

**PUBLIC MEETING
TOWN OF HUDSON, NH
MAY 27, 2015
(Addendum #1)**

In addition to items already scheduled and posted for review at the May 27, 2015 Planning Board Meeting, the following items are scheduled to be heard:

III. CORRESPONDENCE

XI. OTHER BUSINESS

- A. Review Proposed Solar School Zone Lights Route 102/Alvirne High School. Deferred Date Specific from the May 13, 2015 Meeting.
- B. Selectman, Marilyn McGrath, to address the Planning Board, RE: Establishment of a Contribution Fund to be used for 55 and older developments.

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

The public is invited to attend.



John M. Cashell
Town Planner

POSTED: Town Hall, Library, Post Office – 05/15/15

Durand Consolidation & Subdivision Plan 22 Putnam Rd. & 7 Cutler Rd.

STAFF REPORT

May 27, 2015

SITE: 7 Cutler Rd. & 22 Putnam Rd. -- Map 109/Lot 017 & Map 110/Lot 012 --SB#05-15

ZONING: G-1-- Minimum lot size 2 Acres and 200 ft. of frontage.

PURPOSE OF PLAN: to consolidate 7 Cutler Rd. & 22 Putnam Rd. and 7 Cutler Rd., Map 109/Lot 017 & Map 110/Lot 012 and re-subdivide into 4 lots. Application Acceptance and Hearing.

PLAN UNDER REVIEW ENTITLED: Master Consolidation and Subdivision Plan, Durand Property, 22 Putnam Road, 7 Cutler Road, Map 109/Lot 017 & Map 110/Lot 012, Hudson, NH prepared by Keach-Nordstrom Associates, Inc., dated: 14 APRIL 2015 (no revision date), consisting of Sheets 1 - 3 and Notes 1 - 16 (said plans are attached hereto).

ATTACHMENTS:

- 1) Project Narrative, Subdivision Application, Waiver Request Forms, and Aerial Photo, showing features within 200 ft. of the subdivision, date stamped 23 APR 15 - "A".
- 2) Comments from: Zoning Administrator, Kevin Desmond, Asst. Assessor, Jim Michaud, Deputy Fire Chief, John O'Brien, and Police Lt., Dave Bianchi - "B".
- 3) CAP Fee Worksheet - "C".
- 4) Existing Lot Areas for 22 Putnam Rd. (Map 110/Lot 012) & 7 Cutle Rd. (Map 109/Lot 017) - "D".
- 5) Street Level Views of 22 Putnam Rd & 7 Cutler Rd., relative to identifying approximate locations for future driveways for the proposed new lots on each road - "E".

OUTSTANDING ISSUES:

1. The Hall Charts, shown on both Sheets 1 & 2 of the 3 Sheet Plan set, indicate that all 4 proposed new lots meet or exceed the following minimum lot requirements in the G-1 Zoning District: 2 acres of contiguous upland and 200 ft. of frontage on a Class VI or better road, which both Cutler and Putnam Roads qualifies as such.
2. As indicated in the Hall Charts, the proposed new lots are: Map 109/Lot 17, Map 110/Lots 12, 12-1 & 12-2. The Plan indicates that there are no structures on the proposed latter 3 lots, and a dwelling and garage exist on Lot 17, with both structures located inside of the required building setbacks. Please note, the existing driveway on Lot 17, encroaches within the required 15' side setback, and encroaches into the proposed abutting Lot 12. In regard to this encroachment, staff recommends, herein, that the Applicant agree to either: (i) eliminating said encroachments or (ii) requesting a waiver

concerning the side setback encroachment, together with creating a driveway easement deed for the benefit of the owner of Lot 17. NOTE: please refer to Attachment “D”, relative to identifying existing boundary lines for 22 Putnam Rd. (Map 110/Lot 012) & 7 Cutler Rd. (Map 109/Lot 017) – “D”.

3. Note 12 found on Sheet 1 of the Plan, makes reference to a frontage variance granted for Map 109/Lot 12. Note: this variance was granted in regard to frontage, whereby the ZBA granted the frontage variance from the required 200 ft. to 45 ft. The Variance Decision in this regard is included in the Zoning Administrator’s comments, included in Attachment “B” of this Packet.
4. Note #13 on Sheet 1 of the Plan needs to be corrected prior to Planning Board endorsement. i.e., the correct CAP Fee amount is \$1,096.09, not the presently inscribed \$1,554.33.
5. The following notes must be added to Sheet 1 prior to Planning Board endorsement of the Plan:
 - a) Approval of this plan shall be subject to final engineering review, including the location of the driveways for each lot.
 - b) Construction activities involving the proposed undeveloped lots shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.
6. Street level views of 22 Putnam Rd & 7 Cutler Rd., relative to identifying approximate locations for future driveways for the proposed new lots on each road – “E”.

REQUESTED WAIVERS:

- 1) 289-6 (D) --Traffic Study
- 2) 289-6(D) -- Fiscal/Environmental Impact Study
- 3) 289-20(C) – Drainage Study

APPLICATION TRACKING:

23 APR 15 - Application submitted.
27 MAY 15 - Initial public hearing scheduled.

RECOMMENDED ACTION: For this meeting, staff recommends application acceptance, conduct the public hearing and subdivision approval in accordance with the below DRAFT MOTIONS. That is, unless the board denies the requested waiver on Driveway Safe Sight Distance.

DRAFT MOTIONS:

I move to accept the 4-lot Subdivision application for 7 Cutler Rd. & 22 Putnam Rd. -- Map 109/Lot 017 & Map 110/Lot 012.

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

I move to defer the public hearing on this Subdivision application date specific to the June 10, 2015 Planning Board meeting.

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

REQUESTED WAIVERS:

- 1) 289-6 (D) -- Traffic Study

I move to grant the requested waiver - HTC 289-6(D) - Traffic Study- because the creation of 3 undeveloped residential building lots off Cutler Rd. and Putnam Rd. will have a nominal impact on the existing traffic conditions along said roads, and as such, the granting of this waiver is not contrary to the spirit and intent of the Subdivision Regulations.

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

- 2) 289-6(D) –Fiscal/Environmental Impact Study

I move to grant the requested waiver: HTC 289-6(D) - Fiscal/Environmental Impact Study - because said study, in addition to the submitted plans, CAP Fee provisions and other submitted application materials, is not necessary in order to evaluate the fiscal impact of this development, and as such, the granting of this waiver is not contrary to the spirit and intent of the Subdivision Regulations.

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

- 3) 289-20(C) – Drainage Study

I move to grant the requested waiver: HTC 289-20(C) – Drainage Study Study - because the impervious area that will be associated with the development of the subject lots will be negligible and will not contribute to downstream flooding, therefore granting this waiver is in keeping with the spirit and intent of the Subdivision Regulations.

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

MOTION to APPROVE:

I move to approve the subdivision plan entitled: Master Consolidation and Subdivision Plan, Durand Property, 22 Putnam Road, 7 Cutler Road, Map 109/Lot 017 & Map 110/Lot 012, Hudson,

NH prepared by Keach-Nordstrom Associates, Inc., dated: 14 APRIL 2015 (no revision date), consisting of Sheets 1 - 3 and Notes 1 - 16, 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. A cost allocation procedure (CAP) amount of \$1,096.09, per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.
3. 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.
4. A recreation contribution in the amount of \$400.00, per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.
5. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of-Record.
6. Approval of this plan shall be subject to final engineering review, including the location of the driveways for Lot 12, 12-1 & 12-2.
7. Construction activities involving the proposed undeveloped lots shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.
- 8) Prior to Planning Board endorsement of the Plan, Note 13 shall be amended to reflect the correct CAP Fee of \$1,096.90.
- 9) The following notes shall be added to Sheet 1 prior to Planning Board endorsement of the Plan, thus creating a total of 18 Notes:
 - c) Approval of this plan shall be subject to final engineering review, including the location of the driveways for each lot.
 - d) Construction activities involving the proposed undeveloped lots shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.

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

NOTE: depending on the Applicant's decision, the existing driveway encroachments on proposed Lot 17 should be either eliminated or a waiver be requested for the side setback encroachment and a easement deed created for the benefit of Lot 17. Action on this matter will result in amendments to the Plan prior to Planning Board endorsement of same.

April 23, 2015

Subject: **Durand Property – Subdivision Application**
Map 109, Lot 17 & Map 110; Lot 12
7 Cutler Road & 22 Putnam Road, Hudson NH
KNA Project No. 07-1010-2

PROJECT NARRATIVE

The subject parcels, located at 7 Cutler Road and 22 Putnam Road, are referenced on Hudson Tax Map 109 as Lot 17 and Map 110 as Lot 12. The lots, approximately 5.277 and 7.451 acres respectively, are in Hudson's General One (G-1) Zoning District. A portion of Lot 17 is currently developed with a single family home and garage. The remaining land area of Lot 17 and the majority of Lot 12 consist mainly of undeveloped woodlands. The proposal is to consolidate the two existing lots and re-subdivide into four single family residential lots.

The consolidated parcel, approximately 12.728 acres in total area, will be subdivided into four residential lots. The existing single family home will remain on the new Lot 17 (2.066 acres). The remaining area will be subdivided into three lots of varying size (6.556, 2.056 & 2.049 acres). Each lot will have an onsite well and private septic system. The proposed subdivision will not produce any measureable impact to traffic, schools and utilities.

Acont.

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

Map 110; Lot 12

Date of Application: 4/23/2015 Tax Map # 109 Lot # 17

Name of Project: Durand Property

Zoning District: _____ General SB# 05-15
(For Town Use) (For Town Use)

ZBA Action: Variance Granted - Article VII Section 334-27

PROPERTY OWNER:

DEVELOPER:

Name: Robert N. & Sally A. Durand

Same

Address: 24 Putnam Road

Address: Hudson, NH 03051

Telephone # (603) 880-1121

Fax # _____

Email: _____

PROJECT ENGINEER

Name: Keach-Nordstrom Associates, Inc.

