. The boundary lines of the overall tract, and for each of the proposed lots, including bearings and distances, as determined by an actual field survey certified by a licensed land surveyor and bearing the date of the completion of the survey. Surveys shall utilize the NH State Plane Coordinate system, unless prior approval to use an alternate coordinate feet and decimals thereof.

☐10.Referenced on the plat shall be Permanent survey monuments consisting of concrete or stone monuments not less than four (4) inches square and forty-two (42) inches long that shall be installed in the ground a minimum of three (3) feet. Such monuments shall be installed in the right-of-way limits of new streets where there is a change in direction and at all points of curvature and tangents or angular change in direction. This requirement shall apply to the right-of-way limits on both sides of the new street. Iron rods not less than one-half (½) inch in diameter and at least twenty-four (24) inches long shall be placed at all lot corners or angle points not covered by the permanent monument described above.

☐11. The areas of all proposed lots in square feet and acres.

☐12. The location of all existing structures, easements, permanent and intermittent watercourses, flood plains and wetlands, rock outcrops, wooded areas, stone walls, and other significant existing features on the property. The plan shall indicate those natural features that are to be removed, retained, or altered. (NOTE: Wetlands on the property, if any, shall be delineated by a Certified Wetlands Scientist, whose seal and signature shall appear on the plat.)

☐13. Map of Entire Tract: If the application covers only a part of the Applicant's entire holding, a map of the entire tract shall be drawn at a scale of not smaller than four hundred (400) feet to the inch showing all existing streets and an outline of the platted area.

☐14. A digital copy of the Subdivision plat (.PDF format) shall be provided depicting all the information required above.

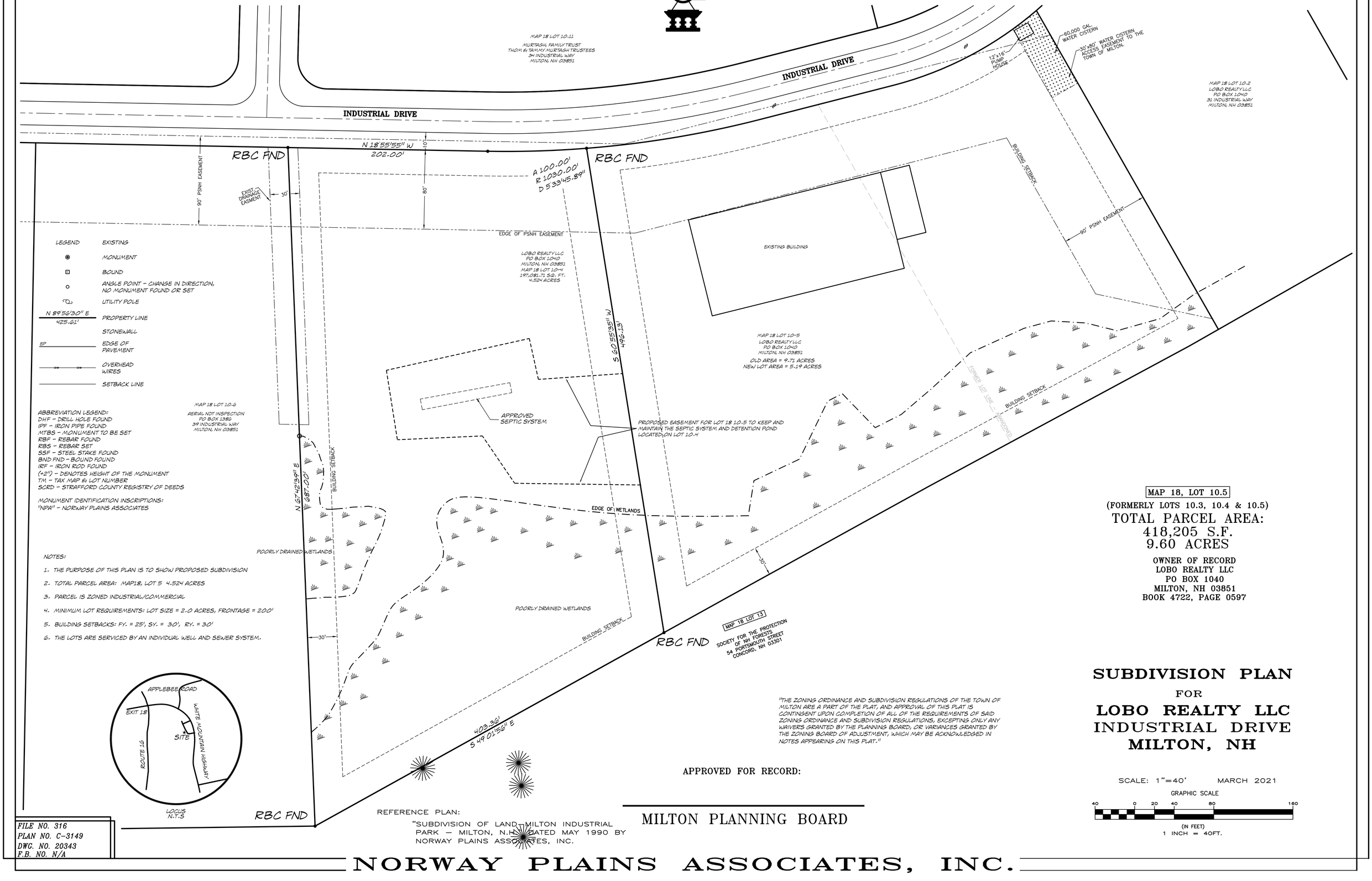
15. The following supporting documents and information:
☐a. Proposed Covenants: Such proposed covenants or deed restrictions as may be intended to apply to the property in whole or in part to be recorded in the Registry of Deeds.
☐b. Soil Tests: Where private individual wastewater systems are proposed, the Applicant shall perform soil tests complying with requirements of Section 13.4 of the Regulations. For all proposed lots less than five (5) acres in size, the Applicant shall have a soil investigation made and a report prepared to establish the existence of at least 4,000 square feet of contiguous area meeting New Hampshire Department of Environmental Services (NHDES) requirements. NHDES approval of all subdivision lots less than five (5) acres in size shall be obtained and a copy of such approval
shall be provided to the Board prior to the recording of the approved plat. The soil maps and information shall be in accordance with the most current USDA Natural Resource Conservation Service County Soil Maps. Maps prepared by field investigation shall be stamped by a Certified Soil Scientist. All costs of preparing soil data shall be borne by the Applicant.

