

**TOWN OF HUDSON  
PLANNING BOARD  
PUBLIC MEETING  
TOWN OF HUDSON, NH  
DECEMBER 10, 2014**



12 School Street

Hudson, New Hampshire 03051

603/886-6008

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, December 10, 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. 08-27-14 Minutes (deferred from 11-12-14 meeting)
- VI. CASES REQUESTED FOR DEFERRAL
- VII. CORRESPONDENCE
- VIII. PERFORMANCE SURETIES
- IX. ZBA INPUT ONLY
- X. PUBLIC HEARINGS
- XI. OLD BUSINESS/PUBLIC HEARINGS
  - A. Tolles-Riverside LLR Map 173/Lots 12,14,15&16  
SB# 08-14 Tolles Street  
  
Purpose of plan: Lot Line Adjustment/Consolidation. Hearing. Deferred  
Date Specific from the 11-12-14 Planning Board Meeting.
- XII. DESIGN REVIEW PHASE
- XIII. CONCEPTUAL REVIEW ONLY
- XIV. NEW BUSINESS/PUBLIC HEARINGS
  - A. Orchards at Nottingham Subdivision Map 231/Lot 053  
SB# 09-14 90 Gowing Road  
  
Purpose of plan: is to subdivide the subject land, Map 231, Lot 053 into  
16 single-family residential house lots and 2 open-space parcels, pursuant  
to Article XI of the Town of Hudson Zoning Ordinance. Application  
Acceptance & Hearing. Deferred Date Specific from the 10-22-14  
Planning Board Meeting.



## **Tolles Riverside LLR, Lot Line Adjustment Plan**

### **Staff Report**

December 10, 2014

**SITE:** Tolles Street -- Map 173/Lots 12,14,15,16 -- SB# 08-14

**ZONING:** TR – minimum 90 ft. frontage and 10,000 sf minimum lot size.

**PURPOSE OF PLAN:** Adjust lot lines of Lots 12, 14, 15 & 16 as shown on the plan (no new lots created). Application Acceptance & Hearing.

**PLAN UNDER REVIEW ENTITLED:** Lot Line Adjustment & Consolidation Plan Map 173 Lots 12, 14, 15 & 16 Tolles Street, Hudson, NH, prepared by Duval Survey, Inc., 14 Dartmouth Street, Hooksett, NH dated: 2 Sept 2014, last revised on 13 Nov 2014, consisting of Sheets 1 & 2, having Notes 1 – 18 on Sheet 2 (said plans are attached hereto).

**ATTACHMENTS:** N/A

#### **ATTACHMENTS INCLUDED IN THE OCTOBER 22, 2014 MEETING:**

- 1) Lot Line Relocation Application, date stamped: Sept. 18, 2014 - Attachment "A".
- 2) 03/13/ 2013 "Tolles Riverside LLR" Planning Board Decision and Plan-of-Record "B".
- 3) Comments from the Road Agent, Fire & Police Dept's. & Asst. Assessor - "C".

#### **OUTSTANDING ISSUES/COMMENTS:**

At the second hearing on this LLR Plan, held on Nov. 10th, the board requested the plan surveyor, Don Duval, NH LLS Lic. #610, to further amend said plan as follows:

- 1) Eliminate from the recording sheet, the edge of pavement lines, as well as reference to existing curbing and utilities. Said items have been eliminated, please refer to the attached revised Plans, specifically, Sheet 2 of 2. This Sheet also includes a Hall Chart, which accurately depicts the area changes for each lot, and the same holds true for Notes 12 & 13, also found on this sheet.
- 2) Also revised on this plan is the inclusion of new Note 18, which reads:

*13. Any future development or changes in present use shall require the approval of the Town of Hudson Planning Board.*

**REQUESTED WAIVERS:** Since no new lots are created with this plan, waivers are N/A.

#### **APPLICATION TRACKING:**

- 09/18/2014 - Application submitted.
- 10/22/2014 - Initial hearing scheduled.
- 10/22/2014 – Hearing held, application accepted and hearing deferred, date specific, to the Nov. 12<sup>th</sup> meeting.
- 11/12/2014 – 2d Hearing held, hearing deferred date specific to the 12/10/14 meeting.

**RECOMMENDED ACTION:** For this meeting, staff recommends approval in accordance with the below DRAFT MOTION.

**DRAFT MOTION:**

I move to approve the Lot Line Relocation Plan entitled: Lot Line Adjustment & Consolidation Plan Map 173 Lots 12, 14, 15 & 16 Tolles Street, Hudson, NH, prepared by Duval Survey, Inc., 14 Dartmouth Street, Hooksett, NH dated: 2 Sept 2014, last revised on 13 Nov 2014, consisting of Sheets 1 & 2, having Notes 1 – 18 on Sheet 2, 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 for prior to the Planning Board endorsing the Plan-of-Record.
3. Approval of this plan shall be subject to final engineering review.

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

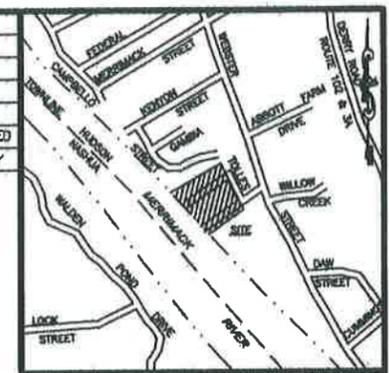
**REFERENCE PLANS**

- "RIVER VIEW PARK-HUDSON, NH-OWNED BY AW LACROIX" BY EN SHEFFIELD, CE MARCH 1920 H.C.R.D. PLAN #535
- "LAND OF GREENRIDGE BUILDERS, INC ON WEBSTER STREET-HUDSON, NH" BY FRANK G SPRAGUE, RLS APRIL 1975 H.C.R.D. PLAN #8337
- "CAMPBELLO STREET EXT., CAMPBELLO STREET IN HUDSON, NH" BY MAYNARD & PAQUETTE, INC NOVEMBER 1996 H.C.R.D. PLAN #28654
- "CORRECTIVE LOT-LINE ADJUSTMENT PLAN TOLLES STREET HUDSON, NH" BY DUVAL SURVEY INC. OCTOBER 30, 2008 H.C.R.D. PLAN #36211

**LOT AREA TABLE**

LOT #	AREA BEFORE	WET	SLOPES > %25	AREA AFTER
12	13,476.01 SQ. FT.	0	0	65,016.68 SQ. FT.
14	4,475.04 SQ. FT.	0	0	32,152.40 SQ. FT.
16	8,360.18 SQ. FT.	0	0	0, COMBINED WITH LOT 14
15	70,857.8 SQ. FT.	0	3,800 SQ. FT.	0, COMBINED WITH LOT 12

NO.	DATE	DESCRIPTION	BY
1	9/24/14	ADD LOT AREA TABLE	DED



**NOTES**

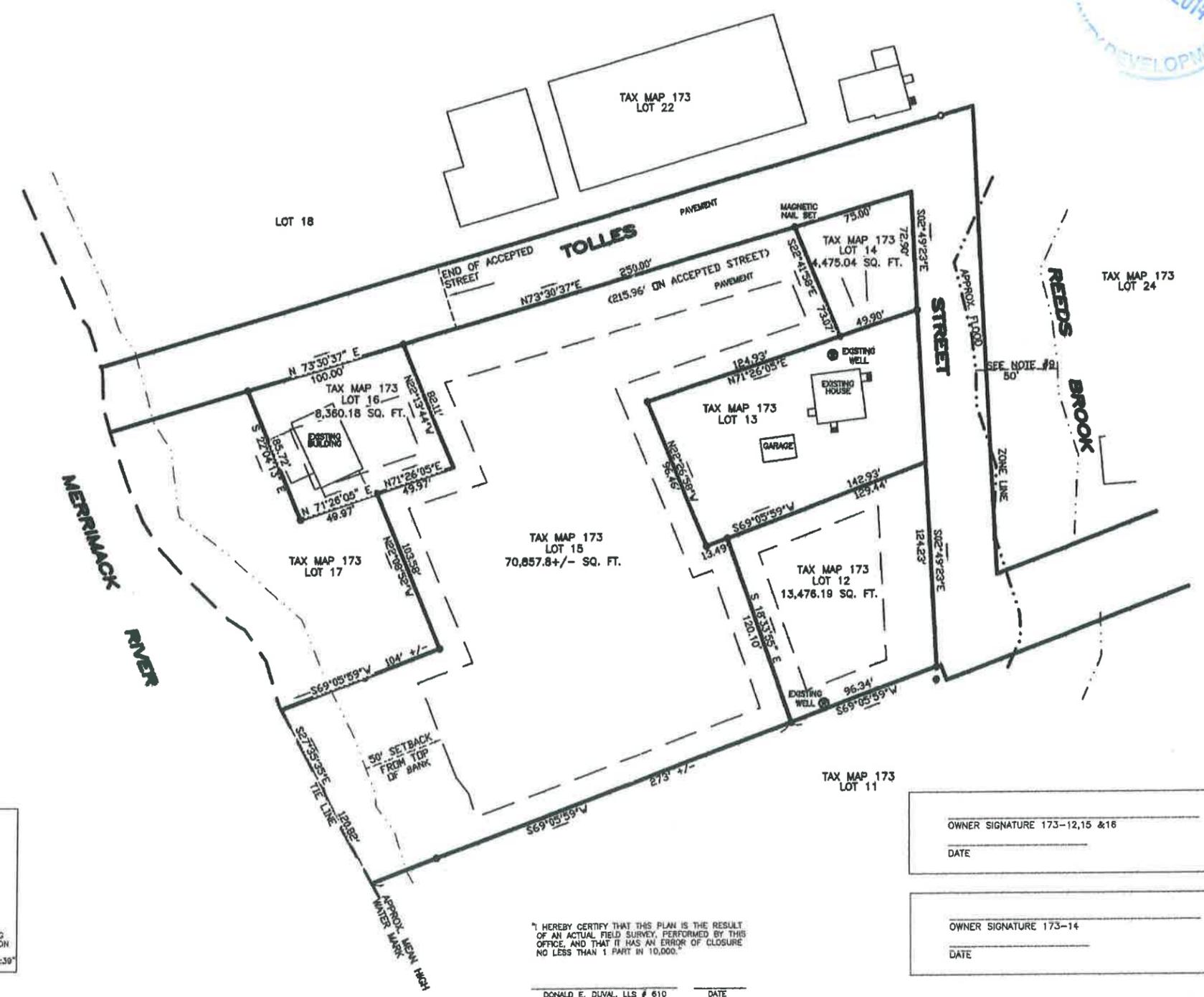
- THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING FOUR LOT CONFIGURATION FOR A PROPOSED LOTLINE ADJUSTMENT TO YIELD TWO LOTS.
- OWNERS OF RECORD ARE:  
173-12&15 TOLLES RIVERSIDE, LLC  
170 BRIDGE STREET  
MANCHESTER, NH 03104  
173-14 KW TOLLES, LLC  
7 ADAMS STREET  
WILMINGTON, MA
- DEED REFERENCE 173/12,15&16 H.C.R.D. 8.7488/P.2405 (07/07/2005)  
DEED REFERENCE 173/14 H.C.R.D. 8.8485/P.2181 (10/23/2012)
- ZONING OF THIS AND ADJUTING PARCELS IS TR-TOWN RESIDENTIAL
- DIMENSIONAL REGULATIONS  
MIN. AREA = 10,000 sq ft  
MIN. FRONTAGE = 90'  
SETBACKS:  
FRONT YARD = 30'  
SIDE YARD = 15'  
REAR YARD = 15'  
WETLAND BUFFER = 50'
- LOTS ARE/WILL BE SERVICED BY TOWN SEWER AND INDIVIDUAL WELLS.
- THE NORTHERLY PORTION OF FLANDERS STREET AND THE ENTIRE PORTION OF BANK STREET AS SHOWN ON H.C.R.D. PLAN #35 HAVE BEEN EXTINGUISHED. SEE H.C.R.D. BK.7652/P.5 FOR QUIET TITLE ACTION. RECORDED MAY 24, 2007.
- VERTICAL DATUM BASED ON RM2 FROM F.I.R.M. PANEL 330092 005 B, EFFECTIVE 1/1/97 (NOV 1928)  
100 YEAR FLOOD BOUNDARY OF 114 ALONG MERRIMACK RIVER BASED ON RM2 FROM ABOVE F.I.R.M. PANEL  
100 YEAR FLOOD LIMIT ALONG REDDS BROOK SCALED FROM F.I.R.M. PANEL 330092 005 B (1/1979)
- ACCORDING TO F.I.R.M. PANEL 330092 005 B, MOST OF THIS PARCEL FALLS WITHIN FLOOD ZONE B, EXCEPTING THAT PORTION WEST OF AND LOWER THAN BFE 114', ALONG THE MERRIMACK RIVER AS SHOWN.
- ACCORDING TO U.S.D.A.-S.C.S. SOIL SURVEY OF HILLSBOROUGH COUNTY, NH, THE SOIL TYPE OF THE ENTIRE PARCEL, AS SHOWN ON PANEL 25 IS 0m-000um FINE SANDY LOAM.

**ABUTTERS**

- MAP 173 LOTS 12,15,16, TOLLES RIVERSIDE, LLC 170 BRIDGE STREET MANCHESTER, NH 03104 (7498/2406 07/07/2005)
- MAP 173 LOT 11 NORTHWEST HOLDING CO., INC. 2 TOLLES STREET HUDSON, NH 03051 (7185/1810 06/02/2003)
- MAP 173 LOT 17 TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051 (7850/2409 8/14/2007)
- MAP 173 LOT 24 PAUL D & DONNA I THORN 12 GROUSE LAKE LITCHFIELD, NH 03052 (5303/1683 12/24/1991)
- MAP 173 LOT 13 PAUL & CRISTINA DINOTO 6 TOLLES STREET HUDSON, NH 03051 (7944/333 1/29/2008)
- MAP 173 LOT 18,14,22 KW TOLLES LLC 7 ADAMS STREET WILMINGTON, MA (8060/2028 3/2/2009) (8485/2181 10/23/2012)

**LEGEND**

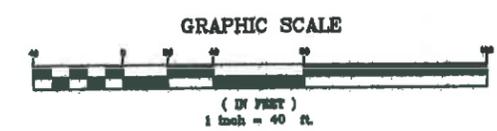
- IRON PIN/PIPE FND
- STONE BOUND FND
- IRON PIN WITH CAP SET
- ⊕ UTILITY POLE
- ⊙ SEWER MANHOLE
- WELL
- CATCH BASIN
- S SEWER
- O/U OVERHEAD UTILITY



**EXISTING CONDITIONS  
LOT LINE ADJUSTMENT &  
CONSOLIDATION PLAN  
MAP 173 LOTS 12, 14, 15 & 16  
TOLLES STREET  
HUDSON, NH**

PREPARED FOR  
**TOLLES RIVERSIDE, LLC  
& KW TOLLES LLC**  
SHEET 1 OF 2  
1"=40' SEPTEMBER 2, 2014  
PREPARED BY

**DUVAL SURVEY INC., 14 DARTMOUTH STREET  
HOOKSETT, NH (603) 688-2125**



"APPROVED BY THE HUDSON, NH PLANNING BOARD,"  
DATE OF MEETING: \_\_\_\_\_  
PLANNING BOARD CHAIRMAN \_\_\_\_\_  
PLANNING BOARD SECRETARY \_\_\_\_\_  
DATE \_\_\_\_\_

"SUBDIVISIONS ARE VALID FOR ONE (1) YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39"

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY, PERFORMED BY THIS OFFICE, AND THAT IT HAS AN ERROR OF CLOSURE NO LESS THAN 1 PART IN 10,000."

DONALD E. DUVAL, LLS # 610 DATE \_\_\_\_\_

OWNER SIGNATURE 173-12,15 & 16 \_\_\_\_\_  
DATE \_\_\_\_\_

OWNER SIGNATURE 173-14 \_\_\_\_\_  
DATE \_\_\_\_\_

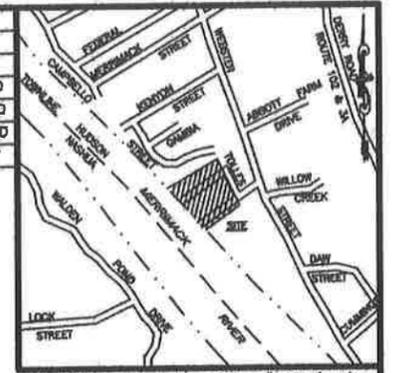
**REFERENCE PLANS**

1. "RIVER VIEW PARK-HUDSON, NH-OWNED BY AW LACROIX" BY EN SHEFFIELD, CE MARCH 1920 H.C.R.D. PLAN #535
2. "LAND OF GREENRIDGE BUILDERS, INC ON WEBSTER STREET-HUDSON, NH" BY FRANK G SPRAGUE, RLS APRIL 1975 H.C.R.D. PLAN #8337
3. "CAMPBELLO STREET EXT., CAMPBELLO STREET IN HUDSON, NH" BY MAYNARD & PAQUETTE, INC NOVEMBER 1998 H.C.R.D. PLAN #28654
4. "CORRECTIVE LOT-LINE ADJUSTMENT PLAN TOLLES STREET HUDSON, NH" BY DUVAL SURVEY INC. OCTOBER 30, 2008 H.C.R.D. PLAN #36211

**LOT AREA TABLE**

LOT #	AREA BEFORE	WET	SLOPES > %25	AREA AFTER
12	13,476.19 SQ. FT.	0	0	+ REMAINDER 15 (51,540.61 SQ. FT.) 65,016.8 SQ. FT.
14	4,475.04 SQ. FT.	0	0	PLUS PARCEL "A" (19,317.19 sq. ft. + LOT 16 (8,360.18 sq. ft.) 32,182.41 SQ. FT.
16	8,360.18 SQ. FT.	0	0	0, COMBINED WITH LOT 14
15	70,857.8 SQ. FT.	0	3,800 SQ. FT.	0, COMBINED WITH LOT 12

NO.	DATE	DESCRIPTION	BY
3	1/13/14	ADDRESS PLANNERS COMMENTS	DED
2	10/31/14	ADDRESS PLANNERS COMMENTS	DED
1	9/24/14	ADD LOT AREA TABLE	DED



15. A COST ALLOCATION PROCEDURE(CAP) AMOUNT OF \$1281.82 PER RESIDENTIAL UNIT SHALL BE PAID PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
16. A PUBLIC SCHOOL IMPACT FEE IN THE AMOUNT OF \$3,278.00 PER RESIDENTIAL UNIT SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
17. A RECREATION CONTRIBUTION IN THE AMOUNT OF \$400.00 PER RESIDENTIAL UNIT SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
18. ANY FUTURE DEVELOPMENT OR CHANGES IN PRESENT USE SHALL REQUIRE THE APPROVAL OF THE TOWN OF HUDSON PLANNING BOARD.

**NOTES**

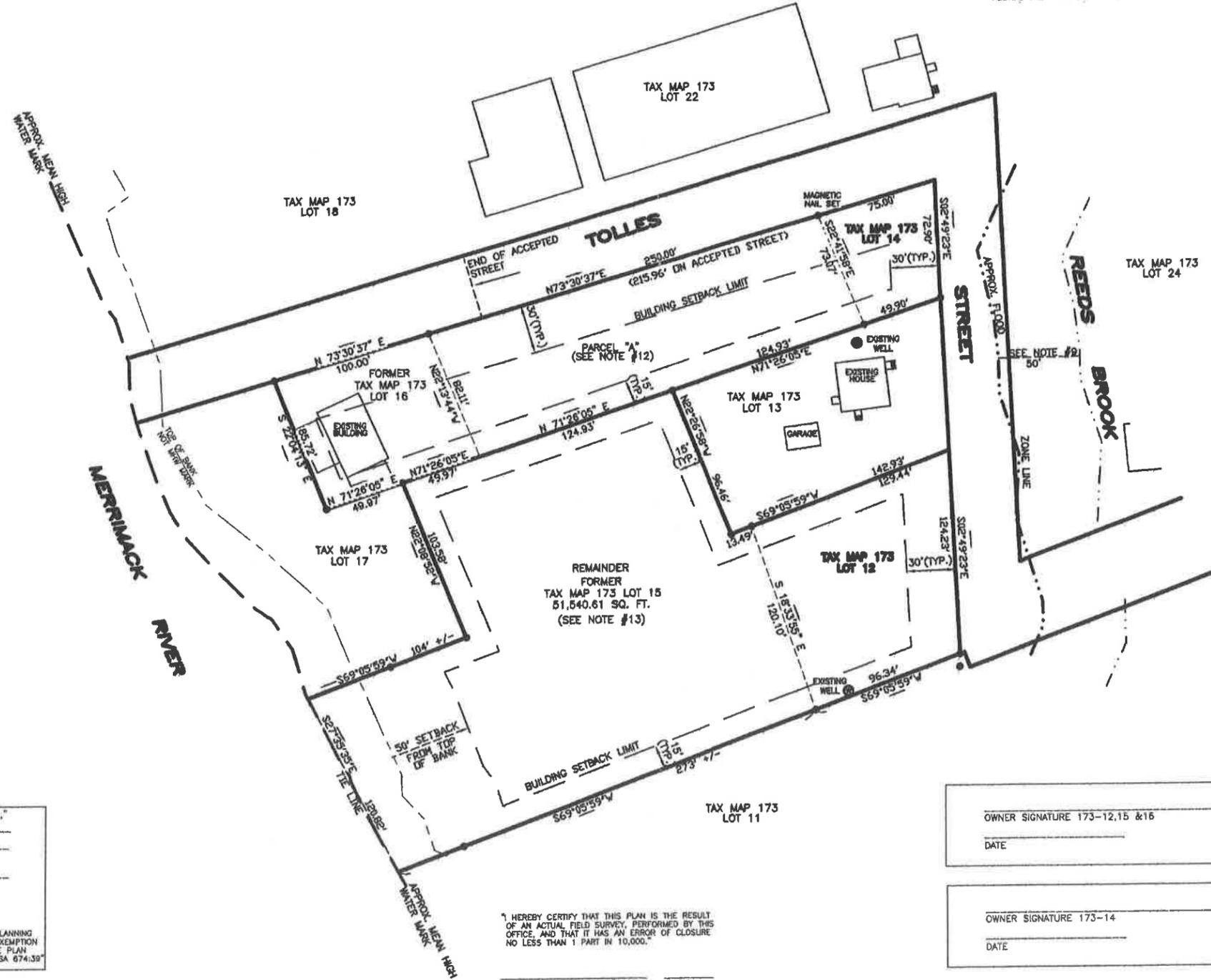
1. THE PURPOSE OF THIS PLAN IS TO ADJUST THE LOT LINES BETWEEN TAX MAP 173 LOTS 12, 14, 15 & 16 AS SHOWN ON THIS PLAN CREATING TWO LOTS WHERE FOUR EXIST BEFORE ADJUSTMENT.
2. OWNERS OF RECORD ARE:  
173-12&15 TOLLES RIVERSIDE, LLC  
170 BRIDGE STREET  
MANCHESTER, NH 03104  
173-14 KW TOLLES, LLC  
7 ADAMS STREET  
WILMINGTON, MA
3. DEED REFERENCE 173/12,15&16 H.C.R.D. B.7468/P.2405 (07/07/2008)  
DEED REFERENCE 173/14 H.C.R.D. B.8405/P.2181 (10/23/2012)
4. TOTAL AREA OF TAX MAP 173 LOT 16 IS 1.8+/- ACRES
5. ZONING OF THIS AND ADJUTING PARCELS IS TR-TOWN RESIDENTIAL.
6. DIMENSIONAL REGULATIONS  
MIN. AREA = 10,000 sq ft  
MIN. FRONTAGE = 90'  
SETBACKS:  
FRONT YARD = 30'  
SIDE YARD = 15'  
REAR YARD = 15'  
WETLAND BUFFER = 50'
7. LOTS ARE/WILL BE SERVICED BY TOWN SEWER AND INDIVIDUAL WELLS.
8. THE NORTHERLY PORTION OF FLANDERS STREET AND THE ENTIRE PORTION OF BANK STREET AS SHOWN ON H.C.R.D. PLAN #330 HAVE BEEN EXTINGUISHERD. SEE H.C.R.D. BK.7882/P.8 FOR QUIET TITLE ACTION. RECORDED MAY 24, 2007.
9. VERTICAL DATUM BASED ON RM2 FROM F.I.R.M. PANEL 330092 005 B. EFFECTIVE 1/1/1979 (NOTE 1923)  
100 YEAR FLOOD BOUNDARY OF 114' ALONG MERRIMACK RIVER BASED ON RM2 FROM ABOVE F.I.R.M. PANEL.  
100 YEAR FLOOD LIMIT ALONG "REDS BROOK" SCALED FROM F.I.R.M. PANEL 330092 005 B (1/1979)
10. ACCORDING TO F.I.R.M. PANEL 330092 005 B. MOST OF THIS PARCEL FALLS WITHIN FLOOD ZONE B. EXCEPTING THAT PORTION WEST OF AND LOWER THAN BFE 114', ALONG THE MERRIMACK RIVER AS SHOWN.
11. ACCORDING TO U.S.D.A.-S.C.S. SOIL SURVEY OF HILLSBOROUGH COUNTY, NH. THE SOIL TYPE OF THE ENTIRE PARCEL, AS SHOWN ON PANEL 28 IS Om-OCUM FINE SANDY LOAM.
12. PARCEL "A", (FORMERLY PART OF MAP 173 LOT 15) CONSISTING OF 19,317.19 SQ. FT. IS NOT TO BE CONSIDERED AS A SEPARATE LOT BUT IS TO BE CONSOLIDATED WITH FORMER TAX MAP LOT 16 AND TAX MAP 173 LOT 14 TO FORM A SINGLE LOT TO BE KNOWN AS MAP 173 LOT 14 CONSISTING OF 32,182.41 SQ. FT.
13. THE REMAINDER OF FORMER TAX MAP 173 LOT 15 IS NOT TO BE CONSIDERED AS A SEPARATE PARCEL BUT IS TO BE CONSOLIDATED WITH AND BECOME PART OF TAX MAP 173, LOT 12 CONSISTING OF 65,016.8 SQ. FT.
14. THE PLAN AS APPROVED BY THE HUDSON PLANNING BOARD CONSISTS OF TWO SHEETS, SHEET 2 OF 2 IS TO BE RECORDED AT THE H.C.R.D. THE REMAINING SHEET SHALL BE ON FILE AT THE TOWN OF HUDSON PLANNING DEPARTMENT.

**ADJUTING**

- MAP 173 LOTS 12,15,16, TOLLES RIVERSIDE, LLC 170 BRIDGE STREET MANCHESTER, NH 03104 (7498/2406 07/07/2008)
- MAP 173 LOT 11 NORTHEAST HOLDING CO.,INC. 2 TOLLES STREET HUDSON, NH 03051 (7185/1810 08/02/2003)
- MAP 173 LOT 17 TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051 (7850/2408 5/14/2007)
- MAP 173 LOT 24 PAUL D & DONNA I THORN 12 GROUSE LANE LITCHFIELD, NH 03052 (5303/1683 12/24/1991)
- MAP 173 LOT 13 PAUL & CRISTINA DEWOTO 6 TOLLES STREET HUDSON, NH 03051 (7944/333 1/28/2008)
- MAP 173 LOT 18,14,22 KW TOLLES LLC 7 ADAMS STREET WILMINGTON, MA (8080/2028 3/2/2009) (8485/2181 10/23/2012)

**LEGEND**

- IRON PIN/WIRE FND
- STONE BOUND FND
- IRON PIN WITH CAP SET
- ⊕ UTILITY POLE
- - - LOT LINE TO BE ELIMINATED



I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY, PERFORMED BY THIS OFFICE, AND THAT IT HAS AN ERROR OF CLOSURE NO LESS THAN 1 PART IN 10,000.

DONALD E. DUVAL, LLS # 610 DATE

"APPROVED BY THE HUDSON, NH PLANNING BOARD,"  
DATE OF MEETING: \_\_\_\_\_  
PLANNING BOARD CHAIRMAN \_\_\_\_\_  
PLANNING BOARD SECRETARY \_\_\_\_\_  
DATE \_\_\_\_\_  
"SUBDIVISIONS ARE VALID FOR ONE (1) YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39"

OWNER SIGNATURE 173-12,15 & 16 \_\_\_\_\_  
DATE \_\_\_\_\_

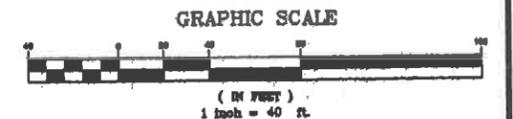
OWNER SIGNATURE 173-14 \_\_\_\_\_  
DATE \_\_\_\_\_

**LOT LINE ADJUSTMENT & CONSOLIDATION PLAN**  
MAP 173 LOTS 12, 14, 15 & 16  
TOLLES STREET  
HUDSON, NH

PREPARED FOR  
**TOLLES RIVERSIDE, LLC & KW TOLLES LLC**

SHEET 2 OF 2  
**1"=40'** SEPTEMBER 2, 2014  
PREPARED BY

**DUVAL SURVEY INC., 14 DARTMOUTH STREET  
HOOKSETT, NH (603) 688-2125**



# Orchard at Nottingham (90 Gowing Road) Open Space Development (OSD) Subdivision Plan

Staff Report  
December 10, 2014

**SITE:** 90 Gowing Road -- Map 231/Lot 053 -- SB# 09-14

**ZONING:** Residential-Two (R-2) – Minimum Lot Size w/out sewer or water 60,000 sf for a duplex and 43,560 sf (1 acre) for a single-family dwelling and 150 ft. of frontage.

**PURPOSE OF PLAN:** is to subdivide the subject land, Map 231, Lot 053 into 16 single-family residential house lots and 2 open-space parcels, pursuant to Article XI of the Town of Hudson Zoning Ordinance. Application Acceptance & Hearing.

**PLANS UNDER REVIEW ENTITLED:** “*Orchard at Nottingham*” Map 231 - Lot 053, Hudson, New Hampshire, prepared by Meisner Brem Corporation, 51 Main St., Salem, NH, dated 16 SEPT 2014, last revised thru 24 NOV 2014, consisting of Sheets 1 - 13 and Notes 1 – 9 and various notes on Sheet 2 of 13 (said plans are attached hereto).

**APPLICANT REPRESENTATIVE:** Jeffery Brem, P.E, Meisner-Brem Corp. and Atty. Jeffery Zall.

## **ATTACHMENTS:**

- 1) Project Narrative for Orchard at Nottingham, dated 19 SEPT 14 – “**A**”.
- 2) Site Plan Application, Checklist and Waiver Forms, including an aerial site photo dated 19 SEPT 14 – “**B**”.
- 3) CLD’s Second Comments Report, including Application Checklist, dated
- 4) 17 NOV 2014 – “**C**”.
- 5) Project Eng., Jeff Brem’s Response Letter to CLD’s above Report, dated 25 NOV 14 “**D**”.
- 6) Comments/Memos from Town Eng., Elvis Dhima, Zoning Administrator, Kevin Desmond, HFD Deputy Fire Chief, John O’Brien, Road Agent, Kevin Burns, Asst. Assessor, Jim Michaud and the HPD – “**E**”.
- 7) NHDES Approval for Subdivision of Land, date stamped 29 OCT 14 – “**F**”.
- 8) Intersection Sight Distance Plan – “**G**”.