Telephone # (603) 627-2881

Address: 10 Commerce Park North, Suite 3

Fax # (603) 627-2915

Address: Bedford, NH 03110

Email: abasso@keachnordstrom.com

PURPOSE OF PLAN:

To consolidate Map 109; Lot 17 and Map 110; Lot 12 and re-subdivide into four lots.

(FOR TOWN USE)

Plan Routing Date: _____ Sub/Site Date: _____

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

_____ Title: _____ Date: _____

(Initials)

DEPT:

_____ Zoning _____ Engineering _____ Assessor _____ Police _____ Fire _____ Planning

_____ Consultant _____ Highway Department

Fees Paid _____

SITE DATA SHEET

Plan Name: Durand Property

Plan Type: Subdivision Plan

Legal Description: Map 109 Lot 17

 Map 110 Lot 12

Date: 4/23/2015

Location: 7 Cutler Road & 22 Putnam Road

Total Area: S.F. 554,501 Acres: 12.728

Area in Wetlands: 2,897 SF

Zoning: General-One (G-1)

Lots Not Meeting
Required Dimensions: See Variance

Required Area: 87,120 SF

Required Frontage: 200 FT

Water and Waste System
Proposed: Private Well & Septic Systems

Number of Lots With
Existing Buildings: One

Existing Buildings
To Be Removed: N/A

Flood Zone Reference: Map No. 33011C0508D (Not in Flood Zone)

Proposed Linear Feet
Of New Roadway: N/A

LOT AREA CALCULATION TABLE

LOT #	TOTAL AREA	WETLAND AREA	AREA > 25% SLOPE	BUILDABLE AREA (net contiguous upland useable)	FRONTAGE
1.	Map 109; Lot 17 90,032 SF; 2.066 Acres	2,897 SF	0 SF	87,135 SF; 2 Acres	234.49 FT
2.	Map 110; Lot 12 285,595 SF; 6.556 Acres	0 SF	9,559 SF	276,036 SF; 6.337 Acres	45.51 FT
3.	Map 110; Lot 12-1 89,281 SF; 2.049 Acres	0 SF	2,023 SF	87,258 SF; 2.003 Acres	200 FT
4.	Map 110; Lot 12-2 89,592 SF; 2.056 Acres	0 SF	2,472 SF	87,120 SF; 2 Acres	242.76 FT
5.					
6.					
7.					
8.					
9.					
10.					

Data Sheets Checked By: Katherine Basso Date: 4/28/15

SUBDIVISION PLAN DATA SHEET

Dates/Case #/Description/
Stipulations of ZBA,
Conservation Commission,
NH Wetlands Board Action:

Cases 109-017 and 110-012

(Attach Stipulations on
Separate Sheet)

List Permits Required:

NHDES Subdivision Approval

NHDES Septic Approval

<u>*Waivers Requested:</u>	<u>Hudson Town Code Reference</u>	<u>Regulation Description</u>
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	1. HTC 289-6D	Traffic Study
	2. HTC 289-6D	Fiscal Impact
	3. HTC 289-20C	Drainage Study
	4.	
	5.	
	6.	
	7.	

**(Left Column for Town Use)*

	<u>Amount</u>	<u>Account</u>
Impact Fees	Public School - \$3,578/ Lot	_____
	Recreation - \$400/ Lot	_____
	_____	_____
Cap Fees	\$1554.33/ Lot	_____
	_____	_____

Development Agreement
Proposed:
If Yes Endorsed

Yes No
 Yes Date _____ No

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

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

**Applicant
Initials**

**Staff
Initials**

- AMB a) Submission of eight (8) full sets of Site Plans (sheet size: 22" x 34") shall be submitted at the time of application filing, followed by the submission of seventeen (17) 11" X 17" plan sets (revised if applicable) to the Community Development Department no later than 10:00 A.M. Tuesday the week prior to the scheduled public hearing/conceptual review date.
- AMB b) Seventeen (17)-subdivision narratives, describing the project.
- AMB c) Plan scale at not less than one inch equals fifty feet (example: 1" = 50' acceptable).
- AMB d) Locus plan with 1,000 minimum radius of site to surrounding area.
- AMB e) Plan dated by day/month/year.
- AMB f) Revision block.
- AMB g) Planning Board approval block.
- AMB h) Title of project inscribed on plan.
- AMB i) Name(s) and address of property owner(s) and signature(s) shall be inscribed on plan.
- AMB j) North point shall be inscribed on plan.
- AMB k) Property lines-exact locations and dimensions.
- AMB l) Acreage/sq. ft. of entire subdivision.
- AMB 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

- AMB 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.
- AMB 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.
- AMB p) Locations of existing and proposed permanent monuments and benchmarks within 200 feet of the tract.
- N/A q) Pertinent highway projects.
- AMB r) Assessor map and lot number.
- AMB 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.
- AMB t) Delineate zoning.
- N/A u) Storm water drainage plan.
- AMB v) Topographical contours at 2-foot intervals existing and proposed.
- AMB w) Utilities: existing and proposed.
- AMB x) Building and wetland setback lines.
- AMB y) Rights of way, existing and proposed.
- N/A z) Location of dedicated recreational public use land(s) proposed.
- N/A aa) Detailed designs of bridges and culverts.
- N/A ab) Typical roadway cross-section, road profile, stationing, and curve data, etc.

JC

JC FEATURES
200 FT.
VIA AERIAL

JC PHOTO.

N/A

JC

JC
JC NOTE 4, SHORT

N/A NO ROAD
CONSTRUCTION

JC

JC

JC

JC

N/A

N/A

N/A

Applicant
Initials

Staff
Initials

- AMB 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.
- AMB ad) All notes from plats.
- AMB ae) Buffers as required by subdivision regulations.
- AMB 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.
- AMB 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.
- AMB ah) Easements, existing and proposed.
- AMB ai) State of New Hampshire Engineer's seal and signature.
Surveyor's seal and signature.
- AMB aj) Error of closure (1 in 10,000 or better).
- AMB ak) Drafting errors/omissions.
- N/A al) Note outlining phasing schedule.
- AMB am) Narrative description stating the purpose, location, long range plans impacts on traffic, schools, and utilities.
- AMB an) Aerial photograph of site and area within 200 feet of the subdivision parcel.
- W ao) Fiscal impact study.
- W ap) Traffic study.
- W aq) Drainage calculations and supporting data.

JC SHEET 3

JC
JC

N/A

JC

JC

ONLY
JC SURVEY STAMP
AND SIGNATURE
NEEDS. ENGINEER

JC SHEET 1

JC SHEET 1

N/A

JC

JC

W

W

W

Applicant
Initials

Staff
Initials

- AMB ar) Copies of any proposed or existing easements, covenants, deed restrictions, right of way agreements or other similar documents.
- AMB as) Copy of applicable town, state, federal approval/permits to include but not limited to the following:
- sewer applications
 - flood plain permit
 - wetlands special exception
 - variance
 - erosion control permit (149:8a)
 - WSPCC subdivision approval (septic)
 - dredge and fill permit
 - curb cut/driveway permit
 - shore land protection certification in accordance with RSA483-B.
 - if applicable, review application with Lower Merrimack River Local Advisory Committee (LMRLAC) and attach LMRLAC project comments hereto.
- N/A at) Off-site agreement(s).
- AMB au) Presentation plan (colored, with color-coded bar chart).
- AMB av) Fees paid to clerk.
- AMB aw) Plans that include relocation of lot lines shall clearly delineate the former (old) lot lines from proposed (new) lot lines.

JC

JC

N/A

JC

JC

JC

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

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

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

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

Signature of Owner: Sally A. Durand

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

Signature of Developer: Robert N Durand

- ❖ 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: STAFF

Planner Approval Signature: James C. Bell

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM

Name of Subdivision/Site Plan: **Durand Property**

Street Address: **7 Cutler Road & 22 Putnam Road, Hudson, New Hampshire 03051**

I **Anthony Basso** hereby request that the Planning Board waive the requirements of item

HTC 289-6D of the Subdivision/Site Plan Checklist in reference to a plan presented by

Keach-Nordstrom Associates, Inc. (name of surveyor and engineer) dated **April 14, 2015**

for property Tax Map(s) **109**; Lot(s) **17** and Tax Map(s) **110**; Lot(s) **12** 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.

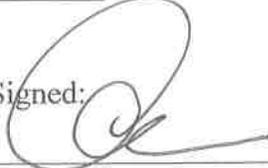
Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):

A Traffic Study would cause unnecessary financial burden on the applicant. The proposed subdivision will only create two additional lots therefore the impact to Cutler Road & Putnam Road is negligible.

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):

The ordinance is in place for larger projects that present significant increases to traffic volume on adjacent roadways. The proposed four lot subdivision is not expected to significantly increase traffic volumes in the area, therefore granting of the waiver is in keeping with the spirit and intent of the ordinance.

Signed:



Applicant or Authorized Agent

Planning Board Action:

Waiver Granted: _____

Waiver Not Granted: _____

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM

Name of Subdivision/Site Plan: **Durand Property**

Street Address: **7 Cutler Road & 22 Putnam Road, Hudson, New Hampshire 03051**

I **Anthony Basso** hereby request that the Planning Board waive the requirements of item **HTC 289-6D** of the Subdivision/Site Plan Checklist in reference to a plan presented by **Keach-Nordstrom Associates, Inc.** (name of surveyor and engineer) dated **April 14, 2015** for property Tax Map(s) **109**; Lot(s) **17** and Tax Map(s) **110**; Lot(s) **12** in the Town of Hudson, NH.

