

TOWN OF HUDSON

Planning Board

George Hall, Chairman

Rick Maddox, Selectmen Liaison



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

PUBLIC MEETING TOWN OF HUDSON, NH SEPTEMBER 23, 2015

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, September 23, 2015 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)
- VI. CASES REQUESTED FOR DEFERRAL
- VII. CORRESPONDENCE
- VIII. PERFORMANCE SURETIES

- IX. ZBA INPUT ONLY

- A. Orchard at Nottingham
ZI# 01-15

90 Gowing Road
Map 231, Lot 053

Purpose of Petition: Work within Wetland Buffer Zone, requiring Conservation Commission and Planning Board Input to the Zoning Board of Adjustment (ZBA), relative to the ZBA conducting a public hearing for a Wetland Buffer Impact Special Exception, per Section 334-35 of the most recent Town Zoning Ordinance.

- B. Hudson Hilltop Self Storage Expansion
ZI# 02-15

22 Brady Drive
Map 105, Lot 017

Purpose of Petition: Wetland and Wetland Buffer Zone impacts required to access the proposed self-storage expansion. The wetland impact is 640 sf, the permanent buffer impact is 6,232 sf and the temporary buffer impact is 2,712 sf, which includes the restoration of the approved temporary wetland impact in 2010.

- X. PUBLIC HEARINGS
- XI. OLD BUSINESS/PUBLIC HEARINGS
- XII. DESIGN REVIEW PHASE
- XIII. CONCEPTUAL REVIEW ONLY

Orchard at Nottingham (90 Gowing Road) ZBA Input on Approved (OSD) Subdivision Plan

Staff Report
September 23, 2015

SITE: 90 Gowing Road -- Map 231/Lot 053 -- ZI# 01-15

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: to work within Wetland Buffer Zone, requiring Conservation Commission and Planning Board Input to the Zoning Board of Adjustment (ZBA), relative to the ZBA conducting a public hearing for a Wetland Buffer Impact Special Exception, per Section 334-35 of the most recent Town Zoning Ordinance.

PLANS UNDER REVIEW ENTITLED: “*Orchard at Nottingham*” Grading Plan, Gowing Road, Map 231/Lot 053, Hudson, New Hampshire, prepared by Meisner Brem Corporation, 51 Main St., Salem, NH, dated 16 SEPT 2014, last revised 17 SEPT 2015, consisting of Sheets 8 & 9 of 13 and Construction Notes 1 – 5 and Maintenance Notes 1 - 5 (said plans are attached hereto).

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

ATTACHMENTS:

- 1) ZBA Input Application, Project Narrative, including existing site photos for Orchard at Nottingham, date stamped 24 JUL 15 – “A”.
- 2) Notice of Approval for Orchard at Nottingham OSD Subdivision – “B”.

OUTSTANDING ISSUES & RECOMMENDATION:

1. The Orchard at Nottingham OSD Subdivision was approved by the Planning Board on 14 JAN 2015 (see Notice of Approval Attachment “B”. After it was approved, and further engineering work was performed, it was determined by the project engineer that there are 2 wetland buffer areas that will be impacted by construction elements of this subdivision. In this regard, please see attached Sheets 8 & 9 of 13, of the approved Subdivision Plan, which in effect, show the 2 wetland buffer impact areas. That is, on Sheet 8, please see the proposed 620 sf wetland buffer impact (shaded area) on the south side of the Gowing Rd/Stonewall Dr. intersection. The second wetland buffer impact is 9,620 sf, and is located along the rear yard area of Lot 10 (shaded area). These 2 areas of wetland buffer impact are further described in the Project Narrative, Sec. V. , pg. 3. (“A”).

NOTE: The Orchard at Nottingham OSD Subdivision Plan has only been conditionally approved, meaning that it has not been endorsed by the Planning Board, nor record at the HCRD. Ultimately, as a result of the wetlands issues at hand said approved plan will need to be rescinded, via action by the Planning Board at a public hearing and a new Subdivision needing to be submitted for action.

2. In addition to the above, it is anticipated that final recommending action by the Conservation Commission will result from next Mon. evening's (21 Sept 15) Special Meeting of the Con Com, and that said action will be provided to the Planning Board in time for our meeting. Please note, the attached ZBA Input Only Plans are the same as those that will be acted on by the Con Com. Mon. evening. Note: staff provides the foregoing information, as it pertains to §334-39.A.(3), which reads in its entirety:

§334-39.A.(3) All proposed uses which may have an impact on the Wetlands Conservation District shall be reviewed by the Conservation Commission before submission of the plan to the Planning Board.

REQUESTED WAIVERS: N/A

APPLICATION TRACKING:

- 24 JUL 15 – ZBA Input Only application submitted;
- 12 AUG 15 - Initial Public Hearing scheduled, but per the written request of the Applicant, deferred dated specific to the 23 SEPT 15 Meeting.

DRAFT MOTION:

I move to forward correspondence to the ZBA, notifying that body that the Planning Board has no concerns regarding the proposed Wetland Special Exception, which calls for 2 wetland buffer area impacts, as depicted on the ZBA Input Plan-of-Record entitled: *"Orchard at Nottingham"* Grading Plan, Gowing Road, Map 231/Lot 053, Hudson, New Hampshire, prepared by Meisner Brem Corporation, 51 Main St., Salem, NH, dated 16 SEPT 2014, last revised 17 SEPT 2015, consisting of Sheets 8 & 9 of 13 and Construction Notes 1 – 5 and Maintenance Notes 1 – 5.

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

"A"



ZBA INPUT ONLY
APPLICATION FOR REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE

Date of Application: July 23 2015 Tax Map # 231 Lot # 053

Name of Project: Orchard at Nottingham

Zoning District: _____ General Zoning ID# 01-15
(For Office Use) (For Office Use)

ZBA Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Richard and Elaine Wojcik
Address: 90 Gowing Road
Address: Hudson, NH 03051
Telephone # 781-272-2000
Fax # _____
Email: _____

Same

PROJECT ENGINEER

Name: Meisner Brem Corporation
Address: 202 Main Street
Address: Salem, NH 03079

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

PURPOSE OF PLAN:

Work within Wetland Buffer Zone requiring Conservation Commission and Planning Board input to the ZBA, relative to the ZBA granting a special exception for said Buffer Impact per Section 334.35 of the most recent Town Zoning Ordinance.

(For Office Use)

Plan Routing Date: _____ Plan Date: _____

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

_____ Title: _____ Date: _____
(Initials)

Department:
_____ Zoning _____ Engineering _____ Assessor _____ Police _____ Fire _____ Planning
_____ Highway _____ Consultant Review _____ Fees Paid

**APPLICATION FOR ZBA INPUT ONLY REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE**

I hereby apply for ZBA Input Only 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 *ZBA Input Only* specifications or application form are incomplete, the application will be considered rejected.

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

Signature of Owner: Richard J Wojcik

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

Signature of Developer: Same

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

Technical Review Signature: _____

Planner Approval Signature: Jan O'Neil

Twenty-one days prior to the scheduled Planning Board Meeting, a complete subdivision, or site plan application including all supporting materials/documents must be submitted in final form to the Town Planner's Office.

- ❖ Please schedule an appointment with the Town Planner for initial plan submittal.
- ❖ Revisions are due on Tuesday the week prior to the Planning Board deferral date by 10:00AM. Any application/materials received after that time will be deferred until the next available meeting date.

APPLICATION FOR ZBA INPUT ONLY REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE

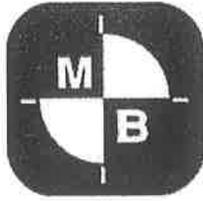
SCHEDULE OF FEES

A. REVIEW FEES

1. ZBA Input Only - \$100.00	\$ <u>100.00</u>
2. Advertising Fee - \$ 40.00	\$ <u>40.00</u>
TOTAL	\$ <u>140.00</u>

(For Office Use)

AMOUNT DUE	\$ <u>140.00</u>	DATE RECEIVED	<u>7/24/15</u>
AMOUNT RECEIVED	\$ <u>140.00</u>	RECEIPT NO.	<u>379,091</u>
		RECEIVED BY	<u>BL</u>



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 - 7/20/15

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 ⁺¹ 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.

On January 14, 2015, after public hearings on the application, the Hudson Planning Board granted conditional approval of the project for 16 lots (including the existing home) with two waivers, i) a waiver for length of cul-de-sac and ii) a small and "insignificant" increase in post development rate of runoff.

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

IV. PROPOSED PROJECT

All 16 lots 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 for lot division has been approved.

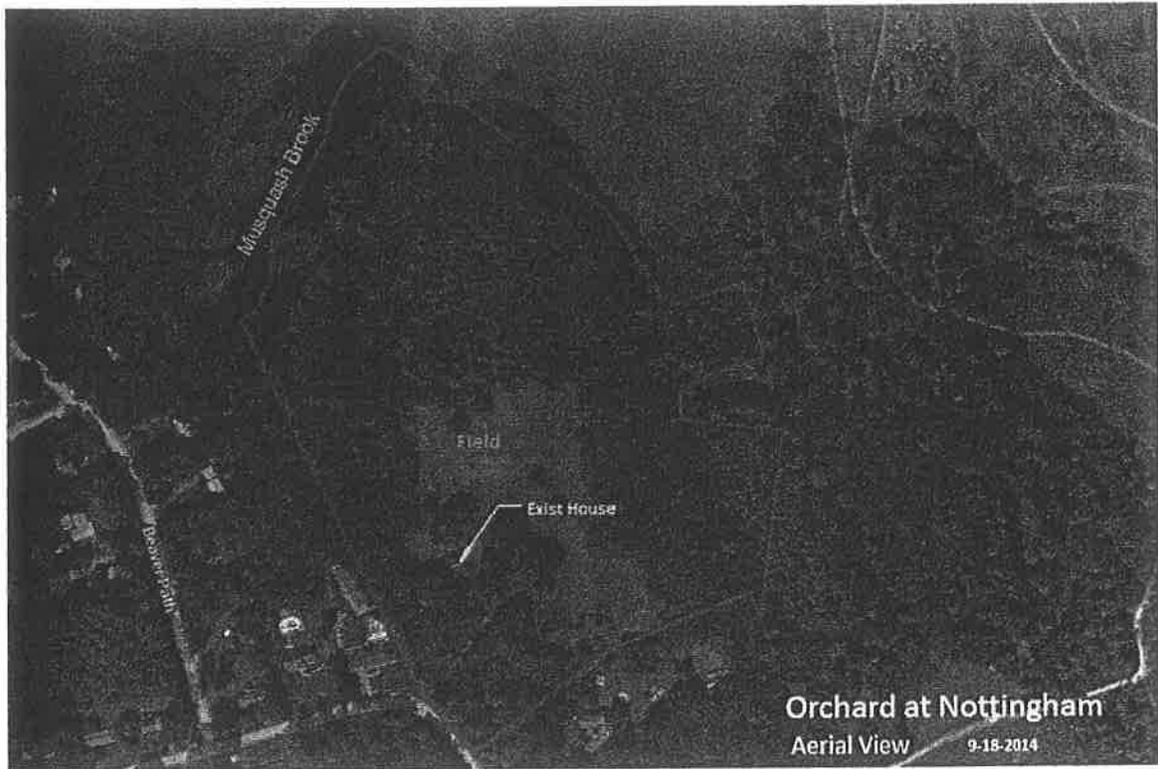
The project proposes to provide 14.79 acres of dedicated open space.

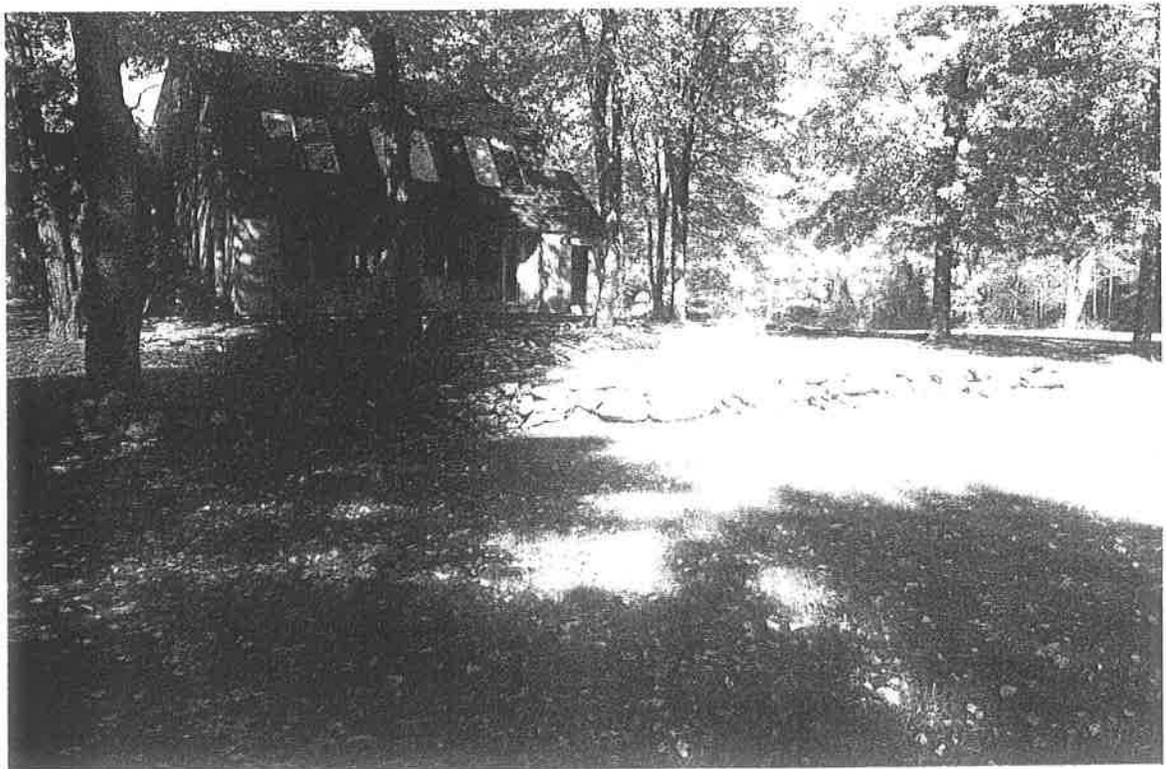
In order to meet the objectives of the Open Space Development as outlined in the purpose and definition, the plan protects the wetland associated with Musquash Brook and the pond that bisects the project's northern boundary. The plan protects the rear of several lots along the existing subdivision road, Beaver Path, and the adjacent lot on Gowing Road (to the west) by providing a large swath of open space at the front of the property. This was a major concern of the abutters.

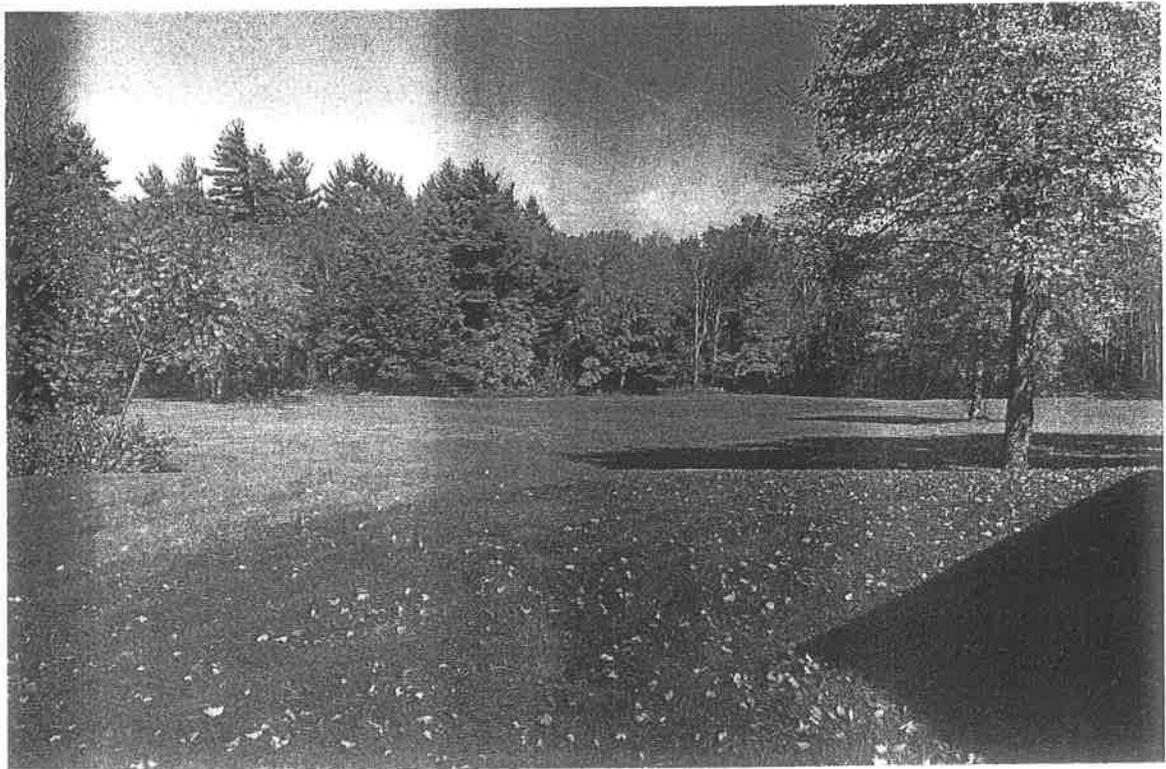
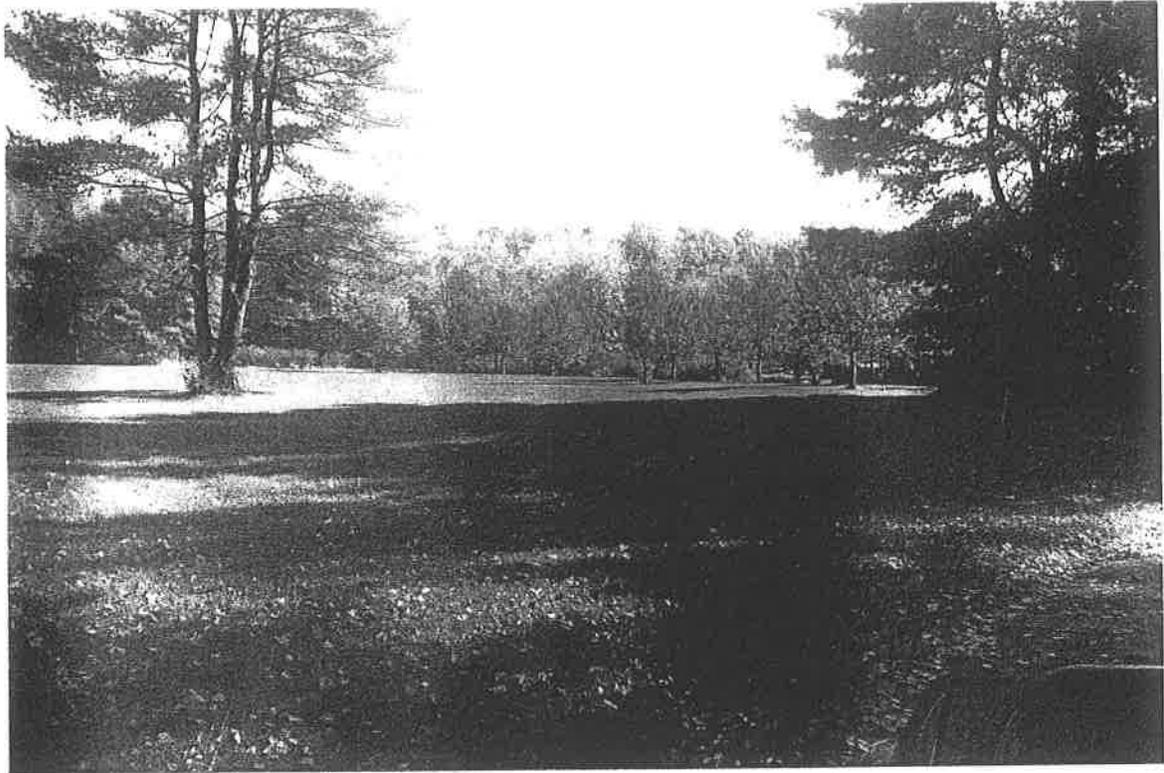
The purposes of providing an open space plan is not just to protect open space but to allow a flexibility in design to protect specific vistas, fields, agricultural and similar resources. This has allowed the owner to provide this important buffer to his neighbors.

V. PROPOSED IMPACT TO WETLAND BUFFER ZONE

The only impacts to the wetland buffer zone are i) a small area at the access/egress of the property at Gowing Road and ii) work near the edge of the wetland associated with Musquash Brook for the construction of a portions of the stormwater management facility and the proposed grass conveyance swale as part of the outlet control. These are shown on the accompanying plans. No work is proposed within the 100 Year Flood Zone A.







"B"

NOTICE OF APPROVAL

January 20, 2015

Owner or Applicant: Richard Wojcik
90 Gowing Road
Hudson, NH 03051

On Wednesday, January 14, 2015, the Hudson Planning Board heard subject case SB# 09-14 "Orchard at Nottingham Subdivision".

SUBJECT: 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 12-10-14 Planning Board Meeting.

LOCATION: Map 231/Lot 053 – 90 Gowing Road

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

Requested Waivers:

1) **HTC 289-18.B.(2) – Length of Cul-de-sac**

The Planning Board voted 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 lay out 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, and as the applicant offered to require sprinklered houses on lots 7 thru 13 (as further cited in condition of approval #9), and as such, the spirit and intent of the regulations, via good design, buffers and environmental protection have been provided.

2) HTC 290-4.A.(10) – Post Development Peak Rate Runoff

The Planning Board voted 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), and as such, the granting of this waiver is not contrary to the spirit and intent of the Planning Board’s Stormwater Management Regulations.

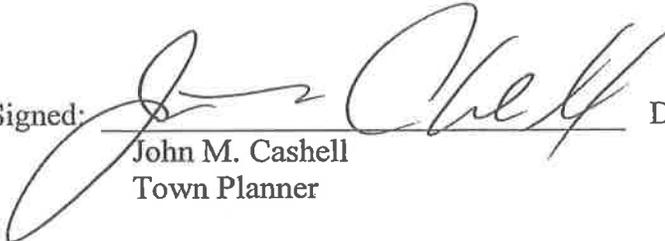
The Planning Board voted to approve the subdivision plan entitled: “**Orchard at Nottingham**” Map 231 – Lot 053, Hudson, New Hampshire, prepared by Meisner Brem Corporation, 51 Main Street, Salem, NH, dated 16 Sept 2014, last revised thru 07 Jan 2015, consisting of Sheets 1 – 13 and Notes 1 – 9 and various notes on Sheet 2 of 13, in accordance with the following terms and conditions:

- 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 and all Drain Easement and Open Space Deeds pertaining to the Plan.
- 3) Prior to Planning Board endorsement of the Plan, the following 3 Notes shall be inscribed on Sheet 2 of the Plan:
 - a) CAP Fee in the amount of \$975.26, per residential unit, shall be paid prior to the issuance of a Certificate of Occupancy.
 - b) 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.
 - c) 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) This approval is subject to final engineering review.

