

B. Fairview Nursing Home LLA
SB# 06-13

203 Lowell Road
Map 216/Lot 002

Purpose of plan: The plan proposes a lot-line adjustment to provide the additional real estate required to accommodate the proposed parking expansion. Application Acceptance & Hearing.

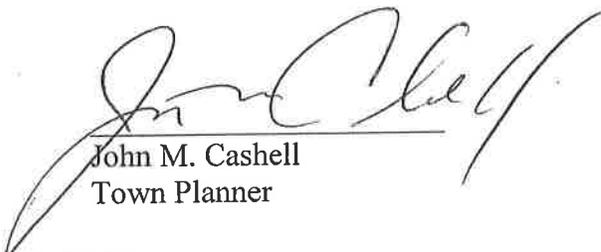
XV. OTHER BUSINESS

A. New Hampshire Department of Economic Development (DRED) – Discussion with DRED officials on State and Local Economic Development Issues.

XVI. ADJOURNMENT

All plans and applications are available for review in the Planning Office. Comments may be submitted in writing until 10:00 a.m. on the Tuesday prior to the day of the meeting.

The public is invited to attend.



John M. Cashell
Town Planner

POSTED: Town Hall, Library, Post Office – 08-30-13

25 Constitution Drive Site Plan (Unicorn)

STAFF REPORT
September 11, 2013

SITE: 25 Constitution Drive -- Map 170/Lot 38 -- SP# 09-12

ZONING: Industrial (I)

PURPOSE OF PLAN: To show proposed 10,000 sf industrial building on 4.4 acres +/- with associated site and drainage improvements. Hearing. Deferred Date Specific from the 07-24-13 Planning Board Meeting.

PLAN UNDER REVIEW ENTITLED: Non-Residential Site Plan Unicorn Industrial Park Map 170 Lot 038, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., dated: October 22, 2008, last revised on August 26, 2013, consisting of Sheets 1 - 15 and Notes 1 - 28 (said plans are attached hereto).

ATTACHMENTS:

- Letter from Atty. Brad Westgate and attachments thereto, dated Sept. 3, 2013 --“A”.
- Letters from Atty. John H. Sokul, Jr. and attachments thereto, dated Sept.5 & 4, 2013 -- “B”.

OUTSTANDING ISSUES:

1. Since the last meeting the Planning Board reviewed this application (July 24, 2013), Wall Street was completed by the Hudson Highway Dept., under the supervision of Road Agent, Kevin Burns, and in accordance with the agreement made between the Applicant, John W. Jamer, and the Town of Hudson Board of Selectmen. This completed section of Wall Street is in the process of being accepted as a public street, via approval by the BOS.
2. Other than the issues remaining between the Applicant and Abutter, John Wolters, no other issues remain outstanding, and as such, this Site Plan application is ready for approval in accordance with the below DRAFT MOTIONS.
3. Please note, one of the attachments included with Atty. Westgate’s letter is a Memorandum which includes DRAFT MOTIONS by him for the below-cited waivers. He would like for the board to consider voting on the waivers as drafted in his motions in lieu of those included in this staff report. Please note, this author takes no exception to the board voting on the waivers in accordance with Atty. Westgate’s DRAFT MOTIONS.

REQUESTED WAIVERS:

1. HTC 275-9B -- Traffic Study
2. HTC 275-9(D) -- Fiscal Impact Study
3. HTC 275-9(C) -- Noise Study
4. HTC 10B – 10E-- Sight Distance

APPLICATION TRACKING:

- 11/13/12 application submitted.
- 01/09/13 initial public hearing was postponed at the applicant’s request, in writing. Hearing rescheduled for 02/27/2013.
- 02/27/13 Initial public hearing conduct, application acceptance deferred date specific to the 03/27/2013 meeting.
- 03/27/2013 this application was accepted and deferred date specific to the 05/08/2013 meeting, which was canceled. In turn, at the 04/24/2013 meeting this item was deferred date specific, per the applicant’s written request, to the 05/22/2013 meeting.
- 05/22/2013, per the applicant’s request further review deferred date specific to the 06/26/13 meeting.
- 06/26/13, at the applicant’s request deferred date specific to the 07/24/13 meeting.
- 07/24/2013, again at the applicant’s request, this application was deferred date specific to the 09/11/13 meeting.

RECOMMENDATION: For this meeting, staff recommends approval of this Site Plan application in accordance with the DRAFT MOTIONS provided below.

DRAFT MOTION:

I move to defer further review of the 25 Constitution Drive Site Plan application, Map 170/Lot 038, date specific, to the Sept. 25, 2013 meeting.

Motion by: _____ Second: _____ Carried/Failed: _____.

REQUESTED WAIVERS:

1. HTC 275-9B -- Traffic Study
2. HTC 275-9(D) -- Fiscal Impact Study
3. HTC 275-9(C) -- Noise Study
4. HTC 10B – 10E-- Sight Distance

1) HTC 275-9B - Traffic Study

I move to grant the requested waiver HTC 275-9B - Traffic Study - because this project is expected to create minimal traffic increase within the affected roadway system, and as such, the granting of this waiver is not contrary to the spirit and intent of the Site Plan Review regulations.

Motion by: _____ Second: _____ Carried/Failed: _____.

2) HTC 275-9C – Noise Study

I move to grant the requested waiver: HTC 275-9C - Noise Study - because such a study is unnecessary, taking into consideration that the majority of the industrial activity associated with the proposed use shall be conducted inside the building, thus reducing the noise impact upon abutting properties, which are existing industrial/commercial uses, all of which are located in the same Industrial (I) Zoning District, and as such, the granting of this waiver is not contrary to the spirit and intent of the Site Plan Review regulations.

Motion by: _____ Second: _____ Carried/Failed: _____

3) HTC 275-9D – Fiscal Impact Study

I move to grant the requested waiver: HTC 275-9D - Fiscal Impact Study - because in addition to the submitted plans, CAP fee and other submitted application materials, said study is unnecessary in order to evaluate the fiscal impact of this development, and as such, the granting of this waiver is not contrary to the spirit and intent of the Site Plan Review regulations.

Motion by: _____ Second: _____ Carried/Failed: _____

4) HTC 10B – 10E-- Sight Distance

I move to grant the requested waiver: HTC 10B – 10E-- Sight Distance – because the proposed driveway location provides the most sight distance (365 ft. v. the required 400 ft.) available for this development site, leading to the intersection of Wall St. and Constitution Dr. ft., as such, the granting of this waiver is not contrary to the spirit and intent of the Site Plan Review regulations.

Motion by: _____ Second: _____ Carried/Failed: _____

MOTION to APPROVE:

I move to grant approval for the Site Plan entitled: Non-Residential Site Plan Unicorn Industrial Park Map 170 Lot 038, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., dated: October 22, 2008, last revised on August 26, 2013, consisting of Sheets 1 - 15 and Notes 1 – 28, in accordance with the following terms and conditions:

- 1) All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Site Plan-of-Record (hereinafter referred to as the Plan).

- 2) Prior to the Planning Board endorsement of the Plan, the Development Agreement shall be favorably reviewed and recommended on by Town Counsel, together with the turnaround easement on the subject lot (Map170/Lot 038).
- 3) All improvements shown on the Plan, including Notes 1-28, shall be completed in their entirety and at the expense of the Applicant or his assigns.
- 4) After the issuance of the foundation permit and prior to the issuance of the framing permit, the applicant shall submit to the Hudson Community Development Department a foundation "As-Built" plan on a transparency and to the same scale as the approved site plan. The foundation "As-Built" plan shall include all structural dimensions and lot line setback measurements to the foundation and be stamped by a licensed land surveyor. Any discrepancy between the approved site plan and foundation "As-Built" plans shall be documented by the applicant and be part of the foundation "As-Built" submission.
- 5) Prior to the issuance of a final certificate of occupancy, a L.L.S. certified "As Built" site plan shall be provided to the Town of Hudson Community Development Department, confirming that the site conforms with the Planning Board approved Plan.
- 6) Onsite landscaping shall be provided for in accordance with the plant and tree species specified on Sheet 7 of 15 of the Plan.
- 7) Construction activities on the site shall be limited to between 7:00 A.M. and 7:00 P.M. Monday through Saturday. No construction activities shall occur on Sunday.
- 8) This approval shall be subject to final engineering review, including approval of the SWPPP.
- 9) The Applicant shall be responsible for implementing and maintaining the Stormwater Pollution Prevention Plan (SWPPP).
- 10) The Applicant has paid the Town of Hudson the sum of \$13,000.00 which was used by the Town of Hudson for improvements to the southerly portion of Wall Street, in accordance with action taken by the Board of Selectmen on June 25, 2013. Accordingly, the CAP fee of \$4,800.00 is deemed paid.

Motion by: _____ Second: _____ Carried/Failed: _____

W&B
Winer and Bennett, LLP

n
A
u

September 3, 2013

HAND DELIVERED

John M. Cashell, Town Planner
Town of Hudson
12 School Street
Hudson, New Hampshire 03051

**Re: John W. Jamer – Unicorn Industrial Park
25 Constitution Drive – SP #09-12**

Dear Mr. Cashell:

As you are aware, I represent John W. Jamer, the owner of 25 Constitution Drive (Map 170, Lot 38) and applicant in the above matter.

On behalf of Mr. Jamer, I enclose an original and 16 copies of each of the following:

1. Memorandum from me to the Hudson Planning Board dated September 3, 2013 supplementing the pending waiver requests.
2. Memorandum from me to the Hudson Planning Board dated September 3, 2013 rebutting Century Park, LLC's assertion that a 50 foot setback requirement applies vis a vis Hudson Park Drive.
3. Memorandum from me to the Hudson Planning Board dated September 3, 2013 replying to the Appraisal Consulting Report submitted on behalf of Century Park, LLC.

Would you be kind enough to make certain that copies of these memoranda are included in the Planning Board members' packets in advance of the September 11, 2013 meeting?

I have also prepared and enclose a brief memorandum to you proposing new language for Condition No. 10 of the proposed conditions of approval. This language is proposed in light of the fact that Mr. Jamer contributed \$13,000.00 towards to the improvements to Wall Street and,

Peter W. Bennett | David K. Pinsonneault | J. Bradford Westgate | Peter G. Webb | Gary A. Braun
John M. Edwards | Kent M. Barker | Brian C. Kelly | S. Robert Winer (Retired) | John V. Dwyer, Jr. (1946-2013)

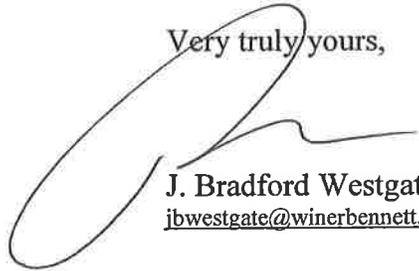
111 Concord Street • P.O. Box 488 • Nashua, New Hampshire 03061-0488
TEL (603) 882-5157 • FAX (603) 882-2694
www.winerbennett.com

September 3, 2013
Page 2

as I understand it, those improvements have been substantially completed by the Town of Hudson.

Thank you for your assistance.

Very truly yours,

A handwritten signature in black ink, appearing to read 'J. Bradford Westgate', is written over the typed name and email address.

J. Bradford Westgate
jbwestgate@winerbennett.com

JBW:er

Enclosures

cc: John W. Jamer (w/enc.)
Anthony Basso, L.L.S. (w/enc.)
Jeffrey Merritt, P.E. (w/enc.)
John H. Sokul, Jr., Esquire (w/enc.)

MEMORANDUM

"A"
A cont.

TO: John Cashell, Town Planner
FROM: J. Bradford Westgate, Esquire
DATE: 9/5/13
RE: 25 Constitution Drive – SP #09-12
Proposed Motions to Grant Waivers

On behalf of John W. Jamer, I have prepared and submit the following proposed motions for the Planning Board to consider with respect to the four (4) pending waiver requests.

1. HTC 275-9B – Traffic Study

I move to waive the requirements of HTC 275-9B (traffic study). In support of this motion, I state the following.

A traffic study is not necessary in this case given the minimal traffic increase expected from the project, the recent improvements to Wall Street and the fact that the property is the only property currently being serviced by Wall Street.

Requiring a traffic study would pose an unnecessary hardship to the applicant. Waiving the traffic study would not be contrary to the spirit and intent of the Site Plan Review Regulations. Alternatively, there are specific circumstances relative to the site plan and the condition of the land that indicate that the waiver will properly carry out the spirit and intent of the Regulations.

The basis for this waiver is the information, testimony and documentation provided to the Planning Board in connection with this case, including that set forth in the waiver request and in the Memorandum of J. Bradford Westgate, Esquire to the Board dated 9/3/13 entitled Supplement to Waiver Requests.

2. HTC 275-9C – Noise Study

I move to waive the requirements of HTC 275-9C (noise study). In support of this motion, I state the following.

A noise study is unnecessary in this case, given the modest size of the proposal, the fact that the property is located in an industrial park, the fact that the Industrial District allows a large variety of industrial uses and the separation between the proposed building and neighboring buildings. In addition, the majority of activities associated with the proposed use will be contained in the building and the property is not located in a mixed use area.

Requiring a noise study would pose an unnecessary hardship to the applicant. Waiving the noise study would not be contrary to the spirit and intent of the Site Plan Review Regulations. Alternatively, there are specific circumstances relative to the site plan and the condition of the land that indicate that the waiver will properly carry out the spirit and intent of the Regulations.

The basis for this waiver is the information, testimony and documentation provided to the Planning Board in connection with this case, including that set forth in the waiver request and in the Memorandum of J. Bradford Westgate, Esquire to the Board dated 9/3/13 entitled Supplement to Waiver Requests.

3. HTC 275-9D – Fiscal Impact Study

I move to waive the requirements of HTC 275-9D (fiscal impact study) and that the fiscal impact of the project is accepted by the Planning Board. In support of this motion, I state the following.

A fiscal impact study is not required in this case. The project will have a positive fiscal impact on the cost of the provision of town services, given the industrial nature of the property, its lack of demands on school services and modest demands on other town services. The applicant has contributed \$13,000.00 to the Town of Hudson for upgrades (recently undertaken) to Wall Street, enabling the property to be developable and generate positive tax revenues.

Requiring a fiscal impact study would pose an unnecessary hardship to the applicant. Waiving the fiscal impact study would not be contrary to the spirit and intent of the Site Plan Review Regulations. Alternatively, there are specific circumstances relative to the site plan and the condition of the land that indicate that the waiver will properly carry out the spirit and intent of the Regulations.

The basis for this waiver is the information, testimony and documentation provided to the Planning Board in connection with this case, including that set forth in the waiver request and in the Memorandum of J. Bradford Westgate, Esquire to the Board dated 9/3/13 entitled Supplement to Waiver Requests.

I further move that any environmental impact from the project is accepted by the Board in light of the site's design, supporting studies (including its storm water management study), the detailed design elements of the site plan set, the fact that the property is serviced by municipal water and sewer and that a wetlands permit has been issued for impacts to wetlands by the New Hampshire Department of Environmental Services, along with permitting by the Hudson Zoning Board of Adjustment after prior review by the Hudson Conservation Commission.

4. HTC 193-10E – Sight Distance

I move to waive the requirements of 400 feet of safe sight distance set forth in HTC 193-10E. In support of this motion, I state the following.

The proposed driveway location provides the most sight distance (365 feet) available on the property. The property is the only one serviced by Wall Street. Wall Street has been recently upgraded, paid for, in part, by the applicant's contribution to the Town of Hudson of \$13,000.00. The property is a lot on a subdivision plan, which lots often do not have 400 feet of sight distance given the nature of the creation of subdivisions.

Requiring a sight distance of 400 feet would pose an unnecessary hardship to the applicant. Waiving the safe sight distance of 400 feet would not be contrary to the spirit and intent of the Site Plan Review Regulations. Alternatively, there are specific circumstances relative to the site plan and the condition of the land that indicate that the waiver will properly carry out the spirit and intent of the Regulations.

The basis for this waiver is the information, testimony and documentation provided to the Planning Board in connection with this case, including that set forth in the waiver request and in the Memorandum of J. Bradford Westgate, Esquire to the Board dated 9/3/13 entitled Supplement to Waiver Requests.

MEMORANDUM

TO: John Cashell, Town Planner
FROM: J. Bradford Westgate, Esquire
DATE: 9/3/13
RE: 25 Constitution Drive – SP #09-12
Proposed Language for Condition of Approval No. 10

* * * * *

As you are aware, John W. Jamer, owner of 25 Constitution Drive, and applicant for site plan approval, paid the Town of Hudson the sum of \$13,000.00 to be used for improvements to the southerly portion of Wall Street, all pursuant to the Board of Selectmen's action on June 25, 2013.

It is my understanding that that work has been substantially completed by the Town of Hudson.

In light of Mr. Jamer's contribution towards that work and the substantial completion of that work on the southerly portion of Wall Street, the following language is respectively suggested for Condition No. 10 (dealing with the CAP fee) for this project:

"The Applicant has paid the Town of Hudson the sum of \$13,000.00 which was used by the Town of Hudson for improvements to the southerly portion of Wall Street, in accordance with action taken by the Board of Selectmen on June 25, 2013. Accordingly, the CAP fee of \$ _____ is deemed paid."

MEMORANDUM

TO: Hudson Planning Board
FROM: J. Bradford Westgate, Esquire
DATE: 9/3/2013
RE: 25 Constitution Drive – SP #09-12
Supplement to Wavier Requests

* * * * *

As the Planning Board is aware, I represent John W. Jamer, owner of 25 Constitution Drive. Pending before the Planning Board is Mr. Jamer's Application for Non-Residential Site Plan Approval – Case No. SP #09-12. Keach-Nordstrom Associates, Inc. ("KNA") is the project engineer.

In connection with the application, KNA filed the following waiver requests:

1. HTC 275-9B – Traffic Study
2. HTC 275-9(D) – Fiscal Impact Study
3. HTC 275-9(C) – Noise Study
4. HTC 10B – 10E – Sight Distance

The purpose of this Memorandum is to supplement the waiver requests.

Background

Mr. Jamer (the applicant) is the owner of the vacant lot at 25 Constitution Drive (Map 170, Lot 38) (the "Site"). The Site contains approximately 4.396 acres of land. It is located at the intersection of Constitution Drive and Wall Street. A significant portion of the Site (that lying in its southeasterly half) consists of wetlands as depicted on the Plan Set (defined below). As a result, the developable portion of the Site is its northwesterly half or quadrant.

Mr. Jamer proposes to develop a 9,900 square foot industrial building as further depicted on the set of plans entitled "Non-Residential Site Plan Unicorn Industrial Park Map 170; Lot 38 25 Constitution Drive Hudson, New Hampshire" by KNA, dated October 22, 2008, last revised October 26, 2013 (consisting of a cover sheet and 15 sheets) (the "Plan Set"). The proposed building, as currently depicted, has been modified from its original configuration as well as having been moved more to the south and east of the Site. As a result, the building is now set back from Map 170, Lot 40 (owned by Century Park, LLC) and the "paper" street known as Hudson Park Drive approximately 34.5 feet from the Site's northerly property line. Please refer to the latest, revised version of the Plan Set for additional details concerning the proposed building, related improvements and site development.

Pursuant to action taken by the Board of Selectmen on June 25, 2013, Mr. Jamer contributed \$13,000.00 to the Town of Hudson for upgrades to the southerly portion of Wall Street, to be brought to a condition to enable Kevin Burns, Road Agent, to recommend that it be accepted by the Town of Hudson. This work pertains to the section of Wall Street lying (i) south of an extension of the Site's northerly boundary and (ii) north of Constitution Drive. It is our understanding that that work has been undertaken by the Town of Hudson and is substantially complete. As a result, this section of Wall Street has now been improved to a condition ready for town acceptance.

Waiver Requests

The Planning Board utilizes a so-called Subdivision/Site Plan Waiver Requests form pursuant to which applicants submit requests for waivers of particular provisions of the subdivision regulations and the site plan review regulations. The form makes reference to the statutory standards under RSA 674:36, II(n) for the granting of waivers by planning boards (in the subdivision context) which are the same standards established by RSA 674:44, II(e) for the granting of waivers by planning boards in the site plan context. The form makes reference to the first of two (2) alternative standards for the granting of waivers. Both standards are set forth in the following paragraph in the site plan context.

RSA 674:44, II(e) provides that a planning board may only grant a waiver if the board finds, by majority vote, that:

“(1) Strict conformity would pose an unnecessary hardship to the applicant and waiver would not be contrary to the spirit and intent of the regulations; or (2) Specific circumstances relative to the site plan, or conditions of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.”

1. HTC 275-9B – Traffic Study

Mr. Jamer's proposed building is a modest sized industrial building (with limited parking spaces), to be located in an existing industrial park. In addition, the Site is the only property presently served by the southerly section of Wall Street and thus the only, every day user of the southerly section of Wall Street.

Traffic studies are typically required for larger scale projects, with material or otherwise significant peak hour traffic generation, often in areas of existing, substantial traffic. No traffic will be generated by properties on this section of Wall Street, except from Mr. Jamer's proposed facility. As for Constitution Drive, traffic to the applicant's facility will be easily and adequately handled by the road system of Constitution Drive, which already services non-residential facilities with combined multiple times the square footage of developed space than that proposed by the applicant. Furthermore, when taking into account traffic generated by abutting or nearby property owners, including Century Park, LLC, the traffic generated by the applicant's facility nominal at best.

Accordingly, this waiver request complies with both standards set forth in RSA 674:44, II(e).

First, strict conformity (by requiring the traffic study) would pose an unnecessary hardship to the applicant. Traffic studies take time and expense, both of which are hardships in this case, especially when the traffic study is not warranted or necessary given the underlying circumstances referenced above. The traffic study will yield no material data which would have any substantive impact on the Planning Board's analysis of this application. Furthermore, given that the primary goal of a traffic study is to understand traffic impact from a safety perspective, (i) the obvious lack of any other traffic on this section of Wall Street and (ii) the minimal impact on traffic on Constitution Drive or otherwise, indicate that the waiver is consistent with the spirit and intent of the site plan review regulations. The purpose of the site plan review regulations gives an indication of its spirit and intent. These goals (and thus the regulation's spirit and intent) are to assure that minimum standards be obtained (in connection with site plan development) to protect the public health, safety and general well-being. Waiving the traffic study requirement is consistent with the spirit and intent (to the extent derived from these purposes) given the obvious, unnecessary nature of the traffic study in this case.

The second or alternative standard set forth in RSA 674:44, II(e) for granting a waiver is also met. Under that second or alternative standard, a waiver is to be granted if specific circumstances relative to the site plan, or the condition of the land in such site plan, indicate that the waiver will properly carry out the spirit and intent of the regulations.

We have already demonstrated that the spirit and intent of the regulations will be carried out by the granting of the waiver, given the purpose of traffic studies (not present here). The specific circumstances regarding this site plan, and the conditions of the land, are its location on Wall Street as being the only property serviced by this section of Wall Street (and thus the only traffic generated on it) and the modest industrial building proposed with relatively a small number of parking spaces in comparison to other industrial properties not only on Constitution Drive but in Century Park as well.

2. HTC 275-9(D) – Fiscal Impact Study

As noted, the applicant proposes a 9,900 square foot industrial building. Customarily, the Planning Board has required fiscal impact studies in the connection with proposed developments that may have an unbalanced impact on town services, such as schools, police and fire.

As is clear to the Planning Board from its common knowledge and past experience in analyzing, reviewing and approving non-residential site plans for industrial projects, the fiscal impact posed by an industrial facility upon town services is positive. Certainly, there is no impact on school services, the largest single item in the municipal/school district budgets. Secondly, new buildings are built to current fire codes. New industrial buildings, given the nature of their construction, are often better than existing industrial buildings from a fire protection perspective. Thirdly, without overnight occupancy and habilitation, but typically daytime use, the Town's police and emergency services are not materially impacted. By

happenstance, the Town's police and public works department are located within the same industrial park, thus not generating any significant travel demands on such services.

Accordingly, a waiver of the fiscal impact study is consistent with the standards set forth in RSA 674:44, II(e).

First, strict conformity would pose an unnecessary hardship by again unnecessarily burdening the applicant with a time and cost expense that would produce a report stating the obvious. Second, given the Planning Board's practice of requiring fiscal impact studies in cases where a project may have a detrimental (negative) impact on town services (generating costs of services greater than the tax revenue derived), since this case does not pose the negative impact on town services granting the waiver would not be contrary to the spirit and intent of the site plan review regulations. The Planning Board could readily make a judgment on this application without the fiscal impact study since it does not generate a negative impact on town services.

Alternatively, the specific circumstances regarding this plan and the conditions of the land indicate that the waiver will properly carry out the spirit and intent of the site plan review regulations. As mentioned, this proposal is a modest industrial building. In addition, it is located on a street (servicing only it at present) in an existing industrial park, with the police headquarters nearly next door. These specific circumstances, which also pertain to the condition of the land, indicate the waiver will properly carry out the spirit and intent of the regulations.

3. HTC 275-9C – Noise Study

A noise study is not warranted in this case. First and foremost, the Site is located in an industrial park. Industrial uses are contemplated. The building faces south. Overhead doors are located only on the east and southerly sides of the building, with limitations on windows and doors to the westerly and northerly sides. As noted in the waiver request, the majority of the activities associated with the proposed use will be contained inside the building itself. Obviously, users/tenants or other occupants at the building must comply with the Town's noise ordinance. The building has been moved further away from Century Park, LLC's property known as Map 170, Lot 40 than initially designed, as a further accommodation to the abutter.

Accordingly, the criteria for granting a waiver under RSA 674:44, II(e) have been realized.

First, requiring the noise study would pose unnecessary hardship to the applicant. Noise studies are often notoriously costly, speculative with inconclusive results. As the Board is aware from past experience, the noise studies often first require an establishment of testing parameters and background data. Background noise is usually calibrated with proposed uses then factored in.

It is difficult to undertake noise studies with respect to proposed uses, rather than analyzing existing uses and operations. The results are theoretical at best and of little use in an industrial park context.

This is not a situation of nighttime uses near residential properties. The uses are primarily daytime uses adjacent to existing daytime uses. Consequently, given that the site is located in an industrial zone and in a developed industrial park, in an area of uniform (rather than mixed uses which include residential uses, as an example), the spirit and intent of the ordinance is observed by waiving the noise study requirement since it would be typically be required in a setting which could impact residential uses. Finally, with the lion's share of the uses and activities to be conducted inside the building, and by meeting current code (with insulated walls proposed), waiving the study remains consistent with the spirit and intent of the regulations.

The second or alternative standard for granting a waiver under RSA 674:44, II(e) is also met. Specific circumstances regarding the Site and the conditions of the land indicate that the waiver will properly carry out the spirit and intent of the regulations. These specific conditions include the location of the Site in a developed industrial park, with daytime uses, not adjacent to residential uses, with a building design facing away from its closest abutter, and with adequate buffering, landscaping and building design and materials to be employed.

4. HTC 193-10E – Sight Distance

The wavier request recites the basic facts concerning the sighting of the driveway. In addition, as noted, at present the Site is the only property served by Wall Street. It will be the only site generating traffic on this southerly portion of Wall Street. Consequently, there is absolutely no need for 400 feet of safe sight distance in both directions along Wall Street for the driveway given that the applicant's building will be the only traffic generator in that immediate vicinity.

As the Board is well aware, typically in subdivisions of any kind, many if not most lots (on the subdivision road system) will not have 400 feet of safe sight distance because of the nature of subdividing land. However, that condition is not problematic given that the traffic in a typical subdivision is that generated by the users in the subdivision itself. Furthermore, in many cases, there is no location on a lot, such as this case, which achieves the 400 feet safe sight distance requirement. Finally, given the existing wetlands on the Site, the entrance onto Wall Street is the only viable entrance to the Site, and is now more than adequate given the recent improvements to Wall Street.

Accordingly, the criteria of RSA 674:44, II(e) have been met for the granting of the waiver. The hardship faced by the applicant is the nature of the Site itself – its lack of 400 feet of safe sight distance. The spirit and intent of the ordinance are observed since nearly 400 feet of safe sight distance are provided (365 feet, approximately) and there is minimal traffic to consider on this section of Wall Street given that the occupants at the Site will be the only users of this southerly section of Wall Street.

The second or alternative standard for granting a waiver under RSA 674:44, II(e) is also met. The facts recited above support the finding that specific circumstances relative to the site plan or the conditions of the land indicate that the waiver will properly carry out the spirit and intent of the regulations. These specific conditions and circumstances pertain to the site itself, the locating of a driveway with 365 feet of safe sight distance, on a road with no other traffic.

Traffic safety is obviously maintained in this setting, perhaps even more so than in the typical case on a thru road in which 400 feet of sight distance even exists.

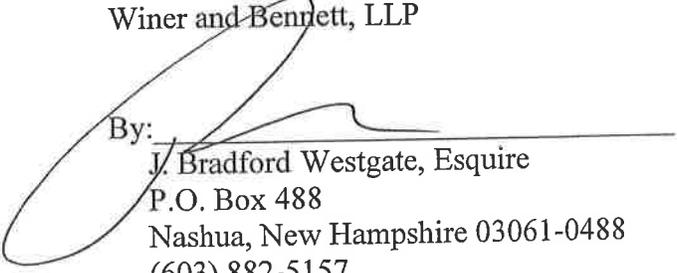
It is worth noting that the regulation requiring 400 feet of safe sight distance (HTC 193-10E) was in place at the time the Planning Board approved the Unicorn Industrial Park subdivision (in late 1999 by its approval of Hillsborough County Registry of Deeds Plan No. 30872), which plan depicted the site with its significant wetlands to the south and east thus contemplating a driveway location and developable portion of the Site coincidental with those proposed by the applicant.

Conclusion

For the reasons set forth in the waiver requests, this Memorandum and the testimony and other information provided to the Planning Board throughout its public hearings (including that upcoming on September 11, 2013) with respect to this matter, the aforementioned waiver requests meet the applicable statutory requirements and should be granted. The information set forth in the waiver requests, this Memorandum and the testimony, documentation (including that set forth in the Plan Set) and other information provided to the Planning Board in connection with and/or at its public hearings on the matter, form the basis for the granting of such waivers.

Respectfully submitted,
John W. Jamer
By his attorneys,
Winer and Bennett, LLP

Dated: September 3, 2013

By: 
J. Bradford Westgate, Esquire
P.O. Box 488
Nashua, New Hampshire 03061-0488
(603) 882-5157

MEMORANDUM

TO: Hudson Planning Board
FROM: J. Bradford Westgate, Esquire
DATE: 9/3/2013
RE: 25 Constitution Drive – SP #09-12
Hudson Park Drive – Setback

* * * * *

As the Planning Board is aware, I represent John W. Jamer, owner of 25 Constitution Drive. Pending before the Planning Board is Mr. Jamer's Application for Non-Residential Site Plan Approval – Case No. SP #09-12. Keach-Nordstrom Associates, Inc. ("KNA") is the project engineer.

The purpose of this Memorandum is to reply to the assertions by Century Park, LLC that a 50 foot front yard setback from Hudson Park Drive should be imposed upon Mr. Jamer's property at 25 Constitution Drive.

Background

Mr. Jamer (the applicant) is the owner of the vacant lot at 25 Constitution Drive (Map 170, Lot 38) (the "Site"). The Site contains approximately 4.396 acres of land. It is located at the intersection of Constitution Drive and Wall Street. A significant portion of the Site (that lying in its southeasterly half) consists of wetlands as depicted on the Plan Set (defined below). As a result, the developable portion of the Site is its northwesterly half or quadrant.

Mr. Jamer proposes to develop a 9,900 square foot industrial building as further depicted on the set of plans entitled "Non-Residential Site Plan Unicorn Industrial Park Map 170; Lot 38 25 Constitution Drive Hudson, New Hampshire" by KNA, dated October 22, 2008, last revised October 26, 2013 (consisting of a cover sheet and 15 sheets) (the "Plan Set"). The proposed building, as currently depicted, has been modified from its original configuration as well as having been moved more to the south and east of the Site. As a result, the building is now set back from Map 170, Lot 40 (owned by Century Park, LLC) and the "paper" street known as Hudson Park Drive approximately 34.5 feet from the Site's northerly property line. Please refer to the latest, revised version of the Plan Set for additional details concerning the proposed building, related improvements and site development.

Pursuant to action taken by the Board of Selectmen on June 25, 2013, Mr. Jamer contributed \$13,000.00 to the Town of Hudson for upgrades to the southerly portion of Wall Street, to be brought to a condition to enable Kevin Burns, Road Agent, to recommend that it be accepted by the Town of Hudson. This work pertains to the section of Wall Street lying (i) south of an extension of the Site's northerly boundary and (ii) north of Constitution Drive. It is our understanding that that work has been undertaken by the Town of Hudson and is substantially

complete. As a result, this section of Wall Street has now been improved to a condition ready for town acceptance.

By letter of July 24, 2013 to Chairman Russo, John H. Sokul, Jr., Esquire, counsel for Century Park, LLC, asserts that the 50 foot setback requirement under the Table of Minimum Dimensional Requirements of the Zoning Ordinance should be imposed against the Site from Hudson Park Drive. In essence, Attorney Sokul maintains that since Hudson Park Drive is a dedicated public right-of-way it constitutes a "street or public right-of-way" within the context of the definitions of front lot line and rear lot line (set forth in Section 334-6 of the Zoning Ordinance) thus invoking the 50 foot setback requirement of Table 1 of the Zoning Ordinance. In support of this analysis, Attorney Sokul cites the undersigned's memorandum to the Town Administrator and Town Planner dated June 5, 2013 (which discussed the status of Wall Street) in the context of a street or way dedicated to public servitude.

Attorney Sokul's analysis is flawed in a number of respects, fails to note important distinctions between the southerly part of Wall Street and Hudson Park Drive, as well as this Board's determination (for zoning purposes) regarding the status of the southerly part of Wall Street in this case (prior to recent town improvements). These flaws and distinctions will be described below.

Zoning Ordinance Provisions

As the Board is aware, interpreting the Zoning Ordinance (or any ordinance) requires analyzing its provisions in the context of the full ordinance itself. More provisions than simply the definition of front lot line and rear lot line apply. The relevant provisions for this analysis include first and foremost, the Table of Minimum Dimensional Requirements, as well as Section 334-5. Secondly, the definitions of front lot line and rear lot line (strictly speaking, lot line, front and lot line, rear), front yard (strictly speaking, yard, front) and frontage also come into play.

Second 334-5 of the Zoning Ordinance is relevant because it establishes the manner in which to interpret terms or phrases in the Zoning Ordinance. Copies of these relevant provisions of the Zoning Ordinance are attached.

Distinctions between Hudson Park Drive and Wall Street

As Attorney Sokul duly notes, Hudson Park Drive is depicted on Hillsborough County Registry of Deeds Plan No. 9062, a copy of which is attached. As depicted on that subdivision plan, Hudson Park Drive is a way dedicated to public servitude, relative to which the Town has the power to accept as a town road. The Town's policy, of course, is not to accept a road dedicated to public servitude as a town road until and unless it is built to acceptable town standards. This, of course, is what led to Mr. Jamer's contribution of \$13,000.00 towards the improvements to the southerly end of Wall Street and the Town's upgrading Wall Street to bring it to town standards by which the road agent could recommend to the Board of Selectmen road acceptance.

Hudson Park Drive is not like Wall Street at all. In fact, Hudson Park Drive remains a “paper street”. As Mr. Jamer’s site plans depict, the area of land depicted as Hudson Park Drive on Plan No. 9062, is actually encumbered by various improvements made by Century Park, LLC or its predecessor, including bituminous pavement constituting parking spaces or connecting pavement between parking lots to various Century Park, LLC buildings. In addition, a portion of one of Century Park, LLC’s buildings itself is located in the locus of Hudson Park Drive as is a parking lot/landscaping type improvement.

In essence, Century Park, LLC is asserting that Hudson Park Drive should be treated as a road for purposes of imposing the front yard setback on Mr. Jamer’s property, while at the same time, Century Park, LLC uses the very locus of Hudson Park Drive for parking, paved connections between parking areas, parking lot separation and a portion of a building. It cannot work both ways.

Another significant distinction between Wall Street (and the analysis of the undersigned’s memo of June 5, 2013) and Hudson Park Drive is the nature by which (i) Wall Street (adjacent to the Site) was laid out versus (ii) the portion of Hudson Park Drive (adjacent to the Site) was laid out. By laying out, we mean by being depicted on a recorded subdivision plan, not laid out by Board of Selectmen action or physically constructed.

Wall Street (and Constitution Drive, of course) were laid out (depicted) on a subdivision plan of land owned by the Town of Hudson, where all of the land depicted on the plan was owned by the subdivider – the Town of Hudson. That is, the Town of Hudson subdivided its land and laid out Constitution Drive and Wall Street (as dedicated public rights-of-way by plan recordation). This plan is, of course, the plan of Unicorn Industrial Park II, recorded as Hillsborough County Registry of Deeds Plan No. 30872, a copy of which is attached.

Hudson Park Drive is categorically different. As can be seen on Plan No. 9062 attached, one side of the easterly end of Hudson Park Drive was not owned by the subdivider of the Howard Research & Industrial Park. That land is depicted as “N/F Clement Industrial Park” on Plan No. 9062. The northerly portion of this land (depicted as “N/F Clement Industrial Park”), including that adjacent to “Hudson Park Drive” became the developable portion of the Site (Mr. Jamer’s property).

The result is that by depicting Hudson Park Drive along land not owned by the subdivider, but constituting park of Clement Industrial Park (and thus ultimately Mr. Jamer’s property), Attorney Sokul’s interpretation of the ordinance would impose upon Mr. Jamer a 50 foot front yard setback, rather than a 15 foot side yard setback, by the mere creation of a paper street, never built, and used by Century Park, LLC, the successor owner of the Howard Industrial Park, for private purposes, rather than that as a public road.

A simple way to look at it is as follows. Two (2) people own vacant land side by side. Property Owner A presents to the Planning Board a subdivision plan which depicts a proposed street running along Property Owner B’s boundary line. The plan is approved and recorded thus the proposed street becomes a way dedicated to public servitude.

Property Owner A never builds the way dedicated to public servitude – it remains a paper street for decades. In fact, Property Owner A uses the paper street for its own purposes, such as a parking lot. Property Owner B, who was not an applicant for the subdivision, is now being asked to honor a 50 foot setback for a street which was never built and for one which he never requested nor participated in its creation, and relative to which his abutter (Property Owner A) uses it for private purposes.

This is exactly what has happened in this case. The result, under Attorney Sokul's interpretation, would be to convert side yard setback of 15 foot to a front yard setback of 50 foot thus depriving the property owner (Property Owner B who was not a party to the subdivision process laying out the paper street) of 35 foot of width along its entire property length from use.

That would not consist of a common sense interpretation of the zoning ordinance provisions or the applicability of the front yard setback provision, and may, at worse, give rise to a regulatory taking of property 35 foot of unusable land.

Analysis of Zoning Ordinance Provisions

The key starting point is the Table Minimum Dimensional Requirements, a copy of which is attached to this Memorandum. The building setback requirements are highlighted. They are broken down into two (2) categories – setbacks from “Arterial and collector roadways” and from “Local roadways.”

In the Industrial District, the requirements are the same – 50 foot front, 15 foot side and 15 foot rear.

But the first question is when do the setback requirements apply. They apply in the context of an arterial and collector roadway or a local roadway. Therefore, the type of roadway relative to which the front yard setback applies is critical.

Hudson Park Drive (a paper street and a way dedicated to public servitude but unbuilt) is certainly not an arterial or collector roadway. Those types of roadways are listed in Section 334-11 of the Zoning Ordinance. Consequently, for the 50 foot front yard setback requirement to apply, Hudson Park Drive must be a “local roadway.”

The term “local roadway” is not defined in the Zoning Ordinance. Section 334-5 of the Zoning Ordinance notes that terms and words not defined, but defined in the Building Code, shall have the meanings given therein (in the Building Code) and those not defined in the Building Code shall have meanings understood in common usage and as defined in standard American dictionaries.

On this straightforward analysis, Hudson Park Drive (a paper street upon which Century Park, LLC maintains pavement for parking lots, other parking lot features, connections between parking lots and a building) can hardly be deemed a local roadway as that term (local roadway) is understood in common usage or as defined in standard American dictionaries.

From a common usage perspective, a local roadway would be a roadway actually used by the public (one not in existence from a physical perspective) where the usage is for local or “in town” purposes rather than travel through (arterial) or the gathering or assemblage of traffic (collector). But first and foremost, it is a roadway that is actually in use. It is certainly not a strip of land, depicted on a plan, relative to which the adjacent property owner (in this case, Century Park, LLC) makes private use of it for parking spaces, parking lot connections and supporting a portion of a building.

The American Heritage Dictionary of the English Language (Third Edition) defines roadway as “a road, especially the part over which vehicles travel.” The first definition of road, in turn, is “an open, generally public way for the passage of vehicles, people and animals.” The concept of open and used is an element of common usage and these definitions.

Hudson Park Drive is none of these. It may be a way dedicated to public servitude on a recorded plan from 1973 (Plan No. 9062), but it has never been built, is not given to actual, local travel and is burdened by parking lots and building improvements in its very locus, which improvements are owned by the property owner asserting that it should be deemed a roadway for setback purposes.

Attorney Sokul makes reference to the definitions of front lot line and rear lot line in asserting that the 50 foot front yard setback requirement should apply. These definitions talk in terms of property lines dividing a lot from “any street or public right-of-way.” The terms “street of public right-of-way” are not defined in the Zoning Ordinance.

But first, to even invoke these definitions (in the context of applying the 50 foot front yard setback requirement) Attorney Sokul has to get past the hurdle of the applicability of the front yard setback requirement – that being applicable to properties on a local roadway as required under the Table of Minimum Dimensional Requirements. That connection has not been made. In short, Attorney Sokul has not demonstrated the front yard setback requirement of 50 feet imposed under the Table of Minimum Dimensional Requirements with respect to local roadways applies in this case of a paper street, privately used, before the definitions of front lot line and rear lot line have a bearing on this analysis.

Assuming, for discussion purposes, that even if Attorney Sokul’s analysis that the definitions of front lot line and rear lot line connect to the term local roadway for front yard setback purposes, an examination of those terms reveals Hudson Park Drive does not rise to the level of a street or public right-of-way for purposes of imposing the front yard setback requirement.

As mentioned, street or public right-of-way are not defined in the Zoning Ordinance. From a common usage perspective, street or public right-of-way would again invoke actual usage – travel on a physically constructed roadway by members of the public. The dictionary definition of street is a “a public way or thoroughfare in a city or town, usually with a sidewalk or sidewalks.” That is clearly not the case with Hudson Park Drive.

The definition of frontage in the Zoning Ordinance gives additional guidance. As the Board is aware, frontage (for zoning compliance purposes) must be contiguous and measured along the joining boundary of the front line in a "Class V or better public right-of-way." As mentioned, in interpreting an ordinance, individual provisions are read in the context of the ordinance as a whole. Tying front lot line and frontage together is a logical approach to shed light on the meaning of street or public way within the definition of front lot line.

By use of the term "Class V or better public right-of-way" in the definition of frontage, for consistency between frontage and front lot line (which is a very logical zoning analysis), a street or public right-of-way for lot line (and thus setback purposes) would be one that is a Class V or better public right-of-way.

In essence, the Planning Board has already rejected the concept that a way dedicated to public servitude is not a Class V or better public right-of-way when it required Wall Street to be improved for it to constitute frontage for 25 Constitution Drive. If Wall Street did not constitute frontage until it was brought to a condition for town acceptance, certainly Hudson Park Drive (a paper street) does not constitute a local roadway for front yard setback purposes.

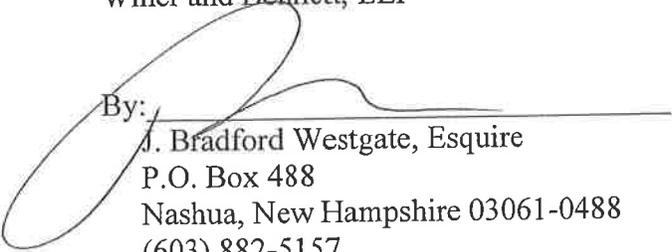
Hudson Park Drive is not a Class V road. It has not been accepted nor even built and certainly cannot be better than a Class V road. Therefore, it is not a street or public right-of-way from which a front yard setback requirement is imposed or imposable.

Conclusion

For the reasons set forth above, and given the testimony and other information provided to the Planning Board throughout its public hearings (including that upcoming on September 11, 2013) with respect to this matter, no 50 foot front yard setback requirement applies to or imposed against the Site for Mr. Jamer's property at 25 Constitution Drive, as a result of its contiguity with Hudson Park Drive. The setback requirement for the northerly property line of the site is a 15 foot side yard setback requirement.

Respectfully submitted,
John W. Jamer
By his attorneys,
Winer and Bennett, LLP

Dated: September 3, 2013

By: 
J. Bradford Westgate, Esquire
P.O. Box 488
Nashua, New Hampshire 03061-0488
(603) 882-5157

ZONING

334 Attachment 4

Town of Hudson

Table of Minimum Dimensional Requirements
(See § 334-27)
[Amended 3-14-1995 by Amdt. No. 3; 3-13-2001 by Amdt. No. 3;
3-11-2008 by Amdt. No. 1; 3-10-2009 by Amdt. No. 1]

	Zoning District						
	R-1	R-2	TR	B	I	G	G-1
Minimum lot area (square feet)							
With Town water and sewer	30,000	43,560	10,000	30,000 ²	30,000	43,560	87,120
Without Town water or sewer	43,560	60,000 (43,560 for single-family)	10,000 ¹	43,560	43,560	43,560	87,120
Minimum lot frontage (linear feet)							
Local roadways with Town water and sewer	120	120	90	150	150	150	200
Arterial and collector	150	150	90	150	150	150	200
Building setback requirements (front/side/rear, in feet)							
Arterial and collector roadways	50/15/15	50/15/15	30/15/15	50/15/15	50/15/15	50/15/15	50/15/15
Local roadways	30/15/15	30/15/15	30/15/15	50/15/15	50/15/15	30/15/15	30/15/15

Notes:

¹ Must obtain proper state/municipal permits.

² Multifamily developments with both Town water and sewer shall require 53,560 square feet of buildable lot area for the building of three attached dwelling units of a multifamily complex, with each additional dwelling unit requiring a minimum of 5,000 square feet of additional buildable lot area.

§ 334-4. Adoption and replacement of prior ordinance.

This chapter was originally adopted March 10, 1942, by ballot at the Annual Town Meeting. This chapter replaces the Zoning Ordinance of record as of this date, in its entirety.

**ARTICLE II
Terminology****§ 334-5. Word usage and interpretation.**

For the purposes of this chapter, certain words, terms or phrases shall bear the meanings given herein unless the context clearly indicates otherwise.

- A. Words in the present tense include the future.
- B. The singular includes the plural, and the plural includes the singular.
- C. Terms and words not defined in this article but defined in the Building Code shall have the meanings given therein.
- D. Terms and words not defined in this article or in the Building Code shall have the meanings understood in common usage and as defined in standard American dictionaries.

§ 334-6. Definitions. ¹

The following words have the following meanings for the purposes of this chapter:

ABANDONMENT — The visible or otherwise apparent intention of an owner to discontinue a nonconforming use of a building or premises.

ABUTTER — 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 under a condominium or other collective form of ownership, the term "abutter" means the officers of the collective or association, as defined in New Hampshire RSA 356-B:3, XXIII.