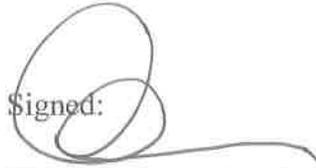
As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver 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):

A Fiscal/ Environmental Impact study would cause unnecessary financial burden on the applicant.

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):

The Town of Hudson will collect an impact fee proportionate to the size of the proposed development. These fees offset any financial impact that this development would have on Town resources. Correspondingly, a fiscal impact study is not needed as the Town of Hudson already has a mechanism in place to ensure that a project does not burden Town resources. Therefore, granting this waiver is not contrary to the spirit and intent of the ordinance.

Signed: 

Applicant or Authorized Agent

Planning Board Action:

Waiver Granted: _____

Waiver Not Granted: _____

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM

Name of Subdivision/Site Plan: **Durand Property**

Street Address: **7 Cutler Road & 22 Putnam Road, Hudson, New Hampshire 03051**

I **Anthony Basso** hereby request that the Planning Board waive the requirements of item **HTC 289-20C** of the Subdivision/Site Plan Checklist in reference to a plan presented by **Keach-Nordstrom Associates, Inc.** (name of surveyor and engineer) dated **April 14, 2015** for property Tax Map(s) **109**; Lot(s) **17** and Tax Map(s) **110**; Lot(s) **12** in the Town of Hudson, NH.

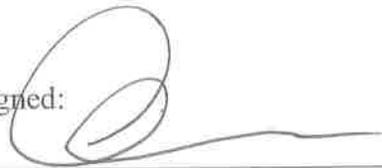
As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver 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 production of a Drainage Study for the subject project would present an unnecessary financial hardship to the applicant.

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):

The ordinance is in place to mitigate adverse downstream effects for larger projects with significant increases to impervious coverage. The subject project simply proposes the subdivision of two existing lots into four. The additional impervious area is negligible and will not contribute to downstream flooding, therefore granting of the waiver is in keeping with the spirit and intent of the ordinance.

Signed: 

Applicant or Authorized Agent

Planning Board Action:

Waiver Granted: _____

Waiver Not Granted: _____

Owner Affidavit

Robert N. & Sally A. Durand, owners of the properties referenced as Tax Map 109; Lot 7 and Tax Map 110; Lot 12 located at 22 Putnam Road and 7 Cutler Road, Hudson, New Hampshire, hereby verify that we have authorized Keach-Nordstrom Associates, Inc. to submit on our behalf, any and all applicable State and local permit applications as they pertain to improvements on said property.

Additionally, I authorize Keach-Nordstrom Associates, Inc. to aid in the representation of these applications throughout the approval process.

Signature of Owner: 

Address of Owner: 24 Putnam Road
Hudson, New Hampshire 03051

Date: 4-14-15



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

TITLE:	AERIAL EXHIBIT PREPARED FOR:	
	DURAND PROPERTY	
	MAP 109; LOT 17 & MAP 110; LOT 12 - HUDSON, NEW HAMPSHIRE	
DRAWN BY: KMB	DATE: 4/23/15	JOB. NO. 07-1010-2
CHECKED BY: PRC	SCALE: 1" = 500'	SHEET 1 OF 1

"B"

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

Map 110; Lot 12

Date of Application: 4/23/2015 Tax Map # 109 Lot # 17

Name of Project: Durand Property

Zoning District: (For Town Use) General SB# SB05-15 (For Town Use)

ZBA Action: Variance Granted - Article VII Section 334-27

PROPERTY OWNER: Name: Robert N. & Sally A. Durand Address: 24 Putnam Road Hudson, NH 03051 Telephone # (603) 880-1121 Fax # Email: DEVELOPER: Name: Same Address: Telephone # Fax # Email:

PROJECT ENGINEER Name: Keach-Nordstrom Associates, Inc. Address: 10 Commerce Park North, Suite 3 Bedford, NH 03110 Telephone # (603) 627-2881 Fax # (603) 627-2915 Email: abasso@keachnordstrom.com

PURPOSE OF PLAN: To consolidate Map 109; Lot 17 and Map 110; Lot 12 and re-subdivide into four lots.

(FOR TOWN USE) Plan Routing Date: Sub Site Date: PD mtg. 5/27/15 I have no comments * I have comments (attach to form) KND Title: Zoning Administrator Date: 5-8-15 DEPT: X Zoning Engineering Assessor Police Fire Planning Consultant Highway Department Variance granted, with stipulations that only one single-family home is allowed on the proposed lot 12, with no further subdivision. Fees Paid

KND 5-8-15*

Carmela O'Caughlin

Hudson Town Hall
Hudson Zoning Board
12 School Street
Hudson, NH 03051

A 43

FEES:	14.49
SURCHARGE:	2.00
CASH:	
DATE:	

Town of Hudson

Zoning Board of Adjustment

Decision to Grant a Variance

On **November 13, 2014**, the members of the Hudson Zoning Board of Adjustment, as part of its regular public meeting for that date, heard **Case 109-017 & 110-012**, being a case brought by **Robert N. & Sally Durand, 22 Putnam Road** for a Variance from the literal provisions of the Hudson Zoning Ordinance, Article VII of HTC Section 334-27, Table of Minimum Dimensional Requirements, to permit a lot in excess of six (6) acres in area that has approximately 45 feet of frontage where 200 feet of frontage is required. [Map 109, Lot 017 & Map 110, Lot 012, Zoned G1; HZO Article VII, Section 334-27.]

Following review of the testimony and deliberation, a majority of the members of this Zoning Board voted that the variance should be granted with one stipulation:

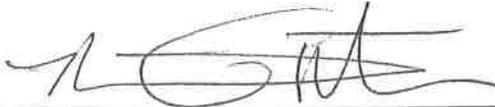
- 1) The variation to allow the creation of one lot without the proper frontage (45 ft. proposed where 200 ft required) with stipulation that only one single-family home is allowed on the proposed lot 12, with no further subdivision.

For details of specific discussion relative to this decision, please consult the public minutes recorded during this hearing.

All representations of fact or intention made by the applicant or any applicant's representative(s) during testimony before the Zoning Board of Adjustment relative to the obtaining of this Variance permit shall be considered conditions of the Variance, regardless of the fact that such facts or intentions may not have been specifically stated as stipulations of the motion to grant.

In the event that the requested use subsequently is found by the Hudson Zoning Administrator to demonstrate deliberate or preventable lack of compliance with any applicable stipulation or restriction, including the verbally specified restrictions described in the preceding paragraph, such use shall be held to be in violation of the covenant made with the Board, and corrective action(s) will be enforced under N.H. R.S.A. 676:17, Fines and Penalties, which allows a civil penalty of \$275 for the first offense and \$550 for subsequent offenses for each day that such violation is found to continue, as well as recovery of costs and reasonable attorney's fees.

Signed:

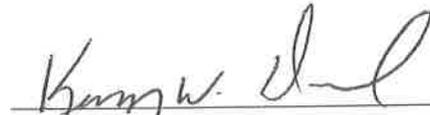


Chairman, Hudson Zoning Board of Adjustment

Date:

11/19/14

Signed:



Zoning Administrator

Date:

11/19/14

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

Map 110; Lot 12

Date of Application: 4/23/2015 Tax Map # 109 Lot # 17

Name of Project: Durand Property

Zoning District: _____ General SB# SB05-15
(For Town Use) (For Town Use)

ZBA Action: Variance Granted - Article VII Section 334-27

PROPERTY OWNER:

DEVELOPER:

Name: Robert N. & Sally A. Durand _____ Same

Address: 24 Putnam Road _____

Address: Hudson, NH 03051 _____

Telephone # (603) 880-1121 _____

Fax # _____

Email: _____

PROJECT ENGINEER

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

Address: 10 Commerce Park North, Suite 3 Fax # (603) 627-2915

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

PURPOSE OF PLAN:

To consolidate Map 109; Lot 17 and Map 110; Lot 12 and re-subdivide into four lots.

(FOR TOWN USE)	
Plan Routing Date: _____	Sub/Site Date: <u>PB mtg. 5/27/15</u>
<input checked="" type="checkbox"/> I have no comments	<input type="checkbox"/> I have comments (attach to form)
<u>JOB</u> (Initials) Title: <u>Deputy Fire Chief</u> Date: <u>5/6/15</u>	
DEPT:	
<input type="checkbox"/> Zoning	<input type="checkbox"/> Engineering
<input type="checkbox"/> Assessor	<input type="checkbox"/> Police
<input type="checkbox"/> Consultant	<input checked="" type="checkbox"/> Fire
	<input type="checkbox"/> Planning
	<input type="checkbox"/> Highway Department
Fees Paid _____	

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

Map 110; Lot 12

Date of Application: 4/23/2015 Tax Map # 109 Lot # 17

Name of Project: Durand Property

Zoning District: _____ General SB# SB05-15
(For Town Use) (For Town Use)

ZBA Action: Variance Granted - Article VII Section 334-27

PROPERTY OWNER:

DEVELOPER:

Name: Robert N. & Sally A. Durand

Same

Address: 24 Putnam Road

Address: Hudson, NH 03051

Telephone # (603) 880-1121

Fax # _____

Email: _____

PROJECT ENGINEER

Name: Keach-Nordstrom Associates, Inc.

Telephone # (603) 627-2881

Address: 10 Commerce Park North, Suite 3

Fax # (603) 627-2915

Address: Bedford, NH 03110

Email: abasso@keachnordstrom.com

PURPOSE OF PLAN:

To consolidate Map 109; Lot 17 and Map 110; Lot 12 and re-subdivide into four lots.