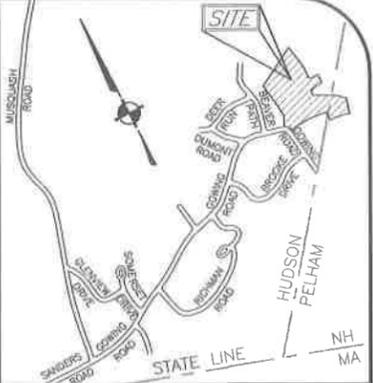
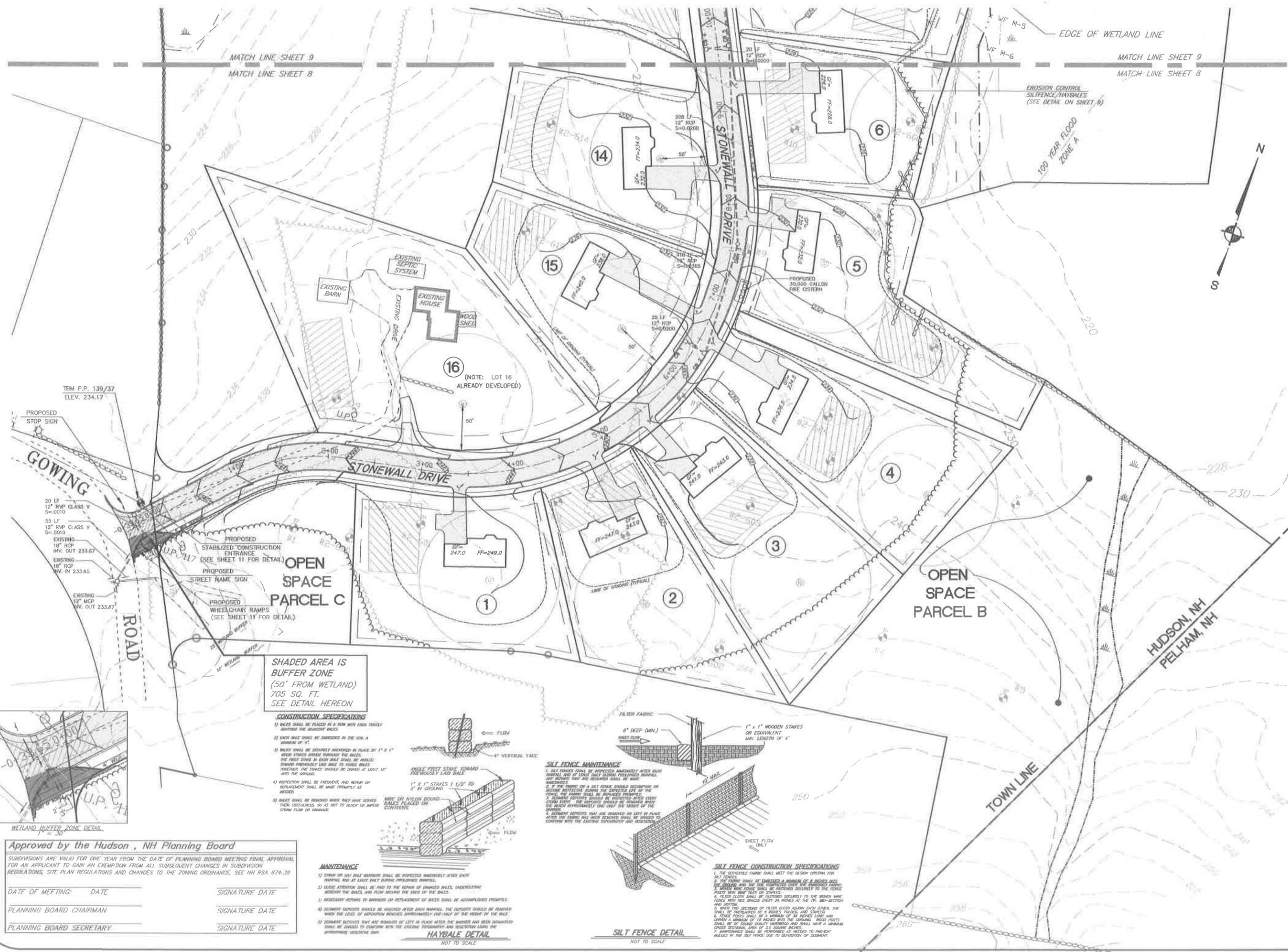
- 5) If lot development involves blasting and/or ramming of bedrock materials, said activities shall be limited to the hours between 7:00 A.M. and 5:00 P.M. Monday through Friday only. Said blasting/ramming activities shall be prohibited on Saturday and Sunday.
- 6) Construction activities involving 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 Sheets 3 and 4 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: 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.
- 8) The above-cited and approved waivers shall be inscribed on the Plan prior to Planning Board endorsement.
- 9) As offered by the Applicant, and as agreed to by the Planning Board, fire suppression sprinkler systems shall be installed in all dwellings in this subdivision which are located greater than 1,000 ft. from the centerline of the intersecting street (i.e., Gowing Road, lots 7 thru 13, inclusive). This stipulation is provided in accordance with the legal opinion of Town Counsel, Atty. Dan Crean, which is attached herewith, dated December 16, 2014. Note: said sprinkler systems and their maintenance shall be included in the deed for each affected lot.
- 10) An offsite traffic improvement fee, in the amount of \$500.00 per dwelling, shall be paid prior to the issuance of a Certificate of Occupancy, and this fee shall be expended exclusive to traffic improvements implemented within Gowing Road, and its associated intersections, and in accordance with the provisions set forth in §334-74.11 of the Town's Zoning Ordinance, (i.e., a study of physical improvements with regard to Gowing, Sanders, Musquash and Dracut road intersections).

- 11) Prior to street acceptance, As-Built Plans of the right-of-way and all of its appurtenances shall be submitted, at the Applicant's expense, to the Planning Board for action in accordance with Section 289 – Subdivision of Land Regulations..

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

Signed:  Date: 1-20-15
John M. Cashell
Town Planner

cc: Meisner Brem Corporation



WOJCIK PROPERTY
Hudson, New Hampshire
MAP 231 - LOT 053

Owner/Applicant:
RICHARD & ELAINE WOJCIK
90 COWING 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.)

NOTE:
INDIVIDUAL LOT GRADING SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. EACH LOT OWNER MA GRADE THE LOT DIFFERENTLY BUT MUST COMPLY WITH ANY RELATED STATUTES OR REGULATIONS. ALL LOT GRADING SHOWN PROVIDES INDEPENDENT TREATMENT OF EACH LOT WITHOUT REQUIRING EASEMENTS OR THRU-LOT GRADING.

REV. 8	12/14/2015	BY: JAB/DA	REVISED LIMIT OF WORK
REV. 7	8/11/2015	BY: JAB/PM	25' WETLAND BUFFER
REV. 6	6/24/2015	BY: JAB/PM	ILLUSTRATIVE GRADING FOR LOT
REV. 5	6/16/2015	BY: PM	REMOVED RV PARKING
REV. 4	1/28/2015	BY: JAB	PER TOWN COMMENTS
REV. 3	03/02/2015	BY: JAB/PM	PER TOWN COMMENTS
REV. 2	11/24/2014	BY: JAB/PM	PER TOWN COMMENTS
REV. 1	10/22/2014	BY: JAB	PER TOWN COMMENTS

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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 COWING ROAD
HUDSON, NH 03051
BK 2774 PG 283, HCRD
SEPTEMBER 16, 2014

SCALE: 1"=50'

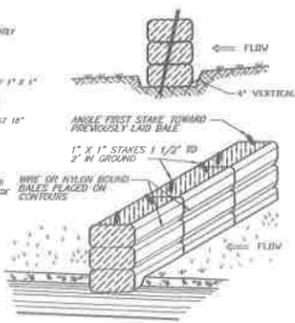
MEISNER BREM CORPORATION
142 LITTLETON ROAD, WESTFORD, MA 01886 • (978) 892-1313
151 MAIN STREET, SALEM, NH 03079 • (603) 893-3301

DESIGNED BY: JAB SURVEYED BY: ADM
DRAFTED BY: JAB/PM JOB NUMBER: 7083.00 8 OF 13
APPROVED BY: JAB ACAD FILE: 7083m.dwg

SHADED AREA IS BUFFER ZONE (50' FROM WETLAND) 705 SQ. FT. SEE DETAIL HEREON

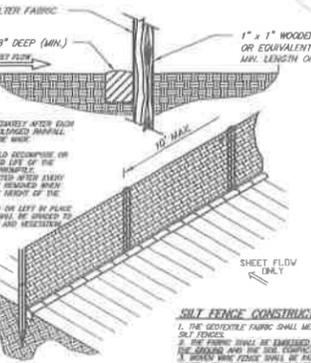
CONSTRUCTION SPECIFICATIONS

- 1) BALES SHALL BE PLACED IN A ROW WITH ENDS EXPOSED WITHIN THE ADJACENT BALES.
- 2) EACH BALE SHALL BE EMBOSSED IN THE SIDE A MINIMUM OF 4".
- 3) BALES SHALL BE SECURELY ANCHORED IN PLACE BY 1" x 1" WOOD STAKES DRIVEN THROUGH THE BALES. THE WOOD STAKES IN EACH BALE SHALL BE ANCHORED TOGETHER PREVIOUSLY Laid BALES TO FORM BALES TOGETHER. THE STAKES SHOULD BE DRIVEN AT LEAST 18" INTO THE GROUND.
- 4) INSPECTION SHALL BE FREQUENT, AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- 5) BALES SHALL BE REMOVED WHEN THEY HAVE LOST THEIR USEFULNESS, SO AS NOT TO BLOCK OR IMPAIR STORM FLOW OR CHANNEL.



SILT FENCE MAINTENANCE

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL AND PERIODS THAT ARE RECORDED SHALL BE MADE.
2. IF THE FABRIC OF A SILT FENCE SHOULD OCCUR OR BECOME DAMAGED DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. DAMAGED FABRICS SHOULD BE REPAIRED WITHIN EVERY 24 HOURS AND APPROXIMATELY ONE-HALF THE HEIGHT OF THE FABRIC.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REPAIRED SHALL BE REMOVED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATION.



SILT FENCE CONSTRUCTION SPECIFICATIONS

1. THE COVERLE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES.
2. THE FABRIC SHALL BE EMBOSSED A MINIMUM OF 4" INTO THE GROUND AND THE SIDE EMBOSSED USE THE TRANSDUCED FABRIC.
3. BALES SHALL BE PLACED IN A ROW WITH ENDS EXPOSED WITHIN THE ADJACENT BALES TO FORM BALES TOGETHER. THE STAKES SHOULD BE DRIVEN AT LEAST 18" INTO THE GROUND.
4. INSPECTION SHALL BE FREQUENT, AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE LOST THEIR USEFULNESS, SO AS NOT TO BLOCK OR IMPAIR STORM FLOW OR CHANNEL.

SILT FENCE DETAIL

NOT TO SCALE

MAINTENANCE

- 1) STAKES OR BALE ANCHORS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL AND PERIODS THAT ARE RECORDED SHALL BE MADE.
- 2) LEGAL ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, UNDERSTANDING BEHIND THE BALES, AND FLOW AROUND THE ENDS OF THE BALES.
- 3) NECESSARY REPAIRS TO DAMAGED OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
- 4) SEDIMENT DEPOSITS SHOULD BE CHECKED AFTER EACH RAINFALL. THE DEPOSITS SHOULD BE REMOVED WHEN THE LINES OF REVISION REVEALS APPROXIMATELY ONE-HALF THE HEIGHT OF THE BALE.
- 5) SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REPAIRED SHALL BE REMOVED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATION AS THE APPROPRIATE VEGETATION IS.

HAYBALE DETAIL

NOT TO SCALE

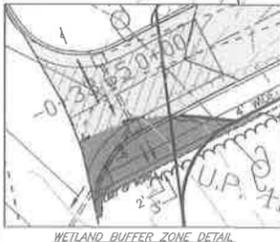
Approved by the Hudson, NH Planning Board

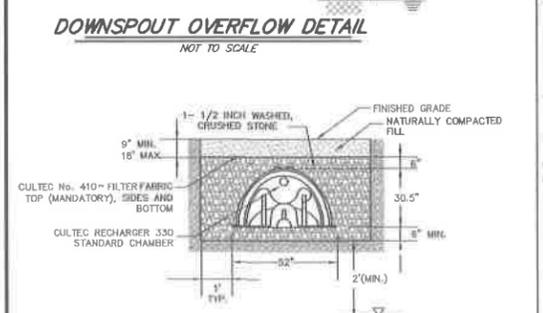
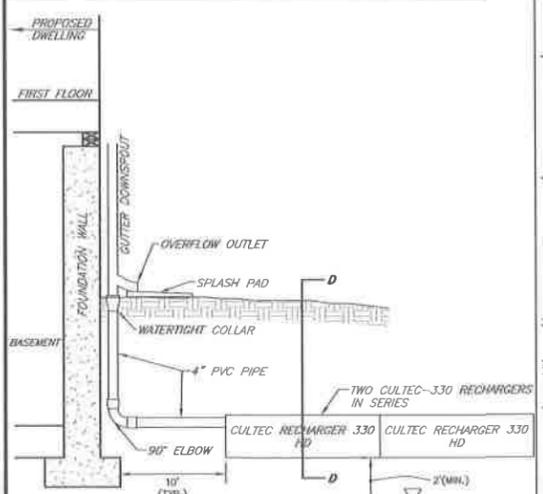
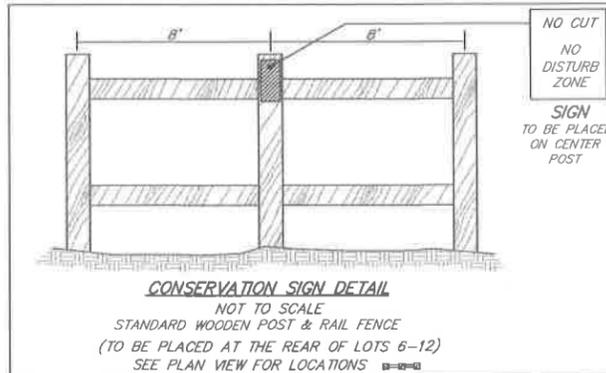
SUBDIVISIONS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL FOR AN APPLICANT TO OBTAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39

DATE OF MEETING: _____ DATE _____ SIGNATURE _____ DATE _____

PLANNING BOARD CHAIRMAN _____ SIGNATURE _____ DATE _____

PLANNING BOARD SECRETARY _____ SIGNATURE _____ DATE _____

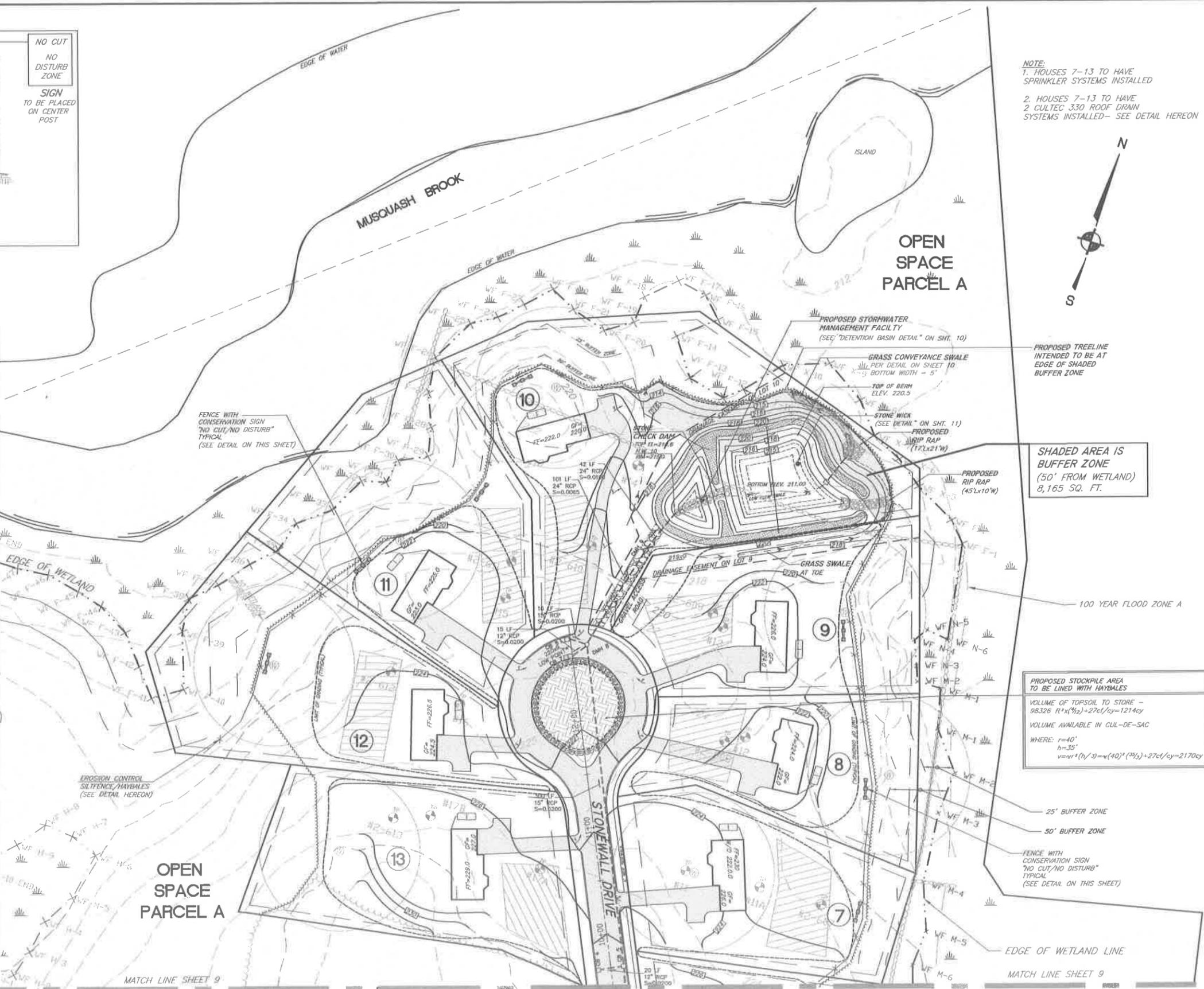




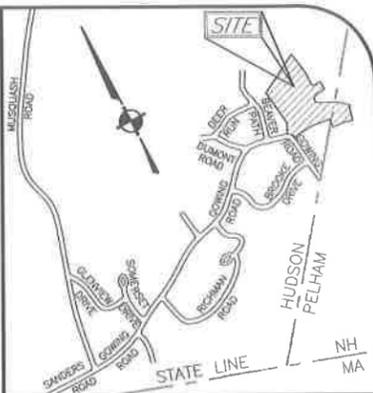
NOTES:
 SEE GRADING PLAN VIEW FOR LOCATION OF ROOF RUNOFF RECHARGE SYSTEM FOR EACH LOT. CULTEC SYSTEM APPLICABLE TO LOTS 7-13.
 CONTRACTOR SHALL INSTALL TWO CULTEC 330 HD CHAMBERS PER HOUSE AND MAY ELECT TO INSTALL TWO UNITS IN SERIES OR TWO SEPARATE AS THE ROOF PITCH ON ACTUAL HOUSE ALLOWS.

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 _____



NOTE:
 1. HOUSES 7-13 TO HAVE SPRINKLER SYSTEMS INSTALLED
 2. HOUSES 7-13 TO HAVE 2 CULTEC 330 ROOF DRAIN SYSTEMS INSTALLED - SEE DETAIL HEREON

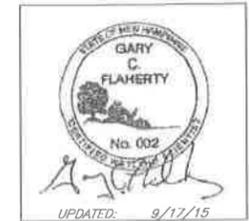


LOCUS MAP
 SCALE 1"=1,000'

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.)



SHADED AREA IS BUFFER ZONE
 (50' FROM WETLAND)
 8,165 SQ. FT.

PROPOSED STOCKPILE AREA TO BE LINED WITH HAYBALES
 VOLUME OF TOPSOIL TO STORE -
 $98,326 (1.2 \times \frac{1}{2}) + 27cl/cy = 1214cy$
 VOLUME AVAILABLE IN CUL-DE-SAC
 WHERE: $h=40'$
 $h=35'$
 $v=ar^2 (h/3) = \pi(40')^2 (35') + 27cl/cy = 2170cy$

REV. 7	9/17/2015	BY: JH/PM
REVISED WETLAND LINE		
REV. 6	9/17/2015	BY: JH/PM
ADDED GOWING ROAD		
REV. 5	9/24/2015	BY: JH/PM
ALLEGED GRADING FOR ADJ.		
REV. 4	1/28/2015	BY: JH
PER TOWN COMMENTS		
REV. 3	01/22/2015	BY: JH/PM
PER TOWN COMMENTS		
REV. 2	11/24/2014	BY: JH/PM
PER TOWN COMMENTS		
REV. 1	10/22/2014	BY: JH
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) 692-1313
 202 MAIN STREET, SALEM, NH 03079 • (603) 893-3301

DESIGNED BY: JAH	SURVEYED BY: KOM
DRAWN BY: AAM/PM	JOB NUMBER: 7081.00
APPROVED BY: JAH	ACAD FILE: 70813m.dwg

9 OF 13

Hudson Hilltop Self Storage Expansion - ZBA Input

Staff Report

September 23, 2015

SITE: 22 Brady Drive -- Map 105, Lot 017 -- ZI# 02-15

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: Wetland and Wetland Buffer Zone impacts required to access the proposed self-storage expansion. The wetland impact is 640 sf, the permanent buffer impact is 6,232 sf and the temporary buffer impact is 2,712 sf, which includes the restoration of the approved temporary wetland impact in 2010.

PLANS UNDER REVIEW ENTITLED: Wetland and Wetland Buffer Impact Plan Hudson Hilltop Self Storage Map 105, Lot 017 22 Brady Drive Hudson, NH, prepared by Keach-Nordstrom Associates, Inc. dated: 28 AUG 2015, consisting of Sheets 1 – 4, together with Notes 1 – 13 on Sheet 2 of 4 (said plans are attached hereto).

APPLICANT REPRESENTATIVE: Tony Basso, State of New Hampshire LLS.

ATTACHMENTS:

- 1) ZBA Input Application, Project Narrative, including site photos, dated 2 SEPT 15 – “A”.
- 2) Conservation Commission Action Recommendation, dated 14 Sept 15 - “B”.
- 3) Comments from: Acting Zoning Administrator, Dave Hebert, Town Eng., Elvis Dhima, Asst. Assessor, Jim Michaud, Road Agent, Kevin Burns, Fire Chief, Robert Buxton, and Police Lt., Dave Bianchi – “C”.

OUTSTANDING ISSUES & RECOMMENDATION:

Please see attached comments from Acting Zoning Admin., Dave Hebert and Town Eng., Elvis Dhima, together with the Conservation Commission’s Motion to Recommend Wetlands Special Exception. This ZBA Input Only application is ready for acceptance and recommended action is provided, via the below DRAFT MOTIONS.