1. Editor's Note: See also §§ 334-48, 334-59, 334-73.1, 334-74.2 and 334-93 for additional definitions.

COMMERCIAL VEHICLE, HEAVY — A vehicle used in commerce, which exceeds 13,000 pounds gross weight. [Added 3-13-2007 by Amdt. No. 1]

COMMERCIAL WIRELESS TELECOMMUNICATION FACILITY — Any structure, antenna, tower or other device used to provide a discrete commercial telecommunication service by a single provider to a broad base of usually unrelated users; generally including, but not limited to, cellular telephone, personal communications services (PCS), specialized mobile radio (SMR), enhanced specialized mobile radio (ESMR) and paging. [Added 3-9-1999]

DANCE HALL — Any location which permits or permits to occur the gathering of people for dancing, regardless of whether conducted as an isolated or occasional event. This definition shall not be limited to any particular type of structure, or any particular part of any structure, and shall include any building or any part thereof where dancing occurs, and the fact that other activities are carried on in the same place shall not alter the classification of the location as defined herein. Expressly excluded from this definition are public or private schools licensed by the State of New Hampshire or operated by the Hudson School District.²
[Added 3-12-2002 by Amdt. No. 3]

DWELLING UNIT — One or more rooms arranged for living and sleeping purposes with cooking and sanitary facilities for the use of one or more individuals living as a single housekeeping unit.

DWELLING UNIT, MULTIFAMILY — Three or more attached dwelling units.

ENTERTAINMENT PLACE OF ASSEMBLY — Any room, space or area which is suitable for the occupancy or assembly of One Hundred or more persons for entertainment purposes. For the purposes of this definition, any such room, space or area shall include any occupied connecting rooms, spaces or areas on the same level or in the same story or in a story or stories above or below, which entrance is common to the rooms, space or area.³ [Added 3-12-2002 by Amdt. No. 3]

FRONTAGE — The distance measured along the front lot line between points of intersection with the side lot lines. Frontage along cul-de-sac roadways shall be measured at the appropriate yard building setback depth from the front lot line between the points of intersection with the side lot lines. "Frontage" shall be contiguous and measured along the joining boundary of the front line and a Class V or better public right-of-way. Lot lines bordering limited access roads cannot be considered "frontage." Frontage shall be capable of providing access.⁴ [Amended 3-10-1998; 3-13-2001 by Amdt. No. 1]

GENERAL RETAIL — Retail stores and service establishments other than those listed in the Table of Permitted Principal Uses.⁵

2. Editor's Note: The definition of day-care nursery, which immediately followed this definition, was repealed 3-13-2007 by Amdt. No. 1. See now the definition of "child day-care agency."
3. Editor's Note: The definitions of "family day-care home" and "family group day-care home," which immediately followed this definition, were repealed 3-13-2007 by Amdt. No. 1. See now the definition of "child day-care agency."
4. Editor's Note: The definition of "group child day-care center," which immediately followed this definition, was repealed 3-13-2007 by Amdt. No. 1. See now the definition of "child day-care agency."
5. Editor's Note: The Table of Permitted Principal Uses is included at the end of this chapter.

GUY WIRE — A cable-type appurtenant device which is used to secure and steady a tower or mast; and includes all hardware which attaches the cable to the tower or mast and to the ground. [Added 3-9-1999]

HEIGHT — The distance measured from the ground, or some other alternatively specified point, up to the highest point of an antenna or a supporting structure. [Added 3-9-1999]

HOME OCCUPATION — The accessory use of a residence for business purposes which is clearly incidental to the principal residential use, provided that the use does not significantly change the residential character or function of the property. The use is customarily carried out entirely within a dwelling unit.

ITINERANT ROADSIDE VENDOR — A portable motorized or nonmotorized vehicle, truck, or cart that is used to prepare or display products for sale. [Added 3-13-2007 by Amdt. No. 1]

JUNK — Any old discarded metal, glass, paper, building debris, demolition debris, salvage materials, rubber, textiles, rubbish or trash or junked, dismantled or wrecked motor vehicles or motor vehicle parts.

JUNKYARD — An establishment or place of business which is used for storing, keeping, buying or selling junk but not including approved solid waste disposal facilities or registered motor vehicle dealers.

JUNKYARD, MOTOR VEHICLE — Any place of storage or deposit, whether in connection with another business or not, which has two or more unregistered motor vehicles which are no longer fit for legal use on public highways or any combination of motor vehicle parts or materials, the sum of which in build is equal to or greater than two or more motor vehicles.

LOT — An area or parcel of land in the same ownership considered as a unit. For purposes of this chapter, a "lot" may or may not have boundaries identical with those recorded in the Hillsborough County Registry of Deeds.

LOT, CORNER — A lot with two adjacent sides abutting intersecting public rights-of-way.

LOT LINE, FRONT — The property line dividing a lot from any street or public right-of-way without regard to the arrangement or orientation of buildings or structures on the lot.

LOT LINE, REAR — The property line opposite the front lot line, except in the case of corner lots where the owner has the option of choosing which of the property lines not adjacent to streets or public rights-of-way is to be considered the "rear lot line."

LOT, NONCONFORMING — A lot lawfully existing at the effective date of this chapter, or any subsequent amendment thereto, which is not in conformity with all provisions of this chapter. Notwithstanding the minimum lot area requirements set forth in § 334-27, in any district in which structures are permitted, a structure may be erected on a lot which was a lot of record, even though such lot fails to meet the present requirements for frontage or area, or both, that are applicable for that use in the district allowed; provided, however, that such lot is not contiguous with another lot or lots in the same ownership, provided that the property is

SEXUAL ENCOUNTER CENTER [Added 3-9-1999; readopted 3-13-2001 by Amdt. No. 7]: — A business or commercial enterprise that as one of its primary business purposes offers for any form of consideration

- A. Physical contact in the form of wrestling or tumbling between persons of the opposite sex; or
- B. Activities between male and female persons and/or persons of the same sex when one or more persons is in the state of nudity; and
- C. When the activities in Subsection A or B above are characterized by an emphasis on activities which meet the definition of "harmful to minors" and/or "sexual conduct" as set forth in NH RSA 571-B:1.

SEXUALLY ORIENTED BUSINESS — Any place of business in which any of the following activities are conducted: adult bookstore or adult video store, adult motion-picture theater, adult motion picture arcade, adult drive-in theater, adult cabaret, adult motel, adult theater, nude model studio, or sexual encounter center. [Added 3-9-1999; readopted 3-13-2001 by Amdt. No. 7]

SIGN — An object, display device or structure visible to the public from the exterior of a building which contains any combination of lights, letters, words, objects, graphics, figures, designs, symbols, pictures, logos or colors which are intended to advertise, identify, direct, convey a message to the public or attract attention to an object, person, institution, organization, business or service.

STRUCTURE — A combination of materials assembled at a fixed location to give support or shelter, such as a building, bridge, trestle, tower, framework, retaining wall, tank, tunnel, tent, stadium, reviewing stand, platform, bin, fence, sign, flagpole or the like.

TOWER — A structure which is designed and constructed to support one or more antennas used by commercial wireless telecommunication facilities and includes all appurtenant devices attached to it. A tower can be freestanding (solely self-supported by attachment to the ground) or supported (attached directly to the ground and with guy wires) of either lattice or monopole construction. [Added 3-9-1999]

USE, ACCESSORY — Any use which is customary, incidental and subordinate to the principal use of a structure or lot.

USE, CHANGE OF — A "change of use" occurs when the use of any land or building is changed from one land use classification to another or from one category to another category within a land use classification. See Article III, § 334-9B, Use classification, and Article V, § 334-21, Table of Permitted Principal Uses.

USE, PRINCIPAL — The main or primary purpose for which a structure or lot is used.

YARD — A portion of a lot, other than a court, on the same lot as the principal building, unobstructed artificially from the ground to the sky, except as otherwise provided herein.

YARD, FRONT — A space extending for the width of the lot between the nearest building wall and the front lot line.

YARD, REAR — A space extending for the width of the lot between the nearest building wall of the principal structure and the rear lot line.

YARD, SIDE — A space extending for the width of the lot between the nearest building wall of the principal structure and side lot lines.

ARTICLE III General Regulations

§ 334-7. Conformity required.

No building or land shall hereafter be used or occupied and no building or structure or part thereof shall be erected, moved or altered unless in conformity with the regulations specified in this chapter for the district in which it is located.

§ 334-8. Certificate of occupancy.

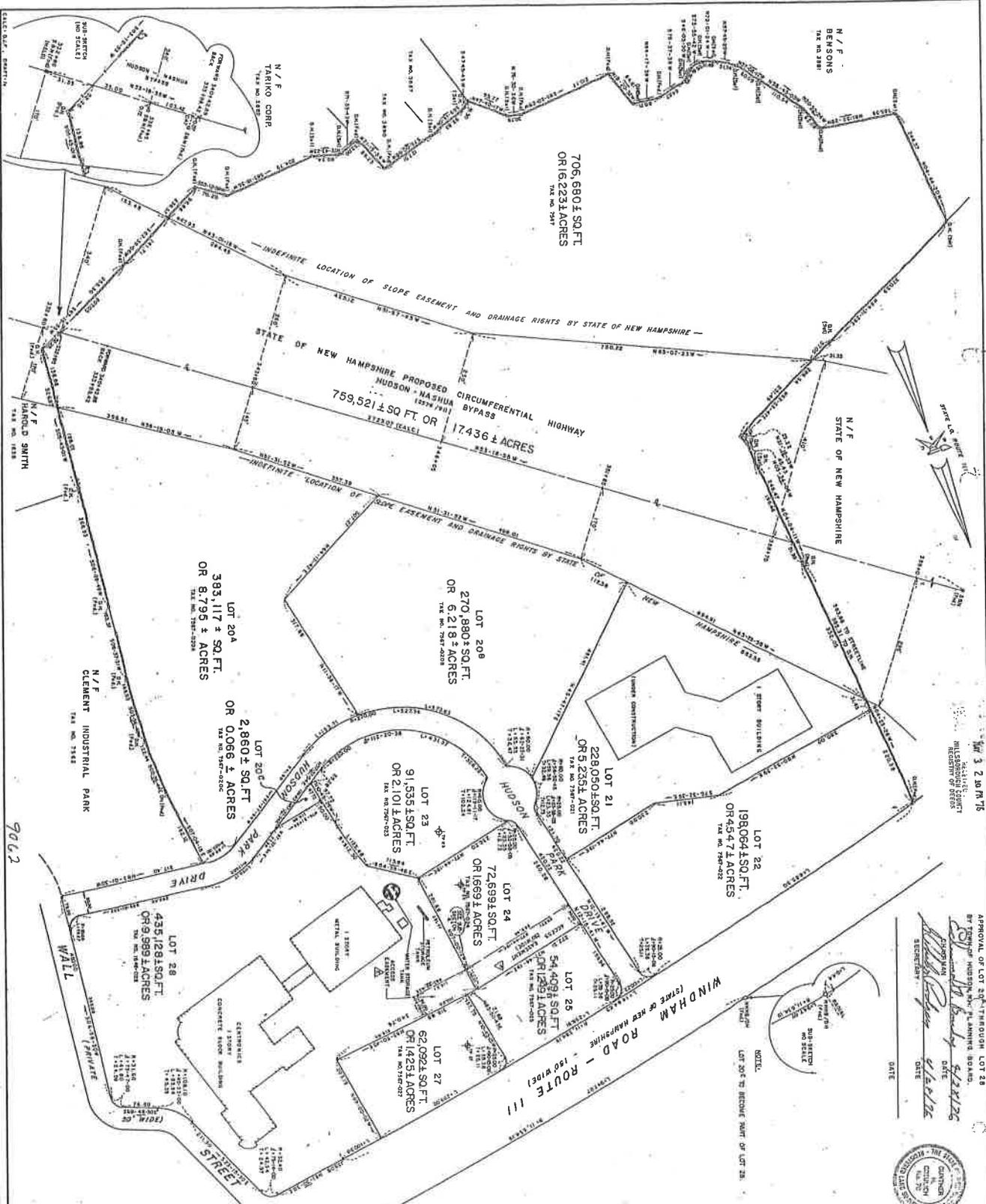
A certificate of occupancy will not be issued until all chapter requirements and site plan/development regulations have been met.

§ 334-9. Land use classifications.

- A. For the purposes of this chapter, all uses or activities are considered to fall into one of five land use classifications. The Table of Permitted Principal Uses in Article V, § 334-21, further divides each land use class into various related categories.
- B. Use classifications shall be as follows:
- (1) Residential.
 - (2) Community facilities.
 - (3) Agricultural.
 - (4) Retail and service.
 - (5) Industrial.

§ 334-10. Mixed or dual use on a lot.

- A. Multiple principal uses on a lot are permitted only as follows:
- (1) The lot has sufficient frontage to satisfy the minimum frontage requirement for the principal use requiring the most frontage and not less than 100% of the minimum frontage requirement for each additional principal use, except as provided by special exception under Article VI, § 334-26.
 - (2) The lot is of sufficient size to satisfy the minimum lot size requirements of each use independently.



APPROVAL OF LOT 28 THROUGH LOT 28
 BY THE BOARD OF PLANNING BOARD
 HILLSBORO COUNTY
 REGISTER OF DEEDS
 DATE: 3/20/75

APPROVED BY: *[Signature]*
 SECRETARY: *[Signature]*
 DATE: 3/20/75



STATEMENT
 I CERTIFY THAT THIS IS A STEEL TUBE AND TRANSIT SURVEY
 DONE ON THE GROUNDS IN ACCORDANCE WITH THE TOWN OF
 JUNE 24, 1972. *[Signature]*
 DATE: 3/20/75
 REGISTERED LAND SURVEYOR

OWNER: *[Signature]*
 DATE: 3/20/75

LEGEND:
 DRILL HOLE
 FND FOUND
 HMBG NEW HAMPSHIRE HIGHWAY BOUND
 TEST PIT TAKEN JULY 1975
 S.M. STAKE AND NAIL

RECORDS:
 HILLSBORO COUNTY REGISTER OF DEEDS
 PLAN NO. 479, 485, 6932, 7719 0620 BOOK 125 PAGE 438
 DEED BOOK 2322 PAGE 315
 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

HOWARD RESEARCH & INDUSTRIAL PARK
 PLAN OF LAND
 IN
 HUDSON, NEW HAMPSHIRE
 BSC OF NEW HAMPSHIRE
 CENTURY BUILDING
 CENTRAL AVENUE - RTE. 28
 DERRY, NEW HAMPSHIRE
 SCALE: 1"=100'
 DATE: 3/20/75

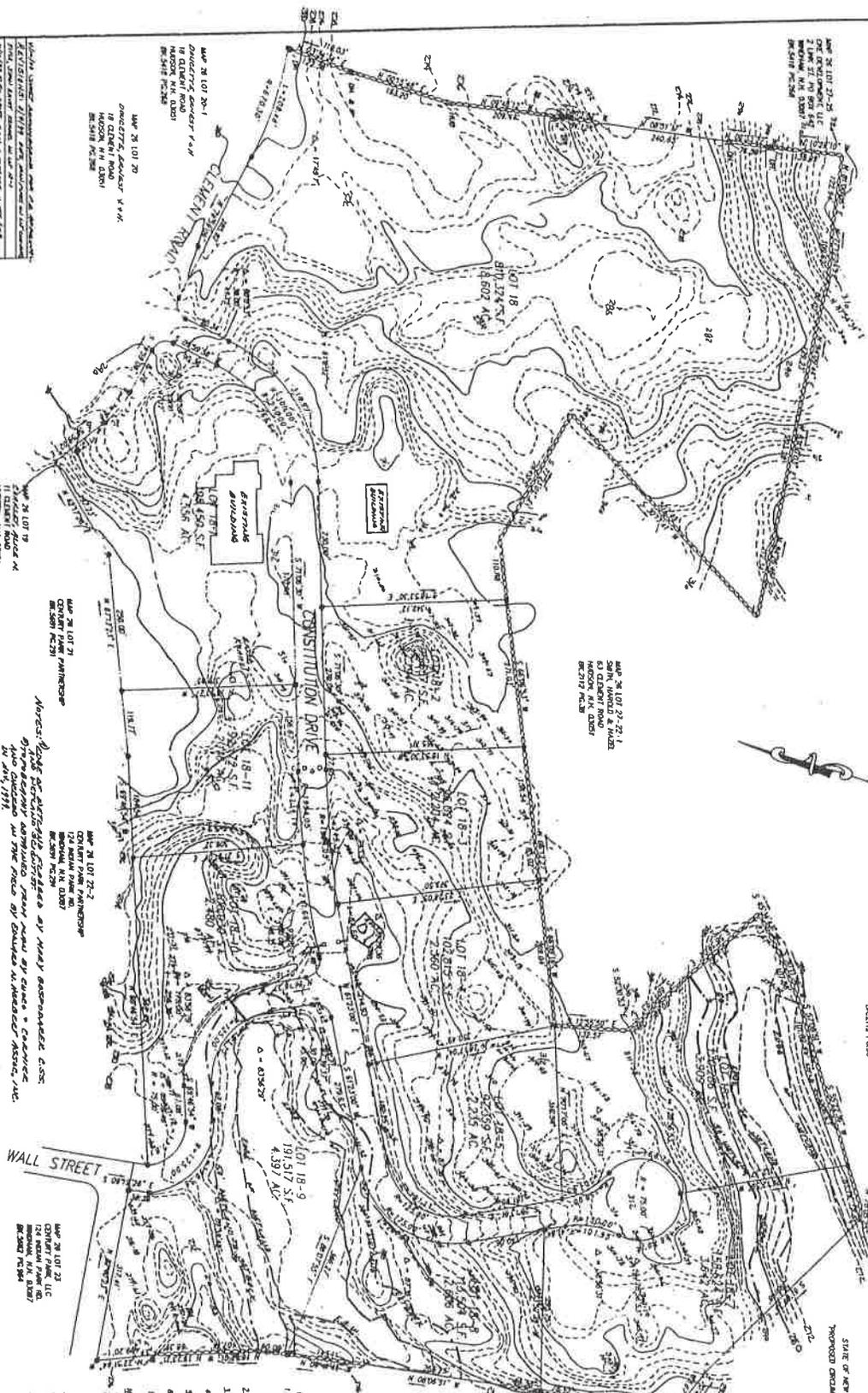
DATE: 3/20/75

MAP 26 LOT 21-24-1
SUNNY HAVEN & HAZEL
RE-212 P.C. 23

MAP 26 LOT 21-24-1
SUNNY HAVEN & HAZEL
RE-212 P.C. 23

STATE OF NEW HAMPSHIRE
THORNDON ENGINEERING COMPANY

I certify the following
division is in accordance with
the 18-11.



- LEGEND
- STORE BUILD FOUND ON ST.
 - HIGH POINT OF ROCK AND TO BE SET
 - HIGH POINT OF ROCK AND TO BE SET
 - HIGH POINT OF ROCK AND TO BE SET
 - HIGH POINT OF ROCK AND TO BE SET
 - HIGH POINT OF ROCK AND TO BE SET

- REFERENCE PLANS
1. PLAN SUBDIVISION MAP UNINCORPORATED PARK, HUDSON, N.H. PREPARED BY THE SURVEYOR & ENGINEER, 1915 JANUARY 1, 1916, RECORDED WITH THE N.H. REC. 22381.
 2. REVISIONS TO PLAN SUBDIVISION MAP UNINCORPORATED PARK, HUDSON, N.H. PREPARED BY THE SURVEYOR & ENGINEER, 1916, RECORDED WITH THE N.H. REC. 22381.
 3. PLAN OF LAND OWNED BY CLARENCE HAZELTON, N.H. SCALE 1"=200' DATE 1-1-1917.
 4. PLAN OF LAND OWNED BY CLARENCE HAZELTON, N.H. SCALE 1"=200' DATE 1-1-1917.
 5. PLAN OF LAND OWNED BY CLARENCE HAZELTON, N.H. SCALE 1"=200' DATE 1-1-1917.
 6. PLAN OF LAND OWNED BY CLARENCE HAZELTON, N.H. SCALE 1"=200' DATE 1-1-1917.
 7. PLAN OF LAND OWNED BY CLARENCE HAZELTON, N.H. SCALE 1"=200' DATE 1-1-1917.
 8. PLAN OF LAND OWNED BY CLARENCE HAZELTON, N.H. SCALE 1"=200' DATE 1-1-1917.
 9. PLAN OF LAND OWNED BY CLARENCE HAZELTON, N.H. SCALE 1"=200' DATE 1-1-1917.
 10. PLAN OF LAND OWNED BY CLARENCE HAZELTON, N.H. SCALE 1"=200' DATE 1-1-1917.
- NOTES
1. PREPARED BY EDWARD N. HERBERT, P.E., 12345 MAIN ST., HUDSON, N.H.
 2. PREPARED FOR EDWARD N. HERBERT ASSOC. INC., 12345 MAIN ST., HUDSON, N.H.
 3. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 4. ALL CORNERS ARE TO BE SET.
 5. ALL LOTS TO BE SURVEYED BY THE SURVEYOR & ENGINEER.
 6. ALL LOTS TO BE SURVEYED BY THE SURVEYOR & ENGINEER.
 7. ALL LOTS TO BE SURVEYED BY THE SURVEYOR & ENGINEER.
 8. ALL LOTS TO BE SURVEYED BY THE SURVEYOR & ENGINEER.
 9. ALL LOTS TO BE SURVEYED BY THE SURVEYOR & ENGINEER.
 10. ALL LOTS TO BE SURVEYED BY THE SURVEYOR & ENGINEER.

APPROVED BY THE HUDSON PLANNING BOARD
DATE OF MEETING: 2/23/00

OWNER'S ACKNOWLEDGMENT
DATE: 12/29/2000

MAP 26 LOT 18
SUBDIVISION PLAN - UNICORN INDUSTRIAL PARK II
CONSTITUTION DRIVE
HUDSON, N.H.

EDWARD N. HERBERT ASSOC. INC.
LAND SURVEYING - CIVIL ENGINEERING
1 FIRST ROAD BRIDGE, WILKES BARRE, PA 18202

MAP 26 LOT 18
SUBDIVISION PLAN - UNICORN INDUSTRIAL PARK II
CONSTITUTION DRIVE
HUDSON, N.H.
JULY 7, 1999

MEMORANDUM

TO: Hudson Planning Board
FROM: J. Bradford Westgate, Esquire
DATE: 9/3/2013
RE: 25 Constitution Drive – SP #09-12
Reply to Appraisal Consulting Report Submitted on
behalf of Century Park, LLC

* * * * *

The purpose of this Memorandum is to comment on the Appraisal Consulting Report provided to the Board by John H. Sokul, Jr., Esquire on behalf of Century Park, LLC, by Attorney Sokul's letter of July 24, 2013. See Tab 7.

Background

The Appraisal Consulting Report is by Webster A. Collins of CB Richard Ellis and is dated March 1, 2010. It is in response to the request of John W. Wolters, Jr. to Mr. Collins to provide an "opinion as to the loss in value by the construction of the proposed 10,000 square foot industrial building 15 feet from the sites [sic] north and west property lines in non-conformance to your office park setting located at [Century Park]." Attorney Sokul references the report in the context of subparagraph A of Section 275-6 of the site plan review regulations. Presumably, Attorney Sokul infers that the site plan should not be approved because, as designed in 2010 when the Appraisal Consulting Report (the "Report") was prepared, it will result in the reduction in the value of the Century Park property by approximately thirty-three percent (33%).

This conclusion is flawed at several levels. It is based on a misreading or incorrect application of subparagraph A of Section 275-6 of the site plan review regulations, assumes a factual basis that is both incomplete and dated and is based on a site plan layout (for Jamer's property) that has been modified to address (as can be best discerned) the concerns of Century Park, LLC.

Regulations

Section 275-6 provides for requirements for a site plan (which, of course, are subject to Planning Board governance and determination, including waiver) to provide for adequate provisions for a site. These include subparagraph A which reads as follows:

"The safe and attractive development of the site and to guard against such conditions as would involve danger or injury to health or safety, and no diminution in value of surrounding properties would be suffered."

The obvious thrust of this section pertains to health and safety. The health and safety concept is a predicate to the diminution in value clause. Certainly, the Planning Board is not in the business of requiring applicants to provide appraisals of abutting properties to determine how (if one can possibly discern) the abutting property values will be impacted by a newly developed site.

The concept of adversely affecting property values is an element of variance applications, considered by the Zoning Board of Adjustment. The reason the property value impact concept is an element of the variance process is because an applicant before the Zoning Board of Adjustment is seeking relief from the zoning ordinance, often to use a property for a use not permitted. The lack of compatibility of uses in the zone could be affected by the granting of a variance; hence, the inquiry into adverse affect on property values.

In the context of site plan review regulations, compatibility of uses is assumed. The use before the Planning Board is one permitted in the zoning ordinance for that zone. In this case, industrial uses are proposed for a property located in the Industrial (I) District.

Industrial districts and industrial zoned land will, by their nature, contain a variety of uses given the breath of potential industrial uses prevalent in the market place or permitted by the zoning ordinance itself. Under Hudson's Zoning Ordinances Table of Permitted Principal Uses there are approximately forty-five (45) distinct uses permitted by right in the Industrial District. Consequently, the zone contemplates a broad scope of uses compatible by definition (since all are permitted in that particular zone).

It is within this context that subparagraph A of Section 275-6 is to be viewed; otherwise, there would be no point in having such a broad scope of permitted uses in the Industrial District if every use and every site plan needed to analyze potential property value impact on its abutters.

It is in this light that one must analyze the "no diminution in value of surrounding properties would be suffered" clause of subparagraph A of Section 275-6. The basic principal is that of health and safety. The regulation contemplates that adequate provisions be made to guard against danger to health and safety, for its own sake, and because such conditions (if not properly treated) could have an adverse impact even on compatible uses in the zone. A zoning ordinance does not contemplate that one permitted use in a zone can be developed in a manner that puts other permitted uses at a health and safety risk. That health and safety risk could adversely affect adjoining property values. That is not the case here. Obviously, adequate provisions have been made to guard against health and safety risks in this project, among a variety of other safeguards built into this Site's design. For example, the very recent improvements to Wall Street insure safe travel to and from the Site (over a very underutilized road), thus guarding against health and safety impacts.

Even if the "no diminution in value" clause was read outside of the health and safety context, the Appraisal Consulting Report does not support a finding that an industrial use in a industrial park adversely affects other permitted uses in the same industrial zone.

Factual Background

The Appraisal Consulting Report was prepared in 2010. It refers to an initial design of Mr. Jamer's project. That design has changed.

The Appraisal Consulting Report assumes an impact on Century Park's property for a 10,000 square foot industrial building 15 feet from the site's north and west property lines. First of all, Mr. Jamer's proposed building was never proposed to be merely 15 feet from the west property line. It was initially contemplated to be approximately 35 feet from the west property line and 19 feet from the north property line.

As an accommodation to Century Park, LLC, the recent revisions to the site plan place the proposed 9,900 square foot building approximately 34.5 feet from the northerly property line and 58.6 feet from the westerly property line. It is to be remembered that the locus of the paper street known as Hudson Park Drive is itself 50 feet in width; consequently, Mr. Jamer's proposed industrial building is about 84.5 feet from the southerly property line of Century Park, LLC's land known as Tax Map 170, Lot 40. It will also be about 300 feet from the rear of the building at 1 Wall Street itself and about 400 feet from the Life Is Good building (Map 170, Lot 39). These are significant setbacks in an industrial setting, especially when the improvements on the immediately abutting Century Park, LLC properties to the west and north are parking lots.

The Appraisal Consulting Report fails to recognize that Century Park, LLC's buildings themselves are located in an industrial zone and adjacent to an existing industrial park. In fact, before being more of an office/distribution set of buildings, the Century Park, LLC's buildings were more of an industrial use themselves – the former Centronics complex. Century Park, LLC's character changed to more of an office/warehouse and distribution nature rather than basic industrial space.

The Appraisal Consulting Report reads as if Century Park is a uniform office park. In fact, in his first paragraph of the Report, Mr. Collins speaks in terms of "your [Century Park, LLC's] office park."

Century Park is not a uniform office park. It has office, warehouse and distribution type operations, such as Life Is Good. Apparently, it also houses Cintas Corporation which is the documentation management and shredding business.

It is also worth noting that adjacent to Century Park, LLC's property known as Map 170, Lot 39 (housing Life Is Good) is a paving contractor at 29 Constitution Drive. The Appraisal Consulting Report does not elaborate on any of these facts in its analysis.

Waiver Alternative

The Planning Board has significant flexibility in analyzing the acceptability of any element of the regulations. Unlike the zoning ordinance, the Planning Board has the ability to waive any elements of the site plan review regulations. Although we maintain that the "no diminution in value of surrounding properties" component of Section 275-6 of the site plan

review regulations is met in this case, given the context in which that regulation is to be read and the underlying nature of the Industrial District, its forty-five (45) or more uses permitted by right, the history of the area (Century Park being the former Centronics industrial facility), the adjacent industrial park on Constitution Drive and those uses, and, the fact that Century Park is not a uniform office park but a complex with non-office uses being significant, to the extent subparagraph A of Section 275-6 is applicable, sufficient grounds exist for waiver from those provisions as they pertain to diminution in the value of surrounding properties.

The basis for any such waiver would be the facts set forth in this Memorandum and those presented to the Planning Board both in documentation and testimony throughout these public hearings.

Analysis of Appraisal Consulting Report

As mentioned, the Appraisal Consulting Report was issued on March 1, 2010. It was based on stale assumptions regarding Mr. Jamer's project and incomplete factual background, by ignoring history of the Century Park buildings, the apparent assumption of Century Park as an "office park", the breath of permitted uses in the Industrial District, the nature of the Industrial District itself and the nearby industrial park at Constitution Drive. In addition, the Appraisal Consulting Report leaves unanswered a number of other questions:

1. It bases a purported fair market rent for One Wall Street on a letter of intent issued in 2009 by Cintas Corporation No. 2. That letter of intent addresses proposed leased space of 14,177 square feet of warehouse space and approximately 3,800 square feet of office space with allocable common area, totaling approximately 18,677 square feet of space at 1 Wall Street. But the building 1 Wall Street contains approximately 140,885 square feet. Consequently, based a letter of intent (not a signed lease) applicable to approximately thirteen percent (13%) of the entire square footage of 1 Wall Street, the Appraisal Consulting Report infers a valuation based on that letter of intent's proposed rent for the entire property. Also, the Cintas letter of intent contemplates a minority of its space (3,800 square feet) being office space with the rest being warehouse space. Cintas is an apparent tenant at 1 Wall Street; however, the actual final leased data is not referenced in the Report.

2. The Appraisal Consulting Report assumes a fair rental value for 15 Hudson Park Drive (the property believed to be currently occupied by Life is Good). However, the Report does not provide the actual current rent rate for 15 Hudson Park Drive, nor any proposed rent rate upon expiration of the current lease at 15 Hudson Park Drive. Current rental information would be important, in determining the validity of the Report. That data does not appear to be presented.

3. The Appraisal Consulting Report maintains that the length of leases would be adversely affected if the Jamer property was developed. However, no information regarding the current length of the lease at 15 Hudson Park Drive is provided nor is any information provided regarding proposed lease terms (rent and length) for vacant space in any of the properties.

4. The Appraisal Consulting Report assumes a vacancy rate of ten percent (10%). The actual vacancy rates, both current and over the last several years, would be of more meaning than an assumed vacancy rate and thus have an impact on the income approaches for both before and after values set forth in the Appraisal Consulting Report. The actual vacancy rates are not presented.

5. Comparable properties referenced in the “after value” portion of the Appraisal Consulting Report are located in much more densely developed areas than Century Park. The notion that a 9,900 square foot industrial building, located approximately 300 feet from the One Wall Street building and 400 feet from the 15 Hudson Park Drive (Life Is Good building) could render the Century Park buildings no better in quality than the two (2) buildings located in more densely developed sections of Manchester simply is not credible.

Conclusion

At several levels, the Appraisal Consulting Report forms no basis for a denial of the site plan application or further modifications to the proposed project and site plan layout.

1. The argument assumes an application of subparagraph A of Section 275-6 contrary to its intent and effect, as well as contrary to the fundamental concepts of zoning and permitted uses in a zone.

2. The Appraisal Consulting Report is based on stale and incomplete information, assumes that Century Park is a “office park” when it has a variety of uses and further assumes a project design (by Mr. Jamer) materially different from that presently presented.

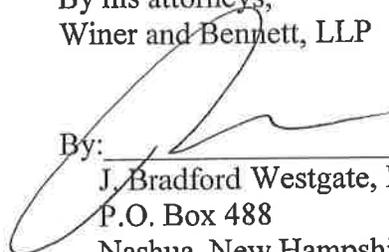
3. The Appraisal Consulting Report has incomplete factual financial information, makes economic leaps or assumptions (from partial information interpolated over to a complete whole) and does not disclose current, actual economic conditions and circumstances, including present existing lease data.

4. The Planning Board has broad flexibility in its applicability of Section 275-6, whether in the formal context of waiver or in planning discretion.

5. Even if the “diminution in value of surrounding properties” standard was analyzed unconditionally (outside of the health and safety context), for the reasons stated, the Report fails to form any basis by which the Planning Board should require additional medications to Mr. Jamer’s Plan Set or deny his application for site plan approval.

Respectfully submitted,
John W. Jamer
By his attorneys,
Winer and Bennett, LLP

Dated: September 3, 2013

By: 

J. Bradford Westgate, Esquire
P.O. Box 488
Nashua, New Hampshire 03061-0488
(603) 882-5157



11 South Main Street Suite 400
Concord, NH 03301-4846

p: 603-225-4334 f: 603-224-8350
hinckleyallen.com

"B"

John H. Sokul, Jr., Esq.
jsokul@hinckleyallen.com

September 4, 2013

J. Bradford Westgate, Esq.
Winer & Bennett LLP
111 Concord Street
Nashua, NH 03061-0488

Re:: 25 Constitution Drive, Hudson, NH

Dear Brad:

I am writing to follow up on Mr. Jamer's pending site plan application for his property at 25 Constitution Drive in Hudson, New Hampshire. Over the past two months, Mr. Wolters has submitted two separate concept plans depicting revised locations for Mr. Jamer's proposed building that would be more sensitive to impacts to Century Park and would be acceptable to Mr. Wolters. The first plan (copy attached) called for Mr. Jamer's building to be moved over 100 feet away from Hudson Park Drive with parking for the building to be relocated to between the building and Hudson Park Drive. As best we can tell, this plan was rejected by Mr. Jamer at the July Planning Board meeting. The second plan was sent to Keach Nordstrom on August 9th and is also attached for your reference. The second plan calls for: (1) Mr. Jamer's building meeting the required 50 foot setback from Hudson Park Drive; (2) effective screening of the back of Mr. Jamer's building along Hudson Park Drive; and (3) preserving as many of the existing mature trees on the western side of Mr. Jamer's property.

To accommodate either of the two plans, Mr. Wolters is prepared and has offered to grant easements for drainage and to allow Mr. Jamer to tie into the Century Park drainage system under customary arrangements. Mr. Wolters is also prepared and has offered to collect any drainage presently flowing from Century Park onto Mr. Jamer's property via a culvert on the Century Park property to allow for more effective buffering and screening along Hudson Park Drive.

To date, we have not heard back as to whether plan #2 is acceptable to Mr. Jamer. Given how Mr. Jamer's lot extends into the Century Park campus and given Mr. Jamer's decision to locate his building on the portion of his lot closest to Century Park, it is imperative that the applicable setback and screening requirements be met. Mr. Wolters' request for these somewhat minor modifications are not only reasonable under the circumstances but are also required under the Hudson Zoning Ordinance and Site Plan Regulations.

▶ ALBANY ▶ BOSTON ▶ CONCORD ▶ HARTFORD ▶ NEW YORK ▶ PROVIDENCE

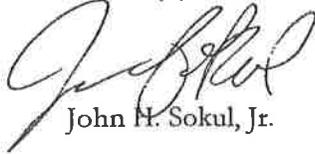
HINCKLEY, ALLEN & SNYDER LLP, ATTORNEYS AT LAW

#52022442

If either of the above 2 plans is acceptable to Mr. Jamer, then we would prepare a simple agreement pursuant to which Mr. Jamer would agree to finalize and build his project in accordance with one of the two plans and Mr. Wolters would agree to withdraw his opposition and lend his full support for Mr. Jamer's project. We hope that Mr. Jamer will revise his plans to bring closure to the review process.

I would appreciate it if you would please let me know as soon as possible Mr. Jamer's intentions with respect to the above.

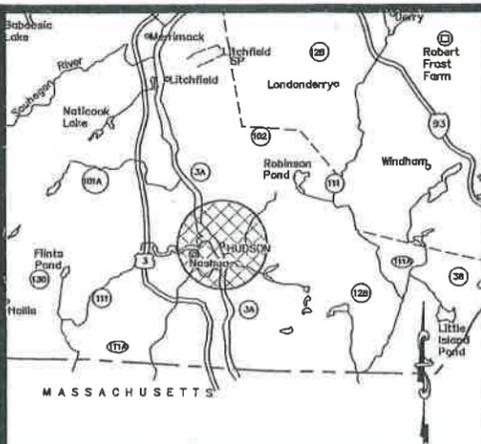
Sincerely yours,



John H. Sokul, Jr.

JHS:sbp

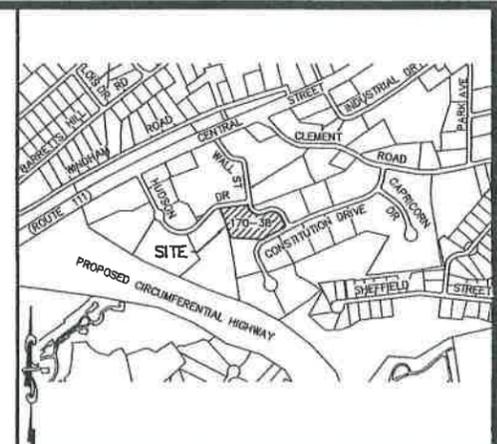
cc. Mr. John Cashell – via e-mail
Mr. John M. Wolters – via e-mail



VICINITY MAP
NOT TO SCALE

NON-RESIDENTIAL SITE PLAN UNICORN INDUSTRIAL PARK

MAP 170; LOT 38
25 CONSTITUTION DRIVE
HUDSON, NEW HAMPSHIRE

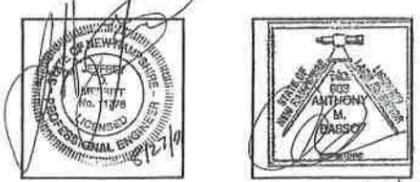


LOCATION MAP
SCALE: 1" = 1,000'



OWNER/APPLICANT:
JOHN W. JAMER
97 SHADOW LAKE DRIVE
SALEM, NEW HAMPSHIRE 03079

PREPARED BY:
KEACH-NORDSTROM ASSOCIATES, INC.
10 COMMERCE PARK NORTH, SUITE 3B
BEDFORD, NEW HAMPSHIRE 03110
(603) 627-2881



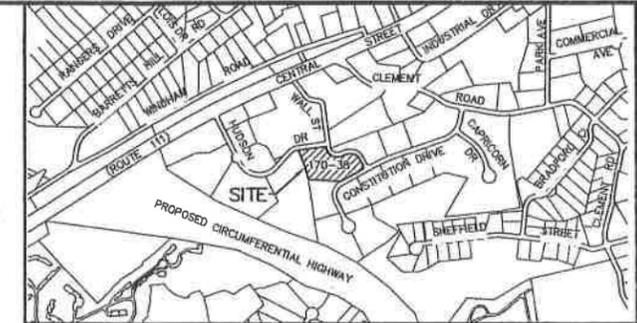
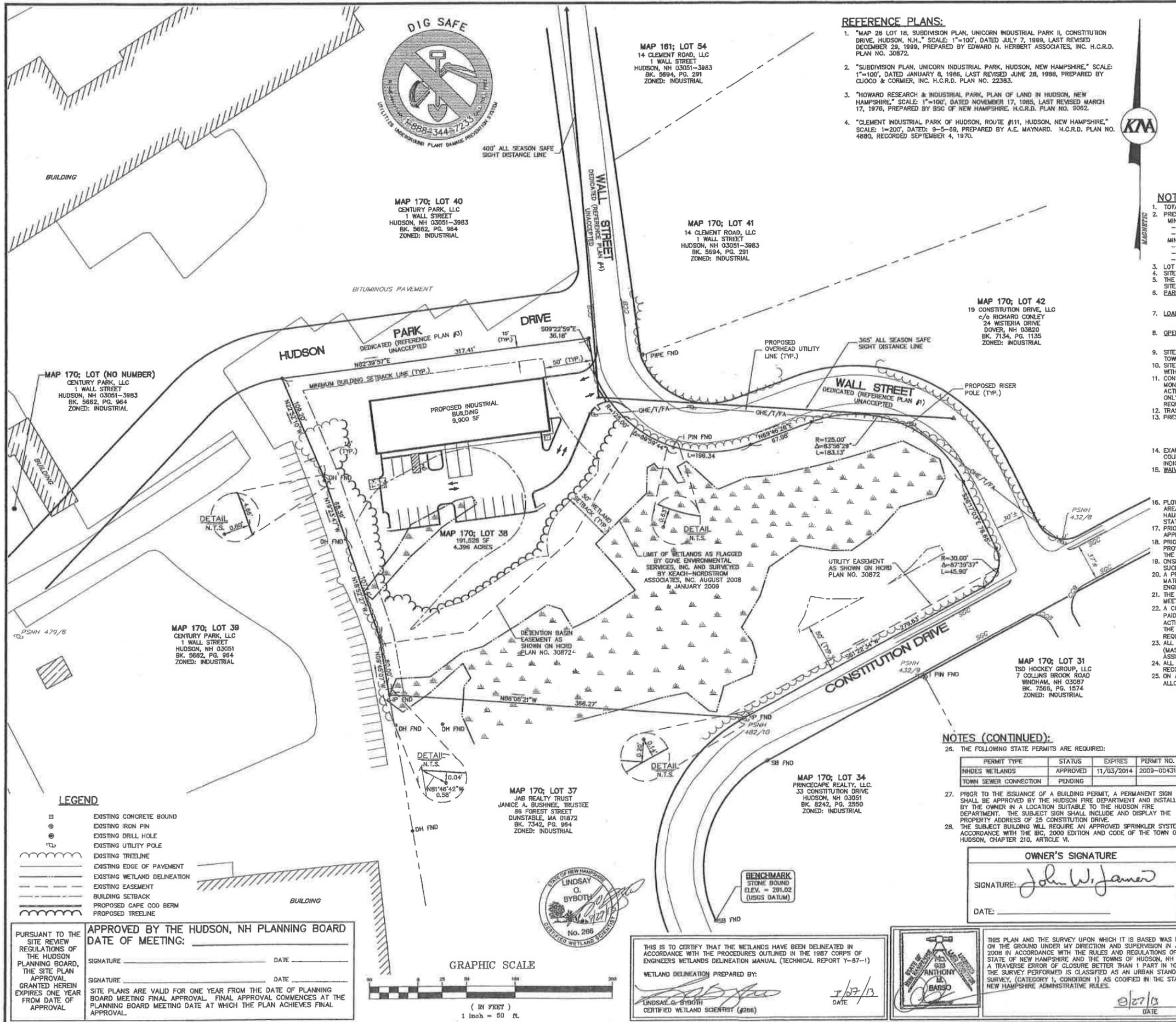
KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Planning Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

OCTOBER 22, 2008
LAST REVISED: AUGUST 26, 2013
PROJECT NO. 08-0515-1

SHEET TITLE

SHEET No.

MASTER SITE PLAN	1
EXISTING CONDITIONS PLAN	2
NON-RESIDENTIAL SITE LAYOUT PLAN	3
GRADING AND DRAINAGE PLAN	4
EROSION CONTROL PLAN	5
UTILITY PLAN	6
LANDSCAPE PLAN	7
LIGHTING PLAN	8
DRAINAGE PROFILES	9
CONSTRUCTION DETAILS	10 - 15



- REFERENCE PLANS:**
- MAP 28 LOT 18, SUBDIVISION PLAN, UNICORN INDUSTRIAL PARK II, CONSTITUTION DRIVE, HUDSON, N.H. SCALE: 1"=100', DATED JULY 7, 1989, LAST REVISED DECEMBER 29, 1999, PREPARED BY EDWARD H. HERBERT ASSOCIATES, INC. H.C.R.D. PLAN NO. 30872.
 - "SUBDIVISION PLAN, UNICORN INDUSTRIAL PARK, HUDSON, NEW HAMPSHIRE." SCALE: 1"=100', DATED JANUARY 8, 1986, LAST REVISED JUNE 28, 1988, PREPARED BY CUCCO & CORNER, INC. H.C.R.D. PLAN NO. 22383.
 - "HOWARD RESEARCH & INDUSTRIAL PARK, PLAN OF LAND IN HUDSON, NEW HAMPSHIRE." SCALE: 1"=100', DATED NOVEMBER 17, 1985, LAST REVISED MARCH 17, 1976, PREPARED BY BSC OF NEW HAMPSHIRE. H.C.R.D. PLAN NO. 9082.
 - "CLEMMENT INDUSTRIAL PARK OF HUDSON, ROUTE #111, HUDSON, NEW HAMPSHIRE." SCALE: 1"=200', DATED: 9-5-89, PREPARED BY A.E. MAYNARD. H.C.R.D. PLAN NO. 4880, RECORDED SEPTEMBER 4, 1970.

