

**PUBLIC MEETING
TOWN OF HUDSON, NH
JUNE 10, 2015
(Addendum #1)**

In addition to items already scheduled and posted for review at the June 10, 2015 Planning Board Meeting, the following items are scheduled to be heard:

III. CORRESPONDENCE

- B. Memo from Road Agent, Kevin Burns, dated June 1, 2015, Re: _____ ,
Request to Expend Road Improvement Funds for Sagamore Industrial Park.

XI. OTHER BUSINESS

- A. 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 – 05/29/15

Eagles Nest Estates OSD Subdivision

STAFF REPORT

6 June 2015

SITE: Bush Hill Road - Map 186, Lot 24 Map 194, Lots 9 & 10 Map 195, Lot 1 - SB# 02-15

ZONING: G-1

PURPOSE OF PLAN: Proposed 66-lot Open Space Development (OSD). Project includes a proposed lot-line adjustment between Map 186, Lot 24 and Map 186; Lot 20-4. The newly adjusted Map 186, Lot 24 will be consolidated with Map 194, Lots 9 & 10, Map 195, Lot 1, and Map 201, Lot 7. The consolidated tract will then be subdivided into 65 open-space residential lots. Deferred Date Specific from the 13 May 2015 Meeting.

PLAN UNDER REVIEW ENTITLED: Open Space Development Eagles Nest Estates, Map 186; Lots 20 – 4 & 24, Map 194; Lots 9 & 10, Map 195; Lot 1 and Map 201; Lot 7, Bush Hill Road, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc. dated: 7 JAN 2015, last revised 20 APR 2105, consisting of Sheets 1 – 101, Sheets L1 – L8, S1 – S5 and Y1 – Y5, together with Notes 1 – 42 on Sheet 2 of 102 (said plans are attached hereto). Please note, the Cover Sheet references only digit Sheets 1 – 101, while the digit labeled sheets cite of 102. This error needs to be corrected in the final plan set.

ATTACHMENTS: N/A

ATTACHMENTS INCLUDED IN THE INITIAL HEARING PACKET MARCH 11, 2015:

- 1) Introduction Letter, Project Narrative, OSD Subdivision Plan application, Waiver Request forms, CLD/JMC & Applicant Checklists, and aerial photo of site dated 9 Feb 15 – “A”.
- 2) CLD Initial Comments Report, dated 24 FEB 2015 -“B”.
- 3) Comment Forms and Reports from Engineering, Fire, Zoning, Highway, Assessing and Police. - “C”.
- 4) Cistern Easement (Eagles Nest Estates) – “D”.
- 5) Easement Deed (Eagles Nest Estates – Drainage) – “E”.
- 6) Declaration of Sight Distance Easements Eagles Nest Estates Subdivision – “F”.
- 7) Conservation Easement (Eagles Nest Estates) – “G”.
- 8) Access and Utility Easements (Eagles Nest Estates) – “H”.
- 9) Access and Utility Easement (Eagles Nest Estates – Kelly A. Trudel) – “I”.
- 10) Eagles Nest Estates Homeowners Association By-Laws Article I Definitions – “J”.
- 11) Declaration of Covenants & Restrictions(Open Space–Eagles Nest Estates Subdivision) “K”.
- 12) Memorandum form Atty. Andrew Prolman, re: Eagles Nest Estates Subdivision Tax Map 194, Lot 9 – “L”.

NOTE: Information included on the Town’s webpage, under Planning Board (not included in this report as an attachment):

- 1) **The Eagles Nest Subdivision application and Plan Review**
- 2) **NHDES Information and Traffic Study**

REQUESTED WAIVERS (NOTE 13, SHEET 2):

- 1) HTC 289-6(D) - Fiscal Impact Study
- 2) HTC 289-37 - Plan Schedule Form

OUTSTANDING ISSUES:

- A) This OSD Subdivision Application was accepted by the Planning Board at the initial public hearing held on March 13, 2015.
- B) As of this writing, CLD's Comments Report for the attached revised plans is pending, but is expected in time for the meeting.
- C) The CAP Fee amount of \$1,554.33, cited in Note 34, Sheet 2 of 101, needs to be amended to the amount of \$892.01, which represents the correct amount for Sector 8 of the CAP Fee Map and the 2015 CAP Fee Matrix.
- D) At the conclusion of the initial public hearing, held on March 11, 2015, the Planning Board requested the Applicant to revise the plans to show a full street access to Kara's Crossing, and not to include a full nor emergency access to Hawkview Rd. Since that meeting, the Applicant determined that it would be in his best interest to connect a full street access to Hawkview Rd., which connects to Gibson Rd. and then out to Kimball Hill Rd. For the Applicant, this proposal takes into consideration that this later connection provides better and safer access for a through street from Bush Hill Rd. to another town owned street, i.e., Kimball Hill Rd. This is, as opposed to Spear Rd., which, when one travels it, realizes that it is not a street which is suited for any more vehicular travel than it presently exists. Also, last year, the Town's Highway Dept. reconstructed Gibson Rd., to a point where it replicates street construction standards equal to that of Clement Rd., Griffin Rd., Bockes Rd., etc. Further, both Hawkview Rd. and Gibson Rd. have relatively straight layouts, with somewhat less elevation change compared to Spear Rd.

To the effect of the above, at Wednesday night's meeting, the Applicant's representatives would like to explain to the board and interested parties the merits involved with their above-described proposed street connection proposal. However, since they have not yet received input from Kevin Burns concerning this proposed connection, ultimately for Wednesday night, after their presentation and answering questions, they will seek a deferment, date specific, until either the June 22d or July 8th Meeting. A DRAFT MOTION to this effect is provided below. Please note also, Kevin Burns has not yet commented on the grades on the newly proposed roads.

- E) In addition to the above, and because this subdivision is rather large in scale and character compared to the norm of, perhaps, 10 to 20 lots, and includes a much longer proposed roadway system, including 2 cul-de-sacs, there are several issues for the board to consider prior to taking final action on this application. For example, does the board agree with the applicant, in that, Bush Hill Rd. and Hawkview Rd./Gibson Rd. are of

adequate construction to handle the added traffic, resulting from the new subdivision, as well as through traffic added by the connection? Or as a result of Wednesday night's hearing, will the board want the applicant to provide additional information, relative to determining the adequacy of Bush Hill Rd. and Hawkview Rd./Gibson Rd. to handle said additional traffic. Another idea being floated around, should this subject undeveloped tract, perhaps, be developed, via a series of cul-de-sacs, i.e., one each off Bush Hill Rd., Kara's Crossing and Hawkview Rd.?

- F) Not to make light of this subdivision plan or shorten the board's review in anyway, after all, it's not every meeting that the board reviews a 66 lot subdivision plan, having nearly 2 miles of new roadway surface and proposing to impact 2 rural residential areas of Town, however, if after Mr. Basso gives his presentation, and concerned parties, including the Planning Board, are satisfied with the information provided and all concerns have been adequately addressed, staff has provided below DRAFT MOTIONS for the board to consider, relative to taking affirmative action on this OSD Subdivision.

NOTE (the following note was first written in the March 11, 2015 staff report for this subdivision; it remains pertinent, relative to Bush Hill Rd. only; i.e., a revised traffic study has not been provided for the newly proposed): the submitted traffic study provides evidence to the effect that the proposed Bush Hill Rd. intersection with Franklin St. will have sufficient safe sight distance in each direction. Further, Bush Hill Rd. will adequately accommodate the traffic associated with the Eagles Nest development. Please note, in preparation for Wednesday night's hearing, staff visited Bush Hill Rd., and "Googled" its present construction condition, and found the following intersection conditions at Wason Rd., located approximately 1,600 ft. west of said Franklin St. intersection: the Wason Rd./Bush Hill Rd. intersection includes a "STOP" sign and a "STOP" sign approaching sign, as well as a chevron on the opposite side of Bush Hill Rd. across from the intersection. This same exact traffic control signage exists further west along Bush Hill Rd., i.e., at the intersection of Pelham Rd. and Bush Hill Rd.

- G) The Applicant has requested a waiver from §289-37 - Plan schedule and form. The board may want to put some thought into the granting of this waiver. That is, the housing market, as inconceivable as it may be at this time, may heat-up to a point where, perhaps, as many as 30 houses or more could be under construction at any one time in this development, as well as dozens more in other developments, resulting in the proverbial manpower strain on inspection services, and overall public services, etc. A more prudent approach, relative to avoiding such a potential scenario, is to not grant the requested waiver, especially when one considers that the present provisions of §289-37 allow for as many as 20 houses to be built in any given year. So, for this subdivision, at 66 lots, full build-out would be realized in just over 3 years. In this author's opinion, it's hard to envision a build-out for this development happening faster than this allowed build-out timeframe, but if a faster build-out were to happen, imagine how many more housing units will be built around town during this same time period -- definitely creating a major strain on municipal manpower and services.
- H) The below email and cited attachment thereto was sent to board members last week in preparation for this coming Wednesday night meeting. It is presented, here, again for reference purposes only.

