

PLANNING BOARD

NOTICE TO SUBDIVISION APPLICANTS

The following information is required to be filed with the Community Development Department at the time of subdivision application.

Note: An appointment is required to file applications.

1. One original and one copy of the completed application.
2. Submission of nine (9) full sets of Site Plans (sheet size: 22" x 34") shall be submitted at the time of application filing, followed by the submission of seventeen (17) 11" X 17" plan sets (revised if applicable) to the Community Development Department no later than 10:00 A.M. Tuesday the week prior to the scheduled public hearing/conceptual review date.
3. Seventeen copies of the project narrative, describing the project.
4. All plans shall be folded and all pertinent data shall be attached to the folded plans with an elastic band.
5. All plan revisions and supporting documentation must be submitted to the Community Development Department no later than 10:00 A.M., Tuesday the week prior to the scheduled Planning meeting.
6. Five (5) 22" x 34" copies of the plan shall be brought to the Planning Board meeting and distributed to the Planning Board members at the meeting.
7. Three sets of mailing labels for abutters notices.

2012 SUBDIVISION APPLICATION FEES

FEE TYPE	AMOUNT	ACCOUNT
Consultant Review	\$1.25 per linear foot of roadway* (including cul-de-sac) \$1,250.00 minimum* *Estimated cost, billing based on actual hours expended multiplied by hourly rates, plus expenses	1350-***
Town General Review Fees/Application Fee Regular Application	\$170.00/lot	GEN 4313
Conceptual Review	\$100.00	GEN 4313
ZBA Input	\$100.00	GEN 4313
Lot Line Relocation	\$340.00 for first two lots \$170.00 for each additional lot	GEN 4313
On Site Signs Advertising	\$15.00 \$40.00 (flat fee)	GEN 4313 GEN 4313
Tax Map Updating	\$30.00/lot + \$25.00 Min. \$85.00 for 2-7 lots Min. \$325.00 for 8 lots or more	1312-505
Postage	USPS Current Rates	GEN 4313
Recording Fees Plan Easements/Agreements	\$24.00/sheet + \$2.00 surcharge \$10.00/first sheet \$4.00 thereafter + \$2.00 surcharge + first class postage (fees dictated by HCRD) \$25.00 Land & Community Heritage Investment Program (LCHIP) fee, please make check payable to HCRD	GEN 4313

**SUBDIVISION PLAN APPLICATION FOR PLAN REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE**

Map 186, Lot 24
Map 194, Lot 9&10
Map 195, Lot 1

Date of Application: February 9, 2015 Tax Map # _____ Lot # _____
Name of Project: Eagles Nest Estates
Zoning District: _____ General SB# _____
(For Town Use) (For Town Use)
ZBA Action: Wetland Special Exception - 10/23/2014

PROPERTY OWNER:

Name: Eagles Nest Estates, LCC
Address: 21 Continental Boulevard
Address: Merrimack, NH 03054
Telephone # (603) 321-1946
Fax # _____
Email: johngargasz@gmail.com

DEVELOPER:

Eagles Nest Estates, LCC
21 Continental Boulevard
Merrimack, NH 03054
(603) 321-1946

johngargasz@gmail.com

PROJECT ENGINEER

Name: Keach-Nordstrom Associates, Inc
Address: 10 Commerce park North, Suite 3
Address: Bedford, New Hampshire 03110

Telephone # (603) 627-2881
Fax # (603) 627-2915
Email: jmerritt@keachnordstrom.com

PURPOSE OF PLAN:

Proposed 65 lot open space residential development. Project includes a proposed lot line adjustment between Map 186 Lot 24 and Map 186; Lot 20-4. The newly adjusted Map 186, Lot 24 will be consolidated with Map 194, Lots 9 &10, Map 195, Lot 1, and Map 201, Lot 7. The consolidated tract will then be subdivided into 65 open space residential lots.

(FOR TOWN USE)

Plan Routing Date: _____ Sub/Site Date: _____
_____ I have no comments _____ I have comments (attach to form)
Title: _____ Date: _____
(Initials)
DEPT: _____
_____ Zoning _____ Engineering _____ Assessor _____ Police _____ Fire _____ Planning
_____ Consultant _____ Highway Department
Fees Paid _____

**SUBDIVISION PLAN APPLICATION FOR PLAN REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE**

Date of Application: February 9, 2015 Tax Map # 186 Lot # 20-4
Name of Project: Eagles Nest Estates
Zoning District: _____ General SB# _____
(For Town Use) (For Town Use)
ZBA Action: Wetland Special Exception - 10/23/2014

PROPERTY OWNER:

Name: Kelly A. Trudel
Address: 11 Karras Crossing Drive
Address: Hudson, NH 03051
Telephone # (603) 765-2375
Fax # _____
Email: ktrudel@sheehan.com

DEVELOPER:

Eagles Nest Estates, LCC
21 Continental Boulevard
Merrimack, NH 03054
(603) 321-1946

johngargasz@gmail.com

PROJECT ENGINEER

Name: Keach-Nordstrom Associates, Inc.
Address: 10 Commerce Park North, Suite 3
Address: Bedford, New Hampshire 03110

Telephone # (603) 627-2881
Fax # (603) 627-2915
Email: jmerritt@keachnordstrom.com

PURPOSE OF PLAN:

Proposed 65 lot open space residential development. Project includes a proposed lot line adjustment between Map 186 Lot 24 and Map 186; Lot 20-4. The newly adjusted Map 186, Lot 24 will be consolidated with Map 194, Lots 9 & 10, Map 195, Lot 1, and Map 201, Lot 7. The consolidated tract will then be subdivided into 65 open space residential lots.

(FOR TOWN USE)

Plan Routing Date: _____ Sub/Site Date: _____
_____ I have no comments _____ I have comments (attach to form)

Title: _____ Date: _____
(Initials)
DEPT:
_____ Zoning _____ Engineering _____ Assessor _____ Police _____ Fire _____ Planning
_____ Consultant _____ Highway Department

Fees Paid _____

**SUBDIVISION PLAN APPLICATION FOR PLAN REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE**

Date of Application: February 9, 2015 Tax Map # 201 Lot # 7
 Name of Project: Eagles Nest Estates
 Zoning District: _____ General SB# _____
 (For Town Use) (For Town Use)
 ZBA Action: Wetland Special Exception - 10/23/2014

PROPERTY OWNER:
Green Mountain Partners Realty Trust
 Name: Mario & Denyse Plante (trustees)
 Address: 9 Old Derry Road
 Address: Hudson, NH 03051
 Telephone # (603) 235-8065
 Fax # _____
 Email: mario@saveonwall.com

DEVELOPER:
Eagles Nest Estates, LCC
21 Continental Boulevard
Merrimack, NH 03054
(603) 321-1946

johngargasz@gmail.com

PROJECT ENGINEER
 Name: Jeffrey Merritt, PE
 Address: Keach Nordstrom Associates, Inc
 Address: 10 Commerce Park No. Suite 3 Bedford, NH 03110

Telephone # (603) 627-2881
 Fax # (603) 627-2915
 Email: jmerritt@keachnordstrom.com

PURPOSE OF PLAN:

Proposed 65 lot open space residential development. Project includes a proposed lot line adjustment between Map 186 Lot 24 and Map 186; Lot 20-4. The newly adjusted Map 186, Lot 24 will be consolidated with Map 194, Lots 9 & 10, Map 195, Lot 1, and Map 201, Lot 7. The consolidated tract will then be subdivided into 65 open space residential lots.

(FOR TOWN USE)	
Plan Routing Date: _____	Sub/Site Date: _____
<input type="checkbox"/> I have no comments	<input type="checkbox"/> I have comments (attach to form)
(Initials) _____	Title: _____ Date: _____
DEPT:	
<input type="checkbox"/> Zoning	<input type="checkbox"/> Engineering
<input type="checkbox"/> Assessor	<input type="checkbox"/> Police
<input type="checkbox"/> Fire	<input type="checkbox"/> Planning
<input type="checkbox"/> Consultant	<input type="checkbox"/> Highway Department
Fees Paid _____	

LOT AREA CALCULATION TABLE

LOT #	TOTAL AREA	WETLAND AREA	AREA > 25% SLOPE	BUILDABLE AREA (net contiguous upland useable)	FRONTAGE
1.	*See Attached Spreadsheet*				
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					