- NOTES:**
- TOTAL SITE AREA: 191,528 SQ FT OR 4.396 ACRES
 - PRESENT ZONING: INDUSTRIAL DISTRICT (I)
 - MINIMUM LOT REQUIREMENTS:
 - LOT AREA: 43,560 SF
 - LOT FRONTAGE: 150 FT ACCEPTED TOWN ROAD
 - MINIMUM BUILDING SETBACKS:
 - FRONT: 50 FT ACCEPTED TOWN ROAD
 - SIDE: 15 FT
 - REAR: 15 FT
 - LOT NUMBERS REFER TO THE TOWN OF HUDSON ASSESSOR'S MAP 170.
 - SITE IS SERVICED BY MUNICIPAL SEWER AND WATER.
 - THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED 9,900 SF INDUSTRIAL BUILDING ALONG WITH THE ASSOCIATED SITE IMPROVEMENTS.
 - EASING:
 - REQUIRED: = 1 SPACE/600 SF INDUSTRIAL SPACE = 9,900/600 SF = 16.5 SPACES REQUIRED
 - PROVIDED: = 17 SPACES (1 HANDICAP ACCESSIBLE)
 - LOADING SPACES:
 - REQUIRED: = 1 SPACE FOR FIRST 5,000 SF + 1 SPACE FOR EVERY 10,000 SF EXTRA = 1.49 SPACES REQUIRED
 - PROVIDED: = 2 SPACES PROVIDED
 - OPEN SPACE:
 - REQUIRED: 40%
 - PROVIDED: 82%
 - SITE LIGHTING SHALL BE AS SHOWN ON THE PLAN, DIRECTED ONTO SITE, AND SHALL CONFORM WITH ALL APPLICABLE TOWN OF HUDSON ZONING REGULATIONS.
 - SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSIONAL AND GRADE REQUIREMENTS.
 - CONSTRUCTION ACTIVITIES ON THE SITE SHALL BE LIMITED TO NO EARLIER THAN 7:00 AM AND NO LATER THAN 7:00 PM MONDAY THROUGH SATURDAY. NO CONSTRUCTION ACTIVITIES SHALL OCCUR ON SUNDAYS. BLASTING OR RAMMING ACTIVITIES SHALL BE LIMITED TO NO EARLIER THAN 7:00 AM AND NO LATER THAN 5:00 PM MONDAY THROUGH FRIDAY ONLY. THERE SHALL BE NO BLASTING OR RAMMING ACTIVITIES ON SATURDAY OR SUNDAY. A BLASTING PERMIT WILL BE REQUIRED FOR ANY BLASTING ON THE SITE IN ACCORDANCE WITH THE CODE OF THE TOWN OF HUDSON, CHAPTER 202.
 - TRASH PICK-UP SHALL NOT OCCUR EARLIER THAN 7:00 AM NOR LATER THAN 7:00 PM MONDAY THROUGH FRIDAY ONLY.
 - PRESENT OWNER OF RECORD:
 - JOHN W. JAMER
 - 97 SHADOW LAKE DRIVE
 - SALEM, NH 03079
 - H.C.R.D. BK. 7186 PG. 2629
 - EXAMINATION OF THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, COMMUNITY PANEL NUMBER 330092 0005 9 PANEL NUMBER 5 OF 10, EFFECTIVE DATE: JANUARY 3, 1979 INDICATES THAT THE SUBJECT PREMISES IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
 - WALVERS REQUESTED:
 - TRAFFIC STUDY
 - FISCAL IMPACT STUDY
 - NOISE STUDY
 - SIGHT DISTANCE
 - HTC 275-9B
 - HTC 275-9C
 - HTC 108-10E
 - PLOWED SNOW FROM THE FACILITIES, DRIVEWAY, PARKING LOTS AND SIDEWALK SHALL BE STORED IN THE DESIGNATED AREAS SHOWN IN THIS PLAN SET. WHEN THE SNOW STORAGE AREAS ARE AT CAPACITY, SUBSEQUENT SNOW SHALL BE HAULED OFF-SITE AND DISPOSED OF IN AN ENVIRONMENTALLY SOUND FASHION AND IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
 - PRIOR TO PLANNING BOARD ENDORSEMENT, THE SITE PLAN-OF-RECORD SHALL BE SUBJECT TO FINAL ENGINEERING APPROVAL.
 - PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, AN L.L.S. CERTIFIED "AS-BUILT" SITE PLAN SHALL BE PROVIDED TO THE TOWN OF HUDSON COMMUNITY DEVELOPMENT DEPARTMENT CONFIRMING THAT THE SITE CONFORMS TO THE PLANNING BOARD APPROVED SITE PLAN.
 - ON-SITE DRAINAGE SYSTEM SHALL BE CONSTRUCTED AND MAINTAINED IN COMPLIANCE WITH RHODES REQUIREMENTS FOR SUCH SYSTEMS.
 - A PROPER WATER SUPPLY MUST BE MADE AVAILABLE PRIOR TO ANY CONSTRUCTION WITH THE USE OF COMBUSTIBLE MATERIAL. THE WATER FLOW DATA FOR EACH HYDRANT MUST BE SUBMITTED TO THE FIRE PROTECTION DIVISION AND ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
 - THE APPLICANT ENGINEER AND/OR CONTRACTOR SHALL CONTACT THE TOWN TO SCHEDULE A PRE-CONSTRUCTION MEETING, WHICH WILL BE HELD WITH STAFF PRIOR TO STARTING CONSTRUCTION.
 - A COST ALLOCATION PROCEDURE (CAP) FEE OF \$4,752 (\$0.48/SF OF GENERAL INDUSTRY x 9,900 SF) WILL BE DEEMED PAID AND SATISFIED UPON THE APPLICANT'S TIMELY PAYMENT OF \$13,000 TO THE TOWN OF HUDSON PURSUANT TO THE ACTION (AND MOTION ADOPTED) BY THE BOARD OF SELECTMEN OF JUNE 25, 2013, AND UPON RECEIPT OF SAID FUNDS THE TOWN SHALL COMPLETE THE CONSTRUCTION OF WALL STREET IN ACCORDANCE WITH THE CONSTRUCTION REQUIREMENTS SPECIFIED BY THE ROAD AGENT, KEVIN BURNS, IN HIS MEMORANDUM OF 03/28/2013.
 - ALL IMPROVEMENTS SHOWN ON THE SITE PLAN-OF-RECORD, INCLUDING NOTES 1-28, SHOWN ON SHEET 1 OF 15 (MASTER SITE PLAN), SHALL BE COMPLETED IN THEIR ENTIRETY AND AT THE EXPENSE OF THE APPLICANT OR HIS ASSIGNS.
 - ALL STIPULATIONS OF APPROVAL SHALL BE INCORPORATED INTO THE DEVELOPMENT AGREEMENT, WHICH SHALL BE RECORDED AT THE TOWN CLERK'S OFFICE TOGETHER WITH THE PLAN. THE TOWN OF HUDSON, NEW HAMPSHIRE, HAS GRANTED TO ALLOW A 2,390 SF WETLAND IMPACT AND AN ASSOCIATED 18,665 SF WETLAND BUFFER IMPACT (CASE 170-038).

NOTES (CONTINUED):

26. THE FOLLOWING STATE PERMITS ARE REQUIRED:

PERMIT TYPE	STATUS	EXPIRES	PERMIT NO.
NHDES WETLANDS	APPROVED	11/03/2014	2009-00431
TOWN SEWER CONNECTION	PENDING		

27. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A PERMANENT SIGN SHALL BE APPROVED BY THE HUDSON FIRE DEPARTMENT AND INSTALLED BY THE OWNER IN A LOCATION SUITABLE TO THE HUDSON FIRE DEPARTMENT. THE SUBJECT SIGN SHALL INCLUDE AND DISPLAY THE PROPERTY ADDRESS OF 25 CONSTITUTION DRIVE.

28. THE SUBJECT BUILDING WILL REQUIRE AN APPROVED SPRINKLER SYSTEM IN ACCORDANCE WITH THE IBC, 2000 EDITION AND CODE OF THE TOWN OF HUDSON, CHAPTER 210, ARTICLE VI.

OWNER'S SIGNATURE

SIGNATURE: *John W. Jamer*

DATE: 8/27/13

MASTER SITE PLAN
UNICORN INDUSTRIAL PARK
 MAP 170; LOT 38
 25 CONSTITUTION DRIVE
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER OF RECORD: JOHN W. JAMER 97 SHADOW LAKE DRIVE SALEM, NH 03079 H.C.R.D. BK. 7186; PG. 2629	APPLICANT: JOHN W. JAMER 97 SHADOW LAKE DRIVE SALEM, NH 03079
--	---

K/A KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 827-2881

No.	DATE	REVISIONS	BY
1	01/14/09	INTERNAL REVISIONS	JOM
2	03/10/09	REVISE PER TOWN COMMENTS	JOM
3	10/15/12	UPDATE FOR NEW APPLICATION	JOL
4	1/30/13	REVISE PER CLD COMMENTS	JOL
5	06/20/13	REVISED PER PLANNING BOARD COMMENTS	JOM
8	08/28/13	REVISED PER PLANNING BOARD COMMENTS	JOM

DATE: OCTOBER 22, 2008 SCALE: 1"=50'
 PROJECT NO: 08-0515-1 SHEET 1 OF 15

LEGEND

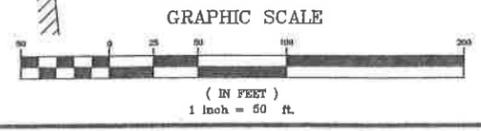
- EXISTING CONCRETE BOUND
- EXISTING IRON PIN
- EXISTING DRILL HOLE
- EXISTING UTILITY POLE
- EXISTING TREELINE
- EXISTING EDGE OF PAVEMENT
- EXISTING WETLAND DELINEATION
- EXISTING EASEMENT
- BUILDING SETBACK
- PROPOSED CAPE COD BERM
- PROPOSED TREELINE

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

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

SITE 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.



THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1)

WETLAND DELINEATION PREPARED BY:

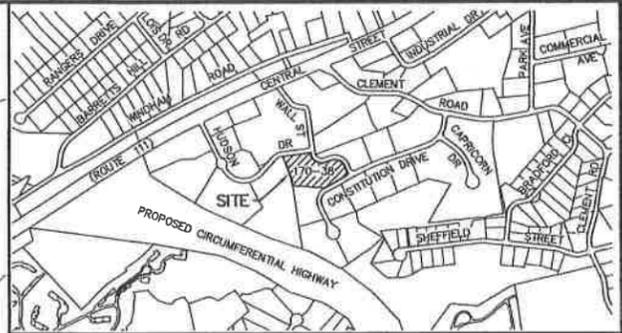
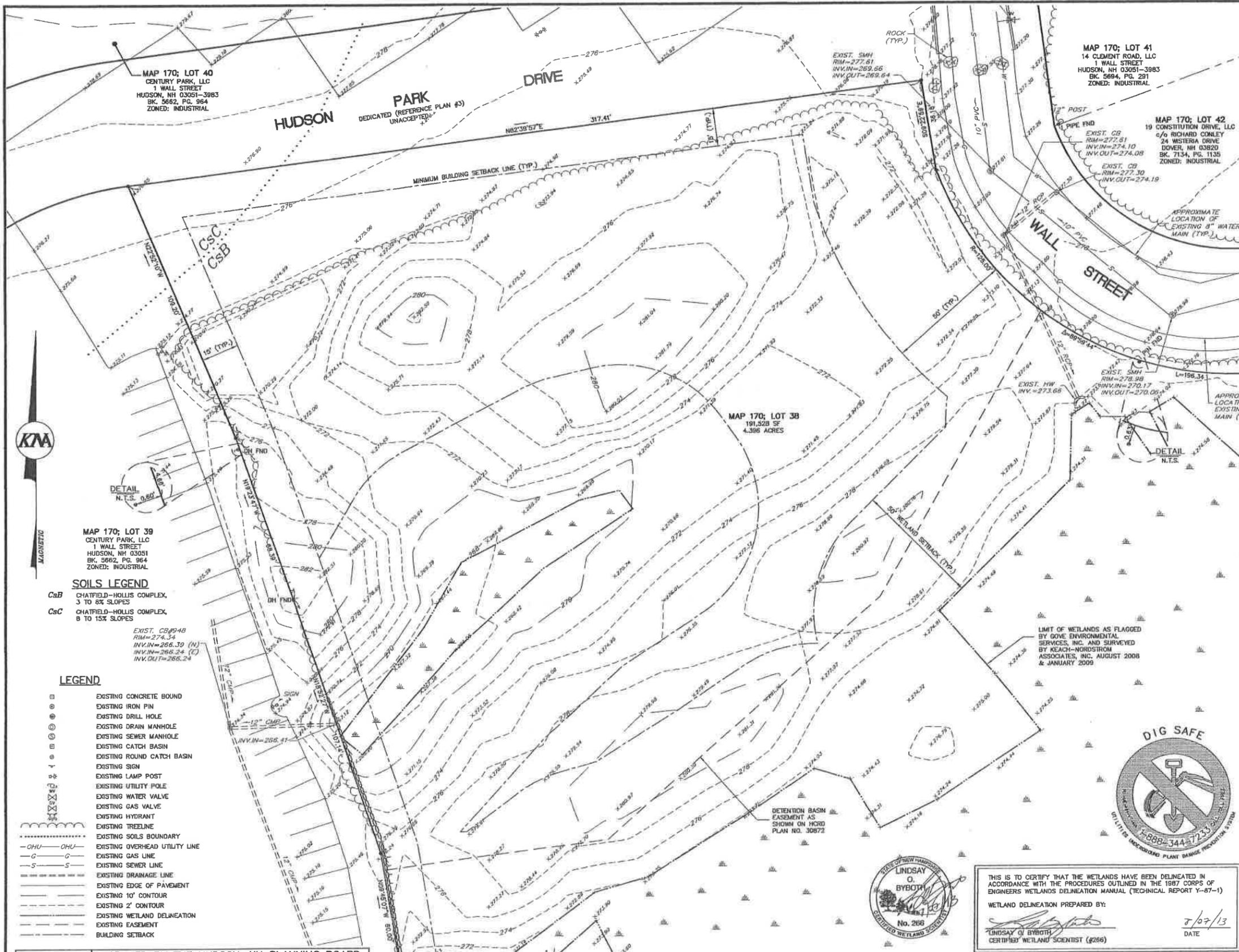
Lindsay O. Byboth
 LINDSAY O. BYBOTH
 CERTIFIED WETLAND SCIENTIST (#266)

DATE: 8/27/13

THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN JULY 2008 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE TOWNS OF HUDSON, NH WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS AN URBAN STANDARD SURVEY, (CATEGORY 1, CONDITION 1) AS COPIED IN THE STATE OF NEW HAMPSHIRE ADMINISTRATIVE RULES.

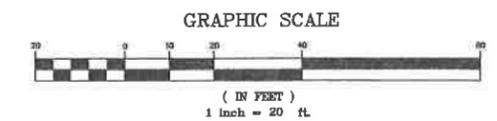
Anthony M. Basco
 ANTHONY M. BASCO
 LICENSED SURVEYOR

DATE: 8/27/13



- REFERENCE PLANS:**
- "MAP 26 LOT 18, SUBDIVISION PLAN, UNICORN INDUSTRIAL PARK II, CONSTITUTION DRIVE, HUDSON, N.H.," SCALE: 1"=100', DATED JULY 7, 1989, LAST REVISED DECEMBER 28, 1989, PREPARED BY EDWARD N. HERBERT ASSOCIATES, INC. H.C.R.D. PLAN NO. 30872.
 - "SUBDIVISION PLAN, UNICORN INDUSTRIAL PARK, HUDSON, NEW HAMPSHIRE," SCALE: 1"=100', DATED JANUARY 8, 1986, LAST REVISED JUNE 28, 1986, PREPARED BY CUOCO & CORNER, INC. H.C.R.D. PLAN NO. 22383.
 - "HOWARD RESEARCH & INDUSTRIAL PARK, PLAN OF LAND IN HUDSON, NEW HAMPSHIRE," SCALE: 1"=100', DATED NOVEMBER 17, 1985, LAST REVISED MARCH 17, 1976, PREPARED BY BSC OF NEW HAMPSHIRE. H.C.R.D. PLAN NO. 9062.
 - "CLEMMENT INDUSTRIAL PARK OF HUDSON, ROUTE #111, HUDSON, NEW HAMPSHIRE," SCALE: 1"=200', DATED: 5-2-89, PREPARED BY A.E. MAYNARD. H.C.R.D. PLAN NO. 4680, RECORDED SEPTEMBER 4, 1970.

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF THE PROPERTY LOCATED AT 25 CONSTITUTION DRIVE IN HUDSON, NEW HAMPSHIRE, SHOWN AS MAP 170; LOT 38 OF THE TOWN OF HUDSON TAX ASSESSORS MAPS.
 - TOTAL SITE AREA: 191,528 SQ FT, OR 4.396 ACRES
 - PRESENT ZONING: INDUSTRIAL DISTRICT (I)
MINIMUM LOT REQUIREMENTS:
- LOT AREA 43,580 SF
- LOT FRONTAGE 150 FT ACCEPTED TOWN ROAD
MINIMUM BUILDING SETBACKS:
- FRONT 50 FT ACCEPTED TOWN ROAD
- SIDE 15 FT
- REAR 15 FT
 - EXAMINATION OF THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, COMMUNITY PANEL NUMBER 330092 0005 B PANEL NUMBER 5 OF 10, EFFECTIVE DATE: JANUARY 3, 1979 INDICATES THAT THE SUBJECT PREMISES IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
 - VERTICAL DATUM IS NGVD 1928. HORIZONTAL DATUM IS ASSUMED WITH A MAGNETIC ORIENTATION. MAGNETIC OBSERVATION PERFORMED IN JUNE 2008.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-344-7233.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY THIS OFFICE IN JUNE 2008.
 - WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. IN AUGUST 2008 AND JANUARY 2009.
 - PRESENT OWNER OF RECORD:
JOHN W. JAMER
97 SHADOW LAKE DRIVE
SALEM, NH 03079
H.C.R.D. BK. 7186 PG. 2629



MAP 170; LOT 39
CENTURY PARK, LLC
1 WALL STREET
HUDSON, NH 03051
BK. 5662, PG. 964
ZONED: INDUSTRIAL

SOILS LEGEND
CsB CHATFIELD-HOLLIS COMPLEX,
3 TO 8% SLOPES
CsC CHATFIELD-HOLLIS COMPLEX,
8 TO 15% SLOPES

EXIST. CB#94B
RIM=274.34
INV.IN=266.39 (N)
INV.IN=266.24 (E)
INV.OUT=266.24

- LEGEND**
- EXISTING CONCRETE BOUND
 - EXISTING IRON PIN
 - EXISTING DRILL HOLE
 - EXISTING DRAIN MANHOLE
 - EXISTING SEWER MANHOLE
 - EXISTING CATCH BASIN
 - EXISTING ROUND CATCH BASIN
 - EXISTING SIGN
 - EXISTING LAMP POST
 - EXISTING UTILITY POLE
 - EXISTING WATER VALVE
 - EXISTING GAS VALVE
 - EXISTING HYDRANT
 - EXISTING TREELINE
 - EXISTING SOILS BOUNDARY
 - EXISTING OVERHEAD UTILITY LINE
 - EXISTING GAS LINE
 - EXISTING SEWER LINE
 - EXISTING DRAINAGE LINE
 - EXISTING EDGE OF PAVEMENT
 - EXISTING 10' CONTOUR
 - EXISTING 2' CONTOUR
 - EXISTING WETLAND DELINEATION
 - EXISTING EASEMENT
 - BUILDING SETBACK

PURSUANT TO THE SITE 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 _____

SITE 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.

ZONING NOTE

THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY KEACH-NORDSTROM ASSOCIATES, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1)

WETLAND DELINEATION PREPARED BY:
Lindsay O. Byboth
LINDSAY O. BYBOTH
CERTIFIED WETLAND SCIENTIST (#266)

8/21/13
DATE



EXISTING CONDITIONS PLAN
UNICORN INDUSTRIAL PARK
MAP 170; LOT 38
25 CONSTITUTION DRIVE
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

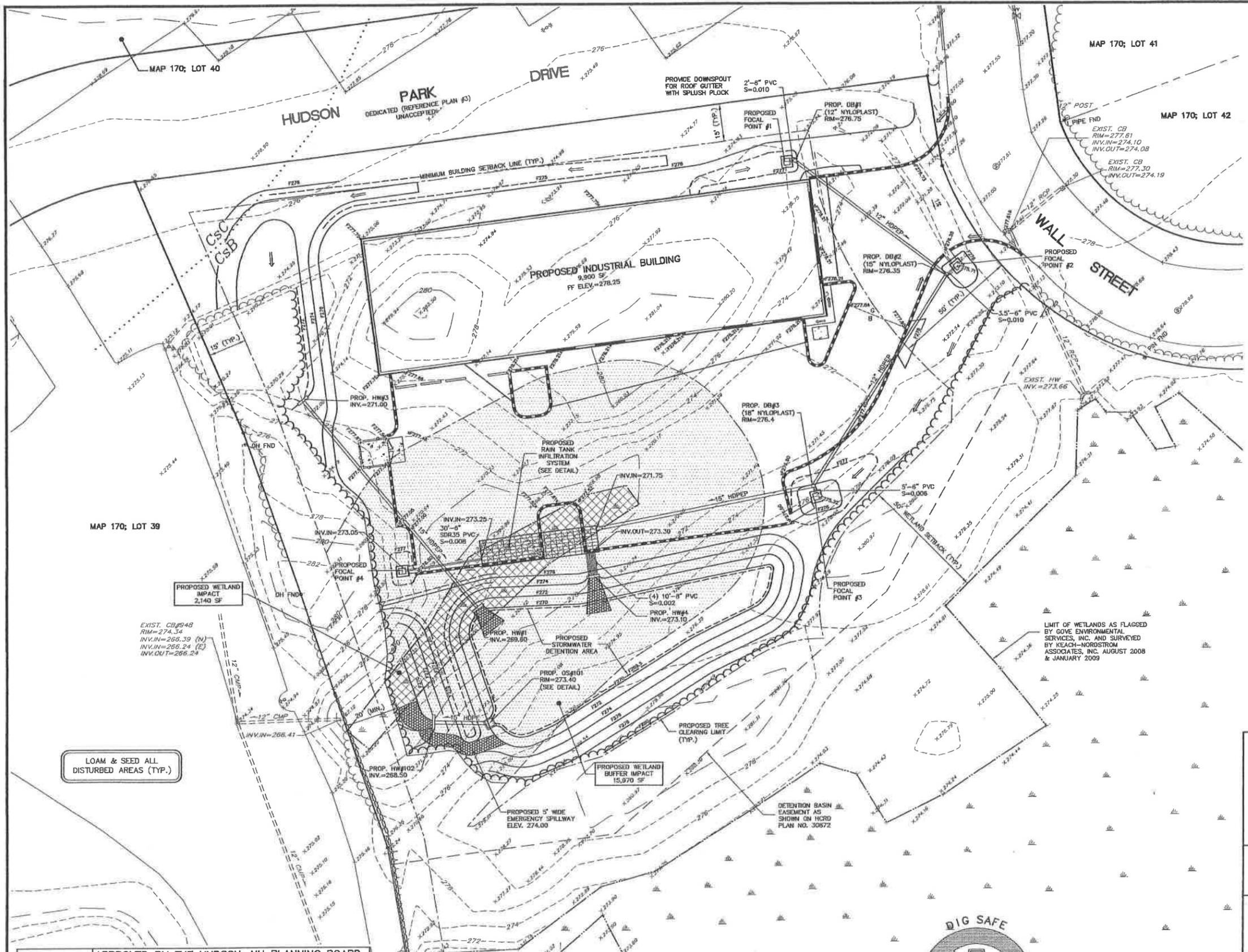
OWNER OF RECORD:
JOHN W. JAMER
97 SHADOW LAKE DRIVE
SALEM, NH 03079
H.C.R.D. BK. 7186; PG. 2629

APPLICANT:
JOHN W. JAMER
97 SHADOW LAKE DRIVE
SALEM, NH 03079

K/A 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
1	01/14/09	INTERNAL REVISIONS
2	03/10/09	REVISE PER TOWN COMMENTS
3	10/15/12	UPDATE FOR NEW APPLICATION
4	1/30/13	REVISE PER OLD COMMENTS
5	06/20/13	DATE ONLY
6	08/29/13	REVISED PER PLANNING BOARD COMMENTS

DATE: OCTOBER 22, 2008 SCALE: 1"=20'
PROJECT NO: 08-0515-1 SHEET 2 OF 15

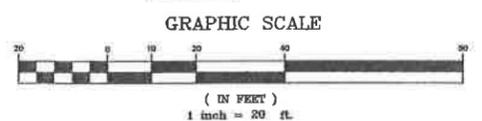


- CONSTRUCTION NOTES:**
1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF HUDSON, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, APPROVED AND ADOPTED 2006 ARE HEREBY INCORPORATED BY REFERENCE.
 2. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS FOR ROAD CONSTRUCTION, PUBLIC WORKS DEPARTMENT, HUDSON, NEW HAMPSHIRE. ALL DRAINAGE PIPES SHOWN SHALL BE HOPEP. CATCH BASINS SHALL BE TYPE B, AND HAVE 3' SUMPS UNLESS OTHERWISE NOTED.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS BEFORE DIGGING.
 4. ALL DRAINAGE PIPE SHALL BE INSTALLED FOLLOWING MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 5. ALL ROOF RUNOFF SHALL BE DISCHARGED INTO FOCAL POINT #1.
 6. THE SUBJECT SITE SHALL BE HANDICAP ACCESSIBLE.

SOILS LEGEND
 CsB CHATFIELD-HOLLIS COMPLEX, 3 TO 8 PERCENT SLOPES
 CsC CHATFIELD-HOLLIS COMPLEX, 8 TO 15 PERCENT SLOPES

LOAM & SEED ALL DISTURBED AREAS (TYP.)

- LEGEND**
- ⊠ EXISTING CONCRETE BOUND
 - ⊙ EXISTING IRON PIN
 - ⊕ EXISTING DRILL HOLE
 - ⊗ EXISTING DRAIN MANHOLE
 - ⊘ EXISTING SEWER MANHOLE
 - ⊙ EXISTING CATCH BASIN
 - ⊙ EXISTING ROUND CATCH BASIN
 - ⊙ EXISTING SIGN
 - ⊙ EXISTING CATCH BASIN
 - ⊙ EXISTING LAMP POST
 - ⊙ EXISTING UTILITY POLE
 - ⊙ PROPOSED CATCH BASIN
 - ⊙ EXISTING TREELINE
 - ⊙ EXISTING SOILS BOUNDARY
 - ⊙ EXISTING DRAINAGE LINE
 - ⊙ EXISTING EDGE OF PAVEMENT
 - ⊙ 10' CONTOUR
 - ⊙ 2' CONTOUR
 - ⊙ EXISTING WETLAND DELINEATION
 - ⊙ EXISTING EASEMENT
 - ⊙ BUILDING SETBACK
 - ⊙ PROPOSED CAPE COD BERM
 - ⊙ PROPOSED 2' CONTOUR
 - ⊙ GRADE BREAK
 - ⊙ PROPOSED TREELINE
 - ⊙ WETLAND IMPACT
 - ⊙ WETLAND BUFFER IMPACT



GRADING AND DRAINAGE PLAN
UNICORN INDUSTRIAL PARK
 MAP 170; LOT 38
 25 CONSTITUTION DRIVE
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER OF RECORD:
 JOHN W. JAMER
 97 SHADOW LAKE DRIVE
 SALEM, NH 03079
 H.C.R.D. BK. 7186; PG. 2629

APPLICANT:
 JOHN W. JAMER
 97 SHADOW LAKE DRIVE
 SALEM, NH 03079

K/A 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
1	01/14/09	INTERNAL REVISIONS	JDM
2	03/10/09	REVISE PER TOWN COMMENTS	JDM
3	10/15/12	UPDATE FOR NEW APPLICATION	JDL
4	1/30/13	REVISE PER C.D. COMMENTS	JDM
5	06/20/13	REVISED PER PLANNING BOARD COMMENTS	JDM
6	08/28/13	REVISED PER PLANNING BOARD COMMENTS	JDM

DATE: OCTOBER 22, 2008 SCALE: 1"=20'
 PROJECT NO: 08-0515-1 SHEET 4 OF 15

PURSUANT TO THE SITE 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 _____

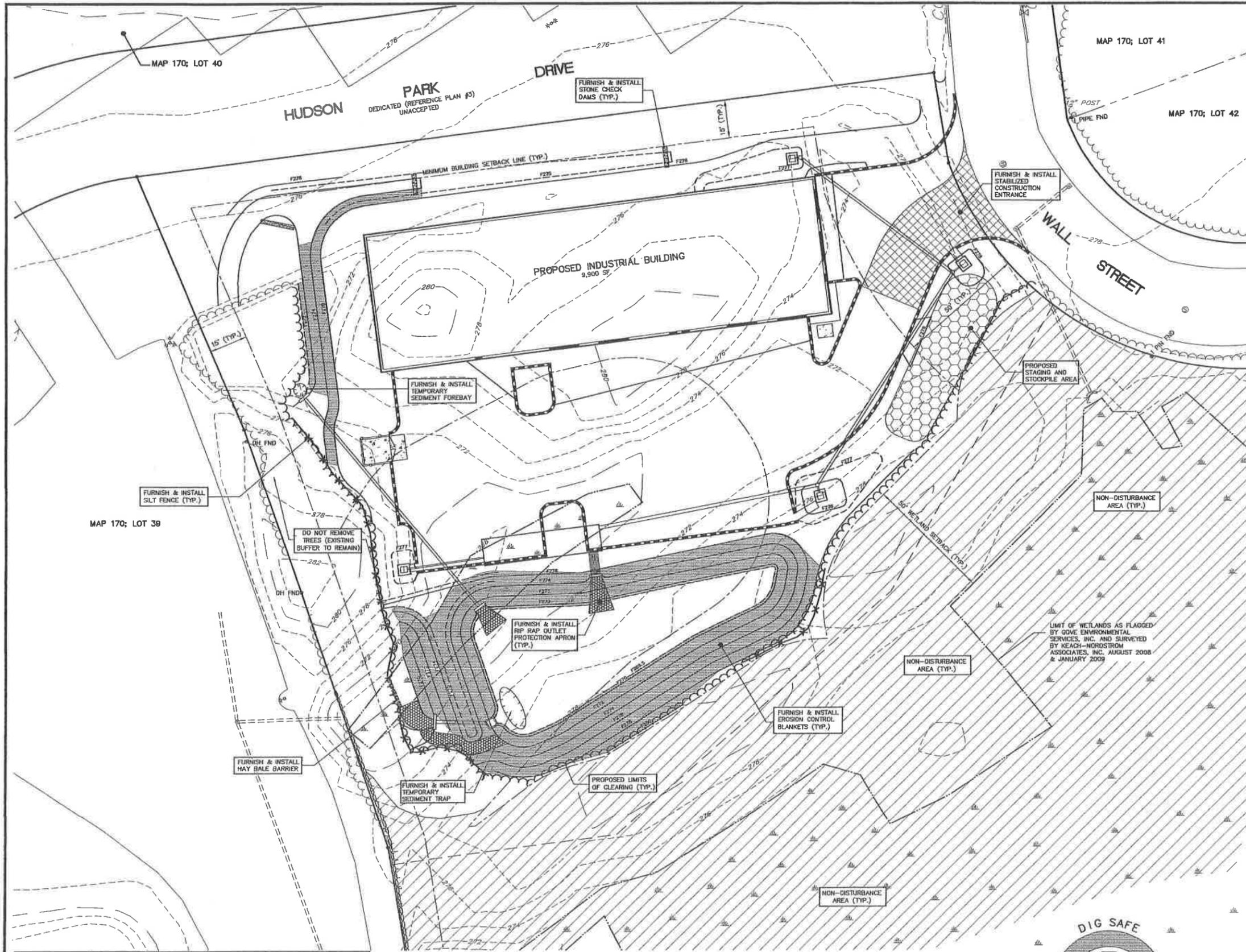
SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN ACHIEVES FINAL APPROVAL.

NPDES NOTE

THIS PROJECT DISTURBS IN EXCESS OF 1-ACRE OF LAND. THEREFORE IT WILL BE REQUIRED TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND "OPERATOR" (GENERAL CONTRACTOR) SHALL EACH BE REQUIRED TO PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEETING THE REQUIREMENTS OF THE CURRENT CONSTRUCTION GENERAL PERMIT.



U:\projects\080515\080515.dwg (15:STTB) - K:\HW\KAW\KAW.dwg, 4/27/2013 9:27:55 AM, m

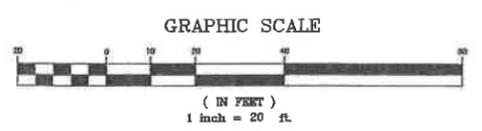


- CONSTRUCTION NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE REQUIRED ONSITE TEMPORARY CONSTRUCTION EROSION CONTROL MEASURES AS WELL AS THE PERMANENT EROSION CONTROL MEASURES.
 2. ALL MEASURES IN THE PLAN SHALL MEET AS A MINIMUM THE BEST MANAGEMENT PRACTICES SET FORTH IN THE "STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE," ROCKINGHAM COUNTY CONSERVATION DISTRICT, NH DEPARTMENT OF ENVIRONMENTAL SERVICES, SOIL CONSERVATION SERVICE (NOW THE NATURAL RESOURCES CONSERVATION SERVICE), AUGUST 1992, AS AMENDED FROM TIME TO TIME.
 3. WHENEVER PRACTICAL, NATURAL VEGETATION SHALL BE RETAINED, PROTECTED OR SUPPLEMENTED. THE STRIPPING OF VEGETATION SHALL BE DONE IN A MANNER THAT MINIMIZES SOIL EROSION.
 4. APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE.
 5. THE AREA OF DISTURBANCE SHALL BE KEPT TO A MINIMUM. DISTURBED AREAS REMAINING IDLE FOR MORE THAN 30 DAYS SHALL BE STABILIZED.
 6. MEASURES SHALL BE TAKEN TO CONTROL EROSION WITHIN THE PROJECT AREA. SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED AND RETAINED WITHIN THE PROJECT AREA USING APPROVED MEASURES. WETLAND AREAS AND SURFACE WATERS SHALL BE PROTECTED FROM SEDIMENT.
 7. OFFSITE SURFACE WATER AND RUNOFF FROM UNDISTURBED AREAS SHALL BE DIVERTED AWAY FROM DISTURBED AREAS WHERE FEASIBLE OR CARRIED NON-EROSIVELY THROUGH THE PROJECT AREA. INTEGRITY OF DOWNSTREAM DRAINAGE SYSTEMS SHALL BE MAINTAINED.
 8. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN FUNCTIONING CONDITION UNTIL FINAL SITE STABILIZATION IS ACCOMPLISHED.
 9. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS UNLESS CONDITIONS DICTATE OTHERWISE.
 10. THE TOWN OF HUDSON RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES DURING CONSTRUCTION IF NEEDED.



EROSION & SEDIMENT CONTROL LEGEND

	PERMANENT OUTLET PROTECTION APRON (RIP RAP)
	SEDIMENT TRAP
	SILT FENCE
	HAY BALE BARRIER
	STONE CHECK DAM
	LIMITS OF CLEARING
	STABILIZED CONSTRUCTION ENTRANCE
	NON DISTURBANCE AREA
	STAGING AND STOCKPILE AREA
	EROSION CONTROL BLANKETS



EROSION CONTROL PLAN
UNICORN INDUSTRIAL PARK
 MAP 170; LOT 38
 25 CONSTITUTION DRIVE
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER OF RECORD: JOHN W. JAMER 97 SHADOW LAKE DRIVE SALEM, NH 03079 H.C.R.D. BK. 7186; PG. 2629	APPLICANT: JOHN W. JAMER 97 SHADOW LAKE DRIVE SALEM, NH 03079
--	---

KMA KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2801

REVISIONS

No.	DATE	DESCRIPTION	BY
1	01/14/09	INTERNAL REVISIONS	JDM
2	03/10/09	REVISE PER TOWN COMMENTS	JDM
3	10/15/12	UPDATE FOR NEW APPLICATION	JDL
4	1/30/13	REVISE PER CLD COMMENTS	JDL
5	05/20/13	REVISED PER PLANNING BOARD COMMENTS	JDM
8	08/26/13	REVISED PER PLANNING BOARD COMMENTS	JDM

DATE: OCTOBER 22, 2008 SCALE: 1"=20'
 PROJECT NO: 08-0515-1 SHEET 5 OF 15

PURSUANT TO THE SITE 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 _____

SITE 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.

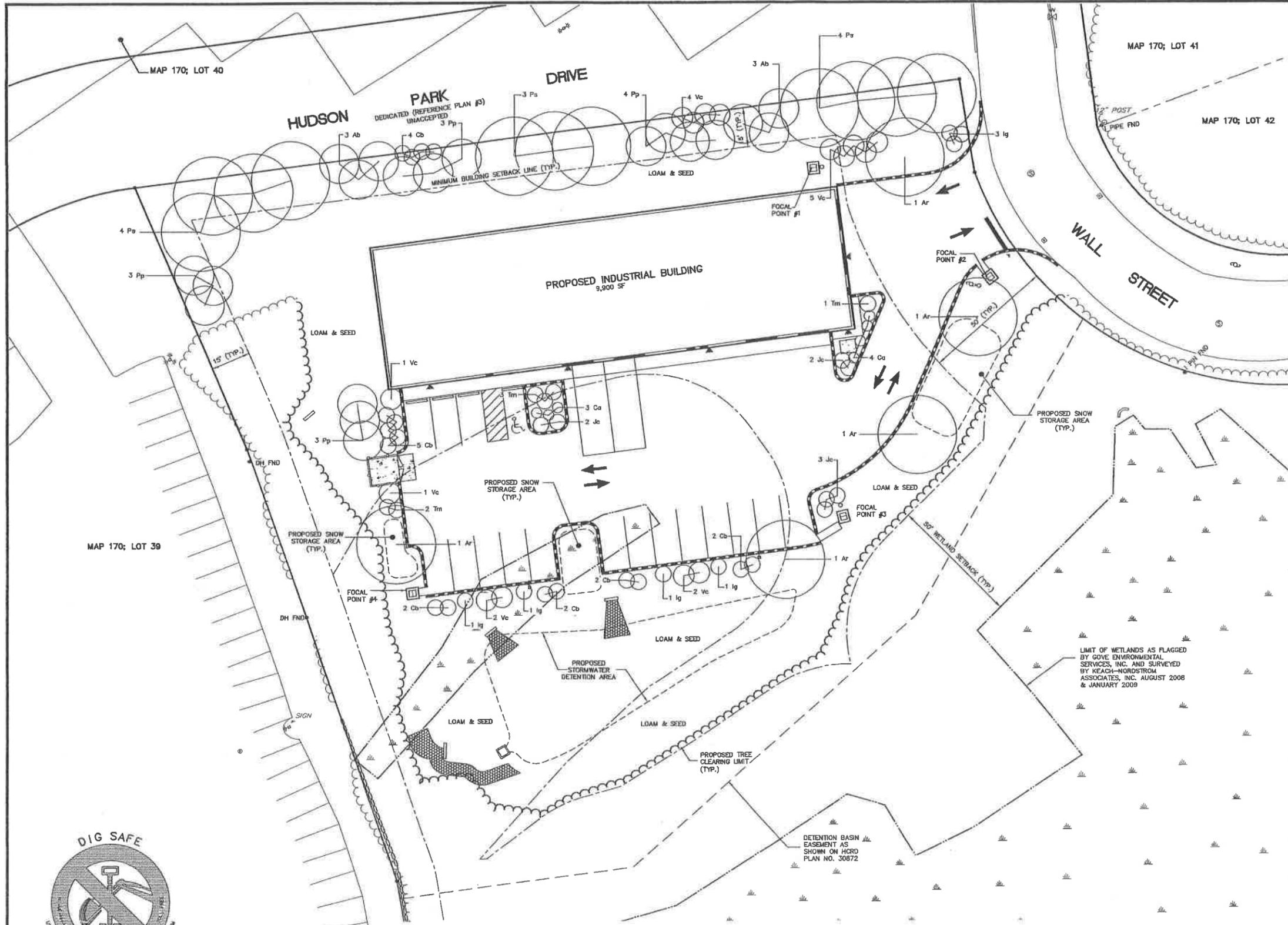
NPDES NOTE

THIS PROJECT DISTURBS IN EXCESS OF 1-ACRE OF LAND. THEREFORE IT WILL BE REQUIRED TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND "OPERATOR" (GENERAL CONTRACTOR) SHALL EACH BE REQUIRED TO PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEETING THE REQUIREMENTS OF THE CURRENT CONSTRUCTION GENERAL PERMIT.

**LOAM & SEED ALL
 DISTURBED AREAS (TYP.)**



L:_project\080515\170\080515_170\080515_170\080515_170.dwg, 0/27/2013 9:02:09 AM, n



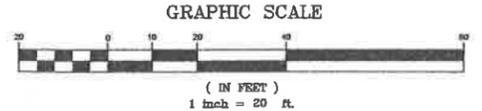
- LANDSCAPE NOTES:**
- HYDROSEEDING OPERATIONS SHALL BE A ONE PART PROCESS WITH A PAPER FIBER MULCH; A TACKIFIER SHALL BE APPLIED ON ALL SLOPES 3 : 1 OR STEEPER.
 - SEEDING FOR PERMANENT COVER SHALL OCCUR BETWEEN APRIL 15 AND OCTOBER 15. WHEN SEEDING BETWEEN MAY 15 AND SEPTEMBER 1, ALL AREAS SEEDED SHALL BE MULCHED WITH HAY, STRAW OR OTHER ACCEPTABLE MATERIAL AT A RATE OF 2-TONS PER ACRE.
 - ALL PLANT MATERIALS USED SHALL BE NURSERY STOCK AND SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE (1) YEAR FROM DATE OF INSTALLATION. ANY MATERIAL WHICH DIES OR DOES NOT SHOW HEALTHY APPEARANCE WITHIN THIS TIME SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE; WITH SAME WARRANTY REQUIREMENTS AS THE ORIGINAL. WARRANTIES TYPICALLY DO NOT COVER LOSS DUE TO INSECT INFESTATION OR MECHANICAL DAMAGE (I.E. SNOW STORAGE).
 - IF THE SOIL CONDITIONS ARE EXTREMELY SANDY, ALL TREES SHALL HAVE A 6" LAYER OF COMPACTED TOPSOIL PLACED IN THE BASE OF THE PLANT PIT AS A MOISTURE RETENTION LAYER. THE PLANT PIT SIDEWALLS SHALL BE OVER EXCAVATED BY AN ADDITIONAL 12" BEYOND THE NORMAL OUTSIDE RADIUS OF THE HOLE. A TOPSOIL MIXTURE SHALL BE USED TO BACKFILL THE HOLE AS FOLLOWS; ORGANIC TOPSOIL, AMENDED WITH 10% WOOD ASH, 10% MANURE, 30% PEATMOSS AND A GRANULAR HYDROGEL TO ABSORB AND RETAIN WATER.
 - PLANTING BEDS AND SAUCERS SHALL RECEIVE A 4" MINIMUM THICKNESS OF PINE/HEMLOCK BARK MULCH OVER A 5 OZ. POLYPROPYLENE WEED CONTROL FABRIC.
 - PAVEMENT AND ROAD BASE MATERIAL ENCOUNTERED IN ANY LAWN OR PLANTING BED SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR AND SUITABLE AMENDED SOIL INSTALLED AS SPECIFIED ABOVE.

LANDSCAPE CALCULATIONS

REQUIRED PARKING LOT INTERIOR LANDSCAPE AREA	7,570 SF
PAVED AREA	7,570 SF
10% REQUIRED LANDSCAPE AREA:	757 SF
LANDSCAPE AREA PROVIDED:	792 SF

REQUIRED PARKING LOT SHADE TREES AND SHRUBS	7,570 SF
PAVED AREA	7,570 SF
SHADE TREES REQUIRED (7,570/1,600):	5 TREES
(OR 1 TREE x 5 SPACES/17 SPACES)	5 TREES
SHADE TREES PROVIDED:	6 TREES PROPOSED
SHRUBS REQUIRED (7,570/200):	38 SHRUBS
(OR 1.5 x 17 PARKING SPACES)	27 SHRUBS
SHRUBS PROVIDED:	43 SHRUBS PROPOSED

- LEGEND**
- EXISTING CONCRETE BOUND
 - EXISTING IRON PIN
 - ⊙ EXISTING DRILL HOLE
 - ⊕ EXISTING DRAIN MANHOLE
 - ⊗ EXISTING SEWER MANHOLE
 - ⊖ EXISTING CATCH BASIN
 - ⊘ EXISTING ROUND CATCH BASIN
 - ⊙ EXISTING SIGN
 - ⊕ EXISTING CATCH BASIN
 - ⊗ EXISTING LAMP POST
 - ⊖ EXISTING UTILITY POLE
 - ⊘ PROPOSED CATCH BASIN
 - ⊙ PROPOSED WALL MOUNTED LIGHT FIXTURE
 - ⊕ PROPOSED POLE MOUNTED LIGHT FIXTURE
 - ⊗ EXISTING TREELINE
 - ⊖ EXISTING OVERHEAD UTILITY LINE
 - ⊘ EXISTING EDGE OF PAVEMENT
 - ⊙ EXISTING WETLAND DELINEATION
 - ⊕ EXISTING EASEMENT
 - ⊗ BUILDING SETBACK
 - ⊖ PROPOSED CAPE COD BERM
 - ⊘ PROPOSED TREELINE



LANDSCAPE PLAN
UNICORN INDUSTRIAL PARK
 MAP 170; LOT 38
 25 CONSTITUTION DRIVE
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER OF RECORD: JOHN W. JAMER 97 SHADOW LAKE DRIVE SALEM, NH 03079 H.C.R.D. BK. 7186; PG. 2629	APPLICANT: JOHN W. JAMER 97 SHADOW LAKE DRIVE SALEM, NH 03079
--	---

K/A
 KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 827-2861

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	01/14/09	INTERNAL REVISIONS	JOM
2	03/10/09	REVISE PER TOWN COMMENTS	JOM
3	10/15/12	UPDATE FOR NEW APPLICATION	JOL
4	1/30/13	REVISE PER OLD COMMENTS	JOL
5	06/20/13	REVISED PER PLANNING BOARD COMMENTS	JOM
6	08/26/13	REVISED PER PLANNING BOARD COMMENTS	JOM

DATES: OCTOBER 22, 2008 **SCALE:** 1"=20'
PROJECT NO: 08-0515-1 **SHEET** 7 OF 15

- NOTES FOR PLANTING FOCAL POINT SYSTEMS:**
- FOR THE PLANTING OF THE FOCAL POINT SYSTEMS THE CONTRACTOR SHALL CHOOSE A MINIMUM OF 2 DIFFERENT SPECIES FROM THE FOLLOWING LIST:
 COMPACT SUMMERSWEET (CLETHRA ALNFOLIA 'COMPACTA')
 SMOOTH ASTER (ASTER LAEVIS)
 PANICUM VIRGATUM 'SHENANDOAH' (SHENANDOAH SWITCH GRASS)
 BOLTON'S ASTER (BOLTONIA ASTEROIDES)
 EUPATORIUM 'LITTLE JOE' (LITTLE JOE JOE PYE WEED)
 EUPATORIUM RUGOSUM (WHITE SHAKEROOT)
 CHASMANTHUM LAFRIFOLIUM (NORTHERN SEA OATS)
 HIBISCUS MOSCHUETOS (CRISONEYED ROSEMARY)
 - TO ACHIEVE A DESIRABLE DENSITY OF COVER, FOCAL POINT SYSTEMS SHALL BE PLANTED WITH NO LESS THAN 8 PLANTS EACH.

PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
Ab	6	ABIES CONCOLOR	WHITE FIR	6-7 B&B
Ar	5	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2'-2.5' CAL
Pp	13	PICEA PUNGENS 'BLUE SELECT'	BLUE SELECT SPRUCE	6-7 B&B
Pa	11	PINUS STROBUS	EASTERN WHITE PINE	6-7 B&B
SHRUBS				
Ca	7	CLETHRA ALNFOLIA 'COMPACTA'	COMPACT SUMMERSWEET	15-18"
Cb	17	CORNUS BAILEYI	BAILEYI DOGWOOD	3-4'
Ig	7	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	2-2.5'
Jc	7	JUNPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUMPER	18-24"
Tm	6	TAXUS MEDIA 'GREENWAVE'	GREENWAVE SPREADING YEW	2-2.5' B&B
Vc	15	VIBURNUM CASSINOIDES	WITHERED VIBURNUM	3-4 B&B



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

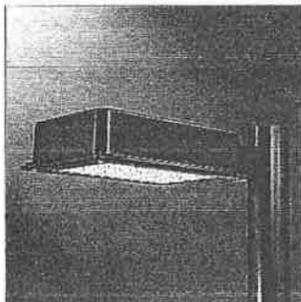
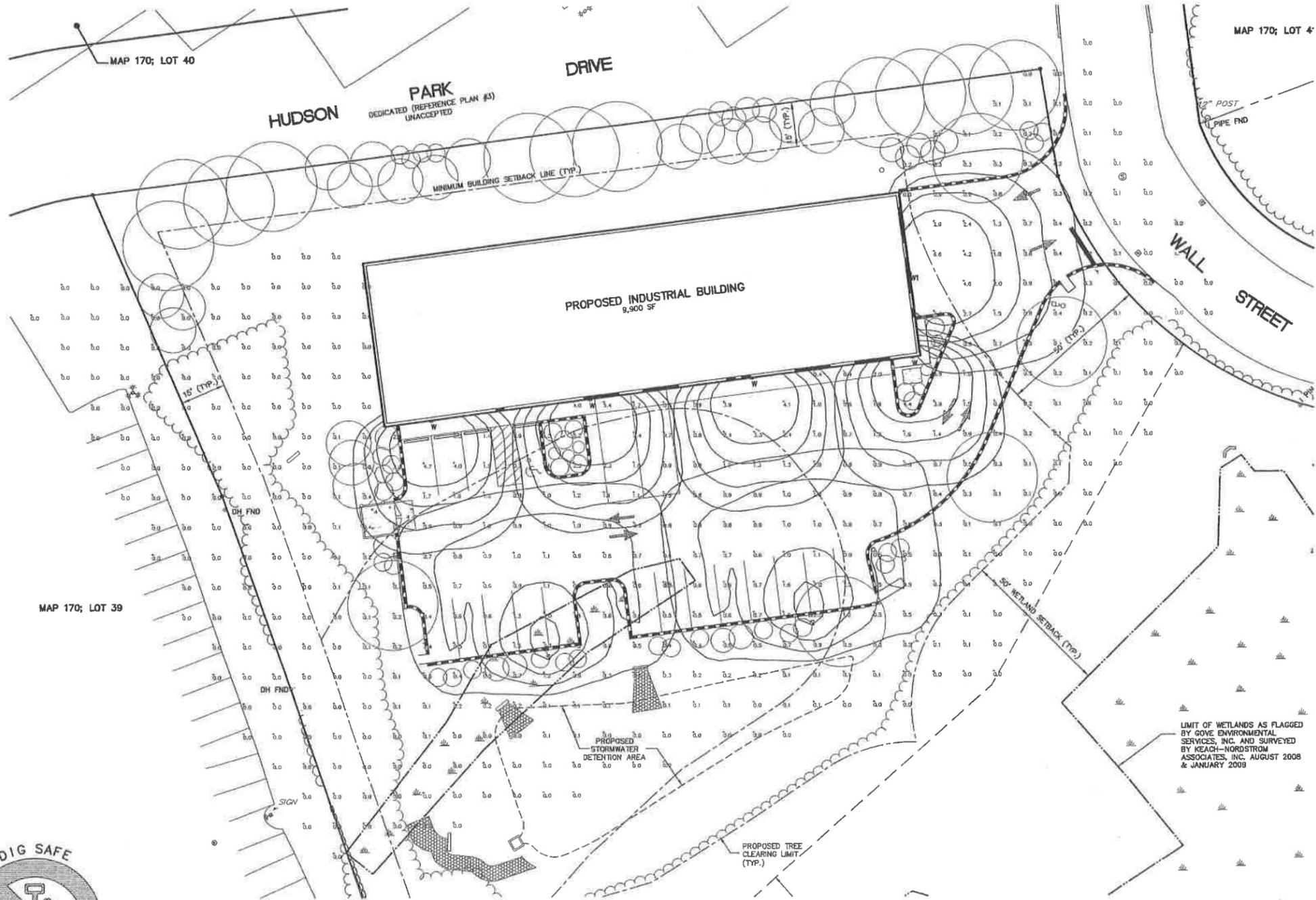
APPROVED BY THE HUDSON, NH PLANNING BOARD
 DATE OF MEETING: _____

SIGNATURE _____ DATE _____

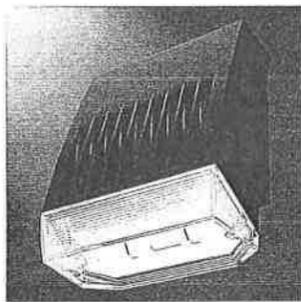
SIGNATURE _____ DATE _____

SITE 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.

U:\projects\080515\10805151.dwg(080515-SET)PLAN-REG.dwg, 8/27/2013 5:02:57 PM, ntl



LUMAKR RIDGEVIEW LED
NOT TO SCALE



LUMAKR CROSSTOUR MAXX LED
NOT TO SCALE



IN ASSOCIATION WITH: **CHARRON** INCORPORATED
P.O. BOX 4550
MANCHESTER, NH 03102
(603) 624-4827
FAX (603) 624-9764

LIGHTING PLAN
UNICORN INDUSTRIAL PARK
MAP 170; LOT 38
25 CONSTITUTION DRIVE
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
JOHN W. JAMER
97 SHADOW LAKE DRIVE
SALEM, NH 03079
H.C.R.D. BK. 7186; PG. 2629

APPLICANT:
JOHN W. JAMER
97 SHADOW LAKE DRIVE
SALEM, NH 03079

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

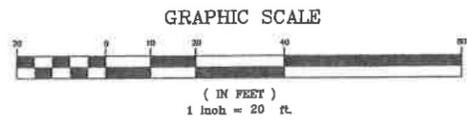
No.	DATE	DESCRIPTION	BY
1	01/14/09	INTERNAL REVISIONS	JDM
2	03/10/09	REVISE PER TOWN COMMENTS	JDM
3	10/15/12	UPDATE FOR NEW APPLICATION	JDL
4	1/30/13	REVISE PER CLO COMMENTS	JDL
5	06/20/13	REVISED PER PLANNING BOARD COMMENTS	JDM
6	08/26/13	REVISED PER PLANNING BOARD COMMENTS	JDM

DATE: OCTOBER 22, 2008 SCALE: 1" = 20'
PROJECT NO: 08-0515-1 SHEET 8 OF 15

STATAREA
PARKING AREA ONLY
ILLUMINANCE (Fc)
AVERAGE = 1.20
MAXIMUM = 3.2
MINIMUM = 0.5
AVG./MIN. RATIO = 2.40
MAX./MIN. RATIO = 10.40

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	DESCRIPTION
[Symbol]	2	S	SINGLE	LDRY-SL4-802-E/ 20' AFG
[Symbol]	4	W	SINGLE	XTORSA/ WALL MTD 15' AFG
[Symbol]	1	WI	SINGLE	XTORSA/ WALL MTD 15' AFG



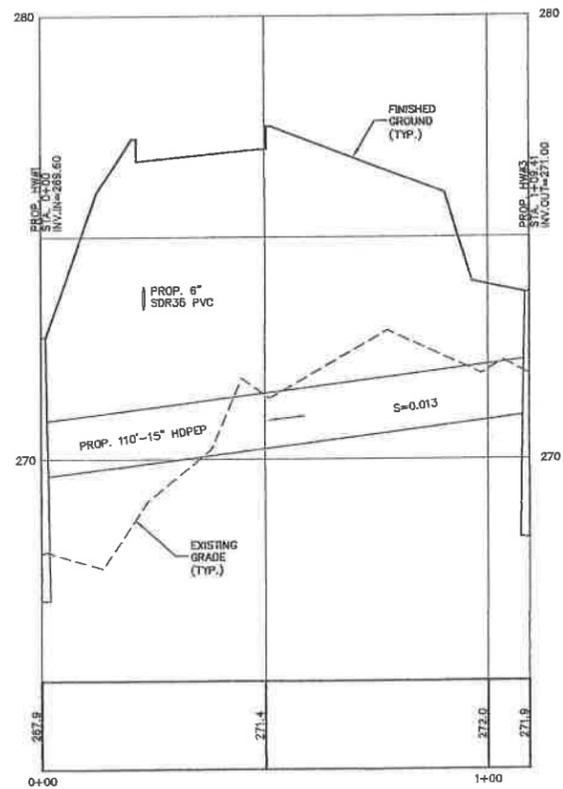
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

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

SIGNATURE _____ DATE _____

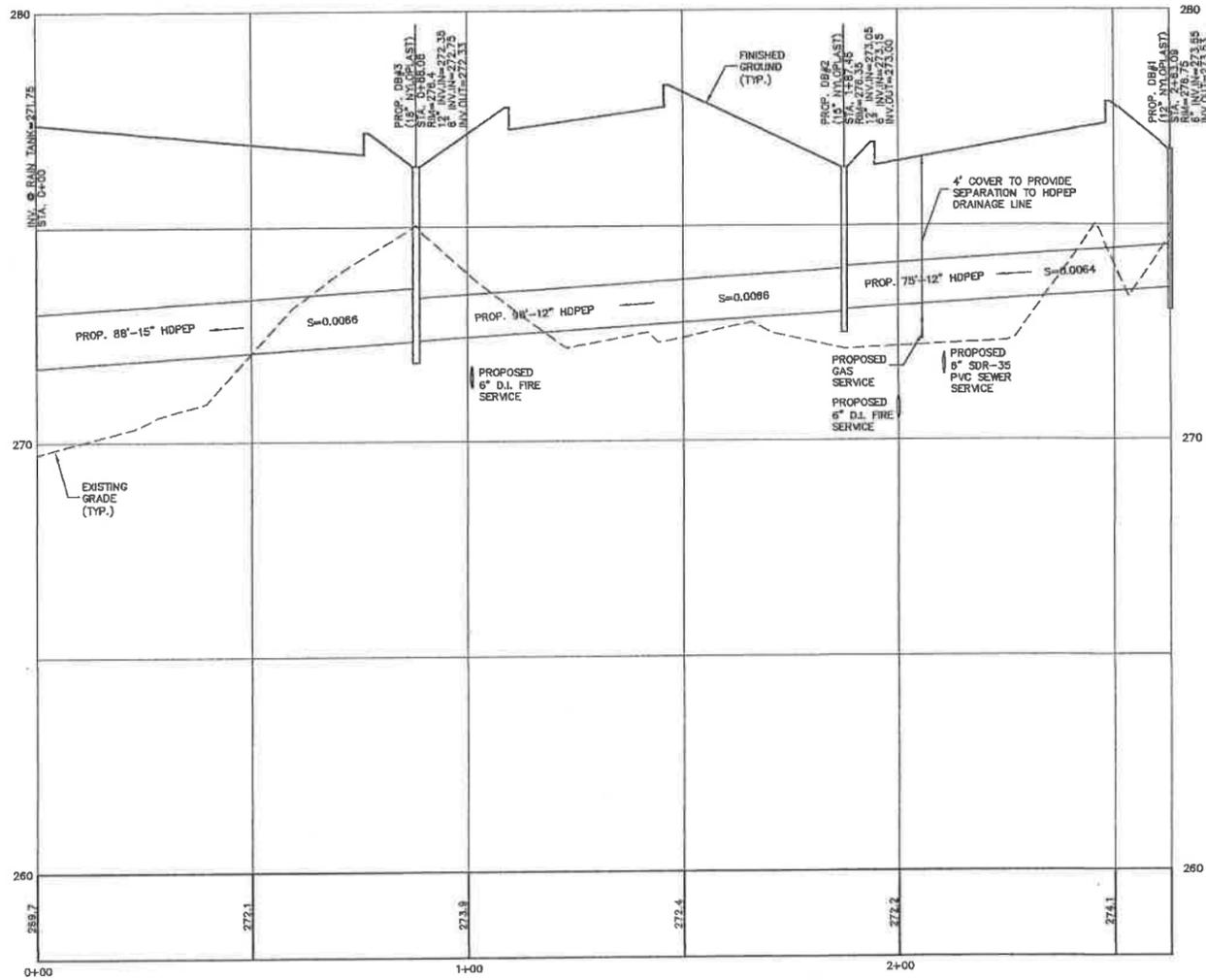
SIGNATURE _____ DATE _____

SITE 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.



DRAINAGE PROFILE (PROP. HW#1 TO PROP. HW#3)

SCALE: 1" = 20'(HORIZ.)
1" = 2'(VERT.)



DRAINAGE PROFILE (PROP. RAIN TANK SYSTEM TO PROP. DB#1)

SCALE: 1" = 20'(HORIZ.)
1" = 2'(VERT.)



PURSUANT TO THE SITE 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 _____

SITE 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.

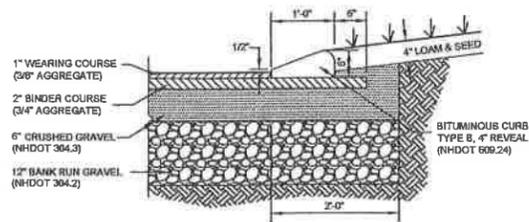
DRAINAGE PROFILES
UNICORN INDUSTRIAL PARK
MAP 170; LOT 38
25 CONSTITUTION DRIVE
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD: JOHN W. JAMER 97 SHADOW LAKE DRIVE SALEM, NH 03079 H.C.R.D. BK. 7186; PG. 2629	APPLICANT: JOHN W. JAMER 97 SHADOW LAKE DRIVE SALEM, NH 03079
--	---

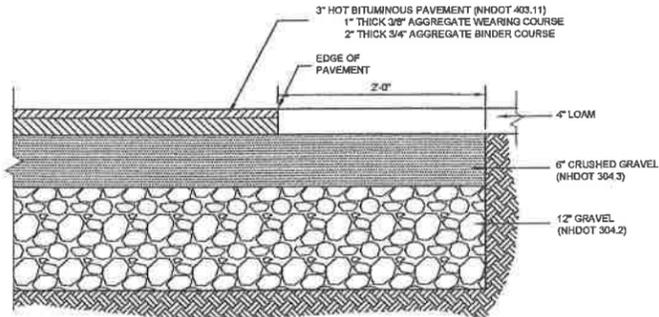
KMA REACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	01/14/09	DATE ONLY	JDM
2	03/10/09	REVISE PER TOWN COMMENTS	JDM
3	10/15/12	UPDATE FOR NEW APPLICATION	JDL
4	1/30/13	REVISED PER CLD COMMENTS	JDM
5	09/20/13	REVISED PER PLANNING BOARD COMMENTS	JDM
6	08/26/13	REVISED PER PLANNING BOARD COMMENTS	JDM

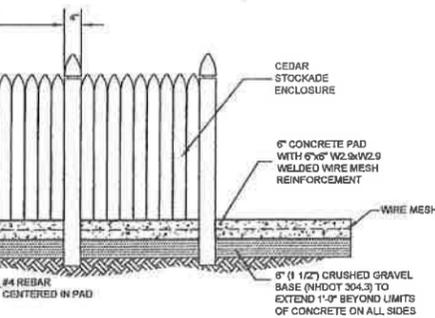
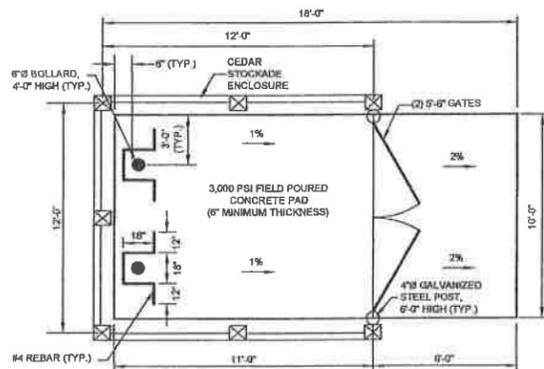
DATE: OCTOBER 22, 2008 SCALE: AS SHOWN
PROJECT NO: 08-0515-1 SHEET 9 OF 15



BITUMINOUS CURB TYPE B DETAIL
NOT TO SCALE
(MARCH 2008)



DRIVEWAY AND PARKING LOT SECTION
NOT TO SCALE
(MARCH 2008)



NOTE:
THIS DUMPSTER ENCLOSURE WILL ACCOMMODATE MOST 2, 4, 5 AND 6 CY DUMPSTERS.

WOOD STOCKADE TRASH ENCLOSURE DETAIL
NOT TO SCALE
(MARCH 2008)

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

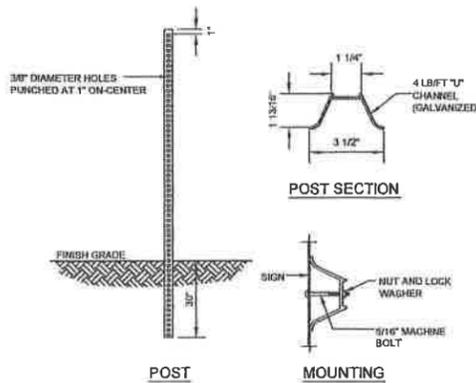
APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SITE 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.

TRAFFIC SIGN NOTES:
1. ALL TRAFFIC SIGN FACES AND SHAPES SHALL CONFORM WITH THE MUTCD.
2. ALL SIGN POST MOUNTS SHALL CONFORM WITH THE AASHTO AND NHDOT SPECIFICATIONS.



STEEL SIGN POST DETAIL
NOT TO SCALE
(MARCH 2008)



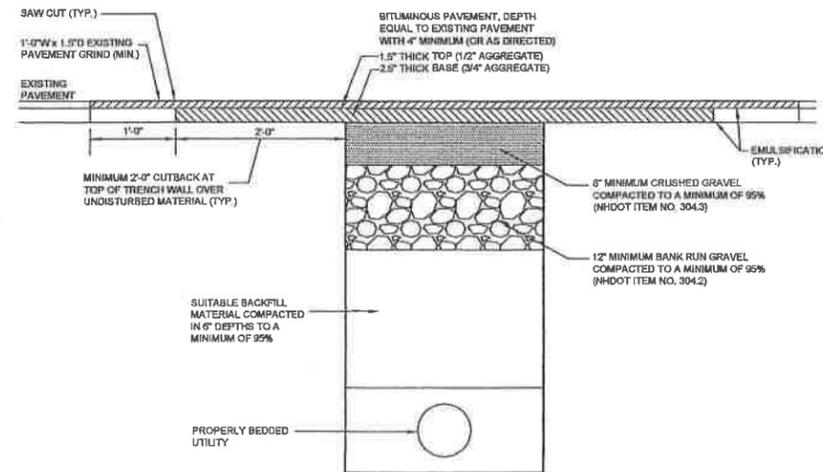
STOP SIGN DETAIL
NOT TO SCALE
(MARCH 2008)



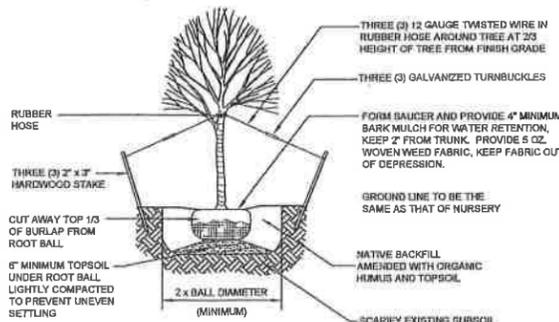
HANDICAP PARKING SIGN DETAIL
NOT TO SCALE
(MARCH 2008)



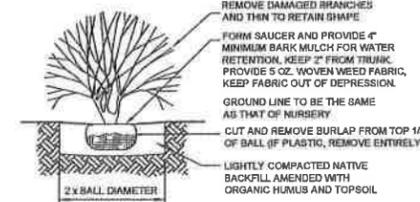
VAN ACCESSIBLE HANDICAP PARKING SIGN DETAIL
NOT TO SCALE
(MARCH 2008)



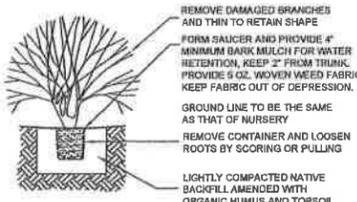
PERMANENT PAVEMENT REPAIR
NOT TO SCALE
(MARCH 2008)



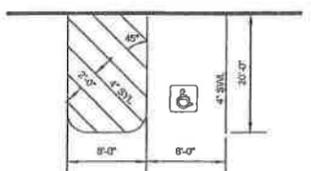
DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE
(MARCH 2008)



BALLED & BURLAP SHRUB PLANTING DETAIL
NOT TO SCALE
(MARCH 2008)



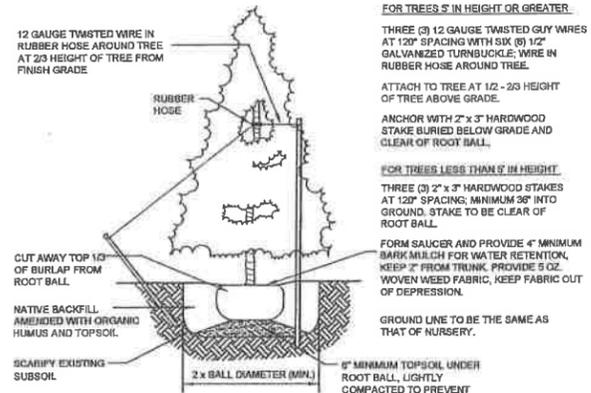
CONTAINER SHRUB PLANTING DETAIL
NOT TO SCALE
(MARCH 2008)



HANDICAP STRIPING DETAIL
NOT TO SCALE
(MARCH 2008)



STOP BAR



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE
(MARCH 2008)

CONSTRUCTION DETAILS
UNICORN INDUSTRIAL PARK
MAP 170; LOT 38
25 CONSTITUTION DRIVE
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
JOHN W. JAMER
97 SHADOW LAKE DRIVE
SALEM, NH 03079
H.C.R.D. BK. 7186; PG. 2629

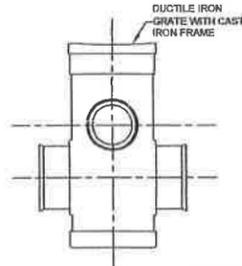
APPLICANT:
JOHN W. JAMER
97 SHADOW LAKE DRIVE
SALEM, NH 03079

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture

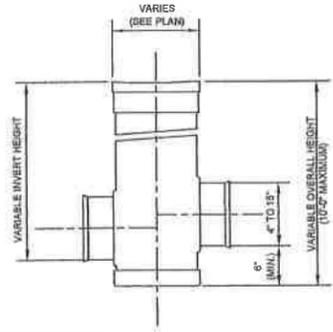
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2801

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	01/14/09	DATE ONLY	JDM
2	03/10/09	DATE ONLY	JDM
3	10/15/12	UPDATE FOR NEW APPLICATION	JDL
4	1/30/13	REVISE PER OLD COMMENTS	JDM
5	06/20/13	REVISED PER PLANNING BOARD COMMENTS	JDM
6	08/28/13	REVISED PER PLANNING BOARD COMMENTS	JDM

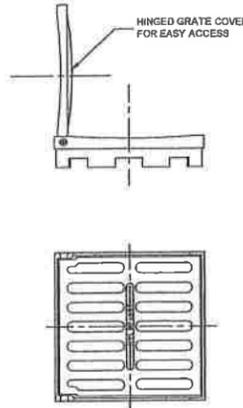
DATE: OCTOBER 22, 2008 SCALE: AS SHOWN
PROJECT NO: 08-0515-1 SHEET 10 OF 15



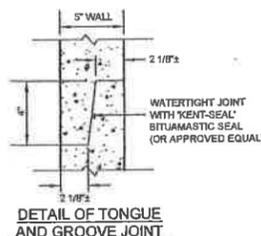
NYLOPLAST DRAIN BASIN
NOT TO SCALE



NYLOPLAST NEW STYLE 18" GRATE
NOT TO SCALE

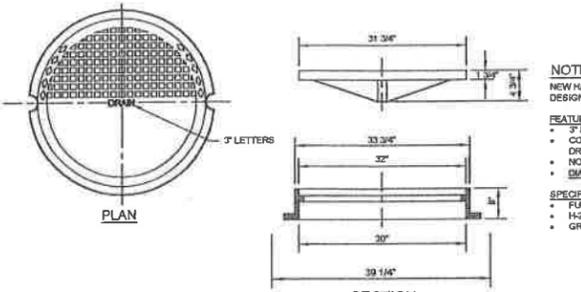


STANDARD



DETAIL OF TONGUE AND GROOVE JOINT

NYLOPLAST 12" & 15" GRATE
NOT TO SCALE

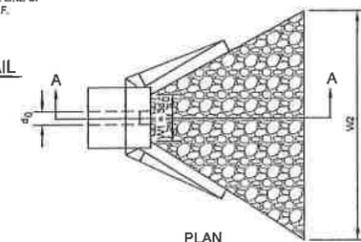


DRAIN MANHOLE FRAME AND COVER DETAIL
NOT TO SCALE
(MARCH 2008)

NOTES:
NEW HAMPSHIRE MAINTAINS A CLEAR OPENING DESIGNATION OF 30" FOR ITS MANHOLE CASTINGS.
FEATURES:
• 3" LETTERS
• COVERS AVAILABLE PLAIN OR MARKED SEWER, DRAIN OR WATER
• NONROCKING COVER
• SMOOTH SURFACE DESIGN
SPECIFICATIONS:
• FULLY MACHINED FRAME AND COVER
• H-30 LOAD RATED
• GRAY CAST IRON MEETS ASTM A48 CLASS 30

NOTES:
1. STEPS ARE NOT ALLOWED.
2. ALL SECTIONS SHALL BE CONCRETE CLASS AA (4000 PSI). CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN. PER L.F. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER OF THE WALL.
3. THE TONGUE OR THE GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER L.F.
4. MATERIALS AND CONSTRUCTION TO MHOT STANDARDS.

PRECAST REINFORCED DRAIN MANHOLE DETAIL
NOT TO SCALE
(MARCH 2008)



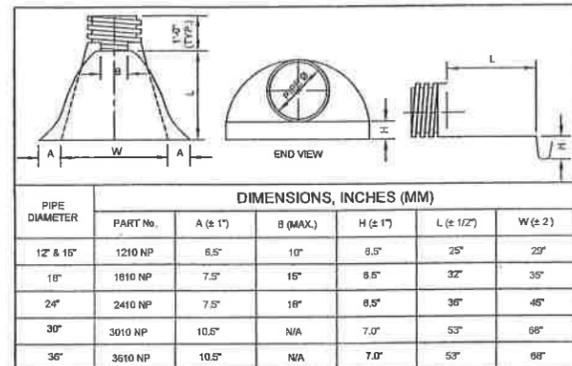
PERCENT OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE
100%	1.5 TO 2.0 #50
85%	1.3 TO 1.8 #50
50%	1.0 TO 1.5 #50
15%	0.3 TO 0.5 #50

CONSTRUCTION SPECIFICATIONS:

- THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
- THE ROCK OR GRAVEL USED FOR FILTER OR RIP RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
- GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP RAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
- STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.

MAINTENANCE:

THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR RAIN EVENT. IF THE RIP RAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.



ADS END SECTION DETAIL
NOT TO SCALE
(MARCH 2008)

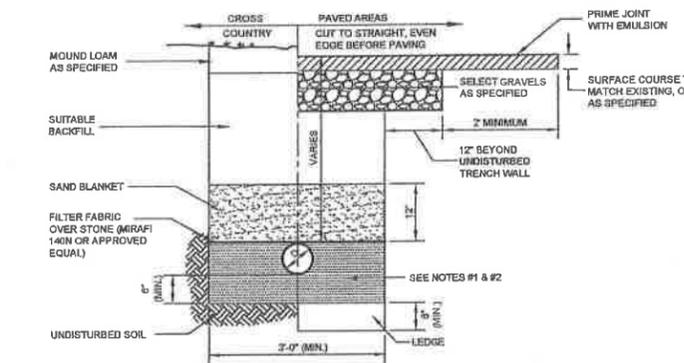
PIPE DIAMETER	DIMENSIONS, INCHES (MM)					
	PART No.	A (± 1")	B (MAX.)	H (± 1")	L (± 1/2")	W (± 2")
12" & 15"	1210 NP	6.5"	10"	6.5"	25"	20"
18"	1810 NP	7.5"	15"	8.5"	32"	35"
24"	2410 NP	7.5"	18"	8.5"	36"	45"
30"	3010 NP	10.5"	N/A	7.0"	53"	68"
36"	3610 NP	10.5"	N/A	7.0"	53"	68"



EMERGENCY SPILLWAY DETAIL
NOT TO SCALE
(MARCH 2008)

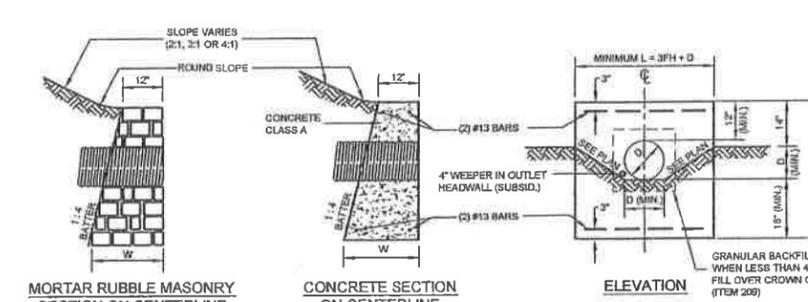
PIPE OUTLET TO FLAT AREA WITH NO DEFINED CHANNEL
NOT TO SCALE
(MARCH 2008)

LOCATION	L1	W1	W2	d50	DEPTH
PROP. HW#1	2'	4'	13'	6"	15"
PROP. HW#4	1'	2'	9'	6"	15"
PROP. HW#102	15'	4'	10'	6"	15"



STORM DRAINAGE TRENCH DETAIL
NOT TO SCALE
(MARCH 2008)

NOTES:
1. THOROUGHLY COMPACTED SCREENED GRAVEL FOR RCP PIPE. SCREENED GRAVEL TO EXTEND TO SELECT FILL LINE.
2. FOR HDPE OR PVC PIPE, BEDDING SHALL BE 3/4" STONE TO THE TOP OF THE PIPE.



MORTAR RUBBLE MASONRY SECTION ON CENTERLINE

CONCRETE SECTION ON CENTERLINE

ELEVATION

NOTE:
DIMENSIONS SHOWN ARE TO PAYMENT LINES. MORTAR RUBBLE MASONRY TO BE STEPPED OUTSIDE PAYMENT LINES ON SLOPING FACES.

DIAMETER D (INCH)	AREA OF PIPE (SQ. FT.)	MASONRY PER FOOT OF WALL (CU. YD.)	MASONRY PER HOLE (CU. FT.)	MASONRY PER STANDARD HEADER (CU. YD.)	STEEL PER STANDARD HEADER (LB.)	LENGTH OF BARS	PIPE EXC. 1' DEPTH (CU. YD.)	HEADER EXC. PER HEADER (CU. YD.)	ITEM 209 PER LINEAR FOOT	HEADER LENGTH L	HEADER HEIGHT H	FILL HEIGHT FH	WIDTH AT BOTTOM OF HEADER W	MASONRY IN CORNER FRUSTRUM (CU. YD.)	HEADER EXC. PER DEPTH (CU. YD.)
12"	0.79	0.188	1.08	0.81	9	3'-2"	0.111	0.789	0.30	3'-0"	3'-0"	10"	1'-10 1/2"	0.38	1.957
15"	1.23	0.292	1.73	1.13	14	3'-10"	0.130	0.947	0.35	4'-0"	3'-0"	11-1/2"	1'-11 1/4"	0.51	2.252
18"	1.77	0.422	2.52	1.53	14	4'-2"	0.130	1.111	0.39	4'-0"	4'-0"	1'-0"	2'-0"	0.35	1.406
24"	3.14	0.589	4.71	1.78	30	7'-2"	0.148	1.451	0.48	7'-0"	4'-0"	1'-10"	2'-1 1/2"	0.42	1.776
30"	4.91	0.891	7.57	2.58	25	9'-2"	0.185	1.810	0.65	9'-0"	5'-0"	2'-4"	2'-5"	0.51	2.164
36"	7.07	1.344	11.49	3.53	31	11'-2"	0.222	2.167	0.85	11'-0"	6'-0"	2'-10"	2'-4 1/2"	0.61	2.572
42"	9.62	1.883	16.34	4.65	36	13'-2"	0.259	2.581	1.07	13'-0"	7'-0"	3'-4"	2'-5"	0.72	3.000
48"	12.57	2.498	21.39	5.95	42	15'-2"	0.295	3.000	1.31	15'-0"	8'-0"	3'-10"	2'-7 1/2"	0.84	3.447
54"	15.90	3.186	28.63	7.44	47	17'-2"	0.333	3.432	1.58	17'-0"	9'-0"	4'-4"	2'-9"	0.98	3.914
60"	19.63	3.938	38.82	9.13	52	19'-2"	0.370	3.882	1.87	19'-0"	10'-0"	4'-10"	2'-10 1/2"	1.12	4.401
66"	23.76	4.759	49.09	11.04	58	21'-2"	0.407	4.350	2.17	21'-0"	11'-0"	5'-4"	3'-0"	1.26	4.907
72"	28.27	5.649	60.55	13.17	63	23'-2"	0.445	4.838	2.50	23'-0"	12'-0"	6'-0"	3'-11 1/2"	1.46	5.433

NOTE: STEEL QUANTITIES ARE FOR CONCRETE HEADWALLS ONLY.

MORTAR RUBBLE MASONRY AND CONCRETE HEADWALLS

NOT TO SCALE
(MARCH 2008)

PURSUANT TO THE SITE 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 _____

SITE 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.

CONSTRUCTION DETAILS
UNICORN INDUSTRIAL PARK
MAP 170; LOT 38
25 CONSTITUTION DRIVE
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
JOHN W. JAMER
97 SHADOW LAKE DRIVE
SALEM, NH 03079
H.C.R.D. BK. 7186; PG. 2629

APPLICANT:
JOHN W. JAMER
97 SHADOW LAKE DRIVE
SALEM, NH 03079

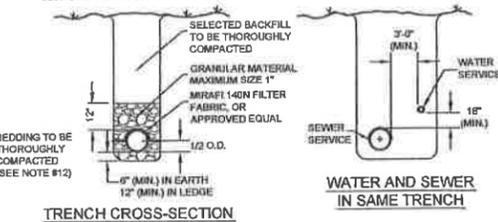
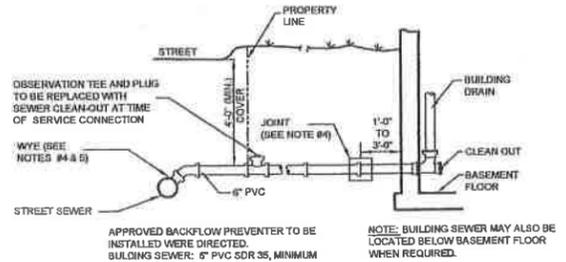
KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881



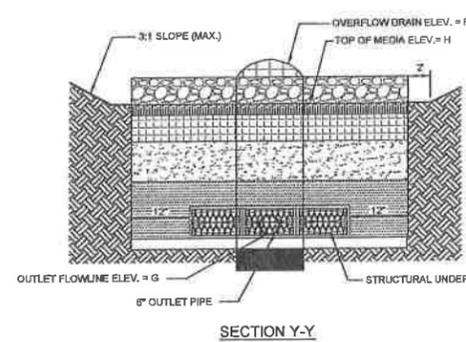
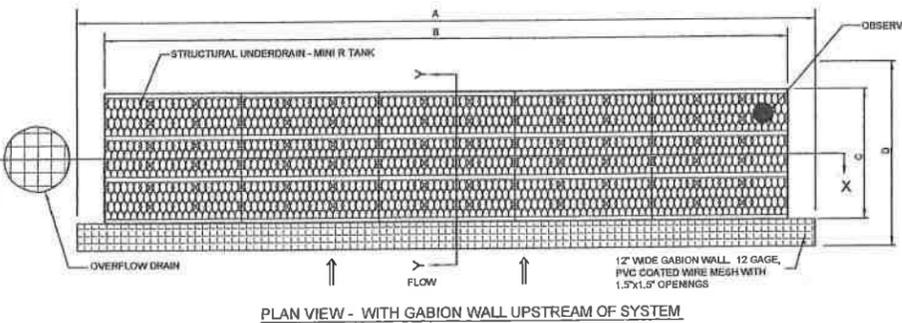
REVISIONS

No.	DATE	DESCRIPTION	BY
1	01/14/09	DATE ONLY	JDM
2	03/10/09	DATE ONLY	JDM
3	10/19/12	UPDATE FOR NEW APPLICATION	JDL
4	1/20/13	REVISE PER OLD COMMENTS	JDL
5	05/20/13	REVISED PER PLANNING BOARD COMMENTS	JDM
6	08/26/13	REVISED PER PLANNING BOARD COMMENTS	JDM

DATE: OCTOBER 22, 2008 SCALE: AS SHOWN
PROJECT NO: 08-0515-1 SHEET: 11 OF 15



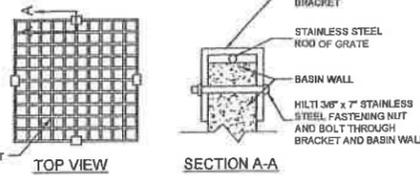
SANITARY SEWER SERVICE DETAIL
NOT TO SCALE
(MARCH 2008)



FOCALPOINT CONSTRUCTION GUIDE
NOT TO SCALE

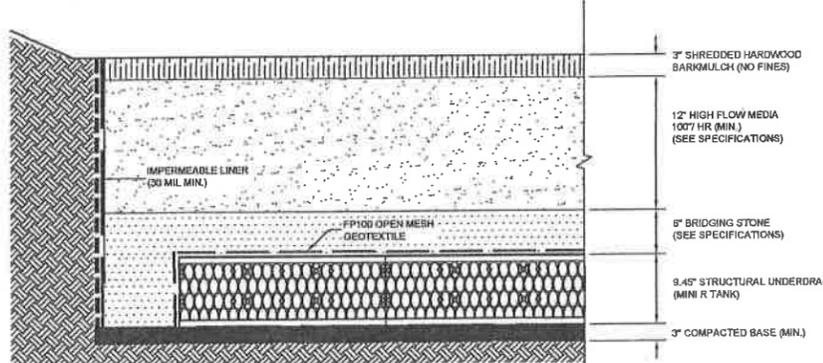
FOCALPOINT HP CONSTRUCTION GUIDE

	#1	#2	#3	#4
A FOCALPOINT LENGTH	4.35	4.35	4.35	4.35
B # UNDERDRAIN LONG	1	3	3	3
C FOCALPOINT WIDTH	4.82	4.82	4.82	4.82
D # UNDERDRAIN WIDE	2	2	4	2
F OVERFLOW ELEVATION	278.75	278.35	278.40	278.50
G OUTLET FLOWLINE	273.57	273.17	272.78	273.48
H TOP OF MEDIA	278.10	278.71	275.32	278.00
I TOP OF GABION (OPTIONAL)	278.60	278.21	275.82	278.50

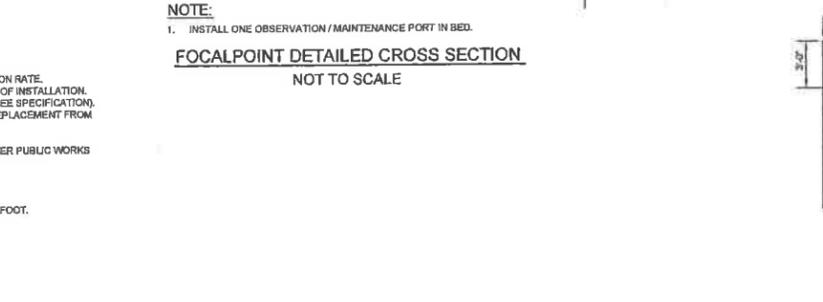


GRATE DETAIL
NOT TO SCALE

- NOTES:**
- MINIMUM SIZE PIPE FOR SERVICE SHALL BE 6 INCHES.
 - PIPE AND JOINT MATERIALS:**
 - DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE AMERICAN WATER WORKS ASSOCIATION (AWWA):
 - AWWA C151/A21.51-02 - FOR DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL OR SAND-LINED MOLDS, FOR WATER OR OTHER LIQUIDS.
 - AWWA C162/A21.52-02 - FOR THICKNESS DESIGN OF DUCTILE IRON PIPE AND WITH ASTM A563-04 (2004) DUCTILE IRON CASTINGS.
 - JOINTS SHALL BE MECHANICAL, PUSH-ON OR BALL-AND-SOCKET TYPE.
 - PLASTIC GRAVITY SEWER PIPE AND FITTINGS SHALL COMPLY WITH THE FOLLOWING STANDARDS:
 - ASTM D3034-04 - PVC, SOLID WALL.
 - AT LEAST 48 PSI AT 8% PIPE DIAMETER DEFLECTION, AS MEASURED IN ACCORDANCE WITH ASTM D2414-02 DURING MANUFACTURING, AND
 - JOINT SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL CONFORMING TO ASTM D3212-06A(2007)ET AND SHALL BE PUSH-ON OR BELL-AND-SPIGOT TYPE.
 - DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.
 - JOINTS SHALL BE DEPENDENT UPON PROPER MATERIALS (SEE NOTE #2) FOR WATER TIGHTNESS, AND ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE STREET SEWER WYE OR AT THE FOUNDATION WALL, APPROPRIATE MANUFACTURED ADAPTERS SHALL BE USED.
 - ALL NEW CONSTRUCTION SERVICE CONNECTIONS SHALL USE TEE OR WYE FITTINGS. IN EXISTING CONSTRUCTION WHERE A TEE OR WYE IS NOT AVAILABLE, THE APPROPRIATE CONNECTION SHALL BE MADE, FOLLOWING THE MANUFACTURER'S INSTRUCTIONS USING A BOLTED, CLAMPED OR EPOXY-CEMENTED SADDLE TAPPED INTO A SMOOTHLY DRILLED OR SAWN OPENING IN THE SEWER. THE PRACTICE OF BREAKING AN OPENING WITH A SLEDGE HAMMER, APPLYING MORTAR TO HOLD THE CONNECTION OR ANY OTHER SIMILAR CRUDE PRACTICES WILL NOT BE PERMITTED. SADDLE CONNECTIONS SHALL BE CONCRETE ENCASED IF DIRECTED BY THE AUTHORITY HAVING JURISDICTION (AHJ).
 - PIPE INSTALLATION:**
 - THE PIPE SHALL BE HANDLED, PLACED AND JOINED IN ACCORDANCE WITH INSTALLATION GUIDES OF THE APPROPRIATE MANUFACTURER.
 - PIPES SHALL BE CAREFULLY BEDDED ON A 4 INCH LAYER OF CRUSHED STONE AND/OR GRAVEL.
 - BEDDING AND RE-FILL, FOR A DEPTH OF 12 INCHES ABOVE THE TOP OF THE PIPE, SHALL BE CAREFULLY AND THOROUGHLY TAMPED BY HAND OR WITH THE APPROPRIATE MECHANICAL DEVICES.
 - THE PIPE SHALL BE LAID AT A CONTINUOUS AND CONSTANT GRADE FROM THE STREET SEWER CONNECTION TO THE HOUSE FOUNDATION AT A GRADE OF NOT LESS THAN 1/8 INCH PER FOOT.
 - PIPE JOINTS MUST BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DEWATER THE TRENCH.
 - TESTING:** THE COMPLETED HOUSE SEWER SHALL BE SUBJECTED TO A LEAKAGE TEST IN ANY OF THE FOLLOWING MANNERS: (PRIOR TO BACKFILLING)
 - AN OBSERVATION TEE SHALL BE INSTALLED AS SHOWN AND WHEN READY FOR TESTING, AN INFLATABLE BLADDER OR PLUG SHALL BE INSERTED JUST UPSTREAM FROM THE OPENING IN THE TEE. AFTER INFLATION, WATER SHALL BE INTRODUCED INTO THE SYSTEM ABOVE THE PLUG TO A HEIGHT OF 5 FEET ABOVE THE LEVEL OF THE PLUG.
 - THE PIPE SHALL BE LEFT EXPOSED AND LIBERALLY HOSED WITH WATER TO SIMULATE, AS NEARLY AS POSSIBLE, WET TRENCH CONDITIONS OR, IF THE TRENCH IS WET, THE GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. INSPECTIONS FOR LEAKS SHALL BE MADE THROUGH THE CLEAN OUT WITH A FLASHLIGHT.
 - DRY FLUORESCENCE DYE SHALL BE SPRINKLED INTO THE TRENCH OVER THE PIPE. IF THE TRENCH IS DRY, THE PIPE SHALL BE LIBERALLY HOSED WITH WATER, OR IF THE TRENCH IS WET, GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. OBSERVATION FOR LEAKS SHALL BE MADE IN THE FIRST DOWNSTREAM MANHOLE.
 - LEAKAGE OBSERVED IN ANY OF THE ABOVE TESTS SHALL BE CAUSE FOR NON-ACCEPTANCE AND THE PIPE SHALL BE DUG-UP, IF NECESSARY, AND RE-LAID SO AS TO ASSURE WATER-TIGHTNESS.
 - ILLEGAL CONNECTIONS:** NOTHING BUT SANITARY WASTE FLOW FROM TOILETS, SINKS, LAUNDRY, ETC. SHALL BE PERMITTED. ROOF LEADERS, FOOTING DRAINS, SUMP PUMPS OR ANY OTHER SIMILAR CONNECTION CARRYING RAIN WATER, DRAINAGE OR GROUND WATER, SHALL NOT BE PERMITTED.
 - WATER SERVICE SHALL NOT BE LAID IN THE SAME TRENCH AS THE SEWER SERVICE, UNLESS NECESSARY AND APPROVED BY THE AHJ. WHEN NECESSARY, THE WATER SERVICE SHALL BE PLACED ABOVE AND TO ONE SIDE OF THE SEWER SERVICE, AS SHOWN.
 - LOCATION:** THE LOCATION OF THE WYE SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS MATERIAL, ROD OR PIPE SHALL BE PLACED OVER THE WYE TO AID IN LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR PIPE FINDER.
 - CHIMNEY CONNECTIONS ARE ONLY PERMITTED IF ALLOWED BY THE AHJ. ANY VERTICAL RISE GREATER THAN 4 FEET SHALL BE PROVIDED WITH ADDED SUPPORT BY ENCASED FITTINGS AND RISER IN A PRECAST CONCRETE CHIMNEY. UP TO 12 FEET OF VERTICAL RISE CAN ALSO BE SECURED BY PROPER MEANS AS LONG AS IT CONSISTS OF A BELL-ON-BELL CONNECTION PROPERLY PROTECTED AGAINST PIPE PENETRATION AND IF IT IS ALLOWED BY THE AHJ.
 - UNLESS OTHERWISE NOTED, ALL GRANULAR MATERIAL SHALL BE PLACED IN 12" MAXIMUM LIFTS AND COMPACTED TO 95% OF THE MODIFIED PROCTOR TEST DENSITY.



UTILITY TRENCH DETAIL
NOT TO SCALE
(MARCH 2008)



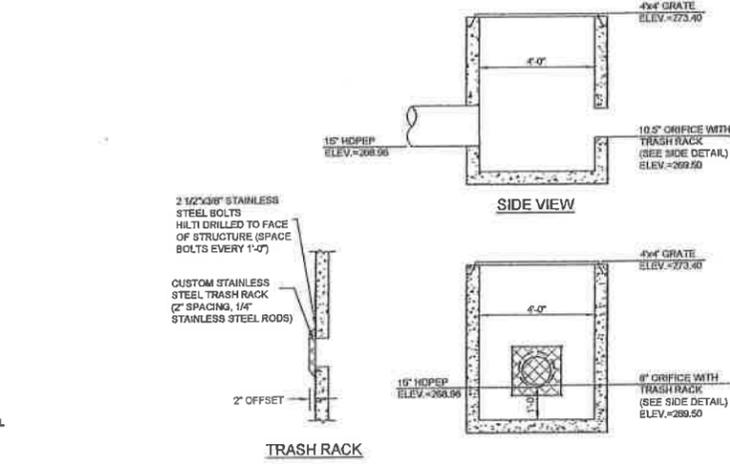
FOCALPOINT DETAILED CROSS SECTION
NOT TO SCALE

FOCALPOINT HP PERFORMANCE SPECIFICATION:

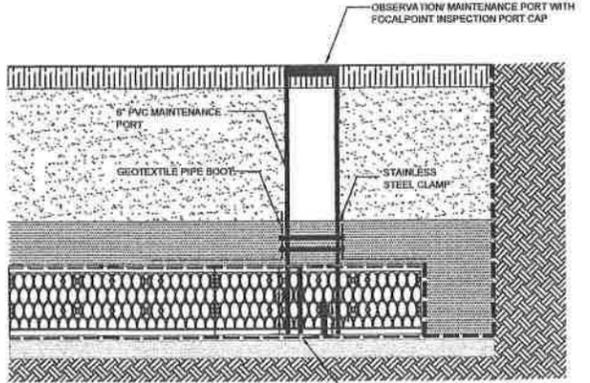
HIGH PERFORMANCE MEDIA:
HIGH PERFORMANCE MEDIA MUST MEET A MINIMUM OF 100 PER HOUR INFILTRATION RATE. FIELD HYDRAULIC CONDUCTIVITY TESTING MUST BE CONDUCTED WITHIN 30 DAYS OF INSTALLATION. FIELD TEST MUST BE CONDUCTED WITH PROSCRIBED INFILTROMETER AND SOP (SEE SPECIFICATION). FAILURE TO MEET FIELD TESTING WILL RESULT IN THE REMOVAL OF MEDIA AND REPLACEMENT FROM ALTERNATE BATCH.