## **OUTSTANDING ISSUES & RECOMMENDATION:**

Although this subdivision application has come a long way, via several peer and staff reviews, and is ready for application acceptance, there are a number of issues that remain:

- 1) The Fire Department remains steadfast in their attached comments concerning the length of the cul-de-sac exceeding 1,000 ft. Please note, the applicant includes in the plan a 30k cistern and requests a waiver on the length of the cul-d-e-sac, with reasons for the board to consider approving same.

- 2) The Road Agent's comments and concerns are cited in his attached Comments, please refer to attachment "D".
- 3) The plan set includes many important notes, in fact, there's entire sheet devoted to only notes, i.e., Sheet 2; with some of the notes, I believe, provided for the first time in Hudson, and of which, some are worthy of incorporating into future subdivision approvals ( e.g., General Construction and Construction Sequence Notes, see Sheet 2). This being said, however, the plans do not include the following longstanding, tried and true notes for subdivision plans approved by the Planning Board, i.e.,
  1. A CAP amount of \$1,554.33, per residential unit, shall be paid prior to the issuance of a Certificate of Occupancy.
  2. A public school impact fee in the amount of \$3,578.00, per residential unit, shall be paid prior to the issuance of a Certificate of Occupancy.
  3. A recreation contribution in the amount of \$400.00, per residential unit, shall be paid prior to the issuance of a Certificate of Occupancy.
  4. The number of dwelling lots for this subdivision shall be limited to 16.
  5. If lot development involves blasting and/or ramming of bedrock materials, said activities shall be limited to the hours between 7:00 A.M. and 5:00 P.M. Monday through Friday only. Said blasting/ramming activities shall be prohibited on Saturday and Sunday.
  6. Construction activities involving the lots shall be limited to the hours between 7:00 A.M. and 6:00 P.M., Monday through Friday. Interior construction activities are allowed on Saturday between 7:00 A.M. and 6:00 P.M. Both interior and exterior construction activities are prohibited on Sunday. Note: this condition shall be properly inscribed on Sheet 2 of the Plans prior to Planning Board endorsement of same.
  7. The developer shall be responsible for the installation of a road status sign at the entrance drive to this subdivision in accordance with Section 289-40 of the Planning Board's Land Use Regulations. Note: this sign is in addition to the "Dead End" sign included in Note 15, General Construction Notes found on Sheet 2.

NOTE: Staff suggests, here, that the above Notes 1 – 7, be included on Sheet 2, the Notes Plan, prior to Planning Board endorsement of the approved Plan-of-Record.

- 4) At the meeting, the owner's signature shall be applied to the Plan Cover Sheet, Sheet 1.
- 5) Project Eng., Jeff Brem's Response Letter "D", addresses most of CLD's Report, "C". Please take the time to compare both letters.
- 6) Sheet 3 depicts all existing site features, including the existing house, barn & woodshed, topography, wetlands, field, orchard, etc.
- 7) Sheets 4, 5 & 6 depict the subdivision lot and open space layouts, with Sheet 4 including a Hall Chart and Open Space Lot Requirements. Note: The 2d column in the Hall Chart, Sheet 4, should be entitled: "**Gross Lot Area**". Also, the Access to Open Space Parcel "B", shown on Sheet 5, should be labeled as such, and in accordance with the language

of this access included on Sheet 4. Please note further, the Hall Chart and Lot Detail Chart accurately reflect the lot size and frontage requirements for OSD subdivision lots, pursuant to Article XI – Open Space Development – of the Town’s Zoning Ordinance.

- 8) At the hearing it can be determined which Sheets will be recorded; staff suggests: the Cover Sheet, together with Sheets 2, 4, 5 & 6.
- 9) Sheet 7 includes the lot and ROW layout and road and utility profiles. Note: the maximum grade of the road, 5.31% vs. 7% allowed, is ascending and is proposed between Station 0+00 to 2+50 (250 ft.). The remaining grades of the proposed road are within 2 & 3.65%.
- 10) Remaining Sheets 8 – 13 include grading, drainage, construction details and cross-sections. All of which detail complies with the board’s Subdivision of Land regulations.
- 11) All of the staff department comments and concerns are included in attachment “D” of this staff report, and have been reported on above. That is, except for the Asst. Assessor’s comments, re: correct lot numbering. Please note, the Applicant has agreed to comply with the requested numbering, and the endorsed Plan-of-Record, i.e., if this plan is approved, will include same.
- 12) The required 400 ft. unobstructed “sight distance” at the proposed intersection with Gowing Road is shown in attachment “G”.

**REQUESTED WAIVERS:**

- 1) HTC 289-18.B.(2) – Length of Cul-de-sac
- 2) HTC 290-4.A.(10) – Post Development Peak Rate Runoff

**APPLICATION TRACKING:**

- 03 OCT 14 – Subdivision Plan application submitted;
- 12 NOV14 - Initial public hearing scheduled, but per the written request of the Applicant said hearing was deferred date specific to the 10 DEC 14 Planning Board meeting.
- 10 DEC 14 - Public Hearing deferred date specific from the 12 NOV 14 meeting.

**DRAFT MOTIONS:**

I move to accept the Subdivision application for 90 Gowing Rd, entitled: “Orchard at Nottingham” OSD Subdivision, Map 231/Lot 053, which calls for the construction of a new public street and 16 single-family house lots.

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

I move to defer further review of the “Orchard at Nottingham” OSD Subdivision Plan date specific to the January 14, 2015 Planning Board Meeting.

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

**REQUESTED WAIVERS DRAFT MOTIONS:**

- 1) HTC 289-18.B.(2) – Length of Cul-de-sac
- 2) HTC 290-4.A.(10) – Post Development Peak Rate Runoff

I move to grant the requested waiver - HTC 289-18.B.(2) - Length of Cul-de-sac - because in order to provide the front buffer for the neighbors, at their strong request, and to layout the subdivision with reasonably shaped lots, while at the same time provide significant protective open space, it was necessary to extend the cul-de-sac, as such, the spirit and intent of the regulations, via good design, buffers and environmental protection have been provided.

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

I move to grant the requested waiver - HTC 290-4.A.(10) – Post Development Peak Rate Runoff - because the request involves an insignificant increase in the 2-yr. storm event (i.e., 0.24 cfs), and as such, will not cause any flooding or other drainage related issues to the vicinity environment (see Town’s Consultant Engineer Comments, CLD, Inc. dated 17 NOV 2014, which supports this determination), as such, the granting of this waiver is not contrary to the spirit and intent of the Planning Board’s Stormwater Management Regulations.

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

**MOTION TO APPROVE:**

I move to approve the subdivision plan entitled: ***“Orchard at Nottingham”*** Map 231 - Lot 053, Hudson, New Hampshire, prepared by Meisner Brem Corporation, 51 Main St., Salem, NH, dated 16 SEPT 2014, last revised thru 24 NOV 2014, consisting of Sheets 1 - 13 and Notes 1 – 9 and various notes on Sheet 2 of 13, in accordance with the following terms and conditions:

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

Prior to Planning Board endorsement of the Plan, Town Counsel shall favorably recommend on the Development Agreement and all Drain Easement and Open Space Deeds pertaining to the Plan.

Prior to Planning Board endorsement of the Plan, the following Notes shall be inscribed on Sheet 2 of the Plan:

A CAP amount of \$975.26, per residential unit, shall be paid prior to the issuance of a Certificate of Occupancy.

A public school impact fee in the amount of \$3,578.00, per residential unit, shall be paid prior to the issuance of a Certificate of Occupancy.

A recreation contribution in the amount of \$400.00, per residential unit, shall be paid prior to the issuance of a Certificate of Occupancy.

This approval is subject to final engineering review.

If lot development involves blasting and/or ramming of bedrock materials, said activities shall be limited to the hours between 7:00 A.M. and 5:00 P.M. Monday through Friday only. Said blasting/ramming activities shall be prohibited on Saturday and Sunday.

Construction activities involving the lots shall be limited to the hours between 7:00 A.M. and 6:00 P.M., Monday through Friday. Interior construction activities are allowed on Saturday between 7:00 A.M. and 6:00 P.M. Both interior and exterior construction activities are prohibited on Sunday. Note: this condition shall be properly inscribed on Sheets 3 and 4 of the Plans prior to Planning Board endorsement of same.

The developer shall be responsible for the installation of a road status sign at the entrance drive to this subdivision in accordance with Section 289-40 of the Planning Board's Land Use Regulations. Note: the aforementioned sign is in addition to the "Dead End" sign cited in Note 15, of the General Construction Notes found on Sheet 2 of the Plan.

The above –cited and approved waivers shall be inscribed on the Plan prior to Planning Board endorsement.

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

**NOTE: all other pertinent Site Plan approval terms and conditions are included in the above-cited Plan.**

"A"

---

# FINAL SUBDIVISION PLAN NARRATIVE

---

**'ORCHARD AT NOTTINGHAM'**  
OFF GOWING ROAD  
HUDSON, NEW HAMPSHIRE

PREPARED BY:  
JEFFREY A. BREM, PE  
MEISNER BREM CORPORATION  
142 LITTLETON ROAD, SUITE 16  
WESTFORD, MA 01886  
www.meisnerbrem.com

PREPARED FOR:  
RICHARD WOJCIK  
90 GOWING ROAD  
HUDSON, NEW HAMPSHIRE 03051

---

## SEPTEMBER 19, 2014



Aerial Photo of Site Locus



**MEISNER BREM CORP**  
(978) 692-1313 FAX (978) 692-0303  
142 LITTLETON RD., STE. 16  
WESTFORD, MA 01886



PROJECT: WOJCIK LAND  
MBC PROJECT NO. 7083  
LOCATION: GOWING ROAD, HUDSON, NH  
PURPOSE: **NARRATIVE TO ACCOMPANY FINAL SUBDIVISION PLAN**  
DATE: SEPTEMBER 17, 2014

---

## I. INTRODUCTION

This report is intended to provide background information relative to the proposed 16 lot Open Space Residential Subdivision off Gowing Road (near 90 Gowing Road) in Hudson, NH presently owned by Richard & Elaine Wojcik.

Hudson Zoning Ordinance, Article X1 allows Open Space Development for projects that set aside a minimum area as permanent open space. The regulatory purpose and definition of Open Space Development in Hudson's Zoning Ordinance provides the goals and objectives most clearly:

**Purpose:** The purpose of open space developments is to preserve the rural and scenic character of Hudson by encouraging more efficient patterns of land development which conserve open and green spaces, farmland, wildlife habitats, water resources, scenic areas and other natural resources. It is also designed to provide for increased recreational opportunities and to promote greater neighborhood cohesion, without altering overall land use densities or land use patterns.

**Definition:** Open Space Development (OSD): A form of land subdivision where lot size and other dimensional requirements and minimum road widths may be reduced in exchange for the permanent preservation or provision of proportional areas of open space, farmland, recreational land and other lands. An "OSD" shall adhere to the permitted uses and density requirements otherwise applicable to the district in which the "OSD" is located.

## **II. LAND DESCRIPTION**

The property consists of 32.36 <sup>+1</sup> acres of various landforms. A portion of the property (approximately 2 acres) is presently a homesite with a dwelling, garage, sports court, long driveway, and lawn areas around the home. Other improvements on the land include a small apple orchard to the south portion of the property (less than 1 acre), a small blueberry patch to the east of the orchard, a large centrally located and aesthetically pleasing hay field of approximately 300' x 400', a widening portion of Musquash Brook to the northwest which includes a small, beautiful pond, and various mixed woodland areas. Stone walls are throughout.

The wetlands are limited to Musquash Brook to the north and west, a small drainage channel to the west, and a small drainage channel near Gowing Road to the south.

The topography generally goes down-hill from Gowing Road and along the southerly line property line to the north by the brook. In virtually all areas the slope is gentle and slightly rolling.

A small section of the parent tract of approximately 3.7 acres is within Pelham, NH but the Town Line is the owner determined boundary line pursuant to NH RSA. This parcel is adjacent to Town of Pelham owned land.

## **III. HISTORY**

The applicant appeared before the Hudson Planning Board on several occasions in the fall of 2013 to discuss the project. At the time the project consisted of 19 lots, including the existing home on a new lot, serviced by two proposed roadways both ending in a cul-de-sac.

After several months and discussions with the abutters related to the number of lots and the access off Gowing Road, both inclusive of the Planning Board and outside the Board's purview, the applicant voluntarily reduced the project to 16 lots and eliminated one of the cul-de-sac roads.

## **IV. PROPOSED PROJECT**

Pursuant to Section 334-50 of Article X1 of the Hudson Zoning Ordinance, lot density is determined by a Yield Plan which shows the lot density available of the land without the benefit

---

<sup>1</sup> Property acreage is approximated due to the rear boundary line being the center of Musquash Brook, which changes over time.

of the Open Space regulations. The Yield Plan that was reviewed at the Preliminary stage shows 19 lots on a looped plan, with a cul-de-sac side street. This plan is attached at the end of this report as Appendix A. All 19 lots meet the required frontage, area, roadway, and other requirements of Hudson Zoning and Land Use regulations for the applied zoning district.

These 19 lots are allowed to be reduced by up to 50% pursuant to Section 334-51. Any reduction of lot sizes is required to compensate in same by setting aside that area gained by not having it within the lot, at least, as open space. This calculation for this project is summarized in the Table on the Plan entitled "Lot Details" and shows that the total open space required is 1.34 acres. The required open space required by each lot is shown within the tabulation.

Each lot will have private, on-site septic systems and wells so it should be noted that the lots will be required to meet state of NH lot sizing computation. The State Subdivision application has been submitted.

## **V. OPEN SPACE**

The project proposes to provide 15.07 acres of dedicated open space: Parcel A = 11.66 acres, Parcel B = 2.71 acres, and Parcel C = 0.70 acres.

In order to meet the objectives of the Open Space Development as outlined in the purpose and definition, the plan protects the wetland associated with Musquash Brook and the pond that bisects the project's northern boundary.

The plan protects the land in Pelham to join the bulk of protected land in Pelham and to avoid the multi-town issues associated with buildings that cross town lines.

The plan also protects the rear of several lots along the existing subdivision road, Beaver Path, and the adjacent lost on Gowing Road (to the west) by providing a large swaths of open space at the front of the property. This was a major concern of the abutters.

The purposes of providing an open space plan is not just to protect open space but to allow a flexibility in design to protect specific vistas, fields, agricultural and similar resources. This has allowed the owner to provide this important buffer to his neighbors.

## **VI. WAIVERS**

The only waivers to the Land Use Regulations considered at this time are the following:

1. Section 289-18,B, Cul-de-sac Roads: Waiver for exceeding 1000 feet total length as defined by approximately 336 feet due to providing the open space in front of the project and to adequately size the lots for the intended use.

APPENDIX A

YIELD PLAN

REDUCED PLAN TO 8.5" X 11"



LOCUS MAP  
NOT TO SCALE

ZONING: R-2 RESIDENTIAL  
 CONVENTIONAL YIELD PLAN  
 MINIMUM LOT FRONTAL SETBACK = 150 FEET  
 MINIMUM LOT DEPTH SETBACK = 150 FEET  
 FRONT YARD = 30 FEET (MIN.)  
 SIDE YARD = 15 FEET  
 REAR YARD = 15 FEET

OWNER OF RECORD:  
 90 GOWLING ROAD  
 HUDSON, NH 03051

NOTES:  
 1. TOTAL AREA OF PARCEL = 51.6 ACRES  
 2. BOUNDARY INFORMATION IS COMPILED FROM PLANS BY OTHERS.  
 3. TO BE REVIEWED WITH PRIVATE WELLS AND INDIVIDUAL SEPTIC SYSTEMS.

**LOT DETAILS (Single Family)**

LOT #	TOTAL LOT AREA	SEPTIC AREA	WETLAND AREA	WELL AREA	PROPOSED AREA	FRONTAGE
1	49,000 S.F.	0 S.F.	0 S.F.	0 S.F.	49,000 S.F.	350'
2	54,000 S.F.	0 S.F.	0 S.F.	0 S.F.	54,000 S.F.	360'
3	136,000 S.F.	6,200 S.F.	0 S.F.	0 S.F.	49,800 S.F.	285'
4	150,000 S.F.	7,500 S.F.	0 S.F.	0 S.F.	142,500 S.F.	350'
5	86,000 S.F.	42,000 S.F.	0 S.F.	0 S.F.	44,000 S.F.	470'
6	58,000 S.F.	13,000 S.F.	0 S.F.	0 S.F.	44,000 S.F.	210'
7	95,000 S.F.	37,000 S.F.	1,000 S.F.	0 S.F.	57,000 S.F.	450'
8	115,000 S.F.	55,500 S.F.	2,000 S.F.	0 S.F.	57,500 S.F.	450'
9	80,000 S.F.	19,500 S.F.	0 S.F.	0 S.F.	60,500 S.F.	150'
10	49,000 S.F.	0 S.F.	0 S.F.	0 S.F.	49,000 S.F.	150'
11	54,000 S.F.	0 S.F.	0 S.F.	0 S.F.	54,000 S.F.	150'
12	51,000 S.F.	0 S.F.	0 S.F.	0 S.F.	51,000 S.F.	440'
13	51,000 S.F.	0 S.F.	0 S.F.	0 S.F.	51,000 S.F.	350'
14	53,000 S.F.	0 S.F.	0 S.F.	0 S.F.	53,000 S.F.	430'
15	44,000 S.F.	0 S.F.	0 S.F.	0 S.F.	44,000 S.F.	440'
16	48,000 S.F.	0 S.F.	0 S.F.	0 S.F.	48,000 S.F.	440'
17	44,000 S.F.	0 S.F.	0 S.F.	0 S.F.	44,000 S.F.	240'
18	44,000 S.F.	0 S.F.	0 S.F.	0 S.F.	44,000 S.F.	240'

- LEGEND**
- EXISTING CONTOUR
  - EDGE OF WETLAND
  - STONE WALL
  - TREE LINE
  - SLOPES > 25%
  - PROPOSED 4,000 S.F. SEPTIC AREA
  - PROPOSED WELL AND 75' RADIUS



REV. #	DATE	DESCRIPTION
REV. 1	12/09/13	ISSUED FOR PERMIT
REV. 2	12/09/13	ISSUED FOR PERMIT
REV. 3	12/09/13	ISSUED FOR PERMIT
REV. 4	12/09/13	ISSUED FOR PERMIT
REV. 5	12/09/13	ISSUED FOR PERMIT
REV. 6	12/09/13	ISSUED FOR PERMIT
REV. 7	12/09/13	ISSUED FOR PERMIT
REV. 8	12/09/13	ISSUED FOR PERMIT
REV. 9	12/09/13	ISSUED FOR PERMIT
REV. 10	12/09/13	ISSUED FOR PERMIT
REV. 11	12/09/13	ISSUED FOR PERMIT
REV. 12	12/09/13	ISSUED FOR PERMIT

PRELIMINARY PLAN  
 CONVENTIONAL YIELD PLAN  
 "WOJCIK PROPERTY"  
 GOWLING ROAD  
 HUDSON, NEW HAMPSHIRE  
 ASSESSOR'S MAP 231 / LOT 053  
 ENGINEER/PLANNING:  
 MEISNER BREM CORPORATION  
 80 GOWLING ROAD  
 HUDSON, NH 03051  
 DECEMBER 9, 2013



**MEISNER BREM CORPORATION**  
 100 WASHINGTON STREET, SUITE 1000, PORTSMOUTH, NH 03801  
 603-888-1111  
 LICENSED PROFESSIONAL ENGINEER  
 LICENSE NO. 10000  
 PROJECT NO. 13-001  
 SHEET NO. 1 OF 1

**APPENDIX B**

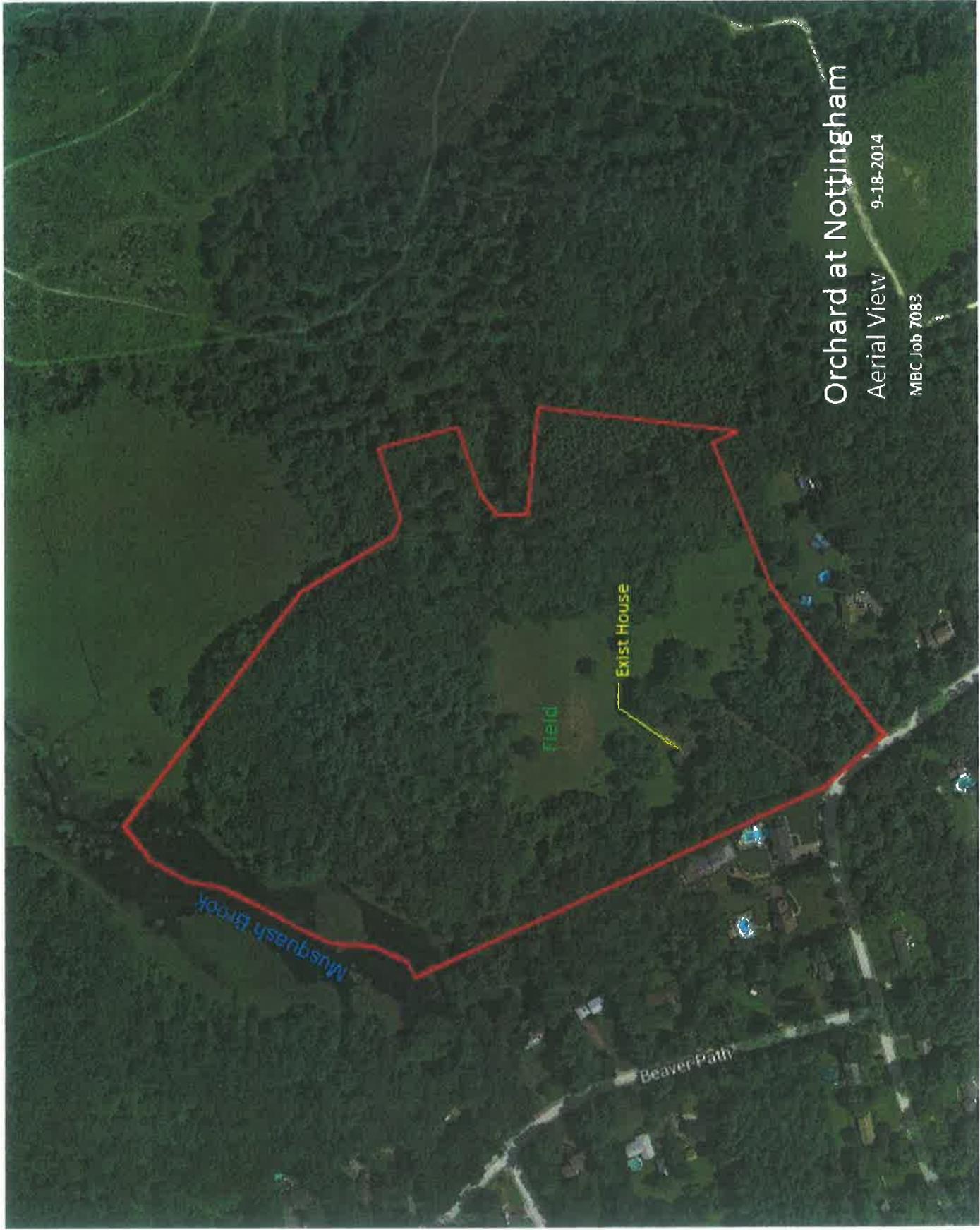
**AERIAL PHOTO OF SITE LOCUS**

# Orchard at Nottingham

9-18-2014

Aerial View

MBC Job 7083



---

# FINAL SUBDIVISION PLAN APPLICATION

---

"B"

**'ORCHARD AT NOTTINGHAM'**  
OFF GOWING ROAD  
HUDSON, NEW HAMPSHIRE

PREPARED BY:

JEFFREY A. BREM, PE  
MEISNER BREM CORPORATION  
142 LITTLETON ROAD, SUITE 16  
WESTFORD, MA 01886  
www.meisnerbrem.com

PREPARED FOR:

RICHARD WOJCIK  
90 GOWING ROAD  
HUDSON, NEW HAMPSHIRE 03051

---

## SEPTEMBER 19, 2014



Aerial Photo of Site Locus

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

Date of Application: SEPTEMBER 19, 2014 Tax Map # 231 Lot # 053

Name of Project: "ORCHARDS AT NOTTINGHAM"

Zoning District: \_\_\_\_\_ General SB# 09-14  
(For Town Use) (For Town Use)

ZBA Action: \_\_\_\_\_

**PROPERTY OWNER:**

Name: RICHARD WOJCIK

Address: 90 GOWING ROAD

Address: HUDSON, N.H. 03051

Telephone # 1-617-930-2169 DAY

Fax # 1-781-273-4117

Email: Richard.Wojcik@RaymondJames.com

**DEVELOPER:**

\_\_\_\_\_

SAME

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**PROJECT ENGINEER**

Name: MEISNER BREM CORPORATION

Address: 142 LITTLETON RD. SUITE 16

Address: WESTFORD, MA 01886

Telephone # 1-978-692-1313

Fax # 1-978-692-0303

Email: Jabrem@meisnerbrem.com

**PURPOSE OF PLAN:**

THE PURPOSE OF THE PLAN IS TO SUBDIVIDE THE SUBJECT LAND, MAP 231, LOT 053 INTO 16 SINGLE FAMILY RESIDENTIAL HOUSE LOTS AND 2 OPEN SPACE PARCELS PURSUANT TO ARTICLE XI OF THE TOWN OF HUDSON ZONING ORDINANCE

**(FOR TOWN USE)**

Plan Routing Date: 9-22-14 Sub/Site Date: 10-7-14 @ 10:00 AM

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

\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

(Initials)

DEPT:

Zoning  Engineering  Assessor  Police  Fire  Planning

Consultant  Highway Department

Fees Paid \_\_\_\_\_

**SITE DATA SHEET**

Plan Name: "ORCHARDS AT NOTTINGHAM"

Plan Type: Subdivision Plan RESIDENTIAL OPEN SPACE DEVELOPMENT

Legal Description: Map 231 Lot 053

Map \_\_\_\_\_ Lot \_\_\_\_\_

Date: SEPTEMBER 19, 2014

Location: 90 GOWING ROAD

Total Area: S.F. 1,409,585 ± Acres: 32.36 ± ACRES

Area in Wetlands: 6.8 ± ACRES

Zoning: R-2 RESIDENTIAL

Lots Not Meeting Required Dimensions: NONE

Required Area: 21,780 SF (OPEN SPACE DEVELOPMENT)

Required Frontage: 75' (OPEN SPACE DEVELOPMENT)

Water and Waste System Proposed: PRIVATE ON SITE WATER BY DRILLED WELL  
PRIVATE ON SITE INDIVIDUAL SEPTIC SYSTEMS

Number of Lots With Existing Buildings: ONE (1)

Existing Buildings To Be Removed: NONE (0)

Flood Zone Reference: FIRM - HILLSBOROUGH COUNTY, N.H., PANEL 657 OF 701  
MAP # 33011C0657D

Proposed Linear Feet Of New Roadway: 1336

## *LOT DETAILS (Single Family)*

<i>LOT #</i>		<i>WETLAND AREA</i>	<i>AREA &gt;25% SLOPE</i>	<i>BUILDABLE AREA</i>	<i>FRONTAGE±</i>
LOT 1	37,087 S.F.	0 S.F.	0 S.F.	37,087 S.F.	198.88'
LOT 2	36,398 S.F.	0 S.F.	0 S.F.	36,398 S.F.	106.31'
LOT 3	42,041 S.F.	0 S.F.	0 S.F.	42,041 S.F.	93.02'
LOT 4	38,732 S.F.	0 S.F.	0 S.F.	38,732 S.F.	75.35'
LOT 5	38,794 S.F.	0 S.F.	0 S.F.	38,794 S.F.	136.41'
LOT 6	30,342 S.F.	0 S.F.	0 S.F.	30,342 S.F.	163.49'
LOT 7	35,648 S.F.	0 S.F.	0 S.F.	35,648 S.F.	144.85'
LOT 8	30,024 S.F.	0 S.F.	601 S.F.	29,403 S.F.	103.60'
LOT 9	39,088 S.F.	0 S.F.	825 S.F.	38,263 S.F.	75.14'
LOT 10	74,384 S.F.	4,177 S.F.	1,965 S.F.	68,243 S.F.	78.69'
LOT 11	48,250 S.F.	11,104 S.F.	1,515 S.F.	35,631 S.F.	75.74'
LOT 12	47,740 S.F.	2,500 S.F.	1,676 S.F.	43,564 S.F.	100.42'
LOT 13	43,698 S.F.	0 S.F.	0 S.F.	43,698 S.F.	185.14'
LOT 14	33,047 S.F.	0 S.F.	0 S.F.	33,047 S.F.	173.84'
LOT 15	34,074 S.F.	0 S.F.	0 S.F.	34,074 S.F.	208.43'
LOT 16	67,548 S.F.	0 S.F.	0 S.F.	67,548 S.F.	308.84'



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

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

<b>Applicant Initials</b>	<i>* See Notation ✓ Submitted/on plans</i>	<b>Staff Initials</b>
JB ✓	<p align="center"><i>Nine (9)</i></p> a) Submission of <del>eight</del> (8) full sets of Site Plans (sheet size: 22" x 34") shall be submitted at the time of application filing, followed by the submission of seventeen (17) 11" X 17" plan sets (revised if applicable) to the Community Development Department no later than 10:00 A.M. Tuesday the week prior to the scheduled public hearing/conceptual review date.	_____
JB ✓	b) Seventeen (17)-subdivision narratives, describing the project.	_____
JB ✓	c) Plan scale at not less than one inch equals fifty feet (example: 1" = 50' acceptable).	_____
JB ✓	d) Locus plan with 1,000 minimum radius of site to surrounding area.	_____
JB ✓	e) Plan dated by day/month/year.	_____
JB ✓	f) Revision block.	_____
JB ✓	g) Planning Board approval block.	_____
JB ✓	h) Title of project inscribed on plan.	_____
JB ✓	i) Name(s) and address of property owner(s) and signature(s) shall be inscribed on plan.	_____
JB ✓	j) North point shall be inscribed on plan.	_____
JB ✓	k) Property lines-exact locations and dimensions.	_____
JB ✓	l) Acreage/sq. ft. of entire subdivision.	_____
JB ✓	m) Proposed lots, with lot numbers and area of each lot. Note: each proposed Lot shall be listed on the plan, in chart form, indicating in square feet/ acreage the total lot area, wetland, slope area greater than 25% and total net contiguous useable upland area.	_____

Applicant  
Initials

Staff  
Initials

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

Applicant  
Initials

Staff  
Initials

- JB ✓ ac) Proposed location of water supply and sewage disposal systems, including perk test data, test-pit logs and locations; wells, (proposed and existing) 75' protective well radii and attached copies of any required well protection easements. - ONE COPY OF SOIL TESTING PROVIDED \_\_\_\_\_
- JB ✓ ad) All notes from plats. \_\_\_\_\_
- JB ✓ ae) Buffers as required by subdivision regulations. \_\_\_\_\_
- JB ✗ af) Soil types and boundaries, Note: If site contains marginal or questionable soils, a High Intensity Soil Survey (HISS) may be deemed necessary to submit as part of the application. Said HISS, if required, shall be performed by a State of New Hampshire Certified Soil Scientist, who shall affix his/her stamp and signature and this shall be inscribed on the plan. NOT HISS, SEE SOIL REPORT, NCRS (SCS) SOILS PROVIDED \_\_\_\_\_
- JB ✗ ag) Wetlands (and poorly-drained and very poorly-drained soils), also identified as Class 5 and Class 6 High Intensity Soil Survey (HISS soils), and permanent and seasonal wetlands shall be identified on the plan by a New Hampshire Certified Wetland or Soil Scientist, who shall affix his/her stamp and signature to the respective plan. BY GARY FLAHERTY \_\_\_\_\_
- JB ✓ ah) Easements, existing and proposed. \_\_\_\_\_
- JB ✓ ai) State of New Hampshire Engineer's seal and signature. Surveyor's seal and signature. \_\_\_\_\_
- JB ✗ aj) Error of closure (1 in 10,000 or better). - TO TIE LINE  
↳ N/A DUE TO BROOK \_\_\_\_\_
- JB ✓ ak) Drafting errors/omissions. \_\_\_\_\_
- N/A al) Note outlining phasing schedule. \_\_\_\_\_
- NO am) Narrative description stating the purpose, location, long range plans impacts on traffic, schools, and utilities. \_\_\_\_\_
- JB ✓ an) Aerial photograph of site and area within 200 feet of the subdivision parcel. \_\_\_\_\_
- N/A ao) Fiscal impact study. \_\_\_\_\_
- JB NO ✗ ap) Traffic study. \* \_\_\_\_\_
- JB ✓ aq) Drainage calculations and supporting data. \_\_\_\_\_

\* DO NOT SEE TRAFFIC STUDY REQUIRED. - SIGHT DISTANCE ANALYSIS DONE.