☐c. Access Driveway to State Highway: Any access driveway to a State highway shall be approved by the New Hampshire Department of Transportation (NHDOT) and provided to the Board prior to the recording of the approved plat.
☐d. Other Approvals: Approvals, as prescribed by law, from any other Town or state agency which may have jurisdiction, including but not limited to wetland permits (see Section 7.4).

☐16. Any request(s) for waiver(s) or modification(s) pursuant to Section 7.15 of the Regulations.

SURVEYORS – ENGINEERS –

P.O. Box 249, Rochester, N.H. 03866-0249



MAP 18, LOT 10.5

(FORMERLY LOTS 10.3, 10.4 & 10.5)

TOTAL PARCEL AREA:
418,205 S.F.
9.60 ACRES

OWNER OF RECORD
LOBO REALTY LLC
PO BOX 1040
MILTON, NH 03851
BOOK 4722, PAGE 0597

SUBDIVISION PLAN
FOR
LOBO REALTY LLC
INDUSTRIAL DRIVE
MILTON, NH

SCALE: 1"=40' MARCH 2021

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 INCH = 40FT.

"THE ZONING ORDINANCE AND SUBDIVISION REGULATIONS OF THE TOWN OF MILTON ARE A PART OF THE PLAT, AND APPROVAL OF THIS PLAT IS CONTINGENT UPON COMPLETION OF ALL OF THE REQUIREMENTS OF SAID ZONING ORDINANCE AND SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY WAIVERS GRANTED BY THE PLANNING BOARD, OR VARIANCES GRANTED BY THE ZONING BOARD OF ADJUSTMENT, WHICH MAY BE ACKNOWLEDGED IN NOTES APPEARING ON THIS PLAT."

APPROVED FOR RECORD:

MILTON PLANNING BOARD

REFERENCE PLAN:
"SUBDIVISION OF LAND – MILTON INDUSTRIAL PARK – MILTON, N.H." DATED MAY 1990 BY NORWAY PLAINS ASSOCIATES, INC.