REQUESTED WAIVERS: N/A

APPLICATION TRACKING:

- 02 SEPT 15 – ZBA Input Only application submitted;
- 23 SEPT 15 - Initial Public Hearing scheduled.

DRAFT MOTIONS:

I move to accept the ZBA Input Only application for Hudson Hilltop Self Storage Expansion at 22 Brady Drive -- Map 105, Lot 017.

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

I move to defer further review of the ZBA Input Only application for Hudson Hilltop Self Storage Expansion at 22 Brady Drive -- Map 105, Lot 017, date specific, to the October 14, 2015 Planning Board meeting.

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

I move to forward correspondence to the ZBA, notifying that body that the Planning Board has no concerns regarding the proposed Wetland and Wetland Impact Special Exceptions, which call for impacts required to access the proposed self-storage expansion, as depicted on the Plan-of-Record entitled: Wetland and Wetland Buffer Impact Plan Hudson Hilltop Self Storage Map 105, Lot 017 22 Brady Drive Hudson, NH, prepared by Keach-Nordstrom Associates, Inc. dated: 28 AUG 2015, consisting of Sheets 1 – 4, together with Notes 1 – 13 on Sheet 2 of 4. Note: specifically, as shown on the aforementioned Plan, the wetland impact is 640 sf, the permanent buffer impact is 6,232 sf and the temporary buffer impact is 2,712 sf, which includes the restoration of the approved temporary wetland impact in 2010.

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

"A"



ZBA INPUT ONLY
APPLICATION FOR REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE

Date of Application: September 2, 2015 Tax Map # 105 Lot # 17

Name of Project: Hudson Hilltop Self Storage Expansion

Zoning District: _____ General Zoning ID# _____
(For Office Use) (For Office Use)

ZBA Action: Wetland Special Exception

PROPERTY OWNER:

DEVELOPER:

Name: Noury Investments, LLC

(SAME)

Address: 17 Elnathans Way

Address: Hollis, NH 03049

Telephone # (603) 235-6897

Fax # (603) 886-1445

Email: pete@empirehomes.net

PROJECT ENGINEER

Name: Keach-Nordstrom Associates, Inc.

Telephone # (603) 627-2881

Address: 10 Commerce Park No., Suite 3

Fax # (603) 627-2915

Address: Bedford, NH 03110

Email: bcole@keachnordstrom.com

PURPOSE OF PLAN:

Wetland and buffer impacts required to access the proposed self-storage expansion. The wetland impact is 640 sf, the permanent buffer impact is 6,232 sf and the temporary buffer impact is 2,712 sf which includes the restoration of the approved temporary wetland impact in 2010.

(For Office Use)	
Plan Routing Date: <u>9-2-15</u>	Plan Date: _____
<input type="checkbox"/> I have no comments	<input type="checkbox"/> I have comments (attach to form)
Title: _____	Date: _____
(Initials)	
Department:	
<input type="checkbox"/> Zoning	<input type="checkbox"/> Engineering
<input type="checkbox"/> Assessor	<input type="checkbox"/> Police
<input type="checkbox"/> Fire	<input type="checkbox"/> Planning
<input type="checkbox"/> Highway	<input type="checkbox"/> Consultant Review
	<u>140.00</u> Fees Paid

**APPLICATION FOR ZBA INPUT ONLY REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE**

I hereby apply for ZBA Input Only 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 *ZBA Input Only* specifications or application form are incomplete, the application will be considered rejected.

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

Signature of Owner: _____

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

Signature of Developer: _____

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

Technical Review Signature: _____

Planner Approval Signature: _____

Twenty-one days prior to the scheduled Planning Board Meeting, a complete subdivision, or site plan application including all supporting materials/documents must be submitted in final form to the Town Planner's Office.

- ❖ Please schedule an appointment with the Town Planner for initial plan submittal.
- ❖ Revisions are due on Tuesday the week prior to the Planning Board deferral date by 10:00AM. Any application/materials received after that time will be deferred until the next available meeting date.

Hudson Hilltop Self Storage
Map 105; Lot 17
22 Brady Lane
Hudson, New Hampshire

August 31, 2015
KNA Project No. 08-0925-2

Project Location

The subject property is situated between Robinson Road and Derry Road (NH Route 102) on Tax Map 105; Lot 17. It is accessed off a private drive called Brady Lane.

Project Intent

The proposed project entails the construction of several self-storage units, expanding the existing self-storage facility. The existing self-storage facility is situated on a large lot of record (Lot 17) with frontage on Robinson Road, Derry Road and Old Derry Road. The expansion will include the construction several self-storage buildings, relocation of parking spaces, large recreational parking spaces, landscaping, site lighting and associated utilities.

Existing Conditions

The parcel, found within the General One (G-1) Zoning District, is currently developed with several self-storage buildings. The terrain is undulating and consists mostly of previously disturbed open earth and scrub/shrub woodlands. Several areas classified as jurisdictional wetlands and perennial/intermittent streams encumber the site.

Approximately 32 acres of the developable portion of Lot 17 is completely separated from the proposed access drive as well as the proposed self-storage facility due to jurisdictional wetlands, which bisect the lot.

In order to develop the existing self-storage units, stormwater was conveyed via closed drainage culverts across the wetlands to a micro-pool extended detention wet pond and infiltration pond. A wetland permit was approved by NHDES on 12/15/2010, approval #2010-02418, to temporarily impact 260 square feet of wetlands. As a result of economy issues, an extended construction build-out schedule, and unforeseen amounts of cut material, this temporary wetland impact has not yet been restored as access to the undeveloped portion of the parcel has been necessary. Stockpile areas also exist on this undeveloped portion and will be removed and the area reclaimed to its existing condition.

A Site Specific Soil Survey, performed by Eric Fontaine, classifies the predominant on-site soil types as Canton, Montauk and Scituate which are grouped as Hydrological Group "C" and Ridgebury which is a Hydrological Group "D". These soils have slopes ranging from 0-50%.

Site Research

The New Hampshire Natural Heritage Inventory has been notified and asked to check their database for any known occurrences of threatened or endangered species within the project site. Their response, dated April 8/18/2015, states that there are "no known records." NHDES Best Management Practices will be used throughout the construction process to minimize soil erosion and downstream pollution by stormwater. As part of the project approval process, a Standard Dredge and Fill Application will be submitted to NHDES.

Erosion and Sediment Control

As an integral part of the engineering design of this site, an erosion and sedimentation control plan will be developed with the intent of limiting the potential for soil loss and associated receiving water quality degradation, both during and after the construction period. Traditional temporary erosion and sedimentation control devices and practices, such as siltation fencing, check dams, and seeding will be specified. Reference is made to the Stormwater Management and Erosion and Sediment Control Handbook for Urban and Developing Areas in New Hampshire manual and New Hampshire Stormwater Manual: Construction Phase Erosion and Sediment Controls: Volume 3 manual to appropriately provide and design for erosion control practices. Also, in an effort to account for abnormal adverse building conditions, common engineering practices attempt to further protect all affected areas through caution to the future contractor that any indicated erosion control practices are a minimum standard and serve as a guide only. Notes to this effect are typically added to the design plans and further state more extensive erosion control measures are, by mention, incorporated as field conditions warrant or as directed by the appropriate Local or State authority.

Finally, efforts protecting all affected areas are provided via site specific construction sequencing sensitive to limiting soil loss due to erosion as well as giving consideration to potential associated water quality degradation. It is important for the contractor to recognize that proper judgment in the implementation of work will be essential if erosion is to be limited and protection of completed work is to be realized. Moreover, any specific changes in sequence and/or field conditions affecting the ability of specific erosion control measures to adequately serve their intended purpose are immediately remedied with alternative means.

Stormwater Management

In general, the 2-year, 10-year, 25-year and 50-year frequency storms will be analyzed as required by the Town of Hudson and the State of New Hampshire design guidelines as well as common engineering practice. Proposed treatment practices will be provided following the recommended design practices outlined in the publication entitled New Hampshire Department of Environmental Services Best Management Practices for Stormwater Management and Erosion and Sediment Control. Open and closed systems

are proposed to reduce the peak rate of runoff. Proper mitigation and treatment will ensure no adverse downstream impacts to sensitive wetland areas and abutting lands.

Wetland Impacts

In order to access this portion of the site, a wetland and wetland buffer impact will occur. The wetland proposed for impact is classified as a saturated (poorly drained), palustrine, forested wetland bordered by a persistent emergent wetland. A small intermittent stream flows through this wetland as determined by Robert Prokop (New Hampshire Certified Wetland Scientist #063) of Wetland Consulting Services on August 24, 2015 as he re-delineated the 2010 wetland flagging. The impact will support the driveway, culvert, and retaining walls that will allow this portion of the property be accessed (approximately 640 square feet of total wetland impact, approximately 6,232 square feet of total permanent buffer impact and approximately 2,712 square feet of total temporary buffer impact). The temporary buffer impact will be the result of restoring the wetland impact permitted in 12/15/2010 as NHDES Approval #2010-02418. This permit allowed a wetland temporary impact of 260 square feet. The material excavated from the proposed wetland impact will be used to fully restore the existing wetland impact.



Photo No. 1: Looking at the proposed wetland impact



August 2015 image digitally captured by KNA

Photo No. 2: Looking northwest at the wetland buffer to be impacted



August 2015 image digitally captured by KNA

Civil Engineering

Land Surveying

Landscape Architecture

Photo No. 3: Looking at the existing intermittent streambed



August 2015 image digitally captured by KNA

Photo No. 4: Looking at the approved temporary wetland crossing to be restored.



August 2015 image digitally captured by KNA



New Hampshire Natural Heritage Bureau

To: Kate Basso
10 Commerce Park No.
Suite 3
Bedford, NH 03110

Date: 8/18/2015

From: NH Natural Heritage Bureau

Re: Review by NH Natural Heritage Bureau of request dated 8/18/2015
NHB File ID: NHB15-2729

Applicant: Kate Basso

Location: Tax Map(s)/Lot(s): Map 105; Lot 17
Hudson

Project Description: The project proposes to expand the self-storage facility with three additional 9,900 square foot buildings and all associated access, parking, and other site improvements.

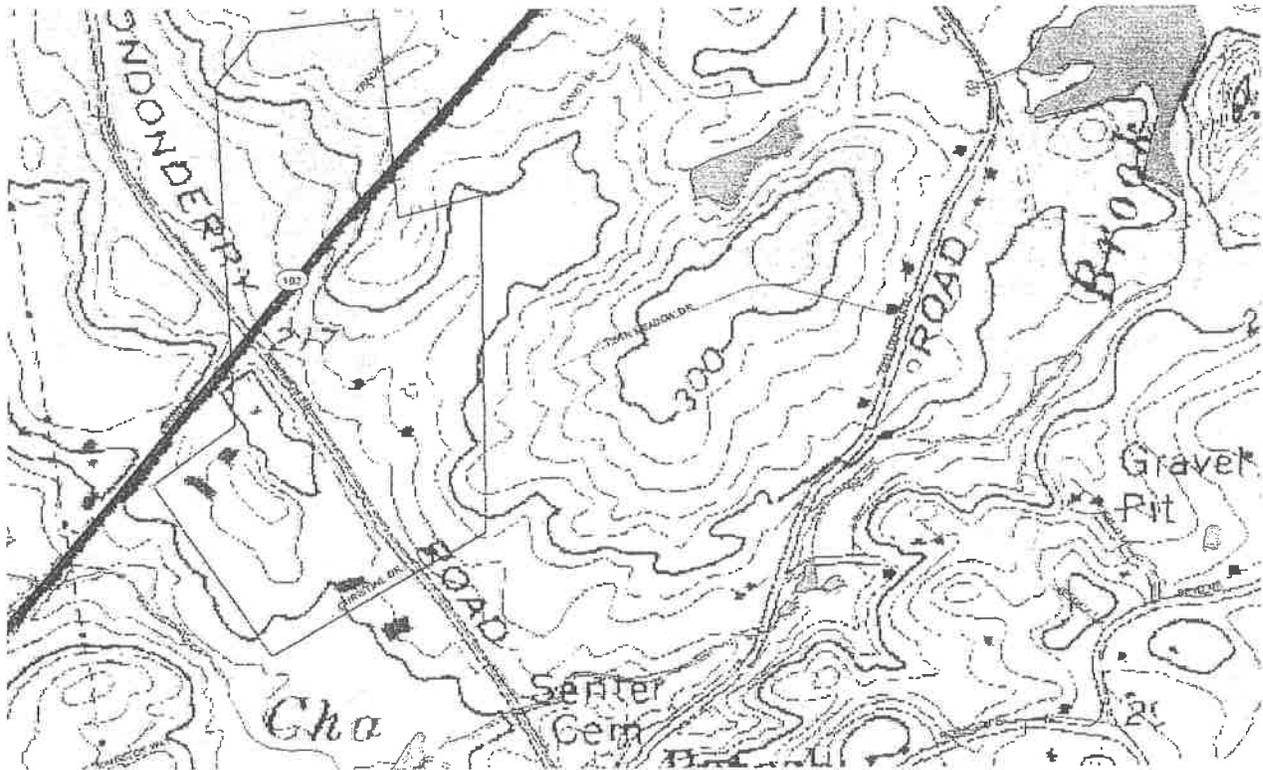
The NH Natural Heritage database has been checked for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government. We currently have no recorded occurrences for sensitive species near this project area.

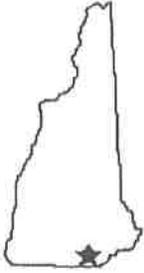
A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

This report is valid through 8/17/2016.



MAP OF PROJECT BOUNDARIES FOR NHB FILE ID: NHB15-2729





“ B ”

TOWN OF HUDSON

Conservation Commission



Ken Dickinson, Chairman

Marilyn McGrath, Selectmen Liaison

12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-816-1291

Motion to Recommend Wetlands Special Exception

Date: September 14, 2015

Case: Hilltop Self Storage Project
22 Brady Lane
Map 105, Lot 017

Description of work to be performed: The proposed project entails the construction of additional self Storage units on the parcel along with an access driveway and associated utilities. Wetland and buffer impacts are required to access this portion of the parcel where self storage expansion is proposed. The wetland impact is approximately 640 square feet, permanent buffer impact is 6,232 square feet and the temporary buffer impact is 2,712 square feet.

Members Present: K. Dickinson, J. Battis, R. Matus, M. Trafanglia, W. Collins.
Conservation Members Stepping Down: 0
Alternates Seated: 0

Motion to Recommend: Favorable X
Unfavorable

With Stipulations:

1. Construction and restoration shall comply with: *BEST MANAGEMENT PRACTICES TO CONTROL NON-POINT SOURCE POLLUTION: A GUIDE FOR CITIZENS AND TOWN OFFICIALS* (NH Dept of Environmental Services – Current Issue.)
2. During construction and restoration erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer.
3. Prior to granting C.O., restoration, reseeding and rehabbing of the temporary crossing must be completed to the satisfaction of the Town Engineer.

Motion By: Jim Battis
Second By: William Collins
Vote: Favorable 5 Unfavorable 0 Abstain 0

Dissent Reason(s): None

Approved

Ken Dickinson, Chairman

u C ?



ZBA INPUT ONLY
APPLICATION FOR REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE

Date of Application: September 2, 2015 Tax Map # 105 Lot # 17

Name of Project: Hudson Hilltop Self Storage Expansion

Zoning District: _____ General Zoning ID# 02-15
(For Office Use) (For Office Use)

ZBA Action: Wetland Special Exception

PROPERTY OWNER:

DEVELOPER:

Name: Noury Investments, LLC
Address: 17 Elnathans Way
Address: Hollis, NH 03049
Telephone # (603) 235-6897
Fax # (603) 886-1445
Email: pete@empirehomes.net

(SAME)

PROJECT ENGINEER

Name: Keach-Nordstrom Associates, Inc.
Address: 10 Commerce Park No., Suite 3
Address: Bedford, NH 03110

Telephone # (603) 627-2881
Fax # (603) 627-2915
Email: bcole@keachnordstrom.com

PURPOSE OF PLAN:

Wetland and buffer impacts required to access the proposed self-storage expansion. The wetland impact is 640 sf, the permanent buffer impact is 6,232 sf and the temporary buffer impact is 2,712 sf which includes the restoration of the approved temporary wetland impact in 2010.

(For Office Use)

Plan Routing Date: 9-2-15 Plan Date: _____

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

JRA Title: Acting Zoning Administrator Date: 9-3-15
(Initials)

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

140.00 Fees Paid

HUDSON HILLTOP SELF STORAGE EXPANSION

COMMENTS

- 1) A recommendation from the conservation commission will be required**
- 2) A recommendation from the planning board will be required**
- 3) A wetland special exception will be required**

A handwritten signature in black ink, appearing to read "David R. Hebert". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

David Hebert

Acting Zoning Administrator



ZBA INPUT ONLY
APPLICATION FOR REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE

Date of Application: September 2, 2015 Tax Map # 105 Lot # 17

Name of Project: Hudson Hilltop Self Storage Expansion

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(For Office Use)

Plan Routing Date: 9-2-15 Plan Date: _____

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

Title: _____ Date: _____

(Initials)

Department:

Zoning Engineering Assessor Police Fire Planning

Highway Consultant Review 140.00 Fees Paid



TOWN OF HUDSON

Engineering Department



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

September 3, 2015

22 Brady Lane
Hudson, NH

RE: 22 Brady Lane – Self Storage Expansion

John

Below is my only comment/condition for the project listed above:

1. The rehab of the already disturbed wetlands and wetland buffer should be a completed prior to issuing the Certificate of Occupancy.

Sincerely,

Elvis Dhima, P.E.
Town Engineer

cc: John Cashell, Town Planner



ZBA INPUT ONLY
APPLICATION FOR REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE

Date of Application: September 2, 2015 Tax Map # 105 Lot # 17

Name of Project: Hudson Hilltop Self Storage Expansion

Zoning District: _____ General Zoning ID# 02-15
(For Office Use) (For Office Use)

ZBA Action: Wetland Special Exception

PROPERTY OWNER:

Name: Noury Investments, LLC
Address: 17 Elnathans Way
Address: Hollis, NH 03049
Telephone # (603) 235-6897
Fax # (603) 886-1445
Email: pete@empirehomes.net

DEVELOPER:

(SAME)

PROJECT ENGINEER

Name: Keach-Nordstrom Associates, Inc.
Address: 10 Commerce Park No., Suite 3
Address: Bedford, NH 03110

Telephone # (603) 627-2881
Fax # (603) 627-2915
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PURPOSE OF PLAN:

Wetland and buffer impacts required to access the proposed self-storage expansion. The wetland impact is 640 sf, the permanent buffer impact is 6,232 sf and the temporary buffer impact is 2,712 sf which includes the restoration of the approved temporary wetland impact in 2010.

(For Office Use)

Plan Routing Date: 9-2-15 Plan Date: _____

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

(Initials) Jm Title: Asst. Assessor Date: 9-2-15

Department:

Zoning Engineering Assessor Police Fire Planning

Highway Consultant Review 140.00 Fees Paid



ZBA INPUT ONLY
APPLICATION FOR REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE

Date of Application: September 2, 2015 Tax Map # 105 Lot # 17

Name of Project: Hudson Hilltop Self Storage Expansion

Zoning District: _____ General Zoning ID# 02-15
(For Office Use) (For Office Use)

ZBA Action: Wetland Special Exception

PROPERTY OWNER:

DEVELOPER:

Name: Noury Investments, LLC
Address: 17 Elnathans Way
Address: Hollis, NH 03049
Telephone # (603) 235-6897
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(SAME)

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(For Office Use)

Plan Routing Date: 9-2-15 Plan Date: _____

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

RB Title: ROAD ACENT Date: 9/2/15
(Initials)

Department:
 Zoning Engineering Assessor Police Fire Planning
 Highway Consultant Review 140.00 Fees Paid



ZBA INPUT ONLY
APPLICATION FOR REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE

Date of Application: September 2, 2015 Tax Map # 105 Lot # 17

Name of Project: Hudson Hilltop Self Storage Expansion

Zoning District: _____ General Zoning ID# 02-15
(For Office Use) (For Office Use)

ZBA Action: Wetland Special Exception

PROPERTY OWNER:

DEVELOPER:

Name: Noury Investments, LLC

(SAME)

Address: 17 Elnathans Way

Address: Hollis, NH 03049

Telephone # (603) 235-6897

Fax # (603) 886-1445

Email: pete@empirehomes.net

PROJECT ENGINEER

Name: Keach-Nordstrom Associates, Inc.

Telephone # (603) 627-2881

Address: 10 Commerce Park No., Suite 3

Fax # (603) 627-2915

Address: Bedford, NH 03110

Email: bcole@keachnordstrom.com

PURPOSE OF PLAN:

Wetland and buffer impacts required to access the proposed self-storage expansion. The wetland impact is 640 sf, the permanent buffer impact is 6,232 sf and the temporary buffer impact is 2,712 sf which includes the restoration of the approved temporary wetland impact in 2010.