Applicant  
Initials

Staff  
Initials

JB \* ar)

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

\* NO - NEED FROM ATTORNEY JEFFREY ZALL

see below as)

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

- N/A - sewer applications
- N/A - flood plain permit
- N/A - wetlands special exception
- N/A - variance
- N/A - erosion control permit (149:8a) - AOT
- YES - WSPCC subdivision approval (septic) - #201402969 <sup>wmk</sup>
- N/A - dredge and fill permit
- N/A - curb cut/driveway permit
- N/A - shore land protection certification in accordance with RSA483-B.
- N/A - if applicable, review application with Lower Merrimack River Local Advisory Committee (LMRLAC) and attach LMRLAC project comments hereto.

NO at)

Off-site agreement(s).

TO BE JB ✓

au)

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

TO BE PROVIDED AS PDF

✓ JAB

av)

Fees paid to clerk.

N/A

aw)

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

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

289-18.B(2) length of cul-de-sac

290-4.A(10) - DRAINAGE BASIN MONITORING

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

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

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

\* Signature of Owner: Richard J. Wojcik

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

\* Signature of Developer: Richard J. Wojcik

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

Technical Review Signature: \_\_\_\_\_

Planner Approval Signature: Jan Chely

**SUBDIVISION/SITE PLAN WAIVER REQUEST FORM**

Name of Subdivision/Site Plan: "ORCHARDS AT NOTTINGHAM"

Street Address: 90 BOWING ROAD

I JEFFREY A. BUREM, AGENT FOR RICHARD WOJCIK hereby request that the Planning Board waive the requirements of item 289-18.B(2) of the Subdivision/Site Plan Checklist in reference

to a plan presented by MEISNER BUREM CORPORATION OF 151 MAIN ST SALEM, NH

142 LITTLETON RD WESTFORD, MA (name of surveyor and engineer) dated SEPTEMBER 16, 2014

for property tax map(s) 231 and lot(s) 053

in the Town of Hudson, NH.

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

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

TO PROVIDE FOR PROTECTION OF CRITICAL ENVIRONMENTAL AREAS AND BUFFERS IN FRONT TO EXISTING HOMEOWNERS A CUL-DE-SAC YIELDS A BETTER & MORE EFFICIENT DESIGN THAN A LOOP ROAD REQUIRING THE WAIVER.

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

IN ORDER TO PROVIDE THE FRONT BUFFER FOR THE NEIGHBORS, AT THEIR STRONG REQUEST, AND TO LAYOUT THE SUBDIVISION WITH REASONABLY REGULAR SHAPED LOTS PROVIDING SIGNIFICANT AND PROTECTIVE OPEN SPACE IT WAS NECESSARY TO EXTEND THE CUL-DE-SAC. THE SPIRIT AND INTENT OF GOOD DESIGN, BUFFERS, AND ENVIRONMENTAL PROTECTION IS BEING MET.

Signed:

x Richard J Wojcik  
Applicant or Authorized Agent

Jeffrey A Burem, Agent

Planning Board Action:

Waiver Granted \_\_\_\_\_

Waiver Not Granted \_\_\_\_\_

**SUBDIVISION/SITE PLAN WAIVER REQUEST FORM**

Name of Subdivision/Site Plan: "ORCHARDS AT NOTTINGHAM"

Street Address: 90 GOWING ROAD

I JEFFREY A. BREM, AGENT FOR RICHARD <sup>MERIK</sup> hereby request that the Planning Board waive

the requirements of item HR 290-4.A(10) of the Subdivision/Site Plan Checklist in reference to a plan presented by MEISNER BREM CORPORATION OF 151 MAIN ST. SALEM, N.H.

142 LITTLETON RD. WESTFORD, MA (name of surveyor and engineer) dated \_\_\_\_\_

for property tax map(s) 231 and lot(s) 053

\_\_\_\_\_ in the Town of Hudson, NH.

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

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

THE APPLICANT PROPOSED A SMALL INFILTRATION SYSTEM WHICH THE DEPT. OF PUBLIC WORKS DID NOT WANT TO MAINTAIN, ESPECIALLY FOR THE DEMINIMOUS FLOW RATE (SEE BELOW). THE COST VS. BENEFIT ANALYSIS INCLUDING MAINTENANCE IS THE HANDSHPP.

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

THIS IS A TINY INCREASE IN THE 2 YR. STORM OF 0.24 cfs. THIS WILL NOT CAUSE ANY FLOODING OR OTHER ISSUES AS THE AREA FLOWS TO CONSERVATION LAND AND THERE ARE NO ABUTTERS DOWNSTREAM THAT WILL BE NEGATIVELY AFFECTED. CLD, PEER REVIEWER, CONCURS WITH THIS REASONING (SEE 11-17-14 LETTER).

Signed:

Jeffrey A. Brem  
Applicant or Authorized Agent

Planning Board Action:

Waiver Granted \_\_\_\_\_

Waiver Not Granted \_\_\_\_\_



Handwritten mark resembling a stylized 'C' or '2'.

November 17, 2014

Mr. John Cashell, Town Planner  
Town of Hudson  
12 School Street  
Hudson, NH 03051



Re: Town of Hudson Planning Board Review  
Orchards at Nottingham Subdivision, Gowing Road  
Tax Map 231, Lot 53, PO #1350-850  
CLD Reference No. 03-0249.1420

Dear Mr. Cashell:

CLD Consulting Engineers, Inc. (CLD) has reviewed the second submission of materials related to the above-referenced project received on November 5, 2014. A list of items reviewed is enclosed. The scope of our review is based on the Subdivision Plan Review Codes, Driveway Review Codes, Stormwater Management Codes, and criteria outlined in the CLD Proposal approved September 16, 2003, revised September 20, 2004, June 4, 2007 and September 3, 2008.

The project consists of creating a sixteen (16)-lot, single-family, residential subdivision, with three open space areas. The 32.36-acre subdivision is located between Beaver Path and Brook Road. All lots are to be serviced by proposed wells and on-site subsurface disposal systems (the existing house on Lot 16 has an existing septic system but it is unclear if the well is existing or proposed).

We continue to note that the Plan Set received for review is not a final plan. The plan and profile grading is still not complete. (Minimal grading was shown around the stormwater management area.)

The following items have outstanding issues:

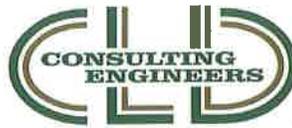
**1. Subdivision Review Codes**

- b. *Former CLD Comment: HR 289-20.A.(1). The applicant should note the finish floor elevation of the proposed homes on the Plan Set.*

**Current CLD Comment:** The applicant has noted that although not necessary, finish floor elevations have been added to the plan; however, we were unable to find such elevations. At a minimum a note should be added requiring finish floor elevations to be at least one foot above finish road grade or require installation of mechanical or natural drains.

- c. **Former/Current CLD Comment:** HR 289-26.B.(5) The applicant has not provided a plan that shows the location of all intersecting roads (with grades and profile), hydrants, septic systems, and natural features within 200-feet of the parcel.





- d. *Former CLD Comment: HR 289-27.B.(5) The applicant has not provided any details for the proposed on-site subsurface disposal systems and water systems.*

**Current CLD Comment:** The applicant has noted locations have been shown on the plans and the subdivision permit has been approved; however, only the 4,000 s.f. general areas have been shown and details have not been provided for the proposed on-site subsurface disposal systems and water systems.

- f. *Former CLD Comment: HR 289-27.B.(10) The applicant's Locus Plans generally are noted as not to scale, except one is provided with a reference of 1" = 1,000' ±. Unfortunately, the road network around the parcel does not appear to be plotted at the same scale as the parcel, causing difficulty relating this site to features on other plans, such as FEMA or Zoning. All Locus maps should generally reflect the relationship of the parcel to the major roadways. (for example, the easterly site limits are not actually the same distance from Bush Hill Road and Gowing Road.)*

**Current CLD Comment:** The applicant has updated the cover locus plan; however, the other locus plans do not accurately depict the road network around the parcel.

- g. *Former CLD Comment: HR 289-28.A. The applicant has shown iron pins to be set at the right-of-way property corners instead of the required monuments. The applicant should also provide specific details for the proposed monuments and pins to be set.*

**Current CLD Comment:** The applicant has noted that monuments are proposed to be set in the road and pins are to be used in the cul-de-sac. If the road is to be public, all roadway points should be monumented. The applicant also has not provided specific details for the proposed monuments and pins to be set.

## 2. Driveway Review Codes (HR 193-10)

- b. *Former CLD Comment: The applicant has not shown the intent to install driveway culverts but no roadway grading is shown, so we are unable to evaluate the need.*

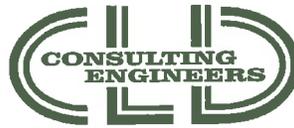
**Current CLD Comment:** The applicant has noted there is no intent to install driveway culverts as the roadway will be curbed. We note roadway grading still has not been provided on the plans proving that in cut sections water will not get trapped around the driveways.

## 3. Roadway Design

- e. *Former CLD Comment: HR 289-18.Y. The applicant has proposed a road slope greater than 2% for the first 100-feet from the intersection with Gowing Road.*

**Current CLD Comment:** The applicant has revised the road slope of the first 25 feet from the Gowing Road intersection but the road slope proposal remains greater than 2% for the first 100-feet from the Gowing Road intersection.

- g. *Former CLD Comment: The applicant should add roadway and driveway grading to the plan and profile.*



**Current CLD Comment:** The applicant has noted that the lot grading should be done during the design of the septic systems with the known footprints and house details and that lot grading now would only present problems. The applicant should provide a general grading plan to prove that drive grading will not interfere with the proposed septic locations, and that drive culverts are not necessary.

- h. *Former CLD Comment: The applicant has not shown the intent for use of any underdrain in the road design. Since portions of the road are proposed in cut sections, we recommend that a detail be included in the Plan Set, with a notation that it be used during construction, if required by the Town Engineer.*

**Current CLD Comment:** The applicant has added an underdrain detail to the plans; however, the applicant should provide a location for the intended use on the plans, cross-sections or within the typical section.

#### 4. Drainage Design /Stormwater Management (HR 289-20.C. /Chapter 290)

- b. **Former/Current CLD Comment:** HR 289-20.C.(5) The Stormwater Management Report received for review does not have a Professional Engineer's Stamp.
- c. *Former CLD Comment: HR 290-4.A.(10) We note the 2-year design storm creates a Developed runoff 1.14 cfs greater than the Pre-developed flow rate. The applicant should resolve this increase or request a waiver for this Regulation by providing supporting calculations illustrating that any and all downstream drainage systems will not be adversely affected.*

**Current CLD Comment:** The applicant has provided valid reasoning for the slight increase in runoff and has noted there will be no negative effects; however, by Regulation a waiver is required for increased runoff.

- e. *Former CLD Comment: HR 290-4.C.(2)(h) The applicant should provide a Forebay in the basin design.*

**Current CLD Comment:** The applicant has provided a Forbebay; however, the Sediment Forebay (Pond FB) has an outflow greater than an inflow in the 2, 10, and 25-Year Storm Events provided. This represents a system under pressure; most likely that is not the intent, nor the expected process of this design. The applicant should address this issue for all nodes and storms analyzed that this occurs, since it potentially alters the stormwater runoff quantity downstream of the Forebay.

- g. *Former CLD Comment: HR 290-5.A.(8) We note the applicant's Stormwater Management calculations do not account for frozen ground conditions. The applicant should provide additional information.*

**Current CLD Comment:** The applicant has added a stone wick detail to the plans. We note plan sheet 9 calls out for a "Stone Wick" on Plan Sheet 10, but the detail is actually on sheet 11.



m. *Former CLD Comment: The applicant should provide rip rap calculations as well as show rip rap outlet protection on the plan set to prevent any unwanted erosion at outfalls.*

**Current CLD Comment:** The applicant should provide Rip Rap details and dimensions on the plan set.

q. **Former/Current CLD Comment:** The applicant should show how the sidewalk is to be protected from water crossing the sidewalk in areas of cut. The only grading provided in the Plan Set is around the Stormwater Management area.

r. **New CLD Comment:** The applicant has shown RCP pipe for drainage in plan view, but has shown the same pipe as HDPE in the profile. The applicant should coordinate the discrepancy.

s. **New CLD Comment:** The applicant has shown several catch basins with inflow volumes greater than 3 cfs, which exceeds the capacity of the catch basin grates.

#### 5. Sewer/Septic Design/Conflicts & Utility Design/Conflicts

a. *Former CLD Comment: HR 289-19.D., HR 289-26.B. (4) and HR 289-27.B. (5) The applicant has not provided typical designs of proposed on-lot water and on-site subsurface disposal systems. The applicant has shown a designated area and test pit location for a proposed subsurface disposal system, but has not provided test pit data in the plan set. The Regulations require a Certificate of Approval from the Board of Health of the Town of Hudson when on-lot utilities must be installed.*

**Current CLD Comment:** The applicant noted the Board of Health will need to approve all onsite subsurface disposal systems. The applicant has noted that the NHDES Permit has been approved and test pit data was submitted to the state. The applicant will provide the Town with test pit data, if requested. The applicant notes the design of the on-site subsurface disposal systems is ongoing and not ready for review yet.

c. **New CLD Comment:** The plans show individual wells, but a new note added to sheet 2 of 13 discusses a community well system. The applicant should clarify the intent.

#### 6. Erosion Control/Wetland Impacts

a. *Former CLD Comment: HR 290-4.A.(4) The applicant should modify the note on the plans to state that "disturbed areas should be stabilized within 30 days of being idle and disturbance should be kept to a minimum."*

**Current CLD Comment:** The applicant has revised one of the notes to state disturbed areas should be stabilized within 30 days; however, another location requires, "All areas of unstabilized soils shall be temporarily stabilized as soon as practicable, but no later than 45 days of initial disturbance", which should be corrected.



- b. *Former CLD Comment: HR 290-5.B.(1) The applicant should identify any stockpile locations on-site on the plan and provide specific erosion control measures for the stockpile(s).*

**Current CLD Comment:** The applicant has provided a stockpile location on-site on the plan that show haybales to be used for erosion control measures. Details should be provided for the installation of the haybales.

- f. **New CLD Comment:** The applicant has proposed silt fence for erosion control; however, we were unable to find a detail for its installation.

### 7. State and Local Permits

- c. *Former CLD Comment: The applicant has noted that the NHDES Septic Subdivision Approval is pending. A note should be added showing the need for Individual Subsurface Septic Disposal System Approvals.*

**Current CLD Comment:** The applicant has noted that a subdivision permit was received, No. SA2014010558. The applicant should still add a note showing the need for Individual Subsurface Septic Disposal System Approvals.

### 8. Other

- a. *Former CLD Comment: The applicant should provide a detectable warning on the sidewalk at the intersection with Gowing Road and provide a corresponding detail.*

**Current CLD Comment:** The applicant should coordinate the sidewalk details and the proposed sidewalk as the detail shows a tip down with a width of 5-feet and the plans show the sidewalk is to be 4-feet wide.

- g. **New CLD Comment:** The applicant has shown the protective well radii extending into the right-of-way on Stonewall Drive. This is a concern as roadway deicing operations may lead to well contamination. If this configuration remains, the Town should acquire some form of agreement stating that the Town is not responsible for well contamination.

- h. **New CLD Comment:** The applicant should show the grading intent for the proposed tip downs to ensure they conform to ADA requirements.

The following items require Town input:

### 3. Roadway Design

- a. *HR 289-18.B.(2) The applicant has proposed a roadway length of 1,336-linear feet, and has requested a waiver for exceeding the 1,000-linear foot maximum length outlined in the Regulation.*



#### **4. Drainage Design / Stormwater Management (HR 289-20.C./Chapter 290)**

- a. *Former CLD Comment: HR 289-20.C.(3) The applicant should provide percolation test data in the vicinity of the proposed infiltration systems to support the use of the 3.0-in/hr. exfiltration rate utilized within the Infiltration Basin.*

Current CLD Comment: The applicant has removed infiltration and stated it was removed at the request of the Town's Department of Public Works (DPW).

- f. *Former CLD Comment: HR 290-4.C.(2)(l) and 290-5.A.(7) The applicant should provide test pit data illustrating that the estimated seasonal high water table (ESHWT) is below the infiltration basin bottom with the required separation to account for treatment.*

Current CLD Comment: The applicant has removed infiltration and stated it was removed at the request of the Town's DPW.

- l. *Former CLD Comment: We note Pond 221P within the Stormwater Management Report does not illustrate an outlet pipe/culvert from the outlet structure. The applicant should provide an outlet from the structure to illustrate inlet/outlet flow control, to ensure the outlet pipes do not limit/restrict flow out of the proposed outlet structures.*

Current CLD Comment: The applicant has removed infiltration and stated it was removed at the request of the Town's DPW.

- o. *Former CLD Comment: We note the Plan Set Cultec Plan information on Sheet 8 does not match the Cultec detail on sheet 11; nor does the detail on Sheet 11 match the Pond 221 calculations within the Stormwater Management Report. The applicant should coordinate these items.*

Current CLD Comment: The applicant has removed infiltration and stated it was removed at the request of the Town's DPW.

#### **6. Erosion Control/Wetland Impacts**

- e. *The Town should reserve the right to require additional erosion control during construction, if needed.*

#### **7. State and Local Permits**

- a. *Former CLD Comment: HR 290-9.B. The applicant should note the need for a Stormwater Pollution Prevention Plan (SWPPP) and filing a Notice of Intent (NOI) in accordance with the National Pollutant Discharge Elimination System (NPDES) General Construction Permit.*

Current CLD Comment: The applicant has noted these permits as being required on the plans.

- b. *Former CLD Comment: HR 193-10.C. The applicant should note the need for Town-issued Driveway Permits.*

Current CLD Comment: The applicant has noted the need for Town-issued Driveway Permits as being required on the plans.



- d. *Additional local permitting may be required.*

The following items have been resolved or have no further CLD input:

### 1. Subdivision Review Codes

- a. *Former CLD Comment: Hudson Regulations (HR) 289-15. and 289-20.A.(1) A portion of the proposed subdivision is located within the 100-year flood zone. The applicant has shown a 100-year flood line nearly matching the edge of wet line. Since FEMA does not allow refinement of the line without formal action, the applicant should plot the parcel on a FEMA map, so we can verify the line shown. Alternatively, the applicant could provide evidence of a Letter of Map Revision that may have refined the line placement from the FEMA map. Once the location of the line is clarified; we will be better able to determine whether additional details are needed.*

Current CLD Comment: The applicant has shown the 100 Year Flood Plain Zone A and has provided a FEMA map outlying the boundaries of the site.

- e. *Former CLD Comment: HR 289-27.B.(6) The applicant should add a note to the plans stating that the error of closure is 1 in 10,000 or better.*

Current CLD Comment: The plans note the error of closure is 1 in 10,000 or better. No further CLD comment.

### 2. Driveway Review Codes (HR 193-10)

- a. *Former CLD Comment: HR 193-10.E. and HR 289-18.E. The applicant has not shown sight distance information on the plans.*

Current CLD Comment: The applicant has provided a sight distance exhibit plan showing adequate sight distance will be provided. No further CLD comment.

### 4. Drainage Design /Stormwater Management (HR 289-20.C. /Chapter 290)

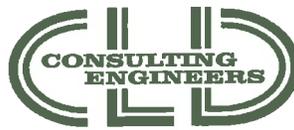
- d. *Former CLD Comment: HR 290-4.B.(2)(a) and (b) The applicant should provide additional calculations and greater detail on the intended water treatment.*

Current CLD Comment: The applicant has provided additional explanation for Stormwater Treatment. No further CLD comment.

- h. *Former CLD Comment: HR 289-20.A.(2) and 289-20.B. The applicant should review the Plan and Profile plan. We note DMH 8 on the profile is called out as CB 8 in the plan view. Additionally, several catch basins are shown in plan view, but not on the profile. We are unable to tell how the CB's at Station -0+15 connect.*

Current CLD Comment: The applicant has revised the plans to show how the drainage system is connected. No further CLD comment.

- i. *Former CLD Comment: We note "Section 1.0 – Introduction" of the Stormwater Management Report states "Town of Salem regulations", the applicant should review*



*and confirm that the project is designed according to The Town of Hudson New Hampshire Regulations.*

Current CLD Comment: The applicant has corrected the drainage report. No further CLD comment.

- j. *Former CLD Comment: We note that the proposed CBs and DMHs are modeled as reaches (rather than ponds). The applicant should provide peak elevations and inlet conditions to ensure overtopping of these structures does not occur in the design storms, causing unwanted ponding.*

Current CLD Comment: The applicant has revised the design to model catch basins and drain manholes as ponds rather than reaches. No further CLD comment.

- k. *Former CLD Comment: The applicant should illustrate all drainage features on the pre- and post-development drainage plans; including but not limited to complete watershed boundaries, ponds, and reaches, as illustrated within the Drainage Diagrams within the Stormwater Management Report.*

Current CLD Comment: The applicant has revised the pre- and post-development drainage plans to match the Drainage Diagrams illustrated within the Stormwater Management Report. No further CLD comment.

- n. *Former CLD Comment: The outlet structure detail on Sheet 10 of the Plan Set does not coordinate with the outlet structure for Pond DP within the Stormwater Management Report. The applicant should correct this discrepancy.*

Current CLD Comment: The applicant has revised the Stormwater Report to correspond to the outlet structure detail on Sheet 10. No further CLD comment.

- p. *Former CLD Comment: The applicant should show and provide a detail for a maintenance access road to the Stormwater Management facility.*

Current CLD Comment: The applicant has provided a detail for the proposed gravel access drive for to the Stormwater Management facility. No further CLD comment.

### **3. Roadway Design**

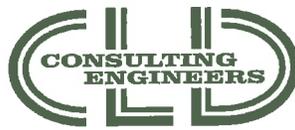
- b. *Former CLD Comment: HR 289-18.C.(1) The applicant should provide centerline horizontal roadway geometry in the Plan Set.*

Current CLD Comment: The applicant has provided conforming centerline geometry. No further CLD comment.

- c. *Former CLD Comment: HR 289-18.M.(1) The applicant should note the vertical scale of the profile on the plans.*

Current CLD Comment: The applicant has noted the scale. No further CLD comment.

- d. *Former CLD Comment: HR 289-18.X. Typical road cross sections show 4-foot wide sidewalk with 7-foot grass strip. Plans show 5-foot wide sidewalk with 6-foot grass strip. The applicant should coordinate the plan and sections.*



Current CLD Comment: The applicant has changed the plans to correspond with the detail proposing a 4-foot wide sidewalk with 7-foot grass strip.

- f. *No traffic information was provided or reviewed as part of this application. The 16 proposed lots should generate minimal traffic per Institute of Traffic Engineers (ITE) standard rates.*

**5. Sewer/Septic Design/Conflicts & Utility Design/Conflicts**

- b. *A septic review was not performed as part of this review.*

**6. Erosion Control/Wetland Impacts**

- c. *Former CLD Comment: The applicant should provide a construction sequence for the proposed subdivision.*

Current CLD Comment: The applicant has provided a construction sequence for the proposed subdivision on the plans. No further CLD comment.

- d. *Former CLD Comment: The applicant has not shown the location of the stabilized construction entrance on the plans.*

Current CLD Comment: The applicant has shown the location of the stabilized construction entrance on the plans. No further CLD comment.

**8. Other**

- b. *Former CLD Comment: They typical road cross section references Mass D.O.T. specifications and the stop bar/street sign detail references Town of Littleton Specifications. The applicant should provide appropriate New Hampshire and Hudson references in the plan set.*

Current CLD Comment: The references have been corrected. No further CLD comment.

- c. *Former CLD Comment: The "Wheelchair Ramp" detail shows a 6-foot length for tip down with a 7-inch final reveal on the curb this would result in a 9.72% slope, exceeding Americas with Disabilities Act (ADA) maximum of 8.33%. The applicant should revise the detail to meet maximum grade limitations.*

Current CLD Comment: The applicant has revised the detail to show maximum grade limitations. No further CLD comment.

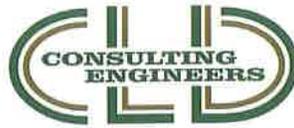
- d. *Former CLD Comment: The applicant should provide a detail for the proposed gravel lot and access drive for RV's between lots 4 and 5.*

Current CLD Comment: The applicant has provided a detail for the proposed gravel lot and access drive for RV's between lots 4 and 5. No further CLD comment.

- e. *Former CLD Comment: The applicant should review and correct discrepancies between the cross sections grading and the typical roadway detail.*

Current CLD Comment: The applicant has revised the discrepancies. No further CLD comment.

Mr. John Cashell  
CLD Reference No. 03-0249.1420  
November 17, 2014  
Page - 10



f. *Former CLD Comment: The applicant should indicate on the plans where the proposed 30,000-Gallon fire cistern is to be located. We note a detail was provided but we were unable to find the intended location on the plans.*

Current CLD Comment: The applicant has provided a location for the proposed 30,000-Gallon fire cistern and has noted that houses 7 through 13 will require individual sprinkler systems be installed. No further CLD comment.

Please feel free to call if you have any questions.

Very truly yours,

A handwritten signature in blue ink that reads 'Heidi Marshall'.

Heidi J. Marshall, P.E.

A handwritten signature in blue ink that reads 'Paul Konieczka'.

Paul Konieczka, AICP

HJM/PK:ams

Enclosure

cc: Town of Hudson Engineering Division – File  
Meisner Brem Corporation  
142 Littleton Road, Suite 16  
Westford, MA 01886  
Phone (978) 692-1313  
Fax (978) 692-0303

F:\Proj2003\030249 Hudson\Sec\Phase 1400 - 1499\1420 Orchards at Nottingham Letter3.doc



**TO:** File

**FROM:** Kelsey M. Gagnon KMG

**DATE:** November 17, 2014

**RE:** Town of Hudson Planning Board Review  
Orchards at Nottingham, 90 Gowing Road  
Tax Map 231, Lot 053; Acct. #1350-850  
CLD Reference No. 03-0249.1420

The following list itemizes the second set of documents reviewed related to the current Orchards at Nottingham, review comments.

- Letter from the Town of Hudson to CLD, dated and received November 5, 2014, including the following:
  1. Copy of Letter from Meisner Brem Corporation to Town of Hudson, dated October 28, 2014.
  2. Copy of *Sight Distance Exhibit "Orchard at Nottingham,"* prepared by Meisner Brem Corporation, dated October 23, 2014.
  3. Copy of *"Orchards at Nottingham" A Residential Open Space Development Subdivision Stormwater Management Report with Operation and Maintenance Plan,* dated September 18, 2014, revised October 27, 2014, unless otherwise noted, including the following:
    - a. *Pre-development Drainage,* Sheet 1 of 1, dated September 16, 2014, with no revision noted.
    - b. *Post-development Drainage,* Sheet 1 of 1, dated September 16, 2014, with no revision noted.
  4. Copy of *Residential Open Space Development Subdivision, Tax Map 231, Lot 053, Hudson, NH Plan Set,* prepared by Meisner Brem Corporation, dated September 16, 2014, revised October 27, 2014, unless otherwise noted, including the following:
    - a. Cover Sheet.
    - b. *Note Sheet,* Sheet 2 of 13.
    - c. *Existing Conditions Plan,* Sheet 3 of 13.
    - d. *Overall Site Development Plan,* Sheet 4 of 13.
    - e. *Definitive Subdivision Plan,* Sheets 5 and 6 of 13.
    - f. *Plan and Profile,* Sheet 7 of 13.
    - g. *Grading Plan,* Sheet 8 of 13.
    - h. *Grading Plan,* Sheet 9 of 13.
    - i. *Details,* Sheets 10 and 11 of 13.
    - j. *Cross Sections,* Sheets 12 and 13 of 13.