A COPY OF THE TESTING RESULTS SHALL BE PROVIDED TO THE CITY OF ROCHESTER PUBLIC WORKS DEPARTMENT.

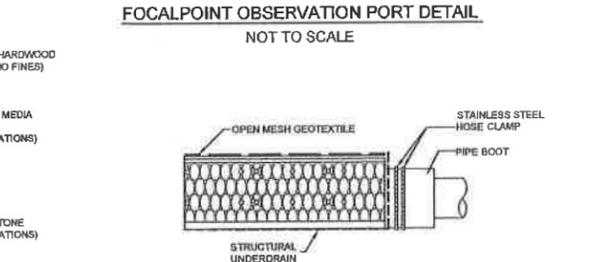
HIGH PERFORMANCE STRUCTURAL UNDERDRAIN:
MUST HAVE A MINIMUM OF 19 SQUARE INCHES OF DRIFICE OPENING PER SQUARE FOOT. MUST MEET H20 LOADING REQUIREMENTS. MUST BE MODULAR IN NATURE AND ASSEMBLED ON SITE. MUST HAVE MINIMUM 90% INTERIOR VOID SPACE.



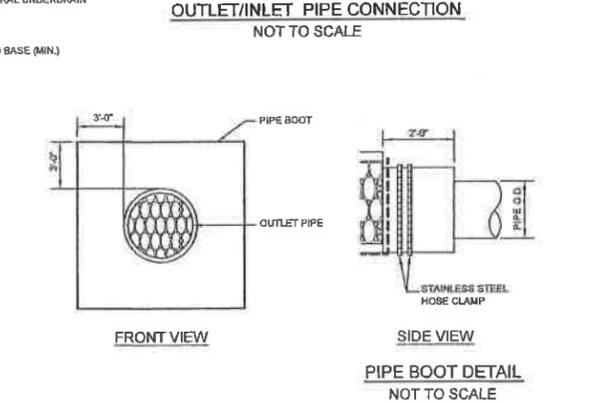
OUTLET STRUCTURE DETAIL
NOT TO SCALE
(MARCH 2008)



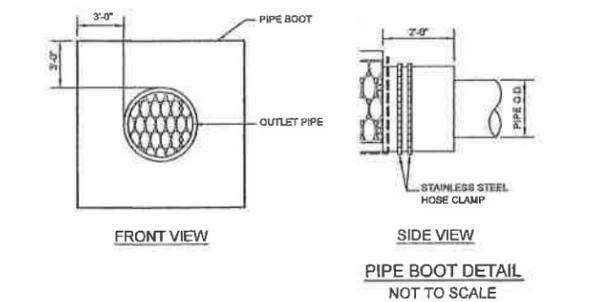
PIPE NOTCH PATTERN DETAIL



FOCALPOINT OBSERVATION PORT DETAIL
NOT TO SCALE



OUTLET/INLET PIPE CONNECTION
NOT TO SCALE



PIPE BOOT DETAIL
NOT TO SCALE

CONSTRUCTION DETAILS
UNICORN INDUSTRIAL PARK
MAP 170; LOT 38
25 CONSTITUTION DRIVE
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD: JOHN W. JAMER 97 SHADOW LAKE DRIVE SALEM, NH 03079 H.C.R.D. BK. 7186; PG. 2629	APPLICANT: JOHN W. JAMER 97 SHADOW LAKE DRIVE SALEM, NH 03079
--	---

KM 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
1	01/14/08	DATE ONLY	JDM
2	03/10/09	REVISE PER TOWN COMMENTS	JDM
3	10/19/12	UPDATE FOR NEW APPLICATION	JDL
4	1/30/13	REVISE PER CLD COMMENTS	JDL
5	08/20/13	REVISED PER PLANNING BOARD COMMENTS	JDM
6	08/26/13	REVISED PER PLANNING BOARD COMMENTS	JDM

DATE: OCTOBER 22, 2008 **SCALE:** AS SHOWN
PROJECT NO: 08-0515-1 **SHEET:** 12 OF 15

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

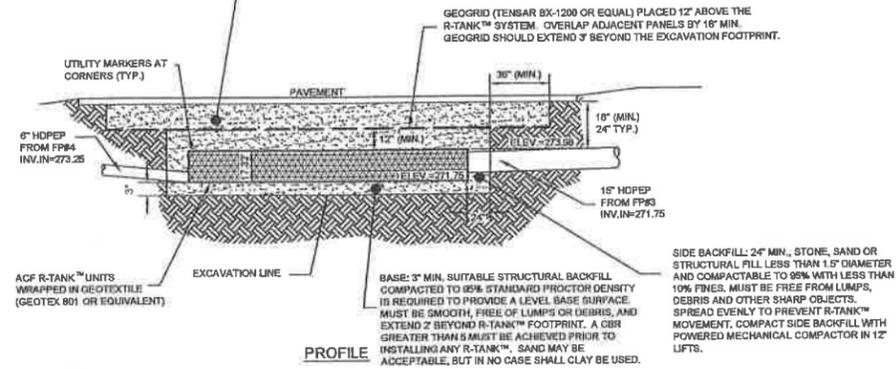
APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

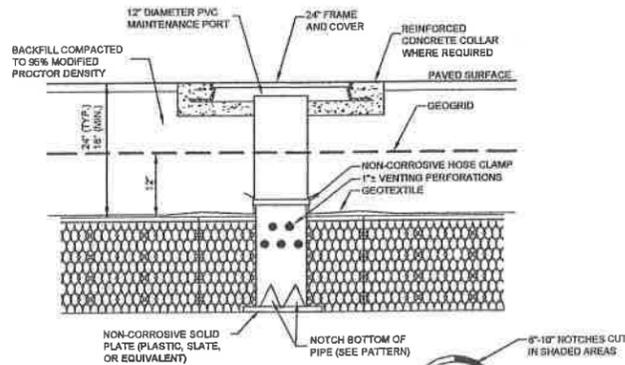
SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN ACHIEVES FINAL APPROVAL.

TOP BACKFILL: 18" MIN. STRUCTURAL FILL OR RECOMMENDED, SIMILAR TO SIDE BACKFILL. MATERIAL ABOVE THE GEOGRID MAY VARY BASED ON INTENDED USE, BUT IN NO CASE SHOULD THE CLAY CONTENT EXCEED 10%. A MIN. 12" COVER MUST BE MAINTAINED BETWEEN BACKFILL EQUIPMENT AND THE TOP OF THE R-TANK™ SYSTEM AT ALL TIMES. FOR BEST RESULTS, PUSH OUT 14" TO MAINTAIN A MIN. 12" COVER. REFER TO THE R-TANK™ INSTALLATION GUIDE FOR LISTING OF ACCEPTABLE EQUIPMENT. TOTAL HEIGHT OF TOP BACKFILL SHOULD NOT EXCEED 7'. CONTACT ACF ENVIRONMENTAL IF MORE THAN 7' OR LESS THAN 24" OF TOP BACKFILL IS REQUIRED (FROM TOP OF TANK TO TOP OF PAVEMENT).



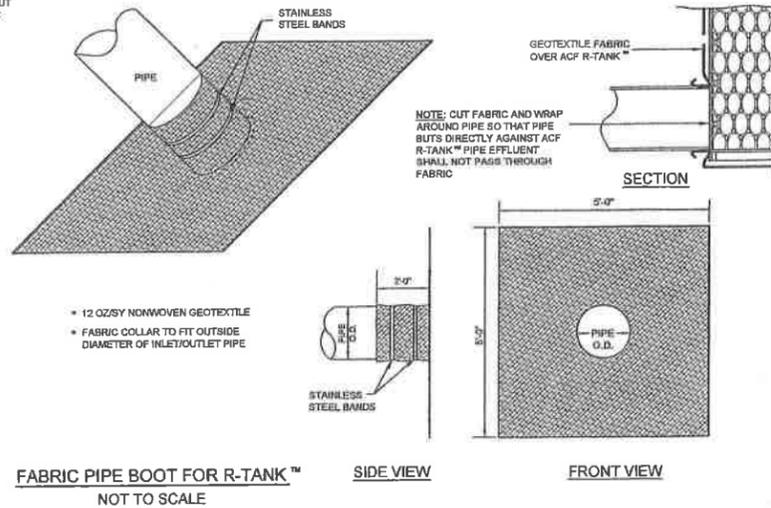
- NOTES:
- THIS SYSTEM SHALL BE CONSTRUCTED WITH ONE LAYER OF SINGLE MODULE R-TANK™ UNITS, OR APPROVED EQUAL.
 - FOR COMPLETE MODULE DATA, SEE APPROPRIATE ACF R-TANK™ SHEET (MINI MODULE, SINGLE MODULE, DOUBLE MODULE, TRIPLE MODULE, QUAD MODULE, OR PENTA MODULE).
 - GEOGRID SHALL CONSIST OF A BIAXIAL GRID WITH A MINIMUM TENSILE STRENGTH OF 410 LB/FT AT 2% STRAIN IN ANY DIRECTION (I.E. BX 1200 OR EQUIVALENT).
 - INSTALLATION MUST COMPLY WITH "R-TANK™ UNDERGROUND STORMWATER MANAGEMENT SYSTEM INSTALLATION" MANUAL BY ACF ENVIRONMENTAL, ACF ENVIRONMENTAL.COM, 1-800-488-3088.
 - A REPRESENTATIVE OF ACF ENVIRONMENTAL MUST BE ON-SITE DURING THE CONSTRUCTION OF THE ENTIRE SYSTEM. THIS SERVICE IS PROVIDED AT NO CHARGE BY ACF ENVIRONMENTAL.

R-TANK™ - H2O LOADS
NOT TO SCALE



MAINTENANCE PORT
THIS PORT IS USED TO PUMP WATER INTO THE SYSTEM AND RE-SUSPEND ACCUMULATED SEDIMENT SO THAT IT MAY BE PURGED OUT. MINIMUM REQUIRED MAINTENANCE INCLUDES A QUARTERLY INSPECTION DURING THE FIRST YEAR OF OPERATION AND A YEARLY INSPECTION THEREAFTER. FLUSH AS NEEDED.

R-TANK™ - TYPICAL MAINTENANCE PORT
NOT TO SCALE



FABRIC PIPE BOOT FOR R-TANK™
NOT TO SCALE

SIDE VIEW

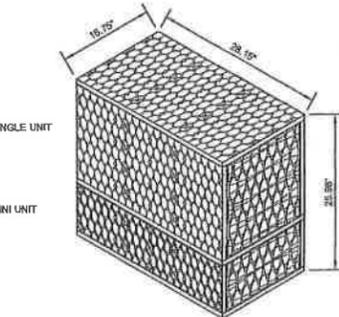
FRONT VIEW

STAINLESS STEEL BANDS

SINGLE UNIT

MINI UNIT

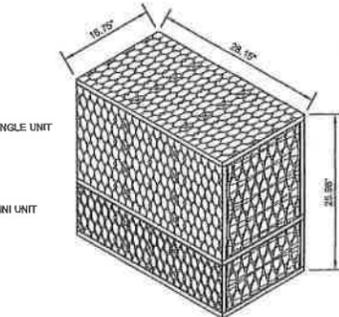
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

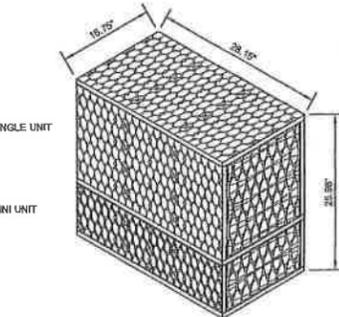
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

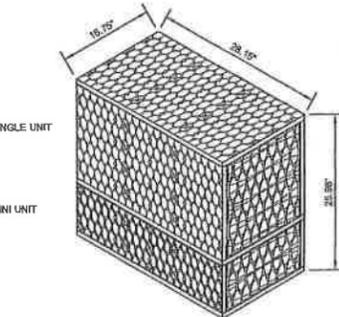
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

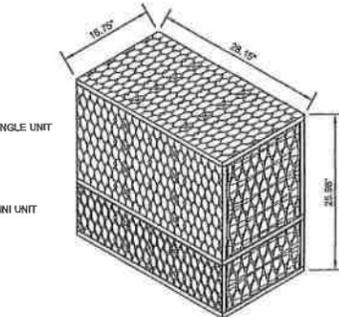
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

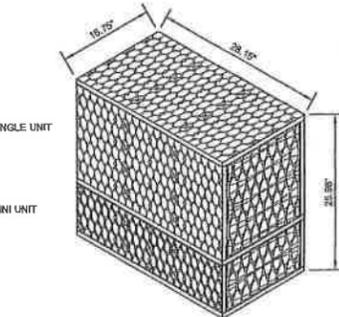
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

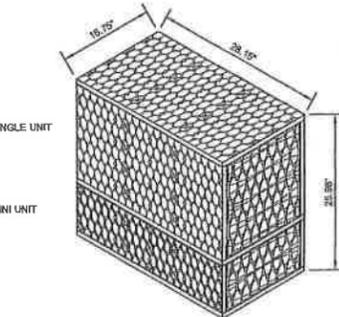
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

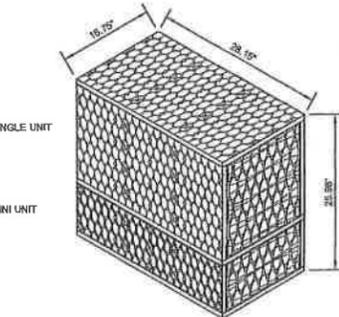
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

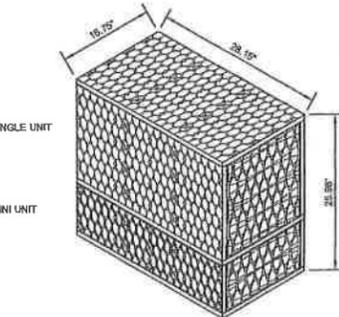
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

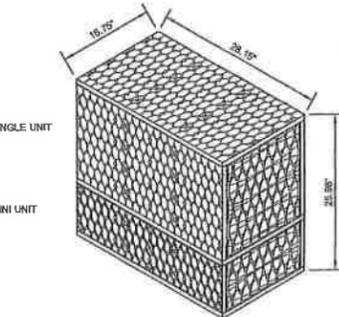
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

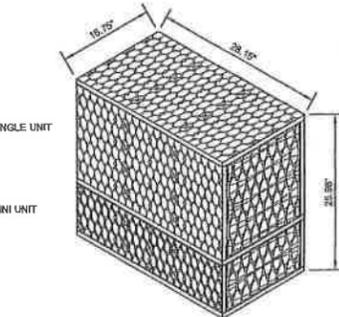
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

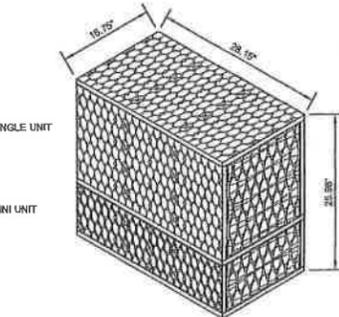
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

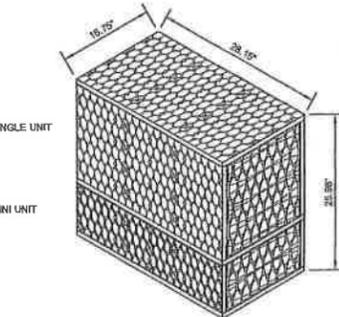
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

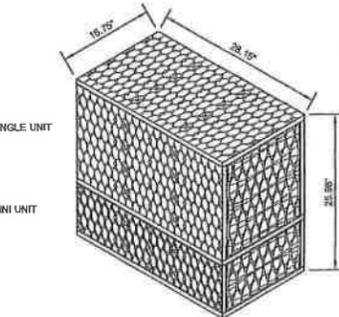
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

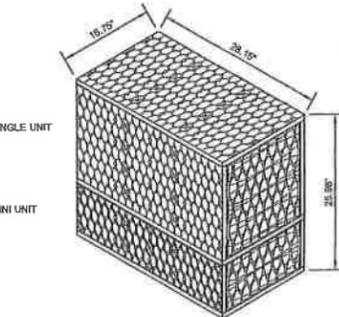
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

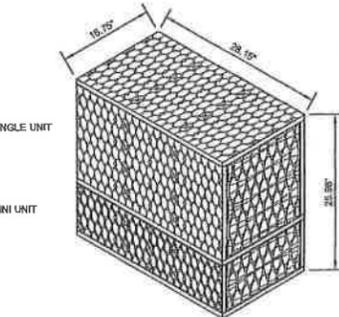
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

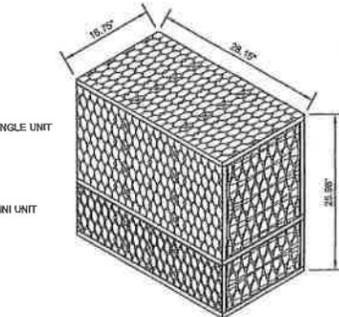
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

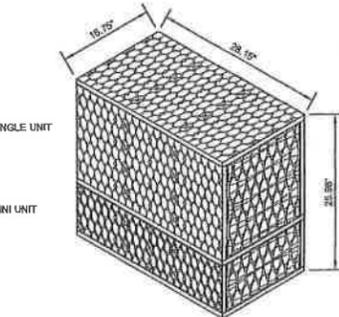
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

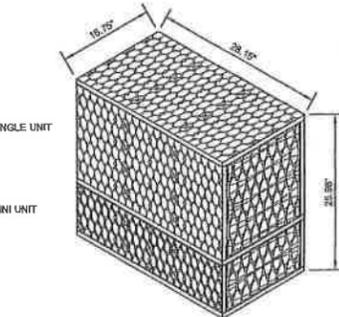
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

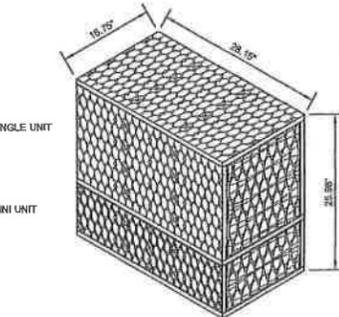
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

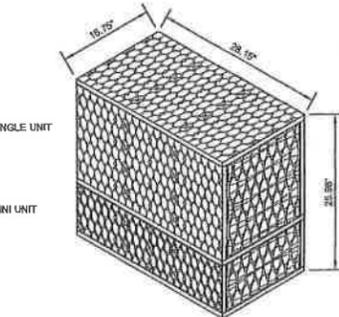
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

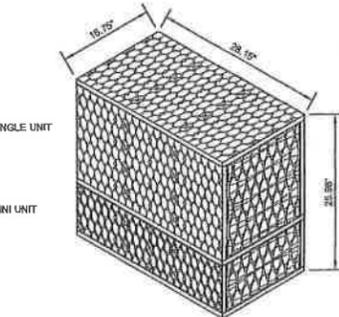
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

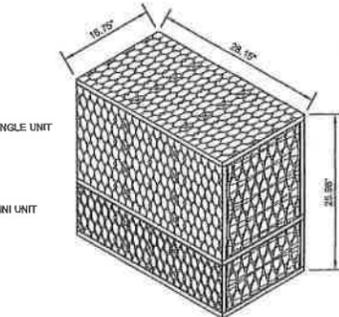
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

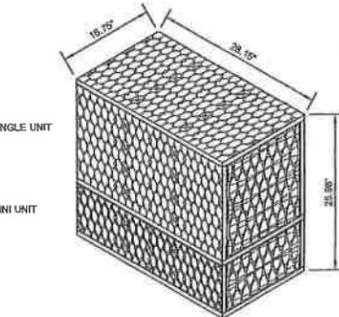
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

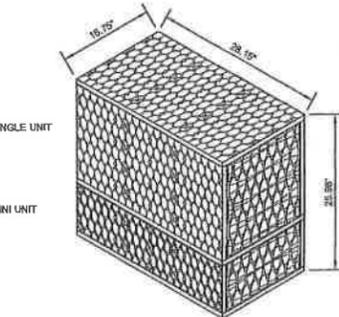
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

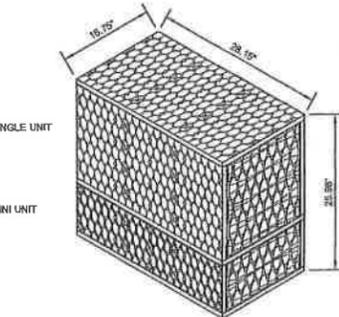
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

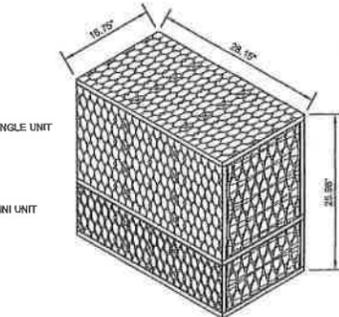
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

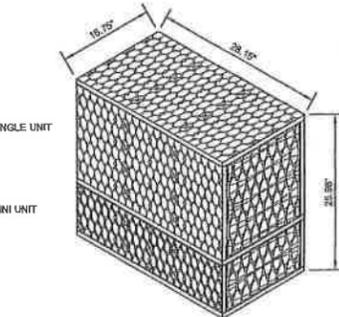
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

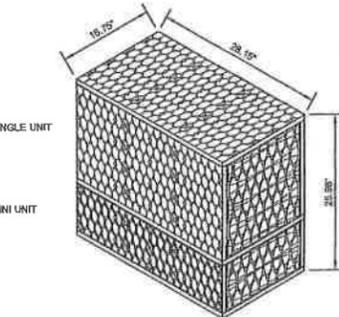
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

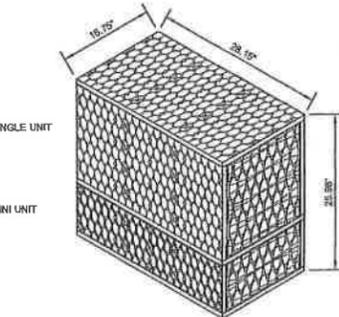
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

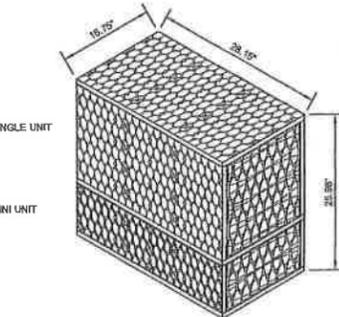
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

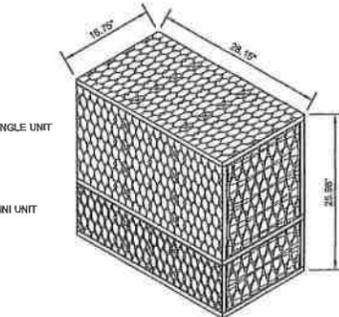
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

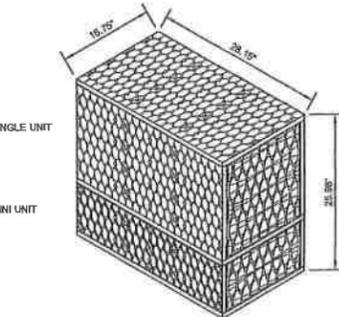
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

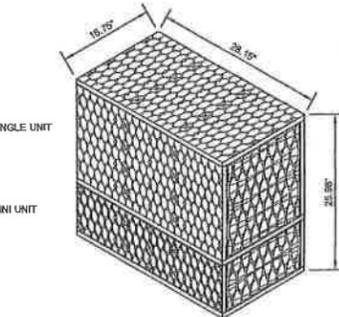
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

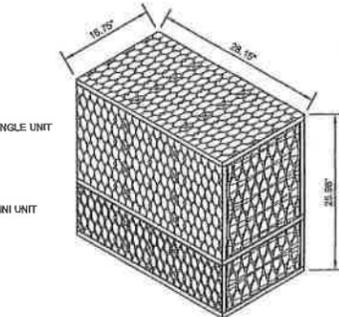
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

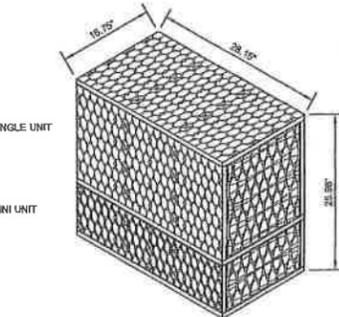
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

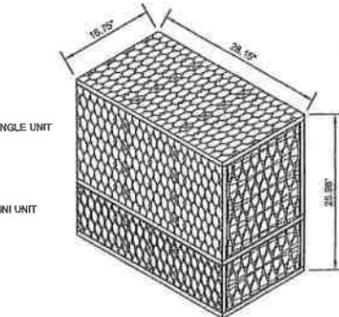
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

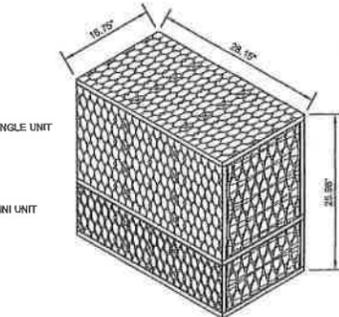
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

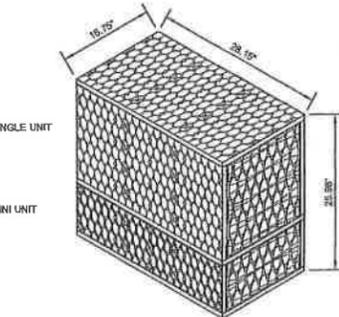
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

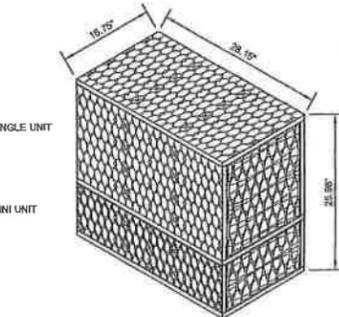
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

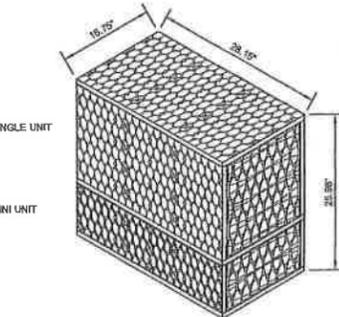
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

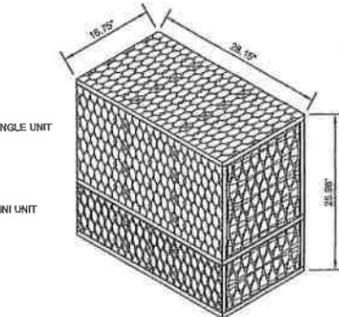
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

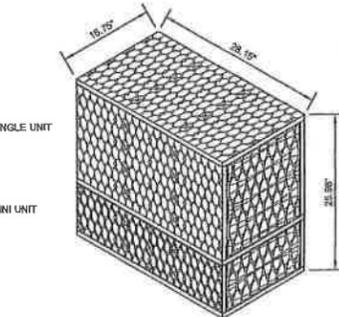
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

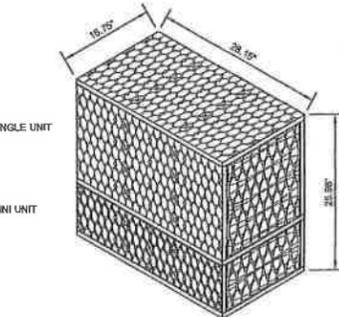
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

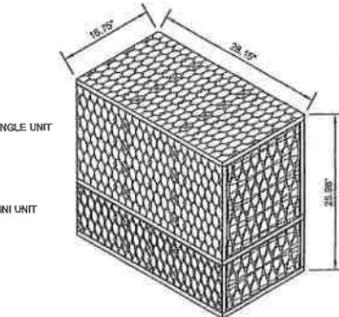
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

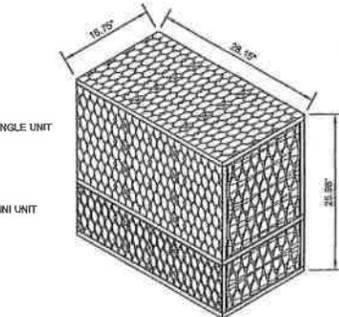
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

MINI UNIT

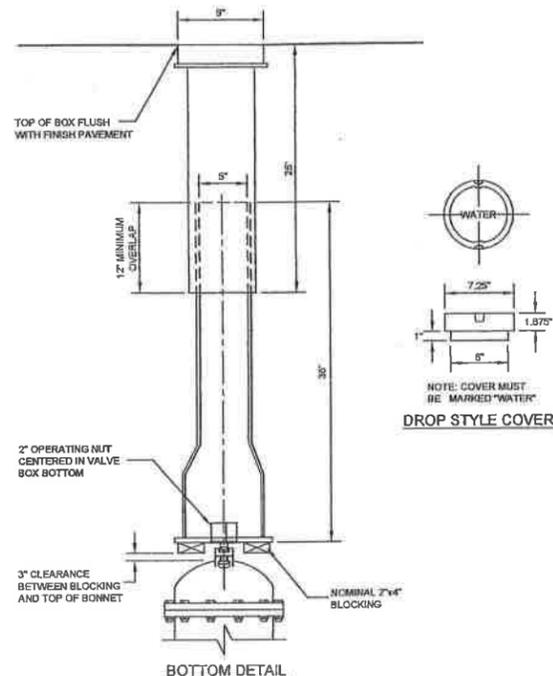
ISOMETRIC VIEW
R-TANK™ - 1.5 MODULE
NOT TO SCALE



SINGLE UNIT

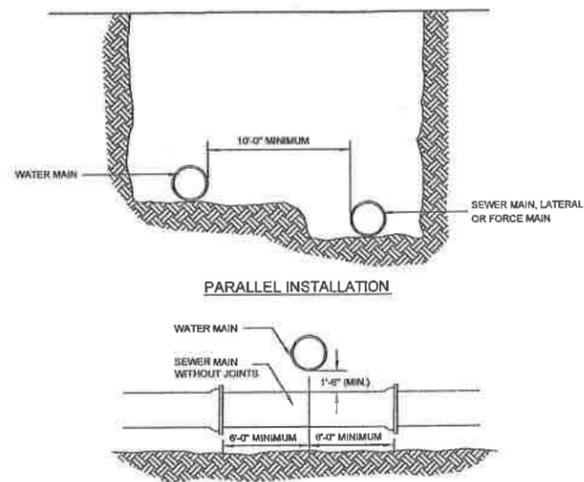
MINI UNIT

ISOMETRIC VIEW
R-TANK

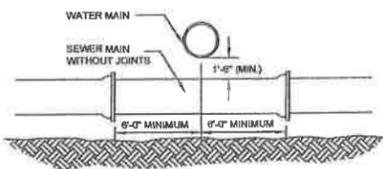


- NOTES:**
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO PENNICHUCK WATER WORKS, INC. TECHNICAL SPECIFICATIONS.
 2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5'-0" FROM TOP OF PIPE TO FINISH GRADE.

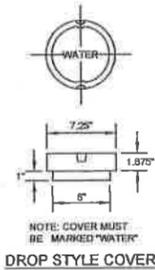
VALVE BOX DETAIL
(A-09)
NOT TO SCALE
(MARCH 2009)



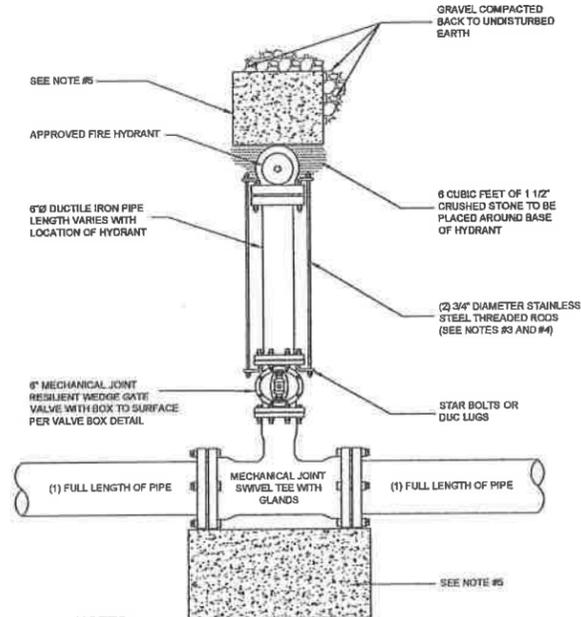
PARALLEL INSTALLATION



MAIN CROSSINGS
WATER PIPE/SEWER PIPE SEPARATION
NOT TO SCALE
(MARCH 2009)

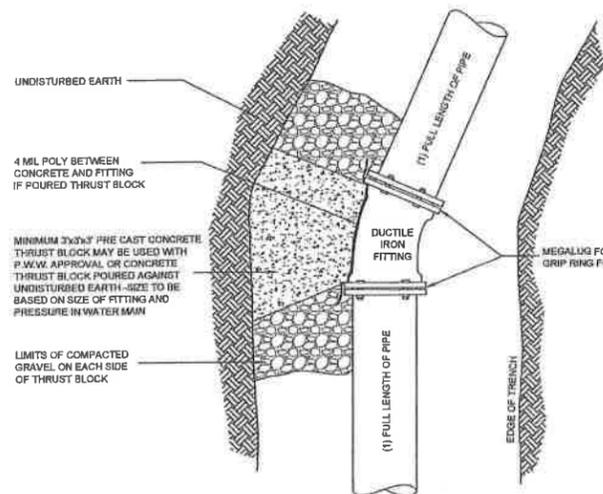


DROP STYLE COVER
NOTE: COVER MUST BE MARKED "WATER"



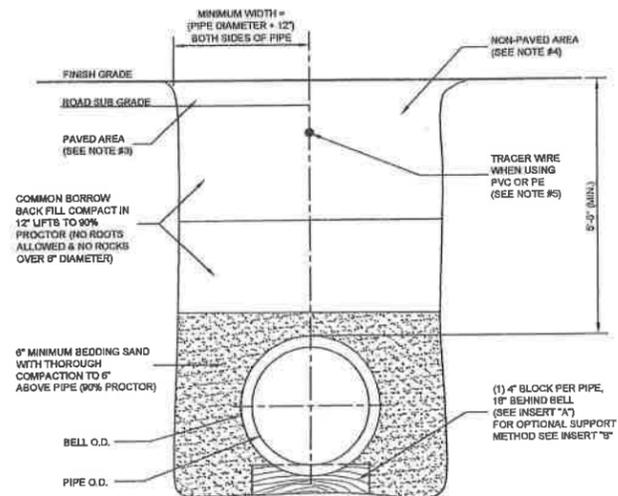
- NOTES:**
1. ALL MATERIAL AND INSTALLATION PROCEDURES WILL CONFORM TO PENNICHUCK WATER WORKS, INC. TECHNICAL SPECIFICATIONS.
 2. ALL PIPE SHOULD HAVE A MINIMUM DEPTHS OF 5'-0" FROM TOP OF PIPE TO FINISH GRADE.
 3. 3/4" S.S. RODS SHALL BE USED IN CONJUNCTION WITH REQUIRED S.S. NUTS. RODS ARE TO BE ATTACHED TO FITTINGS WITH EITHER STAR BOLTS OR DUC LUGS. 10" FITTING OR SMALLER = (2) 3/4" S.S. RODS & ASSOCIATED HARDWARE. 12" FITTING OR LARGER = (4) 3/4" S.S. RODS & ASSOCIATED HARDWARE.
 4. WHEN DISTANCE FROM WATER MAIN TO HYDRANT IS MORE THAN 10'-0" SUBSTITUTE MEGALUGS (OR GRIP RINGS) IN LIEU OF THREADED RODS.
 5. MINIMUM 3x3x3" PRE CAST CONCRETE THRUST BLOCK MAY BE USED WITH PENNICHUCK WATER WORKS, INC. APPROVAL OR CONCRETE THRUST BLOCK POURED AGAINST UNDISTURBED EARTH - SIZE TO BE BASED ON SIZE OF FITTING AND PRESSURE IN WATER MAIN. SEE THRUST BLOCK BEHIND FITTINGS DETAIL.

HYDRANT INSTALLATION
(A-10)
NOT TO SCALE
(MARCH 2009)



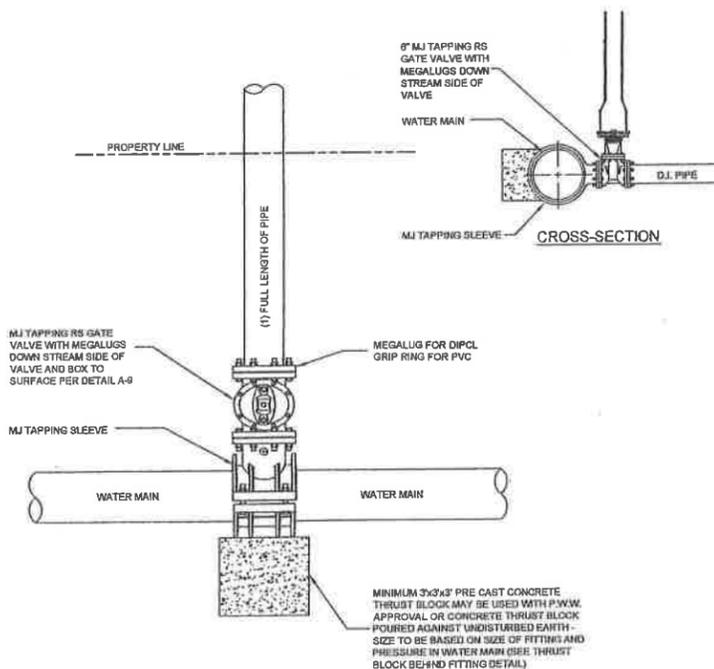
- NOTES:**
1. ALL MATERIAL AND INSTALLATION PROCEDURES WILL CONFORM TO PENNICHUCK WATER WORKS, INC. TECHNICAL SPECIFICATIONS.
 2. ALL PIPE SHOULD HAVE A MINIMUM DEPTHS OF 5'-0" FROM TOP OF PIPE TO FINISH GRADE.
 3. 3/4" S.S. RODS SHALL BE USED IN CONJUNCTION WITH REQUIRED S.S. NUTS. RODS ARE TO BE ATTACHED TO FITTINGS WITH EITHER STAR BOLTS OR DUC LUGS. 10" FITTING OR SMALLER = (2) 3/4" S.S. RODS & ASSOCIATED HARDWARE. 12" FITTING OR LARGER = (4) 3/4" S.S. RODS & ASSOCIATED HARDWARE.
 4. MIN 3x3x3" PRE CAST CONCRETE THRUST BLOCK MAY BE USED WITH PENNICHUCK WATER WORKS, INC. APPROVAL OR CONCRETE THRUST BLOCK POURED AGAINST UNDISTURBED EARTH - SIZE TO BE BASED ON SIZE OF FITTING AND PRESSURE IN WATER MAIN.

THRUST BLOCK BEHIND FITTINGS INSTALLATION
(A-07)
NOT TO SCALE
(MARCH 2009)



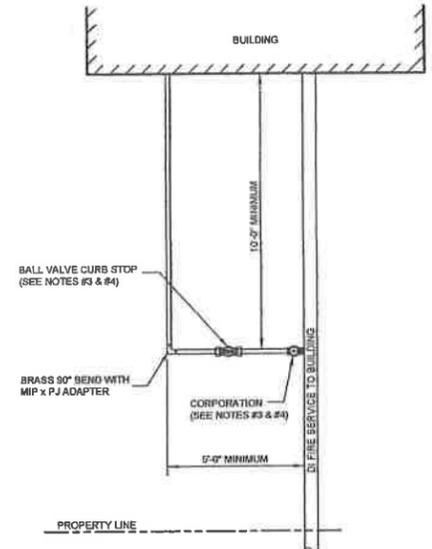
- NOTES:**
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO PENNICHUCK WATER WORKS, INC. TECHNICAL SPECIFICATIONS.
 2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5'-0" FROM TOP OF PIPE TO FINISH GRADE.
 3. REQUIREMENTS FOR SUBBASE AND BASE MATERIAL TYPE ARE TO BE IN ACCORDANCE WITH LOCAL AUTHORITY HAVING LOCAL JURISDICTION IN PAVED AREAS.
 4. REQUIREMENTS FOR GRAVEL, LOAM AND/OR SEED ARE TO BE IN ACCORDANCE WITH LOCAL AUTHORITY HAVING LOCAL JURISDICTION IN NON-PAVED AREAS.
 5. 10 GAUGE TRACER WIRE AS MANUFACTURED BY SMS, DIVISION OF ALBESTAR CORP., AVON, MA OR EQUIVALENT.

TRENCH DETAIL
(A-02)
NOT TO SCALE
(MARCH 2009)



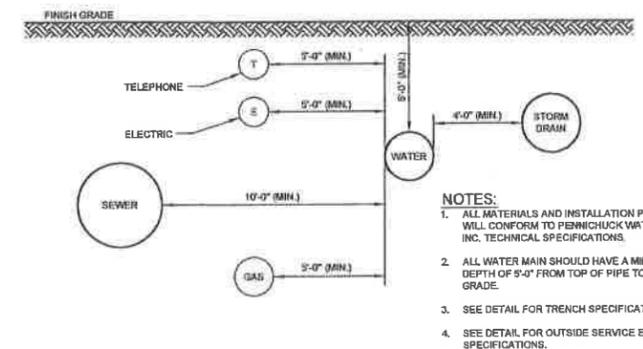
- NOTES:**
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO PENNICHUCK WATER WORKS, INC. TECHNICAL SPECIFICATIONS.
 2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5'-0" FROM TOP OF PIPE TO FINISH GRADE.

LARGE SERVICE AND/OR TAPPING SLEEVE DETAIL
(A-21)
NOT TO SCALE
(MARCH 2009)



- NOTES:**
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO PENNICHUCK WATER WORKS, INC. TECHNICAL SPECIFICATIONS.
 2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5'-0" FROM TOP OF PIPE TO FINISH GRADE.
 3. SEE DETAIL FOR 1" SERVICE AND VALVE BOX INSTALLATION DETAIL.
 4. SEE DETAIL FOR 1 1/4" - 2" SERVICE AND VALVE BOX INSTALLATION DETAIL.
 5. SEE DETAIL A-11 FOR OUTSIDE SERVICE ENTRANCE PLAN VIEW.

DOMESTIC SERVICE TAPPED OFF FIRE SERVICE
(A-24)
NOT TO SCALE
(MARCH 2009)



- NOTES:**
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO PENNICHUCK WATER WORKS, INC. TECHNICAL SPECIFICATIONS.
 2. ALL WATER MAIN SHOULD HAVE A MINIMUM DEPTH OF 5'-0" FROM TOP OF PIPE TO FINISH GRADE.
 3. SEE DETAIL FOR TRENCH SPECIFICATIONS.
 4. SEE DETAIL FOR OUTSIDE SERVICE ENTRANCE SPECIFICATIONS.

UTILITY SEPARATION (MAIN) DETAIL
(A-01)
NOT TO SCALE
(MARCH 2009)

CONSTRUCTION DETAILS
UNICORN INDUSTRIAL PARK
MAP 170; LOT 38
25 CONSTITUTION DRIVE
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
JOHN W. JAMER
97 SHADOW LAKE DRIVE
SALEM, NH 03079
H.C.R.D. BK. 7186; PG. 2629

APPLICANT:
JOHN W. JAMER
97 SHADOW LAKE DRIVE
SALEM, NH 03079

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2861

PURSUANT TO THE SITE 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 _____

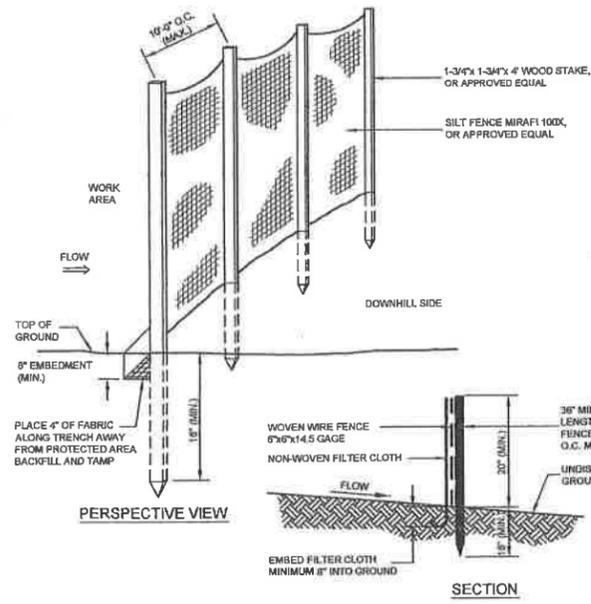
SIGNATURE _____ DATE _____

SITE 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.

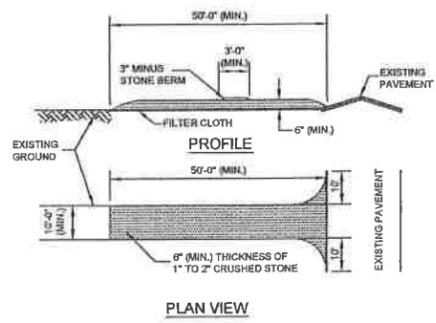
REVISIONS

No.	DATE	DESCRIPTION	BY
1	01/14/09	DATE ONLY	JDM
2	03/10/09	REVISE PER TOWN COMMENTS	JDM
3	10/15/12	UPDATE FOR NEW APPLICATION	JDL
4	1/30/13	REVISE PER CLD COMMENTS	JDL
5	06/20/13	REVISED PER PLANNING BOARD COMMENTS	JDM
6	08/26/13	REVISED PER PLANNING BOARD COMMENTS	JDM

DATE: OCTOBER 22, 2008
PROJECT NO: 08-0515-1
SCALE: AS SHOWN
SHEET 14 OF 15



SILT FENCE DETAIL
NOT TO SCALE
(MARCH 2008)



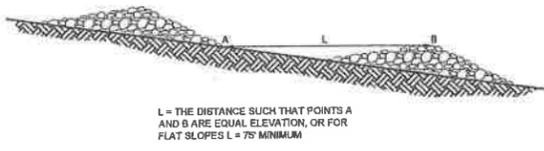
STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE
(MARCH 2008)

CONSTRUCTION SPECIFICATIONS:

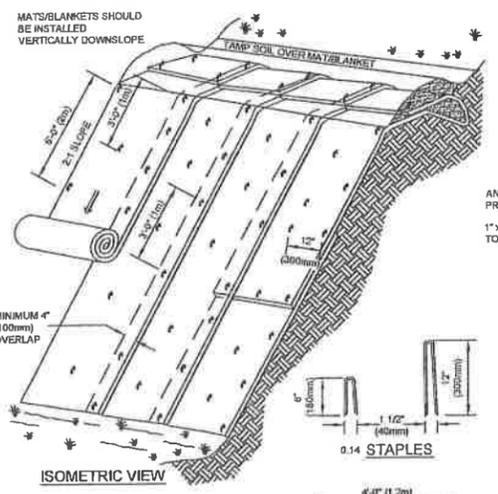
1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES.
2. THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.
3. WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE OR STAPLES WHERE NOTED OR AS DIRECTED BY DESIGN ENGINEER.
4. FILTER CLOTH SHALL BE FASTENED SECURELY TO THE WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP, MIDSECTION AND BOTTOM.
5. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.
6. FENCE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND DRIVEN A MINIMUM OF 18 INCHES INTO THE GROUND. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES.
7. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

MAINTENANCE:

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.