Data Sheets Checked By: Jeffrey Merritt, P.E. Date: February 9, 2015

PROPOSED LOT AREAS

LOT NUMBER	TOTAL LOT AREA		WETLAND AREA		AREA >25% SLOPE		*BUILDABLE LOT AREA		FRONTAGE FEET
	SF	ACRES	SF	ACRES	SF	ACRES	SF	ACRES	
1	74,345	1.707	12,186	0.280	10,332	0.237	51,827	1.190	164.25
2	118,827	2.728	11,968	0.275	20,496	0.471	86,363	1.983	147.62
3	95,672	2.196	N/A	N/A	46,738	1.073	48,934	1.123	611.84
4	82,342	1.890	N/A	N/A	16,362	0.376	65,981	1.515	109.56
5	72,108	1.655	N/A	N/A	12,234	0.281	59,875	1.375	109.56
6	63,401	1.455	N/A	N/A	7,225	0.166	56,177	1.290	108.27
7	60,203	1.382	864	0.020	3,786	0.087	55,553	1.275	125.15
8	44,103	1.012	N/A	N/A	N/A	N/A	44,103	1.012	216.13
9	43,809	1.006	N/A	N/A	N/A	N/A	43,809	1.006	346.99
10	53,860	1.236	N/A	N/A	9,657	0.222	44,203	1.015	221.21
11	48,510	1.114	N/A	N/A	2,989	0.069	45,521	1.045	545.57
12	49,007	1.125	N/A	N/A	625	0.014	48,383	1.111	242.69
13	44,652	1.025	N/A	N/A	194	0.004	44,458	1.021	263.23
14	44,989	1.033	N/A	N/A	256	0.006	44,733	1.027	298.56
15	72,953	1.675	N/A	N/A	326	0.007	72,627	1.667	100.00
16	63,758	1.464	N/A	N/A	N/A	N/A	63,758	1.464	100.00
17	76,445	1.755	N/A	N/A	6,897	0.158	69,548	1.597	100.00
18	61,750	1.418	4,161	0.096	1,919	0.044	55,670	1.278	189.92
19	61,852	1.420	2,799	0.064	N/A	N/A	59,053	1.356	195.41
20	44,637	1.025	N/A	N/A	603	0.014	44,034	1.011	425.42
21	45,575	1.046	N/A	N/A	N/A	N/A	45,575	1.046	265.71
22	44,039	1.011	N/A	N/A	N/A	N/A	44,039	1.011	163.60
23	69,202	1.589	N/A	N/A	406	0.009	68,796	1.579	100.28
24	65,535	1.504	N/A	N/A	N/A	N/A	65,535	1.504	135.27
25	54,106	1.242	N/A	N/A	906	0.021	53,200	1.221	100.06
26	48,140	1.105	N/A	N/A	524	0.012	47,616	1.093	135.00
27	50,608	1.162	N/A	N/A	1,386	0.032	49,222	1.130	198.87
28	46,963	1.078	996	0.023	548	0.013	45,419	1.043	190.73
29	54,993	1.262	7,116	0.163	N/A	N/A	47,877	1.099	153.83
30	47,144	1.082	N/A	N/A	N/A	N/A	47,144	1.082	125.43
31	43,980	1.010	N/A	N/A	N/A	N/A	43,980	1.010	111.07
32	43,560	1.000	N/A	N/A	N/A	N/A	43,560	1.000	140.39
33	43,560	1.000	N/A	N/A	N/A	N/A	43,560	1.000	162.09
34	43,565	1.000	N/A	N/A	N/A	N/A	43,565	1.000	151.44
35	52,874	1.214	N/A	N/A	589	0.014	52,285	1.200	161.50
36	50,566	1.161	N/A	N/A	N/A	N/A	50,566	1.161	100.00
37	77,403	1.777	N/A	N/A	N/A	N/A	77,403	1.777	100.00
38	61,230	1.406	N/A	N/A	N/A	N/A	61,230	1.406	100.00
39	57,233	1.314	N/A	N/A	1,347	0.031	55,886	1.283	100.00
40	56,296	1.292	N/A	N/A	11,227	0.258	45,070	1.035	100.00
41	44,281	1.017	N/A	N/A	N/A	N/A	44,281	1.017	101.94
42	44,328	1.018	N/A	N/A	N/A	N/A	44,328	1.018	147.09
43	62,006	1.423	2,987	0.069	N/A	N/A	59,019	1.355	173.04
44	55,847	1.282	1,629	0.037	677	0.016	53,540	1.229	205.51
45	48,497	1.113	1,497	0.034	N/A	N/A	47,000	1.079	282.18
46	57,037	1.309	2,858	0.066	618	0.014	53,561	1.230	120.14
47	51,426	1.181	2,384	0.055	N/A	N/A	49,042	1.126	112.96
48	51,323	1.178	2,399	0.055	435	0.010	48,388	1.111	100.00
49	69,225	1.589	17,388	0.399	N/A	N/A	45,290	1.040	133.57
50	55,088	1.265	N/A	N/A	1,246	0.029	53,842	1.236	281.67
51	49,346	1.133	N/A	N/A	N/A	N/A	49,346	1.133	395.50
52	65,733	1.509	N/A	N/A	N/A	N/A	65,733	1.509	138.47
53	53,802	1.235	N/A	N/A	N/A	N/A	53,802	1.235	134.34
54	62,797	1.442	1,030	0.024	N/A	N/A	61,767	1.418	100.00
55	70,464	1.618	4,872	0.112	378	0.009	65,214	1.497	130.00
56	63,026	1.447	N/A	N/A	287	0.007	62,739	1.440	100.00
57	64,158	1.473	N/A	N/A	4,554	0.105	59,604	1.368	100.00
58	66,499	1.527	N/A	N/A	2,957	0.068	63,542	1.459	100.00
59	63,243	1.452	N/A	N/A	N/A	N/A	63,243	1.452	125.01
60	68,614	1.575	N/A	N/A	N/A	N/A	68,614	1.575	211.00
61	64,027	1.470	1,077	0.025	1,134	0.026	61,816	1.419	170.00
62	69,594	1.598	11,533	0.265	N/A	N/A	58,061	1.333	465.33
63	62,295	1.430	N/A	N/A	N/A	N/A	62,295	1.430	199.50
64	170,155	3.906	3,798	0.087	38,964	0.894	127,393	2.925	1243.13
65	110,172	2.529	N/A	N/A	55,291	1.269	54,891	1.260	893.76
MAP 186, LOT 20-4	140,560	3.227	2,731	0.063	14,515	0.381	92,985	2.135	200.00
OPEN SPACE 'A'	4,222,752	96.941	1,101,172	25.279	242,613	5.570	2,878,967	66.092	1,656.23
OPEN SPACE 'B'	90,948	2.09	57,286	1.315	13,644	0.313	20,018	0.459	215.25
OPEN SPACE 'C'	181,005	4.155	24,736	0.568	17,071	0.392	139,198	3.196	562.87
OPEN SPACE 'D'	957,088	22.385	209,473	4.809	160,684	3.850	597,921	13.726	523.12
OPEN SPACE 'E'	1,248,248	28.655	368,387	8.456	80,524	1.848	799,377	18.350	197.67
OPEN SPACE 'F'	83,230	1.910	961	0.022	N/A	0.000	82,269	1.889	12.03

* BUILDABLE LOT AREA IS CONTIGUOUS DRY LAND AND DOES NOT CONTAIN WETLANDS, SLOPES IN EXCESS OF 25% OR EXISTING EASEMENTS.

**APPLICATION FOR SUBDIVISION PLAN REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE**

Twenty one (21) days prior to Planning Board Meeting, a complete subdivision plan to include all supporting materials/documents must be submitted in final form. The subdivision plan shall comply with the following specifications/requirements:

Applicant Initials		Staff Initials
<u>JDM</u>	a) Submission of eight (8) full sets of Site Plans (sheet size: 22" x 34") shall be submitted at the time of application filing, followed by the submission of seventeen (17) 11" X 17" plan sets (revised if applicable) to the Community Development Department no later than 10:00 A.M. Tuesday the week prior to the scheduled public hearing/conceptual review date.	_____
<u>JDM</u>	b) Seventeen (17)-subdivision narratives, describing the project.	_____
<u>JDM</u>	c) Plan scale at not less than one inch equals fifty feet (example: 1" = 50' acceptable).	_____
<u>JDM</u>	d) Locus plan with 1,000 minimum radius of site to surrounding area.	_____
<u>JDM</u>	e) Plan dated by day/month/year.	_____
<u>JDM</u>	f) Revision block.	_____
<u>JDM</u>	g) Planning Board approval block.	_____
<u>JDM</u>	h) Title of project inscribed on plan.	_____
<u>JDM</u>	i) Name(s) and address of property owner(s) and signature(s) shall be inscribed on plan.	_____
<u>JDM</u>	j) North point shall be inscribed on plan.	_____
<u>JDM</u>	k) Property lines-exact locations and dimensions.	_____
<u>JDM</u>	l) Acreage/sq. ft. of entire subdivision.	_____
<u>JDM</u>	m) Proposed lots, with lot numbers and area of each lot. Note: each proposed Lot shall be listed on the plan, in chart form, indicating in square feet/ acreage the total lot area, wetland, slope area greater than 25% and total net contiguous useable upland area.	_____

