



**TOWN OF HUDSON  
PLANNING BOARD  
PUBLIC MEETING  
TOWN OF HUDSON, NH  
OCTOBER 22, 2014**

12 School Street

Hudson, New Hampshire 03051

603/886-6005



The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, October 22, 2014 at 7:00 p.m. in the "Buxton Community Development Conference Room" at Town Hall. The following items will be on the agenda:

- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES
  
- V. MINUTES OF PREVIOUS MEETING(S)
  - A. 07-09-14 Minutes - 09/24/14 & 10/22/14 Pkts.
  
- VI. CASES REQUESTED FOR DEFERRAL
- VII. CORRESPONDENCE
  
- VIII. PERFORMANCE SURETIES
  - A. Empire Circle Street Acceptance & Two-Year Maintenance Bond  
Reference memo dated October 2, 2014 from Gary Webster to John Cashell.
  
  - B. Senter Farm Road Street Acceptance & Two-Year Maintenance Bond  
Reference memo dated October 2, 2014 from Gary Webster to John Cashell.
  
- IX. ZBA INPUT ONLY
- X. PUBLIC HEARINGS
- XI. OLD BUSINESS/PUBLIC HEARINGS
- XII. DESIGN REVIEW PHASE
- XIII. CONCEPTUAL REVIEW ONLY



**Empire Circle (a.k.a. Wason Heights Subdivision)  
Street Acceptance & 2-Year Maintenance Surety  
STAFF REPORT**

October 22, 2014

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**SITE:** 34 Wason Road -- Map 217/Lot 3

**ZONING:** R-2

**PURPOSE FOR PETITION:** for the Planning Board to consider forwarding a favorable recommendation to the Board of Selectmen, relative to the acceptance of Empire Circle as a public street and establishment of a 2-year maintenance surety.

**ATTACHMENTS:**

- 1) Memo from Gary Webster, Town Civil Eng., re: memo dated Oct. 2, 2014 - The Road Guarantee Estimate Form and Recommended Two-Year Maintenance Surety -"A".
- 2) Application for Acceptance of a Dedicated Road as a Town Road, together with Empire Circle Warranty Deed dated 09/12/14 -"B".
- 3) Memoranda from Fire, Police and Highway departments, relative to each recommending acceptance of Empire Circle "C".

**ISSUES OUTSTANDING:**

From the September 24<sup>th</sup> meeting, the following described outstanding issue has been addressed:

The Road Guarantee Estimate Form is attached, herewith, together with the Town Eng's 2-year maintenance surety estimate for \$5,000. Note: upon favorable review of this application, the applicant will submit a Hampton-style letter of credit in said surety amount.

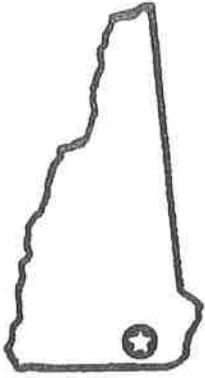
**RECOMMENDATION:** With this subdivision fully completed, staff recommends for the board to forward a favorable recommendation to the Board of Selectmen, relative to the acceptance of Empire Circle as a public street and in accordance with the below DRAFT MOTION.

**DRAFT MOTION:**

I move to forward a favorable recommendation to the Board of Selectmen, relative to the acceptance of Empire Circle as a public street, and as recommended by the Town Engineer, Gary Webster, together with the Police Chief, Jason Lavoie, Fire Chief, Robert Buxton and Road Agent, Kevin Burns, and per the following condition:

- 1) The Applicant shall deposit with the Town a 2-year maintenance surety, in the form of a Hampton-style letter of credit, and in the sum of \$5,000.00, as recommended in writing by the Town Engineer, Gary Webster (see his memo in file, dated: 10/02/2014).

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_.



WA

TOWN OF HUDSON  
ENGINEERING DEPARTMENT



12 School Street • Hudson, New Hampshire 03051 603-886-6008 • Fax 603-594-1142

INTEROFFICE MEMORANDUM

TO: John Cashell, Town Planner  
Planning Board

FROM: Gary Webster, Acting Town Engineer *GW*

DATE: October 2, 2014

RE: Empire Circle Two Year Maintenance Bond

The Engineering Department has received the Road Guarantee Estimate Form from Empire Homes for the 2-Year Maintenance Bond for Empire Circle. The bond will be for \$5,000.00.

All of the work has been completed, and they are looking to have this street accepted as a Town road as soon as possible.

I recommend this amount for the Maintenance Bond, and I recommend that the Planning Board approve the Street Acceptance application for Empire Circle.

**TOWN OF HUDSON, NH  
ROAD GUARANTEE ESTIMATE FORM  
SURETY BOND**

I hereby certify that, in addition to any work already completed, the following itemized statement and estimate unit costs will complete all improvements required by the Hudson, NH Planning Board for the following Streets:

Owner/Developer Name: Empire Homes

Date: 10/01/14

Project Name: Wason Heights

Map: 217 Lot: 3

Street Name: Empire Circle

Street Length: 950 Feet

				Total	Bond Remaining	Date
Clearing, 50' width	4.1 A.C.	@	\$ 7,500.00 =	\$ 30,750.00	0	_____
Excavation	8,000 C.Y.	@	\$ 5.00 =	\$ 40,000.00	0	_____
Ledge Removal Mass	2,000 C.Y.	@	\$ 25.00 =	\$ 50,000.00	0	_____
Trench Ledge	1,200 C.Y.	@	\$ 50.00 =	\$ 60,000.00	0	_____
Drainage Swales	210 L.F.	@	\$ 5.00 =	\$ 1,050.00	\$0.00	_____
Drainage Swale w/Riprap	0 L.F.	@	\$ 7.00 =	-	-	_____
Hay Bale Dike	14 EA	@	\$ 4.00 =	\$ 56.00	\$0.00	_____
Silt Fence	935 L.F.	@	\$ 4.00 =	\$ 3,740.00	\$0.00	_____
<b>Storm Drains Size/Type</b>						
12" RCP	495 L.F.	@	\$ 28.00 =	\$ 13,860.00	0	_____
15" RCP	353 L.F.	@	\$ 32.00 =	\$ 11,296.00	0	_____
18" RCP	210 L.F.	@	\$ 36.00 =	\$ 7,560.00	0	_____
21" RCP	0 L.F.	@	\$ 40.00 =	-	-	_____
24" RCP	520 L.F.	@	\$ 44.00 =	\$ 22,880.00	0	_____
30" RCP	0 L.F.	@	\$ 52.00 =	-	-	_____
36" RCP	0 L.F.	@	\$ 64.00 =	-	-	_____
6" PVC	0 L.F.	@	\$ 20.00 =	\$ 0.00	-	_____
6" Underdrain	560 L.F.	@	\$ 15.00 =	\$ 8,400.00	\$0.00	_____
8" Underdrain	0 L.F.	@	\$ 16.00 =	-	-	_____
Additional Excavation for Structures	0 C.Y.	@	\$ 6.00 =	-	-	_____
4' Catch Basins	110 V.F.	@	\$ 250.00 =	\$ 27,500.00	0	_____
5' Catch Basins	0 V.F.	@	\$ 275.00 =	-	-	_____
4' Drain Manholes	7 V.F.	@	\$ 275.00 =	\$ 1,925.00	0	_____
5' Drain Manholes	0 V.F.	@	\$ 310.00 =	-	-	_____
Headwalls	3 EA.	@	\$ 1,300.00 =	\$ 3,900.00	0	_____
Rip-Rap	372 S.Y.	@	\$ 36.00 =	\$ 13,392.00	0	_____

Subdivision Name: ---- Wason Heights

					Total	Bond Remaining	Date
<b>Sanitary Sewer Size</b>							
6" PVC	0 L.F.	@	\$ 20.00	= \$	-		
8" PVC	0 L.F.	@		= \$	-		
0' - 12' Depth	0 L.F.	@	\$ 50.00	= \$	-		
12' - 18' Depth	0 L.F.	@	\$ 75.00	= \$	-		
10" PVC	0 L.F.	@	\$ 75.00	= \$	-		
Other	0 L.F.	@		= \$	-		
<b>Sanitary Sewer Manholes 4' dia.</b>							
	0 V.F.	@	\$ 300.00	= \$	-		
<b>Sanitary Sewer Manholes 5' dia.</b>							
	0 V.F.	@	\$ 325.00	= \$	-		
<b>Service Cleanout</b>							
	0 EA.	@	\$ 110.00	= \$	-		
<b>Water Main Size (valves included)</b>							
4" DIP Class 52	0 L.F.	@	\$ 53.00	= \$	-		
6" DIP Class 52	0 L.F.	@	\$ 40.00	= \$	-		
8" DIP Class 52	1,000 L.F.	@	\$ 47.00	= \$	47,000.00	0	
10" DIP Class 52	0 L.F.	@	\$ 52.00	= \$	-		
12" DIP Class 52	2,750 L.F.	@	\$ 55.00	= \$	151,250.00	0	
T/S&V	0 L.F.	@	\$ 3,500.00	=	\$0.00		
<b>Hydrants</b>							
	5 EA	@	\$ 3,000.00	= \$	15,000.00	0	
<b>1" Copper Service (stops included)</b>							
	28 EA.	@	\$ 400.00	= \$	11,200.00	0	
<b>Bank Run Gravel</b>							
	2,415 C.Y.	@	\$ 14.00	= \$	33,810.00	\$0.00	
<b>Crushed Bank Run Gravel</b>							
	1,207 C.Y.	@	\$ 18.00	= \$	21,726.00	\$0.00	
<b>Sand Cushion</b>							
	C.Y.	@	\$12.00	=	\$0.00		
<b>Hot Bituminous Pavement 28' width</b>							
2" Base Course Type C	1,297 TONS	@	\$ 65.00	= \$	84,305.00	\$0.00	
1" Wearing Course Type F	225 TONS	@	\$ 80.00	= \$	18,000.00	\$0.00	
Other		@		=			
Tack Coat	11,366 S.Y.	@	\$ 0.20	= \$	2,273.20	0.00	
<b>Curbing</b>							
Granite	2,400 L.F.	@	\$ 18.00	= \$	43,200.00	\$0.00	
Cape Cod	0 L.F.	@	\$ 4.00	=			
<b>Sidewalks</b>							
5' Wide bituminous	40 S.Y.	@	\$ 80.00	= \$	3,200.00	\$ -	
<b>Loam and Seed</b>							
Easement areas	500 L.F.	@	\$ 6.00	= \$	3,000.00	\$0.00	
R.O.W. areas	700 L.F.	@	\$ 5.00	= \$	3,500.00	\$0.00	
<b>Bounds and Pins</b>							
Property Pins	35 EA.	@	\$ 175.00	= \$	6,125.00	\$0.00	
Road Bounds	15 EA.	@	\$ 325.00	= \$	4,875.00	\$0.00	