KMG:ams

cc: John Cashell – Town of Hudson Planner  
Town of Hudson Engineering Division – File

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

Orchards at Nottingham Subdivision Plan  
Town of Hudson  
CLD Reference No. 03-0249.1420  
Reviewed October 13, 2014

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

Applicant Initials

a) Submission of eight (8) full sets of Site Plans (sheet size: 22" x 34") shall be submitted at the time of application filing, followed by the submission of seventeen (17) 11" x 17" plan sets (revised if applicable) to the Community Development Department no later than 10:00 AM Tuesday the week prior to the scheduled public hearing conceptual review date

Staff Initials  


a) One set received by CLD.

b) Seventeen (17) subdivision narrative, describing the project Plan scale at not less than one inch equals fifty feet (1" = 50') (example: 1" = 50' acceptable)

  
CLD/KMG

b) One set received by CLD. Discussion regarding impacts to traffic, schools, and utilities not included in narrative received for review.

c) Locus plan with 1,000' minimum radius of site to surrounding area Plan date by day/month/year

  
CLD/KMG

c) Existing Conditions Plan scale 1"=100'

d) Revision block

  
CLD/KMG

d) Locus Plan scale 1" = 1,000' ±, parcel scale does not appear to match surrounding area.

e) Planning Board approval block

  
CLD/KMG

e) Plan date by month/day/year.

f) Title of project inscribed on the plan

  
CLD/KMG

f) Owners name is shown on the plan set; however, no signature is inscribed.

g) Names and addresses of property owner(s) and signature(s) shall inscribed on the plan

  
CLD/KMG

g) North point shall be inscribed on the plan

h) North point shall be inscribed on the plan

  
CLD/KMG

h) Property lines: exact locations and dimensions

i) Property lines: exact locations and dimensions

  
CLD/KMG

i) Acreage/sq. ft. of entire subdivision

j) Proposed lots, with lot numbers and area of each lot. Note: each proposed lot shall be listed on the plan, in chart form, indicating in square feet/acreage the total lot area, wetland, slope area greater than 25% and total net contiguous useable upland area.

  
CLD/KMG

j) Proposed lots, with lot numbers and area of each lot. Note: each proposed lot shall be listed on the plan, in chart form, indicating in square feet/acreage the total lot area, wetland, slope area greater than 25% and total net contiguous useable upland area.



Applicant  
Initials

Staff  
Initials

ac) Proposed location of water supply and sewage disposal systems, including perc test data, test pit logs and locations; wells, (proposed and existing) 75' protective well radii and attached copies of any required well protection easements.

ad) All notes from plats

ae) Buffers as required by subdivision regulations

af) Soil types and boundaries. Note: if site contains marginal or questionable soils, a High Intensity Soil Survey (HISS) may be deemed necessary to submit as part of the application. Said HISS, if required, shall be performed by a State of New Hampshire certified Soil Scientist, who shall affix his/her stamp and signature shall be inscribed on the plan.

ag) Wetlands (and poorly-drained and very poorly-drained soils), also identified as Class 5 and Class 6 High Intensity Soil Survey (HISS soils), and permanent and seasonal wetlands shall be identified on the plan by a New Hampshire certified Wetland or Soil Scientist, who shall affix his/her stamp and signature to the respective plan.

ah) Easements, existing and proposed  
ai) State of New Hampshire engineer's seal, signature, surveyor's seal, and signature  
aj) Error of closure (1 in 10,000 or better)  
ak) Drafting errors/omissions  
al) Note outlining phasing schedule  
am) Narrative description stating the purpose, location, long range plans impacts on traffic, schools and utilities

an) Aerial photograph of site and area within 200 feet of the subdivision parcel  
ao) Fiscal impact study  
ap) Traffic study  
aq) Drainage calculations and supporting data

ac) No test pit data received.

af) Regulation was repealed in 2010. Soil types indicated, No HISS was provided.

ai) State of New Hampshire engineer's seal and signature appears on plans but not on Stormwater Management Report. No surveyor's seal.  
aj) Not noted on plans.  
ak) Not noted on plans.  
al) Construction schedule provided, no lot phasing schedule.  
am) Narrative provided, no description of traffic or school impacts.

ao) Not received for review.  
ap) Not received for review.

*REVIEWED DURING CONCERN CAPTURES APPROPRIATE DURING.*

Applicant  
Initials

Staff

Initials

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

TWD, N/C

ar) No deed or easement documents received for review.

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

JC Receiver

as) No permits received for review.

- sewer application

- flood plain permit

- wetlands special exception

- variance

- erosion control permit (149:8a)

- WSPCC subdivision approval (septic)

- dredge and fill permit

- curb cut/driveway permit

- shoreland 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.

\_\_\_\_\_ at) Off-site agreement(s)

N/A

at) Not received.

\_\_\_\_\_ au) Presentation plan (colored, with color coded bar chart)

SC

au) Requires Town action.

\_\_\_\_\_ av) Fees paid to clerk

CLD/KMG

av) Requires Town action.

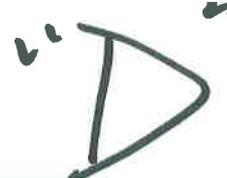
\_\_\_\_\_ aw) Plans that include relocation of lot lines shall clearly delineate the former (old) lot lines from proposed (new) lot lines

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**MEISNER BREM CORPORATION**  
ENGINEERS • PLANNERS • LAND SURVEYORS



November 25, 2014

Town of Hudson  
Town Hall  
12 School Street  
Hudson, NH 03051



Attn: John Cashell, Town Planner

Re: "Orchard at Nottingham" - Off Gowing Road  
Tax Map 231, Lots 53  
Revision 2

Dear Mr. Cashell and members of the Planning Board:

This correspondence is intended as a response letter to the CLD letter of November 17, 2014 (CLD Ref. No. 03-0249.1420). The numerical responses coincide with the referenced CLD letter.

- 1.b. A detailed Grading Plan is provided with this revision with finish floor elevations.
- 1.c. See Exhibit A – Aerial Photo showing existing conditions of area.
- 1.d. See Exhibit B – Typical Septic Design. Plan does show well locations, protective well radius and locations within the 4000 square foot area reserved for the septic system.
- 1.f. Plans revised per comment.
- 1.g. Plans revised per comment. Stone bounds are shown within cul-de-sac for all points including lot lines. Detail for stone bound added to plan.
- 2.b. A detailed Grading Plan has been provided. The project grades very well – it is neither too steep which could cause erosion potential nor too flat which could cause ponding problems.
- 3.e. A waiver for the approach grade has been requested. See attached.
- 3.g. A detailed Grading Plan has been provided.
- 3.h. A note has been added to the plan for the underdrain to be installed in the field at the direction of the Town Engineer. Many of the cuts are very minor and are within the topsoil/subsoil layer and are not expected to impact seasonal high groundwater.

142 LITTLETON ROAD, STE 16 WESTFORD, MA 01886  
151 MAIN STREET SALEM, NH 03079

978.692.1313 FAX 978.692.0303  
603.893.3301 FAX 603.893.1977

- 4.b A waiver is being requested for the slight increase in the 2 year storm frequency post development condition amounting to only 0.24 cfs. The rationale was provided in the previous response letter and the peer reviewer indicates that the "applicant has provided valid reasoning".
- 4.e The stormwater modeling was adjusted to address the comment. The top elevation of the stone bench dam was lowered and the detention basin portion enlarged. See Stormwater Management Report, Revision 2 dated 11-4-2014. (To avoid wasting large amounts of paper, this submission includes Volume 1 – only the cover page and the Summary page as they are the only pages that change; Volume 2 – entire new printout of the HydroCAD Report).
- 4.g Plans revised per comment.
- 4.m Plans revised per comment.
- 4.q A detailed Grading Plan has been provided. The cut slopes are minimal and the grades are fairly gentle, but do provide for adequate yard grading to avoid ponding. The intent is for the lawns to drain to the roadway. As such they will traverse the sidewalk. This is typical for subdivision design.
- 4.r Plans revised per comment. HDPE pipe will be used.
- 4.s Double grate catch basins are proposed at the low point at the end of the roadway in the cul-de-sac. Good comment.
- 5.a The plans were revised to indicate the project will be using individual private wells.
- 6.a Plans revised per comment.
- 6.b Details for installation of hay bales around the loam stockpile was added.
- 6.f The Detail for the silt fence was added.
- 7.c Note added as suggested.
- 8.a The sidewalk detail was revised in several locations to address this item. The width is 4 feet with appropriate transition lengths.
- 8.g NH DES allows for the protective well radii to utilize one half of the roadway. The project conforms to this requirement in a few locations. A statement was added to the plan set, Sheet 2: "The Town of Hudson is not responsible for well contamination for well radii that encroach on the right-of-way".
- 8.h Plans revised per comment. The intent is that the grade of the ramp never exceeds 8% in any direction.

Letter to Hudson Planning Board  
"Orchard at Nottingham"  
CLD Review Response 2  
November 25, 2014  
Page 3 of 3

The peer reviewer seeks Town input for the next 5 comments (3.a, 4.a, 4.f, 4.l, 4.o). A note was added for 6.c. The remaining items in the letter indicate "no further CLD comment".

Thank you for the opportunity to present this review response.

Sincerely,

A handwritten signature in blue ink that reads "Jeffrey Brem". The signature is written in a cursive style with a large initial "J" and "B".

Jeffrey Brem, P.E.  
Meisner Brem Corporation

cc: Client  
Jeff Zall, Esq.

11 "E" 3

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

Date of Application: SEPTEMBER 19, 2014 Tax Map # 231 Lot # 053

Name of Project: "ORCHARDS AT NOTTINGHAM"

Zoning District: \_\_\_\_\_ General SB# 09-14  
(For Town Use) (For Town Use)

ZBA Action: \_\_\_\_\_

PROPERTY OWNER:

DEVELOPER:

Name: RICHARD WOJCIK

Address: 90 GOWING ROAD

Address: HUDSON, N.H. 03051

Telephone # 1-617-930-2169 DAY

Fax # 1-781-273-4117

Email: Richard.Wojcik@RaymondJames.com

SAME



PROJECT ENGINEER

Name: MEISNER BREM CORPORATION

Telephone # 1-978-692-1313

Address: 142 LITTLETON RD. SUITE 16

Fax # 1-978-692-0303

Address: WESTFORD, MA 01886

Email: Jabrem@meisnerbrem.com

PURPOSE OF PLAN:

THE PURPOSE OF THE PLAN IS TO SUBDIVIDE THE SUBJECT LAND, MAP 231, LOT 053 INTO 16 SINGLE FAMILY RESIDENTIAL HOUSE LOTS AND 2 OPEN SPACE PARCELS PURSUANT TO ARTICLE XI OF THE TOWN OF HUDSON ZONING ORDINANCE

**(FOR TOWN USE)**

Plan Routing Date: 9-22-14 Sub/Site Date: 10-7-14 @ 10:00 AM

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

KB Title: ROAD AGENT Date: 9/23/14  
(Initials)

DEPT:

Zoning  Engineering  Assessor  Police  Fire  Planning  
 Consultant  Highway Department

Fees Paid \_\_\_\_\_

## Burns, Kevin

---

**From:** Burns, Kevin  
**Sent:** Tuesday, September 23, 2014 10:25 AM  
**To:** Cashell, John  
**Cc:** Forrence, Jess; Buxton, Robert; Webster, Gary  
**Subject:** Orchards at Nottingham

John,

I have numerous questions and concerns on this plan. I will be at the meeting 10/7/14 at 10 AM. If you wish to have the engineer contact me directly in the mean time that is fine. Right now if I commented to the Planning Board I would not support this project going forward.

### Kevin Burns

*Road Agent*

*Tel. 603 886-6018*

*Fax. 603 594-1143*



**Town of Hudson**  
NEW HAMPSHIRE 03051

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

**Cont.**

Date of Application: SEPTEMBER 19, 2014 Tax Map # 231 Lot # 053  
 Name of Project: "ORCHARDS AT NOTTINGHAM"  
 Zoning District: \_\_\_\_\_ General SB# 09-14  
(For Town Use) (For Town Use)  
 ZBA Action: \_\_\_\_\_

PROPERTY OWNER:

DEVELOPER:

Name: RICHARD WOJCIK  
 Address: 90 GOWING ROAD  
 Address: HUDSON, N.H. 03051  
 Telephone # 1-617-930-2169 DAY  
 Fax # 1-781-273-4117  
 Email: Richard.Wojcik@RaymondJames.com

SAME



PROJECT ENGINEER

Name: MEISNER BREM CORPORATION  
 Address: 142 LITTLETON RD. SUITE 16  
 Address: WESTFORD, MA 01886

Telephone # 1-978-692-1313  
 Fax # 1-978-692-0303  
 Email: Jabrem@meisnerbrem.com

PURPOSE OF PLAN:

THE PURPOSE OF THE PLAN IS TO SUBDIVIDE THE SUBJECT LAND, MAP 231, LOT 053 INTO 16 SINGLE FAMILY RESIDENTIAL HOUSE LOTS AND 2 OPEN SPACE PARCELS PURSUANT TO ARTICLE XI OF THE TOWN OF HUDSON ZONING ORDINANCE

**(FOR TOWN USE)**

Plan Routing Date: 9-22-14 Sub/Site Date: 10-7-14 @ 10:00 AM  
 I have no comments  I have comments (attach to form)  COO ROOM  
JOB Title: Deputy Fire Chief Date: 10/2/2014  
(Initials)  
 DEPT:  
 \_\_\_\_\_ Zoning \_\_\_\_\_ Engineering \_\_\_\_\_ Assessor \_\_\_\_\_ Police \_\_\_\_\_ Fire \_\_\_\_\_ Planning  
 \_\_\_\_\_ Consultant \_\_\_\_\_ Highway Department  
 -----  
 Fees Paid \_\_\_\_\_



# TOWN OF HUDSON

## FIRE DEPARTMENT

39 FERRY STREET, HUDSON, NEW HAMPSHIRE 03051



Emergency 911  
Business 603-886-6021  
Fax 603-594-1164

Robert M. Buxton  
Chief of Department

TO: John M. Cashell  
Town Planner

FR: John J. O'Brien  
Deputy Fire Chief *JOB*

DT: Oct 1, 2014

RE: Site Plan for Orchards at Nottingham Map 231 Lot 053

A site plan review was conducted for the above proposed development. Fire Dept comments are listed below.

### Site Access

NFPA 1 sec 5.2.2 states "Every dead end roadway of more than 300 feet in length shall be provided at the closed end with a turnaround having not less than 120 feet outside diameter of traveled way." The cul-de-sac must meet those requirements.

Driveways are considered Fire Dept access roads. NFPA 1 sec 18.2.3.4.4 states that Fire Department access roads in excess of 150 feet shall be provided with approved provisions for turnaround.

NFPA 1 Ch 5 sec 5.1.2 Access to the property of a planned building group shall be provided by a minimum of two distinctly separate routes, each located remotely from the other as possible. This sub division as proposed fails to meet these requirements

### Town of Hudson Land use regulations Ch 289-18 B (1) Cul-de-sac Roads

"A cul-de-sac street shall not exceed 1000 feet in length ..... Said intersecting street shall have, at minimum, two intersections with other streets leading to the collector or arterial street." This sub division fails to meet this requirement.

### Street name

Please submit a proposed street name to The Fire dept for approval

### Addressing and numbering

This must be assigned and approved by the Hudson Fire Dept prior to the issuance of a certificate of occupancy

## Water Supply

In the absence of a municipal water supply the following is required .

NFPA 1 Ch 18.3.1 States “ An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises .”

NFPA 1 Table H.5.1. One and two family dwellings states” The minimum fire flow and duration requirements for one and two family dwellings having a fire area that does not exceed 3600 sq.ft shall be 1000 Gpm for one hour. Hudson Fire will require two 30,000 gallon cisterns to be placed as follows.

Cistern 1 to be placed at the edge of Lot 7 as marked on drawings.

Cistern 2 to be placed at the edge of Lot 16 as marked on drawings.

If I can be of any further assistance please call at 886-6021 or e mail [jobrien@hudsonnh.gov](mailto:jobrien@hudsonnh.gov)

John J. O'Brien  
Deputy Fire Chief

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

Date of Application: SEPTEMBER 19, 2014 Tax Map # 231 Lot # 053

Name of Project: "ORCHARDS AT NOTTINGHAM"

Zoning District: \_\_\_\_\_ General SB# 09-14  
(For Town Use) (For Town Use)

ZBA Action: \_\_\_\_\_

PROPERTY OWNER:

Name: RICHARD WOJCIK

Address: 90 GOWING ROAD

Address: HUDSON, N.H. 03051

Telephone # 1-617-930-2169 DAY

Fax # 1-781-273-4117

Email: Richard.Wojcik@RaymondJames.com

DEVELOPER:

SAME



PROJECT ENGINEER

Name: MEISNER BREM CORPORATION

Address: 142 LITTLETON RD. SUITE 16

Address: WESTFORD, MA 01886

Telephone # 1-978-692-1313

Fax # 1-978-692-0303

Email: Jabrem@meisnerbrem.com

PURPOSE OF PLAN:

THE PURPOSE OF THE PLAN IS TO SUBDIVIDE THE SUBJECT LAND, MAP 231, LOT 053 INTO 16 SINGLE FAMILY RESIDENTIAL HOUSE LOTS AND 2 OPEN SPACE PARCELS PURSUANT TO ARTICLE XI OF THE TOWN OF HUDSON ZONING ORDINANCE

(FOR TOWN USE)

Plan Routing Date: 9-22-14 Sub/Site Date: 10-7-14 @ 10:00 AM  
 I have no comments  I have comments (attach to form) COO ROOM

KWD Title: Zoning Administrator Date: 10-3-14

DEPT: Meets minimum lot size & Frontage Requirements

Zoning  Engineering  Assessor  Police  Fire  Planning  
 Consultant  Highway Department

Fees Paid \_\_\_\_\_

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

Date of Application: SEPTEMBER 19, 2014 Tax Map # 231 Lot # 053  
 Name of Project: "ORCHARDS AT NOTTINGHAM"  
 Zoning District: \_\_\_\_\_ General SB# 09-14  
(For Town Use) (For Town Use)

ZBA Action: \_\_\_\_\_

PROPERTY OWNER:

Name: RICHARD WOJCIK  
 Address: 90 GOWING ROAD  
 Address: HUDSON, N.H. 03051  
 Telephone # 1-617-930-2169 DAY  
 Fax # 1-781-273-4117  
 Email: Richard.Wojcik@RaymondJames.com

DEVELOPER:

\_\_\_\_\_  
SAME  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



PROJECT ENGINEER

Name: MEISNER BREM CORPORATION  
 Address: 142 LITTLETON RD. SUITE 16  
 Address: WESTFORD, MA 01886

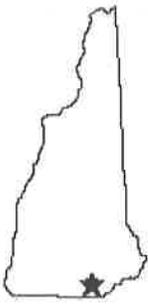
Telephone # 1-978-692-1313  
 Fax # 1-978-692-0303  
 Email: Jabrem@meisnerbrem.com

PURPOSE OF PLAN:

THE PURPOSE OF THE PLAN IS TO SUBDIVIDE THE SUBJECT LAND, MAP 231, LOT 053 INTO 16 SINGLE FAMILY RESIDENTIAL HOUSE LOTS AND 2 OPEN SPACE PARCELS PURSUANT TO ARTICLE XI OF THE TOWN OF HUDSON ZONING ORDINANCE

**(FOR TOWN USE)**

Plan Routing Date: 9-22-14 Sub/Site Date: 10-7-14 @ 10:00 AM  
 I have no comments  I have comments (attach to form)  COO ROOM  
 \_\_\_\_\_ Title: Asst. Assessor Date: 10-7-14  
(Initials)  
 DEPT: \_\_\_\_\_ Zoning \_\_\_\_\_ Engineering \_\_\_\_\_ Assessor \_\_\_\_\_ Police \_\_\_\_\_ Fire \_\_\_\_\_ Planning \_\_\_\_\_  
 \_\_\_\_\_ Consultant \_\_\_\_\_ Highway Department \_\_\_\_\_  
 -----  
 Fees Paid \_\_\_\_\_



# TOWN OF HUDSON

Office of the Assessor



Jim Michaud  
Assistant Assessor, CAE  
email: [jmichaud@hudsonnh.gov](mailto:jmichaud@hudsonnh.gov)  
[www.hudsonnh.gov](http://www.hudsonnh.gov)

12 School Street · Hudson, New Hampshire 03051 · Tel: 603-886-6009 · Fax: 603-594-1160

To: John Cashell, Town Planner

October 7, 2014

From: Jim Michaud, Assistant Assessor

Re: "Orchards at Nottingham" draft subdivision  
Map 231 Lot 53

The Assessing Department recommends the following map/lot designations for this proposed subdivision based on 9/16/2014 site development plan. If the lot lines change/increase/decrease etc. please have the department receive a copy of those changes so we can adjustment proposed lot numbers accordingly, prior to any recording.

<b>CURRENT-From Plan</b>	<b>Assigned Map/Lot's to be used on plan</b>
Lot 16	Map 231 Lot 053 Sublot 000
Lot 15	Map 231 Lot 053 Sublot 001
Lot 14	Map 231 Lot 053 Sublot 002
Open Parcel A	Map 231 Lot 053 Sublot 003
Lot 13	Map 231 Lot 053 Sublot 004
Lot 12	Map 225 Lot 006 Sublot 000
Lot 11	Map 225 Lot 007 Sublot 000
Lot 10	Map 225 Lot 008 Sublot 000
Lot 9	Map 225 Lot 009 Sublot 000
Lot 8	Map 225 Lot 010 Sublot 000
Lot 7	Map 225 Lot 011 Sublot 000
Lot 6	Map 232 Lot 015 Sublot 000
Lot 5	Map 232 Lot 014 Sublot 000
Open Space B	Map 232 Lot 013 Sublot 000
Lot 4	Map 232 Lot 012 Sublot 000
Lot 3	Map 232 Lot 011 Sublot 000
Lot 2	Map 232 Lot 010 Sublot 000
Lot 1	Map 231 Lot 053 Sublot 005
Open Space Lot C	Map 231 Lot 053 Sublot 006

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

Date of Application: SEPTEMBER 19, 2014 Tax Map # 231 Lot # 053  
 Name of Project: "ORCHARDS AT NOTTINGHAM"  
 Zoning District: \_\_\_\_\_ General SB# 09-14  
(For Town Use) (For Town Use)  
 ZBA Action: \_\_\_\_\_

PROPERTY OWNER:

Name: RICHARD WOJCIK  
 Address: 90 GOWING ROAD  
 Address: HUDSON, N.H. 03051  
 Telephone # 1-617-930-2169 DAY  
 Fax # 1-781-273-4117  
 Email: Richard.Wojcik@RaymondJames.com

DEVELOPER:

SAME  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



PROJECT ENGINEER

Name: MEISNER BREM CORPORATION  
 Address: 142 LITTLETON RD. SUITE 16  
 Address: WESTFORD, MA 01886

Telephone # 1-978-692-1313  
 Fax # 1-978-692-0303  
 Email: Jabrem@meisnerbrem.com

PURPOSE OF PLAN:

THE PURPOSE OF THE PLAN IS TO SUBDIVIDE THE SUBJECT LAND, MAP 231, LOT 053 INTO 16 SINGLE FAMILY RESIDENTIAL HOUSE LOTS AND 2 OPEN SPACE PARCELS PURSUANT TO ARTICLE XI OF THE TOWN OF HUDSON ZONING ORDINANCE

**(FOR TOWN USE)**

Plan Routing Date: 9-22-14 Sub/Site Date: 10-7-14 @ 10:00 AM  
 I have no comments  I have comments (attach to form) COO ROOM  
OE Title: LIEUTENANT Date: 9/23/14  
(Initials)  
 DEPT:  
 \_\_\_\_\_ Zoning \_\_\_\_\_ Engineering \_\_\_\_\_ Assessor Police \_\_\_\_\_ Fire \_\_\_\_\_ Planning  
 \_\_\_\_\_ Consultant \_\_\_\_\_ Highway Department

---

Fees Paid \_\_\_\_\_

"E"

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

Date of Application: SEPTEMBER 19, 2014 Tax Map # 231 Lot # 053  
Name of Project: "ORCHARDS AT NOTTINGHAM"  
Zoning District: \_\_\_\_\_ General SB# 09-14  
(For Town Use) (For Town Use)  
ZBA Action: \_\_\_\_\_

PROPERTY OWNER:

Name: RICHARD WOJCIK  
Address: 90 COWING ROAD  
Address: HUDSON, N.H. 03051  
Telephone # 1-617-930-2169 DAY  
Fax # 1-781-273-4117  
Email: Richard.Wojcik@RaymondJames.com

DEVELOPER:

SAME



PROJECT ENGINEER

Name: MEISNER BREM CORPORATION  
Address: 142 LITTLETON RD. SUITE 16  
Address: WESTFORD, MA 01886

Telephone # 1-978-692-1313  
Fax # 1-978-692-0303  
Email: Jabrem@meisnerbrem.com

PURPOSE OF PLAN:

THE PURPOSE OF THE PLAN IS TO SUBDIVIDE THE SUBJECT LAND, MAP 231, LOT 053 INTO 16 SINGLE FAMILY RESIDENTIAL HOUSE LOTS AND 2 OPEN SPACE PARCELS PURSUANT TO ARTICLE XI OF THE TOWN OF HUDSON ZONING ORDINANCE

(FOR TOWN USE)

Plan Routing Date: 9-22-14 Sub/Site Date: 10-7-14 @ 10:00 AM  
 I have no comments  I have comments (attach to form) CDD ROOM  
 \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_  
 (Initials)  
 DEPT:  
 \_\_\_\_\_ Zoning \_\_\_\_\_ Engineering \_\_\_\_\_ Assessor \_\_\_\_\_ Police \_\_\_\_\_ Fire \_\_\_\_\_ Planning  
 \_\_\_\_\_ Consultant \_\_\_\_\_ Highway Department

---

Fees Paid \_\_\_\_\_



The State of New Hampshire  
Department of Environmental Services

44  
F



Thomas S. Burack, Commissioner

**APPROVAL FOR SUBDIVISION OF LAND**

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN

**SUBDIVISION APPROVAL DATE:** October 20, 2014

**APPROVAL NUMBER:** SA2014010558

**RECEIVED**

OCT 24 2014

HUDSON FIRE DEPT  
INSPECTIONAL SERVICES DIVISION



**I. PROJECT LOCATION**

**Subdivision Name:** WOJCIK  
**Address:** 90 GOWING ROAD  
HUDSON NH 03051  
**Tax Map:** 231  
**Parent Lot No.:** 53  
**No. of Lots:** 17  
**Lot Nos.:** 53-1 THRU 53-16 & OPEN SPACE

**IV. DESIGNER INFORMATION**

**Name:** MEISNER BREM CORP  
**Address:** 202 MAIN ST STE G1  
SALEM NH 03079

**II. OWNER INFORMATION**

**Name:** ELAINE/RICHARD WOJCIK  
**Address:** 90 GOWING RD  
HUDSON NH 03051

**III. APPLICANT INFORMATION**

**Name:** MEISNER BREM CORP  
**Address:** 202 MAIN ST STE G1  
SALEM NH 03079

**IV. SPECIFIC TERMS AND CONDITIONS:** Applicable to this Approval for Subdivision of Land

**A. OTHER CONDITIONS AND WAIVERS:**

- 1. CONTINGENT UPON EXECUTION OF THE CONSERVATION RESTRICTION DEED PURSUANT TO 477:3, ACCEPTANCE OF THE CONSERVATION RESTRICTION PURSUANT TO RSA 477:47, AND RECORDING OF SAID DEED PURSUANT TO RSA 477:3-A.