FILE NO. 316
PLAN NO. C-3149
DWG. NO. 20343
F.B. NO. N/A

NORWAY PLAINS ASSOCIATES, INC.

(2)

Town of Milton
Site Plan Application

Date Received:_____ Preliminary:_____ Public Hearing:_____
Major:_____ Minor:_____ Design Review:_____

Applicant(s) Name: LOBO REALTY LLC Phone: 603-817-7848
Mailing Address: 31 INDUSTRIAL WAY MILTON
Land Owner's Name(s): SAME
Mailing Address:_____
Map # 18 Lot # 10-05 Zone: INDUSTRIAL / COMMERCIAL
Physical address of property: 31 INDUSTRIAL WAY MILTON

Professional Certification

Preparer of Plat: CHARLIE KARCHER
Company: NORWAY PLAINS
Job Title:_____ Phone Number: 603-978-2475
Address: 31 MOONEY ST ALTON NH 03809

By signing the application, the preparer certifies that he/she has read and understands all applicable regulations.

Preparer's Signature: Robert Boudreau

Site Walk Authorization

The property owner(s), by signing the application, hereby give permission for any member of the Milton Planning Board, Conservation Commission and such agents or employees of the Town or other persons as the Planning Board may authorize, to enter upon the property which is the subject of the application at all reasonable times for the purpose of such examination(s), survey(s), test(s) and inspection(s) as may be appropriate.

Applicant(s)s Signature: Robert Boudreau Mgr Member

Land Owner(s) Signature: Robert Boudreau Mgr Member

Present Use: VACANT LOT
Proposed Use: 40X80 BUILDING TO ACT AS MAINTENANCE BLD FOR LOBO REALTY LLC

Version: 8/24/05

Revised 6.13.19

Incomplete... Return to applicant. 3/29/21 Applicant submitted complete sht. (50)

Lot Size:

Acres: 4.56 Square feet: 198663

Flood Zone? _____ If yes, what zone? _____ Is there a certificate? _____

Is the property in Current Use? NO Acres: _____

Is the property in the Water District? NO Sewer District? NO

Access to Site:

Town Road: INDUSTRIAL WAY State Road/Highway: _____

Other: _____

Site Development Data:

Number of Buildings: 1 **(List 2 or more separately on the back of this form)**

Square Footage: 3200 Floors: 3200

Height of Buildings: 29' Finished Floor Elevation: _____

Green Area: _____ Paved Area: 2000 sq FT

Parking Spaces: 4 Handicapped Spaces: 1

Setbacks:

Front: 90 Back: 560

Left Side: 130 Right Side: 118

Multi-Family Residential:

Number of Existing Units: _____ Number of Proposed Units: _____

Existing Square Footage: _____ Proposed Square Footage: _____

Commercial/Industrial:

Number of Existing Units: 0 Number of Proposed Units: 1

Existing Square Footage: _____ Proposed Square Footage: 3200

Hours of Operation: 8-4 Days of Operation: MON - SAT

Number of Employees: 1-2 Number of Restrooms: 2

-Failure to fulfill requirements may result in unnecessary delays in preparing an acceptable application.

-A preliminary discussion fee of $50.00 will be charged and applied to the application fee.

-All additional fees will be billed by certified mail and paid before public hearing.

-The fees include but are not limited to: Application fee $125 minor/$150 major), Fosters notice ($150.00+), Certified abutter notices ($8/ea.), Remapping fee ($55/per map affected), Land Use Review ($50).

-There is an additional fee for recording the mylar with the Registry of Deeds, checks should be payable as such.

-The Board may hire, at the applicant's expense, a professional engineer, surveyor, planner, attorney, or others qualified as necessary to properly review the proposal and completed development. The applicant shall open an escrow account with the Town for any such reviews. Such professionals shall report their analyses, reviews, and findings directly to the Board.