Memorandum

To: Planning Board, et al
From: John Cashell, Town Planner
Date: 29 May 2015

RE: Up-to-Date Eagles Nest Open Space Development (OSD) Plans

Attached, hereto, is the most up-to-date Eagles Nest OSD Subdivision Overview Plan, and the below-cited link is for the entire most up-to-date Eagles Nest OSD Subd. Plan Set. Please note, on Monday, June 1st, both the Overview Plan and the link for the entire plan set will be posted on the Town's website. The staff report to correspond with this agenda item will become available next Friday, June 5th, with the next public hearing for this subdivision scheduled for June 10th at 7:30 P.M., in the Buxton Meeting Rm., Town Hall.

Please note, the most significant change between the previous (original) Eagles Nest OSD Subdivision Plan, and this Revised Plan, is that the proposed road plans to go from Bush Hill Rd. to Hawkview Rd. This is, as opposed to the proposed road connecting with Kara's Crossing.

Over the next few days (i.e., between Mon., June 1st and Fri., June 5th), if anyone has questions or concerns regarding this matter, please feel free to contact me via the following email address: jcashell@comcast.net. I will be out of the office at a GIS/GPS Training Program at UNH.

From: Jeffrey Merritt [<mailto:jmerritt@keachnordstrom.com>]
Sent: Friday, May 29, 2015 9:28 AM
To: Cashell, John
Subject: RE: Eagles Nest

John,

Here is link to a pdf of the whole plan set.

<https://www.dropbox.com/sh/9kqnis8atjf2ogy/AADdyDttpT6x6AoJB4ftXGq2a?dl=0>

If that does not work for you, the CD that I submitted with the plans includes pdf's of the plan set.

I have attached the overview plan for you use as well.

11x17 copies will be delivered today.

Jeffrey Merritt, P.E.
Project Manager
Keach-Nordstrom Assoc., Inc.
10 Commerce Park North, Suite 3B
Bedford, NH 03110
(P) 603-627-2881
(F) 603-627-2915

e-mail: jmerritt@keachnordstrom.com

From: Cashell, John [mailto:jcashell@hudsonnh.gov]
Sent: Friday, May 29, 2015 8:24 AM
To: Jeffrey Merritt
Subject: Eagles Nest

Jeffery: Please send me an e-copy of the Eagles Nest Plan?

John

- I) The board may want to consider conditioning this development to the following offsite road improvement contribution. That is, an offsite traffic improvement fee, in the amount of \$250 shall be paid prior to the issuance of a Certificate of Occupancy for each dwelling within this subdivision, and this fee shall be expended exclusive to traffic improvements implemented within the vicinity roads of this subdivision.

APPLICATION TRACKING:

- 9 FEB 2015 - Application submitted.
- 11 MAR 2015 - Initial Public Hearing held, application accepted and deferred date specific to the 13 MAY 2015 Meeting.
- 13 MAY 2015 – Per the applicant’s written request, deferred date specific to the 10 JUN 2015 Meeting.

RECOMMENDATION: As stated in the above OUTSTANDING ISSUES section of this report.

DRAFT MOTIONS:

I move to defer further review of the Eagles Nest OSD Subdivision, date specific, to the June 24th or July 8th, 2015 Planning Board meeting.

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

REQUESTED WAIVERS (found in Note 13, Sheet 2):

- 1) HTC 289-6(D) - Fiscal Impact Study
- 2) HTC 289-37 - Plan Schedule Form

1) HTC 289-6.D. – Fiscal Impact Study

I move to grant the requested waiver: HTC 289-6.D. - Fiscal Impact Study - because said study, in addition to the submitted plans, CAP fees and other submitted application

materials, is not necessary 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 of Land Regulations.

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

2) HTC 289-37 – Plan Schedule Form

I move to grant the requested waiver HTC 289-37 – Plan Schedule – because at the present time the Town of Hudson does not restrict the pace of residential development, nor does the Planning Board anticipate the need to implement same in the foreseeable, and as such, the granting of this waiver is not contrary to the spirit and intent of the Subdivision of Land Regulations.