**Darren K. King**  
Subsurface Systems Bureau

DES Web Site: [www.des.nh.gov](http://www.des.nh.gov)

P.O. Box 95, 29 Hazen Drive, Concord, New Hampshire 03302-0095

Telephone: (603) 271-3503 Fax: (603) 271-6683 TDD Access: Relay NH 1-800-735-2964

TOWN'S COPY



# BEAVER PATH

MAP 232 LOT 35  
KEVIN  
BONDUSAN  
LAROACH  
85 GOWING ROAD

MAP 232 LOT 36  
MICHAEL &  
SUSAN LAROACH  
86 GOWING ROAD

ROW OF  
BUSHES  
156/27  
156/24/17  
TBM POLE

OPEN SPACE

OPEN SPACE

EXISTING DRIVE  
EXISTING DRIVE  
HOUSE  
SCREEN

MAP 232 LOT 9  
WM. &  
JACQUELINE  
GRIZZARD  
92 GOWING ROAD

DISTANCE  
AVAILABLE WITHIN  
R.O.W.  
LIMITS=680'

CUT VEGETATION  
WITHIN R.O.W. TO  
IMPROVE SIGHT  
DISTANCE

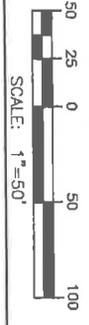
SIGHT DISTANCE  
AVAILABLE >  
400'

## SIGHT DISTANCE EXHIBIT "Orchard at Nottingham"

GOWING ROAD  
HUDSON, NEW HAMPSHIRE

OWNER/APPLICANT  
RICHARD & ELAINE WOJCIK

OCTOBER 23, 2014



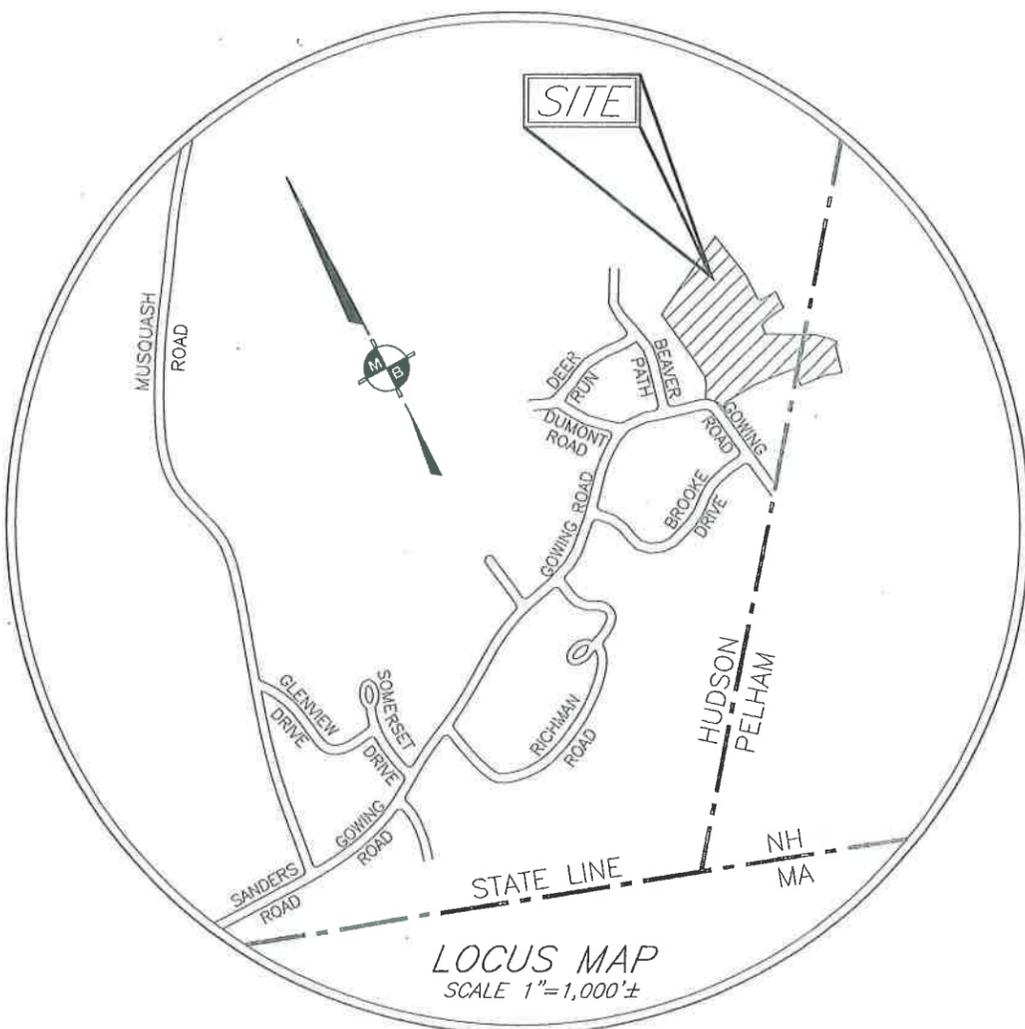
**MEISNER BREM CORPORATION**  
140 LITTLETON ROAD, WESTPORT, MA 02891 • (508) 882-1111  
155 MAIN STREET, SALEM, NH 03079 • (603) 886-3281

JOB NUMBER: 708100

# RESIDENTIAL OPEN SPACE DEVELOPMENT SUBDIVISION PLAN SET "ORCHARD AT NOTTINGHAM"

MAP 231 - LOT 053  
HUDSON, NEW HAMPSHIRE

ABBREVIATION LIST		LEGEND		
B.F.	BASEMENT FLOOR	EXISTING	DESCRIPTION	PROPOSED
BIT. CONC.	BITUMINOUS CONCRETE	---102---	CONTOUR	---102---
BK.	BOOK	119.2	SPOT GRADES	
BND	BOUND	---	EDGE OF WETLANDS	
CCB	CAFE COD BERM PROPOSED	---	WETLANDS	
CB	CATCH BASIN	---	EDGE OF PAVEMENT	
CLDI	CEMENT-LINED DUCTILE IRON	---	BUILDING SETBACK LINE	
D.B.	DISTRIBUTION BOX	---	SOIL BOUNDARY LINE	
DMH	DRAIN MANHOLE	---	STONE WALL	
D.H.	DRILL HOLE	---	CATCH BASIN	□
DC	DRIVEWAY CULVERT	---	DRAIN MANHOLE	⊕
D.I.	DROP INLET	---	50' SETBACK LINE (NO CUT, NO DISTURB)	
EP. EX.	EDGE OF PAVEMENT EXISTING	---	OVER HEAD WIRE	
EL.	ELEVATION	---	WELL	⊕
EXIST. I.E.	EXISTING INVERT ELEVATION	---	TESTPIT	⊕
F.G.	FINISH GRADE	---	IRON PIPE	TP-10
F.F.	FIRST FLOOR	---	D.H.(FND.)	●
F.E.S.	FLARED END SECTION	---	I.P.(FND.)	●
FND.	FOUND	---	S.B.(FND.)	■
HGR	HANDICAP RAMP	---	UTILITY POLE	UP-31
HDPE	HIGH DENSITY POLYETHYLENE	---	TREE LINE	---
H.P.	HIGH POINT	---	LEDGE	---
INV.	INVERT	---	EROSION CONTROL	X
I.P.	IRON PIPE	---	4,000 S.F. SEPTIC RECEIVING AREA	---
I.R.	IRON ROD	---	WATER LINE	W
LP	LOW POINT	---	UNDERGROUND UTILITY CONDUIT	UU
N/F	NOW OR FORMERLY	---	SLOPES > 25%	---
O.C.	ON CENTER	---		
PC	PAGE	---		
PC	POINT OF CURVATURE	---		
PCC	POINT OF COMPOUND CURVE	---		
POL	POINT ON LINE	---		
PT	POINT OF TANGENCY	---		
RCP	REINFORCED CONCRETE PIPE	---		
S.T.	SEPTIC TANK	---		
SL	SLAB	---		
SGC	SLOPED GRANITE CURB	---		
S.B.	STONE BOUND	---		
T.C.	TOP CONCRETE	---		
TDF	TOP OF FOUNDATION	---		
TYP.	TYPICAL	---		
UP	UTILITY POLE	---		



SHEET INDEX:	
SHEET #	SHEET
1	COVER SHEET
2	NOTE SHEET
3	EXISTING CONDITIONS (SCALE: 1"=100')
4	OVERALL LAYOUT PLAN (SCALE: 1"=100')
5 & 6	DEFINITIVE SUBDIVISION PLAN (SCALE: 1"=50')
7	PLAN AND PROFILE
8 & 9	GRADING & DRAINAGE PLAN (SCALE: 1"=50')
10-11	DETAIL SHEETS
12-13	CROSS SECTIONS



DATE: SEPTEMBER 16, 2014	REVISION 1: OCTOBER 27, 2014		
--------------------------	------------------------------	--	--

I CERTIFY THAT ALL STREETS AND RIGHT OF WAY PROPOSED HEREON WILL BE DEDICATED FOR PUBLIC USE.

OWNER'S SIGNATURE \_\_\_\_\_ SIGNATURE DATE \_\_\_\_\_

Approved by the Hudson, NH Planning Board

SUBDIVISIONS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39

DATE OF MEETING: \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE DATE \_\_\_\_\_

PLANNING BOARD CHAIRMAN \_\_\_\_\_ SIGNATURE DATE \_\_\_\_\_

PLANNING BOARD SECRETARY \_\_\_\_\_ SIGNATURE DATE \_\_\_\_\_

PREPARED FOR:  
RICHARD & ELAINE WOJCIK  
90 GOWING ROAD  
HUDSON, NH 03051

PREPARED BY:



**MEISNER BREM CORPORATION**

142 LITTLETON ROAD, WESTFORD, MA 01886 • (978) 692-1313  
151 MAIN STREET, SALEM, NH 03079 • (603) 893-3301

© 2014 MEISNER BREM CORPORATION. THIS DOCUMENT AND THE WORK AND INFORMATION CONTAINED HEREIN, IN THE SOLE AND EXCLUSIVE PROPERTY OF MEISNER BREM CORPORATION, ARE PROTECTED BY PATENT AND COPYRIGHT LAWS. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM MEISNER BREM CORPORATION.

**PLAN NOTES**

WOJCIK PROPERTY  
Hudson, New Hampshire  
MAP 231 - LOT 053

Owner/Applicant:  
RICHARD & ELAINE WOJCIK  
90 GOWING ROAD  
HUDSON, NH 03051

DEED REFERENCE: BOOK 2774 PAGE 283; HCRD  
TOTAL PARCEL AREA = 32.4 ACRES ± (1,409,800 S.F.±)

THE PURPOSE OF THIS PLAN SET IS TO  
SUBDIVIDE (MAP 231 - LOT 053) INTO 16  
SINGLE FAMILY OPEN SPACE HOUSE LOTS  
AND THREE OPEN SPACE PARCELS.

CURRENT ZONING DISTRICT: R2 - RESIDENTIAL

LOT REQUIREMENTS (OPEN SPACE DEVELOPMENT) (PER ARTICLE XI)

OPEN SPACE DEVELOPMENT "OSD" - SINGLE FAMILY  
MINIMUM LOT AREA (50% OF CONVENTIONAL 1 ACRE) = 21,780 S.F.  
MINIMUM LOT FRONTAGE (50% OF CONVENTIONAL 150 FEET) = 75 FEET  
MINIMUM SETBACKS (50% OF CONVENTIONAL)  
FRONT YARD (50% OF 30) = 15 FEET (MIN.)  
REAR YARD (50% OF 15) = 7.5 FEET (MIN.)  
SIDE YARD (50% OF 15) = 7.5 FEET (MIN.)

DENSITY  
MINIMUM DENSITY REQUIREMENTS FOR AN OSD TO CORRESPOND WITH THE  
MINIMUM LOT SIZE REQUIREMENTS ESTABLISHED IN ARTICLE VII, DIMENSIONAL  
REQUIREMENTS. TOTAL OPEN SPACE PROVIDED AS PART OF AN OSD  
APPLICATION MUST BE SUFFICIENT IN LAND AREA, WHEN ADDED TOGETHER  
WITH THE TOTAL LAND AREA DEVOTED TO INDIVIDUAL LOTS, TO PROVIDE AN  
OVERALL DENSITY NO GREATER THAN THAT WHICH WOULD BE PROVIDED IN A  
NON-OSD.

**GENERAL NOTES**

- 1) ALL LOTS TO BE SERVICED BY INDIVIDUAL ON-SITE SUBSURFACE DISPOSAL SYSTEMS.
- 2) ALL LOTS TO BE INDIVIDUAL PRIVATE WELLS.
- 3) A PORTION OF THIS PROPERTY IS LOCATED WITHIN 100 YEAR FEMA FLOOD PLAIN ZONE "A", AS INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP (FIRM) OF HILLSBOROUGH COUNTY, NH; MAP NO. 33011C0657D; DATED SEPTEMBER 25, 2009.
- 4) N.H.D.E.S. SUBDIVISION PERMIT; SA201401055B, 10-20-14
- 5) TOPOGRAPHICAL INFORMATION IS BASED ON A FIELD SURVEY DONE BY MEISNER BREM CORPORATION IN MAY, 2014.
- 6) THE BOUNDARY INFORMATION WAS COMPILED FROM PLAN REFERENCES LISTED ON THIS SHEET AND A BOUNDARY SURVEY BY MEISNER BREM CORPORATION IN MARCH AND JUNE OF 2014.
- 7) WETLAND DELINEATION BY GARY FLAHERTY NHCWS # 002 DURING SPRING OF 2012 USING CURRENT UNITED STATES ARMY CORP OF ENGINEERS WETLANDS DELINEATION CRITERIA.
- 8) SEE COVER SHEET FOR LEGEND AND ABBREVIATIONS.

**PERMITS AND PERMIT NUMBERS ARE AS FOLLOWS:**

• NHDES SUBDIVISION PERMIT SA201401055B, DATED 10/20/2014

**ADDITIONAL PERMITS REQUIRED**

- STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
- NOTICE OF INTENT (IN ACCORDANCE WITH NHDES)
- GENERAL CONSTRUCTION PERMIT
- TOWN ISSUED DRIVEWAY PERMITS FOR EACH INDIVIDUAL HOUSE LOT
- TOWN ISSUED DRIVEWAY PERMITS FOR EACH INDIVIDUAL HOUSE LOT

**Approved by the Hudson, NH Planning Board**

SUBDIVISIONS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39

DATE OF MEETING:	DATE	SIGNATURE DATE
PLANNING BOARD CHAIRMAN		SIGNATURE DATE
PLANNING BOARD SECRETARY		SIGNATURE DATE

**PLAN REFERENCES**

- 1) "PLAN OF LAND IN HUDSON, NEW HAMPSHIRE" SURVEYED FOR EMILIE & RUODLPH CAGNIERE PREPARED BY TOWN PLANNING & ENGINEERING ASSOCIATES, INC, DATED APRIL 30, 1979, RECORDED IN THE HCRD AS PLAN 12366, DRAWER 23
- 2) "SUBDIVISION PLAN FOR ROGER A. FRENETTE - MAP 12 LOT 22 GOWING ROAD" PREPARED BY JOSEPH M. WICHERT, DATED APRIL 24 1993 AND RECORDED IN THE HCRD AS PLAN 26555 DRAWER 115
- 3) "SUBDIVISION PLAN OF LAND 'BROOKSIDE'" PREPARED FOR R&H BUILDERS. PREPARED BY W. ROBERT NOLTE & ASSOCIATES. DATED JUNE 1977 AND RECORDED IN THE HCRD AS PLAN 10665 DRAWER 17
- 4) "SUBDIVISION PLAN OF LAND - GOWING ROAD" PREPARED FOR R&H BUILDERS. PREPARED BY W. ROBERT NOLTE & ASSOCIATES. DATED SEPTEMBER 1971, AND RECORDED IN THE HCRD AS PLAN 5603 DRAWER 3
- 5) "PLAN OF LAND - GOWING ROAD, GUMPAS ROAD & HINDS LANE - PELHAM & HUDSON NH" PREPARED BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES. DATED AUGUST 30, 2005 AND RECORDED IN THE HCRD AS PLAN 34383 DRAWER 160
- 6) "TOPOGRAPHIC PLAN CONSOLIDATION AND SUBDIVISION - GOWING ROAD" PREPARED FOR STEVE SHUMSKY; PREPARED BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES. DATED DECEMBER 3, 1992. RECORDED IN THE HCRD AS PLAN 26200 DRAWER 113
- 7) "SUBDIVISION PLAN OF LAND - GOWING ROAD" PREPARED FOR VINCENT CADIEUX, PREPARED BY W. ROBERT NOLTE & ASSOCIATES. DATED MAY 1974 AND RECORDED IN THE HCRD AS PLAN 7787 DRAWER 9

**GENERAL CONSTRUCTION NOTES**

- 1) ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF HUDSON IN THE LATEST SUBDIVISION RULES AND REGULATIONS AT THE TIME OF THIS PLAN SUBMISSION AND OTHER APPLICABLE SPECIFICATIONS. OTHERWISE ALL CONSTRUCTION SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS PUBLISHED BY THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (LATEST EDITION)."
- 2) THE FIRE CISTERN SHALL COMPLY WITH THE TOWN OF HUDSON FIRE DEPARTMENT REQUIREMENTS.
- 3) ALL PUBLIC ROAD CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF HUDSON HIGHWAY DEPARTMENT. ALL ROADWAYS ARE DESIGNED IN ACCORDANCE WITH AASHTO "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS".
- 4) ALL SUBDIVISION DESIGN, CONSTRUCTION, MATERIALS AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE TOWN OF HUDSON CONSTRUCTION STANDARDS.
- 5) THE CONTRACTOR IS RESPONSIBLE FOR AND SHALL CONTACT THE LOCAL DIGSAFE OFFICE 72 HOURS PRIOR TO THE START OF CONSTRUCTION. 1-888-344-7233.
- 6) THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND COORDINATING THE CONSTRUCTION WITH THE APPROPRIATE TOWN DEPARTMENTS TO VERIFY ALL CONNECTIONS TO EXISTING SERVICES AND TO ARRANGE FOR INSPECTIONS.
- 7) COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND SPECIAL CONDITIONS OF THE TOWN AGENCIES SUCH AS THE PLANNING BOARD, CONSERVATION COMMISSION, NHDES, AND OTHERS IS MANDATORY AND IS THE RESPONSIBILITY OF THE OWNER.
- 8) THE LOTS WILL BE SERVICED BY INDIVIDUAL PRIVATE WELLS AND INDIVIDUAL ON-SITE SUBSURFACE DISPOSAL SYSTEMS.
- 9) THE OWNER AND/OR CONTRACTOR SHALL VERIFY ALL ZONING REQUIREMENTS FOR CONFORMANCE PRIOR TO ANY CONSTRUCTION.
- 10) ANY ALTERATION OF THIS DESIGN OR CHANGE DURING CONSTRUCTION MAY REQUIRE APPROVAL OF VARIOUS TOWN BOARDS OR STATE OR FEDERAL AGENCIES AND SHALL BE REVIEWED AND APPROVED BY THE OWNER AND/OR MEISNER BREM CORPORATION PRIOR TO CONSTRUCTION.
- 11) THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL VERIFY THAT ALL THE INFORMATION SHOWN HEREON IS CONSISTENT, COMPLETE, ACCURATE, AND CAN BE CONSTRUCTED PRIOR TO AND/OR DURING CONSTRUCTION. MEISNER BREM CORPORATION AS DESIGN ENGINEER, SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES, ERRORS, OMISSIONS, OR EXISTING UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
- 12) THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCURATE AS-BUILT INFORMATION OF ALL WORK, ESPECIALLY UNDERGROUND CONSTRUCTION OF UTILITY LINES, SERVICES, CONNECTIONS, ETC. AND APPROPRIATE TIES TO ABOVE GROUND PERMANENT STRUCTURES, FIELD SURVEY COORDINATES, OR SOME OTHER METHOD OF ESTABLISHING THE AS-BUILT CONDITION OF ALL CONSTRUCTION. MEISNER BREM CORPORATION SHALL BE GIVEN A 72 HOUR NOTICE FOR THE COLLECTION OF ALL AS-BUILT DATA. IF PERTINENT DESIGN COMPONENTS ARE BACK FILLED OR COVERED, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO EXPOSE AS REQUIRED.
- 13) UNDERGROUND UTILITY STUBS SHALL BE PROVIDED FOR EACH LOT AT THE TIME OF INITIAL UTILITY CONSTRUCTION.
- 14) THE DEVELOPER IS RESPONSIBLE FOR ROADWAY MAINTENANCE UNTIL PROPOSED STREET HAS BEEN FORMALLY ACCEPTED AS A PUBLIC STREET BY THE TOWN OF PELHAM.
- 15) SIGNAGE:  
A DEAD END INFORMATIONAL SIGN SHALL BE PLACED AT THE BEGINNING OF THE CUL-DE-SAC ROADWAY. THE SIGN SHALL HAVE BLACK LETTERS ON A YELLOW BACKGROUND AND BE 18"x24" WITH A MINIMUM HEIGHT OF 6' FROM THE GROUND TO THE TOP OF THE SIGN AS AFFIXED TO THE POLE.

**GRADING NOTES**

- 1) FINISH GRADING, EXCAVATION AND BACKFILL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED DESIGN PLANS, SPECIFICATIONS AND DETAILS.
- 2) PRIOR TO ANY GRADING ACTIVITIES, ALL GRASSED AREAS ARE TO BE MOWED, AND VEGETATION REMOVED. STUMPS, ROOTS AND SOD ARE TO BE GRUBBED AND REMOVED FROM THE SITE GRADING AREAS.
- 3) FINISH GRADING AND RESTORATION OF FINAL SURFACE SHALL BE DONE SUCH AS TO PROMOTE DRAINAGE AWAY FROM ACCESS MANHOLES, CLEANOUTS AND STRUCTURES. GRADING SHALL BE FINISHED IN A CONTINUOUS GRADE SUCH THAT RUNOFF WILL NOT COLLECT, POND OR CREATE EROSIONAL GULLIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT ANY SUCH CONDITIONS. FINAL RESTORATION SHALL CONSIST OF THE STABILIZATION OF FINISH SURFACE WITH TOPSOIL AND SEEDING IN LANDSCAPED AREAS, INCLUDING BUT NOT LIMITED TO THE PLANTING OF SCREENING TREES AND BUSHES AND THE PLACEMENT OF COMPACTED GRAVEL WITH ASPHALT OR CONCRETE SURFACE WHERE REQUIRED PER PLAN.
- 4) BURIAL OF WASTE MATERIAL SHALL NOT BE ALLOWED. CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS FROM SITE AND DISPOSE OF AT A LOCATION APPROVED BY THE PELHAM PLANNING BOARD OR BUILDING DEPARTMENT.
- 5) BACKFILL AND FILLS SHALL BE SELECT NATIVE, SELECT GRANULAR OR PROCESSED MATERIALS. TYPE OF MATERIAL SHALL CONFORM WITH THE DETAILS AND SPECIFICATIONS SUPPLIED IN THIS PLAN SET OR WITH MANUFACTURER'S RECOMMENDED SPECIFICATIONS.

**EROSION CONTROL NOTES**

- 1) THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME. DISTURBED AREAS ARE TO BE KEPT TO A MINIMUM AND TO BE STABILIZED WITHIN 30 DAYS OF BEING IDLE.
- 2) ALL DITCHES, SWALES, BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- 3) ALL ROADS SHALL BE STABILIZED WITHIN 72 HOURS OF FINAL GRADING.
- 4) ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS OF THEIR CONSTRUCTION.
- 5) ALL AREAS OF UNSTABILIZED SOILS SHALL BE TEMPORARILY STABILIZED AS SOON AS PRACTICABLE, BUT NO LATER THAN 45 DAYS OF INITIAL DISTURBANCE.
- 6) AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
  - A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
  - B. A MINIMUM OF 60% VEGETATED GROWTH HAS BEEN ESTABLISHED;
  - C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED; OR
  - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- 7) WINTER CONSTRUCTION STANDARDS IN ACCORDANCE WITH Env-Wq 1505.05.
  - A. ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY NOV. 30TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE, THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS;
  - B. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY NOVEMBER 30TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS; AND
  - C. AFTER NOVEMBER 30TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK THAT HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.
- 8) LOT DISTURBANCE, OTHER THAN THAT SHOWN ON THE APPROVED PLANS, SHALL NOT OCCUR UNTIL AFTER THE ROADWAY AND ASSOCIATED DRAINAGE HAVE BEEN COMPLETED AND STABILIZED. INDIVIDUAL LOT DEVELOPMENT THAT IS PLANNED TO EXCEED 100,000 SQUARE FEET (OR 50,000 SQUARE FEET WITHIN THE CSP) WILL REQUIRE A NEW ALTERATION OF TERRAIN APPLICATION PRIOR TO LOT DEVELOPMENT.

**STORM DRAINAGE**

- 1) STORM SEWER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH ALL PERTINENT FEDERAL, STATE AND TOWN RULES AND REGULATIONS.
- 2) DETENTION PONDS SHALL BE CONSTRUCTED AFTER THE INITIAL DEMOLITION AND CLEARING OF THE SITE AND WILL BE UTILIZED AS TEMPORARY SEDIMENTATION PONDS. ALL SITE RUNOFF SHALL BE DIRECTED TO THE FACILITIES FOR TREATMENT PRIOR TO BEING ALLOWED TO RUN OFF-SITE.
- 3) STORMWATER PIPING SHALL CONSIST OF:
  - A) ALL DRAIN PIPES SHALL BE A MINIMUM 15" IN DIAMETER (OR PER PLAN AND PROFILE SIZE SPECIFICATION), CORRUGATED HIGH DENSITY POLYPROPYLENE (HDPE) OR , REINFORCED CONCRETE, CLASS III PIPE OR OF SUCH A HIGHER CLASS AS MAY BE REQUIRED BY DEPTH OF COVER, OR AS SHOWN HEREIN. MINIMUM BURY SHALL NOT BE LESS THAN 2' UNLESS SPECIFICALLY SHOWN HEREON.
  - 4) ALL CATCH BASINS AND MANHOLES SHALL BE AT LEAST 6 FT DEEP AND 4 FT IN DIA. WITH 36 IN. OR GREATER SUMP BELOW PIPE INVERT UNLESS OTHERWISE SPECIFIED.
  - 5) ALL CONCRETE STRUCTURES: CATCHBASINS, DRYWELLS, MANHOLES, SEDIMENTATION SUMPED MANHOLES AND OUTLET STRUCTURES SHALL BE: SHEA CONCRETE PRODUCTS INC., WILMINGTON, MA PHONE: 1-978-658-2645, OR APPROVED EQUAL.
  - 6) ALL STRUCTURES SHALL BE H-20 LOADING. ALL CATCH BASIN GRATES SHALL BE MANUFACTURED BY NEENAH MODEL NO. R-3570 OR APPROVED EQUAL.
  - 7) ALL STRUCTURES SHALL BE PLACED ON A MINIMUM OF 12 IN. THICK 1-1/2 IN. DIA. CRUSHED STONE, MINIMUM OF 1 FT. BEYOND THE STRUCTURE FOOTPRINT. THIS SHALL BE PLACED ON UNDISTURBED NATIVE GROUND OR ON 95% COMPACTED SUBGRADE, PER ASTM D-1557 (PROCTOR).
  - 8) ALL STRUCTURES REQUIRING ACCESS MANHOLES OR HATCHWAYS SHALL BE BROUGHT TO GRADE WITH A MAX. OF 2 RISERS OF CLAY BRICK. MORTAR JOINTS FLUSH TO FINISH GRADE WITH STRUCTURE. FINISH GRADE SHALL BE SUCH AS TO PROMOTE DRAINAGE AWAY FROM STRUCTURES.
  - 9) CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION OF ENGINEER TO VERIFY COMPLIANCE TO DESIGN SPECIFICATIONS ON ALL OUTLET CONTROL STRUCTURES.

**CONSTRUCTION SEQUENCE**

1. AT LEAST 72 HOURS PRIOR TO THE ONSET OF CONSTRUCTION, DIG SAFE (CALL 811) SHOULD BE CONTACTED TO LOCATE ANY AND ALL SUBSURFACE UTILITIES.
2. ALL WORK SHALL CONFORM TO THE PERMITS ISSUED FOR THIS PROJECT. THESE ARE LOCATED IN THE APPENDIX OF THIS REPORT. ALL MUNICIPAL, STATE, AND FEDERAL PERMITS INCLUDE CONDITIONS WHICH MUST BE FOLLOWED BY THE CONTRACTOR AT ALL TIMES.
3. PRIOR TO CONSTRUCTION, HAYBALES AND/OR SILT FENCE SHALL BE INSTALLED PER THE APPROVED PLANS. THE EROSION CONTROL BARRIER SHALL BE INSPECTED PRIOR TO A LARGE STORM EVENT TO ENSURE THAT IT WILL FUNCTION AS REQUIRED AND FOLLOWING A STORM TO INSPECT FOR DAMAGE TO THE EROSION CONTROL. ANY DAMAGE OR IMPROPER INSTALLATION THAT IS NOTICED PRIOR TO OR FOLLOWING A STORM EVENT SHALL BE PROMPTLY REPLACED OR REPAIRED IN A SATISFACTORY MANNER SO AS TO PREVENT SEDIMENT FROM BYPASSING THE SILT FENCE BARRIER.
4. A STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE ENTRANCE TO THE DEVELOPMENT AND SHALL BE 50' LONG AND 24' WIDE. THE ENTRANCE SHALL BE CLEARED AND ONCE CLEARED, FILTER FABRIC SHALL BE PLACED OVER THE AREA WHICH IS TO BE OVERTOPPED BY CRUSHED STONE TO A DEPTH OF 6". THE STONE SIZE SHALL BE 1 1/2" WITH SMALLER STONES ONLY USED TO FILL THE LEFT-OVER VOIDS. SHOULD THE STONE BECOME CLOGGED WITH SEDIMENT, IT SHALL BE REPLACED. THE CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED WITH A TEMPORARY BERM AT THE ENTRANCE TO PREVENT FLOW OF RUNOFF ONTO THE EXISTING ROADWAY.
5. THE LIMIT OF CLEARING SHOWN ON THE APPROVED PLAN SHALL BE ADHERED TO AS CLOSELY AS POSSIBLE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LEVEL OF SAFETY OF STANDING TREES.
6. THE TEMPORARY SEDIMENT BASINS SHALL BE EXCAVATED AND PIPED PER PLAN. TEMPORARY DRAINAGE SWALES SHALL BE CONSTRUCTED PER PLAN TO CAPTURE THE RUNOFF. A TEMPORARY GAUGE, SUCH AS A MARKED POST, SHALL BE INSTALLED IN THE BASIN TO EASILY IDENTIFY THE DEPTH OF SEDIMENT.
7. ROADWAY LIMITS SHALL BE ROUGH GRADED.
8. CULVERT CROSSING OF WETLAND SHALL BE INSTALLED PER PLANS AND THE NH DES DREDGE AND FILL PERMIT. WETLAND DISTURBANCE SHALL BE MINIMIZED AS MUCH AS POSSIBLE.
9. ONCE THE ROADWAY HAS BEEN ROUGH GRADED TO SUBGRADE, THE CONTRACTOR CAN BEGIN THE UTILITY INSTALLATION, LOWEST PIPE FIRST. THE WATER SYSTEM IS A "COMMUNITY WATER SYSTEM" AND IS PERMITTED AS SUCH. ALL WORK SHALL CONFORM TO THE RESPECTIVE PERMITS.
10. THE DRAINAGE SYSTEM SHALL BE INSTALLED FROM THE LOWEST POINT UPWARD. CARE SHALL BE TAKEN AT ALL TIMES AND ESPECIALLY PRIOR TO EXPECTED RAIN EVENTS TO KEEP SOIL TRANSPORT TO A MINIMUM. THIS MAY INCLUDE TEMPORARY CONTROLS SUCH AS COMPACTION, SILT FENCE OR HAY BALE BARRIERS, ETC.
11. THE CATCH BASINS SHALL BE PROTECTED WITH EITHER SILT SACKS OR A RING OF HAY BALES UNTIL THE SITE IS FULLY STABILIZED.
12. AFTER THE UTILITIES ARE INSTALLED, THE ROADWAY CAN BE GRAVELED AND GRADED.
13. AFTER INSPECTION OF THE GRAVEL GRADE BY THE MUNICIPALITY, THE ROADWAY CAN BE PAVED WITH A BINDER COAT PER THE PLANS.
14. THE HOMES CAN THEN BE CONSTRUCTED WITH INSTALLATION OF UTILITIES AND DRIVEWAY.
15. UPON COMPLETION OF EACH HOME, THAT LOT SHALL BE FULLY STABILIZED.
16. DURING THE ENTIRE PERIOD OF CONSTRUCTION THE TEMPORARY SEDIMENT BASINS SHALL BE INSPECTED. WHEN THE SEDIMENT IS EQUAL TO 50% CAPACITY (50% DEPTH) THEN THE BASIN SHALL BE EXCAVATED AND GRADED TO PREPARE FOR THE NEXT STORMS.
17. AFTER COMPLETION OF ALL THE LOTS, THE REMAINING AREAS SHALL BE LANDSCAPED, LOAMED, SEEDED AND STABILIZED.
18. AS EACH PHASE IS FULLY STABILIZED, THE TEMPORARY SEDIMENT BASINS SHALL BE EXCAVATED AND GRADED PER THE FINAL GRADING PLANS. IN THOSE AREAS WHERE THE TEMPORARY SEDIMENT BASIN IS WITHIN A PROPOSED DETENTION BASIN, THE BASIN SHALL BE GRADED PER THE FINAL GRADING PLANS, PIPING AND DRAINAGE STRUCTURES INSTALLED, AND THE AREA SHALL BE LOAMED, SEEDED, AND LANDSCAPED PER THE FINAL GRADING PLANS AND SHALL BE STABILIZED AS SOON AS POSSIBLE.
19. UPON SATISFACTORY INSPECTION BY THE MUNICIPALITY AND THE DESIGN ENGINEER, THE REMAINING EROSION CONTROLS MAY BE REMOVED.
20. PREPARE AS BUILT SURVEY AND PLANS AS REQUIRED BY LOCAL OR STATE PERMITS.
21. CONTRACTOR SHALL FILE A NOTICE OF TERMINATION WITH THE EPA.