(For Office Use)

Plan Routing Date: 9-2-15 Plan Date: _____

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

RS Title: Lieutenant Date: 9/8/15
(Initials)

Department:

Zoning Engineering Assessor Police Fire Planning

Highway Consultant Review 140.00 Fees Paid



ZBA INPUT ONLY
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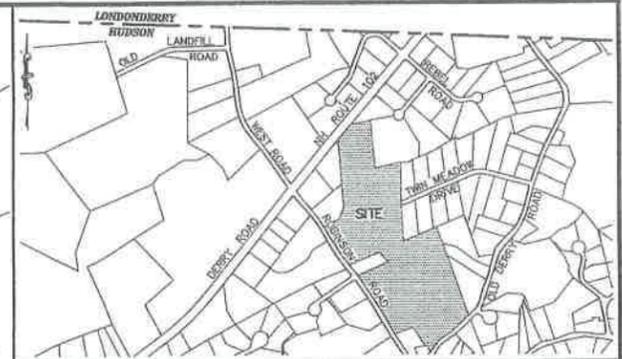
I have no comments I have comments (attach to form)

RMB Title: FIRE CHIEF Date: 9/4/15
(Initials)

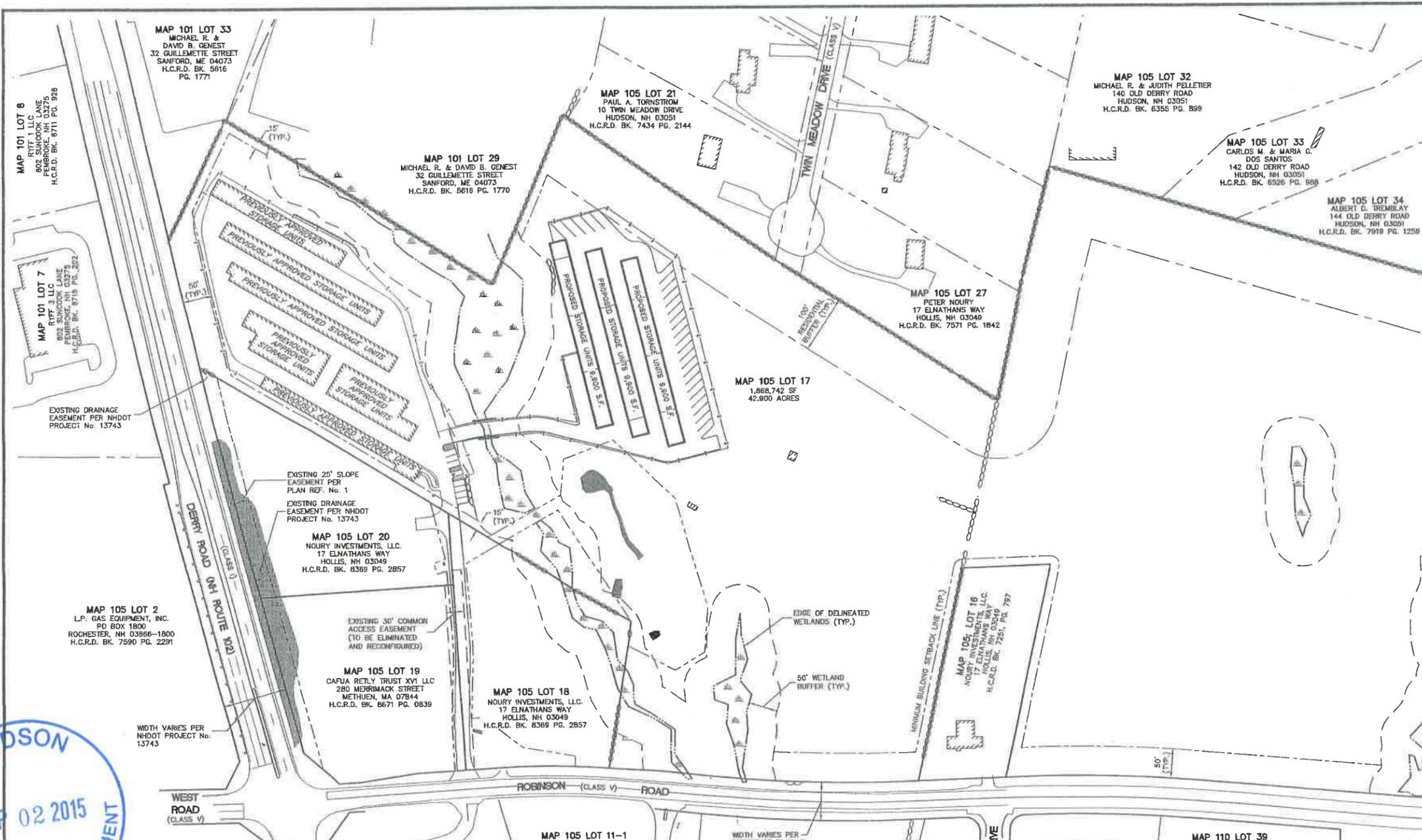
Department:

Zoning Engineering Assessor Police Fire Planning

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VICINITY PLAN
SCALE: 1" = 1,000'



OVERVIEW PLAN
HUDSON HILLTOP SELF STORAGE
MAP 105 LOT 17
22 BRADY DRIVE
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

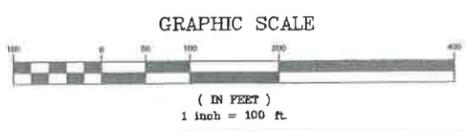
OWNER OF RECORD:
NOURY INVESTMENTS, LLC.
17 ELNATHANS WAY
HOLLIS, NH 03049
BK. 8421 PG. 155

APPLICANT:
NOURY INVESTMENTS, LLC.
17 ELNATHANS WAY
HOLLIS, NH 03049

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2081

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: AUGUST 28, 2015 SCALE: 1" = 100'
PROJECT NO: 08-0925-2 SHEET 1 OF 4



CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND BY THIS OFFICE IN DECEMBER 2009 AND JANUARY 2010, WITH SUPPLEMENTAL MEASUREMENTS MADE DURING AUGUST OF 2015. SAID SURVEY HAS AN ERROR OF CLOSURE BETTER THAN ONE PART IN TEN THOUSAND (1:10,000).

09-1-15
DATE

HUDSON CONSERVATION COMMISSION CHAIRMAN
DATE



- LEGEND**
- PROPERTY LINE
 - - - ABUTTER LINE
 - WETLAND
 - TREELINE
 - EDGE OF PAVEMENT
 - BUILDING SETBACK LINE
 - EASEMENT LINE
 - WETLAND BUFFER
 - STONEWALL
 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED CHAIN LINK FENCE

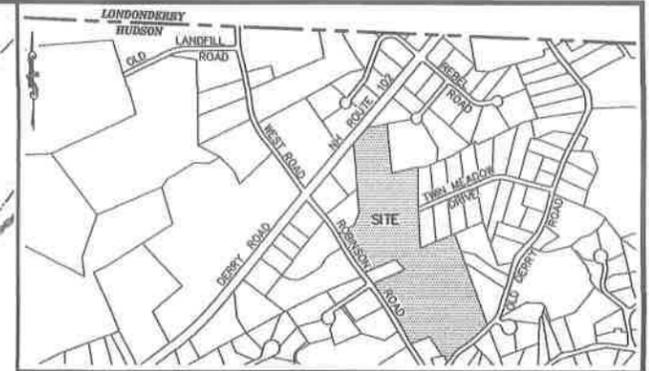
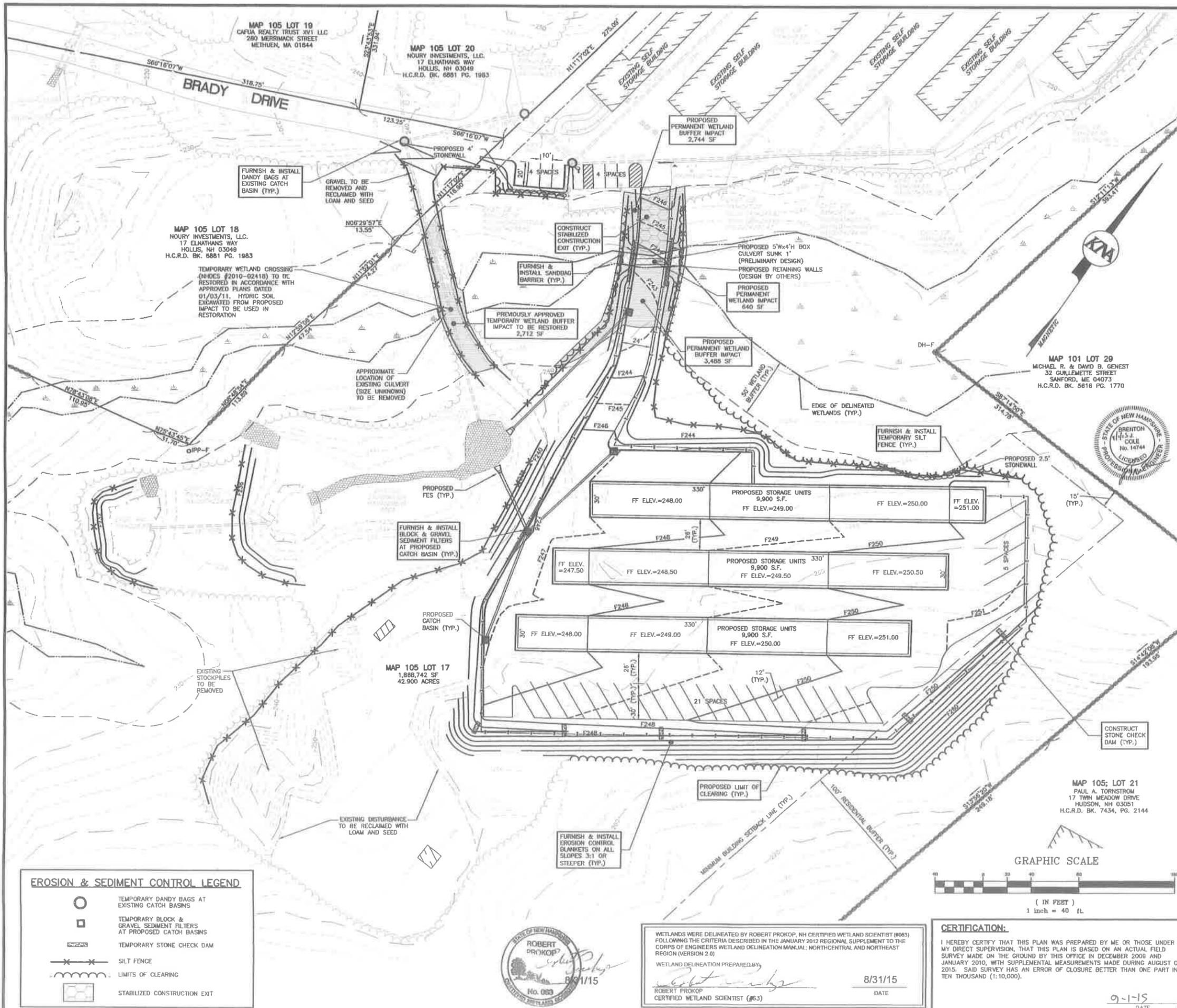
ROBERT PROKOP
No. 063
1/15

BRENTON ANIS J. COLE
No. 1474a
REGISTERED PROFESSIONAL ENGINEER

WETLANDS WERE DELINEATED BY ROBERT PROKOP, NH CERTIFIED WETLAND SCIENTIST (#063) FOLLOWING THE CRITERIA DESCRIBED IN THE JANUARY 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (VERSION 2.0)

WETLAND DELINEATION PREPARED BY:
Robert Prokop
ROBERT PROKOP
CERTIFIED WETLAND SCIENTIST (#63)

8/31/15
DATE



VICINITY PLAN
SCALE: 1" = 1,000'

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE WETLAND AND WETLAND BUFFER IMPACTS ON MAP 105 LOT 17 ASSOCIATED WITH THE EXPANSION OF THE SELF-STORAGE FACILITY.
 - TOTAL SITE AREA = 1,888,742 SF, OR 42,900 ACRES.
 - LOT NUMBERS REFER TO THE TOWN OF HUDSON ASSESSORS MAP 105.
 - PRESENT ZONING: GENERAL ONE (G-1)
 - OPEN SPACE:
REQUIRED: 35%
PROVIDED: 89.2%
 - SITE IS SERVICED BY ON-SITE WELL AND SEPTIC.
 - WETLANDS WERE FLAGGED BY ROBERT PROKOP (NH CERTIFIED WETLAND SCIENTIST #063) OF WETLAND CONSULTING SERVICES UTILIZING THE CRITERIA DESCRIBED IN THE JANUARY 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (VERSION 2.0) ON MARCH 10 AND 16, 2010 AND UPDATED ON AUGUST 24, 2015.
 - THE SUBJECT PREMISES IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) 33011C0508D (PANEL 50B OF 701) AND 33011C0509D (PANEL 509 OF 701), EFFECTIVE DATE SEPTEMBER 25, 2009. THE SUBJECT PARCEL IS LOCATED IN ZONES 'A' & 'X'.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
 - TOTAL PERMANENT WETLAND IMPACT (PREVIOUSLY APPROVED) 640 SF
TOTAL TEMPORARY WETLAND BUFFER IMPACT (PREVIOUSLY APPROVED) 2,712 SF
TOTAL PERMANENT WETLAND BUFFER IMPACT 6,232 SF
 - TOPOGRAPHIC INFORMATION WITHIN THE RIGHT-OF-WAY OF DERRY ROAD AND ROBINSON ROAD, WETLANDS, BOUNDARY, AND AS-BUILT INFORMATION IS THE PRODUCT OF AN ON GROUND SURVEY PERFORMED BY THIS OFFICE BETWEEN DECEMBER 2009-AUGUST 2015. THE REMAINING TOPO SHOWN HEREIN WAS PROVIDED BY THE CLIENT.
 - PROPOSED WETLAND CROSSING IS SUBJECT TO NHDES REQUIREMENTS FOR STREAM CROSSINGS. WORK SHALL BE DONE DURING PERIODS OF LOW FLOW. BYPASS PUMPING AND DEWATERING SHALL FOLLOW BEST MANAGEMENT PRACTICES.
 - OWNER OF RECORD:
NOURY INVESTMENTS, LLC.
17 ELNATHANS WAY
HOLLIS, NH 03049
BK. 8421 PG. 155

LEGEND

□ GB-F	GRANITE BOUND FOUND
○ IPP-F	IRON PIPE FOUND
● DH-F	DRILL HOLE FOUND
⊕	UTILITY POLE
⊗	CATCH BASIN
---	PROPERTY LINE
---	ABUTTER LINE
---	WETLAND
---	TREELINE
---	EDGE OF PAVEMENT
---	10' CONTOUR
---	2' CONTOUR
---	SETBACK
---	WETLAND BUFFER
---	STONEWALL
---	PROPOSED EDGE OF PAVEMENT
---	PROPOSED BITUMINOUS CURB
---	PROPOSED CHAIN LINK FENCE
---	PROPOSED 2' CONTOUR
---	PROPOSED 1' CONTOUR

WETLAND/WETLAND BUFFER IMPACT PLAN
HUDSON HILL TOP SELF STORAGE
MAP 105 LOT 17
22 BRADY DRIVE
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

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

REVISIONS

No.	DATE	DESCRIPTION	BY

DATE: AUGUST 28, 2015
PROJECT NO: 08-0925-2
SCALE: 1" = 40'
SHEET 2 OF 4

EROSION & SEDIMENT CONTROL LEGEND

○	TEMPORARY DANDY BAGS AT EXISTING CATCH BASINS
□	TEMPORARY BLOCK & GRAVEL SEDIMENT FILTERS AT PROPOSED CATCH BASINS
---	TEMPORARY STONE CHECK DAM
---	SILT FENCE
---	LIMITS OF CLEARING
---	STABILIZED CONSTRUCTION EXIT



WETLANDS WERE DELINEATED BY ROBERT PROKOP, NH CERTIFIED WETLAND SCIENTIST (#063) FOLLOWING THE CRITERIA DESCRIBED IN THE JANUARY 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (VERSION 2.0)

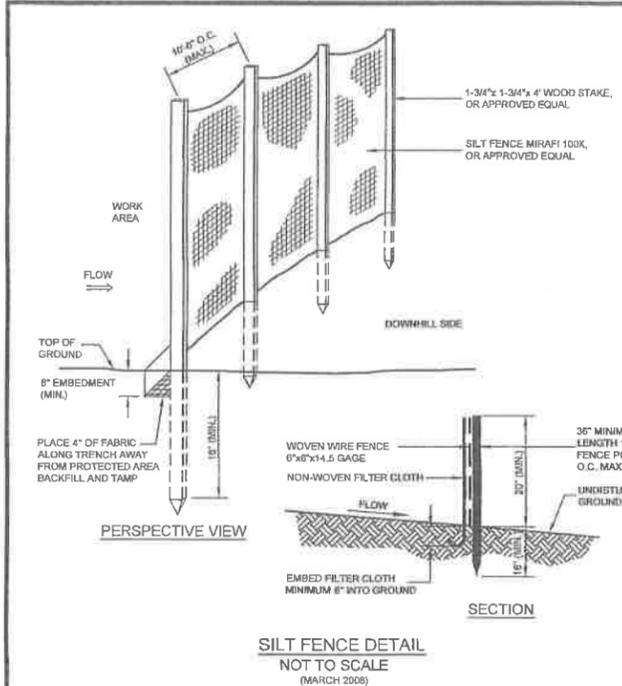
WETLAND DELINEATION PREPARED BY:
ROBERT PROKOP
CERTIFIED WETLAND SCIENTIST (#63)

8/31/15
DATE

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9-1-15
DATE





SILT FENCE DETAIL
NOT TO SCALE
(MARCH 2008)

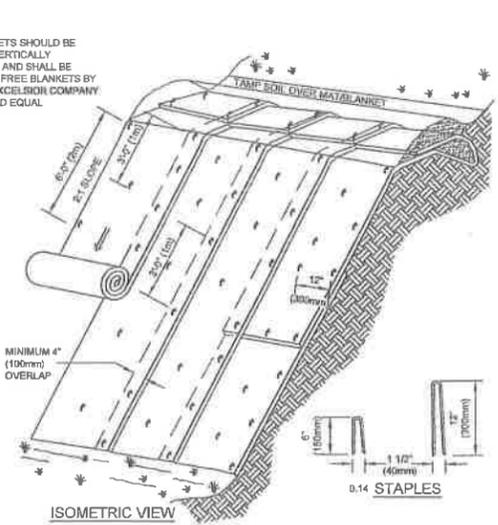
CONSTRUCTION SPECIFICATIONS:

1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES.
2. THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.
3. WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIE OR STAPLES WHERE NOTED OR AS DIRECTED BY DESIGN ENGINEER.
4. FILTER CLOTH SHALL BE FASTENED SECURELY TO THE WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP, MIDDLE AND BOTTOM.
5. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.
6. FENCE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND DRIVEN A MINIMUM OF 16 INCHES INTO THE GROUND. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES.
7. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

MAINTENANCE:

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

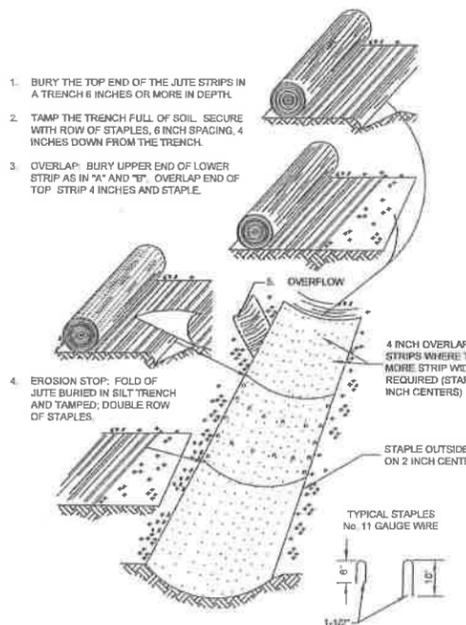
MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE AND SHALL BE CURLED NET FREE BLANKETS BY AMERICAN EXCELBIORIL COMPANY OR APPROVED EQUAL.



EROSION CONTROL BLANKETS - SLOPE INSTALLATION
NOT TO SCALE
(AUGUST 2011)

NOTES:

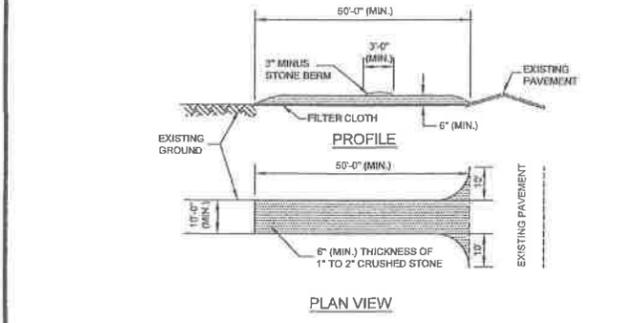
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.



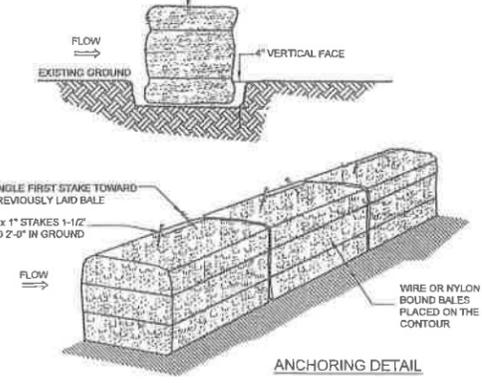
EROSION CONTROL BLANKETS - SWALE INSTALLATION
NOT TO SCALE
(MARCH 2008)

WINTER CONSTRUCTION NOTES:

1. ALL PROPOSED POST-DEVELOPMENT VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 4:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT 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.
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
3. AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER MDOT ITEM 304.3 OR, IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON, BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT.
4. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - A. BASE COURSE GRAVELS ARE INSTALLED IN AREAS TO BE PAVED;
 - B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - C. A MINIMUM OF 3\"/>



STABILIZED CONSTRUCTION EXIT DETAIL
NOT TO SCALE
(MARCH 2008)



STRAW BALE BARRIER
NOT TO SCALE
(JULY 2010)

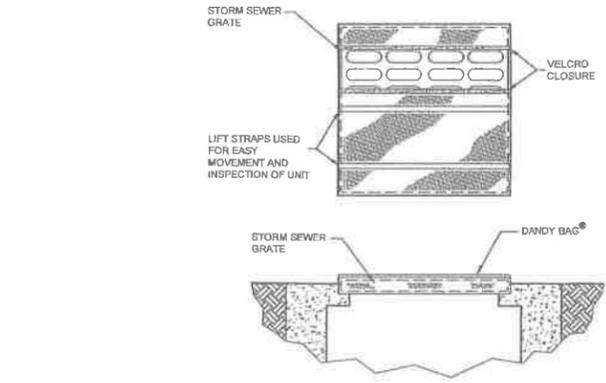
MAINTENANCE:

MUD AND SOIL PARTICLES WILL EVENTUALLY CLOG THE VOIDS IN THE CRUSHED STONE AND THE EFFECTIVENESS OF THE CRUSHED STONE PAD WILL NOT BE SATISFACTORY. WHEN THIS OCCURS, THE PAD SHOULD BE TOPDRESSED WITH NEW CRUSHED STONE OR COMPLETE REPLACEMENT OF THE PAD MAY BE NECESSARY WHEN THE PAD BECOMES COMPLETELY CLOGGED.

IF WASHING FACILITIES ARE USED, THE SEDIMENT TRAPS SHOULD BE CLEANED OUT AS OFTEN AS NECESSARY TO ASSURE THAT ADEQUATE TRAPPING EFFICIENCY AND STORAGE VOLUME IS AVAILABLE. VEGETATIVE FILTER STRIPS SHOULD BE MAINTAINED TO INSURE A VIGOROUS STAND OF VEGETATION AT ALL TIMES.

CONSTRUCTION SPECIFICATIONS:

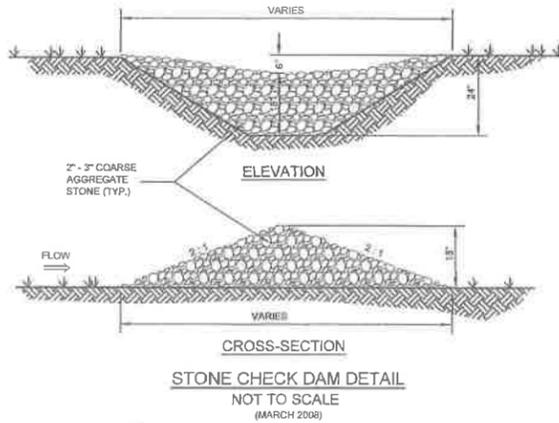
1. STONE FOR A STABILIZED CONSTRUCTION EXIT SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED EXIT SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED EXIT SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE EXIT SHALL NOT BE LESS THAN THE FULL WIDTH OF THE AREA WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION EXIT SHALL BE PIPED BENEATH THE EXIT. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
8. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.