Applicant
Initials

Staff
Initials

<u>JDM</u>	n)	Certified list of names and addresses of bordering abutters, shown on Tax Assessor's records not more than five (5) days prior to application date to be listed on plan.	_____
<u>JDM</u>	o)	Location of all structures, roads, wetlands, hydrants, wells, septic systems, 4k reserve area, floodways/floodplains, driveways, travel areas, parking areas, natural features within 200 feet of the tract.	_____
<u>JDM</u>	p)	Locations of existing and proposed permanent monuments and benchmarks within 200 feet of the tract.	_____
<u>N/A</u>	q)	Pertinent highway projects.	_____
<u>JDM</u>	r)	Assessor map and lot number.	_____
<u>JDM</u>	s)	Waiver application form shall be submitted with subdivision application, Note on plan listing waivers requested/granted; and all waivers granted to the subdivision regulations shall be listed on the final plan.	_____
<u>JDM</u>	t)	Delineate zoning.	_____
<u>JDM</u>	u)	Storm water drainage plan.	_____
<u>JDM</u>	v)	Topographical contours at 2-foot intervals existing and proposed.	_____
<u>JDM</u>	w)	Utilities: existing and proposed.	_____
<u>JDM</u>	x)	Building and wetland setback lines.	_____
<u>JDM</u>	y)	Rights of way, existing and proposed.	_____
<u>N/A</u>	z)	Location of dedicated recreational public use land(s) proposed.	_____
<u>JDM</u>	aa)	Detailed designs of bridges and culverts.	_____
<u>JDM</u>	ab)	Typical roadway cross-section, road profile, stationing, and curve data, etc.	_____

Applicant
Initials

Staff
Initials

<u>JDM</u> ac)	Proposed location of water supply and sewage disposal systems, including perk test data, test-pit logs and locations; wells, (proposed and existing) 75' protective well radii and attached copies of any required well protection easements.	_____
<u>JDM</u> ad)	All notes from plats.	_____
<u>JDM</u> ae)	Buffers as required by subdivision regulations.	_____
<u>JDM</u> af)	Soil types and boundaries, Note: If site contains marginal or questionable soils, a High Intensity Soil Survey (HISS) may be deemed necessary to submit as part of the application. Said HISS, if required, shall be performed by a State of New Hampshire Certified Soil Scientist, who shall affix his/her stamp and signature and this shall be inscribed on the plan.	_____
<u>JDM</u> ag)	Wetlands (and poorly-drained and very poorly-drained soils), also identified as Class 5 and Class 6 High Intensity Soil Survey (HISS soils), and permanent and seasonal wetlands shall be identified on the plan by a New Hampshire Certified Wetland or Soil Scientist, who shall affix his/her stamp and signature to the respective plan.	_____
<u>JDM</u> ah)	Easements, existing and proposed.	_____
<u>JDM</u> ai)	State of New Hampshire Engineer's seal and signature. Surveyor's seal and signature.	_____
<u>JDM</u> aj)	Error of closure (1 in 10,000 or better).	_____
<u>JDM</u> ak)	Drafting errors/omissions.	_____
<u>JDM</u> al)	Note outlining phasing schedule.	_____
<u>JDM</u> am)	Narrative description stating the purpose, location, long range plans impacts on traffic, schools, and utilities.	_____
<u>JDM</u> an)	Aerial photograph of site and area within 200 feet of the subdivision parcel.	_____
<u>W</u> ao)	Fiscal impact study.	_____
<u>JDM</u> ap)	Traffic study.	_____
<u>JDM</u> aq)	Drainage calculations and supporting data.	_____

Applicant
Initials

Staff
Initials

JDM ar) Copies of any proposed or existing easements, covenants, deed restrictions, right of way agreements or other similar documents. _____

JDM as) Copy of applicable town, state, federal approval/permits to include but not limited to the following: _____

- sewer applications
- flood plain permit
- X - wetlands special exception
- variance
- erosion control permit (149:8a)
- X - WSPCC subdivision approval (septic)
- X - dredge and fill permit
- curb cut/driveway permit
- shore land protection certification in accordance with RSA483-B.
- if applicable, review application with Lower Merrimack River Local Advisory Committee (LMRLAC) and attach LMRLAC project comments hereto.
- X - NHDES AOT

N/A at) Off-site agreement(s). _____

JDM au) Presentation plan (colored, with color-coded bar chart). _____

JDM av) Fees paid to clerk. _____

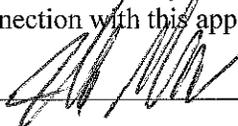
JDM aw) Plans that include relocation of lot lines shall clearly delineate the former (old) lot lines from proposed (new) lot lines. _____

- Any or all items may be waived under the purview of the Planning Board.

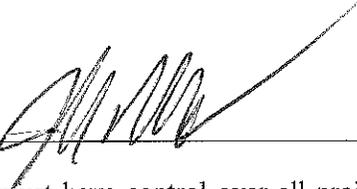
**APPLICATION FOR SUBDIVISION PLAN REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE**

I hereby apply for Subdivision Plan Review and acknowledge I will comply with all of the Ordinances of the Town of Hudson, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the items listed under the Subdivision Plan specifications or application form are incomplete, the application will be considered rejected.

Pursuant to RSA 674:1-IV, the owner(s), by the filing of this application as indicated above, hereby give permission for any member of the Hudson Planning Board, the Town Engineer, the 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 this application at all reasonable times for the purpose of such examinations, surveys, tests and inspections as may be appropriate. The owner(s) release(s) any claim or right he/she (they) may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and inspections conducted on his (their) property in connection with this applications.

Signature of Owner:  _____

- ❖ If other than an individual, indicate name of organization and its principal owner, partners, or corporate officers.

Signature of Developer:  _____

- ❖ The developer/individual in charge must have control over all project work and be available to the Code Enforcement Officer/Building Inspector during the construction phase of the project. The Code Enforcement Officer/Building Inspector must be notified within two (2) working days of any change by the individual in charge of the project.

Technical Review Signature: _____

Planner Approval Signature: _____

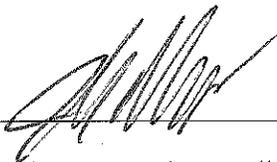
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TOWN OF HUDSON, NEW HAMPSHIRE**

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Pursuant to RSA 674:1-IV, the owner(s), by the filing of this application as indicated above, hereby give permission for any member of the Hudson Planning Board, the Town Engineer, the 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 this application at all reasonable times for the purpose of such examinations, surveys, tests and inspections as may be appropriate. The owner(s) release(s) any claim or right he/she (they) may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and inspections conducted on his (their) property in connection with this applications.

Signature of Owner: 

- ❖ If other than an individual, indicate name of organization and its principal owner, partners, or corporate officers.

Signature of Developer: 

- ❖ The developer/individual in charge must have control over all project work and be available to the Code Enforcement Officer/Building Inspector during the construction phase of the project. The Code Enforcement Officer/Building Inspector must be notified within two (2) working days of any change by the individual in charge of the project.

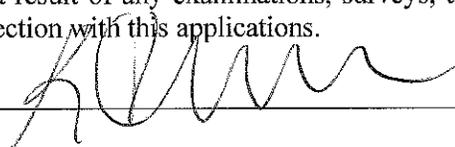
Technical Review Signature: _____

Planner Approval Signature: _____

**APPLICATION FOR SUBDIVISION PLAN REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE**

I hereby apply for Subdivision Plan Review and acknowledge I will comply with all of the Ordinances of the Town of Hudson, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the items listed under the Subdivision Plan specifications or application form are incomplete, the application will be considered rejected.

Pursuant to RSA 674:1-IV, the owner(s), by the filing of this application as indicated above, hereby give permission for any member of the Hudson Planning Board, the Town Engineer, the 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 this application at all reasonable times for the purpose of such examinations, surveys, tests and inspections as may be appropriate. The owner(s) release(s) any claim or right he/she (they) may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and inspections conducted on his (their) property in connection with this applications.

Signature of Owner: _____


- ❖ If other than an individual, indicate name of organization and its principal owner, partners, or corporate officers.

Signature of Developer: _____


- ❖ The developer/individual in charge must have control over all project work and be available to the Code Enforcement Officer/Building Inspector during the construction phase of the project. The Code Enforcement Officer/Building Inspector must be notified within two (2) working days of any change by the individual in charge of the project.

Technical Review Signature: _____

Planner Approval Signature: _____

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM

Name of Subdivision/Site Plan: **Eagles Nest Estates**

Street Address: **Bush Hill Road, Franklin Street, Proposed Standish Lane, Proposed Warren Road**

Eagles Nest Estates, LLC hereby request that the Planning Board waiver the requirements of item **HTC 289-6 (D) (Fiscal Impact Study)** of the Subdivision/Site Plan Checklist in reference to a plan presented by **Keach-Nordstrom Associates** dated **January 7, 2015** for property **Tax Map 186, Lots 20-4 and 24; Map 194 Lots 9 and 10; Map 195 Lot 1, and Map 201, Lot 7**, in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Subdivision/Site Plan regulations.

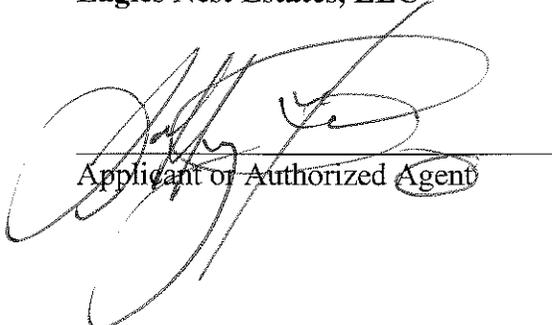
Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):

The costs and delay to the Applicant are an unnecessary hardship for a report that will have little if any impact to the Board's review of the application.