© 2014 All Rights Reserved Meisner Brem Corp. PER TOWN COMMENTS:

REV. 6	BY:
REV. 5	BY:
REV. 4	BY:
REV. 3	BY:
REV. 2	BY:
REV. 1	10/27/2014 BY: M PER TOWN COMMENTS:

**NOTE PLAN**  
**"Orchard at Nottingham"**  
GOWING ROAD  
HUDSON, NEW HAMPSHIRE  
ASSESSOR'S MAP 231 / LOT 053  
OWNER/APPLICANT  
RICHARD & ELAINE WOJCIK  
90 GOWING ROAD  
HUDSON, NH 03051  
BK 2774 PG 283, HCRD  
SEPTEMBER 16, 2014

DESIGNED BY: JMB SURVEYED BY: KDM  
DRAFTED BY: POM/AM JOB NUMBER: 2083.00  
APPROVED BY: JMB ACAD FILE: 2083.m.dwg

**MEISNER BREM CORPORATION**  
142 LITTLETON ROAD, WESTFORD, MA 08855 • (978) 692-1313  
151 MAIN STREET, SALEM, NH 03079 • (603) 885-3500

2 OF 13

© 2014 MEISNER BREM CORPORATION  
This document and the work and information contained herein, is the work and exclusive property of Meisner Brem Corporation, and is protected as an original work of authorship under the Copyright Act, as set forth in Title 17 of the United States Code. All rights reserved. Neither this document, nor any of the work of information contained herein, may be printed, reproduced, converted, scanned, adapted, disseminated or otherwise used without the express written permission of Meisner Brem Corporation.

# N.C.R.S. (SCS) SOILS LEGEND

- CaB** : CANTON FINE SANDY LOAM, 0-8% SLOPES
- StB** : SCITUATE STONY FINE SANDY LOAM, 3-8% SLOPES

..... : SOILS LINE  
 SOURCE: HILLSBOROUGH COUNTY  
 NEW HAMPSHIRE EASTERN PART  
 SOIL SURVEY- PUBLISHED OCT, 1981

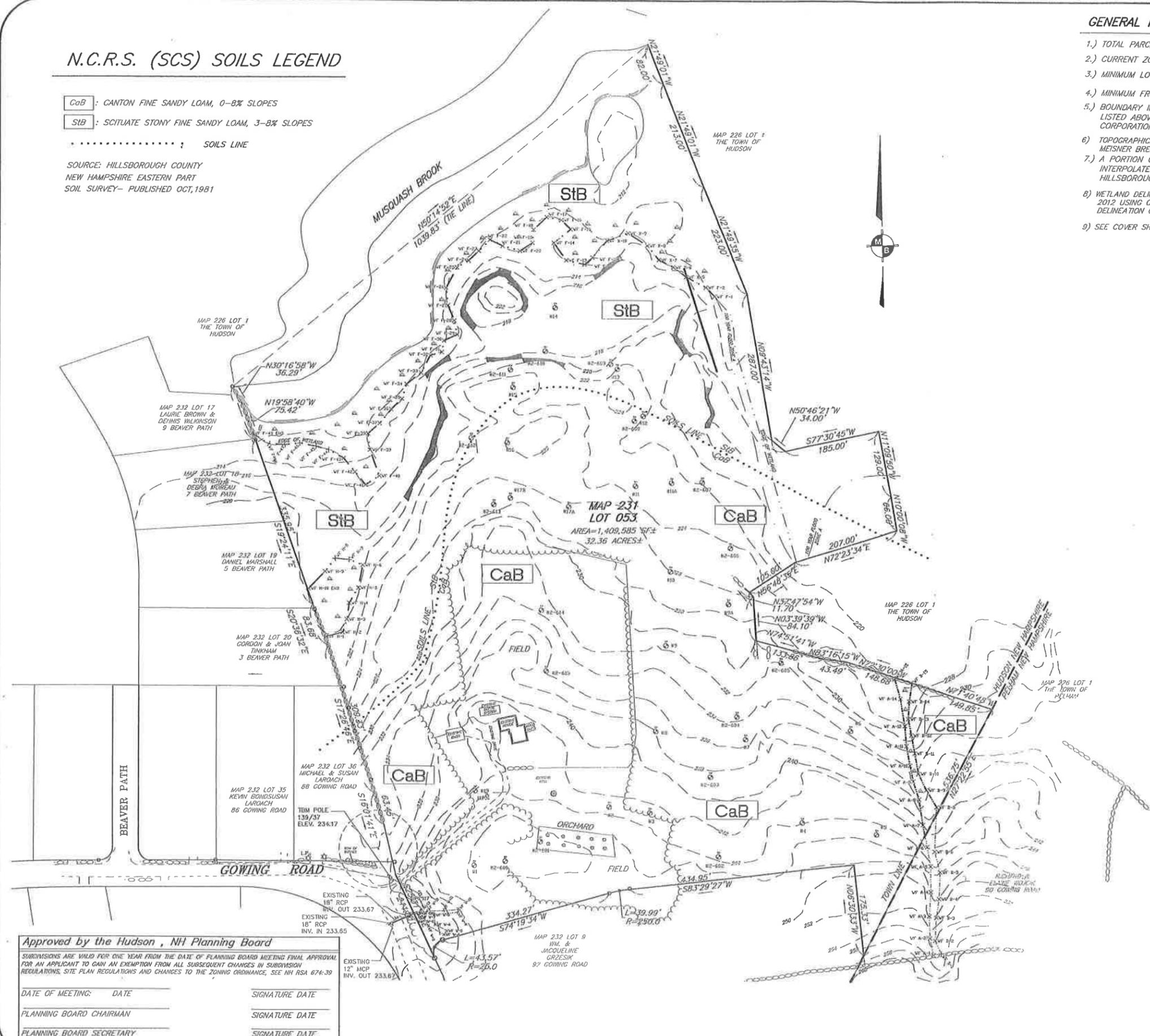
## GENERAL NOTES

- 1.) TOTAL PARCEL AREA = 32.36 ACRES ± (1,409,585 S.F.±)
- 2.) CURRENT ZONING DISTRICT: R2 - RESIDENTIAL
- 3.) MINIMUM LOT SIZE REQUIRED: 21,780 SQ. FT. (OPEN SPACE)
- 4.) MINIMUM FRONTAGE REQUIRED: 100 FT (OPEN SPACE)
- 5.) BOUNDARY INFORMATION WAS COMPILED FROM PLAN REFERENCES LISTED ABOVE AND AN ON-SITE INSTRUMENT SURVEY BY MEISNER BREM CORPORATION IN JUNE, 2014.
- 6.) TOPOGRAPHICAL INFORMATION IS BASED ON A FIELD SURVEY DONE BY MEISNER BREM CORPORATION IN MAY, 2014.
- 7.) A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE "A" AS INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP (FIRM) OF HILLSBOROUGH COUNTY, NH; MAP NO. 33011C0657D; EFFECTIVE: 9/25/09.
- 8.) WETLAND DELINEATION BY GARY FLAHERTY NHCWS # 002 DURING SPRING OF 2012 USING CURRENT UNITED STATES ARMY CORP OF ENGINEERS WETLANDS DELINEATION CRITERIA.
- 9.) SEE COVER SHEET FOR LEGEND AND ABBREVIATIONS.



**ZONING: R-2 RESIDENTIAL**  
**CONVENTIONAL - SINGLE FAMILY**  
 MINIMUM LOT AREA = 43,560 S.F.  
 MINIMUM LOT FRONTAGE = 150 FEET  
 FRONT YARD = 30 FEET (MIN.)  
 REAR YARD = 15 FEET (MIN.)  
 SIDE YARD = 15 FEET

**OPEN SPACE DEVELOPMENT - SINGLE FAMILY**  
 MINIMUM LOT AREA = 21,780 S.F.  
 MINIMUM LOT FRONTAGE = 75 FEET  
 FRONT YARD = 15 FEET (MIN.)  
 REAR YARD = 7.5 FEET (MIN.)  
 SIDE YARD = 7.5 FEET

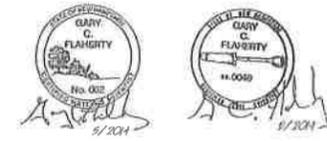


© 2014 MEISNER BREM CORPORATION  
 This document and the work and information contained herein, is the sole and exclusive property of Meisner Brem Corporation, and is protected as an original work of authorship under the Copyright Act, as set forth in Title 17 of the United States Code. All rights reserved. No part of this document, or any of the work of information contained herein, may be printed, reproduced, published, copied, sold, transmitted, distributed, or otherwise made available in any form or by any means, without the express written permission of Meisner Brem Corporation.



REV. 6	BY:
REV. 5	BY:
REV. 4	BY:
REV. 3	BY:
REV. 2	BY:
REV. 1	10/27/2014 BY: JA

**EXISTING CONDITIONS PLAN**  
**"Orchard at Nottingham"**  
 GOWING ROAD  
 HUDSON, NEW HAMPSHIRE  
 ASSESSOR'S MAP 231 / LOT 053  
 OWNER/APPLICANT  
 RICHARD & ELAINE WOJCIK  
 90 GOWING ROAD  
 HUDSON, NH 03051  
 BK 2774 PG 283, HC RD  
 SEPTEMBER 16, 2014  
 100 50 0 100 200  
 SCALE: 1"=100'



**NOTE:**  
 WETLAND DELINEATION BY GARY FLAHERTY NHCWS # 002 DURING SPRING 2014 USING CURRENT UNITED STATES ARMY CORP OF ENGINEERS WETLANDS DELINEATION CRITERIA.

**Approved by the Hudson, NH Planning Board**  
 SUBDIVISIONS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39

DATE OF MEETING:	DATE	SIGNATURE	DATE
PLANNING BOARD CHAIRMAN			
PLANNING BOARD SECRETARY			

**MEISNER BREM CORPORATION**  
 142 LITTLETON ROAD, WESTFORD, MA 01886 · (617) 892-1313  
 151 MAIN STREET, SALEM, NH 03079 · (603) 883-3301

DESIGNED BY: JAB SURVEYED BY: KIM  
 DRAFTED BY: JAM/PDM JOB NUMBER: 7083.DWG  
 APPROVED BY: JAB ACAD FILE: 7083m.dwg

LOT DETAILS (Single Family)					
LOT #		WETLAND AREA	AREA >25% SLOPE	BUILDABLE AREA	FRONTAGE±
LOT 1	37,087 S.F.	0 S.F.	0 S.F.	37,087 S.F.	198.88'
LOT 2	36,398 S.F.	0 S.F.	0 S.F.	36,398 S.F.	106.31'
LOT 3	42,041 S.F.	0 S.F.	0 S.F.	42,041 S.F.	93.02'
LOT 4	38,732 S.F.	0 S.F.	0 S.F.	38,732 S.F.	75.35'
LOT 5	38,794 S.F.	0 S.F.	0 S.F.	38,794 S.F.	136.41'
LOT 6	30,342 S.F.	0 S.F.	0 S.F.	30,342 S.F.	163.49'
LOT 7	35,648 S.F.	0 S.F.	0 S.F.	35,648 S.F.	144.85'
LOT 8	30,024 S.F.	0 S.F.	601 S.F.	29,403 S.F.	103.60'
LOT 9	38,566 S.F.	0 S.F.	825 S.F.	37,741 S.F.	78.74'
LOT 10	74,907 S.F.	4,177 S.F.	1,965 S.F.	68,766 S.F.	75.09'
LOT 11	48,250 S.F.	11,104 S.F.	1,515 S.F.	35,631 S.F.	75.74'
LOT 12	47,740 S.F.	2,500 S.F.	1,676 S.F.	43,564 S.F.	100.42'
LOT 13	43,698 S.F.	0 S.F.	0 S.F.	43,698 S.F.	185.14'
LOT 14	33,047 S.F.	0 S.F.	0 S.F.	33,047 S.F.	173.84'
LOT 15	34,074 S.F.	0 S.F.	0 S.F.	34,074 S.F.	208.43'
LOT 16	67,548 S.F.	0 S.F.	0 S.F.	67,548 S.F.	308.84'

LOT DETAILS (Single Family)		
LOT #	LOT AREA	* REQ. AREA FOR OPEN SPACE
LOT 1	37,087 S.F.	6,473 S.F.
LOT 2	36,398 S.F.	7,162 S.F.
LOT 3	42,041 S.F.	1,519 S.F.
LOT 4	38,732 S.F.	4,837 S.F.
LOT 5	38,794 S.F.	4,766 S.F.
LOT 6	30,342 S.F.	13,218 S.F.
LOT 7	35,648 S.F.	7,912 S.F.
LOT 8	30,024 S.F.	13,536 S.F.
LOT 9	38,566 S.F.	4,994 S.F.
LOT 10	74,907 S.F.	0 S.F.
LOT 11	48,250 S.F.	0 S.F.
LOT 12	47,740 S.F.	0 S.F.
LOT 13	43,698 S.F.	0 S.F.
LOT 14	33,047 S.F.	10,513 S.F.
LOT 15	34,074 S.F.	9,486 S.F.
LOT 16	67,548 S.F.	0 S.F.

\*TOTAL OPEN SPACE REQUIRED 63,286 S.F. 1.45 ACRES

OPEN SPACE	
TOTAL LOT AREA =	32.36 ACRES±
*TOTAL OPEN SPACE REQUIRED:	
AN AREA OF LAND EQUAL TO OR GREATER THAN THE DIFFERENCE BETWEEN THE SIZE OF EACH OPEN SPACE LOT AND THE MINIMUM LOT SIZE SHALL BE DEDICATED TO PERMANENT OPEN SPACE	
MINIMUM REQUIRED OPEN SPACE (PER LOT DETAILS TABLE)	1.45 ACRES
TOTAL OPEN SPACE PROVIDED:	
OPEN SPACE A	11.66 ACRES±
OPEN SPACE B	2.71 ACRES
OPEN SPACE C	0.70 ACRES
TOTAL OPEN SPACE PROVIDED	15.07 ACRES



**WOJCIK PROPERTY**  
Hudson, New Hampshire  
MAP 231 - LOT 053

**Owner/Applicant:**  
RICHARD & ELAINE WOJCIK  
90 GOWING ROAD  
HUDSON, NH 03051

DEED REFERENCE: BOOK 2774 PAGE 283, HCRD  
TOTAL PARCEL AREA = 32.36 ACRES ±  
(1,409,585 S.F.±)

CURRENT ZONING DISTRICT: R2 - RESIDENTIAL

**LOT REQUIREMENTS (OPEN SPACE DEVELOPMENT)**  
OPEN SPACE DEVELOPMENT "OSD" - SINGLE FAMILY  
MINIMUM LOT AREA (PER ARTICLE XI)  
(50% OF CONVENTIONAL 1 ACRE) = 21,780 S.F.  
MINIMUM LOT FRONTAGE  
(50% OF CONVENTIONAL 150 FEET) = 75 FEET  
MINIMUM SETBACKS (50% OF CONVENTIONAL)  
FRONT YARD (50% OF 30) = 15 FEET (MIN.)  
REAR YARD (50% OF 15) = 7.5 FEET (MIN.)  
SIDE YARD (50% OF 15) = 7.5 FEET (MIN.)



**Approved by the Hudson, NH Planning Board**  
SUBDIVISIONS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL

DATE OF MEETING: DATE SIGNATURE DATE

PLANNING BOARD CHAIRMAN SIGNATURE DATE

PLANNING BOARD SECRETARY SIGNATURE DATE

© 2014 MEISNER BREM CORPORATION  
This document and the work and information contained herein is the sole and exclusive property of Meisner Brem Corporation, and is protected by an original work of authorship under the Copyright Act, as set forth in Title 17 of the United States Code. All rights reserved. Neither this document nor any of the work of Meisner Brem Corporation may be printed, reproduced, stored, transmitted, or otherwise used in any form or by any means without the express written permission of Meisner Brem Corporation.

REV. 0 BY: [ ]

REV. 1 BY: [ ]

REV. 2 BY: [ ]

REV. 3 BY: [ ]

REV. 4 BY: [ ]

REV. 5 BY: [ ]

REV. 6 BY: [ ]

© 2014 All Rights Reserved Meisner Brem Corp. REV. 1 10/27/2014 BY: [ ] PER TOWN COMMENTS

**OVERALL SITE DEVELOPMENT PLAN**  
**"Orchard at Nottingham"**  
GOWING ROAD  
HUDSON, NEW HAMPSHIRE  
ASSESSOR'S MAP 231 / LOT 053

OWNER/APPLICANT  
RICHARD & ELAINE WOJCIK  
90 GOWING ROAD  
HUDSON, NH 03051  
BK 2774 PG 283, HCRD

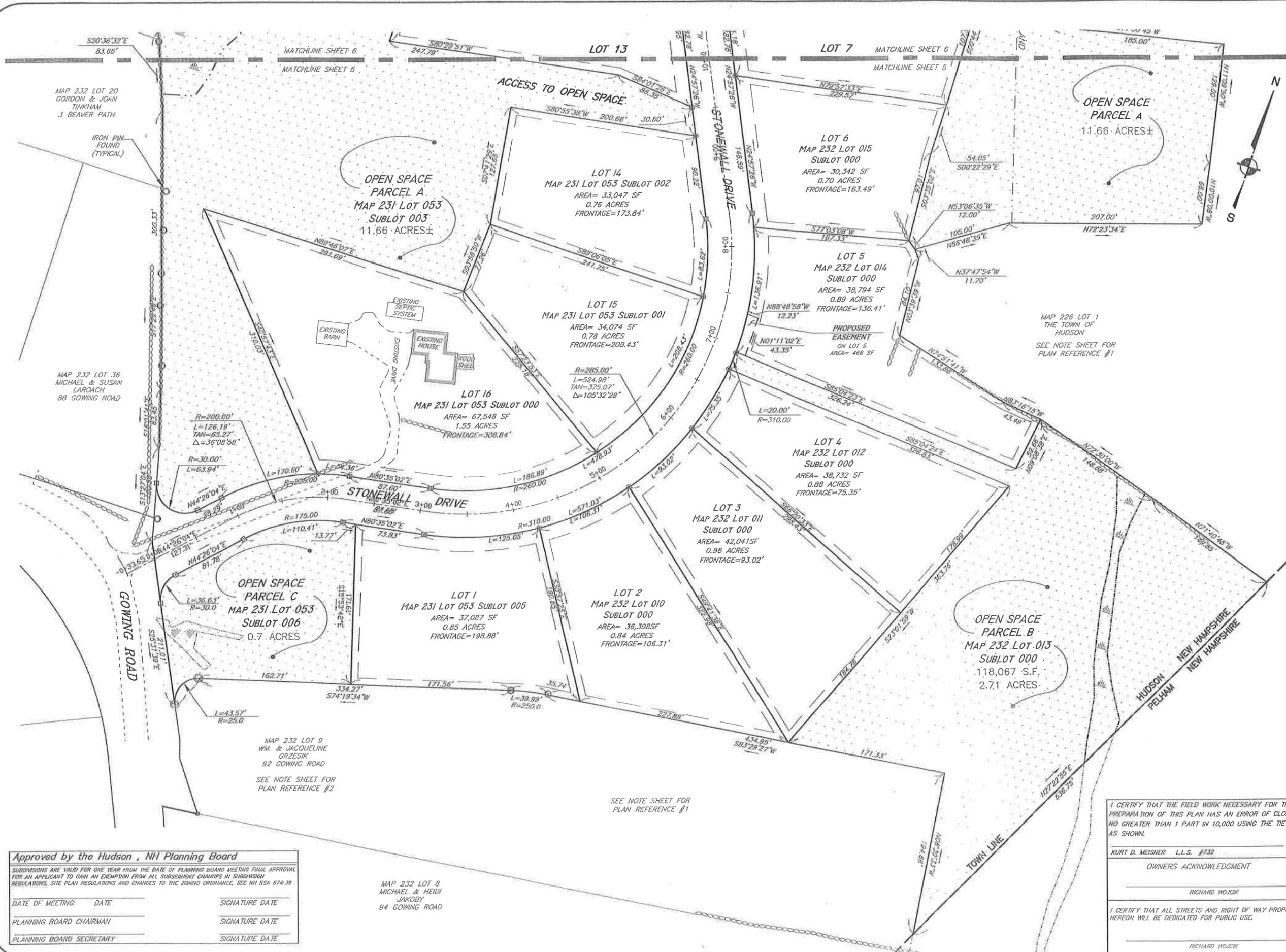
SEPTEMBER 16, 2014

100 50 0 100 200  
SCALE: 1"=100'

**MEISNER BREM CORPORATION**  
142 LITTLETON ROAD, WESTFORD, MA 01886 • (978) 692-1313  
151 MAIN STREET, SALEM, NH 03079 • (603) 893-3301

DESIGNED BY: JMB SURVEYED BY: NDM  
DRAFTED BY: AM/PJM JOB NUMBER: 7083.00  
APPROVED BY: JMB ACAD FILE: 7083m.dwg

4 OF 13



**WOJCIK PROPERTY**  
Hudson, New Hampshire  
MAP 231 - Lot 053

**Owner/Applicant:**  
RICHARD & ELAINE WOJCIK  
90 GOWING ROAD  
HUDSON, NH 03051

DEED REFERENCE: BOOK 2774 PAGE 283, HCRD  
TOTAL PARCEL AREA = 32.4 ACRES ±  
(1,409,600 S.F.±)

CURRENT ZONING DISTRICT: R2 - RESIDENTIAL  
LOT REQUIREMENTS (OPEN SPACE DEVELOPMENT)  
OPEN SPACE DEVELOPMENT "OSD" - SINGLE FAMILY  
MINIMUM LOT AREA (PER ARTICLE XI)  
(50% OF CONVENTIONAL 1 ACRE) = 21,780 S.F.  
MINIMUM LOT FRONTAGE  
(50% OF CONVENTIONAL 150 FEET) = 75 FEET  
MINIMUM SETBACKS (50% OF CONVENTIONAL)  
FRONT YARD (50% OF 30) = 15 FEET (MIN.)  
REAR YARD (50% OF 15) = 7.5 FEET (MIN.)  
SIDE YARD (50% OF 15) = 7.5 FEET (MIN.)

REV. 6	BY:
REV. 5	BY:
REV. 4	BY:
REV. 3	BY:
REV. 2	BY:

© 2014 All Rights Reserved  
Melner Brem Corp. REV. 1 10/22/2014 LRS: M  
PER TOWN COMMENTS

**DEFINITIVE SUBDIVISION PLAN**  
**"Orchard at Nottingham"**  
GOWING ROAD  
HUDSON, NEW HAMPSHIRE  
ASSESSOR'S MAP 231 / LOT 053

OWNER/APPLICANT  
RICHARD & ELAINE WOJCIK  
90 GOWING ROAD  
HUDSON, NH 03051  
BK 2774 PG 283, HCRD  
SEPTEMBER 16, 2014

50 25 0 50 100  
SCALE: 1"=50'

**MEISNER BREM CORPORATION**  
142 LITTLETON ROAD, WESTFORD, MA 01886 • (978) 692-1313  
151 MAIN STREET, SALEM, NH 03079 • (603) 893-3001

DESIGNED BY: JAB SURVEYED BY: KDM  
DRAFTED BY: PDM/AM JOB NUMBER: 7083.00  
APPROVED BY: JAB ACD FILE: 7083m.dwg

5 OF 13

**Approved by the Hudson, NH Planning Board**

SUBDIVISIONS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39

DATE OF MEETING:	DATE	SIGNATURE	DATE
PLANNING BOARD CHAIRMAN			
PLANNING BOARD SECRETARY			

MAP 232 LOT 8  
MICHAEL & HEIDI  
JAKOBY  
94 GOWING ROAD

SEE NOTE SHEET FOR  
PLAN REFERENCE #1

MAP 232 LOT 9  
WM. & JACQUELINE  
GRZESIK  
92 GOWING ROAD  
SEE NOTE SHEET FOR  
PLAN REFERENCE #2

I CERTIFY THAT THE FIELD WORK NECESSARY FOR THE PREPARATION OF THIS PLAN HAS AN ERROR OF CLOSURE NO GREATER THAN 1 PART IN 10,000 USING THE TIE LINE, AS SHOWN.

KURT D. MEISNER L.L.S. #732

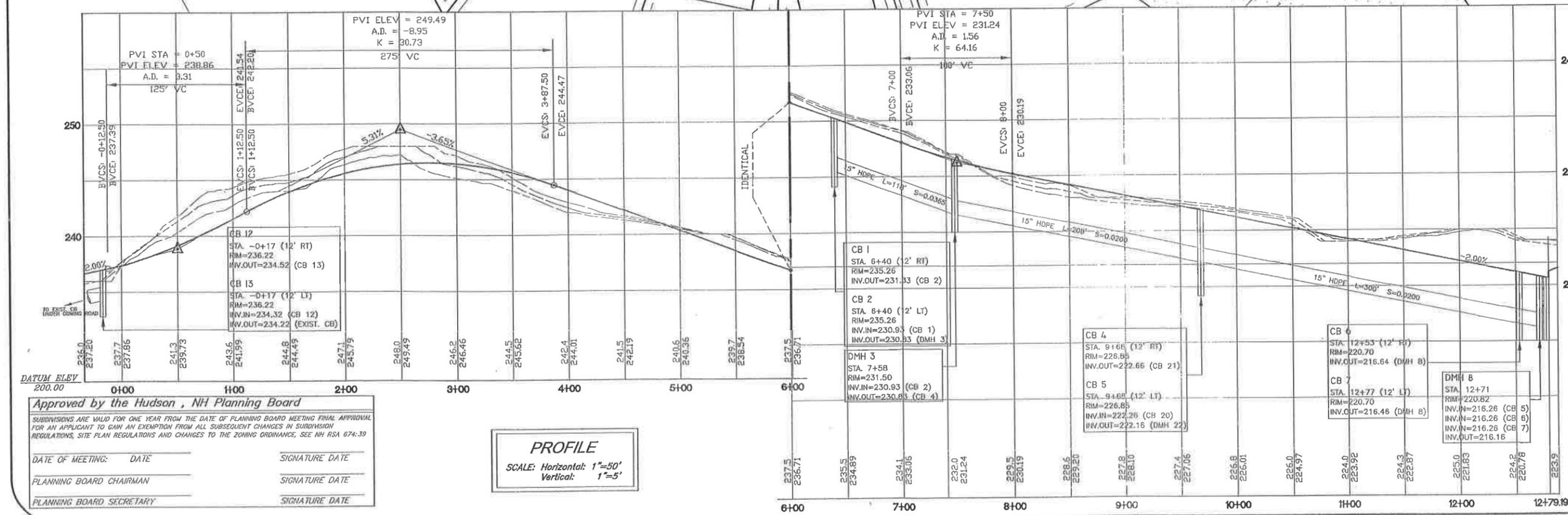
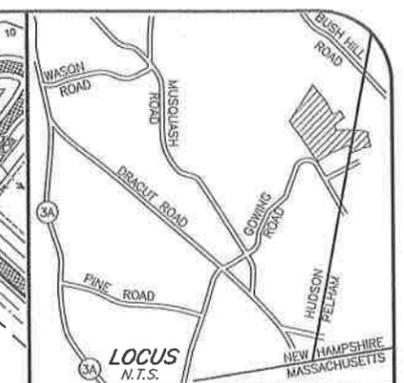
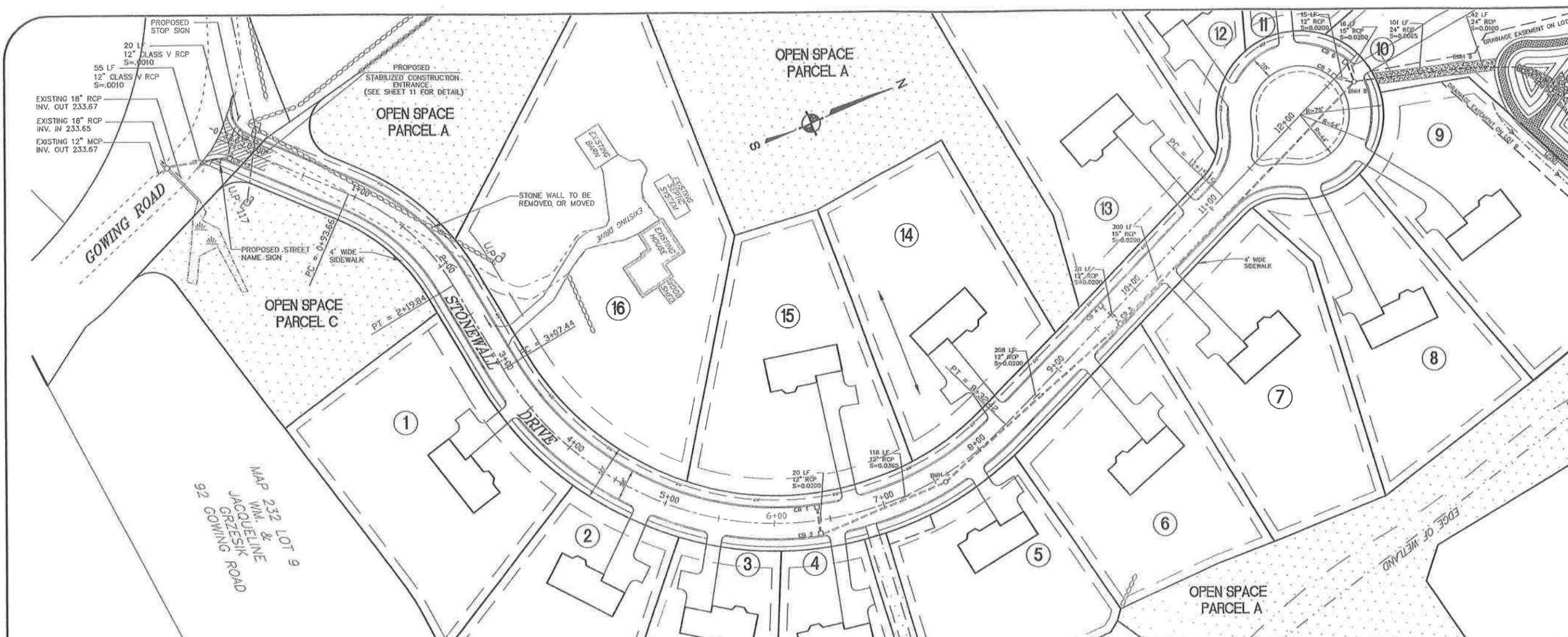
OWNERS ACKNOWLEDGMENT

RICHARD WOJCIK

I CERTIFY THAT ALL STREETS AND RIGHT OF WAY PROPOSED HEREON WILL BE DEDICATED FOR PUBLIC USE.