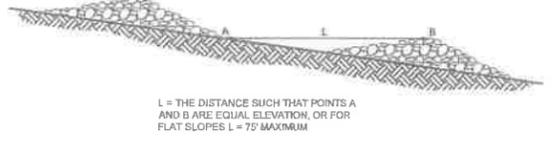
HI-FLOW DANDY BAG® (SAFETY ORANGE)

MECHANICAL PROPERTIES	TEST METHOD	UNITS	MARV
GRAB TENSILE STRENGTH	ASTM D 4832	KN (lbs)	1.52 (355) x 0.89 (200)
GRAB TENSILE ELONGATION	ASTM D 4832	%	24 x 10
PUNCTURE STRENGTH	ASTM D 4833	KN (lbs)	0.40 (90)
MULLER BURST STRENGTH	ASTM D 3786	MPa (psi)	3837 (558)
TRIANGULAR TEAR STRENGTH	ASTM D 4833	KN (lbs)	0.61 (138) x 0.33 (75)
UV RESISTANCE	ASTM D 4355	%	90
APPARENT OPENING SIZE	ASTM D 4751	Min (US Std Sieve)	0.425 (40)
FLOW RATE	ASTM D 4491	1/minim ² (gal/min-ft ²)	5507 (145)
PERMEABILITY	ASTM D 4491	sec ⁻¹	2.1

DANDY BAG®
NOT TO SCALE
(APRIL 2010)



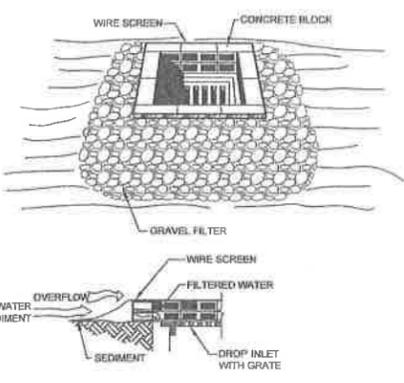
STONE CHECK DAM DETAIL
NOT TO SCALE
(MARCH 2008)



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

EROSION CONTROL NOTES

1. EXPOSED EARTHWORK SHALL BE CONFINED TO AS LIMITED AN AREA AS IS PRACTICAL AT ANY GIVEN TIME THROUGHOUT THE CONSTRUCTION SEQUENCE. AT NO TIME SHALL MORE THAN FIVE (5) ACRES OF SITE AREA BE IN AN UNSTABLE CONDITION. NO GIVEN AREA OF THE SITE SHALL BE LEFT IN AN UNSTABILIZED CONDITION FOR A PERIOD OF TIME EXCEEDING THIRY (30) CALENDAR DAYS.
2. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH PROJECT PLANS. IN ADDITION, SIMILAR MEASURES SHALL BE INSTALLED WHERE AND WHEN THE FIELD CONDITION, OR FIELD OPERATION OF THE INDIVIDUAL SITE CONTRACTOR, MAY WARRANT. ALL TEMPORARY EROSION CONTROL MEASURES USED SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER 0.25\"/>



NOTES:

1. CONCRETE BLOCKS SHOULD BE PLACED LENGTHWISE ON THEIR SIDES IN A SINGLE ROW AROUND THE PERIMETER OF THE INLET. THE ENDS OF EACH BLOCK SHOULD BE ABUTTING. THE HEIGHT OF THE BARRIER CAN BE VARIED DEPENDING ON THE DESIGN BY STACKING VARIOUS COMBINATIONS OF DIFFERENT SIZED BLOCKS. THE BARRIER SHOULD BE A MINIMUM OF 12 INCHES HIGH AND A MAXIMUM OF 24 INCHES HIGH.
2. HARDWARE CLOTH OR WIRE MESH SHOULD BE PLACED OVER OPENINGS OF THE CONCRETE BLOCKS AND EXTENDED AT LEAST 12 INCHES AROUND THE OPENING TO PREVENT AGGREGATE FROM BEING TRANSPORTED THROUGH THE OPENINGS IN THE BLOCK.
3. SEWER STONE OR OTHER CLEAN COARSE AGGREGATE SHOULD BE PLACED AGAINST THE BLOCK TO THE TOP OF THE BARRIER.

BLOCK & GRAVEL DROP INLET SEDIMENT FILTER

NOT TO SCALE
(MARCH 2008)

CONSTRUCTION DETAILS
HUDSON HILLTOP SELF STORAGE

MAP 105 LOT 17
22 BRADY DRIVE
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
NOURY INVESTMENTS, LLC.
17 ELNATHANS WAY
HOLLIS, NH 03049
BK. 8421 PG. 155

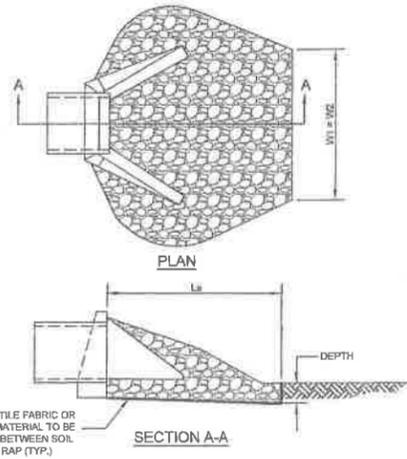
APPLICANT:
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KM KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2801



REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: AUGUST 28, 2015 SCALE: AS SHOWN
PROJECT NO: 08-0925-2 SHEET: 3 OF 4



GEOTEXTILE FABRIC OR FILTER MATERIAL TO BE PLACED BETWEEN SOIL AND RIP RAP (TYP.)

PIPE OUTLET TO WELL DEFINED CHANNEL
NOT TO SCALE
(MARCH 2008)

TABLE 7-24 - RECOMMENDED RIP RAP GRADATION RANGES

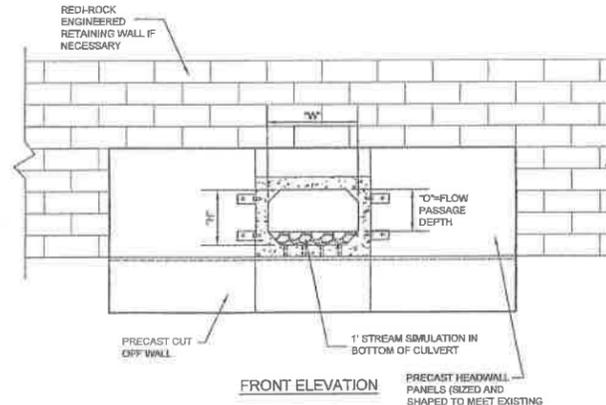
PERCENT OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE
100%	1.5 TO 2.0 #50
85%	1.3 TO 1.8 #50
50%	1.0 TO 1.5 #50
15%	0.3 TO 0.5 #50

CONSTRUCTION SPECIFICATIONS:

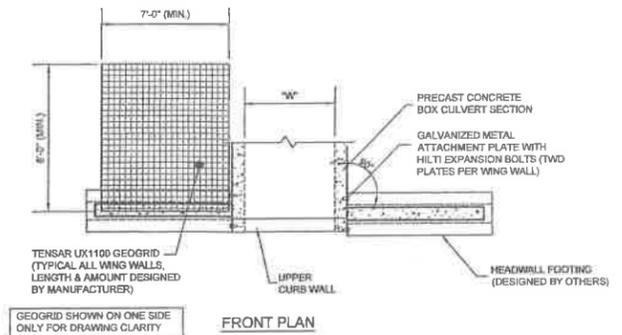
1. THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE ROCK OR GRAVEL USED FOR FILTER OR RIP RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE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

MAINTENANCE:

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



FRONT ELEVATION

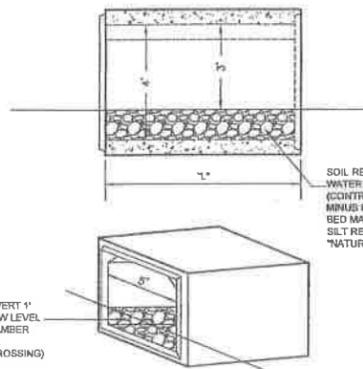


FRONT PLAN

NOTES:

1. AS PERMISSIBLE, THE STRUCTURAL ENGINEER CHARGED WITH RETAINING WALL DESIGN SHALL SPECIFY SALT RESISTANT BLOCK CONSTRUCTION WHERE WALLS ARE TO BE CONSTRUCTED NEAR ROADWAYS OR PARKING AREAS.
2. RETAINING WALL DRAIN TO "DAYLIGHT" AT LOW POINT OR TIE TO DRAIN STRUCTURE AS SHOWN IN PLAN VIEW.
3. THE STAMPED SHOP DRAWINGS AND CALCULATIONS FOR THE ACTUAL RETAINING WALL MUST BE PROVIDED FOR REVIEW AND APPROVAL AT OR PRIOR TO THE PROJECT'S REQUIRED PRE CONSTRUCTION MEETING.
4. THE PROVIDED PLANS AND SUPPORTING CALCULATIONS MUST ADDRESS THE FOLLOWING CRITERIA:
 - 4.a. DESIGN CALCULATIONS STAMPED BY QUALIFIED PE LICENSE IN NH
 - 4.b. STABILITY CALCULATIONS (INCLUDING BEARING CAPACITY, GLOBAL STABILITY, OVERTURNING & SLIDING, IMPACT)
 - 4.c. GEOGRID PULL OUT AND OTHER PERTINENT DATA & ELEVATIONS
 - 4.d. CONSTRUCTION INSTALLATION SPECIFICATION
 - 4.e. LATERAL EARTH PRESSURE COEFFICIENT
 - 4.f. SURCHARGE LOAD, EMBEDMENT DEPTH
 - 4.g. BOTH A PLAN AND PROFILE OF EACH WALL SECTION

PRECAST CONCRETE HEADWALL
NOT TO SCALE



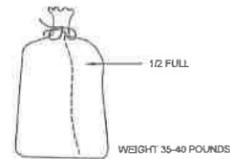
SOIL RETENTION CHAMBER TO FILL WITH WATER TO ENHANCE SILT DEPOSITION (CONTRACTOR TO PLACE A MIX OF 6" RIVERS RIVER STONE AND NATIVE STREAM BED MATERIAL FROM EXCAVATION WITHIN SILT RETENTION CHAMBER TO SIMULATE "NATURAL" STREAM BED)

NOTES:

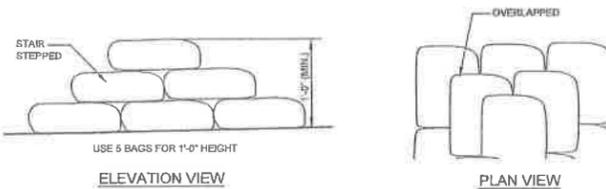
1. CONCRETE: 5,000 PSI AT 28 DAYS. CEMENT TO BE TYPE III.
2. CONTRACTOR SHALL SUBMIT STAMPED SHOP DRAWINGS FOR REVIEW AND APPROVAL.
3. CONTRACTOR SHALL SUBMIT INSTALLATION SEQUENCE FOR APPROVAL.

PRECAST CONCRETE BOX CULVERT WITH STREAM SIMULATION
NOT TO SCALE

FILL SAND BAGS 1/2 TO 2/3 FULL, TIE AT TOP SO BAG WILL LAY FLAT WHEN PUT IN PLACE. A PROPERLY FILLED SAND BAG SHOULD WEIGH BETWEEN 35-40 POUNDS.



SAND BAGS SHOULD BE PLACED FLAT ON UNDISTURBED EXISTING GROUND, OVERLAPPED, TAMPED INTO PLACE AND STAIRS STEPPED.

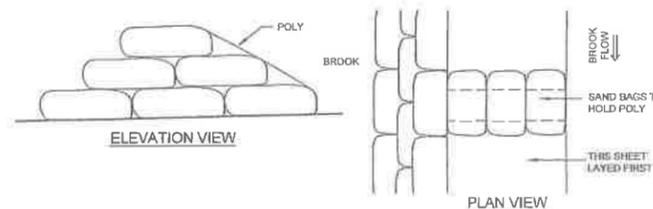


ELEVATION VIEW

PLAN VIEW

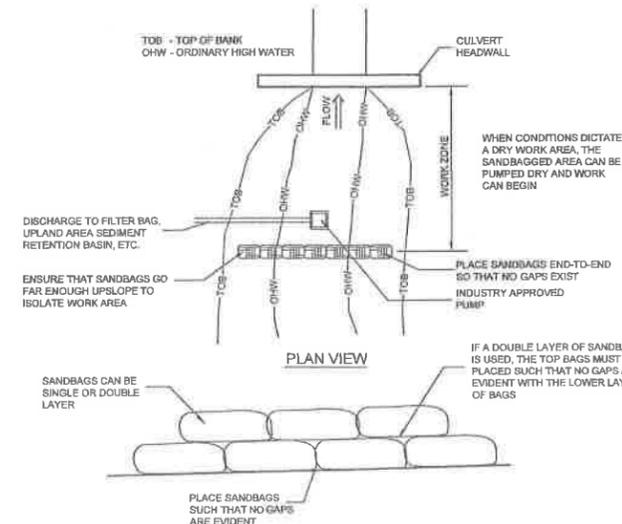
IF NEEDED, ADD A POLYETHYLENE BARRIER TO PREVENT SEEPAGE.

POLYETHYLENE (PLASTIC) COMES IN ROLLS 20 FEET WIDE BY 100 FEET LONG. PLASTIC SHOULD BE PLACED ON DOWNSTREAM SIDE WITH A TWO TO THREE FOOT OVERLAP. PLASTIC IS HELD IN PLACE WITH SANDBAGS.



SANDBAG BARRIER DETAIL

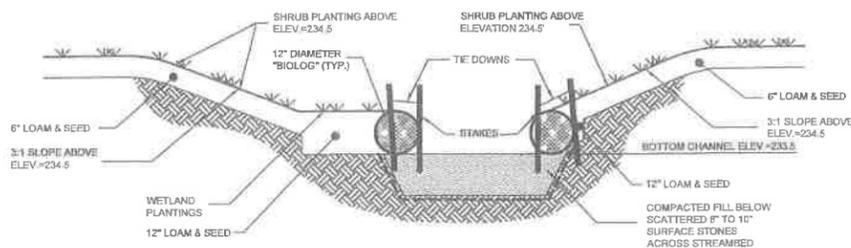
NOT TO SCALE
(MARCH 2008)



PLAN VIEW

TEMPORARY SANDBAG COFFERDAM DETAIL

NOT TO SCALE
(AUGUST 2013)



STREAM BED RESTORATION DETAIL

SCALE: 1" = 5'

CONSTRUCTION DETAILS
HUDSON HILL TOP SELF STORAGE
MAP 105 LOT 17
22 BRADY DRIVE
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
NOURY INVESTMENTS, LLC
17 ELMATHANS WAY
HOLLIS, NH 03049
BK. 8421 PG. 155

APPLICANT:
NOURY INVESTMENTS, LLC
17 ELMATHANS WAY
HOLLIS, NH 03049

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



REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: AUGUST 28, 2015 SCALE: AS SHOWN
PROJECT NO: 08-0925-2 SHEET 4 OF 4

PMA – Gymnasium Addition Site Plan

Staff Report
23 September 2015

SITE: 182 Lowell Road -- Map 210/Lot 010 -- SP#07-15

ZONING: Business (B) – Minimum lot size 30,000 with Town water & sewer and 150 ft. street frontage.

PURPOSE OF PLAN: to propose a 25,000 sf gymnasium addition off the north side of the existing building, and to further propose the construction of 94 parking spaces in two new parking lots. Construction will include stormwater management, utility extensions, landscaping, and site lighting. Application Acceptance and Hearing.

PLAN UNDER REVIEW ENTITLED: “Non-Residential Site Plan Presentation of Mary Academy, Map 210 Lot 10, 182 Lowell Rd., Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., dated: 7 July 2015, no revision date, consisting of Sheets 1 - 18 and Notes 1 – 28 on Sheet 1 (said plans are attached hereto).

ATTACHMENTS:

- 1) Site Plan Application, including the Project Narrative, Checklist & Waiver Forms date stamped July 31, 2015 – Attachment “A”.
- 2) CLD’s 1st Comments Report, including Application Checklist dated 16 Sept 2015 – “B”.
NOTE: the Plans have not been revised in accordance with CLD’s above Comments Report, nor has a response letter been produced to-date. At the meeting, however, Keach-Nordstrom representatives will be prepared to address CLD’s outstanding comments.
- 3) Comments from: Fire Chief, Robert Buxton , Acting Zoning Administrator, Dave Hebert, Town Eng., Elvis Dhima, Asst. Assessor, Jim Michaud, Road Agent, Kevin Burns, and Police Lt., Dave Bianchi – “C”.

REQUESTED WAIVERS (shown in Note 21 of Master Plan Sheet 1 of 18):

1. HTC 275-9.D. -- Fiscal Impact Study
2. HTC 275-9.B. -- Traffic Study
3. HTC 275-9.C. -- Noise Study
4. HTC 275-8.B.(30)(b) – Loading Spaces

APPLICATION TRACKING:

- 31 JUL 15 – Site Plan Application submitted.
- 23 SEPT 15 - Initial Public Hearing scheduled.

OUTSTANDING ISSUES:

- 1) As cited in Note 22, Sheet 1 of 18 of the Plan, the proposed gymnasium requires the issuance of one dimensional variance (i.e., HTC 334-14 – Bldg. Height, proposed 57 ft. allowed 38 ft.) and

one use variance (i.e., HTC 334-31- Alteration and expansion of non-conforming structures) from the ZBA.

NOTE: the initial ZBA hearing, conducted in August of this year, was deferred, date specific, to the ZBA's 24 Sept 15 meeting, pending comments from the Fire Chief, re: said height variance. Fire Chief Buxton addresses this issue in Note 3 of his attached comments ("C"): i.e., he is satisfied with the design/location of the gymnasium addition, relative to the Fire Dept. being able to access said structure for emergency purposes. Please note, however, if the board moves to approve this Site Plan at Wed. night's meeting, it will have to be conditional approval, i.e., pending the Applicant receiving both subject variances from the ZBA.

2) In accordance with CLD's attached Initial Comments Report, several Plan revisions are in order, i.e., prior the board taking final action on this application. Perhaps, most significant is CLD comment 1.h., which reads:

- 1.h. HR 275-8.B.(26) The applicant has provided the number of existing (proposed) parking spaces, but has not provided a basis for these calculations.

In regard to the above outstanding issue, staff recommends that the Applicant provide the basis calculations concerning parking, relative to satisfying §275-8(q) of the Planning Board's Site Plan Review regulations, which reads:

- §275-8(q) Stadium, theater or place of public assembly: one (parking) space per four seats.

In further regard to the above parking issue, the applicant should verify the existing parking requirements for the PMA facility in its entirety. Only in doing so will the Town's consulting eng., staff and the board have the information necessary to fully evaluate the onsite parking requirements for the proposed gymnasium. Staff provides the foregoing cautionary concern, relative to this application presently prescribing the construction of only 46 new parking spaces and 44 unconstructed parking spaces in a proposed future parking lot. If and when said basis calculations are produced, it may become evident that the addition, as well as the existing parking needs of PMA, require said proposed future parking spaces to be built in conjunction with the proposed gymnasium.

- 3) Relative to the CAP Fee, since the 2015 CAP Fee Matrix does not include a use that staff can calculate this fee from, the Applicant needs to determine the number of new PM Peak Hour vehicle trips that will be associated with the subject facility. Then staff will be able to determine the appropriate CAP Fee, based on the "Non-specific Use" category included in said matrix.
- 4) Other outstanding issues, pertain to engineering revisions to the Plan, as prescribed in CLD's attached Initial Comments Report ("B").

RECOMMENDATION: For this hearing, staff recommends:

- (i) Application acceptance; followed by the board having the applicant present the project; then allow for public input, and then have the project representatives answer questions from the board and the public.
- (ii) The question and answer period may lead to the need to defer further review of this application, pending the outcome of the 2 above-cited outstanding variances, which will not

be decided, at the earliest, until Thursday evening, 24 Sept 15, and/or the above-cited outstanding parking calculation.

- (iii) In the event at Wed. night's meeting the board moves to approve the waivers and Site Plan application, staff has provided below appropriate DRAFT MOTIONS for the board's consideration.

DRAFT MOTIONS:

I move to accept the Site Plan application the Presentation of Mary Academy, calling for the construction of a 25,000 sf gymnasium building, 182 Lowell Road -- Map 210/Lot 010.

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

I move to defer further review of the Presentation of Mary Academy Site Plan application, date specific, to the Planning Board's 14 October 2015 Meeting.

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

REQUESTED WAIVERS:

1. HTC 275-9.D. -- Fiscal Impact Study
2. HTC 275-9.B. -- Traffic Study
3. HTC 275-9.C. -- Noise Study
4. HTC 275-8.B.(30)(b) – Loading Spaces

- 1) HTC 275-9.D. -- Fiscal Impact Study

I move to grant the requested waiver HTC 275-9.D. - Fiscal Impact Study - based on the testimony of the Applicant's representative here this evening, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

- 2) HTC 275-9.B. -- Traffic Study

I move to grant the requested waiver - HTC 275-9.B. - Traffic Study - based on the testimony of the Applicant's representative here this evening, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

- 3) HTC 275-9.C. -- Noise Study

I move to grant the requested waiver HTC275-9.C. -- Noise Study - based on the

testimony of the Applicant's representative here this evening, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

4) HTC 275-8.B.(30)(b) – Loading Spaces

I move to grant the requested waiver HTC 275-8.B.(30)(b) – Loading Spaces - based on the testimony of the Applicant's representative here this evening, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

MOTION TO APPROVE:

I move to grant approval for the Site Plan entitled: "Non-Residential Site Plan, Presentation of Mary Academy, Map 210 Lot 10, 182 Lowell Rd., Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., dated: 7 July 2015, no revision date, consisting of Sheets 1 - 18 and Notes 1 - 28 on Sheet 1, in accordance with the following terms and conditions:

- 1) All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Site Plan-of-Record (hereinafter referred to as the Plan).
- 2) All improvements shown on the Plan, including Notes 1-28, shall be completed in their entirety and at the expense of the Applicant or his assigns.
- 3) After the issuance of the foundation permit for the proposed building, and prior to the issuance of the framing permit thereof, the applicant shall submit to the Hudson Community Development Department a foundation "As-Built" plan on a transparency and to the same scale as the approved site plan. The foundation "As-Built" plan shall include all structural dimensions and lot line setback measurements to the foundation and be stamped by a licensed land surveyor. Any discrepancy between the approved site plan and foundation "As-Built" plans shall be documented by the applicant and be part of the foundation "As-Built" submission.
- 4) A CAP Fee sum amount shall be determined for the 25,000 sf gymnasium, based on the determined number of new PM Peak Hour vehicle trips associated with this use and in accordance with the 2015 CAP Fee Matrix "Non-specific Use" category. Further, the determined sum shall be paid in its entirety prior to the issuance of a Certificate of Occupancy for the gymnasium.
- 5) Prior to the issuance of a final certificate of occupancy, a L.L.S. certified "As Built" site plan shall be provided to the Town of Hudson Community Development Department, confirming that the site conforms with the Planning Board approved Plan.