Reason(s) for granting this waiver, relative to not being contrary to the spirit and Intent of the Subdivision/Site Plan regulations: (if additional space is needed please attached the appropriate documentation hereto):

The Applicant will pay its fair share of costs to the Town through the impact fees. The impact fees (school, CAP & Rec) are approximately $\$5,400 \times 65 = \$351,000$.

Eagles Nest Estates, LLC


Applicant or Authorized Agent

Planning Board Action:

Waiver Granted _____

Waiver Not Granted _____

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM

Name of Subdivision/Site Plan: **Eagles Nest Estates**

Street Address: **Bush Hill Road, Franklin Street, Proposed Standish Lane, Proposed Warren Road**

Eagles Nest Estates, LLC hereby request that the Planning Board waive the requirements of item **HTC 289-18.B (2) (Cul-de-sac length)** of the Subdivision/Site Plan Checklist in reference to a plan presented by **Keach-Nordstrom Associates** dated **January 7, 2015** for property **Tax Map 186, Lots 20-4 and 24; Map 194 Lots 9 and 10; Map 195 Lot 1, and Map 201, Lot 7**, in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Subdivision/Site Plan regulations.

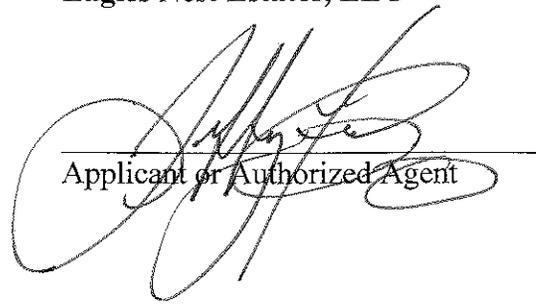
Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):

The Kara's Crossing Drive and Hawkview Road residents understandably oppose full street access through their neighborhoods. The hardship to the applicant is that the property cannot be developed without some connection to either Kara's Crossing Drive or Hawkview Road.

Reason(s) for granting this waiver, relative to not being contrary to the spirit and Intent of the Subdivision/Site Plan regulations: (if additional space is needed please attached the appropriate documentation hereto):

- **Working with the Hudson Fire Department, the Applicant proposes a solution to satisfy the Town's life safety concerns (the purpose of the 1000' regulation) and the abutting neighborhoods.**
- **The Hudson Fire Department supports our proposal because it greatly reduces their response time from the Burns Hill Road Station to the Gibson Road and Hawkview Road neighborhoods.**
- **Two gated emergency access roads are provided – one to Kara's Crossing Drive and one to Hawkview Road. The gates will be radio controlled only accessible by the Hudson Fire, Police, and Public Works Departments.**
- **Five cisterns are included with the project.**

Eagles Nest Estates, LLC

A large, stylized handwritten signature in black ink, written over a horizontal line.

Applicant or Authorized Agent

Planning Board Action:

Waiver Granted _____

Waiver Not Granted _____

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM

Name of Subdivision/Site Plan: **Eagles Nest Estates**

Street Address: **Bush Hill Road, Franklin Street, Proposed Standish Lane, Proposed Warren Road**

Eagles Nest Estates, LLC hereby request that the Planning Board waiver the requirements of item **HTC 289-37 (Plan Schedule)** of the Subdivision/Site Plan Checklist in reference to a plan presented by **Keach-Nordstrom Associates** dated **January 7, 2015** for property **Tax Map 186, Lots 20-4 and 24; Map 194 Lots 9 and 10; Map 195 Lot 1, and Map 201, Lot 7**, in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Subdivision/Site Plan regulations.

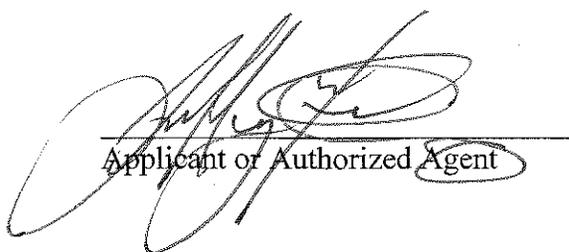
Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):

HTC 289-37 would require a five year built out of the project. The hardships to the applicant are (i) the long carrying costs of the project infrastructure with an artificial delay of return on investment; and (ii) the risk of losing the current positive economic cycle. We suggest the market should dictate the pace of development.

Reason(s) for granting this waiver, relative to not being contrary to the spirit and Intent of the Subdivision/Site Plan regulations: (if additional space is needed please attached the appropriate documentation hereto):

- **A quicker build out will reduce the duration of construction for the first lots of the project.**
- **Town services will not be adversely affected.**
- **Applicant respectfully requests a three phase build out as described in the "Phasing Notes" on sheet 2 of the Plans.**

Eagles Nest Estates, LLC


Applicant or Authorized Agent

Planning Board Action:

Waiver Granted _____

Waiver Not Granted _____

**APPLICATION FOR SUBDIVISION PLAN REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE**

**SCHEDULE OF FEES
(CONTINUED)**

AMOUNT DUE	\$ _____	DATE RECEIVED	_____
AMOUNT RECEIVED	\$ _____	RECEIPT NO.	_____
		RECEIVED BY	_____

F. RECORDING FEES

The applicant shall pay the costs of recording the final plan layout prior to final subdivision recording, in accordance with fees established by the County.

Recording of Plan	@ \$24.00/sheet + \$2.00/surcharge/Plan	\$ _____
Land & Community Heritage Investment Program (LCHIP) fee	\$25.00	\$ _____
Easements/Agreements (if applicable)	@ \$10.00/first sheet @ 4.00/each sheet thereafter + \$2.00/surcharge/doc. + first class return postage rate	\$ _____ \$ _____ \$ _____ \$ _____
TOTAL		\$ _____

PLEASE NOTE: Recording fees shall be computed when plans are finalized for recording. The applicant must pay recording fees prior to recording.

The applicant shall be responsible for all fees incurred by the Town for processing and review of the applicant's application, plan, and related materials. All such fees must be paid prior to recording.

**G. COST ALLOCATION PROCEDURE AMOUNT CONTRIBUTION AND OTHER
IMPACT FEE PAYMENTS**

To be determined by vote of the Planning Board and paid by the applicant at the time of submittal of the Certificate of Occupancy Permit request, subject to annual inflation as permitted by the impact fee methodology.

LIST OF ABUTTERS

List of all the names and addresses of the owner(s) of record of the property and abutters, as of the time of the last assessment for taxation made by the concerned property by a street(s), public land(s) or stream(s) up to distance of 200 feet from subject tract.

I. ADJACENT PROPERTY OWNERS

MAP _____	LOT _____	NAME _____	ADDRESS _____
MAP _____	LOT _____	NAME _____	ADDRESS _____
MAP _____	LOT _____	NAME _____	ADDRESS _____
MAP _____	LOT _____	NAME _____	ADDRESS _____
MAP _____	LOT _____	NAME _____	ADDRESS _____
MAP _____	LOT _____	NAME _____	ADDRESS _____
MAP _____	LOT _____	NAME _____	ADDRESS _____
MAP _____	LOT _____	NAME _____	ADDRESS _____
MAP _____	LOT _____	NAME _____	ADDRESS _____
MAP _____	LOT _____	NAME _____	ADDRESS _____
MAP _____	LOT _____	NAME _____	ADDRESS _____
MAP _____	LOT _____	NAME _____	ADDRESS _____
MAP _____	LOT _____	NAME _____	ADDRESS _____
MAP _____	LOT _____	NAME _____	ADDRESS _____
MAP _____	LOT _____	NAME _____	ADDRESS _____
MAP _____	LOT _____	NAME _____	ADDRESS _____

II. PROPERTY OWNERS WITHIN 200 FEET

MAP _____	LOT _____	NAME _____	ADDRESS _____
MAP _____	LOT _____	NAME _____	ADDRESS _____
MAP _____	LOT _____	NAME _____	ADDRESS _____
MAP _____	LOT _____	NAME _____	ADDRESS _____
MAP _____	LOT _____	NAME _____	ADDRESS _____
MAP _____	LOT _____	NAME _____	ADDRESS _____
MAP _____	LOT _____	NAME _____	ADDRESS _____
MAP _____	LOT _____	NAME _____	ADDRESS _____

Abutters List
Hawkview Subdivision
Hudson, NH
KNA#11-0202-1
Updated 02-09-15

Tax Map	Lot(s)	Owners
186	20-4	Kelly A. Trudel 11 Kara's Crossing Drive Hudson, NH 03051
201	7	Mario Plante, Trustee Denyse Plante, Trustee 9 Old Derry Road Hudson, NH 03051
186	24	Owner/Applicant Eagles Nest Estates, LLC 21 Continental Boulevard Merrimack, NH 03054
194	10	
195	1	
194	9	
Tax Map	Lot(s)	Direct Abutters
179	39	Renald & Madeline Daigle 119 Kimball Hill Road Hudson, NH 03051
186	15	Thomas P. & Susan L. Duval 60 Speare Road Hudson, NH 03051
186	16	Ronald A. & Carla A. Fraser 64 Speare Road Hudson, NH 03051
186	20-1	Robert A. Bush 5 Kara's Crossing Drive Hudson, NH 03051
186	20-2	Anthony J. & Leah D. Michaud 7 Kara's Crossing Drive Hudson, NH 03051
186	20-3	Roger J. & Paula M. Hubert 9 Kara's Crossing Drive Hudson, NH 03051