STONE CHECK DAM SPACING DETAIL
NOT TO SCALE
(MARCH 2008)



- NOTES:**
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
 2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
 3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

EROSION BLANKET DETAIL-SLOPE INSTALLATION
NOT TO SCALE
(MARCH 2008)

TURF ESTABLISHMENT SCHEDULE

PURPOSE:
TO ESTABLISH AND MAINTAIN PERMANENT AND TEMPORARY TURF AREAS, RESTORE GROWTH TO EXISTING TURF AREAS DISTURBED DURING CONSTRUCTION AND CONTROL SOIL EROSION.

PREPARATION AND EXECUTION:

1. RAKE THE SUBGRADE OF ALL AREAS TO BE LOAMED AND SEEDED TO REMOVE RUBBISH, STICKS, ROOTS AND STONES LARGER THAN 1 INCH.
2. PLACE LOAM OVER AREAS TO BE SEEDED AND SPREAD.
3. FINE GRADE SURFACE AND SUPPLEMENT WITH SUITABLE LOAM WHERE NEEDED TO CREATE A UNIFORM SURFACE ACCORDING TO THE FINISH GRADES INDICATED. TOP AND BOTTOM OF SLOPES SHALL BE ROUNDED. NO LOAM SHALL BE SPREAD IF THE SUBGRADE IS EXCESSIVELY WET OR FROZEN.
4. APPLY LIME EVENLY OVER LOAM SURFACE AND THOROUGHLY INCORPORATE THEM INTO THE LOAM BY HEAVY RAKING TO AT LEAST ONE-HALF THE DEPTH OF THE LOAM.
5. APPLY FERTILIZER AND MIX WITH THE UPPER 2 INCHES OF LOAM.
6. DETERMINE APPROPRIATE MIXTURE FOR AREA TO BE SEEDED BASED ON EXAMINATION OF PROJECT PLANS. UNIFORMLY SPREAD THE SEED BY BROADCASTING OR HYDROSEEDING. IF BROADCASTING, LIGHTLY RAKE INTO THE PREPARED SURFACE AND ROLL. IF HYDROSEEDING, USE 4 TIMES THE RECOMMENDED RATE OF INOCULANT. AFTER SEED IS SPREAD, WATER THOROUGHLY WITH A FINE SPRAY.
7. SEEDING FOR PERMANENT COVER SHALL OCCUR BETWEEN SEPTEMBER 15 AND OCTOBER 15 AND BETWEEN APRIL 15 AND JUNE 15. SEEDING SHALL NOT BE DONE DURING WINDY WEATHER, WHEN THE GROUND IS FROZEN OR EXCESSIVELY WET OR OTHERWISE UNUSABLE.
8. WITHIN 24 HOURS AFTER SEEDING OPERATION, UNIFORMLY MULCH THE AREA WITH HAY. ANCHOR MULCH ON ALL SLOPES EXCEEDING 3 : 1 USING MULCH NETTING INSTALLED IN ACCORDANCE WITH THE MANUFACTURER.
9. PROTECT AND PREVENT AGAINST WASHOUTS, ANY WASHOUTS WHICH OCCUR SHALL BE PROMPTLY REGRADED AND RESEED.
10. WHEN IT IS IMPRACTICAL TO ESTABLISH PERMANENT GROWTH ON DISTURBED EARTH BY OCTOBER 15, A TEMPORARY SEED MIXTURE SHALL BE USED. WHEN TEMPORARY SEEDING CANNOT ESTABLISH VISIBLE GROWTH, THE DISTURBED AREA SHALL BE COVERED WITH SIX INCHES OF MULCH FOR THE WINTER.

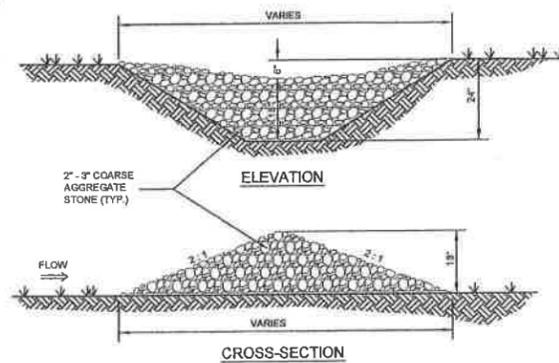
MAINTENANCE:
ALL SEEDED AREAS SHALL BE KEPT WATERED AND IN GOOD CONDITION. RESEED AS NECESSARY TO ESTABLISH HEALTHY UNIFORM GROWTH OVER THE ENTIRE SEEDED AREA. MAINTAIN SEEDED AREAS IN AN APPROVED CONDITION UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE REPAIRS FOR DAMAGE CAUSED BY EROSION.

APPLICATION RATES:

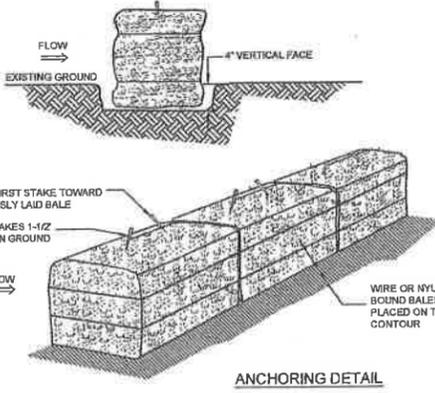
1. LOAM SHALL BE APPLIED AT A MINIMUM COMPACTED THICKNESS OF 4 INCHES.
2. LIME SHALL BE APPLIED AT A RATE OF 75 TO 100 POUNDS PER 1,000 S.F.
3. FERTILIZER SHALL BE APPLIED AT A RATE OF 30 POUNDS PER 1,000 S.F.
4. SEED MIXTURE FOR LAWN AREAS SHALL BE APPLIED AT A RATE OF AT LEAST 80 POUNDS PER ACRE OR 2 POUNDS PER 1,000 S.F.
5. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2 POUNDS PER 1,000 S.F.
6. SEED MIXTURE FOR SLOPE AREAS SHALL BE APPLIED AT A RATE OF 80 POUNDS PER ACRE OR 2 POUNDS PER 1,000 S.F.
7. SEED MIXTURE FOR STORMWATER MANAGEMENT AREAS SHALL BE APPLIED AT A RATE OF 70 POUNDS PER ACRE OR 1.5 POUNDS PER 1,000 S.F.
8. MULCH SHALL BE APPLIED AT A RATE OF 90 POUNDS PER 1,000 S.F.

MATERIALS:

1. LOAM USED FOR TOPSOIL SHALL BE FRIABLE, FERTILE, NATURAL FREE-DRAINING LOAM; FREE OF ROOTS, GRASS, STICKS, WEEDS, CLAY, SOD LUMPS, DEBRIS AND STONES LARGER THAN 1 INCH IN ANY DIMENSION. SOIL SHALL NOT BE EXCESSIVELY ACID OR ALKALINE AND CONTAIN NO TOXIC MATERIALS.
2. LIME SHALL BE GROUND LIMESTONE CONTAINING NO LESS THAN 85% CALCIUM AND MAGNESIUM CARBONATES.
3. FERTILIZER SHALL BE 10-20-20 COMMERCIAL GRADE.
4. SEED MIXTURE FOR LAWN AREAS SHALL BE 90% PURE LIVE SEED AND CONSIST OF THE FOLLOWING:
25% CREEPING RED FESCUE
25% KENTUCKY BLUEGRASS
25% REDTOP
25% MANHATTAN PERENNIAL RYEGRASS
5. TEMPORARY SEEDING MIXTURE SHALL BE AN APPROVED CONSERVATION MIX OR CONSIST OF THE FOLLOWING:
15% BLACKWELL OR SHELTER SWITCHGRASS
30% NAAGRA OR KAW BIG BLUESTEM
30% CAMPER OR BLAZE LITTLESTEM
15% NE-ZZ OR BLAZE SAND LOVEGRASS
10% VIKING BIRDSFOOT TREFLOIL
6. SEED MIXTURE FOR SLOPE AREAS SHALL BE 90% PURE LIVE SEED AND SHALL CONSIST OF THE FOLLOWING:
30% CREEPING RED FESCUE
40% PERENNIAL RYE GRASS
15% REDTOP
15% BIRDSFOOT TREFLOIL
*IN ADDITION TO THE MIX SPECIFIED ABOVE, CROWN VETCH SHALL BE USED ON ALL SLOPES STEEPER THAN 3 : 1. CROWN VETCH SHALL BE APPLIED AT A RATE OF 10 POUNDS PER ACRE AND INOCULUM SPECIFIC TO CROWN VETCH MUST BE USED.
7. SEED MIXTURE FOR STORMWATER MANAGEMENT AREAS, INCLUDING DETENTION BASINS AND VEGETATED TREATMENT SWALES SHALL CONSIST OF THE FOLLOWING:
25% CREEPING RED FESCUE
15% SWITCH GRASS
15% FOX SEDGE
15% CREEPING BENTGRASS
10% FLATPEA
20% WILDLOWER VARIETY
8. HAY USED FOR MULCH SHALL CONSIST OF MOWED AND PROPERLY CURED GRASS OR LEGUME MOWINGS, FREE FROM WEEDS, TWIGS, DEBRIS OR OTHER DELETERIOUS MATERIAL AND ROTT OR MOLD.



STONE CHECK DAM DETAIL
NOT TO SCALE
(MARCH 2008)



- CONSTRUCTION SPECIFICATIONS:**
1. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
 2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4\".
 3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD THE PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
 4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
 5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
 6. HAY BALE SHOULD BE FREE FROM ANY PLANT MATERIAL FOUND ON THE NEW HAMPSHIRE INVASIVE SPECIES LIST.

HAY BALE BARRIER
NOT TO SCALE
(MARCH 2008)

CONSTRUCTION SEQUENCE

1. FIRST CUT AND CLEAR TREES AND BRUSH ONLY WITHIN DESIGNATED LIMITS OF CLEARING AS NECESSARY TO FACILITATE PROPOSED CONSTRUCTION. ALL TREES, BRANCHES AND OTHER VEGETATIVE MATERIALS SHALL BE PROPERLY DISPOSED OF OFF SITE BY THE CONTRACTOR.
2. PRIOR TO COMMENCEMENT OF ANY EARTHMOVING OPERATIONS, ALL APPLICABLE TEMPORARY EROSION CONTROL MEASURES, INCLUDING SPECIFIED PERIMETER SILTATION FENCING AND STABILIZED CONSTRUCTION ENTRANCE SHALL BE IN PLACE AS SHOWN ON THE PROJECT PLANS.
3. COMPLETE GRUBBING OPERATIONS. ALL STAMPS AND SIMILAR ORGANIC DEBRIS SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR. NATIVE ORGANIC SOIL MATERIALS SUITABLE FOR USE AS TOPSOIL SHALL BE STOCKPILED WITHIN AREAS OUT OF THE WAY OF OTHER CONSTRUCTION ACTIVITIES AND DRAINAGE FLOW. STOCKPILES SHALL BE TEMPORARILY SEEDED WITH WINTER RYE AND BE SURROUNDED WITH HAY BALES AND/OR FABRIC SILTATION FENCE IN ORDER TO PREVENT LOSS DUE TO EROSION.
4. BEGIN EARTHMOVING OPERATIONS, COMMENCING WITH WORK NEEDED TO BALANCE SITE AND FACILITATE BUILDING FOUNDATION WALL CONSTRUCTION. PERMANENT DOWNSLOPE WORK SHALL BE PROTECTED FROM UPGRADIENT STORMWATER FLOW BY THE CONSTRUCTION OF TEMPORARY EARTHEN DIKES OR EXCAVATED SWALES.
5. ONCE BUILDING FOUNDATION WORK IS UNDERWAY, CONTINUE EARTHMOVING OPERATIONS UNTIL DESIGN SUBGRADE IS ACHIEVED.
6. INSTALL DRAINAGE SWALE SYSTEMS AND OTHER UTILITIES WORKING FROM LOW TO HIGH. INCOMPLETE WORK SHALL BE PROTECTED FROM SILTATION BY THE USE OF SILTATION BARRIERS AROUND SWALES UNTIL THE SITE HAS BECOME FULLY STABILIZED.
7. PLACE GRAVEL AND CRUSHED GRAVEL OVER PROPOSED DRIVEWAY, WALKS AND PARKING AREAS AND COMPACT IN SPECIFIED LIFT THICKNESS.
8. COMPLETE EXCAVATION/STABILIZATION GRADING ACTIVITIES. WHEN COMPLETE, IMMEDIATELY BEGIN TOPSOILING PROPOSED TURF AREAS USING STOCKPILED LOAM SUPPLEMENTED WITH BORROW LOAM, IF NECESSARY, TO LEAVE A THICKNESS OF 4 INCHES OF FRIABLE LOAM.
9. FINE GRADE ALL FUTURE TURF AREAS AND HYDROSEED WITH THE SPECIFIED SEED MIXTURE IMMEDIATELY AFTER FINE GRADING IS COMPLETED. ALL AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
10. INSTALL THE BINDER COURSE OF PAVEMENT OVER ALL DESIGNATED AREAS.
11. CONTINUE TO MONITOR AND RECTIFY MINOR SITE AND SLOPE EROSION UNTIL ENTIRE SITE APPEARS TO BE COMPLETELY STABILIZED AND VEGETATED WITH A HEALTHY STAND OF TURF OR GROUND COVER. MAINTAIN SPECIFIED SILTATION/EROSION CONTROL MEASURES THROUGH ONE WINTER.
12. INSTALL THE SPECIFIED WEARING COURSE OF PAVEMENT OVER THE BINDER COURSE.
13. COMPLETE INSTALLATION OF LANDSCAPING, SIGNAGE AND OTHER SITE AMENITIES.

EROSION CONTROL NOTES

1. EXPOSED EARTHWORK SHALL BE CONFINED TO AS LIMITED AN AREA AS IS PRACTICAL AT ANY GIVEN TIME THROUGHOUT THE CONSTRUCTION SEQUENCE. AT NO TIME SHALL MORE THAN ONE HALF ACRE OF SITE AREA BE IN AN UNSTABLE CONDITION. NO GIVEN AREA OF THE SITE SHALL BE LEFT IN AN UNSTABILIZED CONDITION FOR A PERIOD OF TIME EXCEEDING FIVE CALENDAR DAYS.
2. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH PROJECT PLANS. IN ADDITION, SIMILAR MEASURES SHALL BE INSTALLED WHERE AND WHEN THE FIELD CONDITION, OR FIELD OPERATION OF THE INDIVIDUAL SITE CONTRACTOR, MAY WARRANT. ALL TEMPORARY EROSION CONTROL MEASURES USED SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER 0.1\"/>

CONSTRUCTION DETAILS
UNICORN INDUSTRIAL PARK
MAP 170; LOT 38
25 CONSTITUTION DRIVE
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD: JOHN W. JAMER 97 SHADOW LAKE DRIVE SALEM, NH 03079 H.C.R.D. BK. 7186; PG. 2629	APPLICANT: JOHN W. JAMER 97 SHADOW LAKE DRIVE SALEM, NH 03079
--	---

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

REVISIONS				
No.	DATE	DESCRIPTION	BY	JM
1	01/14/09	DATE ONLY	JDM	
2	03/10/09	DATE ONLY	JDM	
3	10/15/12	UPDATE FOR NEW APPLICATION	JDL	
4	1/30/13	REUSE PER CLD COMMENTS	JDL	
5	06/20/13	REVISED PER PLANNING BOARD COMMENTS	JDM	
6	08/26/13	REVISED PER PLANNING BOARD COMMENTS	JDM	

DATE: OCTOBER 22, 2008 SCALE: AS SHOWN
PROJECT NO: 08-0515-1 SHEET 15 OF 15

Fairview Nursing Home Site Plan

Staff Report

September 11, 2013

SITE: 203 Lowell Road -- Map 216/Lot 2 -- SP# 05-13

ZONING: Business (B)

APPLICANT REPRESENTATIVES: Project Eng's., Tony Basso and Jeffrey Merritt.

PURPOSE OF PLAN: to amend the May 11, 2011 Site Plan approved by the Town of Hudson Planning Board. Improvements include a lot-line adjustment and adding 18 parking spaces to the site. Application Acceptance & Hearing.

PLAN UNDER REVIEW ENTITLED: Amended Master Site Plan Fairview Nursing Home Map 216; Lot 2, 203 Lowell Road, Hudson, NH prepared by Keach-Nordstrom Associates, Inc. dated: August 13, 2013 (no revision date), consisting of said Master Site Plan, which includes Notes 1 - 32 and Sheet Two – entitled: Amended Non-Residential Site Layout Plan Fairview Nursing Home, dated August 13, 2013 (no revision date). Said plans are attached hereto.

ATTACHMENTS:

1. Project Narrative, Site Plan application, and Photo of the project site, date stamped Aug. 20, 2013 – Attachment “A”.
2. Zoning, Assessing, Road Agent & Fire Comment Reports NOTE: no comments or outstanding issues cited in any of the attached reports – “B”.
3. Copy of executed and recorded Development Agreement for the most recently approved Fairview Nursing Home expansion project; this Agreement was entered into on the 6th day of June 2013 – “C”.

WAIVERS GRANTED with PREVIOUS SITE PLAN APPROVAL:

1. HTC 193-10(G) – Multiple Driveways on a Single Lot
2. HTC 193-10(H) – Driveway in Side Yard Setback
3. HTC 275-8(30) - Off-Street Loading Spaces
4. HTC 275-9(C) — Noise Study
5. HTC 289-6(D) -- Fiscal/Environmental Impact Study

OUTSTANDING ISSUES:

- a) Please note, because the proposed site change is minor, i.e., adding 2,358 sf of land from the abutting Map 216/Lot 003, and using this additional land to help create 18 additional parking spaces over what was primarily a paved driveway surface, the review of this plan was performed in-house.
- b) Approval of this Amended Site Plan will supersede the approved Site Plan of May 11, 2011, with all notes included in that Plan included in the present Plan. A new

Amended Development Agreement shall be recorded at the HCRD, together with this proposed Amended Site Plan, together with all easement documents, and the aforementioned documents shall be reviewed by Town Counsel prior to Planning Board endorsement of said Plan and Development Agreement.

APPLICATION TRACKING:

- 08/20/13 – Amended Site Plan application submitted.
- 09/11/13 - Initial public hearing scheduled.

RECOMMENDATION: For this hearing, staff recommends application acceptance and after conducting the hearing to approve the Amended Site Plan in accordance with the below-cited DRAFT MOTION. This recommendation takes into consideration the minor nature of the change, which includes a significant enhancement to the number of onsite parking spaces.

DRAFT MOTIONS:

I move to accept the Amended Site Plan application for the Fairview Nursing Home, located at 203 Lowell Road, Map 216/Lot 2.

Motion by: _____ Second: _____ Carried/Failed: _____

MOTION to APPROVE:

I move to approve the Amended Site Plan entitled: Amended Master Site Plan Fairview Nursing Home Map 216; Lot 2, 203 Lowell Road, Hudson, NH prepared by Keach-Nordstrom Associates, Inc. dated: August 13, 2013 (no revision date), consisting of said Master Site Plan, which includes Notes 1 - 32 and Sheet Two – entitled: Amended Non-Residential Site Layout Plan Fairview Nursing Home, dated August 13, 2013, in accordance with the following terms and conditions:

- 1) All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Amended Site Plan-of-Record (hereinafter referred to as the Plan).
- 2) Prior to the Planning Board endorsement of the Plan, the Development Agreement and all easement documents shall be favorably reviewed and recommended on by Town Counsel.
- 3) All improvements shown on the Plan, including Notes 1-32, shall be completed in their entirety and at the expense of the Applicant or his assigns.
- 4) As approved with the Site Plan previous to this Plan, a cost allocation procedure (CAP) amount of \$41,733.60 shall be paid prior to the issuance of a Certificate of Occupancy, as provided in the 2012 CAP Fee Matrix.
- 5) After the issuance of the foundation permit for the proposed expansion structure, as shown on the Plan, and prior to the issuance of each framing permit, the applicant shall submit to the Hudson Community Development Department a foundation “As-

Built” plan on a transparency and to the same scale as the approved Plan. The foundation “As-Built” plan shall include all structural dimensions and lot line setback measurements to the foundation and be stamped by a licensed land surveyor. Any discrepancy between the approved Plan and foundation “As-Built” plan shall be documented by the applicant and become part of the foundation “As-Built” submission, and in addition, shall be submitted in Electronic Form PDF.

- 6) Prior to the issuance of a final certificate of occupancy for the expansion, a L.L.S. certified “As-Built” Site Plan shall be provided to the Town of Hudson Community Development Department, confirming that the site conforms with the Site Plan-of-Record.
- 7) Exterior construction activities on the site shall be limited to between 7:00 A.M. and 7:00 P.M. Monday through Saturday. No exterior construction activities shall occur on Sunday.
- 8) This approval shall be subject to final engineering review, including approval of the SWPPP.
- 9) The applicant or his assigns, at his/her expense, shall be responsible for repairing all construction cuts, on Lowell Rd. (Rte. 3A), and this work shall be properly bonded with the Town of Hudson.
- 10) Install signage at the Lowell Road intersection, indicating, “Access Fairview Nursing Home at signal ahead”.
- 11) Other terms and conditions of approval are inscribed in Notes 1 – 32 of the Plan.

Motion by: _____ Second: _____ Carried/Failed: _____.

"A"

PRELIMINARY & FINAL SITE PLAN APPLICATION
FOR PLAN REVIEW (Also for Wireless)
TOWN OF HUDSON, NEW HAMPSHIRE



Date of Application: 08/16/13 Tax Map # 216 Lot # 2

Name of Project: Fairview Nursing Home (Amended)

Zoning District: Business (B) General SP# 05-13
(For Town Use) (For Town Use)

ZBA Action: _____

PROPERTY OWNER: DEVELOPER:

Name: Merrimack Real Estate Investors, LLC ~~To Merrimack Real Estate~~

Address: 203 Lowell Road ~~Investors, LLC~~
Hudson, NH 03051 ~~203 Lowell Road~~

Address: Hudson, NH 03051 ~~Hudson, NH 03051~~

Telephone # 407-876-3836 407-876-3836

Fax # _____

Email: beaulieutim@aol.com beaulieutim@aol.com

PROJECT ENGINEER SURVEYOR

Name: Steven Keach Anthony Basso

Address: 10 Commerce Park No., 3 10 Commerce Park No., 3

Address: Bedford, NH 03110 Bedford, NH 03110

Telephone # 603-627-2881 603-627-2881

Fax # 603-627-2915 603-627-2915

Email: skeach@keachnordstrom.com abasso@keachnordstrom.com

PURPOSE OF PLAN:

To amend the May 11, 2011 site plan approved by the
Town of Hudson Planning Board. Improvements include a
lot line adjustment and additional parking spaces.

Plan Routing Date: <u>8-21-13</u>	For Town Use <u>PRB mts</u>	Sub/Site Date: <u>9-11-13</u>
<input type="checkbox"/> I have no comments <input type="checkbox"/> I have comments (attach to form)		
Title: _____		Date: _____
(Initials)		
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: _____		

SITE DATA SHEET

PLAN NAME: Fairview Nursing Home

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 216 LOT 2

DATE: 08/16/13

Location by Street 203 Lowell Road

Zoning: Business (B)

Proposed Land Use: Health Care Facility

Existing Use: Health Care Facility

Surrounding Land Use(s): Mixed Business/Industrial

Number of Lots Occupied: 1

Existing Area Covered by Building: 75,329 sf

Existing Buildings to be removed: 0 sf

Proposed Area Covered by Building: 0 sf

Open Space Proposed: 37.7%

Open Space Required: 35%

Total Area: S.F.: 221,118 Acres: 5.076

Area in Wetland: _____ Area Steep Slopes: _____

Required Lot Size: _____

Existing Frontage: _____

Required Frontage: _____

Building Setbacks: Required* Proposed

Front: _____

Side: _____

Rear: _____

**SITE PLAN DATA SHEET
(Continued)**

Flood Zone Reference: FIRM MAP 3300920656D, Panel#656, 9/25/09

Width of Driveways: N/A

Number of Curb Cuts: N/A

Proposed Parking Spaces: Additional 18 spaces

Required Parking Spaces: _____

Basis of Required Parking (Use): _____

Dates/Case #/Description/Stipulations
of ZBA, Conservation Commission,
NH Wetlands Board Actions: _____
(Attach stipulations on separate sheet)

Hudson Town Code		
<u>Waivers Requested:</u>	<u>Reference</u>	<u>Regulation Description</u>
	1. _____	_____
	2. _____	_____
	3. _____	_____
	4. _____	_____
	5. _____	_____
	6. _____	_____
	7. _____	_____
	8. _____	_____

(Left column for Town Use)

Impact Fees:
C.A.P Fee: _____

Development Agreement
Proposed: _____

<i>For Town Use</i>	
Data Sheet Checked By: _____	Date: _____

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

Thirty (30) days prior to Planning Board Meeting, a complete site plan to include all supporting materials/documents must be submitted in final form. The site plan shall comply with the following specifications/requirements:

Applicant
Initials

Staff
Initials

- PNJ a) 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.
- PNJ b) A Site Plan narrative, describing the purpose, locations, long-range plans, impacts on traffic, schools, and utilities
- PNJ c) Plan scale at not less the one inch equals fifty feet (1" = 50')
- PNJ d) Locus plan with 1,000' minimum radius of site to surrounding area
- PNJ e) Plan date by day/month/year
- PNJ f) Revision block inscribed on the plan
- PNJ g) Planning Board approval block inscribed on the plan
- PNJ h) Title of project inscribed on the plan
- PNJ i) Names and addresses of property owners and their signatures inscribed on the plan
- PNJ j) North point inscribed on the plan
- PNJ k) Property lines: exact locations and dimensions
- PNJ l) Square feet and acreage of site
- N/A m) Square feet of each building (existing and proposed)
- PNJ n) Names and addresses of bordering abutters, as shown on Tax Assessor's records not more than five (5) days prior to application date to be listed on the plan.

[Handwritten signature]

ALWAYS APPROVED

[Handwritten signature]

Applicant
Initials

Staff
Initials

- PNJ ak) Buffer as required by site plan regulations
- PNJ al) Green and open space requirements met with both types of spaces inscribed on the plan
- PNJ am) 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 shall be inscribed on the plan.
- PNJ an) 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.
- PNJ ao) "Valid for one year after approval" statement inscribed on the plan.
- PNJ ap) Loading bays/docks
- PNJ aq) State of New Hampshire engineer's stamp, signature, surveyor's stamp, and signature
- N/A ar) Error of closure (1 in 10,000 or better)
- PNJ as) Drafting errors/omissions
- PNJ at) Developer names, addresses, telephone numbers and signatures
- PNJ au) Photographs, electronic/digital display or video of site and area
- N/A av) Attach one (1) copy of the building elevations
- N/A aw) Fiscal impact study
- N/A ax) Traffic study
- N/A ay) Noise study

PNJ
PNJ

PNJ

PNJ
PNJ
PNJ
PNJ

N/A LLR INCLUDES THIS NOTE.

PNJ
PNJ
N/A
N/A
N/A
N/A

} ALREADY APPROVED

Applicant
Initials

Staff
Initials

N/A az)

Copies of any proposed or existing easements, covenants, deed restrictions, right of way agreements or other similar documents

N/A AIRWAY APPROVED

PNJ ba)

Copy of applicable Town, State, Federal approval/permits to include but not limited to the following:

JC

- industrial discharge application
- sewer application
- flood plain permit
- wetlands special exception
- variance
- erosion control permit (149:8a)
- septic construction approval
- dredge and fill permit
- curb cut 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.

PNJ bb)

Presentation plan (colored, with color-coded bar chart)

JC

PNJ bc)

Fees paid to clerk

PNJ bd)

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. Note: for all subsequent meetings involving revised plans, five 22" x 34" copies of said plan shall be brought to the meeting for distribution to the board members.

JC

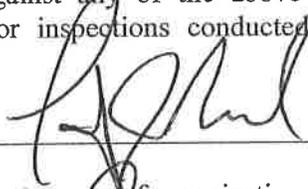
*Under the purview of the Planning Board, any and all items may be waived.

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

I hereby apply for Site 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 Site Plan specifications or application form are incomplete, the application will be considered rejected.

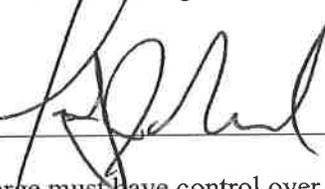
Pursuant to RSA 674:1-IV, the owner(s) by the filing of this application as indicated above, hereby given permission for any member of the Hudson Planning Board, the Town Engineer, the Conservation Commission and such agents or employees of the Town or other persons as the Planning Board may authorize, 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 to 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/or inspections conducted on his/her (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.

APPLICATION IS DUE AT NOON 21 days prior to the Planning Board Meeting. (The date the Agenda is CLOSED.) Any applications received after that time will be deferred until the next available meeting.

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

FOOTNOTES:

1. In the event of the denial of a plan, the recording fees collected will not be reimbursed, but will instead be used as an additional fee to help defray administrative costs associated with a denial.
2. The "Review Fees" are fees estimated necessary to offset costs incurred to review and/or compile plans, data, or other information relative to the proposal.
3. The "Amount Due" does not include fees for studies or reviews as authorized in Section G-2 of this regulation.
4. Fees must be paid in full prior to the commencement of any formal review by the Town of Hudson.

STATUS:

DATE:

- | | | |
|--|--|------------------|
| <input type="checkbox"/> 1. | Application incomplete | _____ |
| <input checked="" type="checkbox"/> 2. | Application complete. Include any applicable requested waivers, fees paid, routing sheet returned | 8/23/13
_____ |
| _____ 3. | Application formally accepted or denied by Planning Board (90-day review clock by RSA 674:43 to start upon acceptance granted) | _____ |
| _____ 4. | Final approval granted or denied | _____ |
| _____ 5. | Comments: | _____ |
| | | _____ |
| | | _____ |
| | | _____ |
| | | _____ |
| | | _____ |
| | | _____ |

August 16, 2013

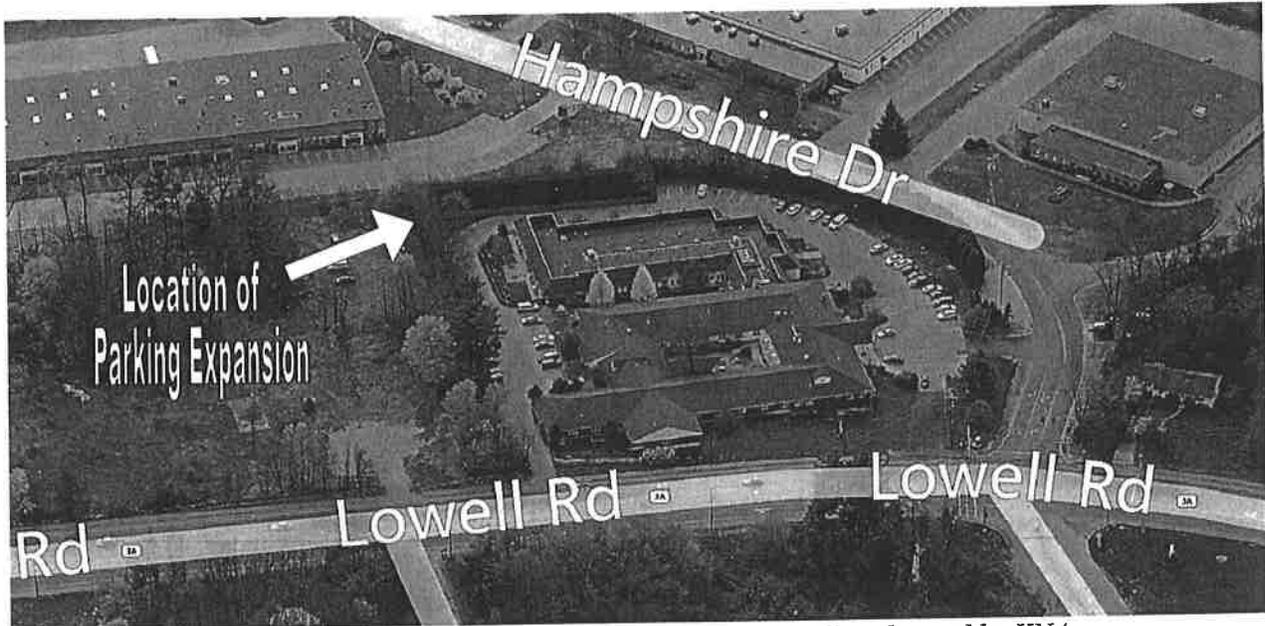
Projective Narrative

Fairview Nursing Home
Map 216; Lot 2
203 Lowell Road
Hudson, NH 03051

The subject property is located at 203 Lowell Road, and is referenced on Hudson's Tax Map 216 as Lot 2. The 5.076 acre parcel is home to the Fairview Nursing Home facility in Hudson's Business (B) Zoning District. The proposal calls for a minor parking lot amendment to the May 11, 2011 site plan approved by the Town of Hudson Planning Board per the applicant's request. The minor site improvements involve the creation of 18 additional parking spaces along the western side of the existing building and parking area. Immediately following the amended site plans, the applicant will submit a commensurate Lot Line Adjustment plan. The proposed Lot Line Adjustment will provide the additional real estate required to accommodate the proposed parking expansion.

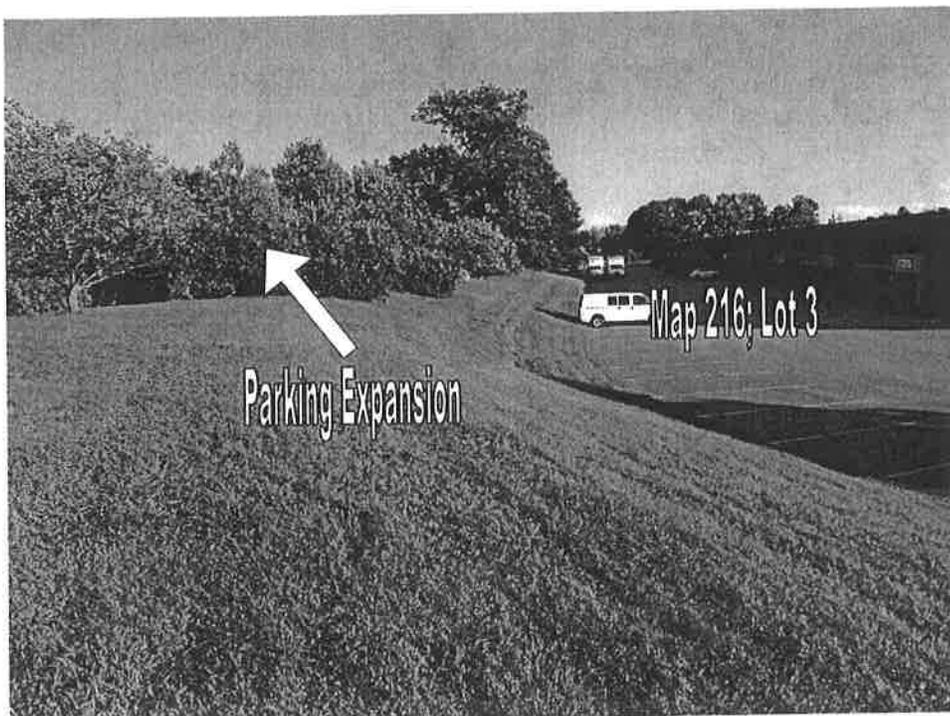


Photo No. 1: A bird's eye view of the subject parcel (Map 216, Lot 2).



'2013 Aerial image digitally captured and graphically enhanced by KNA

Photo No. 2: A look toward the area of work from the abutting property (Map 216, Lot 3). The parking expansion will occur on the opposite side of the trees.



August, 2013 image digitally captured by KNA

"B"



PRELIMINARY & FINAL SITE PLAN APPLICATION
FOR PLAN REVIEW (Also for Wireless)
TOWN OF HUDSON, NEW HAMPSHIRE

Date of Application: 08/16/13 Tax Map # 216 Lot # 2

Name of Project: Fairview Nursing Home (Amended)

Zoning District: Business (B) General SP# 05-13
(For Town Use) (For Town Use)

ZBA Action: _____

PROPERTY OWNER: DEVELOPER:

Name: Merrimack Real Estate Investors, LLC Merrimack Real Estate Investors, LLC
Address: 203 Lowell Road 203 Lowell Road
Address: Hudson, NH 03051 Hudson, NH 03051
Telephone # 407-876-3836 407-876-3836
Fax # _____

Email: beaulieutim@aol.com beaulieutim@aol.com

PROJECT ENGINEER SURVEYOR

Name: Steven Keach Anthony Basso
Address: 10 Commerce Park No., 3 10 Commerce Park No., 3
Address: Bedford, NH 03110 Bedford, NH 03110
Telephone # 603-627-2881 603-627-2881
Fax # 603-627-2915 603-627-2915

Email: skeach@keachnordstrom.com abasso@keachnordstrom.com

PURPOSE OF PLAN:

To amend the May 11, 2011 site plan approved by the Town of Hudson Planning Board. Improvements include a lot line adjustment and additional parking spaces.

For Town Use <u>PRMTO</u>	
Plan Routing Date: <u>8-21-13</u>	Sub/Site Date: <u>9-11-13</u>
<input checked="" type="checkbox"/> I have no comments <input type="checkbox"/> I have comments (attach to form)	
<u>Wto</u> (Initials)	Title: <u>Z.A.</u> Date: _____
DEPT: _____ Engineering _____ Assessor _____ Police _____ Fire _____ Planning _____ Consultant _____ Highway Department	
Fees Paid: _____	



PRELIMINARY & FINAL SITE PLAN APPLICATION
FOR PLAN REVIEW (Also for Wireless)
TOWN OF HUDSON, NEW HAMPSHIRE

Date of Application: 08/16/13 Tax Map # 216 Lot # 2

Name of Project: Fairview Nursing Home (amended)

Zoning District: Business (B) General [redacted]
(For Town Use) (For Town Use)

ZBA Action: _____

PROPERTY OWNER: DEVELOPER:

Name: <u>Merrimack Real Estate Investors, LLC</u>	Name: <u>Merrimack Real Estate Investors, LLC</u>
Address: <u>203 Lowell Road</u>	Address: <u>203 Lowell Road</u>
Address: <u>Hudson, NH 03051</u>	Address: <u>Hudson, NH 03051</u>
Telephone # <u>407-876-3836</u>	Telephone # <u>407-876-3836</u>
Fax # _____	Fax # _____
Email: <u>beaulieutim@aol.com</u>	Email: <u>beaulieutim@aol.com</u>

PROJECT ENGINEER

SURVEYOR

Name: <u>Steven Keach</u>	Name: <u>Anthony Basso</u>
Address: <u>10 Commerce Park No., 3</u>	Address: <u>10 Commerce Park No., 3</u>
Address: <u>Bedford, NH 03110</u>	Address: <u>Bedford, NH 03110</u>
Telephone # <u>603-627-2881</u>	Telephone # <u>603-627-2881</u>
Fax # <u>603-627-2915</u>	Fax # <u>603-627-2915</u>
Email: <u>skeach@keachnordstrom.com</u>	Email: <u>abasso@keachnordstrom.com</u>

PURPOSE OF PLAN:

To amend the May 11, 2011 site plan approved by the Town of Hudson Planning Board. Improvements include a lot line adjustment and additional parking spaces.

For Town Use <u>PB MTS</u>	
Plan Routing Date: <u>8-21-13</u>	Sub/Site Date: <u>9-11-13</u>
<input checked="" type="checkbox"/> I have no comments <input type="checkbox"/> I have comments (attach to form)	
<u>KB</u> (Initials)	Title: <u>ROAD ACENT</u> Date: <u>8/22/13</u>
DEPT: _____ Zoning _____ Engineering _____ Assessor _____ Police _____ Fire _____ Planning _____ _____ Consultant _____ Highway Department _____	
Fees Paid: _____	



PRELIMINARY & FINAL SITE PLAN APPLICATION
FOR PLAN REVIEW (Also for Wireless)
TOWN OF HUDSON, NEW HAMPSHIRE

Date of Application: 08/16/13 Tax Map # 216 Lot # 2
Name of Project: Fairview Nursing Home (amended)
Zoning District: Business (B) General SP# 05-13
(For Town Use) (For Town Use)

ZBA Action: _____

PROPERTY OWNER: DEVELOPER:

Name: Merrimack Real Estate Investors, LLC Merrimack Real Estate Investors, LLC
Address: 203 Lowell Road 203 Lowell Road
Address: Hudson, NH 03051 Hudson, NH 03051
Telephone # 407-876-3836 407-876-3836
Fax # _____
Email: beaulieutim@aol.com beaulieutim@aol.com

PROJECT ENGINEER

SURVEYOR

Name: Steven Keach Anthony Basso
Address: 10 Commerce Park No., 3 10 Commerce Park No., 3
Address: Bedford, NH 03110 Bedford, NH 03110
Telephone # 603-627-2881 603-627-2881
Fax # 603-627-2915 603-627-2915
Email: skeach@keachnordstrom.com abasso@keachnordstrom.com

PURPOSE OF PLAN:

To amend the May 11, 2011 site plan approved by the
Town of Hudson Planning Board. Improvements include a
lot line adjustment and additional parking spaces.

For Town Use PB MTS
Plan Routing Date: 8-21-13 Sub/Site Date: 9-11-13
 I have no comments I have comments (attach to form)
SOB Title: Deputy Fire Chief Date: 8/23/13
(Initials)
DEPT: _____ Zoning _____ Engineering _____ Assessor _____ Police _____ Fire _____ Planning _____
_____ Consultant _____ Highway Department
Fees Paid: _____



PRELIMINARY & FINAL SITE PLAN APPLICATION
FOR PLAN REVIEW (Also for Wireless)
TOWN OF HUDSON, NEW HAMPSHIRE

Date of Application: 08/16/13 Tax Map # 216 Lot # 2

Name of Project: Fairview Nursing Home (amended)

Zoning District: Business (B) General [redacted]
(For Town Use) (For Town Use)

ZBA Action: _____

PROPERTY OWNER: DEVELOPER:

Name: <u>Merrimack Real Estate Investors, LLC</u>	Name: <u>Merrimack Real Estate Investors, LLC</u>
Address: <u>203 Lowell Road</u>	Address: <u>203 Lowell Road</u>
Address: <u>Hudson, NH 03051</u>	Address: <u>Hudson, NH 03051</u>
Telephone # <u>407-876-3836</u>	Telephone # <u>407-876-3836</u>
Fax # _____	Fax # _____
Email: <u>beaulieutim@aol.com</u>	Email: <u>beaulieutim@aol.com</u>

PROJECT ENGINEER

SURVEYOR

Name: <u>Steven Keach</u>	Name: <u>Anthony Basso</u>
Address: <u>10 Commerce Park No., 3</u>	Address: <u>10 Commerce Park No., 3</u>
Address: <u>Bedford, NH 03110</u>	Address: <u>Bedford, NH 03110</u>
Telephone # <u>603-627-2881</u>	Telephone # <u>603-627-2881</u>
Fax # <u>603-627-2915</u>	Fax # <u>603-627-2915</u>
Email: <u>skeach@keachnordstrom.com</u>	Email: <u>abasso@keachnordstrom.com</u>

PURPOSE OF PLAN:

To amend the May 11, 2011 site plan approved by the Town of Hudson Planning Board. Improvements include a lot line adjustment and additional parking spaces.

For Town Use PRMIS

Plan Routing Date: 8-21-13 Sub/Site Date: 9-11-13

I have no comments I have comments (attach to form)

Title: _____ Date: _____

(Initials)

DEPT: _____ Zoning _____ Engineering _____ Assessor [initials] Police _____ Fire _____ Planning _____
 _____ Consultant _____ Highway Department _____

Fees Paid: _____

#546
Hudson Planning

FEES:	30.66
SURCHARGE:	2.00
CASH:	0

"C"

SITE PLAN DEVELOPMENT AGREEMENT

This Agreement is entered into this 6th day of June 2013, between Merrimac Real Estate Investors, LLC, Owner "Fairview Nursing Home", and the Town of Hudson, a municipal corporation, at 12 School Street, Hudson, New Hampshire. It represents the understanding of the parties regarding the granting by the Hudson Planning Board of site plan approval in accordance with the ordinances of the Town of Hudson, and to contain improvements pursuant to the plans and conditions referenced below.

WHEREAS, the Applicant is proposing to construct an expansion of the existing nursing home facility to add 58 new beds and the associated access and parking improvements;

WHEREAS, the Hudson Planning Board has been duly authorized to regulate the subdivision of land and to approve and disapprove site plans for multifamily dwelling units and nonresidential developments pursuant to RSA 674 et seq.

WHEREAS, Applicant has applied for approval for the above described project in compliance with Town zoning ordinances and the rules and regulations of Hudson Planning Board.

WHEREAS, site plan approval is conditioned upon the execution of a Development Agreement.

In consideration for the Hudson Planning Board granting site plan approval, the parties hereby agree as follows:

Final site plan approval is granted for the Site Plan entitled: "Site Plan Fairview Nursing Home", Map 216; Lot 2, 203 Lowell Road, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., dated: November 2, 2012, last revised on January 21, 2013, consisting of a Cover Sheet and Sheets 1-18, and Notes 1-32, Hillsborough County Registry of Deeds Plan No. HCRD# 37713, in accordance with the following terms and conditions:

- 1) All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Site Plan-of-Record.
- 2) Prior to the Planning Board endorsement of the Site Plan, the Development Agreement and all covenant and easement documents shall be favorably reviewed and recommended on by Town Counsel.
- 3) All improvements shown on the Site Plan-of-Record, including Notes 1-32, shall be completed in their entirety and at the expense of the Applicant or his assigns.
- 4) A cost allocation procedure (CAP) amount of \$41,733.60 shall be paid prior to the issuance of a Certificate of Occupancy, as provided in the 2012 CAP Fee Matrix, and shall be added to the Plan as Note 32.
- 5) After the issuance of the foundation permit for the proposed expansion structure, as shown on the Plan, and prior to the issuance of each framing permit, the applicant shall submit to the Hudson Community Development Department a foundation "As-Built" plan on a transparency and to the same scale as the approved Plan. The foundation "As-Built" plan shall include all structural dimensions and lot line setback measurements to the foundation and be stamped by a licensed land surveyor. Any discrepancy between the approved Plan and foundation "As-Built" plan shall be documented by the applicant and become part of the foundation "As-Built" submission, and in addition, shall be submitted in Electronic Form PDF.
- 6) Prior to the issuance of a final certificate of occupancy for the expansion, a L.L.S. certified "As-Built" Site Plan shall be provided to the Town of Hudson Community Development Department, confirming that the site conforms with the Site Plan-of-Record.
- 7) Exterior construction activities on the site shall be limited to between 7:00 A.M. and 7:00 P.M. Monday through Saturday. No exterior construction activities shall occur on Sunday.
- 8) This approval shall be subject to final engineering review, including approval of the SWPPP.
- 9) The applicant or his assigns, at his/her expense, shall be responsible for repairing all construction cuts, on Lowell Rd. (Rte. 3A), and this work shall be properly bonded with the Town of Hudson.
- 10) Signage shall be installed at the Lowell Road driveway to read: "Access Fairview Nursing Home at signal ahead".
- 11) Access covenant and restriction language shall be added to the Plan, and subject to Attorney review.

I

All conditions contained in the notes of the plan are incorporated herein by reference as approved by the Planning Board. Furthermore, all representations of fact or intention made by the applicant or any of applicant's representatives during testimony before the Planning Board relative to the obtaining of approval of this plan, shall be considered conditions of this approval regardless of the fact that such fact or intentions were not specifically stated as part of the motion to grant.

II

Applicant shall comply with all subdivision, site review and zoning regulations which have been promulgated by the Town and which are in effect as of the date of this Agreement. If this Agreement contains terms, including but not limited to variance and special exception stipulations granted by the Hudson Zoning Board of Adjustment, which are stricter or impose higher standards than the above-mentioned regulations, the stricter or higher standards shall control. All improvements shall meet the standards of workmanship as required by the Town, as required by the New Hampshire Department of Environmental Services, as required by the New Hampshire Department of Transportation, and as required by the New Hampshire Wetlands Board.