- 6) Exterior construction activities on the site shall be limited to between 7:00 A.M. and 7:00 P.M. Monday through Saturday. No construction activities shall occur on Sunday.
- 7) This approval shall be subject to final engineering review.
- 8) The applicant's engineer and/or contractor shall contact the Town of Hudson to schedule a preconstruction meeting, which will be held with Town staff prior to the start of construction.
- 9) This approval is subject to the ZBA issuing the following two variances: (i) HTC 334-14 – Bldg. Height and (ii) HTC 334-31- Alteration and expansion of non-conforming structures.

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

NOTE: all other pertinent Site Plan approval terms and conditions are included in the above-cited Site Plan-of-Record, Notes 1 – 30, including, but not limited blasting and refuse removal, etc.

MA

July 20, 2015

Project Narrative

Presentation of Mary Academy
Map 210; Lot 10
182 Lowell Road
Hudson, New Hampshire

The Presentation of Mary Convent owns property referenced on the Town of Hudson Municipal Tax Map 210 as Lot 10 and located at 182 Lowell Road. The site is the current home of Presentation of Mary Academy (PMA), a private preschool, kindergarten, elementary, and junior high school with enrollment currently at 510 students according to their Director of Operations. PMA endeavors to enhance the existing facility and is proposing to construct a 25,400 square foot (footprint) gymnasium off the north side of the existing structure. Access to the existing site is at two existing driveways off Lowell Road, and will not change with the proposed construction. Existing municipal sewer and water services will serve the addition, but will require relocation outside the walls of the new structure. Construction will add 94 parking spaces in two new parking lots. ADA accessible parking spaces are situated adjacent to both the upper and lower main entrance locations. A one-way "drop-off" drive is proposed adjacent to the gymnasium and will provide queue length for pick-up and drop-off parents. Site aesthetics are maintained and enhanced with parking lot landscaping and dark sky compliant site lighting.

As mentioned above, the site is the current home of Presentation of Mary Academy, a private catholic pre-school, kindergarten, elementary and junior high school. The campus sits nearly in the middle of approximately 97 acres of property owned by the applicants. The site is abutted by commercial development to the west along Lowell Road, and residential development to the south, east, and north. The existing campus consists of the main six-story structure, several smaller out-buildings, gardens, outside basketball courts, a new turf athletic field, an in ground swimming pool, and a full mile of cross-country trails. The remaining property is undeveloped and either open field area or woodlands.

The subject property generally drains from southeast to northwest. Our existing conditions survey picked up a series of catch basins connected via hard pipe, that are situated to collect overland stormwater flow and discharge it toward onsite wetlands between the site development and Lowell Road. A review of the USGS panel for this area shows a perennial stream within the jurisdictional wetland area that is tributary to the Merrimack River. Onsite drainage improvements consist of both closed and open systems. The roof water from the addition as well as the stormwater generated over new paved surfaces is collected in a series of catch basins. The catch basins are interconnected with solid pipe, and convey the storm water to one above ground stormwater area for treatment and mitigation. The stormwater area is situated adjacent to the "Anne Marie House" and consists of several components. Through the use of the various stormwater treatment and mitigation strategies described above, we have mitigated any potential impact that the development may have on the quality and quantity of stormwater leaving the site.



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

Date of Application: July 13, 2015 Tax Map # 210 Lot # 10

Name of Project: Presentation of Mary Academy - Gymnasium Addition

Zoning District: _____ General SP# 07-15
(For Town Use) (For Town Use)

ZBA Action: Pending height variance and variance to allow expansion of pre-existing, non-conforming.

PROPERTY OWNER:

DEVELOPER:

Name: Presentation of Mary Convent
Address: 182 Lowell Road
Address: Hudson, NH 03051
Telephone # 603-765-2889
Fax # _____
Email: dlamb@presmarynh.org

Same as owner

PROJECT ENGINEER

SURVEYOR

Name: Patrick Colburn, P.E. - KNA
Address: 10 Commerce Park No. Suite 3
Address: Bedford, NH 03110
Telephone # 603-627-2881
Fax # 603-627-2915
Email: pcolburn@keachnordstrom.com

Anthony Basso, LLS - KNA
10 Commerce Park No. Suite 3
Bedford, NH 03110
603-627-2881
603-627-2915
abasso@keachnordstrom.com

PURPOSE OF PLAN:

To propose a 25,000 sf gymnasium addition off the north side of the existing building, and to further propose the construction of 94 parking spaces in two new parking lots. Construction will include stormwater management, utility extensions, landscaping, and site lighting.

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: \$16,652.82 (100) 8/5/15

SITE DATA SHEET

PLAN NAME: Presentation of Mary Gymnasium Addition

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 210 LOT 10

DATE: July 13, 2015

Location by Street 182 Lowell Road

Zoning: B-Business and R2-Residential

Proposed Land Use: Private school

Existing Use: Private school

Surrounding Land Use(s): Residential/Commerical

Number of Lots Occupied: 1

Existing Area Covered by Building: 52,234 sf

Existing Buildings to be removed: 0

Proposed Area Covered by Building: 77,634 sf

Open Space Proposed: 91%

Open Space Required: 35%

Total Area: S.F.: 42,897,021 +/- Acres: 98.478

Area in Wetland: (WITHIN LIMITS OF WORK) 0 Area Steep Slopes: 0

Required Lot Size: R2: 43,560 sf (1-acre)

Existing Frontage: 1,918 lf (Lowell Road) 994 (Burns Hill Road)

Required Frontage: B: 150 ft R2: 150 ft

Building Setbacks:	<u>Required*</u> (R-2)	<u>Proposed</u> (Addition)
Front:	<u>50 ft</u>	<u>1,200 ft (Lowell Road)</u>
Side:	<u>15 ft</u>	<u>445 ft</u>
Rear:	<u>15 ft</u>	<u>N/A</u>

**SITE PLAN DATA SHEET
(Continued)**

Flood Zone Reference: Not in Flood zone per Map No. 33011C0656D

Width of Driveways: 40 ft (existing)

Number of Curb Cuts: 2 (existing)

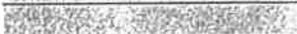
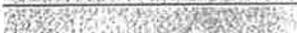
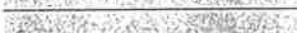
Proposed Parking Spaces: 94

Required Parking Spaces: N/A

Basis of Required Parking (Use): No basis in Hudson Land Use Regulations

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

Hudson Town Code

<u>Waivers Requested:</u>	<u>Reference</u>	<u>Regulation Description</u>
	1. <u>HTC 275-8B(30)a</u>	<u>Loading Spaces</u>
	2. <u>HTC 275-9B</u>	<u>Traffic Study</u>
	3. <u>HTC 275-9C</u>	<u>Noise Study</u>
	4. <u>HTC 275-9D</u>	<u>Fiscal/Environmental Impact Study</u>
	5. _____	_____
	6. _____	_____
	7. _____	_____
	8. _____	_____

(Left column for Town Use)

Impact Fees:
C.A.P Fee: To Be Determined.

Development Agreement
Proposed: Yes

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

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

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

Applicant Initials		Staff Initials
<u>BJC</u>	a) Submission of nine (9) full sets of Site Plans (sheet size: 22" x 34") shall be submitted at the time of application filing, followed by the submission of seventeen (17) 11" X 17" plan sets (revised if applicable) to the Community Development Department no later than 10:00 A.M., Tuesday the week prior to the scheduled public hearing/conceptual review date.	_____
<u>BJC</u>	b) A Site Plan narrative, describing the purpose, locations, long-range plans, impacts on traffic, schools, and utilities	_____
<u>BJC</u>	c) Plan scale at not less the one inch equals fifty feet (1" = 50')	_____
<u>BJC</u>	d) Locus plan with 1,000' minimum radius of site to surrounding area	_____
<u>BJC</u>	e) Plan date by day/month/year	_____
<u>BJC</u>	f) Revision block inscribed on the plan	_____
<u>BJC</u>	g) Planning Board approval block inscribed on the plan	_____
<u>BJC</u>	h) Title of project inscribed on the plan	_____
<u>BJC</u>	i) Names and addresses of property owners and their signatures inscribed on the plan	_____
<u>BJC</u>	j) North point inscribed on the plan	_____
<u>BJC</u>	k) Property lines: exact locations and dimensions	_____
<u>BJC</u>	l) Square feet and acreage of site	_____
<u>BJC</u>	m) Square feet of each building (existing and proposed)	_____
<u>BJC</u>	n) Names and addresses of bordering abutters, as shown on Tax Assessor's records not more than five (5) days prior to application date to be listed on the plan.	_____

Applicant
Initials

Staff
Initials

<u>BJC</u> o)	Location of all structures, roads, wetlands, hydrants, wells, septic systems, 4k reserve areas, floodways/floodplains, driveways, travel areas, parking areas and natural features within 200 feet of the tract	_____
<u>BJC</u> p)	Locations of existing and proposed permanent monuments and bench marks within 200 feet of the development tract	_____
<u>BJC</u> q)	Pertinent highway projects	_____
<u>BJC</u> r)	Assessor's Map and Lot number(s)	_____
<u>BJC</u> s)	Waiver application form shall be submitted with the site plan application, note on plan listing waivers requested/granted; and all waivers granted to the site plan regulations shall be listed on the final plan; waivers to checklist shall be reduced to writing and be signed by the Planning Board Chairman and Planning Board Secretary and recorded with the plan	_____
<u>BJC</u> t)	Delineate zoning district on the plan	_____
<u>BJC</u> u)	Storm water drainage plan	_____
<u>BJC</u> v)	Topographical elevations at 2-foot intervals contours: existing and proposed	_____
<u>BJC</u> w)	Utilities: existing and proposed	_____
<u>BJC</u> x)	Parking: existing and proposed	_____
<u>BJC</u> y)	Parking space: length and width	_____
<u>BJC</u> z)	Aisle width/maneuvering space	_____
<u>BJC</u> aa)	Landscaping: existing and proposed	_____
<u>BJC</u> ab)	Building and wetland setback lines	_____
<u>BJC</u> ac)	Curb cuts	_____
<u>BJC</u> ad)	Rights of way: existing and proposed	_____
<u>BJC</u> ae)	Sidewalks: existing and proposed	_____
<u>BJC</u> af)	Exterior lighting plan	_____
<u>BJC</u> ag)	Sign locations: size and design	_____
<u>BJC</u> ah)	Water mains and sewerage lines	_____
<u>BJC</u> ai)	Location of dumpsters on concrete pads	_____
<u>BJC</u> aj)	All notes from plats	_____

Applicant Initials		Staff Initials
<u>BJC</u>	ak) Buffer as required by site plan regulations	_____
<u>BJC</u>	al) Green and open space requirements met with both types of spaces inscribed on the plan	_____
<u>BJC</u>	am) Soil types and boundaries, Note: If site contains marginal or questionable soils, a High Intensity Soil, Survey (HISS) may be deemed necessary to submit as part of the application. Said HISS, if required, shall be performed by a State of New Hampshire Certified Soil Scientist, who shall affix his/her stamp and signature shall be inscribed on the plan.	_____
<u>BJC</u>	an) Wetlands (and poorly-drained and very poorly-drained soils, also identified as Class 5 and Class 6 High Intensity Soil Survey (HISS soils), and permanent and seasonal wetlands shall be identified on the plan by a New Hampshire certified wetland or soil scientist, who shall affix his/her stamp and signature to the respective plan.	_____
<u>BJC</u>	ao) "Valid for one year after approval" statement inscribed on the plan.	_____
<u>BJC</u>	ap) Loading bays/docks	_____
<u>BJC</u>	aq) State of New Hampshire engineer's stamp, signature, surveyor's stamp, and signature	_____
<u>BJC</u>	ar) Error of closure (1 in 10,000 or better)	_____
<u>BJC</u>	as) Drafting errors/omissions	_____
<u>BJC</u>	at) Developer names, addresses, telephone numbers and signatures	_____
<u>BJC</u>	au) Photographs, electronic/digital display or video of site and area	_____
<u>BJC</u>	av) Attach one (1) copy of the building elevations	_____
<u>W</u>	aw) Fiscal impact study	_____
<u>W</u>	ax) Traffic study	_____
<u>W</u>	ay) Noise study	_____

Applicant
Initials

Staff
Initials

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

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

- industrial discharge application
- sewer application
- flood plain permit
- wetlands special exception
- variance
- erosion control permit (149:8a)
- septic construction approval
- dredge and fill permit
- curb cut permit
- shore-land protection certification in
in accordance with RSA483-B
- if applicable, review application with Lower Merrimack River Local
Advisory Committee (LMRLAC) and attach LMRLAC project
comments hereto.

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

BJC bc) Fees paid to clerk _____

BJC bd) Five (5) 22" x 34" copies of the plan shall be brought to the Planning
Board meeting and distributed to the Planning Board members at the
meeting. Note: for all subsequent meetings involving revised plans,
five 22" x 34" copies of said plan shall be brought to the meeting for
distribution to the board members. _____

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

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

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

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

Signature of Owner: _____

Dan Lamb for Presentation of Mary Convent

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

Signature of Developer: _____

Dan Lamb for Presentation of Mary Convent

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

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

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM

Name of Subdivision/Site Plan: Presentation of Mary Academy

Street Address: 182 Lowell Road, Hudson, New Hampshire 03051

I Brenton Cole hereby request that the Planning Board waive the requirements of item HTC 275-9C of the Subdivision/Site Plan Checklist in reference to a plan presented by Keach-Nordstrom Associates, Inc. (name of surveyor and engineer) dated July 7, 2015 for property Tax Map(s) 210 and Lot(s) 10 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 Nosie 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 ordinance is in place to prevent noise pollution from occurring within areas of mixed use where it may cause disputes amongst neighbors. It is not expected that the proposed restaurant will bring any increased noise pollution to the site or to the residential and commercial uses surrounding it, 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: **Presentation of Mary Academy**

Street Address: **182 Lowell Road, Hudson, New Hampshire 03051**

I **Brenton Cole** hereby request that the Planning Board waive the requirements of item **HTC 275-9D** of the Subdivision/Site Plan Checklist in reference to a plan presented by **Keach-Nordstrom Associates, Inc.** (name of surveyor and engineer) dated **July 7, 2015** for property Tax Map(s) **210** and Lot(s) **10** 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 beyond what we have provided through our Best Management Practices and the CAP fee required by the Town of Hudson 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):

This waiver request is not violating the spirit and intent of the ordinance due to the fact that the site is currently developed. Fiscally, the site is subject to a CAP fee to be determined.

Signed:



Applicant or Authorized Agent

Planning Board Action:

Waiver Granted: _____

Waiver Not Granted: _____

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM

Name of Subdivision/Site Plan: **Presentation of Mary Academy**

Street Address: **182 Lowell Road, Hudson, New Hampshire 03051**

I **Brenton Cole** hereby request that the Planning Board waive the requirements of item **HTC 275-9B** of the Subdivision/Site Plan Checklist in reference to a plan presented by **Keach-Nordstrom Associates, Inc.** (name of surveyor and engineer) dated **July 7, 2015** for property Tax Map(s) **210** and Lot(s) **10** 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. Even though the school will be expanding with the gymnasium, the amount of students and facility will remain the same. This will be an upgrade to the gym that currently resides on campus.

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 assess existing traffic conditions and what proposed developments would do to the current traffic. It is not expected that the proposed expansion, since the amount of students will not be increasing, will bring any increase in peak hour traffic to Lowell Road, 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: Presentation of Mary Academy

Street Address: 182 Lowell Road, Hudson, New Hampshire 03051

I Brenton Cole hereby request that the Planning Board waive the requirements of item HTC 275-8B (30) of the Subdivision/Site Plan Checklist in reference to a plan presented by Keach-Nordstrom Associates, Inc. (name of surveyor and engineer) dated July 7, 2015 for property Tax Map(s) 210 and Lot(s) 10 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 current proposal offers one loading space at the gymnasium. The one loading space is all that is needed by this particular use. According to the regulation, a gymnasium this large would require three loading spaces. Three loading spaces would create hardship do to the extra impervious and grading of terrain where the loading area is located. Two of the three loading spaces would likely not be utilized for this specific use.

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):

Granting the waiver will allow the site to function with the appropriate loading spaces required. Two extra loading spaces would not be beneficial to the property and would cause more disturbance and impervious surfaces to existing steep slopes. Therefore, granting the 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: _____

AUTHORIZATION

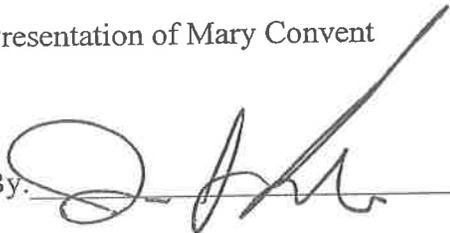
Presentation of Mary Convent hereby authorizes Anthony Basso, L.L.S. and Patrick Colburn, P.E., of the firm of Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3, Bedford, New Hampshire 03110, to represent it in connection with Applications for Site Plan Approval from the Town of Hudson, NH Planning Board and with associated State and Federal project permit applications as they relate to development on property referenced on Hudson Assessor's Map 210; Lot 10 situated at 182 Lowell Road, Hudson, NH. Such representation shall include, without limitation, appearing before the Hudson Planning Board and presenting testimony, documentation and other information in connection therewith.

IN WITNESS WHEREOF, Presentation of Mary Convent has caused this instrument to be duly executed this 29 day of _____, 2015.

Presentation of Mary Convent



Witness

By: 



"B"

Mr. John Cashell
CLD Reference No. 03-0249.1480
September 16, 2015
Page - 2

- g. HR 275-8.B.(24)(a) The applicant has noted the minimum open space requirement of 35% on the plan set but has not provided any calculations verifying the project meets this requirement.
- h. HR 275-8.B.(26) The applicant has provided the number of existing and parking spaces but has not provided a basis for these calculations.
- i. HR 275-8.B.(29) The applicant has dimensioned the proposed parking and drive areas demonstrating compliance with the Regulations.
- j. HR 275-8.B.(30)(a) The applicant has requested a waiver from the loading space requirement, noting that one space will be provided instead of the required three. A copy of the waiver request was included in CLD's review copy. Note #14 on plan sheet #1 indicates two loading spaces will be provided.
- k. HR 275-8.B. (35). The applicant has shown an Americans with Disabilities Act (ADA) ramp with detectable warning devices to be installed at the school entrance and labeled this as typical. It is recommended that the applicant show the warning devices at all locations where required to clearly show design intent and to eliminate confusion during construction.
- l. HR 275-9.A. See comments below.
- m. HR 275-9.B. The applicant has noted on the plan set that a waiver from the Traffic Study requirement is requested. A copy of this waiver request was included in CLD's review copy.
- n. HR 275-9.C. The applicant has noted on the plan set that a waiver from the Noise Study requirement is requested. A copy of this waiver request was included in CLD's review copy. It is noted that the waiver request references a proposed restaurant instead of a proposed gymnasium. The applicant should clarify.
- o. HR 275-9.D. The applicant has noted on the plan set that a waiver from the Fiscal and Environmental Impact Study requirement is requested. A copy of this waiver request was included in CLD's review copy.
- p. HR 275-9.E. See comments below.
- q. HR 275-9.F. Copies of existing easements were not received for review as part of the package. The applicant has noted that there are existing slope, sewer, and drainage easements along the west side of the parcel.
- r. HR 275-9.G. See comments below.

2. Driveway Review Codes (HR 275-8.B. (34)/Chapter 193)

- a. The applicant should provide clearly defined paving limits on the plan set.
- b. The crosswalk at the front of the building should be relocated to the spot between the two Americans with Disabilities Act (ADA) parking spaces so that it's readily accessible from both spaces. The ramp would have to be moved accordingly as well.



Mr. John Cashell
CLD Reference No. 03-0249.1480
September 16, 2015
Page - 3

- c. A stop sign and stop bar should be added at the end of the roadway serving the proposed parking lots where it connects to the main entry drive.

3. Utility Design/Conflicts (HR 275-9.E.)

- a. HR 275-9.E. The applicant should review the need for a drop to be installed within sewer manhole #34.
- b. HR 275-9.E. The applicant should verify the proposed spacing between the existing water and the proposed sewer main on the west side of the building addition to ensure 10' separation. It is recommended that a note be added to the plan to clarify this requirement during construction.
- c. It appears that several proposed trees may potentially conflict with proposed light pole locations once trees are fully grown. The applicant should coordinate the landscaping and lighting layouts.
- d. It is noted that lighting values along the sidewalk and crosswalk on the north side of the site are 0.0 foot candles. Also, the sidewalk and handicapped parking spaces at the northwest corner of the building are not lit (0.0 foot candles), as well as at the canopy and sidewalk at the building entrance. The applicant should evaluate all of these locations to ensure enough lighting for safe egress.

4. Drainage Design/Stormwater Management (HR 275-9.A./Chapter 290)

- a. The applicant should keep the Town informed of all communication with NHDES in relation to the Alteration of Terrain Permit being requested to ensure NHDES comments do not alter drainage design/calculations.
- b. The applicant should provide the Rip Rap outlet dimensions on the site plans or detail sheet. We note the calculation illustrated within the Alteration of Terrain Permit only illustrates HW#1 and HW#2; there does not appear to be rip rap calculations for Proposed FES#30. Although this flow appears minimal, the applicant should provide a calculation illustrating a rip rap apron is not required as proposed.
- c. The applicant should indicate the intent for grading and surface treatment of the "future" parking spaces area if this is not to be built at this time, as all of this area drains to proposed catch basin #2.

5. Zoning (HR 334)

- a. HR 334-14. The applicant has not included the height of the proposed gymnasium addition on the plans. The applicant has noted a variance has been requested from this regulation. A copy of the variance request was not included in CLD's review copy.
- b. HR 334-20. The site is located in both the Business (B) and Residential (R-2) Districts. The applicant's proposed use for the gymnasium addition appears to be permitted in these districts.



Mr. John Cashell
CLD Reference No. 03-0249.1480
September 16, 2015
Page - 4

- c. HR 334-27. The proposed gymnasium addition conforms with the minimum dimensional requirements for both the Business (B) and Residential (R-2) Districts.
- d. HR 334-31. The applicant has indicated that a variance has been requested from this alteration and expansion of non-conforming structures regulation. A copy of the variance request was not included in CLD's review copy.
- e. HR 334-72. The proposed project does not appear to be making any changes to existing buffers and screenings. The Planning Board may require additional screening as outlined in the regulation.
- f. HR 334-83. The applicant has noted that the site is not located in a flood hazard area.

6. Erosion Control/Wetland Impacts

- a. HR 290-4.A (3) and 5.A.(3). The applicant should consider the need for additional stabilized construction entrances/exits in other locations within the site, specifically at the existing driveway adjacent to the proposed parking lot as this appears to be a means of access and egress from the site during construction.
- b. HR 290-5.B. (1) (u). The applicant should show snow storage areas on the plans. The applicant provided a note on Sheet 1 indicating areas were defined, but we were unable to find specific locations shown.
- c. HR 334-35. There are several wetlands areas noted within the subject lot, however the proposed gymnasium addition and associated site improvements are located outside all required wetlands buffers.
- d. The applicant has shown proposed silt fence to be installed perpendicular to contours near the proposed detention pond. Our experience is that when these devices are installed in this manner, rilling occurs. The applicant should review the design to determine if a 'parallel to the contours' layout can be developed for this location.