-The Board may require additional information in order to make an informed decision. Such additional information may include, but not be limited to: fiscal impact, traffic impact, environmental impact, etc. Abutters list must be prepared within five (5) days of 2submittal of application

Abutters list must include:

_____All abutters
_____Property owner(s)
_____Applicant(s)
_____Authorized representative
_____Other towns/regions (if applicable).
_____Three sets of 1"X2.75" mailing labels

Application must be signed by:

_____Applicant(s)
_____Property owner(s)
_____Preparer of plat

Application shall be accompanied with one (1) boundary plan (additional plans may be requested) showing:

_____Abutter name including Tax Map & Lot Number
_____Two (2)-foot topography
_____Building setbacks
_____Wetland setbacks
_____Driveways
_____Wetlands/Surface waters/Water courses/Water bodies
_____Easement, Right of way, Future right of way, Covenants or Deed restrictions
_____Wells and/or septic systems
_____Existing features (buildings, stonewalls, dams, culverts, historic landmarks, cemeteries, vegetation, etc)
_____Photograph of existing signage and/or proposed signage
_____Endorsement Block for the Planning Board

Additional information to accompany plans (If applicable):

_____Twenty (20) 11X17 copies of the plan
_____Twenty (20) copies of the signed application
_____Fifteen (15) postage paid envelopes
_____Stormwater/Erosion Control Report
_____Detailed bond estimate
_____Shoreland Protection Act noted on the plans
_____Water/and or Sewer Commission approval
_____CC approval of the wording of the easement/buffer
_____Power of Attorney
_____Road profile
_____Road Agent/Fire Department Approval letter (Third Party paid by applicant)
_____List of all proposed uses
_____Plan for snow removal

State Permits for the following:

_____State Septic approval(s)
_____Driveway(s)
_____Wetlands
_____Site Specific

Certified List of Abutters

Pursuant to RSA 676:7, the State Law of New Hampshire, the Town of Milton is required to notify the applicant and every abutter of the Public Hearing by certified mail, return receipt requested. The cost of required publication or posting of notice and the cost of mailing said notices, shall be paid by the applicant.

According to RSA 672:3, "Abutter" is defined as "Any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local Land Use Board. For purposes of receiving testimony only, and not for purposes of notification, the term abutter shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a local Land Use Board hearing, in the case of an abutting property being a condominium or other collective form of ownership, the term abutter means the officers of the collective or association, as defined in RSA 356-B:3,XXIII.

The following information must be completed by the applicant in order to begin the subdivision/site plan review/lot line adjustment application process. Below, list the names and mailing addresses of the applicant, authorized agent (surveyor) and all abutters as indicated in Town records, not more than five (5) days prior to submission, per RSA 676:4,I(b). Attach additional copies of this form if necessary.

Map#	Lot#	Property Owner	Mailing Address:
18	10-11	MURTAGH FAMILY TRUST	34 INDUSTRIAL WAY MILTON
18	10-6	ARIAL NDT INSPECTION	POB 1386 MILTON
18	10-10	STRAFFORD COUNTY HEAD START	POB 1160 DOVER NH 03821
18	13	SOCIETY FOR PROTECTION NH FOREST	54 PORTSMOUTH ST CONCORD NH 03301
18	10-1	LOBO REALTY LLC	31 INDUSTRIAL WAY MILTON
		NORWAY RAINS	31 MOONEY ST ALTON NH 03809