RICHARD WOJCIK





Approved by the Hudson, NH Planning Board

DATE OF MEETING: \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE DATE \_\_\_\_\_

PLANNING BOARD CHAIRMAN \_\_\_\_\_ SIGNATURE DATE \_\_\_\_\_

PLANNING BOARD SECRETARY \_\_\_\_\_ SIGNATURE DATE \_\_\_\_\_

**PROFILE**  
 SCALE: Horizontal: 1"=50'  
 Vertical: 1"=5'

THE STATE OF NEW HAMPSHIRE  
 JEFFREY A. BREM  
 No. 700  
 CIVIL ENGINEER

REV. 6 BY: \_\_\_\_\_  
 REV. 5 BY: \_\_\_\_\_  
 REV. 4 BY: \_\_\_\_\_  
 REV. 3 BY: \_\_\_\_\_  
 REV. 2 BY: \_\_\_\_\_

© 2014 All Rights Reserved  
 Meisner Brem Corp. REV. 1 10/27/2014 BY: JA PER TOWN COMMENTS

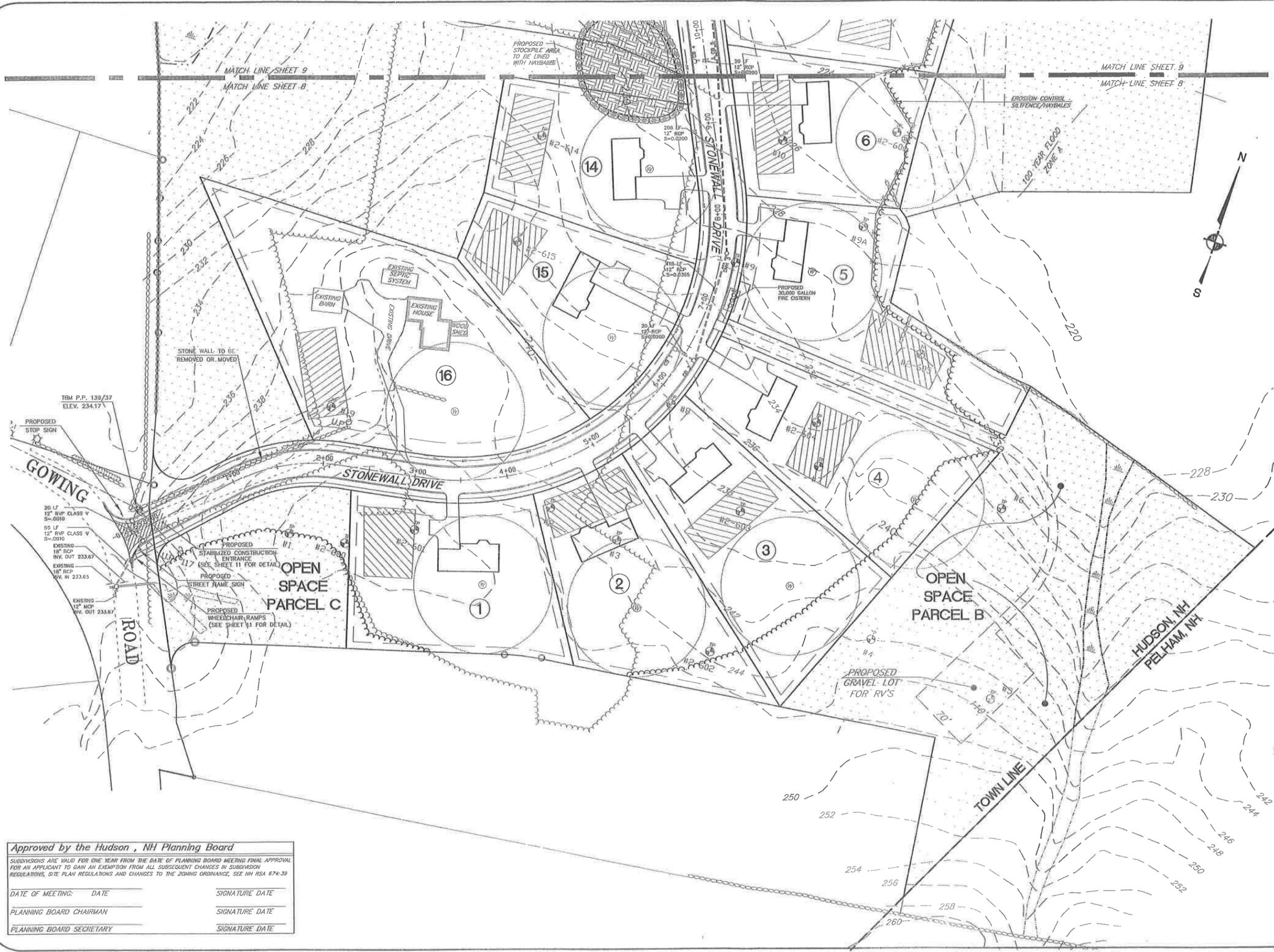
**PLAN AND PROFILE**  
**"Orchard at Nottingham"**  
 GOWING ROAD  
 HUDSON, NEW HAMPSHIRE  
 ASSESSOR'S MAP 231 / LOT 053  
 OWNER/APPLICANT  
 RICHARD & ELAINE WOJCIK  
 90 GOWING ROAD  
 HUDSON, NH 03051  
 BK 2774 PG 283, HCRD  
 SEPTEMBER 16, 2014

SCALE: 1"=50'

**MEISNER BREM CORPORATION**  
 142 LITTLETON ROAD, WESTFORD, MA 01886 (978) 692-1313  
 151 MAIN STREET, SALEM, NH 03079 (603) 883-3301

DESIGNED BY: JAB SURVEYED BY: KDM  
 DRAFTED BY: POM/AM JOB NUMBER: 7033.00  
 APPROVED BY: JAB ACAD FILE: 7033.mxd

7 OF 13



**WOJCIK PROPERTY**  
 Hudson, New Hampshire  
 MAP 231 - LOT 053

**Owner/Applicant:**  
 RICHARD & ELAINE WOJCIK  
 90 GOWING ROAD  
 HUDSON, NH 03051

**DEED REFERENCE:** BOOK 2774 PAGE 283, HCRD  
 TOTAL PARCEL AREA = 32.36 ACRES ±  
 (1,409,585 S.F.±)

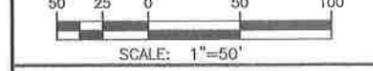
**CURRENT ZONING DISTRICT:** R2 - RESIDENTIAL  
**LOT REQUIREMENTS (OPEN SPACE DEVELOPMENT)**  
**OPEN SPACE DEVELOPMENT "OSD" - SINGLE FAMILY**  
 MINIMUM LOT AREA (PER ARTICLE XI)  
 (50% OF CONVENTIONAL 1 ACRE) = 21,780 S.F.  
 MINIMUM LOT FRONTAGE  
 (50% OF CONVENTIONAL 150 FEET) = 75 FEET  
 MINIMUM SETBACKS (50% OF CONVENTIONAL)  
 FRONT YARD (50% OF 30) = 15 FEET (MIN.)  
 REAR YARD (50% OF 15) = 7.5 FEET (MIN.)  
 SIDE YARD (50% OF 15) = 7.5 FEET (MIN.)



REV. 6	BY:
REV. 5	BY:
REV. 4	BY:
REV. 3	BY:
REV. 2	BY:

© 2014 All Rights Reserved Meisner Brem Corp. REV. 1 10/27/2014 10:16:14 AM PER TOWN COMMENTS

**GRADING PLAN**  
**"Orchard at Nottingham"**  
 GOWING ROAD  
 HUDSON, NEW HAMPSHIRE  
 ASSESSOR'S MAP 231 / LOT 053  
 OWNER/APPLICANT  
 RICHARD & ELAINE WOJCIK  
 90 GOWING ROAD  
 HUDSON, NH 03051  
 BK 2774 PG 283, HCRD  
 SEPTEMBER 16, 2014



**MEISNER BREM CORPORATION**  
 142 LITTLETON ROAD, WESTFORD, MA 01886 · (978) 892-1313  
 151 MAIN STREET, SALEM, NH 03079 · (603) 893-3301

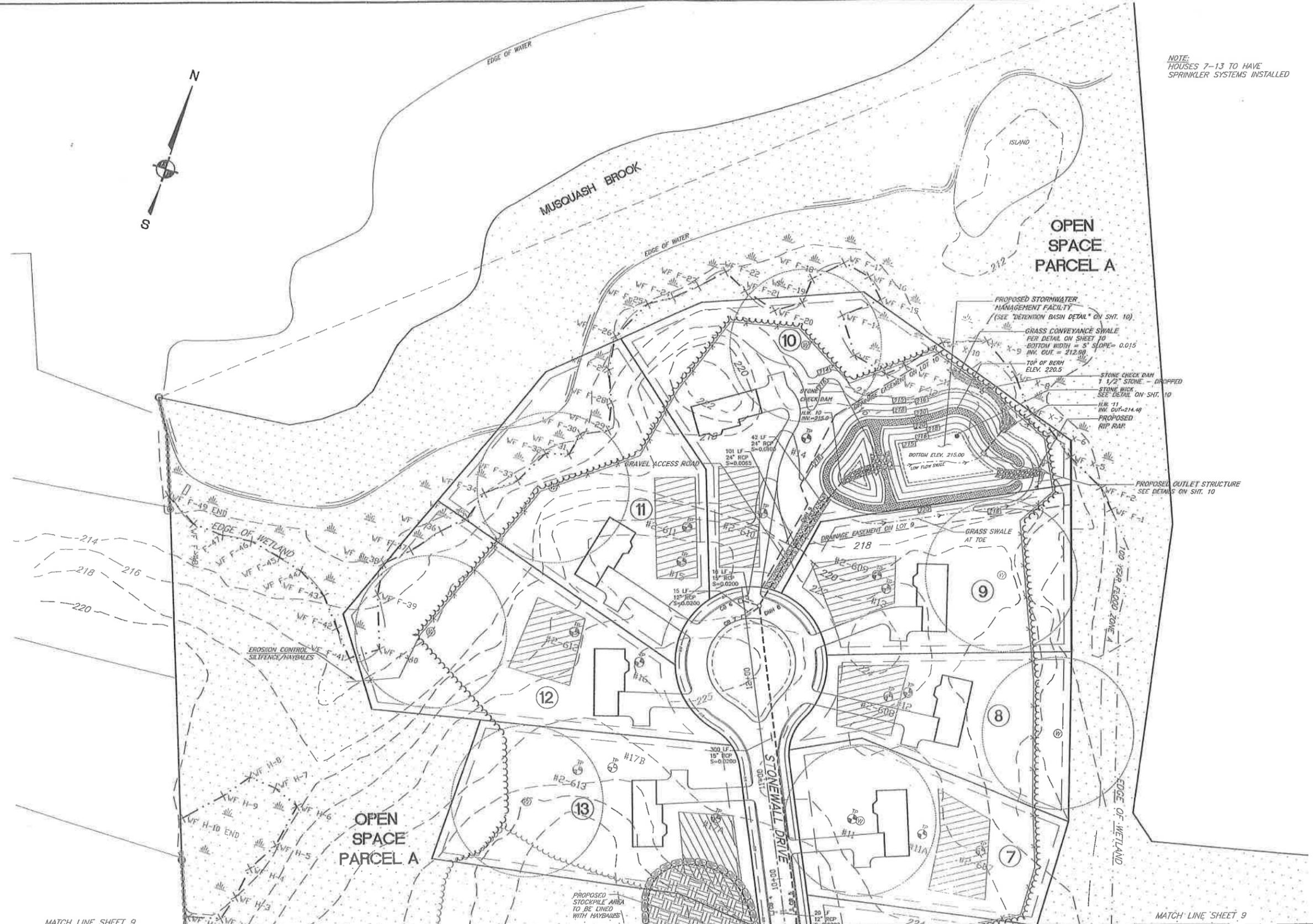
DESIGNED BY: JMB SURVEYED BY: KDM  
 DRAFTED BY: PDM/JAM JOB NUMBER: 70013.00  
 APPROVED BY: JMB ACAD FILE: 70033m.dwg

**8 OF 13**

**Approved by the Hudson, NH Planning Board**

SUBDIVISIONS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL FOR AN APPLICANT TO OBTAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39

DATE OF MEETING: _____ DATE _____	SIGNATURE DATE _____
PLANNING BOARD CHAIRMAN _____	SIGNATURE DATE _____
PLANNING BOARD SECRETARY _____	SIGNATURE DATE _____



NOTE:  
HOUSES 7-13 TO HAVE  
SPRINKLER SYSTEMS INSTALLED



WOJCIK PROPERTY  
Hudson, New Hampshire  
MAP 231 - LOT 053

Owner/Applicant:  
RICHARD & ELAINE WOJCIK  
90 GOWING ROAD  
HUDSON, NH 03051

DEED REFERENCE: BOOK 2774 PAGE 283, HCRD  
TOTAL PARCEL AREA = 32.36 ACRES ±  
(1,409,585 S.F.±)

CURRENT ZONING DISTRICT: R2 - RESIDENTIAL  
LOT REQUIREMENTS (OPEN SPACE DEVELOPMENT)  
OPEN SPACE DEVELOPMENT 'OSD' - SINGLE FAMILY  
MINIMUM LOT AREA (PER ARTICLE XI)  
(50% OF CONVENTIONAL 1 ACRE) = 21,780 S.F.  
MINIMUM LOT FRONTAGE  
(50% OF CONVENTIONAL 150 FEET) = 75 FEET  
MINIMUM SETBACKS (50% OF CONVENTIONAL)  
FRONT YARD (50% OF 30) = 15 FEET (MIN.)  
REAR YARD (50% OF 15) = 7.5 FEET (MIN.)  
SIDE YARD (50% OF 15) = 7.5 FEET (MIN.)

REV. 6	BY:
REV. 5	BY:
REV. 4	BY:
REV. 3	BY:
REV. 2	BY:
REV. 1	10/27/2014 BY: JMB PER TOWN COMMENTS

© 2014 All Rights Reserved  
Meisner Brem Corp.

**GRADING PLAN**  
**"Orchard at Nottingham"**

GOWING ROAD  
HUDSON, NEW HAMPSHIRE  
ASSESSOR'S MAP 231 / LOT 053  
OWNER/APPLICANT  
RICHARD & ELAINE WOJCIK  
90 GOWING ROAD  
HUDSON, NH 03051  
BK 2774 PG 283, HCRD  
SEPTEMBER 16, 2014



**MEISNER BREM CORPORATION**  
142 LITTLETON ROAD, WESTFORD, MA 01886 · (978) 892-1313  
151 MAIN STREET, SALEM, NH 03078 · (603) 889-3300

DESIGNED BY: JMB	SURVEYED BY: RDM	9 OF 13
DRAFTED BY: FDM/JMB	JOB NUMBER: 7003.00	
APPROVED BY: JMB	ACAD FILE: 7003m.dwg	

Approved by the ~~Malden~~ **Malden** Planning Board

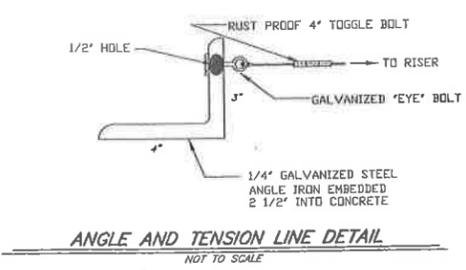
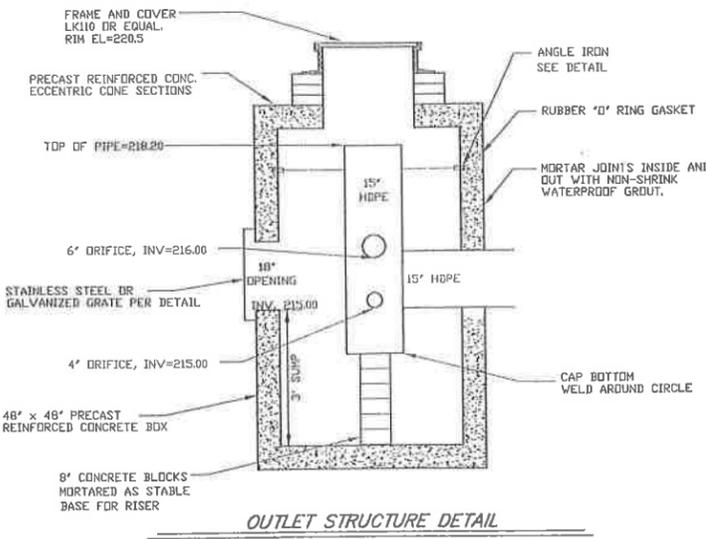
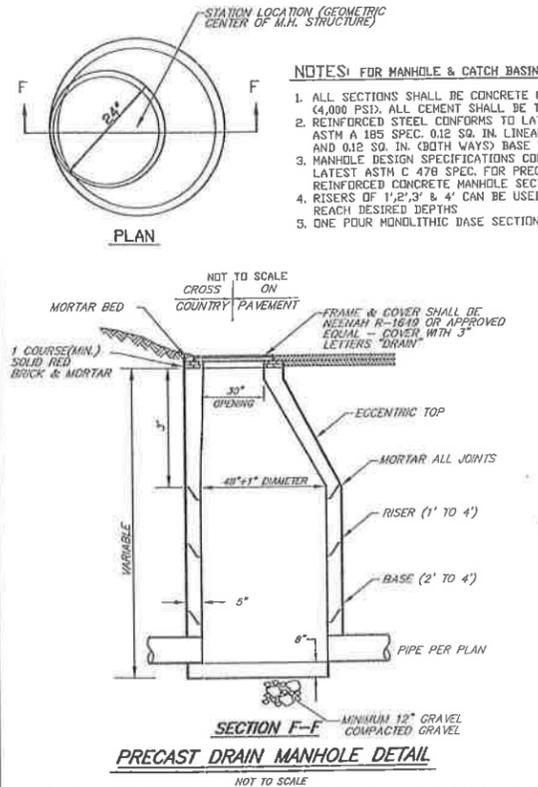
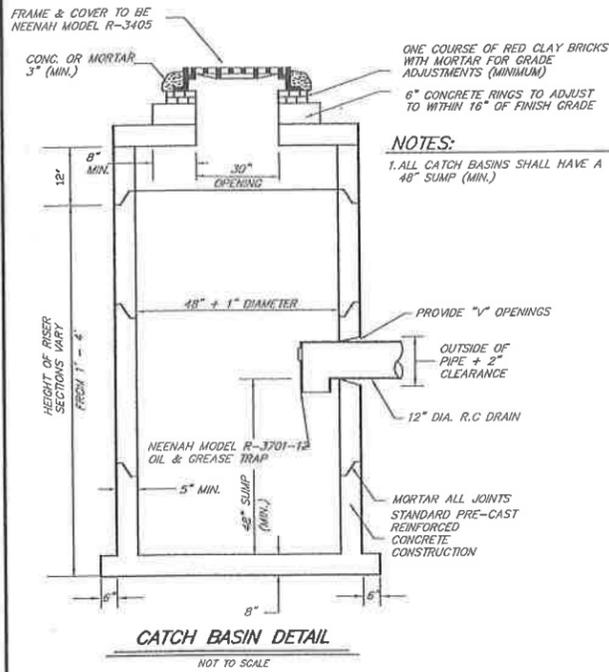
SUBDIVISIONS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39

DATE OF MEETING:	DATE	SIGNATURE	DATE
PLANNING BOARD CHAIRMAN			
PLANNING BOARD SECRETARY			

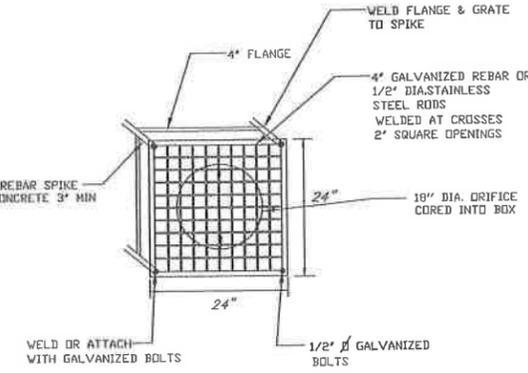
MATCH LINE SHEET 9

MATCH LINE SHEET 9

MATCH LINE SHEET 8

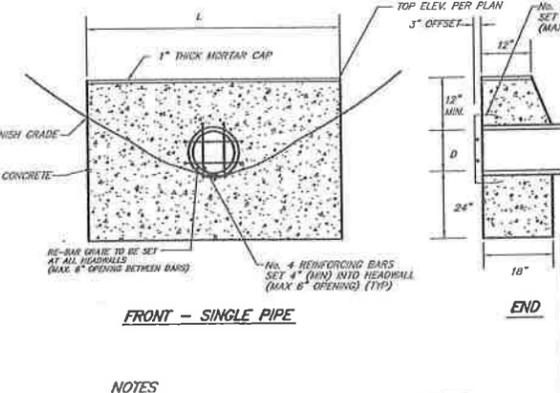
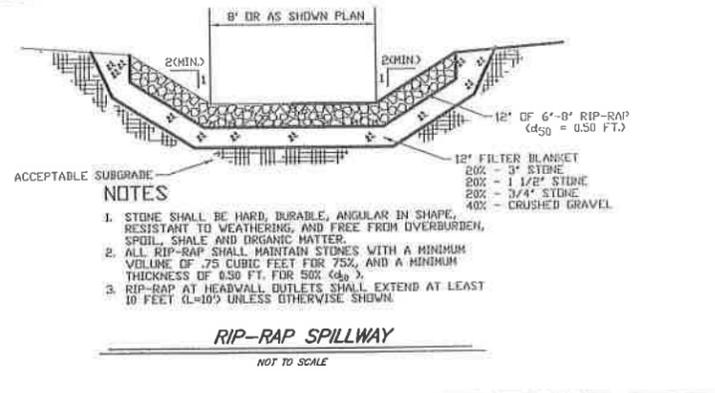
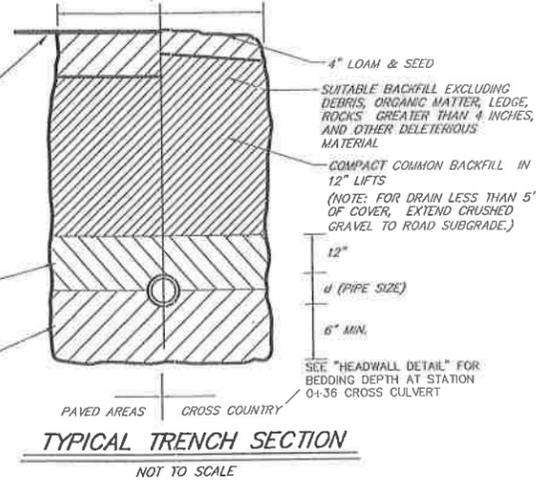


CONTRACTOR MUST SUBMIT SHOP DRAWINGS OF THE OUTLET STRUCTURE TO DESIGN ENGINEER NO LESS THAN 4 WORKING DAYS PRIOR TO MANUFACTURE



BEDDING	
PVC/ABS PIPE	RCP/DIP
SPACING	SIZE
100%	1/4"
90-100%	3/8"
20-55%	1/2"
0-10%	3/4"
0-5%	1"

MINIMUM COVER (INCHES)	
PAVED	UNPAVED
DRAIN (RCP) 36"	24" (PER PLAN)
DRAIN (CLASS V) 12"	12"
WATER 60"	60" (PER PLAN)



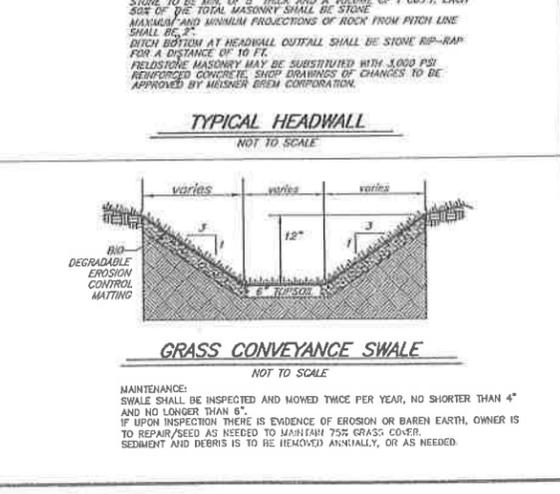
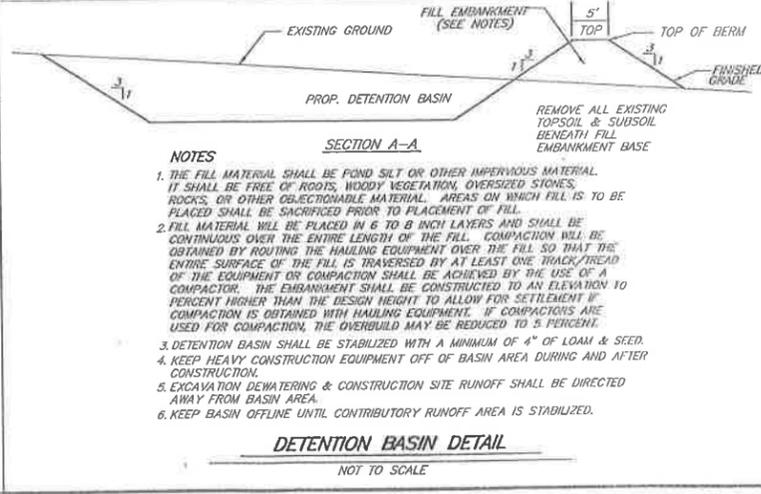
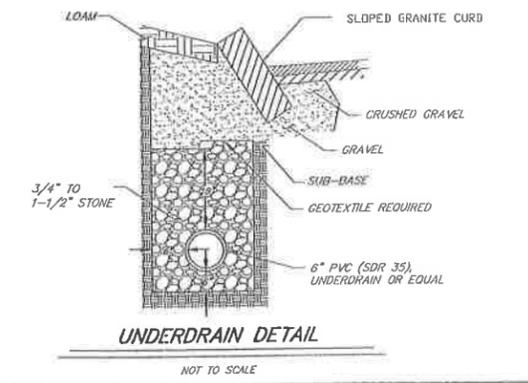
D	L	FSM
(ft.)	(ft.)	C.Y.
12	7'-6"	1.49
15	8'-9"	1.84
18	10'-0"	2.18
24	12'-6"	3.13
30	15'-0"	4.12



REV.	DATE	BY
REV. 6		BY:
REV. 5		BY:
REV. 4		BY:
REV. 3		BY:
REV. 2		BY:
REV. 1	10/27/2014	BY: JMB

NOTE: CONTRACTOR SHALL ENSURE FULL COMPACTION AROUND THE BOTTOM SIDES OF THE PIPE BY HAND TAMPING AND OTHER ACCEPTABLE METHODS.

Approved by the Hudson, NH Planning Board	
SUBDIVISIONS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE. SEE NH RSA 674:39	
DATE OF MEETING: _____ DATE _____	SIGNATURE DATE _____
PLANNING BOARD CHAIRMAN _____	SIGNATURE DATE _____
PLANNING BOARD SECRETARY _____	SIGNATURE DATE _____

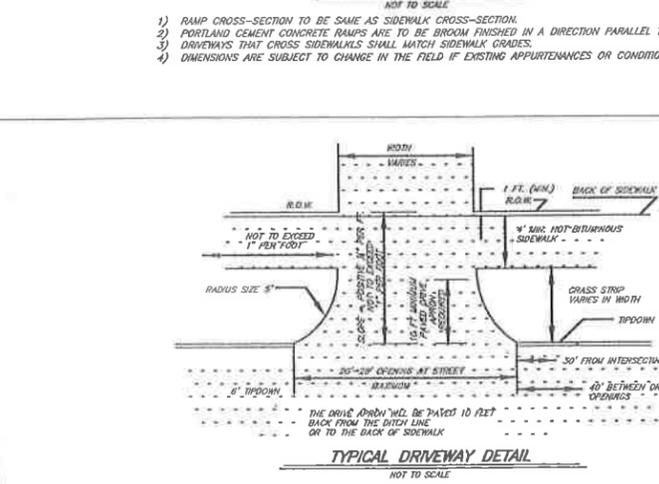
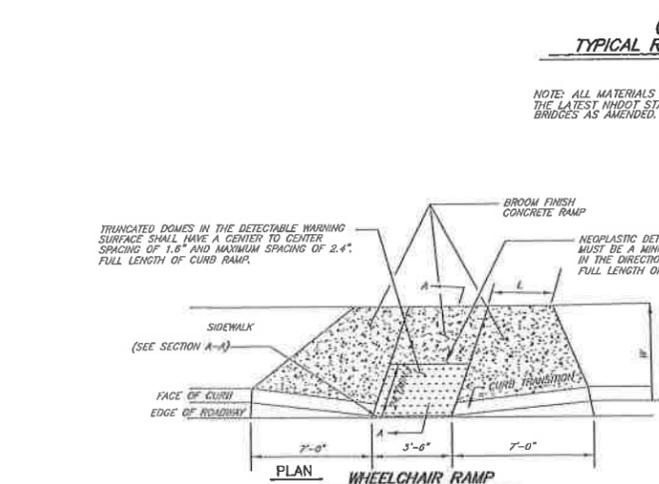
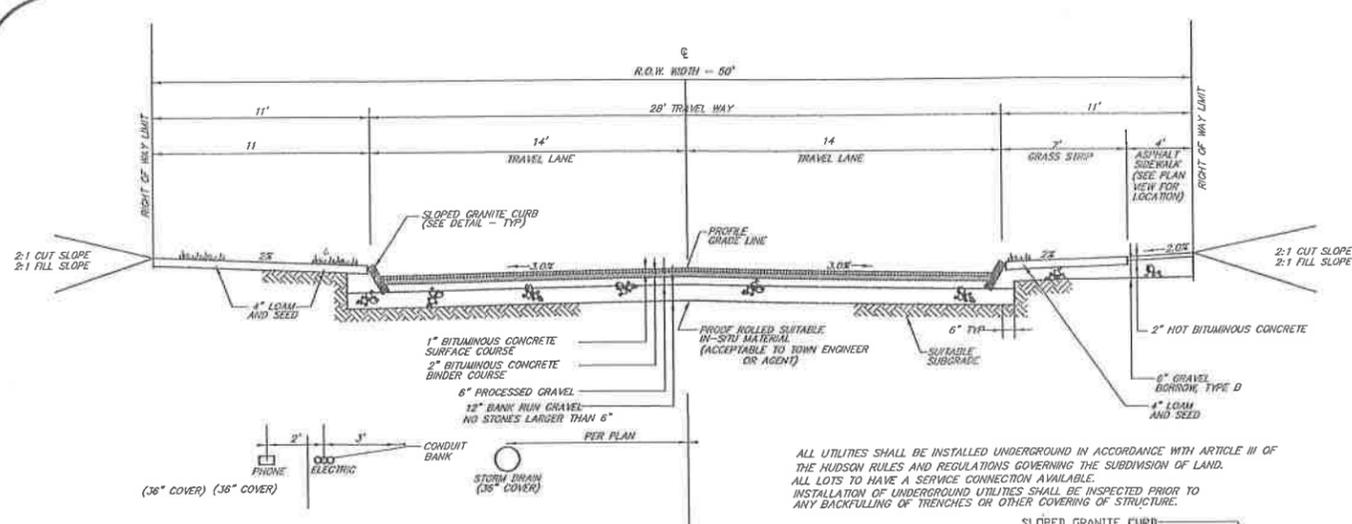


**DETAILS "Orchard at Nottingham"**  
 GOWING ROAD  
 HUDSON, NEW HAMPSHIRE  
 ASSESSOR'S MAP 231 / LOT 053  
 OWNER/APPLICANT  
 RICHARD WOJCIK  
 90 GOWING ROAD  
 HUDSON, NH 03051  
 BK 2774 PG 283, HCRD  
 SEPTEMBER 16, 2014