7. Landscaping (HR 275-8B (31))

- HR 275-8.B(32) The applicant has not noted the intent for landscaping to meet any screening criteria.

8. State and Local Permits (HR 275-9.G.)

- a. The applicant has noted that a NHDES Alteration of Terrain (AoT) permit and a NHDES Sewer Connection permit are pending. The applicant has also noted that a NPDES Notice of Intent (NOI) is required prior to construction. The applicant should forward copies of all documentation related to these permits to the Town for their records.
- b. Additional local permitting may be required.



Mr. John Cashell
CLD Reference No. 03-0249.1480
September 16, 2015
Page - 5

9. Other

- a. The applicant should provide a detail for the proposed concrete stairs with railing to be designed by others.
- b. The applicant should provide a detail for the proposed dumpster pad and enclosure.
- c. The applicant should label true north on the north arrows on the plans.
- d. CLD's plan set did not include any architectural elevations or plans for the proposed gymnasium addition. Plan notes such as for the proposed retaining wall say "See Architectural Plans".

Please feel free to call if you have any questions.

Very truly yours,

Handwritten signature of Heidi J. Marshall in cursive.

Heidi J. Marshall, P.E.

Handwritten signature of Paul Konieczka in cursive.

Paul Konieczka, AICP

HJM :mjt

Enclosure

cc: Town of Hudson Engineering Division – File
Keach-Nordstrom Associates, Inc.
10 Commerce Park North, Suite 3B
Bedford, NH 03110
Fax (603) 627-2915



540 Commercial Street Manchester, NH 03101
(603) 668-8223 • Fax: (603) 668-8802
clde@cldeengineers.com • www.cldeengineers.com
New Hampshire • Vermont • Maine

TO: File

FROM: Heidi J. Marshall, P.E.

DATE: September 16, 2015

RE: Town of Hudson Planning Board Review
Proposed Gymnasium Addition (Site Plan), Presentation of Mary Academy
Tax Map 210, Lot 10; Acct. #1350-866
CLD Reference No. 03-0249.1480

The following list itemizes the set of documents reviewed related to the current Proposed Mary Academy Gymnasium Addition at 182 Lowell Road, Hudson, NH.

- Letter from the Town of Hudson to CLD, dated September 1, 2015 and received via email, including the following:
 1. *Letter of Transmittal* from Keach-Nordstrom Associates, Inc. to CLD Consulting Engineers, dated August 28, 2015.
 2. *Copy of Preliminary & Final Site Plan Application for Plan Review. Town of Hudson, New Hampshire for Map 210, Lot 10*, dated July 13, 2015.
 3. *Copy of Project Narrative* dated July 20, 2015.
 4. *Copy of Abutter List*.
 5. *Copy of Site Plan, Waiver Request Form*, dated July 7, 2015.
 6. *Copy of Town of Hudson, NH, Chapter 289. Subdivision of Land*, dated September 8, 2015.
 7. *Copy of Town of Hudson, NH, Chapter 275. Site Plan Review*, dated September 9, 2015.
 8. *Copy of Town of Hudson, NH, Chapter 193. Driveways*, dated September 9, 2015.
 9. *Copy of Town of Hudson, NH, Chapter 270. Sewers*, dated September 9, 2015.
 10. *Copy of Stormwater Management Report*, prepared by Keach-Nordstrom Associates, Inc., dated July 13, 2015.
 11. *Copy of Proposed Gymnasium Addition, 182 Lowell Road, Map 210, Lot 10, Hudson, New Hampshire Plan Set*, prepared by Keach-Nordstrom Associates, Inc. dated July 7, 2015, unless otherwise noted, including the following:
 - a. *Cover Sheet*.
 - b. *Master Site Plan, Sheet 1 of 18*.
 - c. *Existing Conditions Plan, Sheet 2 of 18*.
 - d. *Removal/Demolition Plan, Sheet 3 of 18*.

Memorandum to File
CLD Reference No. 03-0249.1480
September 16, 2015
Page - 2

- e. *Non-Residential Site Layout Plan*, Sheet 4 of 18.
- f. *Grading and Drainage Plan*, Sheet 5 of 18.
- g. *Utility Plan*, Sheet 6 of 18.
- h. *Erosion Control Plan*, Sheet 7 of 18.
- i. *Landscape Plan*, Sheet 8 of 18.
- j. *Lighting Plan*, Sheet 9 of 18.
- k. *Profiles*, Sheets 10 thru 12 of 18.
- l. *Construction Details*, Sheets 13 thru 18 of 18.

HJM:mjt

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

Applicant

Initials

- o) Location of all structures, roads, wetlands, hydrants, wells, septic systems, 4k reserve areas, floodways/floodplains, driveways, travel areas, parking areas and natural features within 200 feet of the tract
- p) Locations of existing and proposed permanent monuments and benchmarks within 200 feet of the development tract

- q) Pertinent highway projects
- r) Assessor's Map and Lot number(s)
- s) Waiver application form shall be submitted with the site plan application, note on plan listing waivers requested/ granted; and all waivers granted to the site plan regulations shall be listed on the final plan; waivers to checklist shall be reduced to writing and be signed by the Planning Board Chairman and Planning Board Secretary and recorded with the plan.

- t) Delineate zoning district on the plan
- u) Stormwater drainage plan
- v) Topographical elevations at 2-foot intervals contours: existing and proposed
- w) Utilities: existing and proposed
- x) Parking: existing and proposed
- y) Parking space: length and width
- z) Aisle width/maneuvering space
- aa) Landscaping: existing and proposed
- ab) Building and wetland setback lines
- ac) Curb cuts
- ad) Rights of way: existing and proposed
- ae) Sidewalks: existing and proposed
- af) Exterior lighting plan
- ag) Sign locations: size and design
- ah) Water mains and sewerage lines
- ai) Location of dumpsters on concrete pads
- aj) All notes from plats

Staff

Initials

- o) CLD is unable to verify that wells and septic systems within 200 feet of the tract are shown. *Ken's Plans will provide this*
- p) The applicant has shown a temporary benchmark. *CLD/SWR*

- q) There are no known relevant highway projects. *CLD/SWR*
- s) Waivers included. *CLD/SWR*

- t) *CLD/SWR*
- u) *CLD/SWR*
- v) *CLD/SWR*
- w) *CLD/SWR*
- x) *CLD/SWR*
- y) *CLD/SWR*
- z) *CLD/SWR*
- aa) *CLD/SWR*
- ab) *CLD/SWR*
- ac) *CLD/SWR*
- ad) *CLD/SWR*
- ae) *CLD/SWR*
- af) *CLD/SWR*
- ag) *CLD/SWR*
- ah) *CLD/SWR*
- ai) *CLD/SWR*
- aj) *CLD/SWR*

Plans will provide

ad) No building mounted lighting shown.

ag) Only traffic signs are shown.

Applicant
Initials

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

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

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

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

bc) Fees paid to clerk

bd) Five (5) 22" x 34" copies of the plan shall be brought to the Planning Board meeting and distributed to the Planning Board members at the meeting. Note: for all subsequent meetings involving revised plans, five 22" x 34" copies of said plan shall be brought to the meeting for distribution to the board members.

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

Staff
Initials

W. J. P. [Signature]

az) Easements noted but copies not received for review.

W. J. P. [Signature]

ba) Permits, variances noted but copies not received for review.

[Signature]

bb) No presentation plan received, required Town action.

bc) Requires Town action.

bd) Requires Town action.



540 Commercial Street Manchester, NH 03101
(603) 668-8223 • Fax: (603) 668-8802
clh@cldenrllntrr.com • www.cldenglnrers.com
New Hampshire • Vermont • Maine

TO: File

FROM: Heidi J. Marshall, P.E.

DATE: September 16, 2015

RE: Town of Hudson Planning Board Review
Proposed Gymnasium Addition (Site Plan), Presentation of Mary Academy
Tax Map 210, Lot 10; Acct. #1350-866
CLD Reference No. 03-0249.1480

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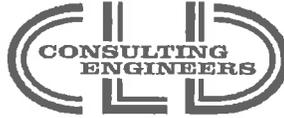
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Memorandum to File
CLD Reference No. 03-0249.1480
September 16, 2015
Page - 2

- e. *Non-Residential Site Layout Plan*, Sheet 4 of 18.
- f. *Grading and Drainage Plan*, Sheet 5 of 18.
- g. *Utility Plan*, Sheet 6 of 18.
- h. *Erosion Control Plan*, Sheet 7 of 18.
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- k. *Profiles*, Sheets 10 thru 12 of 18.
- l. *Construction Details*, Sheets 13 thru 18 of 18.

HJM:mjt

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



~
B cont.

September 16, 2015

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

Re: Town of Hudson Planning Board Review
Proposed Gymnasium Addition (Site Plan), Presentation of Mary Academy
Tax Map 210, Lot 10; Acct. #1350-866
CLD Reference No. 03-0249.1480

Dear Mr. Cashell:

CLD Consulting Engineers, Inc. (CLD) has reviewed the first submission of the materials received August 28, 2015 related to the above-referenced project. A list of items reviewed is enclosed. The scope of our review is based on the Site Plan Review Codes, Stormwater Codes, Driveway Review Codes, Sewer Use Ordinance 77, Zoning Regulations, and criteria outlined in the CLD Proposal approved September 16, 2003, revised September 20, 2004, June 4, 2007, and September 3, 2008.

We have included a copy of CLD's evaluation of the checklist for your reference. We note that several items could not be verified by CLD and require action by the Town.

The project consists of construction of a 25,400 square-foot addition on the north side of the existing building with associated site improvements. The site is currently serviced by municipal sewer and water and the building addition will be serviced with municipal sewer and water as well.

The following items are noted:

1. Site Plan Review Codes

- a. HR 275-8.B.(4) The approval block language doesn't exactly match the regulation.
- b. HR 275-8.B.(8) The applicant's vicinity plan is at a scale of 1" = 1,000'±.
- c. HR 275-8.B.(13) The applicant has not indicated that there will be any new (non-traffic related) signs and has not provided the "signs...subject to approval" note.
- d. HR 275-8.B.(14) The applicant has not shown building mounted lighting within the Plan Set.
- e. HR 275-8.B.(17) The applicant has shown one temporary benchmark on the plans, but has not referenced the survey to a specific United States Geological Survey (USGS) benchmark. The applicant has noted a vertical datum of NGVD 29 and a horizontal datum of NAD 83.
- f. HR 275-8.B.(20) The applicant has not shown the size or height of any existing buildings within the parcel.

Memorandum to File
CLD Reference No. 03-0249.1480
September 16, 2015
Page - 2

- e. *Non-Residential Site Layout Plan*, Sheet 4 of 18.
- f. *Grading and Drainage Plan*, Sheet 5 of 18.
- g. *Utility Plan*, Sheet 6 of 18.
- h. *Erosion Control Plan*, Sheet 7 of 18.
- i. *Landscape Plan*, Sheet 8 of 18.
- j. *Lighting Plan*, Sheet 9 of 18.
- k. *Profiles*, Sheets 10 thru 12 of 18.
- l. *Construction Details*, Sheets 13 thru 18 of 18.

HJM:mjt

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

C



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

Date of Application: July 13, 2015 Tax Map # 210 Lot # 10

Name of Project: Presentation of Mary Academy - Gymnasium Addition

Zoning District: (For Town Use) General SP# 07-15 (For Town Use)

ZBA Action: Pending height variance and variance to allow expansion of pre-existing, non-conforming.

PROPERTY OWNER:

DEVELOPER:

Name: Presentation of Mary Convent
Address: 182 Lowell Road
Address: Hudson, NH 03051
Telephone # 603-765-2889
Fax #
Email: dlamb@presmarynh.org

Same as owner

PROJECT ENGINEER

SURVEYOR

Name: Patrick Colburn, P.E. - KNA
Address: 10 Commerce Park No. Suite 3
Address: Bedford, NH 03110
Telephone # 603-627-2881
Fax # 603-627-2915
Email: pcolburn@keachnordstrom.com

Anthony Basso, LLS - KNA
10 Commerce Park No. Suite 3
Bedford, NH 03110
603-627-2881
603-627-2915
abasso@keachnordstrom.com

PURPOSE OF PLAN:

To propose a 25,000 sf gymnasium addition off the north side of the existing building, and to further propose the construction of 94 parking spaces in two new parking lots. Construction will include stormwater management, utility extensions, landscaping, and site lighting.

Plan Routing Date: 8/31/15 For Town Use Sub/Site Date:
I have no comments [X] I have comments (attach to form)
Title: Fire Chief Date: 07/02/15
DEPT: Zoning Engineering Assessor Police [X] Fire Planning
Fees Paid: \$6,652.82 8/5/15



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 Cashell
Town Planner

FR: Robert M. Buxton 
Fire Chief

DT: September 2, 2015

RE: Presentation of Mary Academy (Map 210 Lot 10)

The following is a list of site plan concerns for this project.

1. The trash receptacle should be placed not less than 20 feet (preferably 50 feet) from a building and at least 50 feet from a public roadway and sources of ignition. It should also be enclosed with a secure noncombustible fence of adequate height. This is a nationally accepted fire prevention practice found in the **National Fire Protection Association's (NFPA) Fire Protection Handbook, 18 Edition, Section 3, Chapter 33, Page 370.**
2. Please provide the markings for fire apparatus access in accordance with **NFPA 1-2003 Edition, Uniform Fire Code, Section 18.2.2.5.7.**
3. As noted on the proposed site plan, the addition is approximately 57' in height. This does not meet the requirements of the Town of Hudson code Chapter 334 Zoning. Specifically, 334-14 building height, which states that the maximum building height is 38'.
 - a. After review of the proposed site plan the Hudson Fire Department notes that the Engineer has allowed ample access around the building. The Fire Department does not have any objections to this proposal as long as the Zoning Board of Adjustment awards a special exception for this project.
4. Fire Flows for this project are subject to **NFPA 1**. It is noted that the project removes one hydrant from the site. This hydrant is one of three hydrants that are available on the site for fire suppression. Presently, the Hudson Fire Department does not have any available flow data for either the high pressure or low pressure system on the site. This information will be required so we can ensure the appropriate fire flows are available on the site.

****The following life safety and fire protection concerns provided are for informational purposes to the applicant and Planning Board for this project. Final determinations on these issues occur after further review of the project.**

- A. In accordance with **NFPA 13-2002, Standard for the Installation of Sprinkler Systems, Section 8.15.1.1.1**, each sprinkler system shall be provided with a listed indicating valve in an accessible location, so located as to control all automatic sources of water supply. To be accessible in an emergency these valves should be under the control of an outside indicating valve located by the Hudson Fire Department.
- B. Any fire protection system shall be monitored by an approved fire alarm system. The fire alarm system shall be connected to the Hudson Fire Department's municipal fire alarm system or a substantially equivalent system in accordance with the **Code of the Town of Hudson, Chapter 210**. A site plan detailing the aerial or underground layout to the municipal fire alarm connection must be provided before the utilities are completed for this project. Any required fire alarm system component must remain accessible and visible at all times.
- C. All storage either inside or outside of hazardous materials, liquids or chemicals presenting a physical or health hazard as listed in **NFPA 1, Section 20.15.2.2** shall be in accordance with the applicable portions of the following:

NFPA 13, Standard for the Installation of Sprinkler Systems
NFPA 30, Flammable and Combustible Liquids Code
NFPA 30B, Code for the Manufacture and Storage of Aerosol Products
NFPA 230, Standard for the Fire Protection of Storage
NFPA 430, Code for the Storage of Liquid and Solid Oxidizers
NFPA 432, Code for the Storage of Organic Peroxide Formulations
NFPA 434, Code for the Storage of Pesticides

- D. This facility may require a yearly State of NH place of assembly inspection/permit before occupancy if the total number of seats is over 100. A yearly business occupancy inspection shall be required if there are between 0 and 99 seats. The Hudson Fire Department charges a fee for assembly inspection where 50 or more persons can gather.

These are all of the Hudson Fire Department's concerns as of this time. If you have any further questions, please call me directly and thank you for your continued cooperation.

cc: Engineering
Property Owner
Developer
Project Engineer
Surveyor
File



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

Date of Application: July 13, 2015 Tax Map # 210 Lot # 10

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Zoning District: _____ General SP# 07-15
(For Town Use) (For Town Use)

ZBA Action: Pending height variance and variance to allow expansion of pre-existing, non-conforming.

PROPERTY OWNER:

DEVELOPER:

Name: Presentation of Mary Convent

Same as owner

Address: 182 Lowell Road

Address: Hudson, NH 03051

Telephone # 603-765-2889

Fax # _____

Email: dlamb@presmarynh.org

PROJECT ENGINEER

SURVEYOR

Name: Patrick Colburn, P.E. - KNA

Anthony Basso, LLS - KNA

Address: 10 Commerce Park No. Suite 3

10 Commerce Park No. Suite 3

Address: Bedford, NH 03110

Bedford, NH 03110

Telephone # 603-627-2881

603-627-2881

Fax # 603-627-2915

603-627-2915

Email: pcolburn@keachnordstrom.com

abasso@keachnordstrom.com

PURPOSE OF PLAN:

To propose a 25,000 sf gymnasium addition off the north side of the existing building, and to further propose the construction of 94 parking spaces in two new parking lots. Construction will include stormwater management, utility extensions, landscaping, and site lighting.

Plan Routing Date: <u>8/31/15</u>	Sub/Site Date: _____
<i>For Town Use</i>	
<input type="checkbox"/> I have no comments <input checked="" type="checkbox"/> I have comments (attach to form)	
<u>E10</u> (Initials)	Title: <u>Town Engineer</u> Date: <u>8/31/15</u>
DEPT: Zoning _____ <input checked="" type="checkbox"/> <u>Engineering</u> _____ Assessor _____ Police _____ Fire _____ Planning _____ _____ Consultant _____ Highway Department _____	
Fees Paid: <u>\$16,652.22</u> <u>102</u> <u>8/5/15</u>	



TOWN OF HUDSON

Engineering Department



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

August 31, 2015

182 Lowell Road
Hudson, NH

RE: 182 Lowell Road Development – Presentation of Mary Academy

John

Below are my comments for the project listed above:

1. State if any additional sewer allocations are required for the proposed addition.
2. State if the existing water lines and meters are adequate for the proposed addition.

Sincerely,

Elvis Dhima, P.E.
Town Engineer

cc: Fire Chief Robert Buxton,
Gary Webster, Civil Engineer,
Kevin Burns, Road Agent
John Cashell, Town Planner



PRELIMINARY & FINAL SITE PLAN APPLICATION
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TOWN OF HUDSON, NEW HAMPSHIRE

Date of Application: July 13, 2015 Tax Map # 210 Lot # 10

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Address: Hudson, NH 03051

Telephone # 603-765-2889

Fax # _____

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Plan Routing Date: 8/31/15 *For Town Use* Sub/Site Date: _____

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

DRH Title: Acting Zoning Administrator Date: 7-3-15
(Initials)

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

Fees Paid: \$10,652.82 100 8/5/15

Presentation of Mary Academy- Gymnasium Addition

Comments

The variance for the alteration of a nonconforming structure and the variance for the proposed addition building height in excess of the maximum of 38 feet allowed must be secured.

A handwritten signature in black ink, appearing to read "David R. Hebert", with a long horizontal line extending to the right.

David Hebert

Acting Zoning Administrator



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

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(For Town Use) (For Town Use)

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Same as owner

Address: 182 Lowell Road

Address: Hudson, NH 03051

Telephone # 603-765-2889

Fax # _____

Email: dlamb@presmarynh.org

PROJECT ENGINEER

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Plan Routing Date: 8/31/15 *For Town Use* Sub/Site Date: _____

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

(Initials) Title: Asst. Assessor Date: 8-31-15

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

Fees Paid: \$16,657.82 (16657.82) 8/5/15



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Fax # _____

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Plan Routing Date: <u>8/31/15</u>	Sub/Site Date: _____
<input checked="" type="checkbox"/> I have no comments <input type="checkbox"/> I have comments (attach to form)	
<u>KB</u> (Initials)	Title: <u>ROAD AGENT</u> Date: <u>9/1/15</u>
DEPT: _____ Zoning _____ Engineering _____ Assessor _____ Police _____ Fire _____ Planning _____	
_____ Consultant <input checked="" type="checkbox"/> Highway Department	
Fees Paid: <u>\$16,652.82</u> <u>MB</u> <u>8/5/15</u>	



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Fax # 603-627-2915

603-627-2915

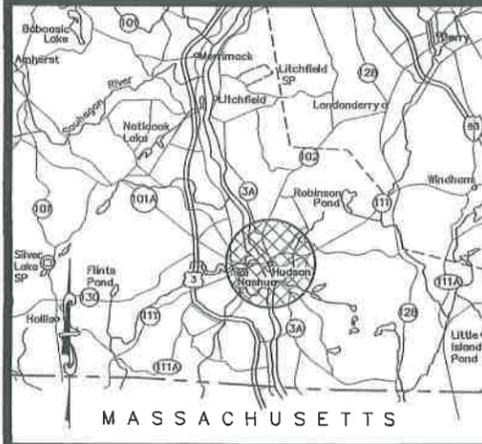
Email: pcolburn@keachnordstrom.com

abasso@keachnordstrom.com

PURPOSE OF PLAN:

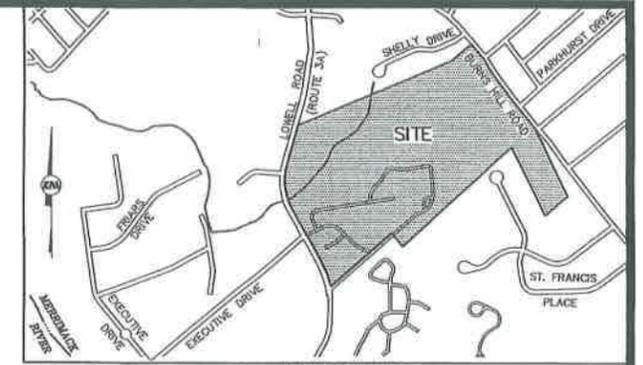
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Plan Routing Date: 8/31/15 For Town Use Sub/Site Date:
I have no comments I have comments (attach to form)
Title: LIEUTENANT Date: 8/10/15
DEPT: Zoning Engineering Assessor X Police Fire Planning
Fees Paid: \$6,652.22 8/5/15



VICINITY PLAN
NOT TO SCALE

NON-RESIDENTIAL SITE PLAN PRESENTATION OF MARY ACADEMY MAP 210 LOT 10 182 LOWELL ROAD HUDSON, NEW HAMPSHIRE



VICINITY MAP
SCALE: 1" = 1,000'