186	20-8	Harold J. Lalmond, Trustee Pamela J. Lalmond, Trustee 10 Kara's Crossing Drive Hudson, NH 03051
186	21	Saleotino & Jeanne Santos 69B Speare Road Hudson, NH 03051
186	22	Irene M. & John A. Byrne PO Box 148 Harvard, MA 01451
186	23	Robert J. & Janice E. Wesson 65A Speare Road Hudson, NH 03051
186	25-1	Allen K. Peck 63A Speare Road Hudson, NH 03051
186	25-2	Kassia P. Hamelin Edward Leo Tessier III 63B Speare Road Hudson, NH 03051
186	26	Joseph R. & Aline T. Boutin 61 Speare Road Hudson, NH 03051
187	4	Diana M. Truitt 12 Hawkview Road Hudson, NH 03051
187	5	Rachel Hamilton 14 Hawkview Road Hudson, NH 03051
187	6	Edward C. & Velinda S. Jonson 16 Hawkview Road Hudson, NH 03051
187	7	James C. & Jane M. Fisher 18 Hawkview Road Hudson, NH 03051

187	8	Kenneth S. Jr. & Nicole M. Wilde 20 Hawkview Road Hudson, NH 03051
187	9	Francis C. & Christine M. Caprio 22 Hawkview Road Hudson, NH 03051
187	10	Paul M. Beach 25 Hawkview Road Hudson, NH 03051
187	11	Joseph T. & Susan J. Furber 23 Hawkview Road Hudson, NH 03051
187	12	David J. Smith 21 Hawkview Road Hudson, NH 03051
187	14	Leslie & Jennifer L. Sibley 17 Hawkview Road Hudson, NH 03051
187	23	Malennda Anderson Keith Zajac 12 Kara's Crossing Drive Hudson, NH 03051
187	24	Marilyn M. Smith 14 Kara's Crossing Drive Hudson, NH 03051
194 186 212	5 14 22	State of New Hampshire Department of Transportation PO Box 483 1 Hazen Drive/ Room 204 Concord, NH 03302
194	6	George H. White 2 Cedar Street Wilmington, MA 01887

194	7	Richard G. & Mary Boyle 30 Pleasant Street Lowell, MA 01852
194	8	Kay E. Nash 175A Bush Hill Road Hudson, NH 03051
194	9	Norma Bolduc, Trustee 181 Pillsbury Road Londonderry, NH 03053
195	2	Thomas E. & Katherine V. Smith 3 Gibson Road Hudson, NH 03051
195	3	Susan Bergeron 35 Car Mar Lane Salem, NH 03079
195	4	Stanley Kayros c/o Barbara K. Boucher 55 Gibson Road Hudson, NH 03051
195	5	Public Service Company of NH Electrical Superintendent PO Box 330 Manchester, NH 03105
201	4 & 6	Charlotte Cohen Timothy D. Smith 101 Bush Hill Road Hudson, NH 03051
201	8	Steven Plante Marie-Claude Poulin 110 Bush Hill Road Hudson, NH 03051
201	10	Shirley A. Bergeron 114 Bush Hill Road Hudson, NH 03051

201	11	James G. & Kathleen E. Mills 118 Bush Hill Road Hudson, NH 03051
201	12	James G. Mills 118 Bush Hill Road Hudson, NH 03051
Tax Map 186	Lot 20-7	Indirect Abutters Sharon Ann Kalp 12 Cooper Hill Road Hudson, NH 03051
187	13	Elaine L. & Donald J. Tremblay 19 Hawkview Road Hudson, NH 03051
187	15	Robert A. & Natalya A. Fraser 2 Kestral Lane Hudson, NH 03051
187	16	Julie A. Connolly 4 Kestral Lane Hudson, NH 03051
195	7	Barbara Boucher 55 Gibson Road Hudson, NH 03051
201	5	Peter Q. Nash 91 Amherst Street Nashua, NH 03064
201	9	Town of Hudson 12 School Street Hudson, NH 03051

Professionals to be notified:

Engineer/Surveyor
Keach-Nordstrom Associates Inc.
10 Commerce Park North, Suite 3
Bedford, NH 03110

Attorney

Prunier & Prolman, P.A.
20 Trafalgar Square
Suite 626
Nashua, NH 03063

Traffic Consultant

Greenman-Pedersen, Inc.
Attn: Heather Monticup, P.E.
181 Bollardvale Street, Suite 202
Wilmington, MA 01887

Wetland/Soil Scientist

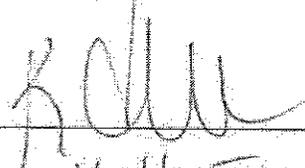
Gove Environmental Services, Inc.
8 Continental Drive, Unit H
Exeter, NH 03833



Owner Affidavit

Kelly A. Trudel, owner of the property referenced on Tax Map 186; Lot 20-4, located on Kara's Crossing Drive in Hudson, New Hampshire, hereby verify that I authorize Keach-Nordstrom Associates, Inc. (KNA) to prepare, submit and represent, on my behalf, throughout the federal, state and municipal application process.

Signature of Landowner:



Printed Name of Landowner:

Kelly Trudel

Address of Owner:

11 Kara's Crossing Dr.
Hudson NH 05051

Date:

1/8/15



KEACH-NORDSTROM ASSOCIATES, INC.

KNA Project No. 11-0202-1

Owner Affidavit

Eagles Nest Estates, LLC, applicant and owner of the properties referenced on Tax Map 186; Lots 20-4 & 24, Map 194; Lot 10, and Map 195; Lot 1, located at White Service Road and Kara's Crossing Drive in Hudson, New Hampshire, hereby verify that I authorize Keach-Nordstrom Associates, Inc. (KNA) to prepare, submit and represent, on my behalf, throughout the federal, state and municipal application process.

Signature of Landowner:



Printed Name of Landowner:

JOHN GARGASZ

Address of Owner:

21 Continental PLVD

Merrimack NH 03054

Date:

7/29/14



KEACH-NORDSTROM ASSOCIATES, INC.

KNA Project No. 07-0511-4A

Owner Affidavit

Green Mountain Partners Realty Trust, owner of the property referenced on Tax Map 201; Lot 7, located on Bush Hill Road in Hudson, New Hampshire, hereby verify that I authorize Keach-Nordstrom Associates, Inc. (KNA) to prepare, submit and represent, on my behalf, throughout the federal, state and municipal application process.

Signature of Landowner:

Denyse Plante

Printed Name of Landowner:

Denyse Plante
DENYSE PLANTE

Address of Owner:

9 OLD DERRY RD
Hudson n.H.

Date:

07-31-2014

February 9, 2015

Town Of Hudson
Community Development
12 School Street
Hudson, New Hampshire 03051

RE: Eagles Nest Estates – Residential Open Space Subdivision
Map 186, Lots 20-4 and 24
Map 194, Lots 9 and 10
Map 195, Lot 1
Map 201, Lot 7
Bush Hill Road, Hudson, NH
KNA#11-0202-1

Dear Mr. Cashell,

Enclosed, please find a fully executed subdivision application and supporting material for the above referenced project.

As you will recall, the proposed project entails the creation of a 65 lot open space development (OSD). The project involves six (6) separate parent tracts of land, all located within the Town of Hudson.

Existing Tax Map 186; Lot 20-4 will be adjusted to give approximately 11.5 acres of land to Tax Map 186; Lot 24. Newly adjusted Map 186; Lot 24 and the remaining tracts that form the overall project area (Map 195; Lot 1, Map 194; Lot 9, Map 194; Lot 10, and Map 201; Lot 7) will then be consolidated to form one overall large tract of land.

The consolidated tract of land will then be subdivided to create sixty five (65) open space residential lots. The proposed building lots range in land area from 3.9 acres to 1.0 acres. Additionally, six (6) open space lots will be created (Open Space A, B, C, D, E, & F). All open space lots are non-buildable lots with a conservation covenant. The total proposed open space area for this project is approximately 156 acres, with approximately 103 acres being classified as buildable land. The required open space area for this size of a project is only 47 acres.

Frontage for the proposed OSD building lots will be achieved through the construction of three (3) new Town roadways. The first roadway, Franklin Street, will be constructed from Bush Hill Road through a portion of the right-of-way associated with the Circumferential Highway. Franklin Street will terminate at approximately 650 feet. At the termination of Franklin Street is where construction of the proposed second roadway will begin. The second roadway is to be named Standish Lane. Standish lane is a cul-de-sac roadway of approximately 7,200-lf. The roadway dead ends with a cul-de-sac and will provide two emergency access roads. One emergency access roadway will connect to Hawkview Road and the second emergency access road will connect to Kara's Crossing Drive. A waiver of the maximum cul-de-sac length has been submitted with this application for Standish Lane.