III

Applicant shall obtain all necessary local, state and federal permits prior to commencing work and shall comply fully with their terms.

IV

Applicant shall comply with the plan as submitted to, reviewed by and approved by the Planning Board, including but not limited to, notations set forth on the plan. Deviation from or amendments to the plan may only be made with the written approval of the Planning Board, or the Town Engineer, as appropriate.

V

Applicant acknowledges that it will have sole responsibility for ensuring the quality of the construction and that Applicant will not hold the Town, building inspector or other officers, employees, agents or assigns of the Town responsible for any claims, damages, fees or costs alleged to be incurred on account of the Town's negligent inspection of the improvements to be constructed. Similarly, Applicant agrees to hold harmless and indemnify the Town for any claims, damages, fees or costs sought or asserted by third parties against the Town on the grounds of negligent or improper inspection of the construction of the improvements called for herein.

VI

Applicant shall provide and install erosion and sedimentation control measures as required by the plan, by RSA 149-M, and as deemed necessary by the Town Engineer or his designated agent.

VII

The Applicant shall be responsible for any off-site problems, which arise from this construction. This includes, but is not limited to, erosion, runoff, sedimentation, drainage, and property damage by construction equipment, including damage to existing streets, sewers and drainage systems. Upon notification by the Town in writing, the developer must submit a plan within one week to remedy the problem. The Town Engineer division shall then set a construction schedule in consultation with the developer so that the problem can be corrected as soon as practical.

VIII

It is the intent of the signatories to the Agreement that only they can sue to enforce the Agreement's terms. The Agreement confers no rights on third parties.

IX

The Applicant's promise to perform improvements incorporated herein is an obligation independent from any alleged breach by the Town, once the Planning Board has given the developer site plan/subdivision approval and work on the site has begun.

X

Applicant shall notify the Town Engineer at least sixty (60) days prior to anticipated construction. A pre-construction meeting shall be held at least thirty (30) days prior to commencement of construction. A three-party inspection agreement and any other pertinent documents shall be finalized prior to the pre-construction meeting.

XI

The Agreement to complete bonded or otherwise secured improvements is not contingent upon the commencement of work on the site or on the sale of any of the lots or property contained in the approved plan.

XII

At the time of plan recording, Applicant shall also execute and deliver to the Town easements for sewer, drainage, water, utilities as may be specified by the Hudson Planning Board, or otherwise specified on the plan.

XIII

The Applicant shall remove all waste from the particular site prior to the issuance of any Certificate of Completion or occupancy permit. All waste will be removed in compliance with applicable Town, State and Federal regulations.

XIV

Prior to commencing construction, Applicant agrees to pay all fees as required by all ordinances and regulations of the Town in effect at the time of this Agreement, as well as any other fees imposed by the Hudson Planning Board, upon application for a building permit, unless phased payments are provided for. Applicant shall have an affirmative obligation to supplement this fee schedule, as information about the number of dwelling units per lot becomes available.

XV

Applicant agrees that if in the future the Town determines that Applicant has committed a material breach of this Agreement or has violated any Town zoning, subdivision, site plan or any State land use or environmental law or regulation or building code, and said material breach or violation is decided against Applicant by a court of competent jurisdiction in a legal action by the Town against Applicant, Applicant agrees to pay, on demand, all reasonable attorney fees, court costs, sheriff charges and related costs incurred by the Town in connection with the breach or violation to the extent that said fees, costs and charges would not have been incurred had the breach or violation not occurred.

XVI

A note shall be added to the recorded plan. This note shall state the existence of this Development Agreement, and that a copy of it is on file with the Planning Department or other designated Town department. This Agreement shall be recorded with the plan.

XVII

This agreement shall run with the land and shall be binding on any subsequent purchaser of the proposed development on applicant's heirs and assigns, and on any successor entity.

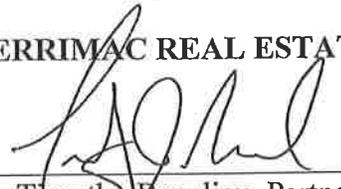
XVIII

Severability: If any section, clause, provision, article or portion of this contract shall be invalidated by any court of competent jurisdiction, such holding shall not invalidate any other section of this Agreement.

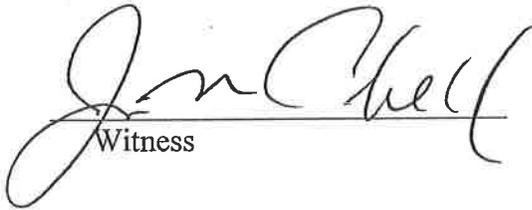
IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first written above.

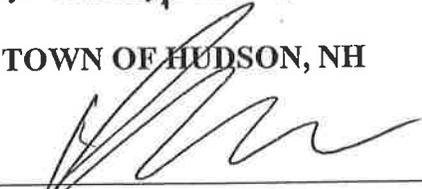

Witness

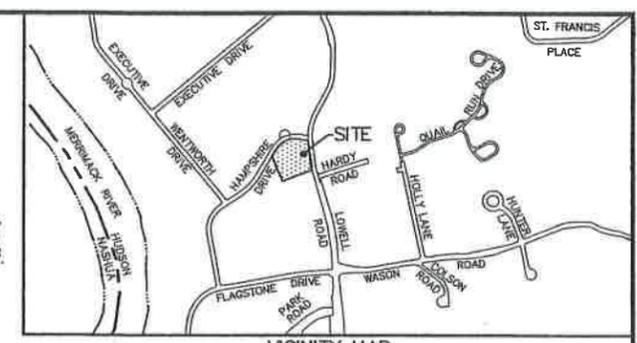
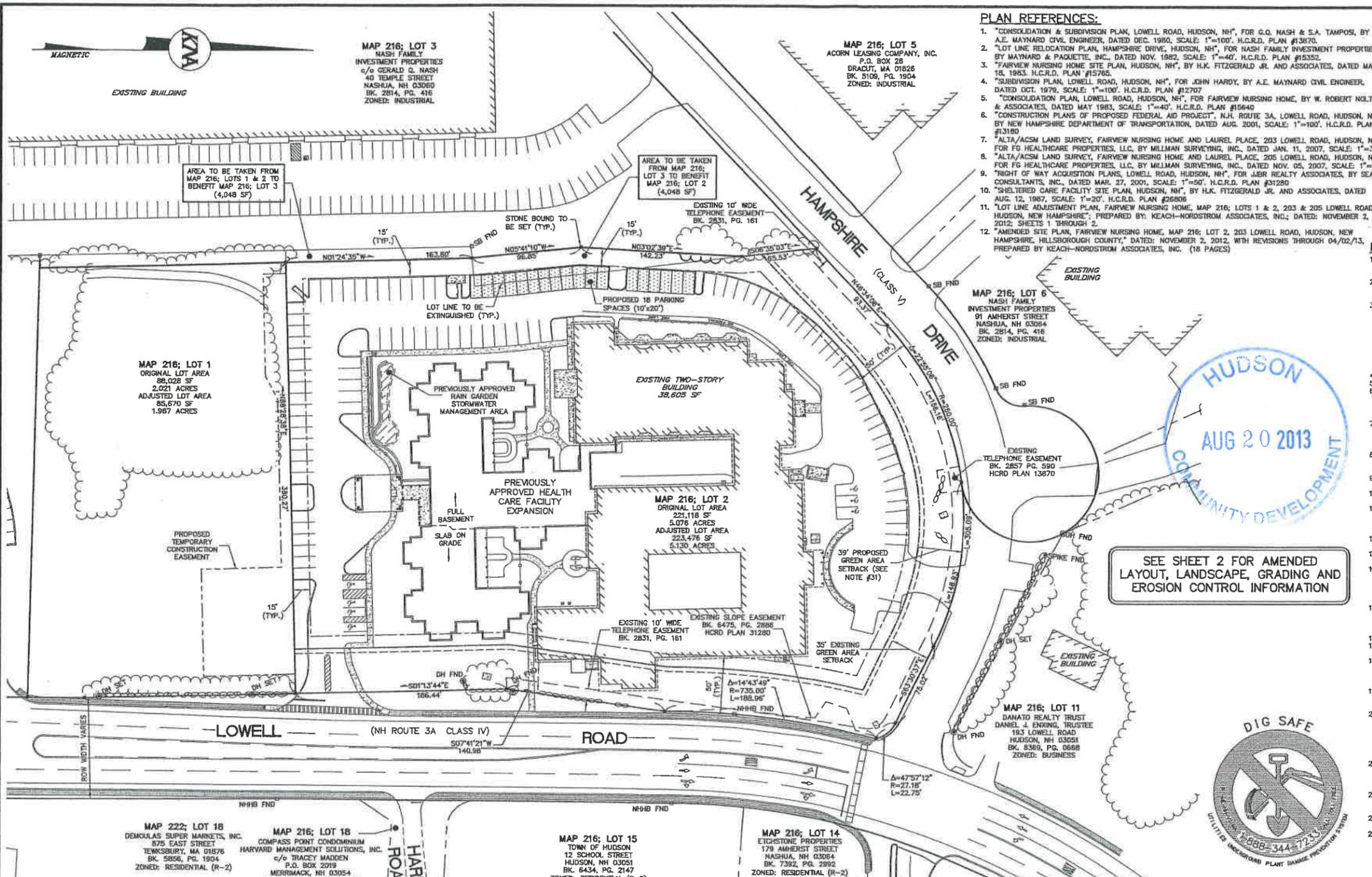
MERRIMAC REAL ESTATE INVESTORS, LLC


by: Timothy Beaulieu, Partner

TOWN OF HUDSON, NH


Witness


by: Vincent Russo, Chairman
Hudson Planning Board



- PLAN REFERENCES:**
- "CONSOLIDATION & SUBDIVISION PLAN, LOWELL ROAD, HUDSON, NH", FOR G.O. NASH & S.A. TAMPOS, BY A.E. MAYNARD CIVIL ENGINEER, DATED DEC. 1980, SCALE: 1"=100', H.C.R.D. PLAN #13170.
 - "LOT LINE RELOCATION PLAN, HAMPSHIRE DRIVE, HUDSON, NH", FOR NASH FAMILY INVESTMENT PROPERTIES, BY MAYNARD & PAQUETTE, INC., DATED NOV. 1982, SCALE: 1"=40', H.C.R.D. PLAN #15352.
 - "FAIRVIEW NURSING HOME SITE PLAN, HUDSON, NH", BY H.K. FITZGERALD JR. AND ASSOCIATES, DATED MAY 16, 1983, H.C.R.D. PLAN #15765.
 - "SUBDIVISION PLAN, LOWELL ROAD, HUDSON, NH", FOR JOHN HARDY, BY A.E. MAYNARD CIVIL ENGINEER, DATED OCT. 1979, SCALE: 1"=100', H.C.R.D. PLAN #12707.
 - "CONSOLIDATION PLAN, LOWELL ROAD, HUDSON, NH", FOR FAIRVIEW NURSING HOME, BY W. ROBERT NOLTE & ASSOCIATES, DATED MAY 1983, SCALE: 1"=40', H.C.R.D. PLAN #15640.
 - "CONSTRUCTION PLANS OF PROPOSED FEDERAL AID PROJECT, N.H. ROUTE 3A, LOWELL ROAD, HUDSON, NH, BY NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, DATED AUG. 2001, SCALE: 1"=100', H.C.R.D. PLAN #31180.
 - "ALTA/ACSM LAND SURVEY, FAIRVIEW NURSING HOME AND LAUREL PLACE, 203 LOWELL ROAD, HUDSON, NH, FOR FG HEALTHCARE PROPERTIES, L.L.C. BY MILLMAN SURVEYING, INC., DATED JAN. 11, 2007, SCALE: 1"=30'.
 - "ALTA/ACSM LAND SURVEY, FAIRVIEW NURSING HOME AND LAUREL PLACE, 205 LOWELL ROAD, HUDSON, NH, FOR FG HEALTHCARE PROPERTIES, L.L.C. BY MILLMAN SURVEYING, INC., DATED NOV. 05, 2007, SCALE: 1"=30'.
 - "RIGHT OF WAY ACQUISITION PLANS, LOWELL ROAD, HUDSON, NH", FOR J&R REALTY ASSOCIATES, BY SEA CONSULTANTS, INC., DATED MAR. 27, 2001, SCALE: 1"=50', H.C.R.D. PLAN #31280.
 - "SHELTERED CARE FACILITY SITE PLAN, HUDSON, NH", BY H.K. FITZGERALD JR. AND ASSOCIATES, DATED AUG. 12, 1987, SCALE: 1"=20', H.C.R.D. PLAN #28066.
 - "LOT LINE ADJUSTMENT PLAN, FAIRVIEW NURSING HOME, MAP 216; LOTS 1 & 2, 203 & 205 LOWELL ROAD, HUDSON, NEW HAMPSHIRE", PREPARED BY: KEACH-NORDSTROM ASSOCIATES, INC., DATED: NOVEMBER 2, 2012, SHEETS 1 THROUGH 2.
 - "AMENDED SITE PLAN, FAIRVIEW NURSING HOME, MAP 216; LOT 2, 203 LOWELL ROAD, HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY", DATED: NOVEMBER 2, 2012, WITH REVISIONS THROUGH 04/02/13, PREPARED BY KEACH-NORDSTROM ASSOCIATES, INC. (18 PAGES)

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO AMEND THE APRIL 25, 2012 FAIRVIEW NURSING HOME SITE PLAN APPROVAL, WITH THE PROPOSED 18 SPACE PARKING LOT EXPANSION AND ASSOCIATED LOT LINE ADJUSTMENT BETWEEN MAP 216, LOTS 1, AND 2.
 - TOTAL SITE AREA MAP 216; LOT 2:
ORIGINAL LOT AREA = 221,118 SF, OR 5.076 ACRES
ADJUSTED LOT AREA = 223,476 SF, 5.130 ACRES
 - PRESENT ZONING: BUSINESS (B)
MINIMUM LOT REQUIREMENTS:
- LOT AREA: 30,000 SF (WITH WATER AND SEWER)
- LOT FRONTAGE: 150 FT (ARTERIAL/COLLECTOR)
- MINIMUM BUILDING SETBACKS:
LOCAL ROAD/COLLECTOR/ARTERIAL
- FRONT: 50 FT
- SIDE: 15 FT
- REAR: 15 FT
 - MAP 216; LOT 2 INDICATES TOWN OF HUDSON TAX ASSESSORS MAP AND LOT NUMBER.
 - SITE IS SERVICED BY MUNICIPAL WATER AND SEWER.
 - PARKING:
BASIS: 1 SPACE/5 PATIENTS REQUIRED
REQUIRED: 170 BEDS/5 = 34 SPACES
PROVIDED: 117 SPACES (INCLUDES 7 HANDICAP SPACES)
 - LOADING:
REQUIRED: 1 SPACE FOR FIRST 5,000 SF + 1 SPACE FOR EACH ADDITIONAL 10,000 SF (34,724 SF) = 1 + 3 = 4 SPACES REQUIRED
PROVIDED: 1 SPACE EXISTING
 - OPEN SPACE:
REQUIRED: 35%
PROVIDED: 37.7% (AS AMENDED)
 - SITE LIGHTING SHALL BE AS SHOWN ON THE PLAN, DIRECTED ONTO SITE, AND SHALL CONFORM WITH ALL APPLICABLE TOWN OF HUDSON ZONING REGULATIONS.
 - SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION AND GRADING.
 - IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN IN ANYWAY WHATSOEVER, OR CONVERT OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE TOWN OF HUDSON PLANNING BOARD.
 - TRASH PICK-UP SHALL NOT OCCUR EARLIER THAN 7:00 AM NOR LATER THAN 7:00 PM, MONDAY THROUGH FRIDAY ONLY.
 - EXTERIOR CONSTRUCTION ACTIVITIES ON THE SITE SHALL BE LIMITED TO BETWEEN 7:00 AM AND 7:00 PM MONDAY THROUGH SATURDAY. NO CONSTRUCTION ACTIVITIES SHALL OCCUR ON SUNDAYS.
 - PRESENT OWNER OF RECORD:
MERRIMACK REAL ESTATE INVESTORS, LLC
203 LOWELL ROAD
HUDSON, NH 03051
H.C.R.D. BK. 7842; PG. 2778
 - EXAMINATION OF THE FLOOD INSURANCE RATE MAPS (FIRM) FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, COMMUNITY PANEL NUMBER 330092 06560 PANEL NUMBER 656 OF 701, EFFECTIVE DATE: SEPTEMBER 26, 2009 INDICATES THAT THE SUBJECT PREMISES IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
 - SITE SPECIFIC SOIL SURVEY PERFORMED BY GOVE ENVIRONMENTAL SERVICES IN DECEMBER 2009.
 - GOVE ENVIRONMENTAL SERVICES CONDUCTED A SITE WALK IN NOVEMBER 2012 AND CONFIRMED THAT NO JURISDICTIONAL WETLANDS WERE PRESENT ON-SITE.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-344-7233.
 - REQUIRED STATE PERMITS FOR CONSTRUCTION:
NHDES SEWER DISCHARGE PERMIT D2013-0307
NHDES ALTERATION OF TERRAIN PERMIT A01-0521
 - WAIVERS REQUESTED:
HTC 193-10(G) - MULTIPLE DRIVEWAYS ON A SINGLE LOT PREVIOUSLY GRANTED
HTC 193-10(H) - DRIVEWAY IN SIDE YARD SETBACK PREVIOUSLY GRANTED
HTC 275-8(30) - OFF-STREET LOADING SPACES PREVIOUSLY GRANTED
HTC 275-9(C) - NOISE STUDY PREVIOUSLY GRANTED
HTC 275-9(D) - ENVIRONMENTAL IMPACT STUDY PREVIOUSLY GRANTED
 - PLOWED SNOW FROM THE FACILITIES, DRIVEWAY, PARKING LOTS AND SIDEWALK SHALL BE STORED IN THE DESIGNATED AREAS SHOWN IN THIS PLAN SET. WHEN THE SNOW STORAGE AREAS ARE AT CAPACITY, SUBSEQUENT SNOW SHALL BE HAULED OFF-SITE AND DISPOSED OF IN AN ENVIRONMENTALLY SOUND FASHION AND IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
 - IF LOT DEVELOPMENT INVOLVES BLASTING AND/OR RAMMING OF BEDROCK MATERIALS, SAID ACTIVITIES SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 AM AND 5:00 PM MONDAY THROUGH FRIDAY ONLY. SAID BLASTING/RAMMING ACTIVITIES SHALL BE PROHIBITED ON WEEKENDS.
 - ON-SITE DRAINAGE SYSTEM SHALL BE CONSTRUCTED AND MAINTAINED IN COMPLIANCE WITH NHDES REQUIREMENTS FOR SUCH SYSTEMS.
 - THE APPLICANT'S ENGINEER AND/OR CONTRACTOR SHALL CONTACT THE TOWN OF HUDSON TO SCHEDULE A PRECONSTRUCTION MEETING, WHICH WILL BE HELD WITH STAFF PRIOR TO STARTING CONSTRUCTION.

HUDSON
COMMUNITY DEVELOPMENT
AUG 20 2013

SEE SHEET 2 FOR AMENDED LAYOUT, LANDSCAPE, GRADING AND EROSION CONTROL INFORMATION



MAP 222; LOT 18
DEMOLAS SUPER MARKETS, INC.
875 EAST STREET
TEWKSBUURY, MA 01876
BK. 5856, PG. 1904
ZONED: RESIDENTIAL (R-2)

MAP 216; LOT 18
COMPASS POINT CONDOMINIUM
HARVARD MANAGEMENT SOLUTIONS, INC.
c/o TRACEY MADDEN
P.O. BOX 2019
MERRIMACK, NH 03054
ZONED: RESIDENTIAL (R-2)

MAP 216; LOT 15
TOWN OF HUDSON
12 SCHOOL STREET
HUDSON, NH 03051
BK. 6434, PG. 2147
ZONED: RESIDENTIAL (R-2)

MAP 216; LOT 14
ETCHSTONE PROPERTIES
178 AMHERST STREET
NASHUA, NH 03064
BK. 7392, PG. 2992
ZONED: RESIDENTIAL (R-2)

- NOTES (CONTINUED):**
- PER DISCUSSION WITH THE HUDSON PLANNING BOARD, THE MANAGEMENT STAFF AT THE EXISTING FAIRVIEW NURSING HOME AND PROPOSED FAIRVIEW ASSISTED LIVING FACILITY AGREE TO AMEND THEIR EMPLOYEE SERVICE MANUALS TO REQUIRE THAT ALL STAFF MEMBERS ENTERING OR EXITING THE SITE NORTHBOUND UTILIZE THE SIGNALIZED HAMPSHIRE DRIVE INTERSECTION WITH LOWELL ROAD.
 - ALL STIPULATIONS OF APPROVAL SHALL BE INCORPORATED INTO THE DEVELOPMENT AGREEMENT, WHICH SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS, TOGETHER WITH THE SITE PLAN-OF-RECORD.
 - PRIOR TO THE PLANNING BOARD ENDORSEMENT OF THE SITE PLAN, THE DEVELOPMENT AGREEMENT AND ALL EASEMENT DOCUMENTS, INCLUDING DRAINAGE, SHARED DRIVEWAYS AND SHARED PARKING, SHALL BE FAVORABLY REVIEWED AND RECOMMENDED BY THE TOWN COUNSEL.
 - ALL IMPROVEMENTS SHOWN ON THE SITE PLAN-OF-RECORD, INCLUDING NOTES 1-32, SHALL BE COMPLETED IN THEIR ENTIRETY AND AT THE EXPENSE OF THE APPLICANT OR HIS ASSIGNS.
 - THIS APPROVAL SHALL BE SUBJECT TO FINAL ENGINEERING REVIEW, INCLUDING APPROVAL OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
 - THE APPLICANT OR HIS ASSIGNS, AT HIS/HER EXPENSE, SHALL BE RESPONSIBLE FOR REPAIRING ALL CONSTRUCTION CUTS, ON LOWELL ROAD (ROUTE 3A), AND THIS WORK SHALL BE PROPERLY BONDED WITH THE TOWN OF HUDSON.
 - IN COMPLIANCE WITH HTC 275-8b(25) THE FRONTAGE GREEN AREA HAS BEEN INCREASED FROM THE REQUIRED 35' TO 39'. THIS INCREASE IS DUE TO THE PROPOSED PARKING WITHIN THE SIDE YARD SETBACK ALONG THE SOUTHERLY LOT LINE. THE AREA OF PARKING WITHIN THE SETBACK IS 3,146 SF. THE INCREASE OF 4 FEET IN THE FRONTAGE GREEN AREA CREATES A 3,265 SF INCREASE IN THE TOTAL AREA. THEREFORE THE PROPOSED PARKING COMPLEX WITH HTC 275-8b(25).
 - A COST ALLOCATION PROCEDURE (CAP) AMOUNT OF \$41,733.80 SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AS PROVIDED IN THE 2012 CAP FEE MATRIX.

NPDES NOTE

THIS PROJECT DISTURBS IN EXCESS OF 1-ACRE OF LAND. THEREFORE IT WILL BE REQUIRED TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND "OPERATOR" (GENERAL CONTRACTOR) SHALL EACH BE REQUIRED TO PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEETING THE REQUIREMENTS OF THE CURRENT CONSTRUCTION GENERAL PERMIT.



- LEGEND**
- SB FND. STONE BOUND FOUND
 - DH FND. DRILL HOLE FOUND
 - DH SET. DRILL HOLE SET
 - IRON PIN SET
 - STONE BOUND SET
 - UTILITY POLE
 - FENCE
 - TREELINE
 - STONEWALL
 - EDGE OF PAVEMENT
 - BUILDING SETBACK LINE
 - EASEMENT
 - EXISTING GREEN AREA SETBACK
 - PROPOSED GREEN AREA SETBACK
 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED VERTICAL GRANITE CURB
 - PROPOSED SLOPED GRANITE CURB

OWNER OF MAP 216; LOT 2
SIGNATURE: *[Signature]*
DATE: FOR MERRIMACK REAL ESTATE INVESTORS, LLC

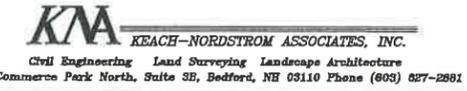
THE SITE-SPECIFIC SOIL MAPPING WAS PERFORMED IN DECEMBER 2009 BY JAMES GOVE, CERTIFIED SOIL SCIENTIST #4, OF GOVE ENVIRONMENTAL SERVICES INC. IN EXETER, NEW HAMPSHIRE. THIS MAPPING WAS PERFORMED ACCORDING TO THE STANDARDS OF THE "SITE-SPECIFIC SOIL MAPPING STANDARDS OF NEW HAMPSHIRE AND VERMONT," VERSION 4.0, FEBRUARY 2011, PUBLISHED BY THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND, SPECIAL PUBLICATION NO. 3.

THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN JULY 2009 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE TOWN OF HUDSON, NH WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS AN URBAN STANDARD SURVEY, (CATEGORY 1, CONDITION 1) AS DEFINED IN THE NEW HAMPSHIRE LAND SURVEYORS' ASSOCIATION ETHICS AND STANDARDS.

8/15/13
DATE

**AMENDED MASTER SITE PLAN
FAIRVIEW NURSING HOME
MAP 216; LOT 2
203 LOWELL ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY**

OWNER OF RECORD:	APPLICANT:
MAP 216; LOT 2 MERRIMACK REAL ESTATE INVESTORS, LLC 203 LOWELL ROAD HUDSON, NH 03051 H.C.R.D. BK. 7842; PG. 2778	MAP 216; LOT 2 MERRIMACK REAL ESTATE INVESTORS, LLC 203 LOWELL ROAD HUDSON, NH 03051



PURSUANT TO THE SITE 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: _____
SITE 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.

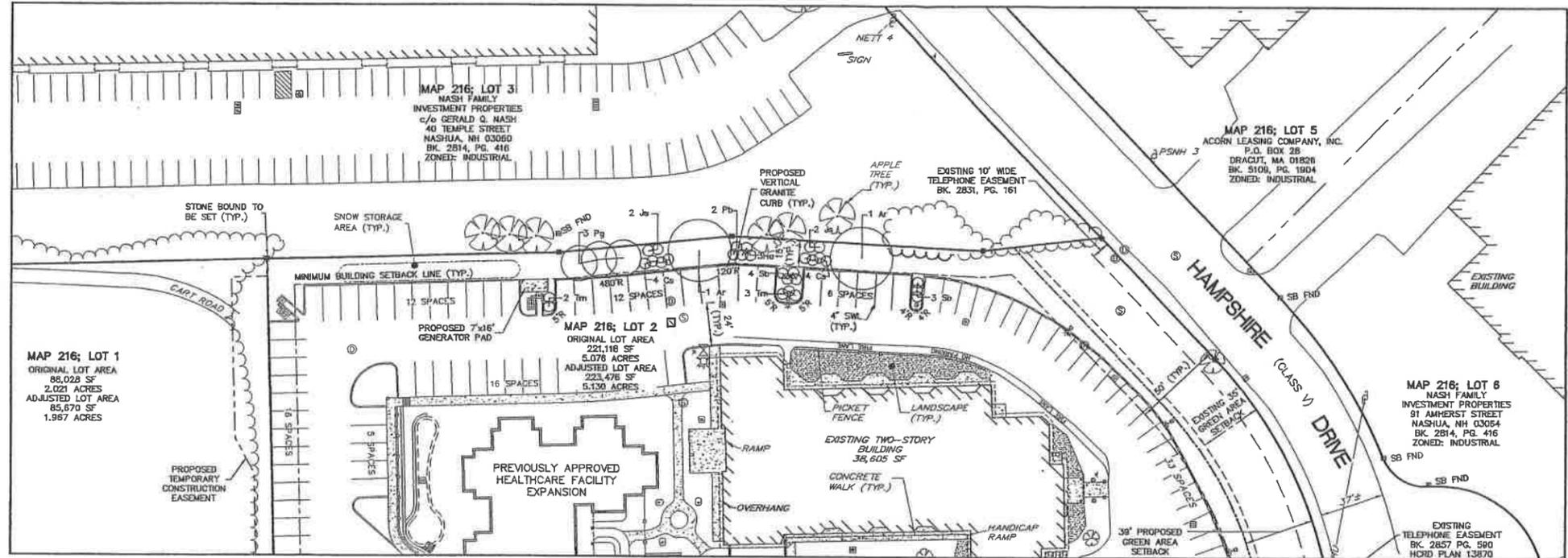
REVISONS			
No.	DATE	DESCRIPTION	BY

DATE: AUGUST 13, 2013
PROJECT NO: 08-0703-1A
SCALE: 1" = 50'
SHEET 1 OF 2

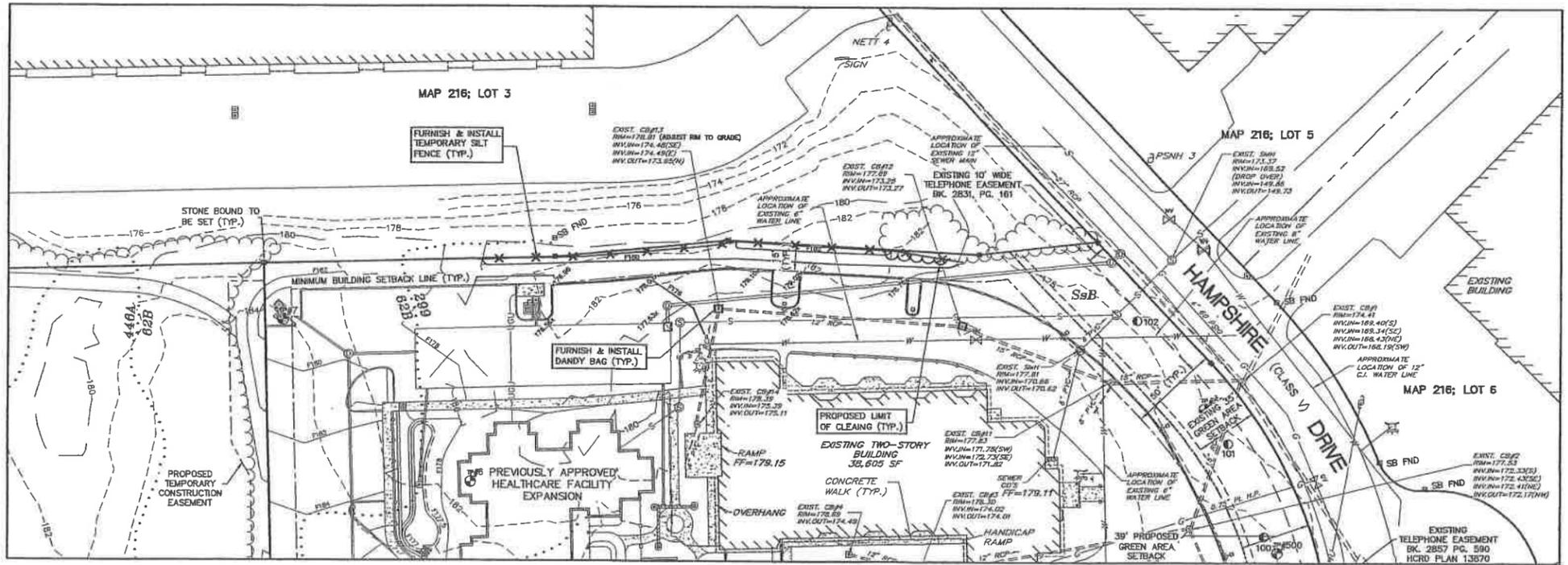


SEE SHEET 1 FOR GENERAL NOTES

LOAM & SEED ALL DISTURBED AREAS (TYP.)



SITE LAYOUT AND LANDSCAPE PLAN
SCALE: 1" = 40'

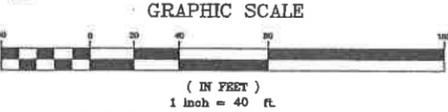


GRADING AND EROSION CONTROL PLAN
SCALE: 1" = 40'

- CONSTRUCTION NOTES:**
1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF HUDSON, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, APPROVED AND ADOPTED 2010 ARE HEREBY INCORPORATED BY REFERENCE.
 2. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS FOR ROAD CONSTRUCTION, PUBLIC WORKS DEPARTMENT, HUDSON, NEW HAMPSHIRE. ALL DRAINAGE PIPES SHOWN SHALL BE HDPE.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS BEFORE DIGGING.

LEGEND

- SB FND. STONE BOUND FOUND
- DH FND. DRILL HOLE FOUND
- DH SET. DRILL HOLE SET
- IPIN SET. IRON PIN SET
- SB BOUND SET. STONE BOUND SET
- U. UTILITY POLE
- L. LIGHT
- SL. STREET LIGHT
- S. SIGN
- CV. GAS VALVE
- WV. WATER VALVE
- FH. FIRE HYDRANT
- CB. CATCH BASIN
- DM. DRAIN MANHOLE
- SM. SEWER MANHOLE
- TM. TELEPHONE MANHOLE
- PCB. PROPOSED CATCH BASIN
- PDMB. PROPOSED DRAIN MANHOLE
- PSMB. PROPOSED SEWER MANHOLE
- PTBF. PROPOSED TREE BOX FILTER
- TP. TEST PIT
- AP. AUGER PROBE
- SS. SITE SPECIFIC SOIL TYPE SYMBOL
- DB. DANDY BAG
- PPBS. PROP. BOTTOM OF CURB SPOT SHOT FENCE
- TL. TREELINE
- SW. STONEWALL
- EP. EDGE OF PAVEMENT
- DL. DRAINAGE LINE
- BSL. BUILDING SETBACK LINE
- E. EASEMENT
- 10' C. 10' CONTOUR
- 2' C. 2' CONTOUR
- OH. OVERHEAD UTILITY LINE
- SSS. SITE SPECIFIC SOIL LINE
- PEP. PROPOSED EDGE OF PAVEMENT
- PVGC. PROPOSED VERTICAL GRANITE CURB
- P2C. PROPOSED 2' CONTOUR
- SF. SILT FENCE



AMENDED NON-RESIDENTIAL
SITE LAYOUT PLAN
FAIRVIEW NURSING HOME
MAP 216; LOT 2
203 LOWELL ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD: MAP 216; LOT 2 MERRIMAC REAL ESTATE INVESTORS, LLC 203 LOWELL ROAD HUDSON, NH 03051 H.C.R.D. BK. 7842; PG. 277B	APPLICANT: MAP 216; LOT 2 MERRIMAC REAL ESTATE INVESTORS, LLC 203 LOWELL 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: AUGUST 13, 2013 SCALE: 1" = 40'
PROJECT NO: 08-0703-1A SHEET 2 OF 2

PLANT LIST

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
Ar	2	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2-2 1/2" CAL.
Pg	3	PICEA GLAUCA	WHITE SPRUCE	5-6" B&B
SHRUBS				
Cc	8	CORNUS SERICEA 'ALLMAN'S COMPACTA'	ALLMAN'S COMPACT DOGWOOD	18-24"
Hu	4	HYDRANGEA ARBORESCENS 'GRANDIFLORA'	HILLS OF SNOW SMOOTH HYDRANGEA	2-2 1/2" B&B
Ja	3	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	4-5" B&B
Pb	2	PIERIS 'BROUWER'S BEAUTY'	BROUWER'S BEAUTY ANDROMEDA	2-3" B&B
Sb	7	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	18-24"
Tm	5	TAXUS MEDIA 'EVER-LOW'	EVER-LOW YEW	18-24" B&B

SITE SPECIFIC SOIL MAP UNIT KEY

SYMBOL	MAP UNIT	SLOPE CLASS	DRAINAGE CLASS
62B	CHARLTON	3-8%	WELL
446A	SCITUATE/NEWFIELDS (DOMINANTLY NEWFIELDS)	0-3%	MODERATELY WELL
299	UDORTHENTS SMOOTH (CHARLTON SUBSTRATUM)		WELL

THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOILS SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, INTENDED FOR STORMWATER MANAGEMENT DESIGN CONSIDERATIONS AS REQUIRED BY THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES ALTERATION OF TERRAIN PROGRAM. IT WAS PRODUCED BY A CERTIFIED SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCE CONSERVATION SERVICE. THERE IS A REPORT THAT ACCOMPANIES THIS MAP.

PURSUANT TO THE SITE 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 _____
SITE 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.

Fairview Nursing Home LLA

Staff Report

September 11, 2013

SITE: 203/205 Lowell Road -- Map 216/Lots 1, 2 & 3 -- SB# 06-13

ZONING: Business (B)

PURPOSE OF PLAN: to propose a lot-line adjustment to provide the additional real estate required to accommodate the proposed 18-space parking lot expansion. Application Acceptance & Hearing.

PLAN UNDER REVIEW ENTITLED: "Lot Line Adjustment Plan Fairview Nursing Home Map 216; Lots 1, 2 & 3,, 205 & 203 Lowell Road, Hudson, NH prepared by Keach-Nordstrom Associates, Inc. dated: Aug. 21, 2013, consisting of a Cover Sheet and Sheets 1 - 4 and Notes 1 – 7 (said plans are attached hereto).

ATTACHMENTS:

- 1) Lot Line Adjustment Plan application, including project narrative and date stamped 08/022/13 - Attachment - "A".
- 2) Zoning, Assessing, Road Agent & Fire Comment Reports NOTE: no comments or outstanding issues cited in any of the attached reports – "B".
- 3) Most recent LLA Plan Notice of Approval for the Fairview Nursing Home Expansion Project, dated Feb. 15, 2013 – "C".

REQUESTED WAIVERS: N/A

APPLICATION TRACKING:

1. Aug. 22, 2013 application submitted.
2. Sept. 11, 2013 initial Public Hearing scheduled.

OUTSTANDING ISSUES: N/A

The 3 lots included in this LLA Plan comply with zoning. For a complete and accurate description of this application, please refer to the attached Project Narrative, which is included in attachment "A" of this staff report.

RECOMMENDED ACTION: This LLA Plan provides the lot area necessary to significantly improve the parking capacity for the under-construction Fairview Nursing Home expansion project. As such, staff recommends approval of this Plan in accordance with the below DRAFT MOTION.

DRAFT MOTION:

I move to approve the "Lot Line Adjustment Plan Fairview Nursing Home Map 216; Lots 1, 2 & 3, 205 & 203 Lowell Road, Hudson, NH prepared by Keach-Nordstrom Associates, Inc. dated: Aug. 21, 2013, consisting of a Cover Sheet and Sheets 1 - 4 and Notes 1 – 7, in accordance with the following terms and conditions:

1. All stipulations of approval shall be incorporated into the Decision of Approval, which shall be recorded at the HCRD, together with the Plan.
2. All monumentation shall be set or bonded prior to the Planning Board endorsing the Plan-of -Record.

Motion by: _____ Second: _____ Carried/Failed: _____

"A"



LOT LINE RELOCATION APPLICATION FOR REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE

Date of Application: 8/21/13 Tax Map # 216 Lot # 2

Name of Project: Fairview Nursing Home LLA

Zoning District: Business (B) General SB# 06-13
(For Town Use) (For Town Use)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: Merrimac Real Estate Investors, LLC

Address: 203 Lowell Rd.

Address: Hudson, NH 03051

Telephone # (407)876-3836

Fax # _____

Email: beaulieutim@aol.com

DEVELOPER:

Name: Merrimac Real Estate Investors, LLC

Address: 203 Lowell Rd.

Address: Hudson, NH 03051

Telephone # (407)876-3836

Fax # _____

Email: beaulieutim@aol.com

PROJECT ENGINEER

Name: Keach-Nordstrom Associates, Inc. Telephone # (603)627-2881

Address: 10 Commerce Park NO. 3 Fax # (603)627-2915

Address: Bedford, NH 03110 Email: abasso@keachnordstrom.com

PURPOSE OF PLAN:

The plan proposes a lot line adjustment to provide the additional real estate required to accomodate the proposed parking expansion.

(FOR TOWN USE)

Plan Routing Date: 8-23-13 Sub/Site Date: 9-11-13

I have no comments I have comments (attach to form)

Title: _____ Date: _____

(Initials)

Department:

Zoning Engineering Assessor Police Fire Planning

Consultant Highway Department

Fees Paid _____

LOT LINE RELOCATION DATA SHEET

Plan Name: Fairview Nursing Home

Plan Type: Lot Line Relocation Plan

Legal Description: Map 216 Lot 1 & 2

 Map 216 Lot 3

Date: 8/21/13

Location: 203 Lowell Rd, Hudson, NH

Total Area: S.F. 221,118 Acres: 5.076

Area in Wetlands: 0

Zoning: Business (B)

Lots Not Meeting
Required Dimensions: 0

Required Area: 30,000 sf

Required Frontage: 150 ft

Water and Waste System
Proposed: Municipal Water and Sewer

Number of Lots With
Existing Buildings: 1

Existing Buildings
To Be Removed: 0

Flood Zone Reference: FIRM Map 3300920656D, Panel #656, 9/25/09

Proposed Linear Feet
Of New Roadway: 0

LOT LINE RELOCATION DATA SHEET

Dates/Case #/Description:

None

Stipulations of ZBA,
(Attach Copies of Stipulations on
Separate Sheet)

NH Wetlands Board Action:

None

Conservation Commission Recommendation:

None

List Permits Required:

None

**APPLICATION FOR LOT LINE RELOCATION
TOWN OF HUDSON, NEW HAMPSHIRE**

I hereby apply for Lot Line Relocation 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 Lot Line Relocation 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/her (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 individual in charge of the project must notify the Code Enforcement Officer/Building Inspector within two (2) working days of any change.

Technical Review Signature: _____

Planner Approval Signature: _____

APPLICATION IS DUE AT 10:00 A.M. Tuesday the week prior to the Planning Board Meeting. Any applications/materials received after that time will be deferred until the next available meeting.



PROJECT NARRATIVE

August 21, 2013

Lot Line Adjustment Plan

Fairview Nursing Home

Map 216; Lots 1, 2 & 3

Lowell Road, Hudson New Hampshire

The Fairview Nursing Home proposes to reposition the common lot lines among Lots 1, 2 and 3 on Hudson Tax Map 216 in association with a proposed parking lot expansion project. The proposed 18-space parking lot expansion will occur on Lot 2. The new property boundaries are being adjusted in such a way, that no zoning violations will result from the proposed expansion. It is anticipated that the Planning Board will review both the Amended Site Plan and Lot Line Adjustment Plan simultaneously. Similarly, KNA anticipates both amended site plan as well as the commensurate lot line adjustment plan will be executed and recorded with the Hillsborough County Registry of Deeds at the same time.

"B"

LOT LINE RELOCATION APPLICATION FOR REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE

Date of Application: 8/21/13 Tax Map # 216 Lot # 2

Name of Project: Fairview Nursing Home LLA

Zoning District: Business (B) General SB# 06-13
(For Town Use) (For Town Use)



Z.B.A. Action: _____

PROPERTY OWNER:

Name: Merrimac Real Estate Investors, LLC

Address: 203 Lowell Rd.

Address: Hudson, NH 03051

Telephone # (407)876-3836

Fax # _____

Email: beaulieutim@aol.com

DEVELOPER:

Name: Merrimac Real Estate Investors, LLC

Address: 203 Lowell Rd.

Address: Hudson, NH 03051

Telephone # (407)876-3836

Fax # _____

Email: beaulieutim@aol.com

PROJECT ENGINEER

Name: Keach-Nordstrom Associates, Inc. Telephone # (603)627-2881

Address: 10 Commerce Park NO. 3

Fax # (603)627-2915

Address: Bedford, NH 03110

Email: abasso@keachnordstrom.com

PURPOSE OF PLAN:

The plan proposes a lot line adjustment to provide the additional real estate required to accomodate the proposed parking expansion.

(FOR TOWN USE)

Plan Routing Date: 8-23-13 Sub/Site Date: 4-11-13 *PRB mtg*

I have no comments I have comments (attach to form)

WK Title: 2.A. Date: 8/26/13
(Initials)

Department:

Zoning Engineering Assessor Police Fire Planning

Consultant Highway Department

Fees Paid _____

**LOT LINE RELOCATION APPLICATION FOR REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE**

Date of Application: 8/21/13 Tax Map # 216 Lot # 2
 Name of Project: Fairview Nursing Home LLA
 Zoning District: Business (B) General SB# 06-131
 (For Town Use) (For Town Use)



Z.B.A. Action: _____

PROPERTY OWNER:

Name: Merrimac Real Estate Investors, LLC

Address: 203 Lowell Rd.

Address: Hudson, NH 03051

Telephone # (407)876-3836

Fax # _____

Email: beaulieutim@aol.com

DEVELOPER:

Name: Merrimac Real Estate Investors, LLC

Address: 203 Lowell Rd.

Address: Hudson, NH 03051

Telephone # (407)876-3836

Fax # _____

Email: beaulieutim@aol.com

PROJECT ENGINEER

Name: Keach-Nordstrom Associates, Inc. Telephone # (603)627-2881

Address: 10 Commerce Park NO. 3 Fax # (603)627-2915

Address: Bedford, NH 03110 Email: abasso@keachnordstrom.com

PURPOSE OF PLAN:

The plan proposes a lot line adjustment to provide the additional real estate required to accomodate the proposed parking expansion.

(FOR TOWN USE) PR Mtg

Plan Routing Date: 8-23-13 Sub/Site Date: 9-11-13

I have no comments I have comments (attach to form)

(Initials) Title: Asst. Assessor Date: 8-23-13

Department:

Zoning Engineering Assessor Police Fire Planning

Consultant Highway Department

Fees Paid _____

LOT LINE RELOCATION APPLICATION FOR REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE

Date of Application: 8/21/13 Tax Map # 216 Lot # 2

Name of Project: Fairview Nursing Home LLA

Zoning District: Business (B) General SB# 06-13
(For Town Use) (For Town Use)



Z.B.A. Action: _____

PROPERTY OWNER:

Name: Merrimac Real Estate Investors, LLC

Address: 203 Lowell Rd.

Address: Hudson, NH 03051

Telephone # (407)876-3836

Fax # _____

Email: beaulieutim@aol.com

DEVELOPER:

Name: Merrimac Real Estate Investors, LLC

Address: 203 Lowell Rd.

Address: Hudson, NH 03051

Telephone # (407)876-3836

Fax # _____

Email: beaulieutim@aol.com

PROJECT ENGINEER

Name: Keach-Nordstrom Associates, Inc. Telephone # (603)627-2881

Address: 10 Commerce Park NO. 3 Fax # (603)627-2915

Address: Bedford, NH 03110 Email: abasso@keachnordstrom.com

PURPOSE OF PLAN:

The plan proposes a lot line adjustment to provide the additional real estate required to accomodate the proposed parking expansion.

(FOR TOWN USE)

Plan Routing Date: 8-23-13 Sub/Site Date: 9-11-13

I have no comments I have comments (attach to form)

RB Title: ROAD AGENT Date: 8/27/13
(Initials)

Department:

Zoning Engineering Assessor Police Fire Planning

Consultant Highway Department

Fees Paid _____

LOT LINE RELOCATION APPLICATION FOR REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE

Date of Application: 8/21/13 Tax Map # 216 Lot # 2

Name of Project: Fairview Nursing Home LLA

Zoning District: Business (B) General SB# 06-131
(For Town Use) (For Town Use)

Z.B.A. Action: _____



PROPERTY OWNER:

Name: Merrimac Real Estate Investors, LLC

Address: 203 Lowell Rd.

Address: Hudson, NH 03051

Telephone # (407)876-3836

Fax # _____

Email: beaulieutim@aol.com

DEVELOPER:

Name: Merrimac Real Estate Investors, LLC

Address: 203 Lowell Rd.