(FOR TOWN USE)

Plan Routing Date: _____ Sub Site Date: PB mtg. 5/27/15

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

(Initials) Title: Asst. Assessor Date: _____

DEPT:

_____ Zoning _____ Engineering Assessor _____ Police _____ Fire _____ Planning
_____ Consultant _____ Highway Department

Fees Paid _____

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

Map 110; Lot 12

Date of Application: 4/23/2015 Tax Map # 109 Lot # 17

Name of Project: Durand Property

Zoning District: _____ General SB# SB05-15
(For Town Use) (For Town Use)

ZBA Action: Variance Granted - Article VII Section 334-27

PROPERTY OWNER:

DEVELOPER:

Name: Robert N. & Sally A. Durand

Same

Address: 24 Putnam Road

Address: Hudson, NH 03051

Telephone # (603) 880-1121

Fax # _____

Email: _____

PROJECT ENGINEER

Name: Keach-Nordstrom Associates, Inc.

Telephone # (603) 627-2881

Address: 10 Commerce Park North, Suite 3

Fax # (603) 627-2915

Address: Bedford, NH 03110

Email: abasso@keachnordstrom.com

PURPOSE OF PLAN:

To consolidate Map 109; Lot 17 and Map 110; Lot 12 and re-subdivide into four lots.

(FOR TOWN USE)

Plan Routing Date: _____ Sub/Site Date: PB mtg 5/27/15

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

[Signature] Title: Lieutenant Date: 5/8/15
(Initials)

DEPT:

Zoning Engineering Assessor Police Fire Planning
 Consultant Highway Department

Fees Paid _____

"C"

CAP FEE WORKSHEET - 2015

Date: 05-27-15 Sector # 2 Map/Lot: 109/ 017 & 110/ 012 --

Project Name: Cutler & Putnam Road Subdivision

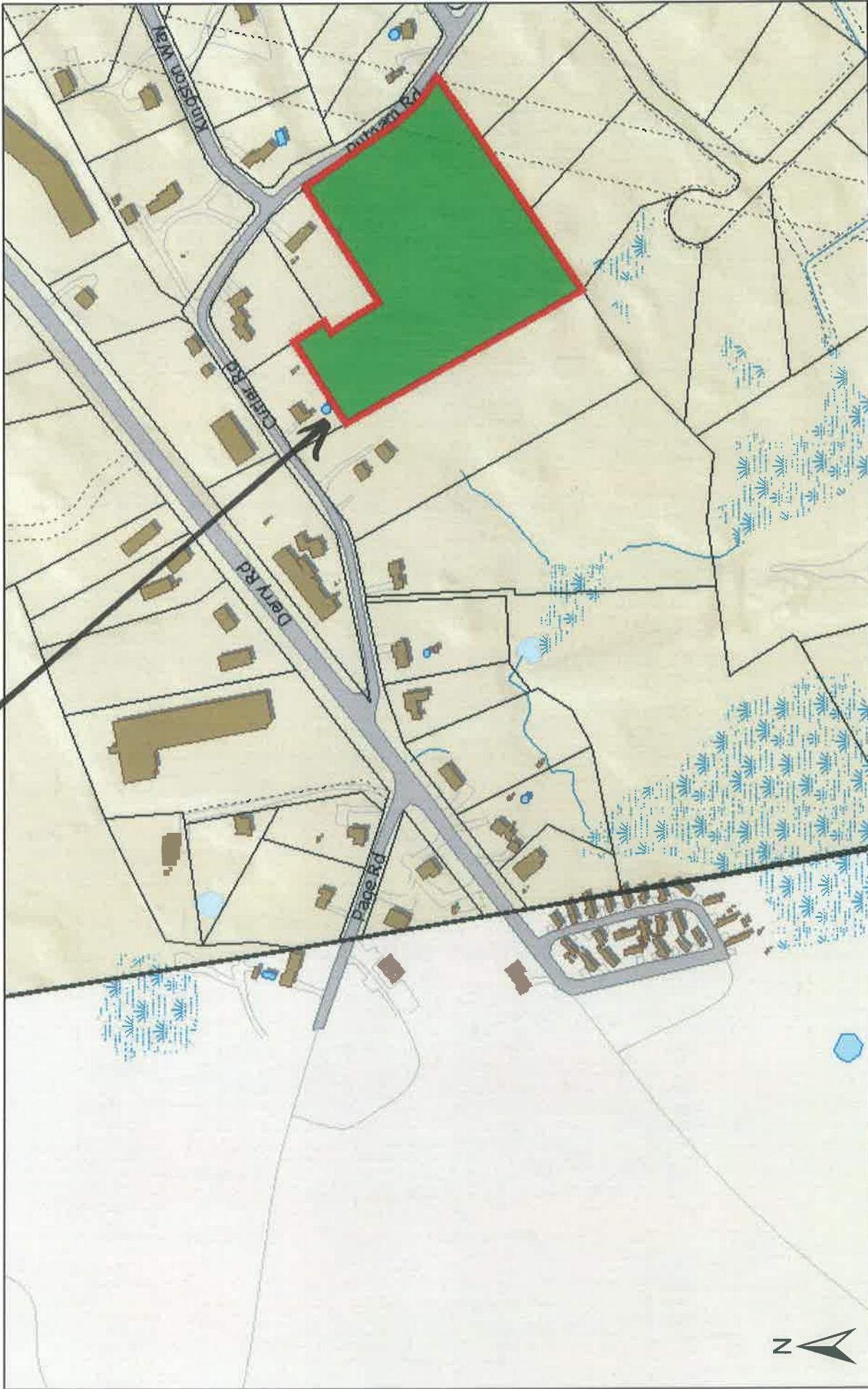
Proposed ITE Use #1: Single-Family

Proposed Building Area (square footage): _____ S.F.

CAP FEES: (ONE CHECK NEEDED)

1.	(Bank 09)		
	2070-090	Route 3A:	\$ <u>306.90</u>
	2070-091	Route 102:	\$ <u>477.68</u>
	2070-086	Route 111:	\$ <u>311.51</u>
		Total CAP Fee	\$ <u>1,096.09</u>
2.	(Bank 09)		
	2050-182	Recreation	\$ <u>400.00</u>
3.	(Bank 09)		
	2080-051	School	\$ <u>3,578.00</u>
		Total CAP Fee	\$ <u>5,074.09</u>

22 Putnam Rd.



May 21, 2015

----- Easement_Lines

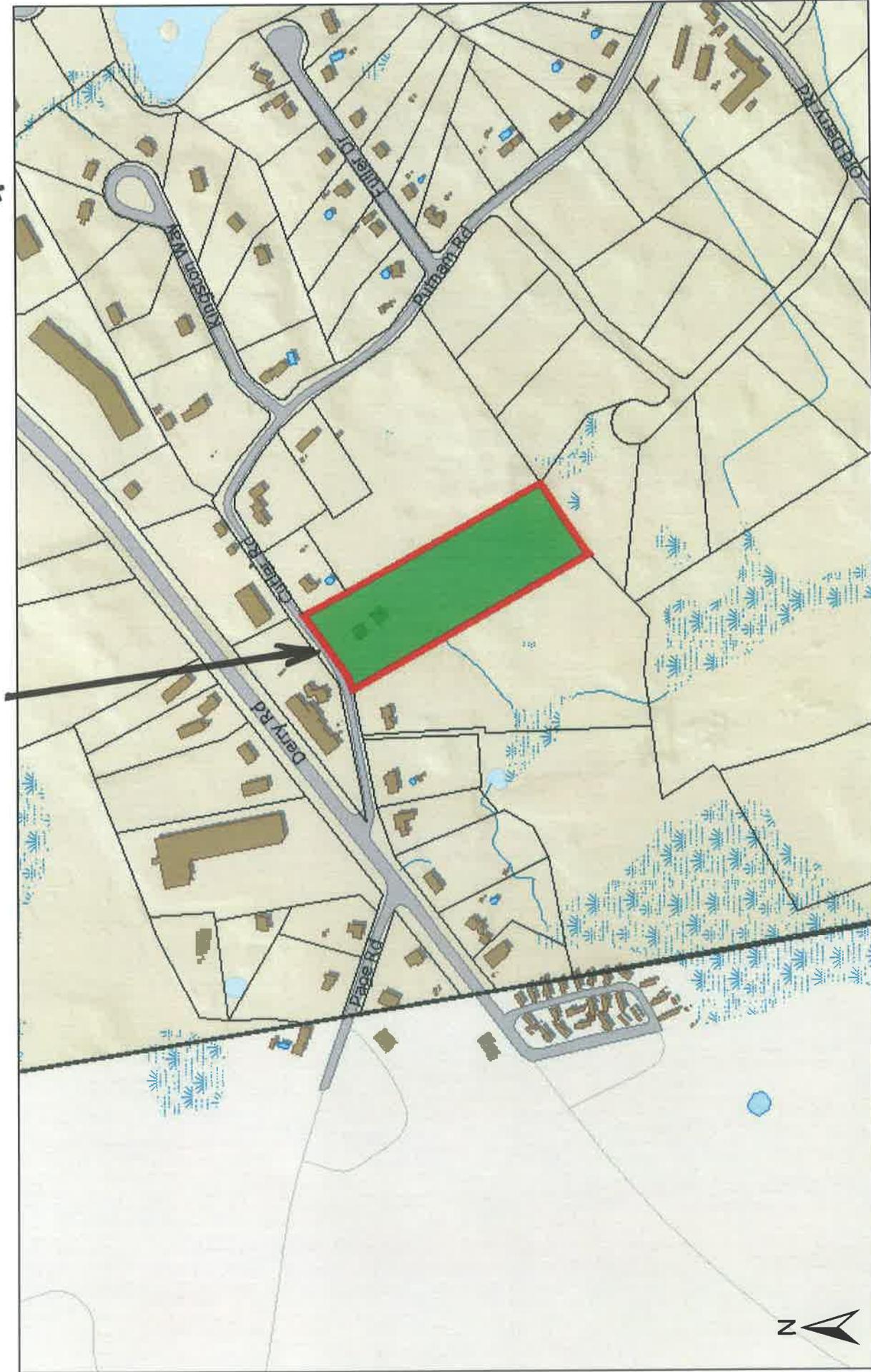
□ Parcels

1 inch = 357 feet



1" D cont.