Civil Engineering

Land Surveying

Landscape Architecture

The third proposed roadway is named Warren Road. Warren Road is located at centerline station 36+00 of Standish Lane. Warren Road will be a 1,000-lf cul-de-sac.

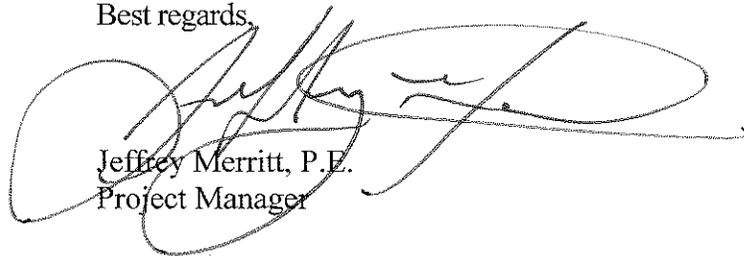
All of the proposed roadways will be 28 feet in width (pavement), have sloped granite curbing, sidewalk on one side, and a closed drainage system. Construction of the roadway, drainage, and underground utilities will be pursuant to the Town of Hudson Standards.

Enclosed with this letter are following items for your review and distribution:

1. One original and one copy of the subdivision application, including associated waiver requests and owners affidavits;
2. Seventeen (17) copies of the project narrative with corresponding aerial photos and presentation plan of the project;
3. Updated abutters list;
4. Three (3) sets of abutter labels;
5. Three (3) copies of the stormwater management report/Alteration of Terrain Application;
6. Three (3) copies of the project Traffic Impact and Access Study;
7. Three (3) copies of the NHDES Subdivision Application;
8. Three (3) copies of the NHDES Dredge and Fill application;
9. Three (3) copies of the Wetland Special Exception Notice of Decision;
10. Nine (9) full size copies of the project plans;
11. Nine (9) full size copies of the Presentation Plan;
12. Three (3) copies of draft proposed legal documents, including the following:
 - a. Access and Utility Easement (Eagles Nest Estates – Kelly A. Trudel);
 - b. Access and Utility Easements (Eagles Nest Estates);
 - c. Declaration of Sight Distance Easements;
 - d. Easement Deed (Eagles Nest Estates – Drainage);
 - e. Eagles Nest Estates Homeowners Association;
 - f. Conservation Easement;
 - g. Cistern Easement, and
 - h. Declaration of Covenants and Restrictions.
13. Three (3) copies of a memorandum to Hudson Planning Board regarding Tax Map 194; Lot 9.
14. Nine (9) full size copies of the project presentation plan; and
15. CD containing the above information in pdf format.

We trust that the enclosed information will make this application eligible for the March 11, 2015 Planning Board public hearing. As always, please do not hesitate to contact this office if you have questions or if you need further material.

Best regards,



Jeffrey Merritt, P.E.
Project Manager

Civil Engineering

Land Surveying

Landscape Architecture

**Eagles Nest Estates
Project Narrative**

February 9, 2015

Eagles Nest Estates Subdivision

Map 186; Lots 20-4 & 24, Map 194; Lot 9 & 10, Map 195; Lot 1 & Map 201; Lot 7

Bush Hill Road

Hudson, New Hampshire

KNA Project No. 11-0202-1

The intent of the below discussion is to describe the proposed 65-lot open space subdivision and proposed new Town roadways.

Project Introduction:

The proposed project entails the creation of a 65 lot open space development (OSD). The project involves six (6) separate parent tracts of land, all located within the Town of Hudson.

Existing Tax Map 186; Lot 20-4 will be adjusted to give approximately 11.5 acres of land to Tax Map 186; Lot 24. Newly adjusted Map 186; Lot 24 and the remaining tracts that form the overall project area (Map 195; Lot 1, Map 194; Lot 9, Map 194; Lot 10, and Map 201; Lot 7) will then be consolidated to form one overall large tract of land.

The consolidated tract of land will then be subdivided to create sixty five (65) open space residential lots. The proposed building lots range in land area from 3.9 acres to 1.0 acres. Additionally, six (6) open space lots will be created (Open Space A, B, C, D, E, & F). All open space lots are non-buildable lots with a conservation covenant. The total proposed open space area for this project is approximately 156 acres, with approximately 103 acres being classified as buildable land. The required open space area for this size of a project is only 47 acres.

Frontage for the proposed OSD building lots will be achieved through the construction of three (3) new Town roadways. The first roadway, Franklin Street, will be constructed from Bush Hill Road through a portion of the right-of-way associated with the Circumferential Highway. Franklin Street will terminate at approximately 650 feet. At the termination of Franklin Street is where construction of the proposed second roadway will begin. The second roadway is to be named Standish Lane. Standish lane is a cul-de-sac roadway of approximately 7,200-lf. The roadway dead ends with a cul-de-sac and will provide two emergency access roads. One emergency access roadway will connect to Hawkview Road and the second emergency access road will connect to Kara's Crossing Drive. A waiver of the maximum cul-de-sac length has been submitted with this application for Standish Lane. Additionally, attached to this narrative is e-mail correspondence from the Hudson Fire Department in support of the proposed 7,200 foot cul-de-sac. The third proposed roadway is named Warren Road. Warren Road is located at centerline station 36+00 of Standish Lane. Warren Road will be a 1,000-lf cul-de-sac.

All of the proposed roadways will be 28 feet in width (pavement), have sloped granite curbing, sidewalk on one side, and a closed drainage system. Construction of the roadway, drainage, and underground utilities will be pursuant to the Town of Hudson Standards.

A Traffic Impact and Access Study has been prepared as part of this project. The study concludes that available AASHTO and local sight distance requirements have been met at the proposed intersection of Franklin Street and Bush Hill Road. Additionally, the study concludes that the proposed project is not expected to affect traffic operations on Bush Hill Road. Volume to capacity ratios are expected to be well below 1.00 (0.05 or less) indicating there will be ample capacity available after the proposed residential development is constructed and occupied.

The project is subject to the required Public School Impact fee of \$3,578.00 per proposed residential lot. The Public School Impact Fee is assessed by the municipality against any new development in order to generate revenue for the construction or expansion of the capital facilities required to serve the development. Through payment of the proposed Public School Impact Fee the project is not expected to have any uncompensated impact on the public schools.

All proposed lots will have a private septic system and well. A series of test pits have been dug on the proposed lots in order to verify that all lots have a suitable location for a septic system. Electric, telephone, and cable utilities for each proposed lot will be extended from Bush Hill Road, underground and along the proposed project roadways.

Jeffrey Merritt

From: Anthony Basso
Sent: Thursday, January 29, 2015 1:03 PM
To: jmerritt@keachnordstrom.com
Subject: FW: Hawkview Subdivision

From: O'Brien, John [mailto:jobrien@hudsonnh.gov]
Sent: Thursday, October 16, 2014 1:31 PM
To: Anthony M Basso
Subject: Re: Hawkview Subdivision

Tony. I am out till Monday. The gates at hawk view and Kara's will be radio controlled . The fire dept is ok with the length with this access . It will also allow pd and highway access via radio

Sent from my iPhone

On Oct 16, 2014, at 7:46 AM, "Anthony M Basso" <abasso@keachnordstrom.com> wrote:

Yes he did. He told me to email you regarding hawk view and you would respond to it for my up coming zba meeting

Tony

Sent from my iPhone

On Oct 15, 2014, at 10:05 PM, O'Brien, John <jobrien@hudsonnh.gov> wrote:

Chief talk to you?