SCALE: 1"=50'

**MEISNER BREM CORPORATION**  
 142 LITTLETON ROAD, WESTFORD, MA 01886 • (978) 692-1313  
 151 MAIN STREET, SALEM, NH 03079 • (603) 883-3301

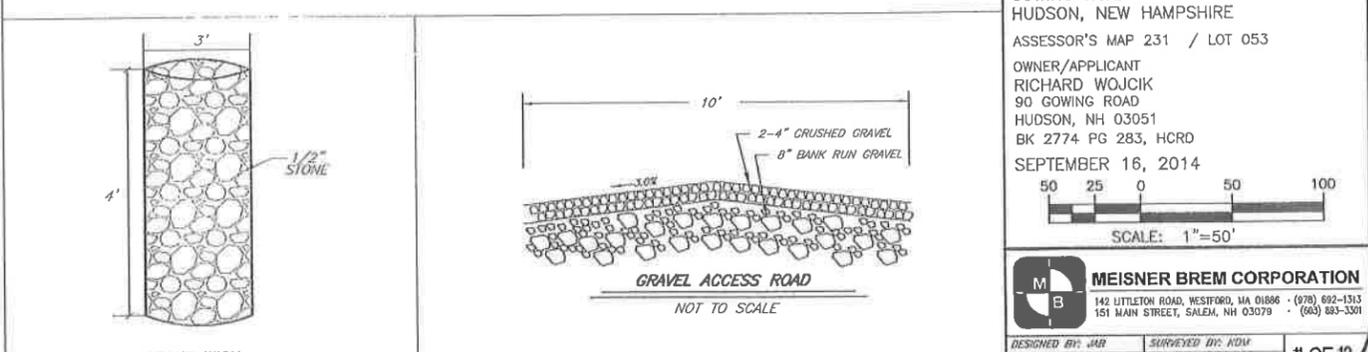
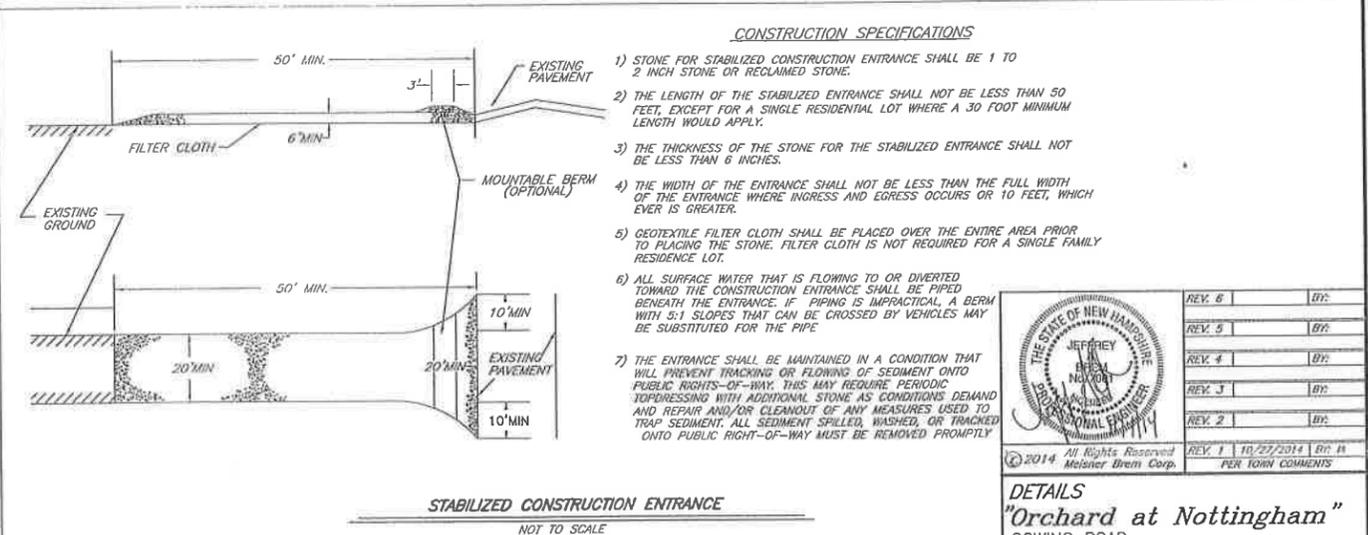
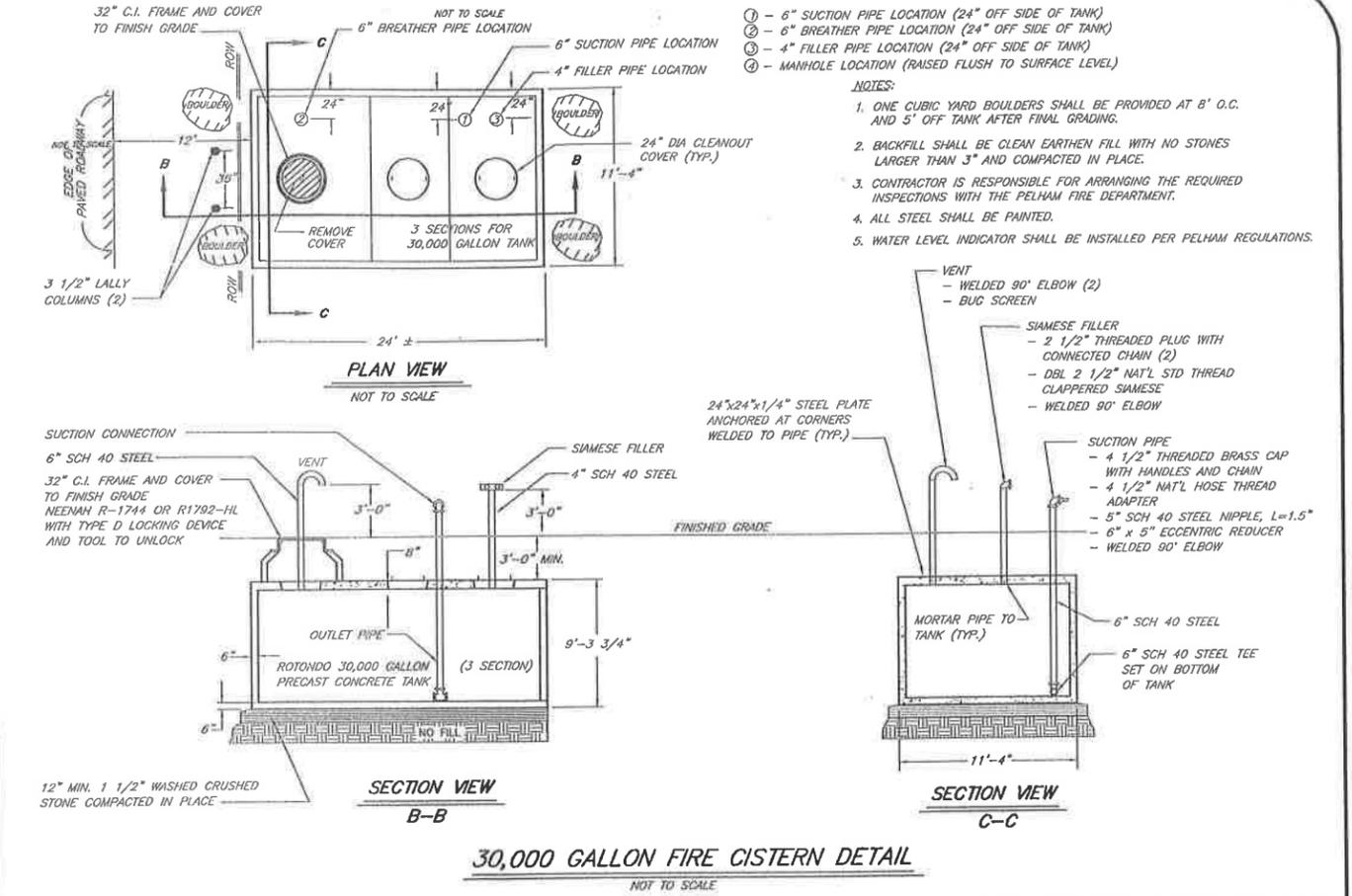
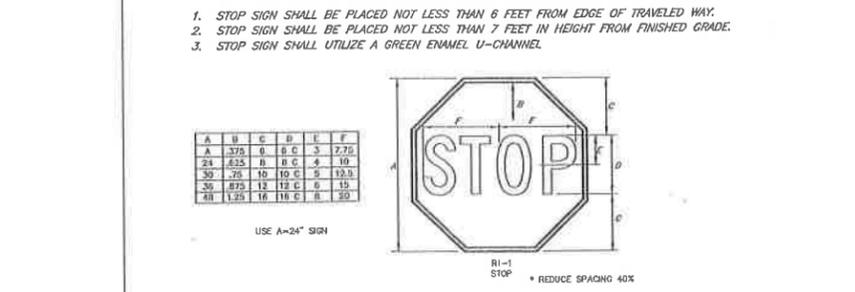
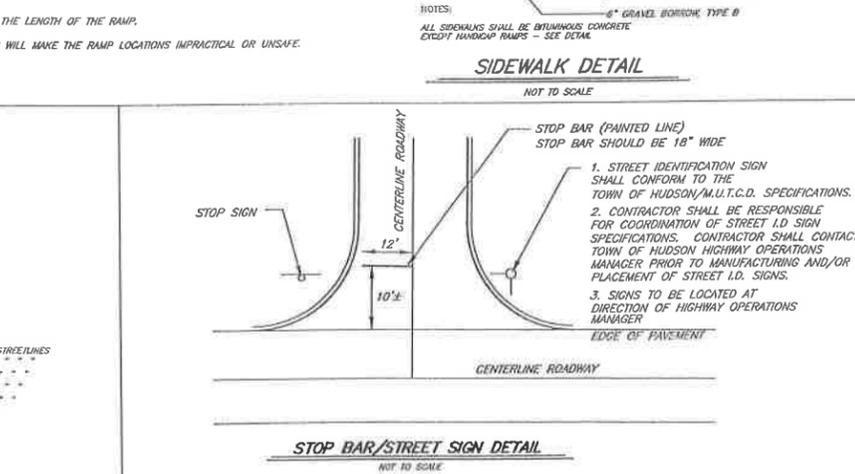
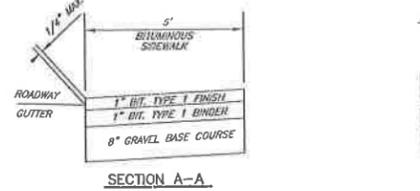
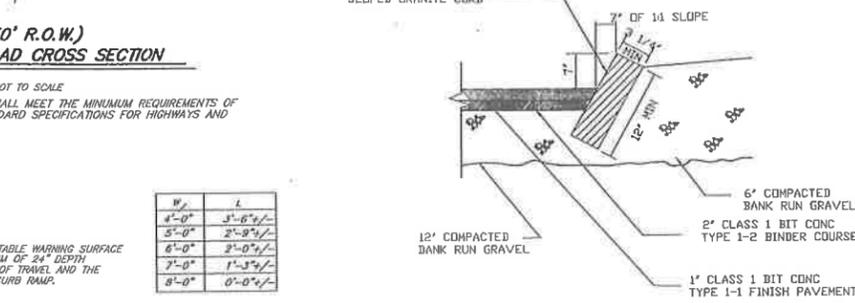
DESIGNED BY: JMB	SURVEYED BY: NMB	10 OF 13
DRAWN BY: AMM/PLM	JOB NUMBER: 70813.00	
APPROVED BY: JMB	ACAD FILE: 70813m.dwg	



**Approved by the Hudson, NH Planning Board**

SUBDIVISIONS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39

DATE OF MEETING: \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE DATE \_\_\_\_\_  
 PLANNING BOARD CHAIRMAN \_\_\_\_\_ SIGNATURE DATE \_\_\_\_\_  
 PLANNING BOARD SECRETARY \_\_\_\_\_ SIGNATURE DATE \_\_\_\_\_



REV. 6	DATE
REV. 5	DATE
REV. 4	DATE
REV. 3	DATE
REV. 2	DATE
REV. 1	10/22/2014 BY: JH PER TOWN COMMENTS

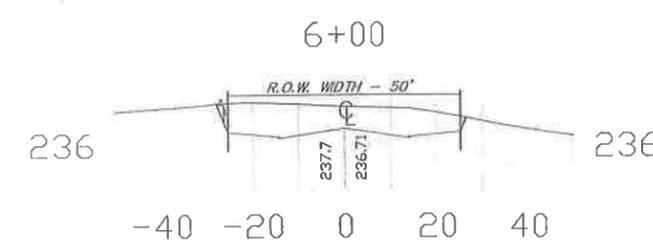
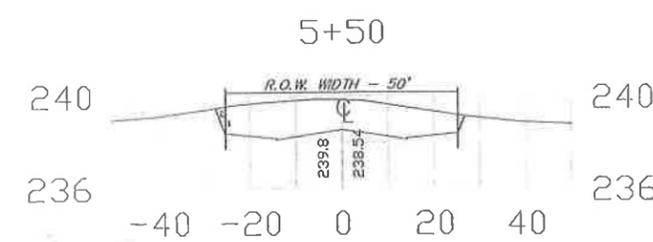
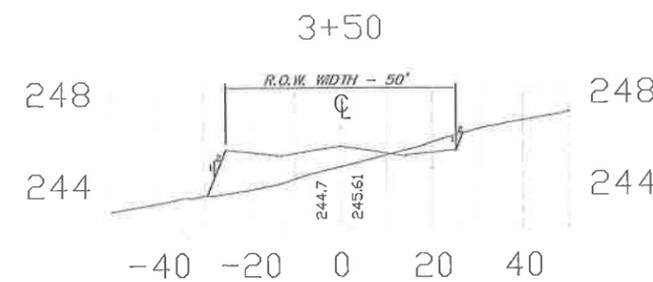
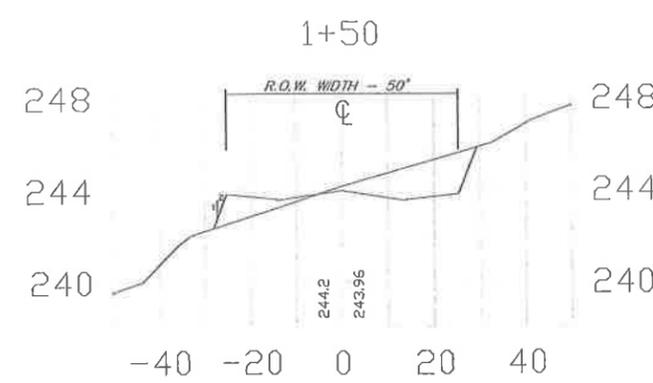
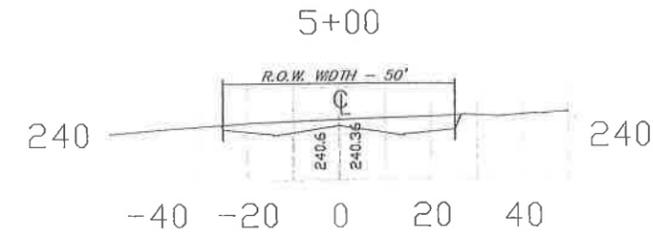
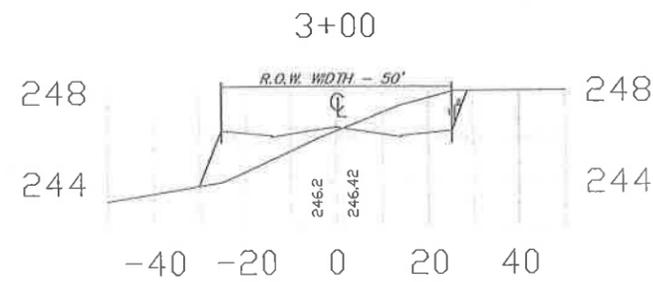
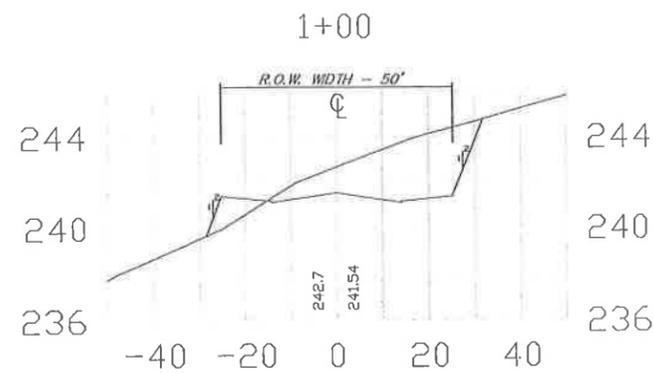
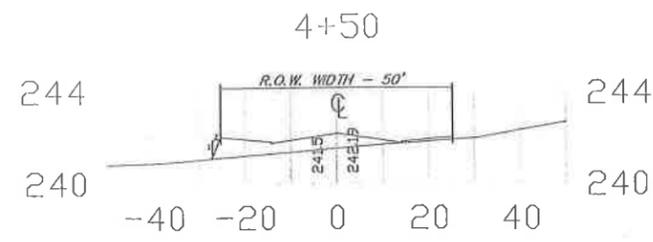
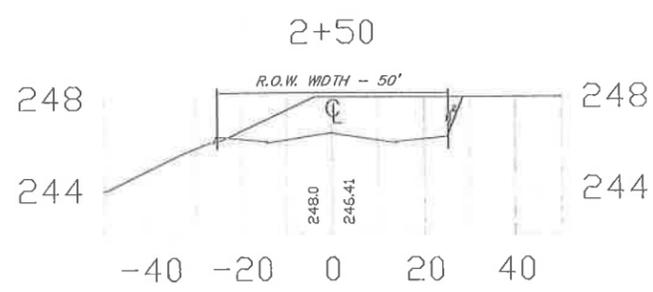
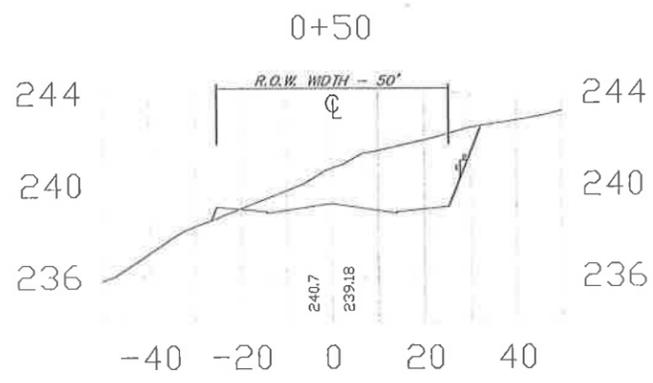
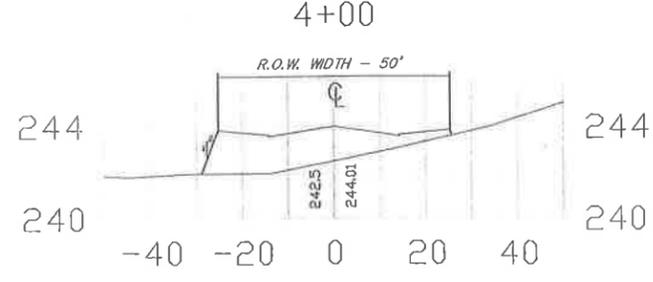
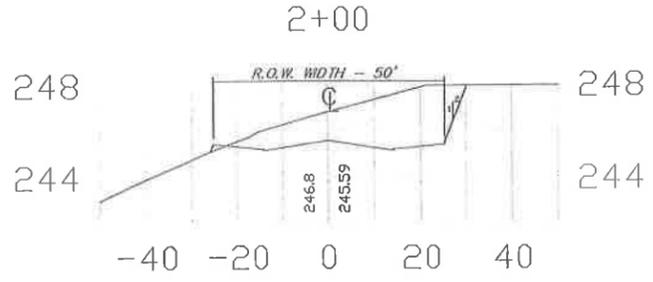
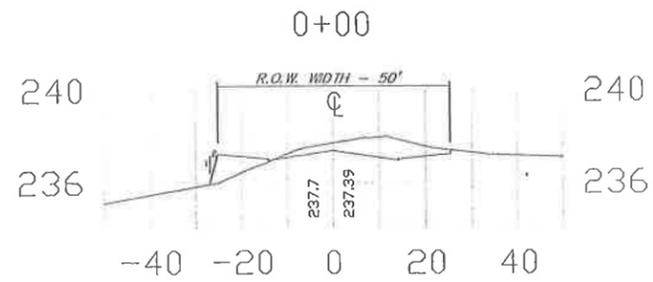
**DETAILS**  
**"Orchard at Nottingham"**  
 GOWING ROAD  
 HUDSON, NEW HAMPSHIRE  
 ASSESSOR'S MAP 231 / LOT 053  
 OWNER/APPLICANT  
 RICHARD WOJCIK  
 90 GOWING ROAD  
 HUDSON, NH 03051  
 BK 2774 PG 283, HCRD  
 SEPTEMBER 16, 2014

SCALE: 1"=50'

**MEISNER BREM CORPORATION**  
 142 LITTLETON ROAD, WESTFORD, MA 01886 · (978) 692-1313  
 151 MAIN STREET, SALEM, NH 03079 · (603) 883-3301

DESIGNED BY: JWB SURVEYED BY: KDM  
 DRAFTED BY: AMM/DMW JOB NUMBER: 7083.00  
 APPROVED BY: JWB ACAD FILE: 7083.m.dwg

11 OF 13



NOTES:  
1. SEE DETAIL SHEET 11 FOR TYPICAL SECTIONS PER TOWN OF HUDSON SUBDIVISION OF LAND REGULATIONS.

**SECTIONS**  
SCALE: Horizontal: 1"=20'  
Vertical: 1"=4'

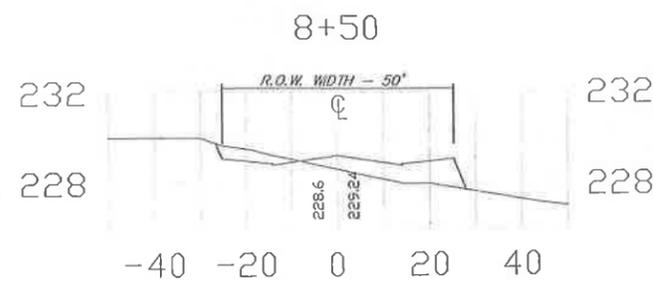
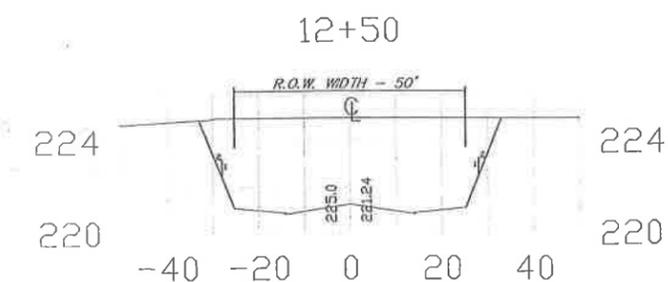
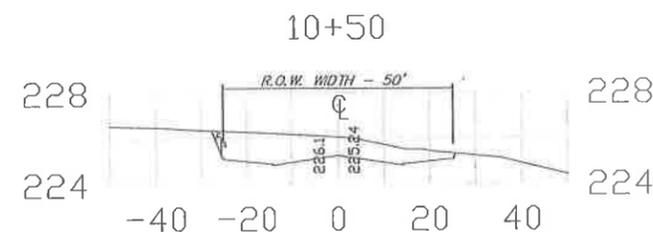
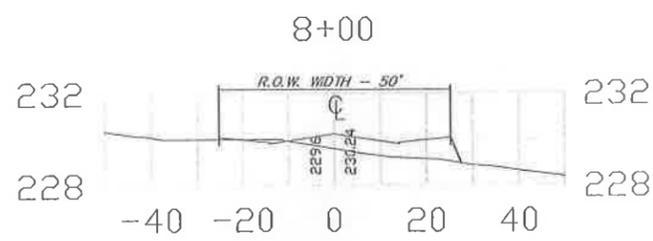
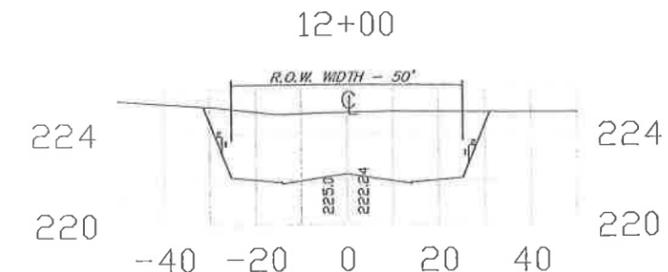
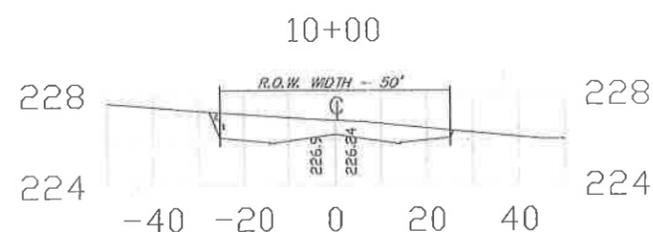
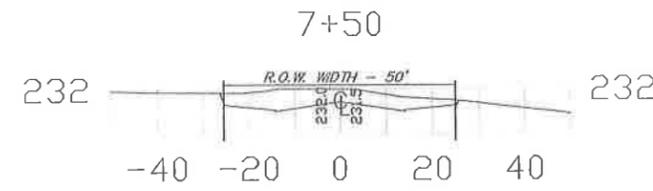
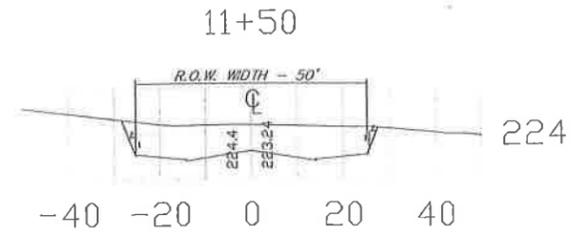
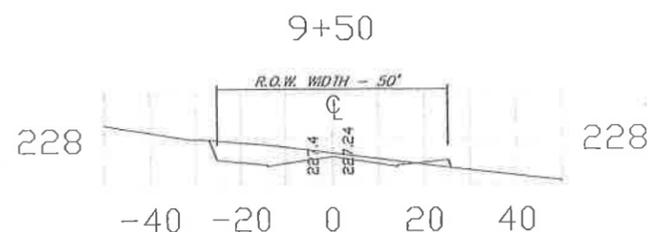
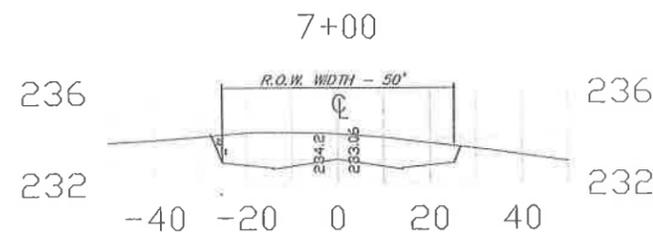
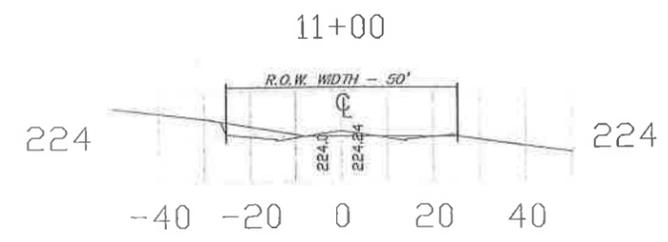
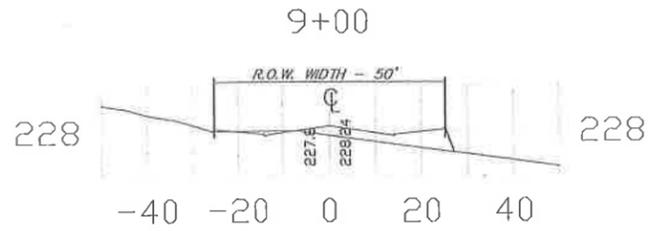
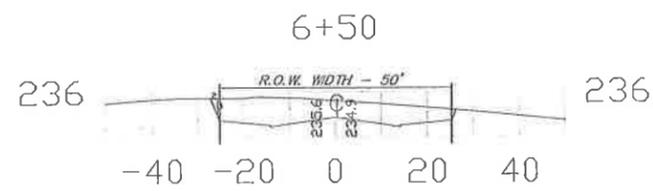
REV. 6	BY:
REV. 5	BY:
REV. 4	BY:
REV. 3	BY:
REV. 2	BY:
REV. 1	10/27/2014 BY: M PER TOWN COMMISSIONS

**CROSS SECTIONS**  
**"Orchards at Nottingham"**  
GOWING ROAD  
HUDSON, NEW HAMPSHIRE  
ASSESSOR'S MAP 231 / LOT 053  
OWNER/APPLICANT  
RICHARD WOJCIK  
90 GOWING ROAD  
HUDSON, NH 03051  
BK 2774 PG 283, HCRD  
SEPTEMBER 16, 2014

**MEISNER BREM CORPORATION**  
142 LITTLETON ROAD, WESTFORD, MA 01886 • (978) 692-1313  
151 MAIN STREET, SALEM, NH 03079 • (603) 883-3301

DESIGNED BY: JMB	SURVEYED BY: NDM
DRAFTED BY: JMB/JDM	JOB NUMBER: 7083.00
APPROVED BY: JMB	ACAD FILE: 7083m.dwg

12 OF 13



NOTES:  
1. SEE DETAIL SHEET 11 FOR TYPICAL SECTIONS PER TOWN OF HUDSON SUBDIVISION OF LAND REGULATIONS.

**SECTIONS**  
SCALE: Horizontal: 1"=20'  
Vertical: 1"=4'

REV. 6	BY:
REV. 5	BY:
REV. 4	BY:
REV. 3	BY:
REV. 2	BY:
REV. 1	10/27/2014 BY: JA PER TOWN COMMENTS

**CROSS SECTIONS**  
**"Orchards at Nottingham"**  
GOWING ROAD  
HUDSON, NEW HAMPSHIRE  
ASSESSOR'S MAP 231 / LOT 053  
OWNER/APPLICANT  
RICHARD WOJCIK  
90 GOWING ROAD  
HUDSON, NH 03051  
BK 2774 PG 283, HCRD  
SEPTEMBER 16, 2014

**MEISNER BREM CORPORATION**  
142 LITTLETON ROAD, WESTFORD, MA 01886 • (978) 692-1313  
151 MAIN STREET, SALEM, NH 03079 • (603) 893-3301

DESIGNED BY: JMB	SURVEYED BY: KOM	13 OF 13
DRAFTED BY: JMB/JDM	JOB NUMBER: 7083.00	
APPROVED BY: JMB	ACAD FILE: 7083m.dwg	