7 Cutler Rd.



May 21, 2015

Parcels

1 inch = 430 feet

0

470

940 Feet





Google earth

feet
meters



NORTH
STREET VIEW
22 PUTNAM RD



Google earth



SOUTH
STREET VIEW
22 PUTNAM RD



Google earth

feet
meters



NORTH
STREET VIEW
7 CUTLER RD



Google earth

feet
meters



A SOUTH
STREET VIEW
7 CUTLER RD

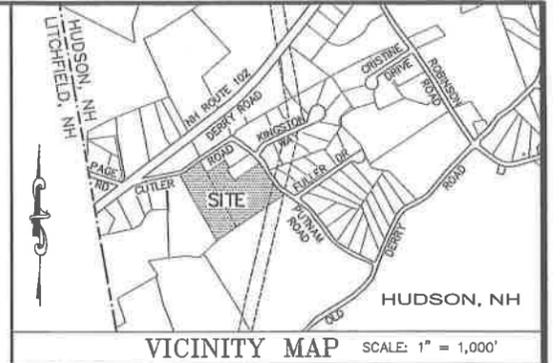
OWNER

SIGNATURE: *July A. Durand*

DATE: 4-14-15

PROPOSED LOT AREA TABLE

MAP & LOT NUMBER	TOTAL LOT AREA	WETLAND AREA	AREA >25% SLOPE	BUILDABLE LOT AREA	FRONTAGE
MAP 109, LOT 17	80,032 S.F. 2.086 ACRES	2,807 S.F.	0 S.F.	87,135 S.F. 2,000 ACRES	234.47'
MAP 110, LOT 12	285,586 S.F. 6.589 ACRES	0 S.F.	9,596 S.F.	278,936 S.F. 6.337 ACRES	46.51'
MAP 110, LOT 12-1	89,281 S.F. 2.049 ACRES	0 S.F.	2,023 S.F.	87,258 S.F. 2,003 ACRES	200.00'
MAP 110, LOT 12-2	89,281 S.F. 2.049 ACRES	0 S.F.	2,472 S.F.	87,120 S.F. 2,000 ACRES	242.78'



- REFERENCE PLANS:**
- "PLAN OF LAND OF RAYMOND E. & LORETTA A. DUQUETTE, CUTLER & PUTNAM RD.'S, HUDSON, NH," SCALE: 1"=50', DATED JULY 1984, PREPARED BY L.W. SZUGDA IN CONJUNCTION WITH NED SPAULDING. H.C.R.D. PLAN NO. 2812.
 - "PLAN OF LAND OF RAYMOND E. & LORETTA A. DUQUETTE, CUTLER & PUTNAM RD.'S, HUDSON, NH," SCALE: 1"=50', DATED JULY 1984, LAST REVISED JUNE 23, 1972, PREPARED BY L.W. SZUGDA IN CONJUNCTION WITH ROLAND P. THEREIN. H.C.R.D. PLAN NO. 5948.
 - "LAND OF RAYMOND & LORETTA A. DUQUETTE," SCALE: 1"=50', DATED OCTOBER, 1974, PREPARED BY FRANK G. SPRAGUE. H.C.R.D. PLAN NO. 8028.
 - "CORRECTIVE PLAN, MAP 115, LOT 2-1, NODE VILLAGE, OLD DEERE ROAD, HUDSON, NEW HAMPSHIRE," SCALE: 1"=100', DATED NOVEMBER 8, 2008, PREPARED BY MAYNARD & PAQUETE ENGINEERING ASSOCIATES, L.L.C. H.C.R.D. PLAN 35141.
 - "SUBDIVISION PLAN, LOT 25/ MAP 37, COOT SUBDIVISION, CULTURE ROAD, HUDSON, NEW HAMPSHIRE," SCALE: 1"=50', DATED MARCH 28, 1989, LAST REVISED JULY 13, 1989, PREPARED BY MAYNARD & PAQUETE, INC. H.C.R.D. PLAN 23643.
 - "BOUNDARY PLAN, DURAND PROPERTY, 22 & 24 PUTNAM ROAD, 7 CUTLER ROAD, MAP 109 LOT 14 & 17/MAP 110 LOT 12, HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY," SCALE: 1" 50'; DATED: FEB. 16, 2008, PREPARED BY: KEACH-NORDSTROM ASSOCIATES, INC.; H.C.R.D. PLAN NO. 35977.
 - TOWN OF HUDSON TAX ASSESSORS MAPS 109, 110, 114, 115.

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE MAP 109; LOT 17 AND MAP 110; LOT 12 AND RESUBDIVIDE CREATING TWO ADDITIONAL BUILDING LOTS, FOR A TOTAL OF 4 SEPARATE BUILDING LOTS.
 - TOTAL AREA OF PARCELS (PRIOR TO SUBDIVISION):
EXISTING MAP 109; LOT 17 = 229,908 SF. OR 5.277 ACRES
EXISTING MAP 110; LOT 12 = 324,595 SF. OR 7.451 ACRES
 - PRESENT OWNER OF RECORD:
MAP 109, LOT 17 & MAP 110, LOT 12
ROBERT N. & SALLY A. DURAND
24 PUTNAM ROAD
HUDSON, NH 03051
BK. 4475, PG. 0051 (MAP 109; LOT 17)
BK. 4473, PG. 0211 (MAP 110; LOT 12)
 - THE SUBJECT PARCELS ARE LOCATED WITHIN THE GENERAL-ONE (0-1) ZONING DISTRICT AND ARE SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS:
MIN LOT AREA: 87,120 SF
MIN FRONTAGE: 200 FT
MIN BUILDING SETBACKS:
-FRONT: 30 FT
-SIDE: 15 FT
-REAR: 15 FT
 - BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE IN NOVEMBER 2007.
 - BEARING BASIS IS MAGNETIC 2007. VERTICAL DATUM IS NOVD 29.
 - A HISTORICAL LAYOUT DATED JUNE 1889 WAS FOUND FOR PUTNAM AND CUTLER ROADS IN THE HUDSON ROAD BOOK ON FILE AT THE STATE OF NEW HAMPSHIRE ARCHIVES. SAID LAYOUT DEFINES THE WIDTH AS THREE ROADS (48.5').
 - WETLAND MAPPING PERFORMED BY SCHAUER ENVIRONMENTAL CONSULTANTS, L.L.C. ON MAY 21, 2012.
 9. SITE TO BE SERVICED BY PRIVATE ONSITE WELLS AND SEPTIC SYSTEMS.
 - WALIVERS REQUESTED:
-HTC 289-6(D) TRAFFIC STUDY
-HTC 289-6(D) FISCAL/ENVIRONMENTAL IMPACT STUDY
-HTC 289-20(C) DRAINAGE STUDY
 - EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON, MAP NUMBER 3301C05080, PANEL 608 OF 701, EFFECTIVE DATE SEPTEMBER 25, 2009 INDICATES THE SUBJECT PARCELS ARE LOCATED WITHIN AREAS OF MINIMAL FLOODING, NOT A FLOOD HAZARD AREA.
 - ON NOVEMBER 13, 2014, THE TOWN OF HUDSON ZONING BOARD OF ADJUSTMENT GRANTED A VARIANCE (CASE 109-017 & 110-012) TO THE PROVISIONS OF THE HUDSON ZONING ORDINANCE, ARTICLE VII OF HTC SECTION 334-27, TABLE OF DIMENSIONAL REQUIREMENTS, TO PERMIT THE CREATION OF A LOT WITH APPROXIMATELY 45 FEET OF FRONTAGE WHERE 200 FEET IS REQUIRED. THE VARIANCE WAS GRANTED WITH THE STIPULATION THAT ONLY ONE SINGLE FAMILY IS ALLOWED ON THE PROPOSED LOT 12, WITH NO FURTHER SUBDIVISION.
 - A CAP IN THE AMOUNT OF \$1,554.33, 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.
 - SHEETS 1 AND 2 SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS, AND A FULL PLAN SET IS LOCATED AT THE HUDSON PLANNING OFFICE.

LEGEND

	PROPERTY LINE
	EDGE OF PAVEMENT
	ABUTTER PROPERTY LINE
	WETLAND LINE
	STONE WALL
	BUILDING SETBACK LINE
	TREELINE
	IRON PIN FOUND/SET
	DRILL HOLE FOUND/SET
	STONE BOUND FOUND
	IRON PIN TO BE SET