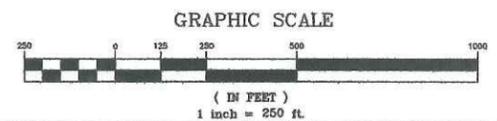
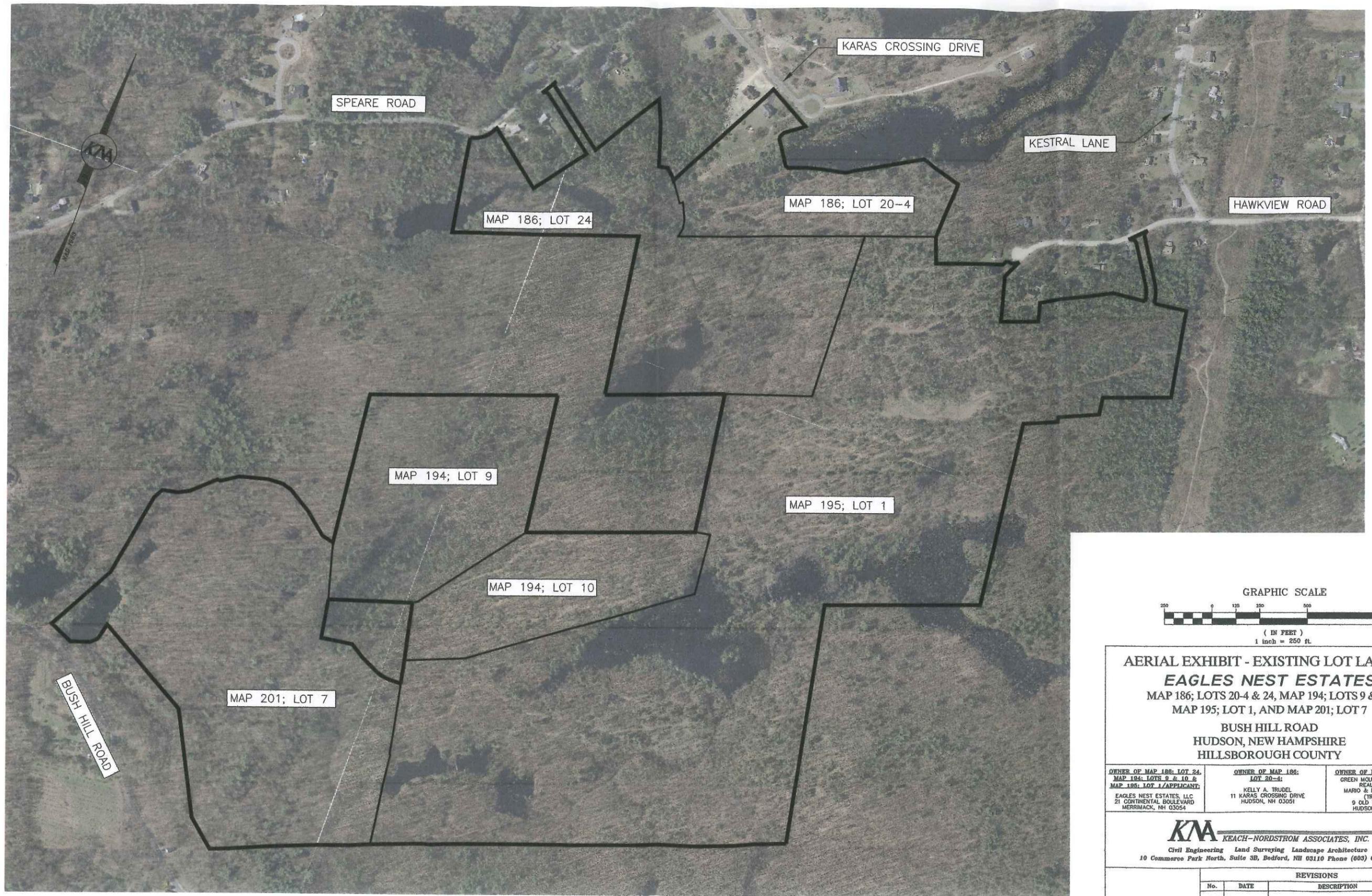
Sent from my iPhone

On Oct 15, 2014, at 4:36 PM, "Anthony Basso" <abasso@keachnordstrom.com> wrote:

John

I am writing to you on behalf of our client, Eaglesnest, LLC to ask if the Hudson fire safety office would be in support of the new road into the Hawkview parcel being a cul-de-sac with a gated connection through to Kara's Crossing and a gated connection through to Hawkview (the cul-de-sac off Gibson Road).

Tony



AERIAL EXHIBIT - EXISTING LOT LAYOUT
EAGLES NEST ESTATES
 MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9 & 10,
 MAP 195; LOT 1, AND MAP 201; LOT 7
 BUSH HILL ROAD
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER OF MAP 186; LOT 24,
 MAP 194; LOTS 9 & 10 &
 MAP 195; LOT 1/APPLICANT:
 EAGLES NEST ESTATES, LLC
 21 CONTINENTAL BOULEVARD
 MERRIMACK, NH 03054

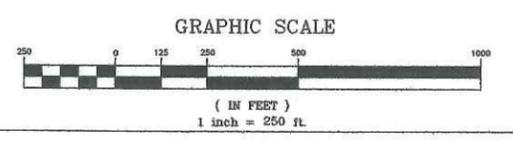
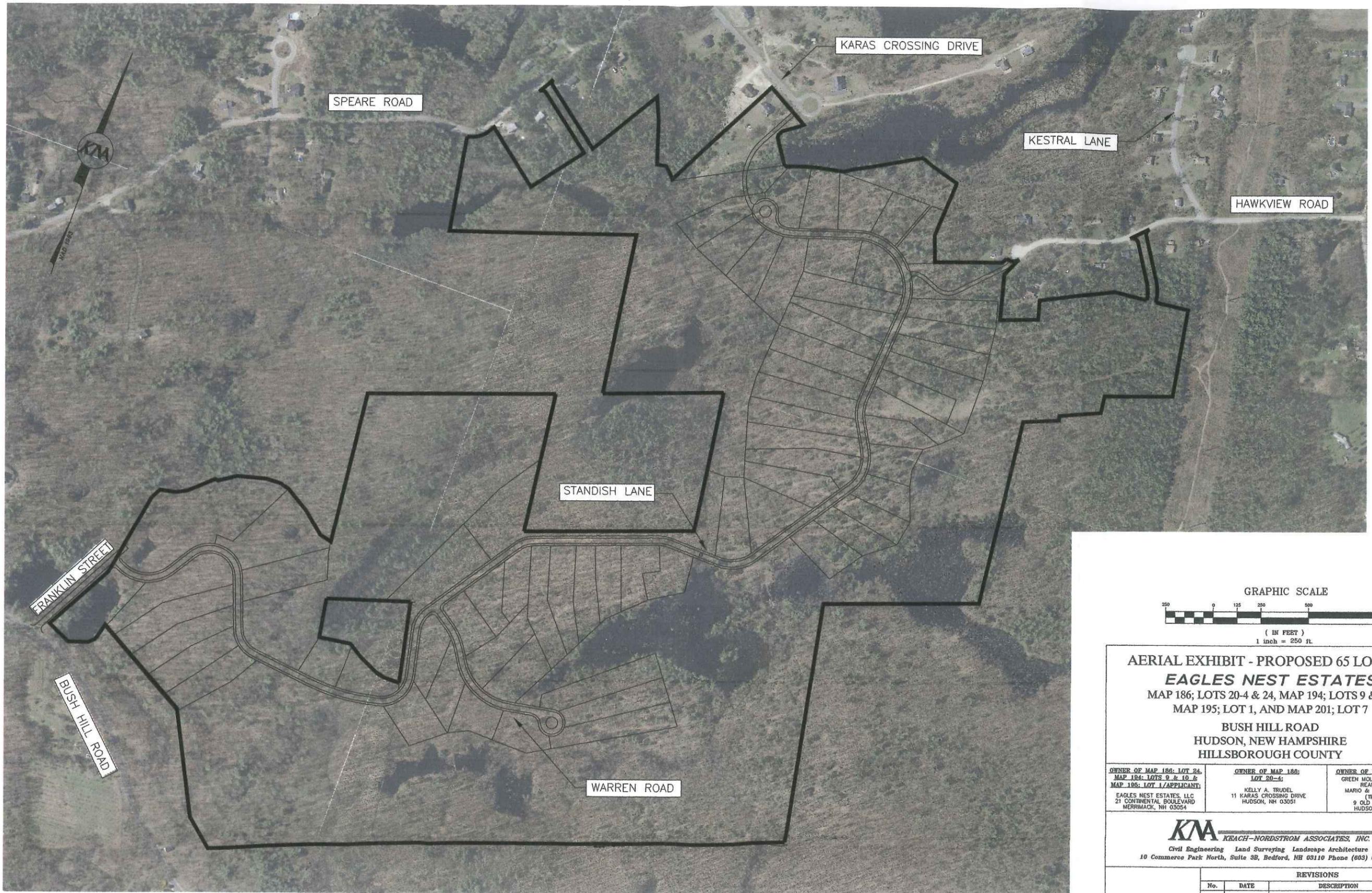
OWNER OF MAP 186;
 LOT 20-4:
 KELLY A. TRUDEL
 11 KARAS CROSSING DRIVE
 HUDSON, NH 03051

OWNER OF MAP 201; LOT 7:
 GREEN MOUNTAIN PARTNERS
 REALTY TRUST
 MARIO & DENYSE PLANTE
 (TRUSTEES)
 9 OLD DERRY ROAD
 HUDSON, NH 03051

KMA KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: JANUARY 30, 2015 SCALE: 1"=250'
 PROJECT NO: 11-0202-1 SHEET 1 OF 2