Address: Hudson, NH 03051

Telephone # (407)876-3836

Fax # _____

Email: beaulieutim@aol.com

PROJECT ENGINEER

Name: Keach-Nordstrom Associates, Inc. Telephone # (603)627-2881

Address: 10 Commerce Park NO. 3 Fax # (603)627-2915

Address: Bedford, NH 03110 Email: abasso@keachnordstrom.com

PURPOSE OF PLAN:

The plan proposes a lot line adjustment to provide the additional real estate required to accomodate the proposed parking expansion.

(FOR TOWN USE) *PR mtg*

Plan Routing Date: 8-23-13 Sub/Site Date: 4-11-13

I have no comments I have comments (attach to form)

SOB Title: Deputy Fire Chief Date: 8/28/2013
(Initials)

Department:

Zoning Engineering Assessor Police Planning

Consultant Highway Department

Fees Paid _____

#546
Hudson Planning

FEES:	10.46
SURCHARGE:	2.00
CASH:	0

"C"

NOTICE OF APPROVAL

February 15, 2013

Owner or Applicant: Merrimack Real Estate Investors, LLC
203 Lowell Road
Hudson, NH 03051

On Wednesday, February 13, 2013, the Hudson Planning Board heard subject case SB# 08-12 "Fairview Nursing Home LLA"

SUBJECT: Purpose of plan: To adjust the property boundary between lots 1 & 2 in order to permit the expansion of the existing nursing home facility on lot 2. Hearing. Deferred Date Specific from the 12-12-12 Planning Board Meeting.

LOCATION: Map 216/Lots 1 & 2 - 203 & 205 Lowell Road

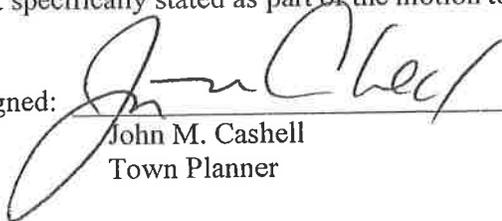
You are hereby notified of the subject plat presented before the Planning Board and the following action:

The Planning Board voted to approve the "Lot Line Adjustment Plan Fairview Nursing Home" Map 216; Lots 1 & 2, 203 Lowell Road, Hudson, NH prepared by Keach-Nordstrom Associates, Inc. dated: Nov. 2, 2012, last revised Feb. 5, 2013, consisting of a Cover Sheet and Sheets 1 & 2 and Notes 1 - 9, in accordance with the following terms and conditions:

1. All stipulations of approval shall be incorporated into the Decision of Approval, which shall be recorded at the HCRD, together with the Plan.
2. All monumentation shall be set or bonded prior to the Planning Board endorsing the Plan-of-Record.
3. Access Covenant and restriction language shall be added to the plan subject to attorney review.

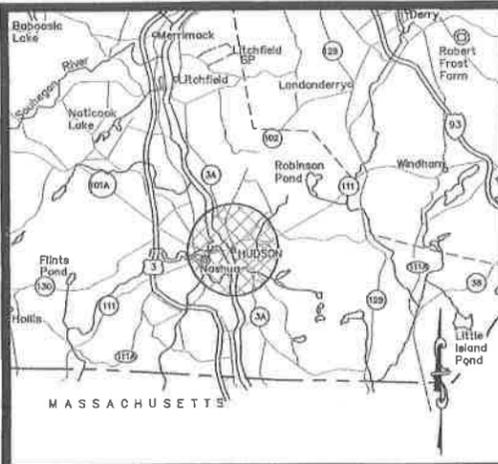
All representations of fact or intention made by the applicant or any applicant's representative during testimony before the Planning Board relative to the obtaining approval of this plan, shall be considered conditions of this approval regardless of the fact that such fact or intentions were not specifically stated as part of the motion to grant.

Signed:


John M. Cashell
Town Planner

Date:

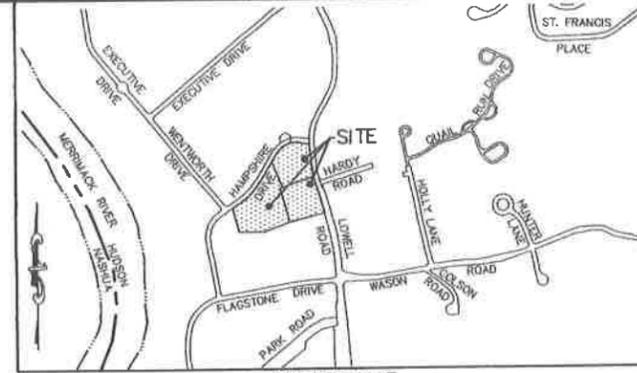
2-15-13



VICINITY PLAN
NOT TO SCALE

LOT LINE ADJUSTMENT PLAN FAIRVIEW NURSING HOME

MAP 216; LOTS 1, 2, & 3 205 & 203 LOWELL ROAD AND 13 HAMPSHIRE DRIVE HUDSON, NEW HAMPSHIRE



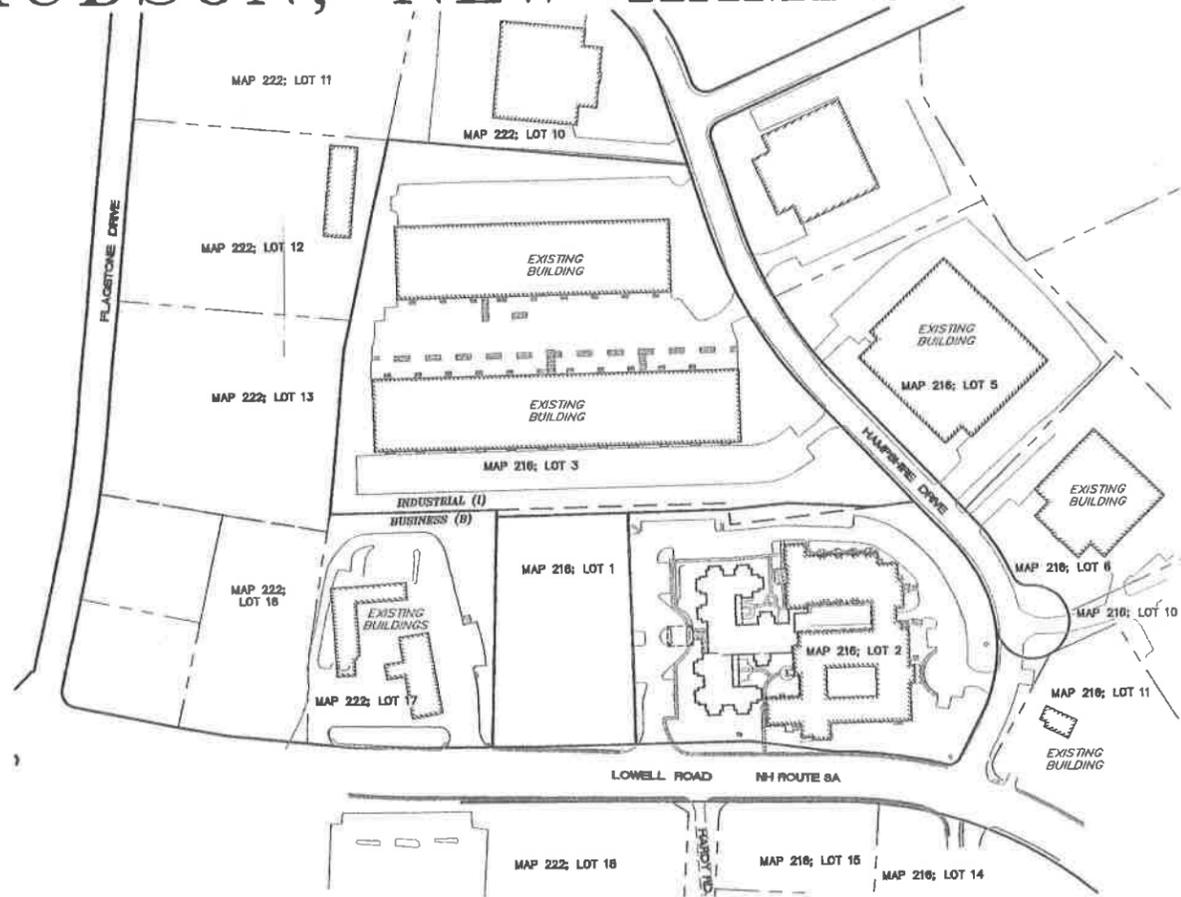
VICINITY MAP
SCALE: 1"=1,000'

OWNER MAP 216; LOT 1:
MERRIMAC REAL ESTATE INVESTORS, LLC.
10605 BOCA POINTE DRIVE
ORLANDO, FLORIDA 32863

OWNER MAP 216; LOT 2
MERRIMAC REAL ESTATE INVESTORS, LLC.
203 LOWELL ROAD
HUDSON, NEW HAMPSHIRE 03051

OWNER MAP 216; LOT 3
NASH FAMILY INVESTMENT PROPERTIES
c/o GERALD Q. NASH
40 TEMPLE STREET
NASHUA, NEW HAMPSHIRE 03060

PREPARED BY:
KEACH-NORDSTROM ASSOCIATES, INC.
10 COMMERCE PARK NORTH, SUITE 3B
BEDFORD, NEW HAMPSHIRE 03110
(603) 627-2881



OVERVIEW PLAN
SCALE: 1"=150'



KMA KEACH-NORDSTROM ASSOCIATES, INC.
AUGUST 21, 2013
PROJECT NO. 13-0815-3

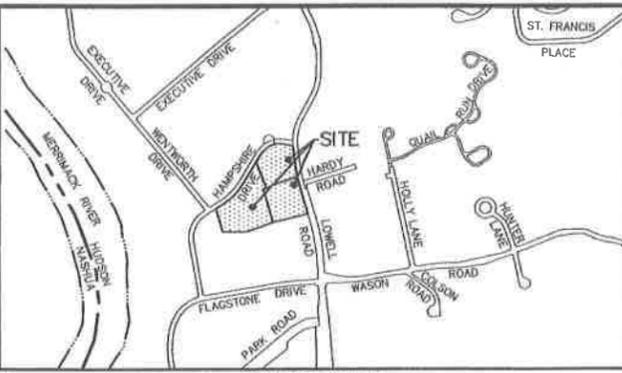
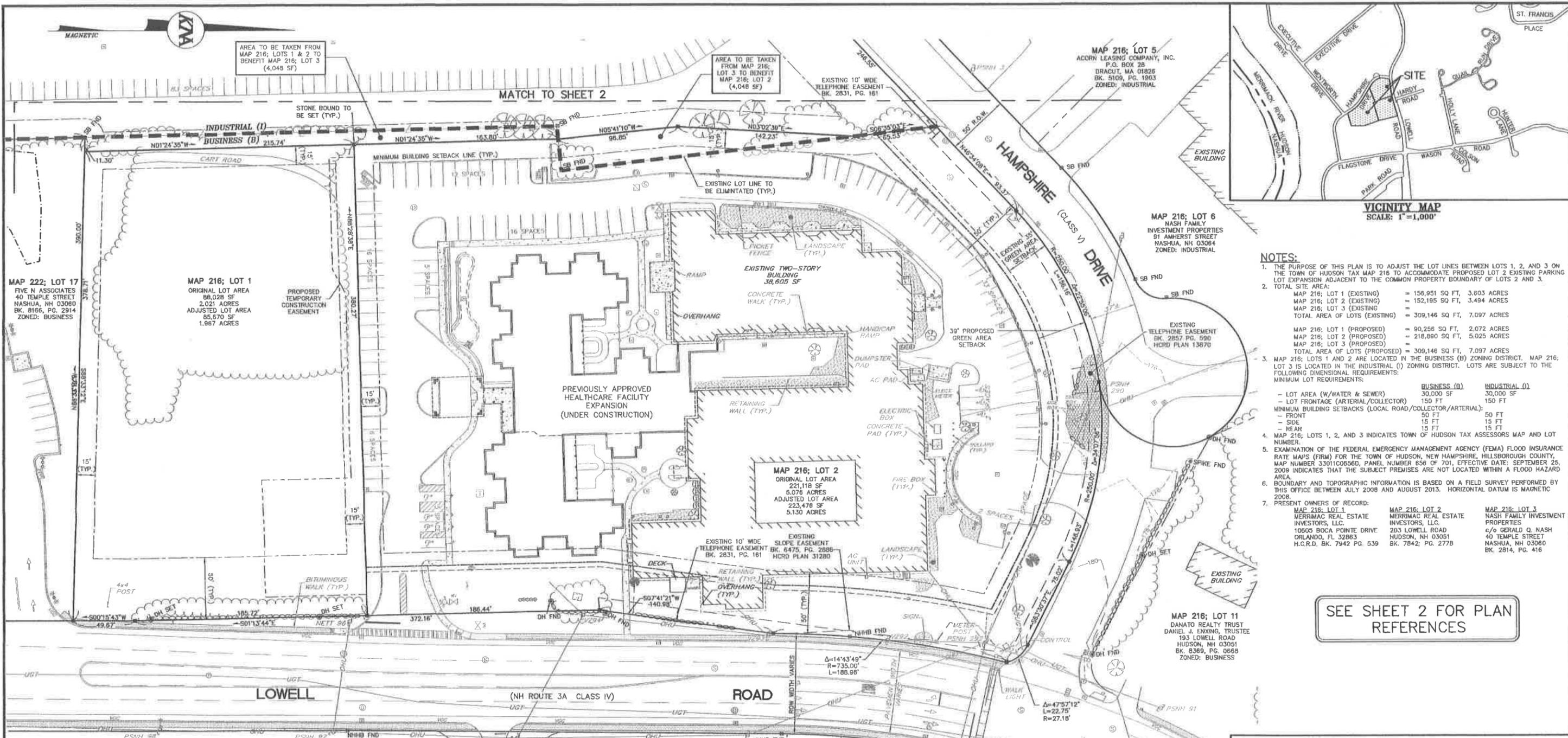
SHEET TITLE
LOT LINE ADJUSTMENT PLAN
TOPOGRAPHIC LOT LINE ADJUSTMENT PLAN

SHEET No.
1 & 2
3 & 4



PURSUANT TO THE SUBDIVISION REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SUBDIVISION 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 _____ <small>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.</small>
---	---

P:\projects\130815\130815-03-0815-LLA-PLAN.dwg, 8/22/2013 9:30:59 AM, m



- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO ADJUST THE LOT LINES BETWEEN LOTS 1, 2, AND 3 ON THE TOWN OF HUDSON TAX MAP 216 TO ACCOMMODATE PROPOSED LOT 2 EXISTING PARKING LOT EXPANSION ADJACENT TO THE COMMON PROPERTY BOUNDARY OF LOTS 2 AND 3.
 - TOTAL SITE AREA:
 - MAP 216; LOT 1 (EXISTING) = 158,951 SQ FT, 3.603 ACRES
 - MAP 216; LOT 2 (EXISTING) = 152,195 SQ FT, 3.494 ACRES
 - MAP 216; LOT 3 (EXISTING) = 309,146 SQ FT, 7.097 ACRES
 - TOTAL AREA OF LOTS (EXISTING) = 620,292 SQ FT, 14.194 ACRES
 - MAP 216; LOT 1 (PROPOSED) = 90,258 SQ FT, 2.072 ACRES
 - MAP 216; LOT 2 (PROPOSED) = 218,880 SQ FT, 5.025 ACRES
 - MAP 216; LOT 3 (PROPOSED) = 309,146 SQ FT, 7.097 ACRES
 - TOTAL AREA OF LOTS (PROPOSED) = 618,284 SQ FT, 14.194 ACRES
 - MAP 216; LOTS 1 AND 2 ARE LOCATED IN THE BUSINESS (B) ZONING DISTRICT. MAP 216; LOT 3 IS LOCATED IN THE INDUSTRIAL (I) ZONING DISTRICT. LOTS ARE SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:

	BUSINESS (B)	INDUSTRIAL (I)
- LOT AREA (W/WATER & SEWER)	30,000 SF	30,000 SF
- LOT FRONTAGE (ARTERIAL/COLLECTOR)	150 FT	150 FT
MINIMUM BUILDING SETBACKS (LOCAL ROAD/COLLECTOR/ARTERIAL):		
FRONT	50 FT	50 FT
SIDE	15 FT	15 FT
REAR	15 FT	15 FT
 - MAP 216; LOTS 1, 2, AND 3 INDICATES TOWN OF HUDSON TAX ASSESSORS MAP AND LOT NUMBER.
 - EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, MAP NUMBER 33011C0556D, PANEL NUMBER 656 OF 701, EFFECTIVE DATE: SEPTEMBER 25, 2009 INDICATES THAT THE SUBJECT PREMISES ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN JULY 2008 AND AUGUST 2013. HORIZONTAL DATUM IS MAGNETIC 2008.
 - PRESENT OWNERS OF RECORD:

MAP 216; LOT 1	MAP 216; LOT 2	MAP 216; LOT 3
MERRIMAC REAL ESTATE INVESTORS, LLC 10605 BOCA POINTE DRIVE ORLANDO, FL 32883 H.C.R.D. BK. 7942 PG. 539	MERRIMAC REAL ESTATE INVESTORS, LLC 203 LOWELL ROAD HUDSON, NH 03051 H.C.R.D. BK. 7842 PG. 2778	NASH FAMILY INVESTMENT PROPERTIES c/o GERALD Q. NASH 40 TEMPLE STREET NASHUA, NH 03060 BK. 2814, PG. 416

SEE SHEET 2 FOR PLAN REFERENCES

**LOT LINE ADJUSTMENT PLAN
FAIRVIEW NURSING HOME
MAP 216; LOTS 1, 2, AND 3
205 & 203 LOWELL ROAD AND 13 HAMPSHIRE DRIVE
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY**

OWNERS OF RECORD/APPLICANT:

MAP 216; LOT 1	MAP 216; LOT 2	MAP 216; LOT 3
MERRIMAC REAL ESTATE INVESTORS, LLC 10605 BOCA POINTE DRIVE ORLANDO, FL 32883 H.C.R.D. BK. 7942 PG. 539	MERRIMAC REAL ESTATE INVESTORS, LLC 203 LOWELL ROAD HUDSON, NH 03051 H.C.R.D. BK. 7842 PG. 2778	NASH FAMILY INVESTMENT PROPERTIES c/o GERALD Q. NASH 40 TEMPLE STREET NASHUA, NH 03060 H.C.R.D. BK. 2814 PG. 416

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: AUGUST 21, 2013 SCALE: 1" = 40'
PROJECT NO: 13-0815-3 SHEET 1 OF 4

LOT NUMBER	TOTAL AREA (PROPOSED)	WETLAND AREA	AREA >25% SLOPE	BUILDABLE AREA (NET CONTIGUOUS UPLAND USEABLE)	FRONTAGE
1	85,670 S.F.	0 S.F.	0 S.F.	85,670 S.F.	235.39'
2	223,476 SF	0 S.F.	0 S.F.	223,476 S.F.	593.13' (LOWELL ROAD) 473.48' (HAMPSHIRE DRIVE)

PURSUANT TO THE SITE 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: _____

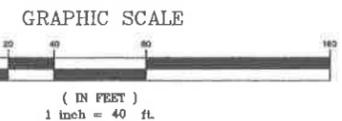
SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SITE 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**
- SB FND. STONE BOUND FOUND
 - DH FND. DRILL HOLE FOUND
 - DH SET. DRILL HOLE SET
 - IRON PIN SET
 - STONE BOUND SET
 - UTILITY POLE
 - LIGHT
 - STREET LIGHT
 - SIGN
 - CATCH BASIN
 - DRAIN MANHOLE
 - SEWER MANHOLE
 - TELEPHONE MANHOLE
 - FENCE
 - TREELINE
 - STONEWALL
 - EDGE OF PAVEMENT
 - DRAINAGE LINE
 - BUILDING SETBACK LINE
 - EASEMENT
 - OVERHEAD UTILITY LINE
 - ZONE LINE



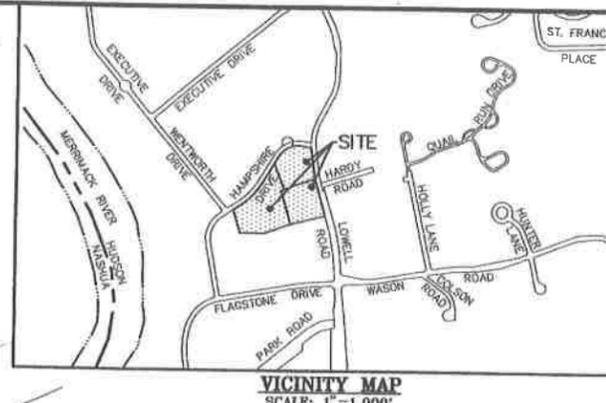
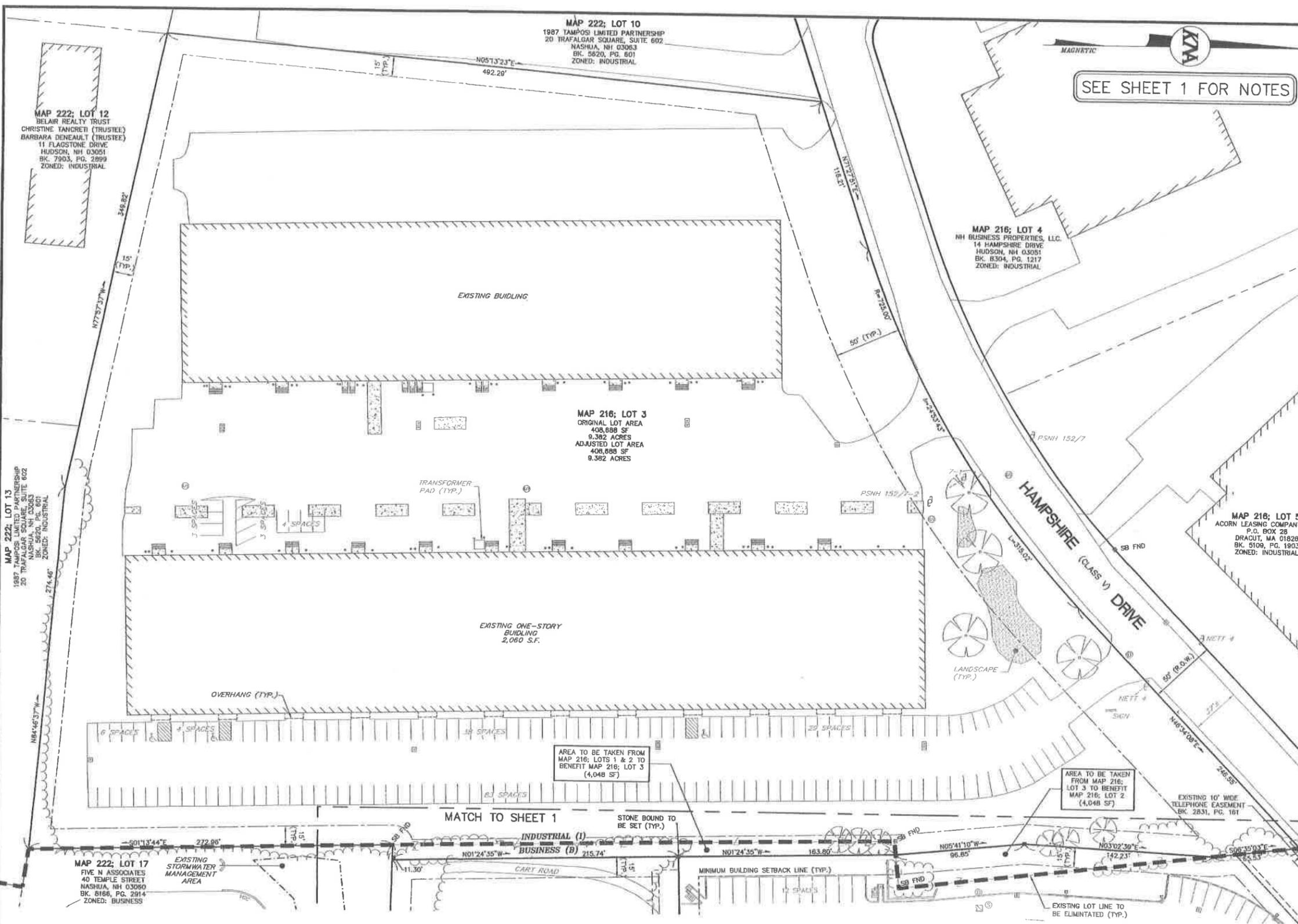
OWNER OF MAP 216; LOTS 1 & 2

SIGNATURE: _____
FOR MERRIMAC REAL ESTATE INVESTORS, LLC.

DATE: _____

THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION BETWEEN JULY 2008 AND AUGUST 2013 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE TOWN OF HUDSON, NH WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS AN URBAN STANDARD SURVEY. (CATEGORY 1, CONDITION 1) AS DEFINED IN THE NEW HAMPSHIRE LAND SURVEYORS ASSOCIATION ETHICS AND STANDARDS.

DATE: 8/21/13



SEE SHEET 1 FOR NOTES

- PLAN REFERENCES:**
- "CONSOLIDATION & SUBDIVISION PLAN, LOWELL ROAD, HUDSON, NH", FOR G.O. NASH & S.A. TAMPOSI, BY A.E. MAYNARD CIVIL ENGINEER, DATED DEC. 1980, SCALE: 1"=100'. H.C.R.D. PLAN #13870.
 - "LOT LINE RELOCATION PLAN, HAMPSHIRE DRIVE, HUDSON, NH", FOR NASH FAMILY INVESTMENT PROPERTIES, BY MAYNARD & PAQUETTE, INC., DATED NOV. 1982, SCALE: 1"=40'. H.C.R.D. PLAN #15352.
 - "FAIRVIEW NURSING HOME SITE PLAN, HUDSON, NH", BY H.K. FITZGERALD JR. AND ASSOCIATES, DATED MAY 18, 1983, H.C.R.D. PLAN #15765.
 - "SUBDIVISION PLAN, LOWELL ROAD, HUDSON, NH", FOR JOHN HARDY, BY A.E. MAYNARD CIVIL ENGINEER, DATED OCT. 1979, SCALE: 1"=100'. H.C.R.D. PLAN #12787.
 - "CONSOLIDATION PLAN, LOWELL ROAD, HUDSON, NH", FOR FAIRVIEW NURSING HOME, BY W. ROBERT NOLTE & ASSOCIATES, DATED MAY 1983, SCALE: 1"=40'. H.C.R.D. PLAN #10640.
 - "CONSTRUCTION PLANS OF PROPOSED FEDERAL AID PROJECT, N.H. ROUTE 3A, LOWELL ROAD, HUDSON, NH, BY NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, DATED AUG. 2001, SCALE: 1"=100'. H.C.R.D. PLAN #31890.
 - "ALTA/ACSM LAND SURVEY, FAIRVIEW NURSING HOME AND LAUREL PLACE, 203 LOWELL ROAD, HUDSON, NH", FOR FG HEALTHCARE PROPERTIES, LLC, BY MILLMAN SURVEYING, INC., DATED JAN. 11, 2007, SCALE: 1"=30'.
 - "ALTA/ACSM LAND SURVEY, FAIRVIEW NURSING HOME AND LAUREL PLACE, 205 LOWELL ROAD, HUDSON, NH", FOR FG HEALTHCARE PROPERTIES, LLC, BY MILLMAN SURVEYING, INC., DATED NOV. 05, 2007, SCALE: 1"=30'.
 - "RIGHT OF WAY ACQUISITION PLANS, LOWELL ROAD, HUDSON, NH", FOR JBR REALTY ASSOCIATES, BY SEA CONSULTANTS, INC., DATED MAR. 27, 2001, SCALE: 1"=50'. H.C.R.D. PLAN #31280.
 - "SHELTERED CARE FACILITY SITE PLAN, HUDSON, NH", BY H.K. FITZGERALD JR. AND ASSOCIATES, DATED AUG. 12, 1987, SCALE: 1"=20'. H.C.R.D. PLAN #26506.
 - "LOT LINE ADJUSTMENT PLAN, FAIRVIEW NURSING HOME, MAP 216: LOTS 1 & 2, 203 & 205 LOWELL ROAD, HUDSON, NEW HAMPSHIRE", PREPARED BY: KEACH-NORDSTROM ASSOCIATES, INC.; DATED: NOVEMBER 2, 2012; SHEETS 1 THROUGH 2.
 - "AMENDED SITE PLAN, FAIRVIEW NURSING HOME, MAP 216: LOT 2, 203 LOWELL ROAD, HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY," DATED: NOVEMBER 2, 2012, WITH REVISIONS THROUGH 04/02/13, PREPARED BY KEACH-NORDSTROM ASSOCIATES, INC. (18 PAGES)

- LEGEND**
- SB FND. STONE BOUND FOUND
 - DH FND. DRILL HOLE FOUND
 - DH SET. DRILL HOLE SET
 - IP SET. IRON PIN SET
 - SB. STONE BOUND SET
 - U. UTILITY POLE
 - L. LIGHT
 - SL. STREET LIGHT
 - S. SIGN
 - CB. CATCH BASIN
 - DM. DRAIN MANHOLE
 - SM. SEWER MANHOLE
 - TM. TELEPHONE MANHOLE
 - F. FENCE
 - TL. TREELINE
 - SW. STONEWALL
 - EP. EDGE OF PAVEMENT
 - DL. DRAINAGE LINE
 - BSL. BUILDING SETBACK LINE
 - E. EASEMENT
 - OU. OVERHEAD UTILITY LINE
 - ZL. ZONE LINE

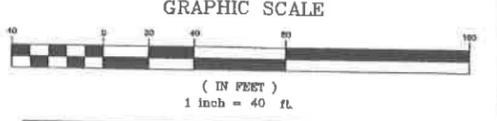


**LOT LINE ADJUSTMENT PLAN
FAIRVIEW NURSING HOME
MAP 216; LOTS 1, 2, AND 3
205 & 203 LOWELL ROAD AND 13 HAMPSHIRE DRIVE
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY**

OWNERS OF RECORD/APPLICANT:

MAP 216: LOT 1 MERRIMAC REAL ESTATE INVESTORS, LLC 10605 BOCA POINTE DRIVE ORLANDO, FL 32863 H.C.R.D. BK. 7842; PG. 539	MAP 216: LOT 2 MERRIMAC REAL ESTATE INVESTORS, LLC 203 LOWELL ROAD HUDSON, NH 03051 H.C.R.D. BK. 7842; PG. 2778	MAP 216: LOT 3 NASH FAMILY INVESTMENT PROPER c/o GERALD Q. NASH 40 TEMPLE STREET NASHUA, NH 03080 H.C.R.D. BK. 2814; PG. 416
---	---	---

KM KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 827-2881



PURSUANT TO THE SITE 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 _____

SITE 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.

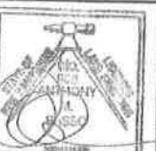
OWNER OF MAP 216; LOTS 1 & 2

SIGNATURE: *[Signature]*
FOR MERRIMAC REAL ESTATE INVESTORS, LLC.

DATE: _____

THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION BETWEEN JULY 2008 AND AUGUST 2013 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE TOWN OF HUDSON, NH WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS AN URBAN STANDARD SURVEY, (CATEGORY 1, CONDITION 1) AS DEFINED IN THE NEW HAMPSHIRE LAND SURVEYORS ASSOCIATION ETHICS AND STANDARDS.

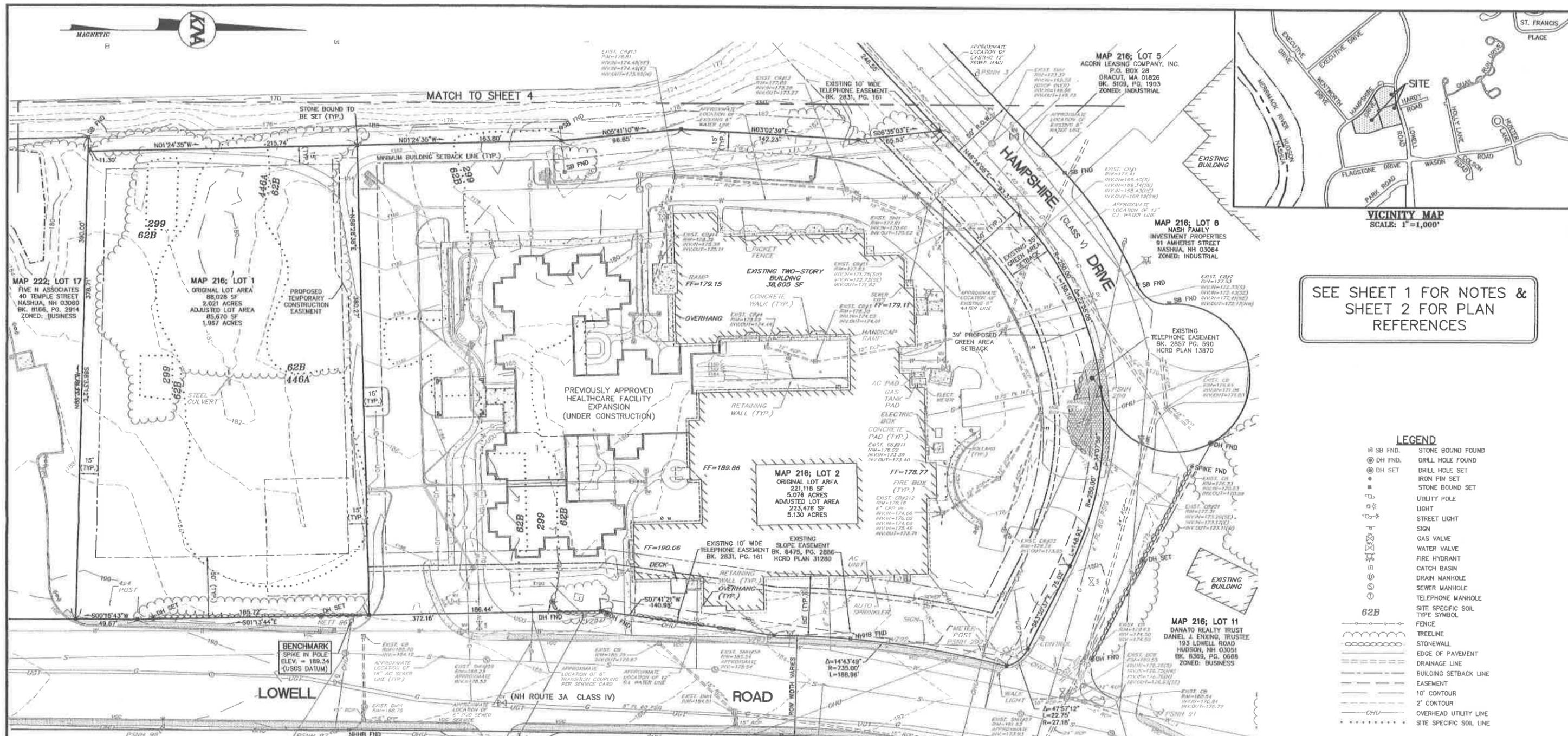
6/21/13
DATE



REVISIONS

No.	DATE	DESCRIPTION

DATE: AUGUST 21, 2013
PROJECT NO: 13-0815-3
SCALE: 1" = 40'
SHEET 2 OF 2



SEE SHEET 1 FOR NOTES & SHEET 2 FOR PLAN REFERENCES

- LEGEND**
- SB FND. STONE BOUND FOUND
 - DH FND. DRILL HOLE FOUND
 - DH SET. DRILL HOLE SET
 - IPIN. IRON PIN SET
 - SB FND. STONE BOUND SET
 - UT. UTILITY POLE
 - LT. LIGHT
 - SL. STREET LIGHT
 - SG. SIGN
 - GV. GAS VALVE
 - WV. WATER VALVE
 - FH. FIRE HYDRANT
 - CB. CATCH BASIN
 - DM. DRAIN MANHOLE
 - SM. SEWER MANHOLE
 - TM. TELEPHONE MANHOLE
 - SM. SITE SPECIFIC SOIL TYPE SYMBOL
 - F. FENCE
 - TL. TREELINE
 - SW. STONEWALL
 - EP. EDGE OF PAVEMENT
 - DL. DRAINAGE LINE
 - BS. BUILDING SETBACK LINE
 - E. EASEMENT
 - 10' C. 10' CONTOUR
 - 2' C. 2' CONTOUR
 - OHU. OVERHEAD UTILITY LINE
 - SS. SITE SPECIFIC SOIL LINE

TOPOGRAPHIC LOT LINE ADJUSTMENT PLAN
FAIRVIEW NURSING HOME
 MAP 216; LOTS 1, 2, AND 3
 205 & 203 LOWELL ROAD AND 13 HAMPSHIRE DRIVE
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNERS OF RECORD/APPLICANT:

MAP 216; LOT 1 MERRIMAC REAL ESTATE INVESTORS, LLC 10605 BOCA POINTE DRIVE ORLANDO, FL 32863 H.C.R.D. BK. 7842; PG. 539	MAP 216; LOT 2 MERRIMAC REAL ESTATE INVESTORS, LLC 203 LOWELL ROAD HUDSON, NH 03051 H.C.R.D. BK. 7842; PG. 2778	MAP 216; LOT 3 NASH FAMILY INVESTMENT PROPERTY c/o GERALD Q. NASH 40 TEMPLE STREET NASHUA, NH 03060 H.C.R.D. BK. 2814; PG. 416
---	---	--

KMA KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 887-8881

SITE SPECIFIC SOIL MAP UNIT KEY

SYMBOL	MAP UNIT	SLOPE CLASS	DRAINAGE CLASS
62B	CHARLTON	3-8%	WELL
446A	SCITUATE/NEWFIELDS (DOMINANTLY NEWFIELDS)	0-3%	MODERATELY WELL
299	UDORTHENTS SMOOTH (CHARLTON SUBSTRATUM)		WELL

THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOILS SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, INTENDED FOR STORMWATER MANAGEMENT DESIGN CONSIDERATIONS AS REQUIRED BY THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES ALTERATION OF TERRAIN PROGRAM. IT WAS PRODUCED BY A CERTIFIED SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCE CONSERVATION SERVICE. THERE IS A REPORT THAT ACCOMPANIES THIS MAP.

THE SITE-SPECIFIC SOIL MAPPING WAS PERFORMED IN DECEMBER 2009 BY JAMES GOVE, CERTIFIED SOIL SCIENTIST #4, OF GOVE ENVIRONMENTAL SERVICES INC. IN EXETER, NEW HAMPSHIRE. THIS MAPPING WAS PERFORMED ACCORDING TO THE STANDARDS OF THE "SITE-SPECIFIC SOIL MAPPING STANDARDS OF NEW HAMPSHIRE AND VERMONT," VERSION 4.0, FEBRUARY 2011, PUBLISHED BY THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND, SPECIAL PUBLICATION NO. 3.

THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION BETWEEN JULY 2008 AND AUGUST 2013 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE TOWN OF HUDSON, NH WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS AN URBAN STANDARD SURVEY, (CATEGORY 1, CONDITION 1) AS DEFINED IN THE NEW HAMPSHIRE LAND SURVEYORS ASSOCIATION ETHICS AND STANDARDS.

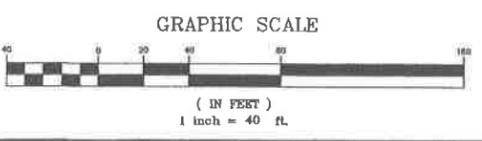
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

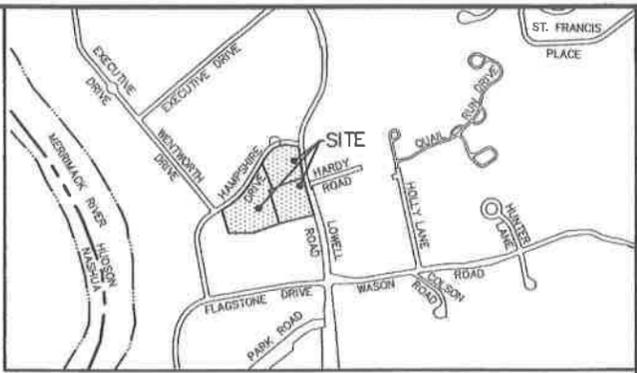
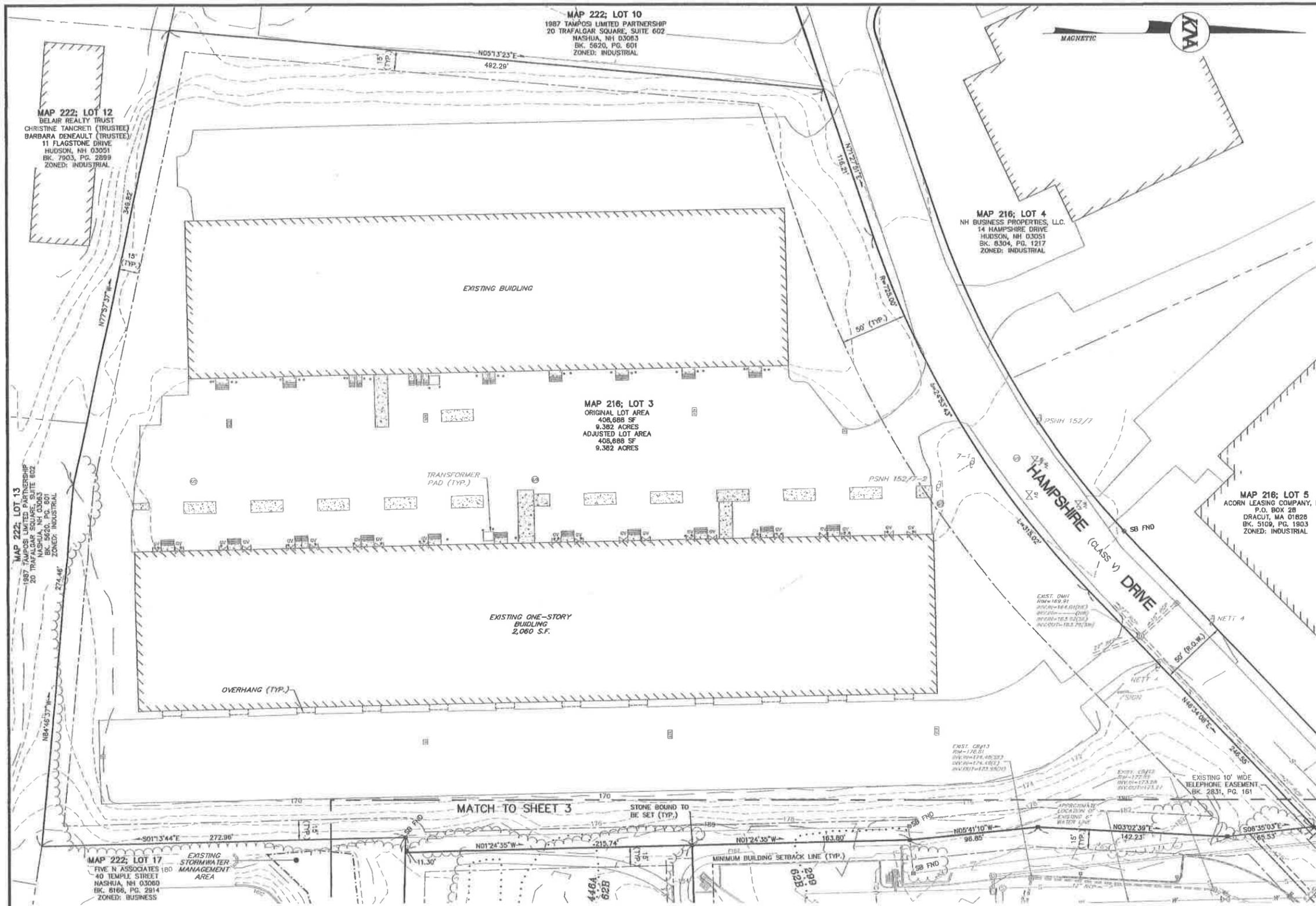
APPROVED BY THE HUDSON, NH PLANNING BOARD
 DATE OF MEETING: _____

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SITE 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.





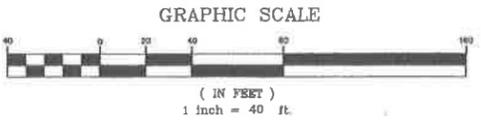
SEE SHEET 1 FOR NOTES &
SHEET 2 FOR PLAN
REFERENCES

- LEGEND**
- SB FND. STONE BOUND FOUND
 - DH FND. DRILL HOLE FOUND
 - DH SET. DRILL HOLE SET
 - IRON PIN SET
 - STONE BOUND SET
 - UTILITY POLE
 - LIGHT
 - STREET LIGHT
 - SIGN
 - GAS VALVE
 - WATER VALVE
 - FIRE HYDRANT
 - CATCH BASIN
 - DRAIN MANHOLE
 - SEWER MANHOLE
 - TELEPHONE MANHOLE
 - SITE SPECIFIC SOIL TYPE SYMBOL
 - FENCE
 - TREELINE
 - STONEWALL
 - EDGE OF PAVEMENT
 - DRAINAGE LINE
 - BUILDING SETBACK LINE
 - EASEMENT
 - 10' CONTOUR
 - 2' CONTOUR
 - OHU OVERHEAD UTILITY LINE
 - SITE SPECIFIC SOIL TYPE SYMBOL

TOPOGRAPHIC LOT LINE ADJUSTMENT PLAN
FAIRVIEW NURSING HOME
MAP 216; LOTS 1, 2, AND 3
205 & 203 LOWELL ROAD AND 13 HAMPSHIRE DRIVE
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNERS OF RECORD/APPLICANT:

MAP 216: LOT 1 MERRIMAC REAL ESTATE INVESTORS, LLC 10605 BOCA POINTE DRIVE ORLANDO, FL 32803 H.C.R.D. BK. 7842; PG. 539	MAP 216: LOT 2 MERRIMAC REAL ESTATE INVESTORS, LLC 203 LOWELL ROAD HUDSON, NH 03051 H.C.R.D. BK. 7842; PG. 2778	MAP 216: LOT 3 NASH FAMILY INVESTMENT PROPERTIES c/o GERALD G. NASH 40 TEMPLE STREET NASHUA, NH 03060 H.C.R.D. BK. 2814; PG. 416
---	---	---



THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION BETWEEN JULY 2008 AND AUGUST 2013 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE TOWN OF HUDSON, NH WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS AN URBAN STANDARD SURVEY, (CATEGORY 1, CONDITION 1) AS DEFINED IN THE NEW HAMPSHIRE LAND SURVEYORS ASSOCIATION ETHICS AND STANDARDS.

8/21/13
DATE

PURSUANT TO THE SITE 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 _____

SITE 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.

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: AUGUST 21, 2013
PROJECT NO: 13-0815-3
SCALE: 1" = 40'
SHEET 4 OF 4

New Hampshire Department of Economic Development (DRED)

Staff Report
September 11, 2013

DRED officials, Michael Bergeron, Business Development Manager for the State of New Hampshire and Gary Chabut, Regional Resource Specialist, Division of Economic Development NH Dept. of Resources and Economic Development, asked to meet with the Planning Board, relative to reviewing the following topics:

- * **Update on the economy and specifically New Hampshire's economy.**
- * **An overview on how the state recruits companies.**
- * **Ideas on attracting new businesses to Hudson.**

For the meeting, because Messrs. Bergeron and Chabut have another engagement to attend after visiting with the board, they respectfully requested to be first on the agenda.

Contact information for Messrs. Bergeron and Chabot:

Michael Bergeron
Business Development Manager
State of New Hampshire
Department of Resources and Economic Development
Division of Economic Development
172 Pembroke Road, PO Box 1856
Concord, New Hampshire 03302-1856
Office: 603-271-2591
Cell: 603-419-9163
mbergeron@dred.state.nh.us

Gary N. Chabot
Regional Resource Specialist
Division of Economic Development
NH Dept. of Resources and Economic Development
172 Pembroke Road
Concord, NH 03302-1856

Office: 603-271-2591 Ext. 116
Cell: 603-419-0232
email: gary.chabot@dred.state.nh.us