Subdivision Name: ---- Wason Heights

					Total	Bond Remaining	Date
Stop Signs	1 EA.	@	\$ 75.00 =	\$	75.00	\$0.00	
Street Signs	1 EA.	@	\$ 85.00 =	\$	85.00	\$0.00	
As-Built Plans	1,200 L.F.	@	\$ 4.00 =	\$	4,800.00	\$0.00	
Landscaping							
Trees	37 EA.	@	\$ 375.00 =	\$	13,875.00		
Bushes	EA.	@	\$ 200.00 =	\$	-	_____	_____
Guard Rails	L.F.	@	\$ 40.00 =	\$	-	_____	_____
Other required improvements (itemize on separate sheet)		@				_____	_____
Subtotal:					\$ 763,608.20	\$37,873.00	11/09/2012
					\$ 22,908.25	\$0.00	
3% Mobilization					\$ 76,360.82	\$3,787.30	11/09/2012
Engineering & Contingencies (10% subtotal):					\$ 862,877.27	\$41,660.30	11/09/2012
<b>10% Maintenance Level:</b>					\$ 86,287.73	\$4,166.03	11/09/2012
Total Estimate:					\$ 949,164.99	\$45,826.33	11/09/2012
<b>Maintenance Bond Amount:</b>						<b>\$5,000.00</b>	

Preparers Name: \_\_\_\_ Steven Auger, Hayner/Swanson, Inc.

Date: 10/01/2014

**Note: Amounts reflected above are from 11/09/2012 reduction. All work has been completed. Bond amount of \$5,000.00 has been coordinated with and approved by Gary Webster.**

**WARRANTY DEED**  
**(Empire Circle – Deed of Road)**

**Empire Circle, LLC**, a New Hampshire limited liability company, with a place of business at 22 Brady Lane, Hudson, Hillsborough County, New Hampshire 03051, for consideration paid, grants to the **Town of Hudson**, a municipal corporation in Hillsborough County, New Hampshire, with offices at 12 School Street, Hudson, Hillsborough County, New Hampshire 03051, with **WARRANTY COVENANTS**,

All of the grantor's right, title and interest in and to the roadway known as Empire Circle situated northerly of Wason Road in Hudson, Hillsborough County, New Hampshire, being shown as Empire Circle on a plan set, the cover sheet of which is entitled "Master Subdivision Plan (Lot 3, Map 217) Wason Heights 34 Wason Road Hudson, New Hampshire" prepared by Hayner/Swanson, Inc., dated 12 April 2004, as revised, and recorded with the Hillsborough County Registry of Deeds as Plan No. 34722 (the "Plan"), more particularly bounded and described as follows:

Beginning at a point on the northerly side of Wason Road, said point being the southeasterly corner of Empire Circle; thence

1. Westerly and northerly by a curve to the right with a radius of 25.00 feet, a distance of 35.32 feet to a point; thence
2. N 25° 38' 30" E, 6.55 feet to a point; thence
3. Northerly by a curve to the left with a radius of 175.00 feet, a distance of 164.77 feet to a point; thence
4. N 28° 18' 21" W, 220.73 feet to a point; thence
5. Northerly and northeasterly by a curve to the right with a radius of 275.00 feet, a distance of 358.14 feet to a point; thence
6. N 46° 18' 46" E, 37.80 feet to a point; thence

7. Northeasterly by a curve to the right with a radius of 50.00 feet, a distance of 44.78 feet to a point; thence
8. Northeasterly, northerly, northwesterly, westerly, southwesterly and southerly by a curve to the left with a radius of 70.00 feet, a distance of 345.30 feet to a point; thence
9. Southerly by a curve to the right with a radius of 50.00 feet, a distance of 44.78 feet to a point;
10. S 46° 18' 46" W, 37.80 feet to a point; thence
11. Southwesterly, southerly and southeasterly by a curve to the left with a radius of 325.00 feet, a distance of 423.26 feet to a point; thence
12. S 28° 18' 21" E, 220.73 feet to a point; thence
13. Southerly and southwesterly by a curve to the right with a radius of 125.00 feet, a distance of 110.01 feet to a point; thence
14. Southerly and westerly by a curve to the right with radius of 25.00 feet, a distance of 43.20 feet to a point; thence
15. S 58° 52' 05" E, along Wason Road, 8.66 feet to a point; thence
16. S 60° 56' 24" E, along Wason Road, 26.85 feet to a point; thence
17. S 55° 18' 43" E, along Wason Road, 64.01 feet to the point of beginning.

This conveyance is subject to applicable easements, covenants and restrictions of record.

For title, reference is made to the deed of Frances S. Hosmer et al to Empire Circle, LLC dated December 22, 2004, and recorded with said Registry of Deeds at Book 7384, Page 2714.

Empire Circle is subject to dedication as a public way by the recording of the Plan.

8th IN WITNESS WHEREOF, the grantor has caused this instrument to be duly executed this day of September, 2014.