AERIAL EXHIBIT - PROPOSED 65 LOT OSD
EAGLES NEST ESTATES
 MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9 & 10,
 MAP 195; LOT 1, AND MAP 201; LOT 7
 BUSH HILL ROAD
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER OF MAP 186; LOT 24, MAP 194; LOTS 9 & 10 & MAP 195; LOT 1/APPLICANT: EAGLES NEST ESTATES, LLC 21 CONTINENTAL BOULEVARD MERRIMACK, NH 03054	OWNER OF MAP 186; LOT 20-4: KELLY A. TRUDEL 11 KARAS CROSSING DRIVE HUDSON, NH 03051	OWNER OF MAP 201; LOT 7: GREEN MOUNTAIN PARTNERS REALTY TRUST MARIO & DENYSE PLANTE (TRUSTEES) 9 OLD DERRY ROAD HUDSON, NH 03051
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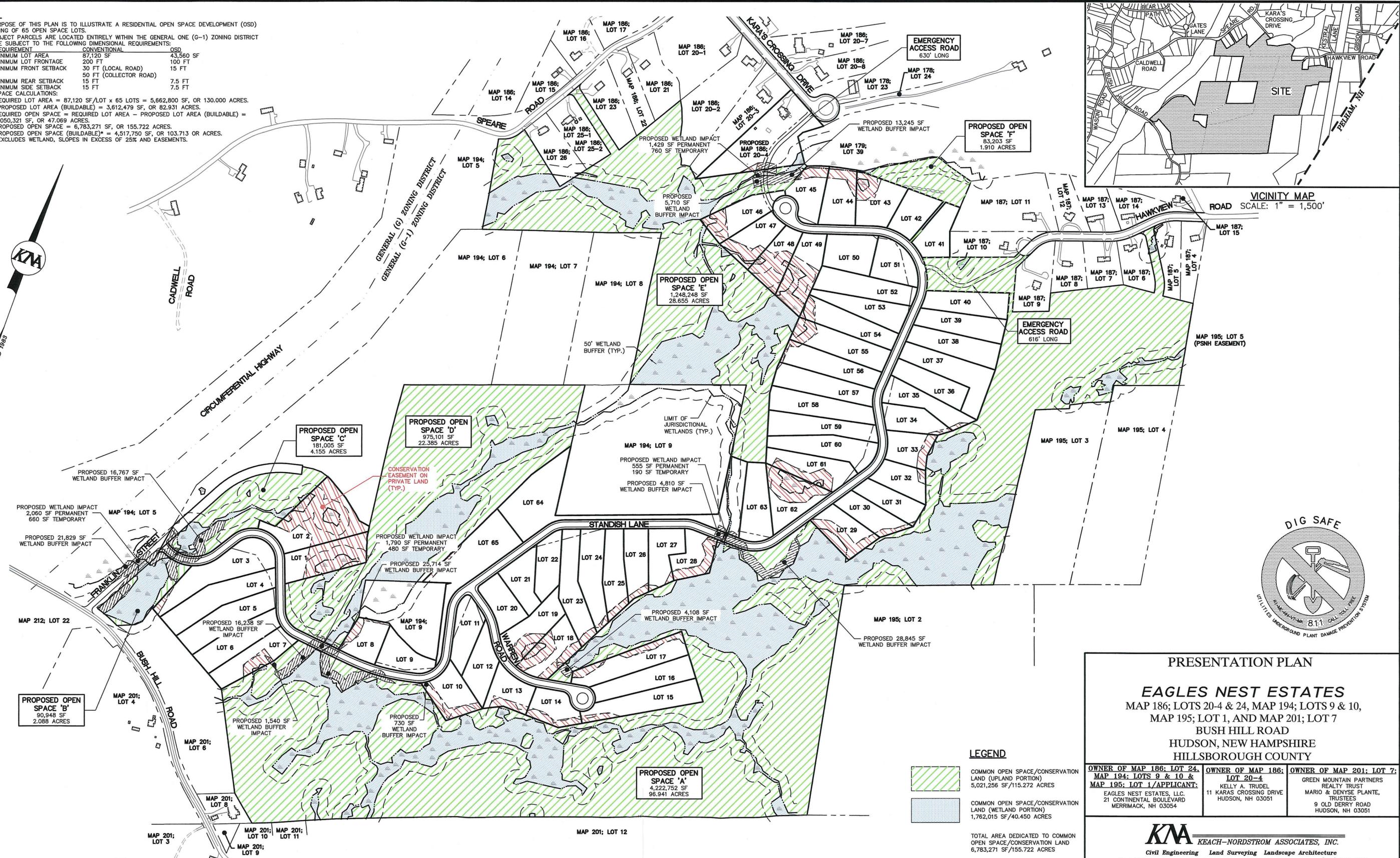
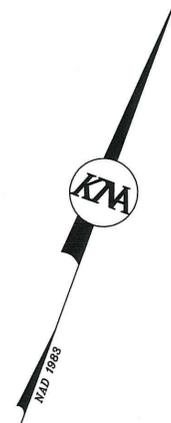
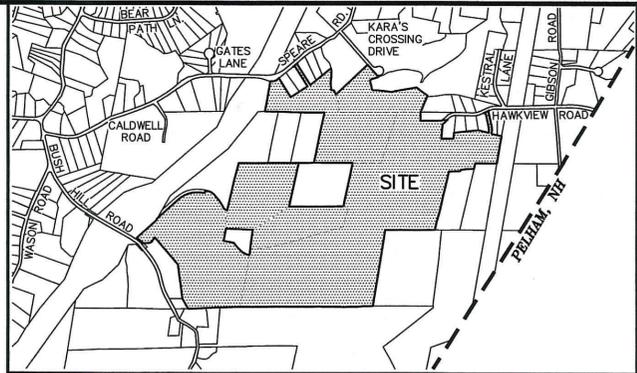
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DATE: JANUARY 30, 2015 SCALE: 1"=250'
 PROJECT NO: 11-0202-1 SHEET 2 OF 2

NOTES:

- THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE A RESIDENTIAL OPEN SPACE DEVELOPMENT (OSD) CONSISTING OF 65 OPEN SPACE LOTS.
- THE SUBJECT PARCELS ARE LOCATED ENTIRELY WITHIN THE GENERAL ONE (G-1) ZONING DISTRICT AND ARE SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:

REQUIREMENT	CONVENTIONAL	OSD
MINIMUM LOT AREA	87,120 SF	43,560 SF
MINIMUM LOT FRONTAGE	200 FT	100 FT
MINIMUM FRONT SETBACK	30 FT (LOCAL ROAD)	15 FT
MINIMUM REAR SETBACK	50 FT (COLLECTOR ROAD)	7.5 FT
MINIMUM SIDE SETBACK	15 FT	7.5 FT
- OPEN SPACE CALCULATIONS:
 - REQUIRED LOT AREA = 87,120 SF/LOT x 65 LOTS = 5,662,800 SF, OR 130,000 ACRES.
 - *PROPOSED LOT AREA (BUILDABLE) = 3,612,479 SF, OR 82,931 ACRES.
 - REQUIRED OPEN SPACE = REQUIRED LOT AREA - PROPOSED LOT AREA (BUILDABLE) = 2,050,321 SF, OR 47,089 ACRES.
 - PROPOSED OPEN SPACE = 6,783,271 SF, OR 155,722 ACRES.
 - PROPOSED OPEN SPACE (BUILDABLE)* = 4,517,750 SF, OR 103,713 ACRES.
 - *EXCLUDES WETLAND, SLOPES IN EXCESS OF 25% AND EASEMENTS.



PURSUANT TO THE SUBDIVISION REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____

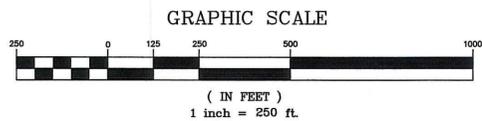
SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SUBDIVISION PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN ACHIEVES FINAL APPROVAL.

LEGEND

---	ABUTTER LINE
---	EXISTING PROPERTY LINE
---	WETLAND
---	EDGE OF PAVEMENT
---	EDGE OF GRAVEL
---	PROPOSED PROPERTY LINE
---	PROPOSED EDGE OF PAVEMENT



LEGEND

[Green Hatched]	COMMON OPEN SPACE/CONSERVATION LAND (UPLAND PORTION) 5,021,256 SF/115.272 ACRES
[Blue Hatched]	COMMON OPEN SPACE/CONSERVATION LAND (WETLAND PORTION) 1,762,015 SF/40.450 ACRES
[Grey Hatched]	TOTAL AREA DEDICATED TO COMMON OPEN SPACE/CONSERVATION LAND 6,783,271 SF/155.722 ACRES
[Dark Grey Hatched]	PROPOSED WETLAND IMPACT AREA 6,284 SF/0.014 ACRES PERMANENT 2,235 SF/0.051 ACRES TEMPORARY
[Light Grey Hatched]	PROPOSED WETLAND BUFFER IMPACT AREA 161,639 SF/3.711 ACRES
[Red Hatched]	PROPOSED CONSERVATION EASEMENT ON PRIVATE LAND

PRESENTATION PLAN

EAGLES NEST ESTATES
MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9 & 10,
MAP 195; LOT 1, AND MAP 201; LOT 7
BUSH HILL ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF MAP 186; LOT 24, MAP 194; LOTS 9 & 10 & MAP 195; LOT 1/APPLICANT: EAGLES NEST ESTATES, LLC 21 CONTINENTAL BOULEVARD MERRIMACK, NH 03054	OWNER OF MAP 186; LOT 20-4: KELLY A. TRUDEL 11 KARAS CROSSING DRIVE HUDSON, NH 03051	OWNER OF MAP 201; LOT 7: GREEN MOUNTAIN PARTNERS REALTY TRUST MARIO & DENYSE PLANTE, TRUSTEES 9 OLD DERRY ROAD HUDSON, NH 03051
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DATE: JANUARY 7, 2015 SCALE: 1" = 250'
PROJECT NO: 11-0202-1 SHEET 1 OF 1

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