UTILITY NOTE

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

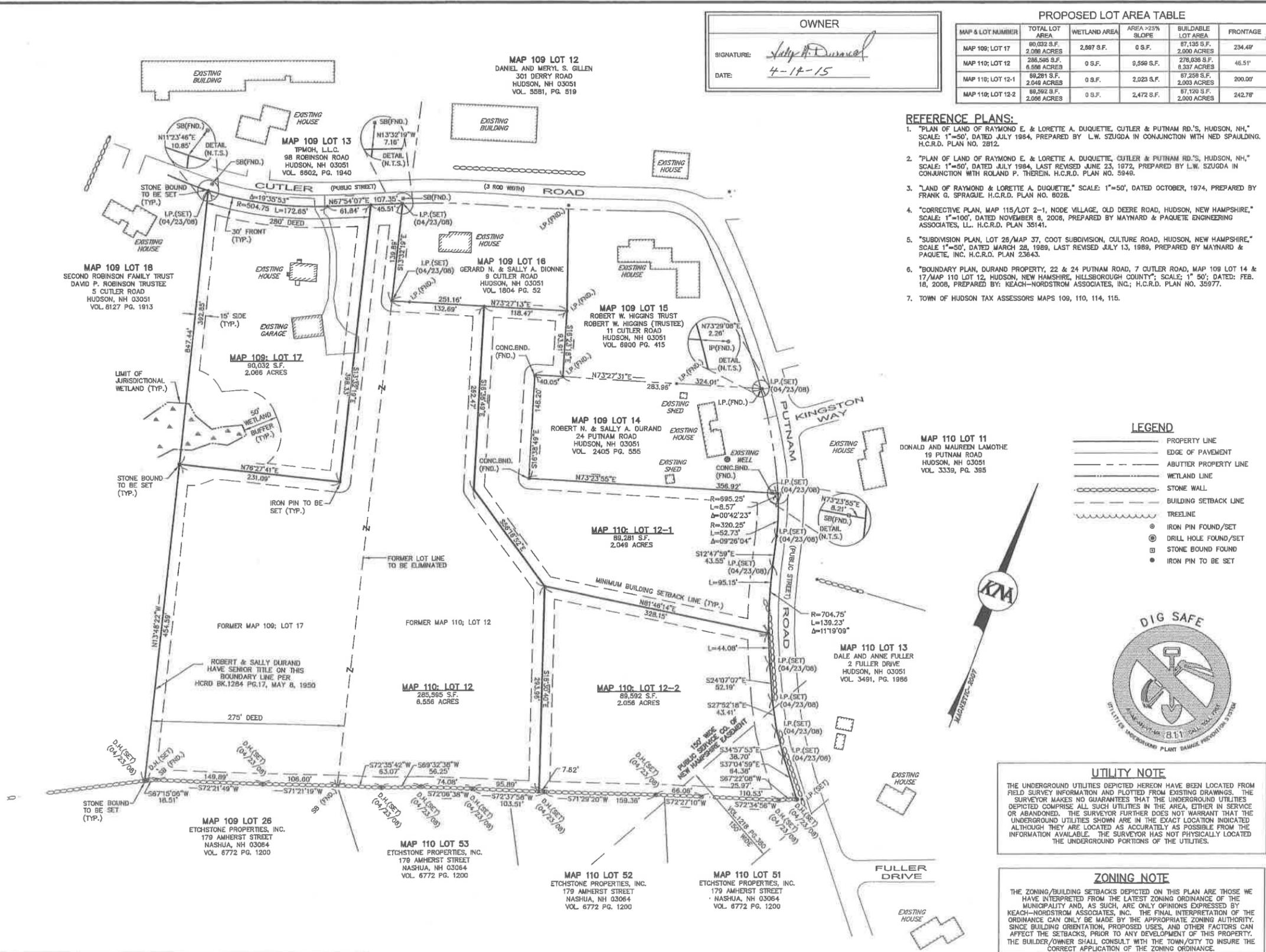
ZONING NOTE

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

CERTIFICATION:

THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN NOVEMBER 2007 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY/TOWN WITHIN WHICH IT IS LOCATED WITHIN A TRAVELER ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS AN STANDARD URBAN PROPERTY SURVEY AS DEFINED IN THE STATE OF NEW HAMPSHIRE ADMINISTRATIVE RULES GOVERNING LAND SURVEYS. (LAN 503).

4/20/15
DATE



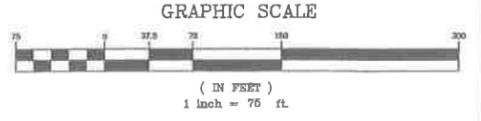
PURSUANT TO THE SUBDIVISION REGULATIONS OF THE HUDSON PLANNING BOARD, THE SUBDIVISION APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

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

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

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

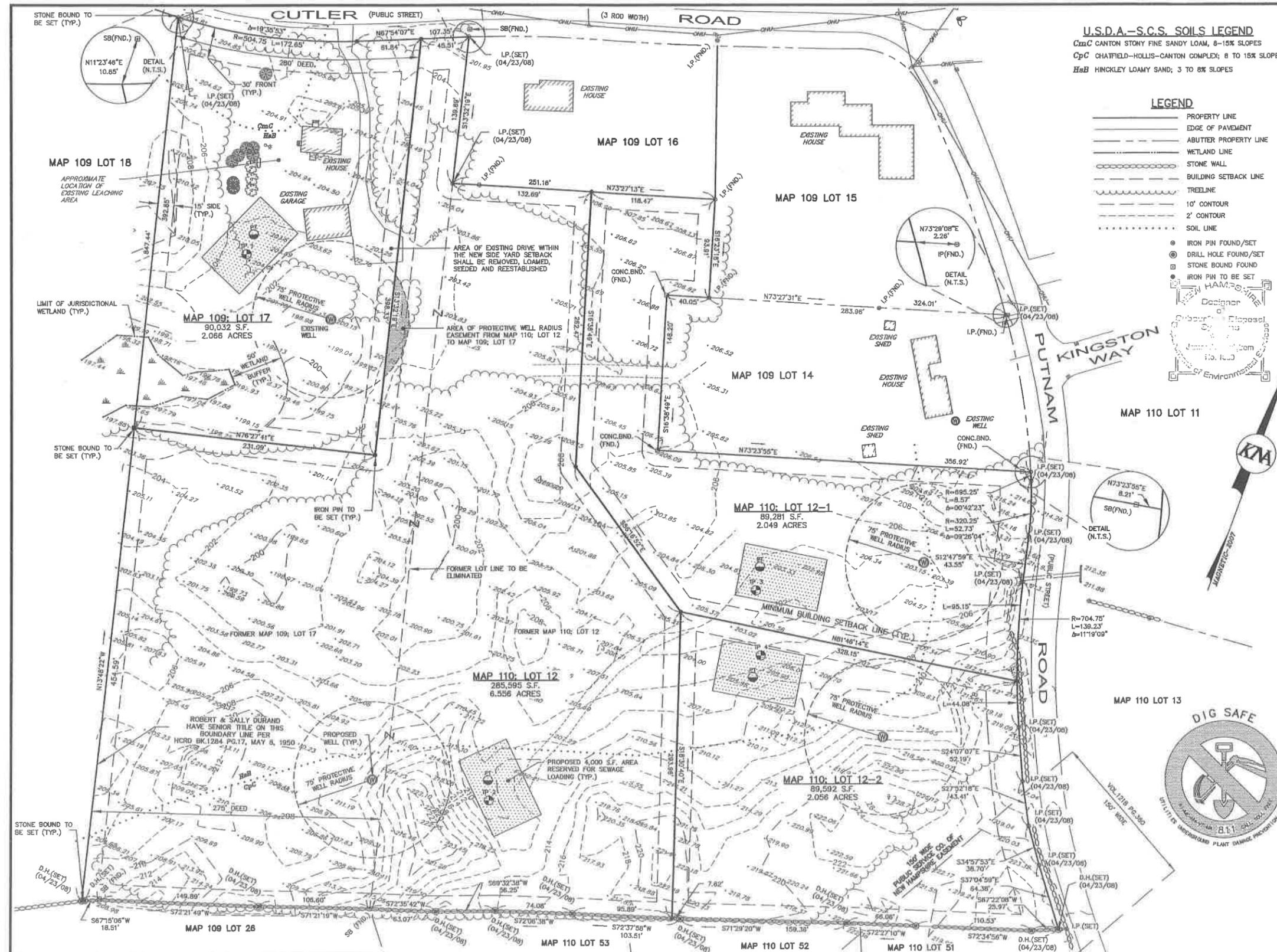


PETER SCHAUER
PETER S. SCHAUER, CERTIFIED WETLAND SCIENTIST #48, OF SCHAUER ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH, PERFORMED THE WETLAND MAPPING ON MAY 21, 2012 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

REVISIONS

No.	DATE	DESCRIPTION	BY

DATE: APRIL 14, 2015
PROJECT NO: 07-1010-2
SCALE: 1" = 75'
SHEET 1 OF 3



U.S.D.A.-S.C.S. SOILS LEGEND
 CmC CANTON STONY FINE SANDY LOAM, 8-15% SLOPES
 CpC CHATFIELD-HOLLIS-CANTON COMPLEX; 8 TO 15% SLOPES
 HsB HINCKLEY LOAMY SAND; 3 TO 8% SLOPES

LEGEND

- PROPERTY LINE
- EDGE OF PAVEMENT
- - - ABUTTER PROPERTY LINE
- - - WETLAND LINE
- STONE WALL
- - - BUILDING SETBACK LINE
- TREELINE
- 10' CONTOUR
- 2' CONTOUR
- SOIL LINE
- IRON PIN FOUND/SET
- DRILL HOLE FOUND/SET
- STONE BOUND FOUND
- IRON PIN TO BE SET
- HAMMER POINT

TP #1		TP #2	
LOGGED BY JAN DATE: 4/14/2015		LOGGED BY JAN DATE: 4/14/2015	
PERC RATE: 6 MIN./INCH IMPERVIOUS LAYER: NONE WATER ENCOUNTERED: NONE		PERC RATE: 6 MIN./INCH IMPERVIOUS LAYER: NONE WATER ENCOUNTERED: NONE	
0"	O FOREST MAT	0"	O FOREST MAT
5"	A 10YR 3/4, WEAK GRANULAR, FRIABLE LOAMY, MANY ROOTS	5"	A 10YR 3/4, WEAK GRANULAR, FRIABLE LOAMY, MANY ROOTS
24"	B 10YR 5/6, BLOCKY, FRIABLE, FINE SANDY LOAM, FEW COARSE ROOTS	28"	B 10YR 5/6, W. GRANULAR, FRIABLE, FINE SANDY LOAM, FEW COARSE ROOTS
36"	C 10YR 7/2, LOOSE, GRAVELLY SAND, FEW ROOTS TO 48", FEW FAINT FE CONC. (MOTTLES) @ 48"	36"	C-1 10YR 6/4, W. GRANULAR, FRIABLE, FINE LOAMY SAND
E.S.H.W.T. @ 48"		E.S.H.W.T. @ 48"	C-2 10YR 7/2, W. GRANULAR, FRIABLE, LOAMY SAND, 10% STONE, FEW FAINT FE CONC. (MOTTLES) @ 48", FRACTURED BEDROCK AT BOTTOM OF HOLE
72" BOTTOM OF HOLE		65" BOTTOM OF HOLE	