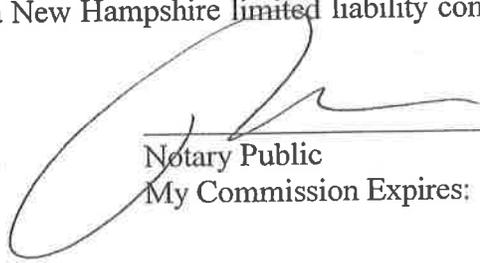
Empire Circle, LLC

  
 \_\_\_\_\_  
 Witness

By:   
 \_\_\_\_\_  
 Peter Noury, Manager

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

This instrument was acknowledged before me this 8<sup>th</sup> day of September, 2014, by Peter Noury, Manager of Empire Circle, LLC a New Hampshire limited liability company, on behalf of the company.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:



# TOWN OF HUDSON

Highway Department

Handwritten initials "C" with a checkmark.



2 Constitution Drive Hudson, New Hampshire 03051 603/886-6018 Fax 603/594-1143



To: Board of Selectmen

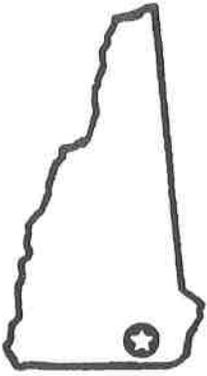
From: Kevin Burns, Road Agent *KB*

Date: September 17, 2014

Re: Street Acceptance, Empire Circle

I have completed a walk through inspection of Empire Circle. All of the items on my punch list have been corrected. I recommend formal street acceptance by the Board of Selectmen.

Cc: Gary Webster, Town Engineer



Cont.

TOWN OF HUDSON

ENGINEERING DEPARTMENT



12 School Street • Hudson, New Hampshire 03051 603-886-6008 • Fax 603-594-1142

INTEROFFICE MEMORANDUM

**TO:** Kevin Burns, Road Agent  
Rob Buxton, Fire Chief  
Jason Lavoie, Police Chief

**FROM:** Gary Webster, Acting Town Engineer *GW*

**DATE:** September 16, 2014

**RE:** Street Acceptance - Empire Circle

Attached please find the Application for Street Acceptance for Empire Circle on behalf of Peter Noury of Empire Homes. I am also attaching a copy of the Warranty Deed and Street Acceptance Plan and Profile for your review.

Please review this application and indicate your approval by initialing this memo and returning it to the Engineering Department.

I have reviewed this application on behalf of the Engineering Department, and I support the acceptance of this road.

Thank you.

*Gary,*  
OK FOR STREET ACCEPTANCE.

*Rob Buxton*

HUDSON FIRE DEPARTMENT  
15 LIBRARY STREET  
HUDSON, N.H. 03051  
(603) 886-6021

STREET ACCEPTANCE CHECK SHEET

Street Name: Empire Circle Date: 9/18/14

Hydrant location and data  
(Site and hydrant plan for notes to be  
followed - NFPA 24 and 1141)

OK

Turning radius  
(NFPA 1141)

OK

Access to supplemental water provided  
(Site plan notes or other correspondence)

N/A

Grades within normal limits

YES

Accessory water supplies (pump stations etc.)  
(Site plan notes or other correspondence)

YES

File notes followed for subdivision

1

Other concerns for not accepting street  
(List standard not met)

NO

Street acceptable to Hudson Fire

YES



"C" cont.

TOWN OF HUDSON

ENGINEERING DEPARTMENT



12 School Street • Hudson, New Hampshire 03051 603-886-6008 • Fax 603-594-1142

INTEROFFICE MEMORANDUM

TO: Kevin Burns, Road Agent  
Rob Buxton, Fire Chief  
Jason Lavoie, Police Chief

Handwritten note: "SU OK" with an arrow pointing to the recipient list.

FROM: Gary Webster, Acting Town Engineer *GW*

DATE: September 16, 2014

RE: Street Acceptance - Empire Circle

Attached please find the Application for Street Acceptance for Empire Circle on behalf of Peter Noury of Empire Homes. I am also attaching a copy of the Warranty Deed and Street Acceptance Plan and Profile for your review.

Please review this application and indicate your approval by initialing this memo and returning it to the Engineering Department.

I have reviewed this application on behalf of the Engineering Department, and I support the acceptance of this road.

Thank you.

# Senter Farm Road Street Acceptance & 2-Year Maintenance Surety

## STAFF REPORT

October 22, 2014

---

**SITE:** Senter Farm Rd. (off Old Derry Rd.) – Map 115/Lot 3

**ZONING:** G-1

**PURPOSE FOR PETITION:** for the Planning Board to consider forwarding a favorable recommendation to the Board of Selectmen, relative to the acceptance of Senter Farm Road as a public street and establishment of a 2-year maintenance surety.

**ATTACHMENTS:**

- 1) Memo from Gary Webster, Town Civil Eng., re: memo dated Oct. 2, 2014 - The Road Guarantee Estimate Form and Recommended Two-Year Maintenance Surety -“A”.
- 2) Application for Acceptance of a Dedicated Road as a Town Road, together with Senter Farm Road Warranty Deed dated 09/22/14 -“B”.
- 3) Memoranda from Fire, Police and Highway departments, relative to each recommending acceptance of Empire Circle “C”.

**ISSUES OUTSTANDING:** N/A

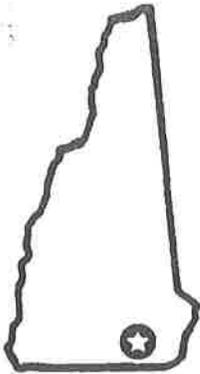
**RECOMMENDATION:** With this subdivision fully completed, staff recommends for the board to forward a favorable recommendation to the Board of Selectmen, relative to the acceptance of Senter Farm Road as a public street and in accordance with the below DRAFT MOTION.