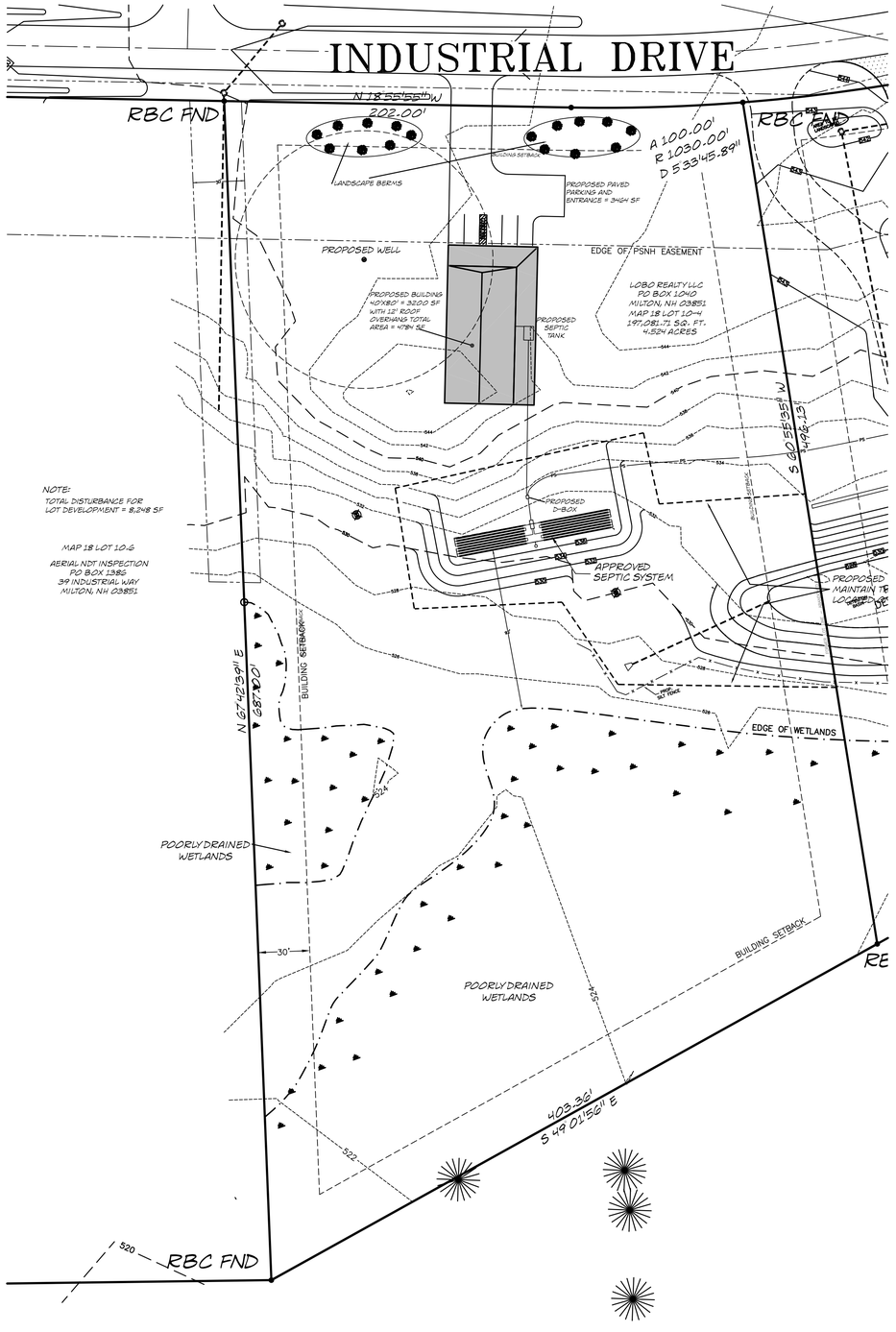
Person who prepared this list: ROBERT BOURDEAU

Date on which this list was prepared: 3-28-21

I hereby certify that all information presented on this form, is to the best of my knowledge, correct.

Signature of Preparer: Robert Bourdeau

RESERVED REGISTRY OF DEEDS

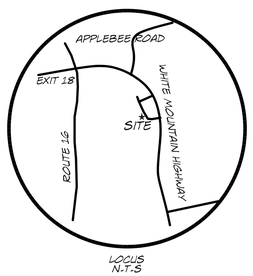


NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED DEVELOPMENT
2. TOTAL PARCEL AREA: MAP18, LOT 5 4.524 ACRES
3. PARCEL IS ZONED INDUSTRIAL/COMMERCIAL
4. MINIMUM LOT REQUIREMENTS: LOT SIZE = 2.0 ACRES, FRONTAGE = 200'
5. BUILDING SETBACKS: FY. = 25', SY. = 30', RY. = 30'
6. THE LOTS ARE SERVICED BY AN INDIVIDUAL WELL AND SEWER SYSTEM.

REFERENCE PLAN:

"SUBDIVISION OF LAND-MILTON INDUSTRIAL PARK - MILTON, N.H." DATED MAY 1990 BY NORWAY PLAINS ASSOCIATES, INC.



LOCUS
N.T.S

PROPOSED SITE PLAN

FOR

LOBO REALTY LLC
INDUSTRIAL DRIVE
MILTON, NH

SCALE: 1"=40' MARCH 2021

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 INCH = 40FT.

FILE NO.316
PLAN NO.C-3149
DWG. NO. 20343

31 MOONEY STREET, ALTON, NH 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 CONTINENTAL BLVD., ROCHESTER, NH 603-335-3948