TP #3		TP #4	
LOGGED BY JAN DATE: 4/14/2015		LOGGED BY JAN DATE: 4/14/2015	
PERC RATE: 8 MIN./INCH IMPERVIOUS LAYER: NONE WATER ENCOUNTERED: 32"		PERC RATE: 8 MIN./INCH IMPERVIOUS LAYER: NONE WATER ENCOUNTERED: 32"	
0"	O FOREST MAT	0"	O FOREST MAT
5"	A 10YR 3/3, WEAK GRANULAR, FRIABLE LOAMY, MANY ROOTS	5"	A 10YR 3/3, WEAK GRANULAR, FRIABLE LOAMY, MANY ROOTS
28"	B 10YR 6/6, W. GRANULAR, FRIABLE, FINE SANDY LOAM, FEW COARSE ROOTS	26"	B 10YR 7/3, W. GRANULAR, FRIABLE, FINE SANDY LOAM, FEW COARSE ROOTS, FEW INCLUSIONS OF CLAYEY SAND
E.S.H.W.T. @ 42"		E.S.H.W.T. @ 42"	C 2.5Y 7/4, W. GRANULAR, FRIABLE, LOAMY SAND FEW DIST. FE CONC. (MOTTLES) @ 42"
55" BOTTOM OF HOLE		78" BOTTOM OF HOLE	

SEE SHEET 1 FOR NOTES AND REFERENCE PLANS

TOPOGRAPHIC CONSOLIDATION AND SUBDIVISION PLAN
DURAND PROPERTY
 22 PUTNAM ROAD
 7 CUTLER ROAD
 MAP 109, LOT 17 & MAP 110, LOT 12
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER OF RECORD:
 ROBERT N. & SALLY A. DURAND
 24 PUTNAM ROAD
 HUDSON, NH 03051
 VOL.2405 PG. 555 (MAP 109 LOT 17)
 VOL.4475 PG.51 (MAP 110 LOT 12)

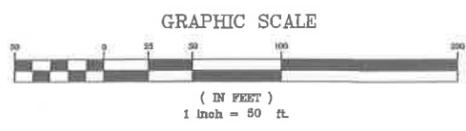
APPLICANT:
 ROBERT N. & SALLY A. DURAND
 24 PUTNAM ROAD
 HUDSON, NH 03051

KMA KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Planning Landscape Architecture
 10 Commerce Park North, Suite 303, Bedford, NH 03110 Phone (603) 827-2881

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

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

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



PETER S. SCHAUER, CERTIFIED WETLAND SCIENTIST #48, OF SCHAUER ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH, PERFORMED THE WETLAND MAPPING ON MAY 21, 2012 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

CERTIFICATION:
 THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN NOVEMBER 2007 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY/TOWN WITHIN WHICH IT IS LOCATED WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS AN STANDARD URBAN PROPERTY SURVEY AS DEFINED IN THE STATE OF NEW HAMPSHIRE ADMINISTRATIVE RULES GOVERNING LAND SURVEYS. (LAN 503).

4/20/15
 DATE



REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: APRIL 14, 2015
 PROJECT NO: 07-1010-2
 SCALE: 1" = 50'
 SHEET 3 OF 3

Cost Allocation Procedure (CAP) Fee Assessment Update Report

Staff Report

May 27, 2015

The last time the Planning Board reviewed the CAP Fee Assessment Update was in June of last year, and the last time the board took action on this matter was on March 26, 2014, which included the following motion, as cited at the end of the below meeting minutes:

HUDSON PLANNING BOARD MEETING MINUTES March 26, 2014

A. Discussion of the Cost Allocation Procedure (CAP) Fee Assessment Update Report, prepared by VHB, Inc. Deferred Date Specific from the 02-26-14 Planning Board Meeting.

Chairman van der Veen read aloud the published notice, as repeated above.

Town Planner Cashell noted that this item was back at the Planning Board's request to receive input from Mr. Marty Kennedy with respect to the two proposed Traffic Impact Fee Zones—adding that he had included Mr. Kennedy's E-mail input in his staff report and that Mr. Kennedy was in favor. He noted that Mr. Kennedy had provided a new map, as shown on Page 2 of his staff report, showing the dividing line between the two zones. He reported that Mr. Kennedy felt this would serve the best interests of the Town relative to any changes taking place along Routes 111/3-A and River Road, as well as all the other sections of the town, because the CAP fee of any new development would serve the purposes of the RSAs with respect to improving the Town's roadways in the future.

Mr. Cashell discussed the next steps, as outlined on Page 3 of his staff report, saying Town Counsel Atty. Buckley, in his 12-04-13 letter, had recommended that the Planning Board request the Highway Safety Committee to review and determine a priority list of road improvements, based on capacity of those roadways, with that list to be provided in writing to the Planning Board for review and concurrence, after which the Board should forward the list to the Board of Selectmen for that group's review and approval. Following that, he continued, the Planning Board could then move to adopt the new CAP fee procedure.

Mr. Della-Monica noted there had been a question about distinguishing between "front-door" projects and projects further way from the line, suggesting that the Board could have the developer for a project right on the line actually do the project (such as installing a traffic light) in lieu of the CAP fee, as that would cost more than the CAP fee. He concluded by saying he did not think there was a problem in creating that sort of offset to distinguish between projects that directly affected a corridor and projects that did not.

Town Planner Cashell added that, depending on the degree of the development, the Board also could require a developer both to do the project and also to pay a CAP fee.

Mr. Brackett, noting that he was new to the Board, asked if the purpose of having the two zones was to better allocate CAP fees for improvements in one zone of the other. Town Planner Cashell said the whole idea was that if there were a project on one side of the dividing line, the CAP fee could be used for both sides of the road. He noted that the line went along Route 111 and down Route 3-A, saying these were the corridors on which most future commercial development was expected to take place. He clarified that the CAP fees for a development located near the Londonderry border on Route 102, as an

example, would be used exclusively for that area—explaining that there had to be somewhat of a direct benefit.

Mr. Hall said he understood it differently. He said any project done on Route 111 would never be 100% funded by CAP fees—adding that if one side of the line had a lot more money, half of that money could be allocated to projects in that zone and the rest of the money could be used for the rest of the roads. He said having the line go down the center of the corridor provided much more flexibility.

Selectman Maddox noted this was just theory, as no one had taken this process to court as yet.

Chairman van der Veen noted that other communities had adopted the same process and had yet to be challenged.

Chairman van der Veen asked for confirmation that money from CAP fees for a project built on Route 111, as an example, could also be spent on intersections pertaining to other roads, and that the money was not just limited to the main corridors. Mr. Hall expressed agreement.

Mr. Della-Monica moved for the Planning Board to request the Highway Safety Committee to review both the Town Counsel letter, dated December 4, 2013, re: the Proposed Impact Fee Modifications and the VHB Report entitled: (DRAFT) Town of Hudson, New Hampshire Traffic Impact Fee System, dated November, 2013, and then devise a list of roadway improvement projects throughout Hudson and exclusive to capacity enhancement—and, further, for the Highway Safety Committee to provide the said list to the Planning Board for review. (Note: upon favorable review of the subject list of improvement projects, the Planning Board shall forward its findings on the same to the Board of Selectmen, relative to receiving their support to implement the projects.)

Ms. McGrath seconded the motion.

VOTE: No questions or comments being brought forward, Chairman van der Veen called for a verbal vote on the motion. All members voted in favor, and Chairman van der Veen declared the motion to have carried unanimously (7-0).

RESULTING from the above motion, attached herewith, please find preliminary plans showing 5 highway improvement projects the Highway Safety Committee has recommended for the Planning Board to consider, relative to seeking the support of the BOS to implement.

DRAFT MOTION:

I move for the Planning Board to forward to the Board of Selectmen the attached 5 proposed highway improvement projects, as recommended by the Highway Safety Committee, relative to seeking the BOS's support for implementation, with implementation funding derived, in part, from CAP Fees, which shall be combined with state, federal, local and private funding sources, as such funds become available.

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

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May 27, 2015

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example, would be used exclusively for that area—explaining that there had to be somewhat of a direct benefit.

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Ms. McGrath seconded the motion.

VOTE: No questions or comments being brought forward, Chairman van der Veen called for a verbal vote on the motion. All members voted in favor, and Chairman van der Veen declared the motion to have carried unanimously (7–0).