**DRAFT MOTION:**

I move to forward a favorable recommendation to the Board of Selectmen, relative to the acceptance of Senter Farm Road as a public street, and as recommended by the Town Engineer, Gary Webster, together with the Police Chief, Jason Lavoie, Fire Chief, Robert Buxton and Road Agent, Kevin Burns, and per the following condition:

- 1) The Applicant shall deposit with the Town a 2-year maintenance surety, in the form of a Hampton-style letter of credit, and in the sum of \$8,000.00, as recommended in writing by the Town Engineer, Gary Webster (see his memo in file, dated: 10/02/2014).

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_.



"A"

TOWN OF HUDSON  
ENGINEERING DEPARTMENT



12 School Street • Hudson, New Hampshire 03051 603-886-6008 • Fax 603-594-1142

INTEROFFICE MEMORANDUM

TO: John Cashell, Town Planner  
Planning Board

FROM: Gary Webster, Acting Town Engineer *GW*

DATE: October 2, 2014

RE: Senter Farm Road Two Year Maintenance Bond

The Engineering Department has received the Road Guarantee Estimate Form from Tai Deh Hsu for the 2-Year Maintenance Bond for Senter Farm Road. The bond will be for \$8,000.00.

All of the work has been completed, and they are looking to have this street accepted as a Town road as soon as possible.

I recommend this amount for the Maintenance Bond, and I recommend that the Planning Board approve the Street Acceptance application for Senter Farm Road.

*A cont.*

TOWN OF HUDSON, NH  
ROAD GUARANTEE ESTIMATE FORM

I hereby certify that, in addition to any work already completed, the following itemized statement and estimate unit costs will complete all improvements required by the Hudson, NH Planning Board for the following Streets:

Owner/Developer Name: **Woodberry-Hudson Investments, LLC**

Date: **Oct. 2, 2014**

Project Name: **Mammoth Green Estate**

Map: **115** Lot: **003**

Street Name: **Senter Farm Road**

Street Length: **3,100'**

					Total	Bond Remaining	Date
Clearing, 50' width	A.C.	@	\$ 7,500.00 =		\$0.00	\$0.00	_____
Excavation	C.Y.	@	\$ 5.00 =		\$0.00	\$0.00	_____
Ledge Removal Mass	C.Y.	@	\$ 25.00 =		\$0.00	\$0.00	_____
Trench Ledge	C.Y.	@	\$ 50.00 =		\$0.00	\$0.00	_____
Drainage Swales	L.F.	@	\$ 5.00 =		\$0.00	\$0.00	_____
Drainage Swale w/Riprap	L.F.	@	\$ 7.00 =		\$0.00	\$0.00	_____
Hay Bale Dike	EA	@	\$ 4.00 =		\$0.00	\$0.00	_____
Silt Fence	L.F.	@	\$ 4.00 =		\$0.00	\$0.00	_____
Storm Drains Size/Type							
12" RCP	_____ L.F.	@	\$ 30.00 =		\$0.00	\$0.00	_____
15" RCP	_____ L.F.	@	\$ 34.00 =		\$0.00	\$0.00	_____
18" RCP	_____ L.F.	@	\$ 38.00 =		\$0.00	\$0.00	_____
21" RCP	_____ L.F.	@	\$ 42.00 =		\$0.00	\$0.00	_____
24" RCP	_____ L.F.	@	\$ 46.00 =		\$0.00	\$0.00	_____
30" RCP	_____ L.F.	@	\$ 54.00 =		\$0.00	\$0.00	_____
36" RCP	_____ L.F.	@	\$ 66.00 =		\$0.00	\$0.00	_____
6" PVC	_____ L.F.	@	\$20.00 =		\$0.00	\$0.00	_____
6" Underdrain	_____ L.F.	@	\$ 15.00 =		\$0.00	\$0.00	_____
8" Underdrain	_____ L.F.	@	\$ 16.00 =		\$0.00	\$0.00	_____
Additional Excavation for Structures	C.Y.	@	\$ 6.00 =		\$0.00	\$0.00	_____
4' Catch Basins	V.F.	@	\$ 250.00 =		\$0.00	\$0.00	_____
5' Catch Basins	V.F.	@	\$ 275.00 =		\$0.00	\$0.00	_____
4' Drain Manholes	V.F.	@	\$ 275.00 =		\$0.00	\$0.00	_____
5' Drain Manholes	V.F.	@	\$ 310.00 =		\$0.00	\$0.00	_____
Headwalls	EA	@	\$ 1,300.00 =		\$0.00	\$0.00	_____
Rip-Rap	S.Y.	@	\$ 36.00 =		\$0.00	\$0.00	_____