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

MOTION TO APPROVE:

I move to approve the subdivision plan entitled: Open Space Development Eagles Nest Estates, Map 186; Lots 20 – 4 & 24, Map 194; Lots 9 & 10, Map 195; Lot 1 and Map 201; Lot 7, Bush Hill Road, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc. dated: 7 JAN 2015, last revised 20 APR 2105, consisting of Sheets 1 – 101, Sheets L1 – L8, S1 – S5 and Y1 – Y5, together with Notes 1 – 42 on Sheet 2 of 102, in accordance with the following terms and conditions:

1. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the above Subdivision Plan-of-Record (hereafter referred to as the Plan).
2. Prior to Planning Board endorsement of the Plan, Town Counsel shall favorably recommend on the Development Agreement, as well as all Easement Deeds; further, the number of plan sheets shall be properly enumerated prior to the Plan's endorsement by the Planning Board.
3. A CAP amount of \$892.01, per residential unit, shall be paid prior to the issuance of a Certificate of Occupancy. NOTE: prior to Planning Board endorsement of the Plan, the CAP Fee amount of \$1,554.33, cited in Note 34, Sheet 2 of 102, shall be amended to said amount of \$892.01, which represents the correct amount for Sector 8 of the CAP Fee Map and the 2015 CAP Fee Matrix.
4. 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.
5. A recreation contribution in the amount of \$400.00, per residential unit, shall be paid prior to the issuance of a Certificate of Occupancy.
6. This approval is subject to final engineering review.

7. Maintenance of the onsite drainage system shall be constructed and maintained in compliance with local and NHDES requirements for such systems, and the perpetual maintenance of the stormwater treatment structures and treatment and retention basins outside of the ROW, shall be the responsibility of the future homeowner's association comprised of all the homeowners within this subdivision.
8. The number of dwelling lots for this subdivision shall be limited to 66.
9. 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.
10. 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.
11. The developer shall be responsible for the installation of a road status sign at the entrance drives to this subdivision in accordance with Section 289-40 of the Planning Board's Land Use Regulations, and as stated in Note 21, Sheet 2 of the Plan.
12. An offsite traffic improvement fee, in the amount of \$250 shall be paid prior to the issuance of a Certificate of Occupancy for each dwelling within this subdivision, and this fee shall be expended exclusive to traffic improvements implemented within the vicinity roads of this subdivision.

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

NOTE: Please take the time to read the Plan Notes on Sheet 2 of 102; they are extensive and cover many issues that are important to the board and town, relative to making sure this development and its public construction items are completed in full accord with town standards and practices.

Roadway Improvements Project – Sagamore Industrial Park

Staff Report

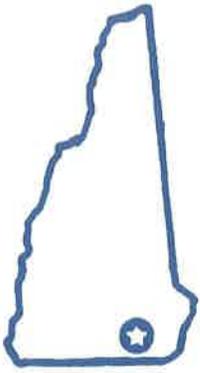
10 June 2015

Attached, please find a memo from Kevin Burns, Re; Roadway Improvement Project for Sagamore Industrial Park. It is self explanatory, relative to citing the purpose of the expenditure of the subject funds received from the owners of the Comcast Building at 55 Executive Drive. In accordance with Mr. Burns request, please find below a DRAFT MOTION for the board's consideration.

DRAFT MOTION:

I move for the Planning Board to favorably recommend to the Board of Selectmen the expenditure of the remaining funds included in Account 2050-847 – Sagamore Industrial Park – which was most recently reported to have a balance of \$54,620.63, and for these funds to be expended for their expressly established purpose, i.e., "...exclusively for road improvements within the Sagamore Industrial Park and in the vicinity of Lowell Road from Executive Drive to Sagamore Bridge Road." Note: for further reference concerning the foregoing purpose of expenditure, please refer to condition of Approval #9 of the Development Agreement for 55 Executive Drive, Hudson, NH.

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: June 1, 2015

Re: Roadway Improvement Project, Sagamore Industrial Park

As you are aware, we began a roadway improvement project in 2013 to improve the condition of the roads in the Sagamore Industrial Park to ultimately retain the businesses we currently have and to help draw new ones to the town. The first two years of the improvement we completed Flagstone Drive and Executive Drive. We have received many positive comments on the work in the park.

This year we are hoping to continue the work. We are planning on reclaiming and repaving base pavement only all of Hampshire Drive at an estimated cost of \$86,000. We are also doing the same work on 460 feet of Wentworth Drive off of Hampshire Drive that is in a failed condition. The cost estimate for that section is \$18,500. Finish pavement will be completed in 2016 at an additional cost.

I am asking that you request the Planning Board to release the funds in account 2050-847, which was contributed for road work within the Sagamore Industrial Park. I believe the balance in this account to be around \$54,620.63.