RESULTING from the above motion, attached herewith, please find preliminary plans showing 5 highway improvement projects the Highway Safety Committee has recommended for the Planning Board to consider, relative to seeking the support of the BOS to implement. The tentative titles for each project are as follows:

- 1) Kimball Hill Road/Route 111/ Greeley Street Intersection Improvements (Roundabout)
- 2) Lowell and Belknap Road Improvements
- 3) Route 111/Sullivan Road/Lawrence Road Signalized Intersection
- 4) Lowell Road Improvements From Executive Drive to Circumferential Hwy.
- 5) Route 102 & Old Derry Road Signalized Intersection

DRAFT MOTION:

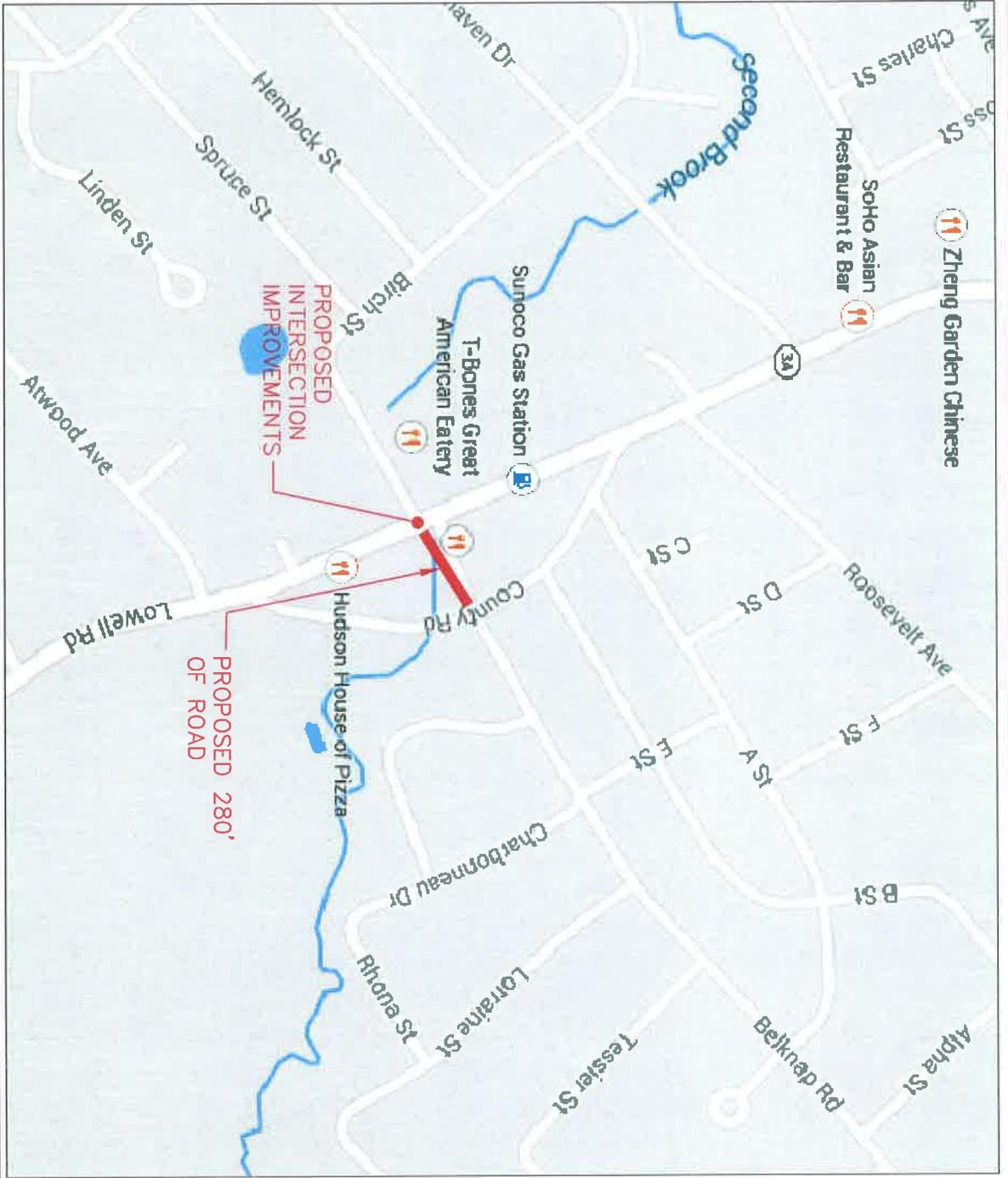
I move for the Planning Board to forward to the Board of Selectmen the attached 5 proposed highway improvement projects, as recommended by the Highway Safety Committee, relative to seeking the BOS's support for implementation, with implementation funding derived, in part, from CAP Fees, which shall be combined with state, federal, local and private funding sources, as such funds become available.

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



TOWN OF HUDSON
12 SCHOOL STREET
HUDSON, NH 03051

MAP LEGEND
- - - - - UNIMPROVED ROAD
- - - - - IMPROVED ROAD
- - - - - PROPOSED ROAD
- - - - - PROPOSED INTERSECTION IMPROVEMENTS
- - - - - PROPOSED 280' OF ROAD



TOWN OF HUDSON
NEW HAMPSHIRE
LOWELL & BELKNAP ROAD IMPROVEMENTS

DRAWN BY: E20
CHECKED BY: E20
DATE: 2/15/15
NOT TO SCALE

INDEX SHEET
NUMBER
1

PROJECT SUMMARY:
THE PROJECT WILL INCLUDE THE CONSTRUCTION OF TWO LANES AND BENT FEET OF ROAD AND IMPROVE THE INTERSECTION SIGNAL TO ACCOMMODATE THE PROPOSED LAND USE.
PROJECT ESTIMATE: \$1.2 MILLION

Status Report on the Land Use Regulations Review Committee's Efforts, RE: Updating the Planning Board's Land Use Regulations

Staff Report

May 27, 2015

Please note, this item was on this agenda for an update status on the LURRC's charge to propose amendments and edits to the Planning Board's Land Use Regulations. In an impromptu manner, this update was presented at the end of the May 13th Meeting.

A summarization of the LURRC's efforts on said charge includes the following:

- 1) To date, the LURRC has held 4 meetings, with the 5th meeting scheduled to take place on June 6th.
- 2) Proposed edits and amendments concerning the first 3 of 5 Chapters of the Land Use Regulations are now complete, i.e., Chapters 193 – Driveways, 200 – Excavation of Soil & 275 – Site Plan Review.
- 3) Completion of proposed edits and amendments to the 2 remaining Chapters, i.e., 289 – Subdivision of Land & 290 – Stormwater Management , together with the creation of a new Chapter, which includes the consolidation of revised and new definitions pertaining to the Land Use Regulations, is scheduled for the end of June.
- 4) Upon completion of its charge, the LURRC shall submit its work to the full Planning Board for review, with the final part of this effort involving a public hearing(s), relative to adopting the Updated Land Use Regulations.

Solar-Powered Traffic Control Lights - School Zone Route 102/Alvirne High School

Staff Report

27 May 2015

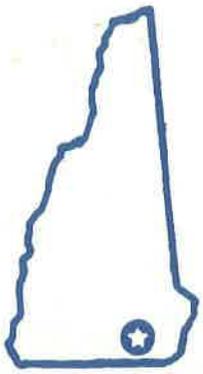
As a follow-up to the continuing Solar Powered School Zone Traffic Control Signs/Signals Saga, attached herewith, please find a copy of Kevin Burns' memorandum, dated May 18, 2015; Re: School Zone Safety Improvement Route 102. In his memo, he explains in detail his reasons for wanting to implement said solar powered traffic control devices. Also included with this staff report are photos of the existing traffic control devices located on each side of Derry St., approaching the Alvirne High School Zone.

If the Planning Board decides to support Mr. Burns' request, a DRAFT MOTION to this effect is provide below.

DRAFT MOTION:

I move for the Planning Board to favorably recommend to the Board of Selectmen the expenditure of the remaining funds included in Accounts 2050-564 – Walgreens – 102 Offsite Improvements and 2050-576 – Reeds Ferry – Rte 102 Offsite Improvements, which have balances of \$7,071.90 and \$7,000.00 respectively, and for these funds to be expended exclusively for the proposed solar-powered traffic control light replacement project, which is scheduled for implementation this year (2015) within the Alvirne High School Zone along Derry Street (NH Rte. 102).

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



TOWN OF HUDSON

Highway Department

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



To: John Cashell, Town Planner

From: Kevin Burns, Road Agent *KB*

Date: May 18, 2015

Re: School Zone Safety Improvements Route 102

The goal of the project is to improve safety at the school zone on Route 102 at the Hills Garrison Elementary School and Alvirne High School. This project, if approved, will make the area safer for our town employees (crossing guards), students walking to and from school, and commuters in the area.

To start my presentation, I think it would help to understand what equipment is currently in place in this area. The existing equipment includes two non-functioning yellow flashing lights, one north of the schools and one south. The lights were installed and maintained by NHDOT many years ago. Since then, NHDOT has abandoned them. They have informed me they no longer install or maintain lights, but we (the Town) are welcome to fix them if we want. These lights, when they did function, were on simple timers that would turn them on once in the morning and off at night. The Town has no investment in these lights at all.

Our goal with this project is to install school zone flashers that will allow us to legally reduce the speed limit on Route 102 in the school zone by 10 MPH. This reduction in speed is allowed under RSA 265:60 II Section (a). With the proper equipment, we are allowed to reduce the speed limit from 35MPH to 25 MPH for 45 minutes before the start of school and for 45 minutes after the end of school. All of the other school zones in town are equipped with the proposed lights with the exception of Nottingham West. In these other locations the speed limit has been lowered from 30 MPH to 20 MPH.

The power supply chosen for this equipment is solar. This power source is what we have found to operate best with new installations. The system currently set up on Melendy Road is solar and has been maintenance free for 7 years now. Installation takes less than a day and power supply is never a problem. I understand the payback for solar is a question for some. I totally agree. If this section of road was equipped with electric school zone lights that reduced the speed limit, I would not bring this project

forward. I do now, as this is basically a new installation. We have many electric school zone lights in place that I would not recommend spending \$14,000 on to save \$22 a month on electric bills.

If approved, I would have these installed prior to the start of the next school year in 2015.

In closing, I think this will be a big safety improvement for this section of Route 102. It is very dangerous for the crossing guards, often in the dark, trying to stop vehicles in this 35 MPH zone. With these lights in place, we can lower that limit and legally enforce it. It really makes no sense that we (the Town) reduce the speed limit in other school zones to 20 MPH, while allowing the subject one along Rte. 102 to remain at almost double the speed – 35 MPH. Please note that Police Chief Lavoie supports this project as well.



Google earth





Google earth

feet
meters





Google earth

feet
meters