Subdivision Name: **Senter Farm Estate**

						Total	Bond Remaining	Date
<b>Sanitary Sewer Size</b>								
6" PVC Service Connection	_____	L.F.	@ \$	20.00 =		\$0.00	\$0.00	_____
8" PVC						\$0.00	\$0.00	_____
0' - 12' Depth	_____	L.F.	@ \$	50.00 =		\$0.00	\$0.00	_____
12' - 18' Depth	_____	L.F.	@ \$	75.00 =		\$0.00	\$0.00	_____
10" PVC	_____	L.F.	@ \$	75.00		\$0.00	\$0.00	_____
Other	_____	L.F.	@			\$0.00	\$0.00	_____
Sanitary Sewer Manholes 4' dia.	_____	V.F.	@ \$	300.00 =		\$0.00	\$0.00	_____
Sanitary Sewer Manholes 5' dia.	_____	V.F.	@ \$	325.00 =		\$0.00	\$0.00	_____
Service Cleanout	_____	EA.	@ \$	110.00 =		\$0.00	\$0.00	_____
<b>Water Main Size (valves included)</b>								
4" DIP Class 52	_____	L.F.	@ \$	53.00 =		\$0.00	\$0.00	_____
6" DIP Class 52	_____	L.F.	@ \$	40.00 =		\$0.00	\$0.00	_____
8" DIP Class 52	_____	L.F.	@ \$	47.00 =		\$0.00	\$0.00	_____
10" DIP Class 52	_____	L.F.	@ \$	52.00 =		\$0.00	\$0.00	_____
12" DIP Class 52	_____	L.F.	@ \$	55.00 =		\$0.00	\$0.00	_____
T/S&V	_____	L.F.	@	\$3,500.00 =		\$0.00	\$0.00	_____
Hydrants		EA	@ \$	3,000.00 =		\$0.00	\$0.00	_____
1" Copper Service (stops included)		EA.	@ \$	400.00 =		\$0.00	\$0.00	_____
Bank Run Gravel		C.Y.	@ \$	14.00 =		\$0.00	\$0.00	_____
Crushed Bank Run Gravel		C.Y.	@ \$	18.00 =		\$0.00	\$0.00	_____
Sand Cushion	_____	C.Y.	@	\$12.00 =		\$0.00	\$0.00	_____
<b>Hot Bituminous Pavement 28' width</b>								
2 1/2" Base Course Type C		TONS	@ \$	85.00 =		\$0.00	\$0.00	_____
1 1/2" Wearing Course Type F		TONS	@ \$	85.00 =		\$0.00	\$0.00	_____
Other	_____		@	=		\$0.00	\$0.00	_____
Tack Coat	_____	S.Y.	@ \$	0.20 =		\$0.00	\$0.00	_____
<b>Curbing</b>								
Granite		L.F.	@ \$	22.00 =		\$0.00	\$0.00	_____
Cape Cod	_____	L.F.	@ \$	6.00 =		\$0.00	\$0.00	_____
<b>Sidewalks</b>								
5' Wide bituminous		S.Y.	@ \$	30.00 =		\$0.00	\$0.00	_____
<b>Loam and Seed</b>								
Easement areas		L.F.	@ \$	6.00 =		\$0.00	\$0.00	_____
R.O.W. areas		L.F.	@ \$	5.00 =		\$0.00	\$0.00	_____

Subdivision Name: \_\_\_\_\_

					Total	Bond Remaining	Date
Bounds and Pins							
Property Pins	EA.	@	\$ 175.00 =		\$0.00	\$0.00	_____
Road Bounds	EA.	@	\$ 325.00 =		\$0.00	\$0.00	_____
Stop Signs	EA.	@	\$ 75.00 =		\$0.00	\$0.00	_____
Street Signs	EA.	@	\$ 85.00 =		\$0.00	\$0.00	_____
As-Built Plans	L.F.	@	\$ 4.00 =		\$0.00	\$0.00	_____
Landscaping							
Trees	EA.	@	\$ 375.00 =		\$0.00	\$0.00	_____
Bushes	EA.	@	\$ 200.00 =		\$0.00	\$0.00	_____
Guard Rails	L.F.	@	\$ 50.00 =		\$0.00	\$0.00	_____
Utility Trench (Elec/Tel/TV)	L.F.	@	\$35.00 =		\$0.00	\$0.00	_____
Other required improvements (itemize on separate sheet)	S.F.	@	\$0.50 =		\$0.00	\$0.00	_____
Subtotal:					\$ -		_____
3% Mobilization					\$ -		_____
Engineering & Contingencies (10% subtotal):					\$ -		_____
10% Maintenance Level:					\$ 78,166.00	\$7,816.60	10/2/2014
<b>Total Estimate:</b>					\$ -	<sup>use</sup> \$8,000.00	_____

*Tai-Deh Hsu*  
10/2/14

Prepares Name: **Tai-Deh Hsu**

Date: **October 2, 2014**

"B"

APPLICATION FOR ACCEPTANCE OF A DEDICATED ROAD AS A TOWN ROAD

DATE: September 22, 2014

NAME OF ROAD: Senter Farm Road

NAME OF APPLICATION/AGENT: Woodberry-Hudson Investments, LLC

ADDRESS: 2 Wellman Ave. ste 210, Nashua, NH 03064

TELEPHONE: 603-882-7583

COMPLETED APPLICATION FORM TO INCLUDE:

LOCATION OF ROAD: Attach three (3) copies of the approved subdivision plan and indicate the length of road for which acceptance is being requested.

LENGTH OF ROAD: 3,100 Feet. +/-

STATEMENT OF DEDICATION: H.C.R.D. Plan Number: 36216  
H.C.R.D. Book and Page Number, which reference deed or other instrument dedication road to public use: \_\_\_\_\_

Attach three (3) copies of deed or other instrument.

STATEMENT OF APPLICANTS' INTEREST IN HAVING ROAD ACCEPTED:

The town will take over the responsibility of maintaining the road. The homw owners will not confuse if Senter Farm Road is a town road or not.

FEE (\$50.00): PAID; YES \_\_\_\_\_ NO \_\_\_\_\_

RECEIPT NO. \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_

August 31, 1998

"B" cont.

RETURN TO:  
Law Offices of John F. Griffin, Jr., PLLC  
Spruce Park Professional Center  
109 Ponemah Road #5  
Amherst, NH 03031

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that **Woodberry-Hudson Investments, LLC**, a New Hampshire Limited Liability company with a mailing address of 2 Wellman Avenue, Suite 210, Nashua, New Hampshire, **for consideration paid, GRANTS** to the **Town of Hudson**, a New Hampshire municipal corporation of Hillsborough County, New Hampshire, with a mailing address of 12 School Street, Hudson, New Hampshire 03051, with **WARRANTY COVENANTS**, a certain tract of land, situated in the Town of Hudson, County of Hillsborough and State of New Hampshire, and bounded and described as follows:

A certain parcel of land situated on the southerly side of Old Derry Road in the Town of Hudson, County of Hillsborough, State of New Hampshire, and being more particularly described as follows:

Beginning at a granite bound on the southerly sideline of Old Derry Road at the Northwest corner of the premises and at the Northeast corner of Lot 115-003-005; thence

North 33° 29' 59" East, a distance of 101.64 feet by said Old Derry Road a granite bound at the western corner of Lot 110-054; thence

By a curve to the southeast with a delta of 83° 17' 30", radius of 25.00 feet, length of 36.34 feet, and long chord of South 08° 08' 46" East 33.23 feet by said Lot 110-054 to a granite bound; thence

South 49° 47' 31" East, a distance of 161.34 feet by said Lot 110-054 to a granite bound; thence

By a curve to the left with a delta of 66° 06' 23", radius of 283.47 feet, and length of 327.06 feet by said Lot 110-054 to a granite bound; thence

North 64° 06' 06" East, a distance of 303.33 feet by said Lot 110-054 to a granite bound;  
thence

By a curve to the right with a delta of 111° 03' 28", radius of 290.55 feet, and length of  
563.18 feet by said Lot 110-054 to a granite bound; thence

South 04° 50' 26" East, a distance of 10.27 feet by said Lot 110-054 to a granite bound;  
thence

By a curve to the left with a delta of 91° 57' 42", radius of 287.19 feet, and length of  
460.95 feet by said Lot 110-054 and Lot 116-094 and Lot 116-093 to a granite bound; thence

North 83° 11' 52" East, a distance of 23.90 feet by said Lot 116-093 to a granite bound;  
thence

By a curve to the right with a delta of 34° 56' 26", radius of 430.00 feet, and length of  
262.23 feet by said Lot 116-093 and Lot 116-091 to a granite bound; thence

By a curve to the left with a delta of 30° 49' 29", radius of 325.00 feet, and length of  
174.85 feet by said Lot 116-091 to a granite bound; thence

North 87° 18' 49" East, a distance of 11.77 feet by said Lot 116-091 to a granite bound;  
thence

By a curve to the right with a delta of 87° 54' 45", radius of 179.57 feet, and length of  
275.53 feet by said Lot 116-091 to a granite bound; thence

South 04° 46' 26" East, a distance of 23.92 feet by said Lot 116-091 to a granite bound;  
thence

By a curve to the right with a delta of 31° 52' 20", radius of 225.00 feet, and length of  
125.16 feet by said Lot 116-091 to a granite bound; thence.

By a curve to the left with a delta of 40° 42' 57", radius of 50.00 feet, and length of 35.53  
feet by said Lot 116-091 to a granite bound; thence

By a curve to the right with a delta of 279° 52' 25", radius of 70.00 feet, and length of  
341.93 feet by said Lot 116-091 and Lot 116-096 and Lot 116-092 to a granite bound; thence

By a curve to the left with a delta of 70° 34' 46", radius of 50.00 feet, and length of 61.59  
feet by said Lot 116-092 to a granite bound; thence

By a curve to the left with a delta of 20° 27' 02", radius of 175.00 feet, and length of  
62.46 feet by said Lot 116-092 to a granite bound; thence

North  $04^{\circ} 46' 26''$  West, a distance of 23.92 feet by said Lot 116-092 to a granite bound; thence

By a curve to the left with a delta of  $87^{\circ} 54' 45''$ , radius of 129.57 feet, and length of 198.81 feet by said Lot 116-092 and Lot 116-097 to a granite bound; thence

South  $87^{\circ} 18' 49''$  West, a distance of 11.77 feet by said Lot 116-097 to a granite bound; thence

By a curve to the right with a delta of  $30^{\circ} 49' 29''$ , radius of 375.00 feet, and length of 201.75 feet by said Lot 116-097 and Lot 116-098 to a granite bound; thence

By a curve to the left with a delta of  $34^{\circ} 56' 26''$ , radius of 380.00 feet, and length of 231.73 feet by said Lot 116-098 and Lot 116-099 to a granite bound; thence

South  $83^{\circ} 11' 52''$  West, a distance of 23.90 feet by said Lot 116-099 to a granite bound; thence

By a curve to the right with a delta of  $91^{\circ} 57' 42''$ , radius of 337.19 feet, and length of 541.20 feet by said Lot 116-099 and Lot 124-081 and Lot 116-095 and Lot 115-003-011 to a granite bound; thence

North  $04^{\circ} 50' 26''$  West, a distance of 10.27 feet by said Lot 115-003-011 to a granite bound; thence

By a curve to the left with a delta of  $111^{\circ} 03' 28''$ , radius of 240.55 feet, and length of 466.27 feet by said Lot 115-003-011 and Lot 115-003-010 and Lot 115-003-009 to a granite bound; thence

South  $64^{\circ} 06' 06''$  West, a distance of 303.34 feet by said Lot 115-003-009 and Lot 115-003-007 and Lot 115-003-006 to a granite bound; thence

By a curve to the right with a delta of  $66^{\circ} 06' 23''$ , radius of 333.47 feet, and length of 384.75 feet by said Lot 115-003-006 and Lot 115-003-005 to a granite bound; thence

North  $49^{\circ} 47' 31''$  West, a distance of 149.58 feet by said Lot 115-003-005 to a granite bound; thence

By a curve to the left with a delta of  $96^{\circ} 42' 30''$ , radius of 25.00 feet, and length of 42.20 feet by said Lot 115-003-005 to the point of beginning.

Said Parcel contains 3.190 Acres.

Meaning and intending to describe a portion of that property shown on Plan entitled "Senter Farm Estates Overview Plan Land of Woodberry-Hudson Investments, LLC prepared for Salisbury Farm Corporation located at Old Derry Road, Hudson, New Hampshire dated May 10, 2006" prepared by Bedford Design Consultants, Dated November 11, 2005 last revised 10-6-08, recorded in the Hillsborough County Registry of Deeds as Plan Number 36216.

**MEANING AND INTENDING** to convey a portion of the premises conveyed to Grantor by Fiduciary Deed of Emery A. Nadeau, Trustee of the E. Nadeau Farm Realty Trust, dated May 20, 2007, and recorded in the Hillsborough County Registry of Deeds in Book 7846, Page 2135.

This is not homestead property.

DATED this 22 day of September, 2014.

Woodberry-Hudson Investments, LLC



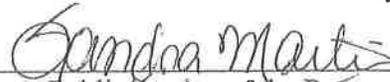
By: Tai-Deh Hsu

Its: Manager

Duly Authorized

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH, SS.

On this the 22 day of September, 2014, before me, the undersigned officer, personally appeared the above-named Tai-Deh Hsu in his capacity as Manager of Woodberry-Hudson Investments, LLC, known to me, or satisfactorily proven to be the person whose name is subscribed to the within Warranty Deed, and acknowledged that he executed the same for the purposes therein contained as his voluntary act and deed.



Notary Public/Justice of the Peace

My Commission Expires:





# TOWN OF HUDSON

Highway Department

621



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2 Constitution Drive Hudson, New Hampshire 03051 6031886-6018 Fax 6031594-1143

To: Board of Selectmen

From: Kevin Burns, Road Agent *KB*

Date: September 23, 2014

Re: Street Acceptance, Senter Farm Road

I completed an onsite inspection of Senter Farm Road. At this time I have no reason to oppose formal acceptance by the Board of Selectman. The road was constructed as approved.

Cc: Gary Webster, Town Engineer



*Cont*

# TOWN OF HUDSON

## Engineering Department



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

### INTEROFFICE MEMORANDUM

**TO:** Kevin Burns, Road Agent  
 Rob Buxton, Fire Chief  
 Jason Lavoie, Police Chief →

**FROM:** Gary Webster, Acting Town Engineer *GW*

**DATE:** September 22, 2014

**RE:** Street Acceptance – Senter Farm Road

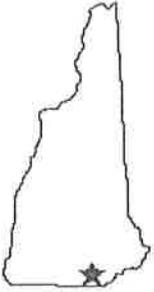
*OK  
SL*

Attached please find the Application for Street Acceptance for Senter Farm Road on behalf of Woodberry-Hudson Investments, LLC. I am also attaching a copy of the Warranty Deed and Road As-Built Plan for your review.

Please review this application and indicate your approval by initialing this memo and returning it to the Engineering Department.

I have reviewed this application on behalf of the Engineering Department, and I support the acceptance of this road.

Thank you.



**TOWN OF HUDSON**  
Engineering Department

*W. C. Cont.*



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

**INTEROFFICE MEMORANDUM**

**TO:** Kevin Burns, Road Agent  
~~Rob Buxton, Fire Chief~~  
Jason Lavoie, Police Chief

**FROM:** Gary Webster, Acting Town Engineer *GW*

**DATE:** September 22, 2014

**RE:** Street Acceptance – Senter Farm Road

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Please review this application and indicate your approval by initialing this memo and returning it to the Engineering Department.

I have reviewed this application on behalf of the Engineering Department, and I support the acceptance of this road.

Thank you.

*OK*  
*FWB*

HUDSON FIRE DEPARTMENT  
15 LIBRARY STREET  
HUDSON, N.H. 03051  
(603) 886-6021

STREET ACCEPTANCE CHECK SHEET

Street Name: Senter Farm Road

Date: 9/23/14

Hydrant location and data  
(Site and hydrant plan for notes to be  
followed - NFPA 24 and 1141)

N/A

Turning radius  
(NFPA 1141)

22 feet wide  
street width 24 feet wide

Access to supplemental water provided  
(Site plan notes or other correspondence)

N/A

Grades within normal limits

yes

Accessory water supplies (pump stations etc.)  
(Site plan notes or other correspondence)

N/A

File notes followed for subdivision

N/A

Other concerns for not accepting street  
(List standard not met)

NO

Street acceptable to Hudson Fire

Yes