ABUTTERS LIST

- | | | | | |
|---|---|--|--|--|
| <p>MAP 204 LOT 41
LEONARD H. & EVELYN A. BROWN
26 BURNS HILL ROAD
HUDSON, NH 03051</p> <p>MAP 204 LOT 42
CAROL D. WALLACE, TRUSTEE
CAROL D. WALLACE TRUST OF 2013
9 DANIEL WEBSTER DRIVE
HUDSON, NH 03051</p> <p>MAP 204 LOT 45
EDWARD J. BELLEVANCE
32 BURNS HILL ROAD
HUDSON, NH 03051</p> <p>MAP 204 LOT 46
JUSTIN W. & PIERRETTE L. BOUTIN
27 BURNS HILL ROAD
HUDSON, NH 03051</p> <p>MAP 204 LOT 47
ROBERT J. & LORI J. GORMLEY
4 SHELLEY DRIVE
HUDSON, NH 03051</p> <p>MAP 204 LOT 48-1
BARBARA J. YOUNG TRUSTEE
BARBARA J. YOUNG 1999 REV. TR.
11 NEVINS DRIVE
LONDONDERRY, NH 03053</p> <p>MAP 204 LOT 48-2
BARBARA J. YOUNG TRUSTEE
BARBARA J. YOUNG 1999 REV. TR.
11 NEVINS DRIVE
LONDONDERRY, NH 03053</p> <p>MAP 204 LOT 49-1
PATRICK J. KILDUFF
MARLEN ROA
8A SHELLEY DRIVE
HUDSON, NH 03051</p> <p>MAP 204 LOT 49-2
RICHARD M. & JOAN L. BROWN
8B SHELLEY DRIVE
HUDSON, NH 03051</p> <p>MAP 204 LOT 50-1
KRISTEN L. DIEFENDORF
10A SHELLEY DRIVE
HUDSON, NH 03051</p> | <p>MAP 204 LOT 50-2
RUSSEL LORD
10B SHELLEY DRIVE
HUDSON, NH 03051</p> <p>MAP 204 LOT 51
THOMAS D. & ADELINA M. DEAN
12 SHELLEY DRIVE
HUDSON, NH 03051</p> <p>MAP 204 LOT 52
ROBERT C. ALLEN, JR.
14 SHELLEY DRIVE
HUDSON, NH 03051</p> <p>MAP 204 LOT 53
RICHARD J. &
MARY DIANE E. SMIGLIANI
18 SHELLEY DRIVE
HUDSON, NH 03051</p> <p>MAP 204 LOT 54
JOHN W. JR. & GAIL A. COSTELLO
18 SHELLEY DRIVE
HUDSON, NH 03051</p> <p>MAP 204 LOT 75
BOYER ASSOCIATES
65 PLATEAU RIDGE DRIVE
LOUDDON, NH 03307</p> <p>MAP 205 LOT 1-1
KENNETH W. & LAURIE TWNNING
38A BURNS HILL ROAD
HUDSON, NH 03051</p> <p>MAP 205 LOT 1-2
KERRY A. & DAVID A. WILCOX
38B BURNS HILL ROAD
HUDSON, NH 03051</p> <p>MAP 205 LOT 74
DARYL J. & ERIN V. RICHARDSON
1 PARKHURST DRIVE
HUDSON, NH 03051</p> <p>MAP 209 LOT 1
5 WAY REALTY TRUST
c/o WALTER FLOWERS
PO BOX 1435
NORTH HAMPTON, NH 03852-1435</p> <p>MAP 210 LOT 1
TAMPOS REAL ESTATE DEV. CO.
20 TRAFALGAR SQUARE, #602
NASHUA, NH 03063</p> | <p>MAP 210 LOT 4
BDS REALTY, LLC
48 AUTUMN LANE
EAST KINGSTON, NH 03827</p> <p>MAP 210 LOT 5
FIRST TW-NH INVESTMENTS, LLC
80 NASHUA ROAD, BOX 24
LONDONDERRY, NH 03053</p> <p>MAP 210 LOT 8
CDC REALTY GROUP, INC.
175 LOWELL ROAD
HUDSON, NH 03051</p> <p>MAP 210 LOT 7
PAUL E. & JEAN GREGOIRE
173 LOWELL ROAD
HUDSON, NH 03051</p> <p>MAP 210 LOT 8
ALFRED & FLORA PENINO, TRUSTEES
FLOALF REALTY TRUST
254 PARK AVENUE
ARLINGTON, MA 02474</p> <p>MAP 210 LOT 9
ROSEMARIE J. BOYER TRUSTEE
ROSEMARIE J. BOYER TRUST
65 PLATEAU RIDGE ROAD
LOUDDON, NH 03307</p> <p>MAP 210 LOT 11
PROVINCIAL HEIGHTS
NEIGHBORHOOD ASSOC.
c/o DAVID MAY
14 ST. FRANCIS PLACE
HUDSON, NH 03051</p> <p>MAP 210 LOT 19
DAVID J. & MARY H. ANLEY
10 ST. MARY DRIVE
HUDSON, NH 03051</p> <p>MAP 210 LOT 20
ROBERT D. & BRENDA J. NUNES
12 ST. MARY DRIVE
HUDSON, NH 03051</p> <p>MAP 210 LOT 21
JAMES E. LOVE
14 ST. MARY DRIVE
HUDSON, NH 03051</p> | <p>MAP 210 LOT 22
PAUL E. & MICHELE L. ROUSSEAU
16 ST. MARY DRIVE
HUDSON, NH 03051</p> <p>MAP 211 LOT 27
PAMELA M. RAMALHINHO
17 ST. MARY DRIVE
HUDSON, NH 03051</p> <p>MAP 211 LOT 28
DONALD G. CRAWFORD &
RACHEL T. PERRIN
15 ST. MARY DRIVE
HUDSON, NH 03051</p> <p>MAP 211 LOT 29
MICHAEL & KATHY OGIRA
13 ST. MARY DRIVE
HUDSON, NH 03051</p> <p>MAP 211 LOT 30
MICHAEL & MELISSA PETERSON
11 ST. MARY DRIVE
HUDSON, NH 03051</p> <p>MAP 211 LOT 31
ARNEI T. & EILENE N. CATALAN TRUSTEES
CATALAN FAMILY REV. TRUST 2015
9 ST. MARY DRIVE
HUDSON, NH 03051</p> <p>MAP 211 LOT 32
PAUL B. & MARY F. LINNEHAN
7 ST. MARY DRIVE
HUDSON, NH 03051</p> <p>MAP 211 LOT 33
RICHARD AUFRERO
P O BOX 391
HUDSON, NH 03051</p> <p>MAP 211 LOT 34
JOSEPH E. & GINA L. SALVALZO
3 ST. MARY DRIVE
HUDSON, NH 03051</p> <p>MAP 211 LOT 35
JAMES R. & MARTHA J. HANKINS
1 ST. MARY DRIVE
HUDSON, NH 03051</p> <p>MAP 211 LOT 36
MITCHELL B. & ELIZABETH A. COHEN
19 ST. ANTHONY DRIVE
HUDSON, NH 03051</p> | <p>MAP 211 LOT 37
JASON & MEGAN PELLETIER
17 ST. ANTHONY DRIVE
HUDSON, NH 03051</p> <p>MAP 211 LOT 39
JEREMY L. MULLER
81 BURNS HILL ROAD
HUDSON, NH 03051</p> <p>MAP 211 LOT 40
BONNIE LYNN LAVALLÉE
51 BURNS HILL ROAD
HUDSON, NH 03051</p> <p>MAP 211 LOT 41
PETE & JOANNE RADZIEWCZ
49 BURNS HILL ROAD
HUDSON, NH 03051</p> <p>MAP 211 LOT 42
THOMAS C. & ROSEANNE M. BAILEY
45 BURNS HILL ROAD
HUDSON, NH 03051</p> <p>MAP 211 LOT 43
EDWARD J. & MARY E. WASIELEWSKI
PO BOX 601
HUDSON, NH 03051</p> <p>MAP 211 LOT 45
DEBORAH A. MOYNIHAN
1 WILDWOOD TERRACE
HUDSON, NH 03051</p> <p>MAP 211 LOT 46
FRANK ANASTASI
REBECCA WATTS
45 BURNS HILL ROAD
HUDSON, NH 03051</p> <p>MAP 211 LOT 58
PROVINCIAL HEIGHTS
NEIGHBORHOOD ASSOC.
c/o DAVID MAY
14 ST. FRANCIS PLACE
HUDSON, NH 03051</p> <p>MAP 216 LOT 11
AMR RE HOLDINGS-HUDSON, LLC
425 PROVIDENCE HIGHWAY
WESTWOOD, MA 02090-1927</p> <p>MAP 216 LOT 14
MISSION POINTE CONDOMINIUM ASSOC.
c/o PAUL PAQUETTE, PRESIDENT
3 COVENTRY COURT
HUDSON, NH 03051</p> |
|---|---|--|--|--|

OWNER/APPLICANT:
PRESENTATION OF MARY CONVENT
182 LOWELL ROAD
HUDSON, NEW HAMPSHIRE 03051

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

IN ASSOCIATION WITH:
BAG LAND CONSULTANTS
43 ROCKINGHAM STREET
CONCORD, NEW HAMPSHIRE 03301

SHEET TITLE

- MASTER PLAN 1
- EXISTING CONDITIONS PLAN 2
- REMOVALS/DEMOLITION PLAN 3
- NON-RESIDENTIAL SITE LAYOUT PLAN 4
- GRADING AND DRAINAGE PLAN 5
- UTILITY PLAN 6
- EROSION CONTROL PLAN 7
- LANDSCAPE PLAN 8
- LIGHTING PLAN 9
- PROFILES 10 - 12
- CONSTRUCTION DETAILS 13 - 18



KMA
KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 30, Bedford, NH 03110 Phone (603) 627-2881

JULY 7, 2015

PROJECT NO. 14-1124-1

<p>PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL</p>	<p>APPROVED BY THE HUDSON, NH PLANNING BOARD</p> <p>DATE OF MEETING: _____</p>
	<p>SIGNATURE _____ DATE _____</p>
	<p>SIGNATURE _____ DATE _____</p>
	<p>SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN ACHIEVES FINAL APPROVAL.</p>

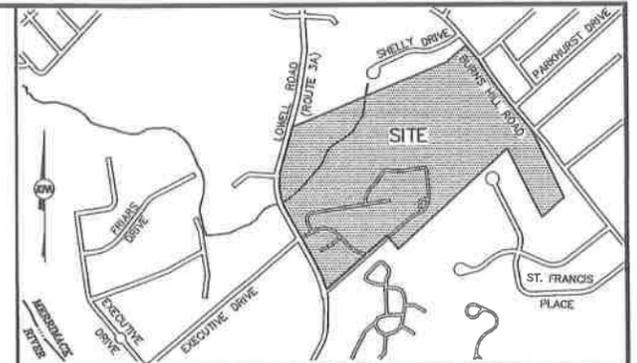
NOTES (CONT.):

27. ALL IMPROVEMENTS SHOWN ON THE SITE PLAN-OF-RECORD, INCLUDING NOTES 1-26, SHALL BE COMPLETED IN THEIR ENTIRETY AND AT THE EXPENSE OF THE APPLICANT OR HIS ASSIGNS, PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, A L.L.S. CERTIFIED "AS-BUILT" SITE PLAN SHALL BE PROVIDED TO THE TOWN OF HUDSON COMMUNITY DEVELOPMENT DEPARTMENT, CONFIRMING THAT THE SITE CONFORMS WITH THE PLANNING BOARD APPROVED PLAN.

SEE COVER SHEET FOR ABUTTER INFORMATION

REFERENCE PLANS:

1. "BOUNDARY PLAN (LOT 2, MAP 14), PRESENTATION OF MARY ACADEMY, LOWELL ROAD, HUDSON, NEW HAMPSHIRE," SCALE: 1"=100', DATED: 9 JUNE 1999, PREPARED BY HAYNER/SWANSON, INC. (2 SHEETS), H.C.R.D. PLAN NO. 29983.



VICINITY MAP
SCALE: 1" = 1,000'

- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE LAYOUT OF A PROPOSED 25,400 SF (FOOTPRINT) THREE-STORY GYMNASIUM ADDITION AND ASSOCIATED SITE APPURTENANCES AT THE EXISTING PRESENTATION OF MARY ACADEMY IN THE TOWN OF HUDSON.
 2. TOTAL SITE AREA = 4,243,593 SF, OR 97.418 ACRES.
 3. MAP 210 LOT 10 INDICATES TOWN OF HUDSON TAX ASSESSORS MAP AND LOT NUMBER.
 4. THE SUBJECT PARCEL IS LOCATED WITHIN THE RESIDENTIAL 2 (R-2) AND THE BUSINESS (B) DISTRICTS AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:

	RESIDENTIAL 2	BUSINESS
- MINIMUM LOT AREA: (WITH TOWN WATER & SEWER)	43,560 SF	30,000 SF
- MINIMUM LOT FRONTAGE: (ARTERIAL/COLLECTOR ROAD)	150 FT	150 FT
- MINIMUM BUILDING SETBACKS: (ARTERIAL/COLLECTOR ROAD)		
- FRONT	50 FT	50 FT
- SIDE	15 FT	15 FT
- REAR	15 FT	15 FT
- MINIMUM OPEN SPACE:		
- FRONT	35%	35%
 5. BOUNDARY INFORMATION DEPICTED HEREON IS BASED ON REFERENCE PLAN #1.
 6. LIMITED TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND IN JUNE AND JULY OF 2015.
 7. HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NGVD 29 (STANDARD NHDOT DISC 229-0230).
 8. BRUCE A. GILDAY OF BAG LAND CONSULTANTS PERFORMED THE WETLAND MAPPING ON JULY 4, 2015.
 9. BRUCE A. GILDAY OF BAG LAND CONSULTANTS PERFORMED THE SITE SPECIFIC SOIL SURVEY ON JUNE 16, 2015.
 10. EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, MAP NUMBER 33011C06560 PANEL NUMBER 656 OF 701, EFFECTIVE DATE: SEPTEMBER 25, 2009 INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
 11. PARCEL IS SERVED BY MUNICIPAL SEWER AND WATER AS WELL AS PRIVATE WELL WATER.
 12. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
 13. PARKING CALCULATION:
145 PARKING SPACES EXISTING (INCLUDES 2 HANDICAP SPACES)
94 SPACES PROPOSED (INCLUDES 4 HANDICAP SPACES AND 44 POSSIBLE "FUTURE" SPACES)
211 SPACES PROPOSED (117 EXISTING + 94 PROPOSED) (INCLUDES 6 HANDICAP SPACES)
 14. LOADING SPACES: 2 LOADING SPACES PROPOSED (WAIVER REQUESTED)
 15. SITE LIGHTING SHALL BE AS SHOWN ON THE PLAN, DIRECTED ONTO SITE, AND SHALL CONFORM WITH ALL APPLICABLE TOWN OF HUDSON ZONING REGULATIONS.
 16. SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION AND GRADE.
 17. IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN IN ANYWAY WHATSOEVER, OR CONVERT OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE TOWN OF HUDSON PLANNING BOARD.
 18. EXTERIOR CONSTRUCTION ACTIVITIES ON THE SITE SHALL BE LIMITED TO BETWEEN 7:00 AM AND 7:00 PM MONDAY THROUGH SATURDAY. NO CONSTRUCTION ACTIVITIES SHALL OCCUR ON SUNDAYS.
 19. IF LOT DEVELOPMENT INVOLVES BLASTING AND/OR RAMMING OF BEDROCK MATERIALS, SAID ACTIVITIES SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 AM AND 5:00 PM MONDAY THROUGH FRIDAY ONLY. SAID BLASTING/RAMMING ACTIVITIES SHALL BE PROHIBITED ON WEEKENDS.
 20. PERMITS REQUIRED:

STATUS	EXPIRATION DATE
- HIDES ALTERATION OF TERRAIN	PENDING
- HIDES SEWER CONNECTION	PENDING
- HIDES NOTICE OF INTENT	REQUIRED PRIOR TO CONSTRUCTION
 21. WAIVERS APPROVED:

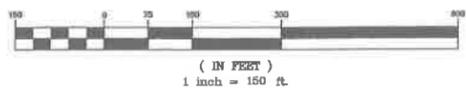
- HTC 275-9D	- TRAFFIC IMPACT STUDY
- HTC 275-9B	- TRAFFIC STUDY
- HTC 275-9C	- NOISE STUDY
- HTC 275-8B(30)b	- LOADING SPACES
- HTC 334-31	- ALTERATION AND EXPANSION OF NON-CONFORMING STRUCTURES
 22. THE FOLLOWING VARIANCES HAVE BEEN REQUESTED BY THE HUDSON ZONING BOARD OF ADJUSTMENT:

- HTC 334-14	- BUILDING HEIGHT
- HTC 334-31	- ALTERATION AND EXPANSION OF NON-CONFORMING STRUCTURES
 23. PLOWED SNOW FROM THE FACILITIES, DRIVEWAY, PARKING LOTS AND SIDEWALK SHALL BE STORED IN THE DESIGNATED AREAS SHOWN IN THIS PLAN SET. WHEN THE SNOW STORAGE AREAS ARE AT CAPACITY, SUBSEQUENT SNOW SHALL BE HAULED OFF-SITE AND DISPOSED OF IN AN ENVIRONMENTALLY SOUND FASHION AND IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
 24. ONSITE DRAINAGE SYSTEM SHALL BE CONSTRUCTED AND MAINTAINED IN COMPLIANCE WITH HIDES REQUIREMENTS FOR SUCH SYSTEMS.
 25. THE APPLICANT'S ENGINEER AND/OR CONTRACTOR SHALL CONTACT THE TOWN OF HUDSON TO SCHEDULE A PRECONSTRUCTION MEETING, WHICH WILL BE HELD WITH STAFF PRIOR TO STARTING CONSTRUCTION.
 26. ALL STIPULATIONS OF APPROVAL SHALL BE INCORPORATED INTO THE DEVELOPMENT AGREEMENT, WHICH SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS, TOGETHER WITH THE SITE PLAN-OF-RECORD.

LEGEND

- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- CHAIN LINK FENCE
- STOCKADE FENCE
- GUARDRAIL
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- BUILDING SETBACK
- EASEMENT
- ZONE LINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED VERTICAL GRANITE CURB

GRAPHIC SCALE



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

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

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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

OWNER OF MAP 210 LOT 10

SIGNATURE: *[Signature]*
FOR PRESENTATION OF MARY CONVENT

DATE: 7/31/15



BRUCE A. GILDAY, CERTIFIED WETLAND SCIENTIST #088 OF BAG LAND CONSULTANTS IN CONCORD, NH PERFORMED THE DELINEATION OF JURISDICTIONAL WETLANDS ON JULY 4, 2015 USING THE TECHNICAL CRITERIA IN THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987).

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND BY THIS OFFICE DURING JUNE AND JULY OF 2015. SAID SURVEY HAS AN ERROR OF CLOSURE BETTER THAN ONE PART IN TEN THOUSAND (1:10,000).

[Signature]
LICENSED LAND SURVEYOR

DATE: 7-31-15



REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: JULY 7, 2015
PROJECT NO: 14-1124-1
SCALE: 1" = 150'
SHEET 1 OF 18

**MASTER PLAN
PRESENTATION OF MARY
ACADEMY**
MAP 210 LOT 10
182 LOWELL ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:	APPLICANT:
PRESENTATION OF MARY CONVENT 182 LOWELL ROAD HUDSON, NH 03051 H.C.R.D. BK. 6364 PG. 824	PRESENTATION OF MARY CONVENT 182 LOWELL ROAD HUDSON, NH 03051

KMA
KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 887-2881

NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF MAP 210 LOT 10 IN THE TOWN OF HUDSON.
- TOTAL SITE AREA = 4,243,593 SF, OR 97.418 ACRES
- THE SUBJECT PARCEL IS LOCATED WITHIN THE RESIDENTIAL 2 (R-2) AND THE BUSINESS (B) DISTRICTS AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:
 - MINIMUM LOT AREA: (WITH TOWN WATER & SEWER) 43,560 SF 30,000 SF
 - MINIMUM LOT FRONTAGE: (ARTERIAL/COLLECTOR ROAD) 150 FT 150 FT
 - MINIMUM BUILDING SETBACKS: (ARTERIAL/COLLECTOR ROAD)
 - FRONT 50 FT
 - SIDE 15 FT
 - REAR 15 FT
 - MINIMUM OPEN SPACE:
 - FRONT 35%
 - REAR 35%
- MAP 210 LOT 10 INDICATES TOWN OF HUDSON TAX ASSESSORS MAP AND LOT NUMBER.
- BOUNDARY INFORMATION DEPICTED HEREON IS BASED ON REFERENCE PLAN #1.
- TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY THIS OFFICE IN JUNE AND JULY OF 2015.
- HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NGVD 29. (STANDARD HI-DOT DISC 229-0230)
- BRUCE A. GILDAY OF BAG LAND CONSULTANTS PERFORMED THE WETLAND MAPPING ON JULY 4, 2015.
- BRUCE A. GILDAY OF BAG LAND CONSULTANTS PERFORMED THE SITE SPECIFIC SOIL SURVEY ON JUNE 16, 2015 BY BRUCE A. GILDAY, CERTIFIED SOIL SCIENTIST #012, OF BAG LAND CONSULTANTS IN CONCORD, NEW HAMPSHIRE. THIS MAPPING WAS PERFORMED ACCORDING TO THE STANDARDS OF THE "SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT," VERSION 4.0, FEBRUARY 2011, PUBLISHED BY THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND, SPECIAL PUBLICATION NO. 3.
- PARCEL IS SERVICED BY MUNICIPAL SEWER AND WATER. CONSULTATION WITH TOWN OF HUDSON ENGINEERING DEPARTMENT AND PENNICHUCK WATER WORKS REVEALS A LACK OF INFORMATION REGARDING THE EXISTING WATER SYSTEM ON SITE. INFORMATION SHOWN HEREON IS PARTIALLY THE RESULT OF RECORD RESEARCH AND PARTIALLY THE RESULT OF DIG SAFE INVESTIGATION. THE DEAD END AT THE NORTHEAST BUILDING CORNER IS ASSUMED AND SHOULD BE INVESTIGATED PRIOR TO THE START OF CONSTRUCTION.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.

LEGEND

- UTILITY POLE
- SIGN
- LIGHT
- WATER VALVE
- HYDRANT
- WATER SHUT OFF
- SEWER MANHOLE
- DRAINAGE MANHOLE
- CATCH BASIN
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- CHAIN LINK FENCE
- STOCKADE FENCE
- GUARDRAIL
- OVERHEAD UTILITIES
- GAS LINE
- WATER LINE
- SEWER LINE
- DRAINAGE LINE
- TREELINE
- RETAINING WALL
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- 10' CONTOUR
- 2' CONTOUR
- SITE SPECIFIC SOIL LINE
- BUILDING SETBACK
- EASEMENT

REFERENCE PLANS:

- "BOUNDARY PLAN (LOT 7, MAP 14), PRESENTATION OF MARY ACADEMY, LOWELL ROAD, HUDSON, NEW HAMPSHIRE," SCALE: 1"=100', DATED: 9 JUNE 1999, PREPARED BY HAYNER/SWANSON, INC. (2 SHEETS), H.C.R.D. PLAN NO. 29865.

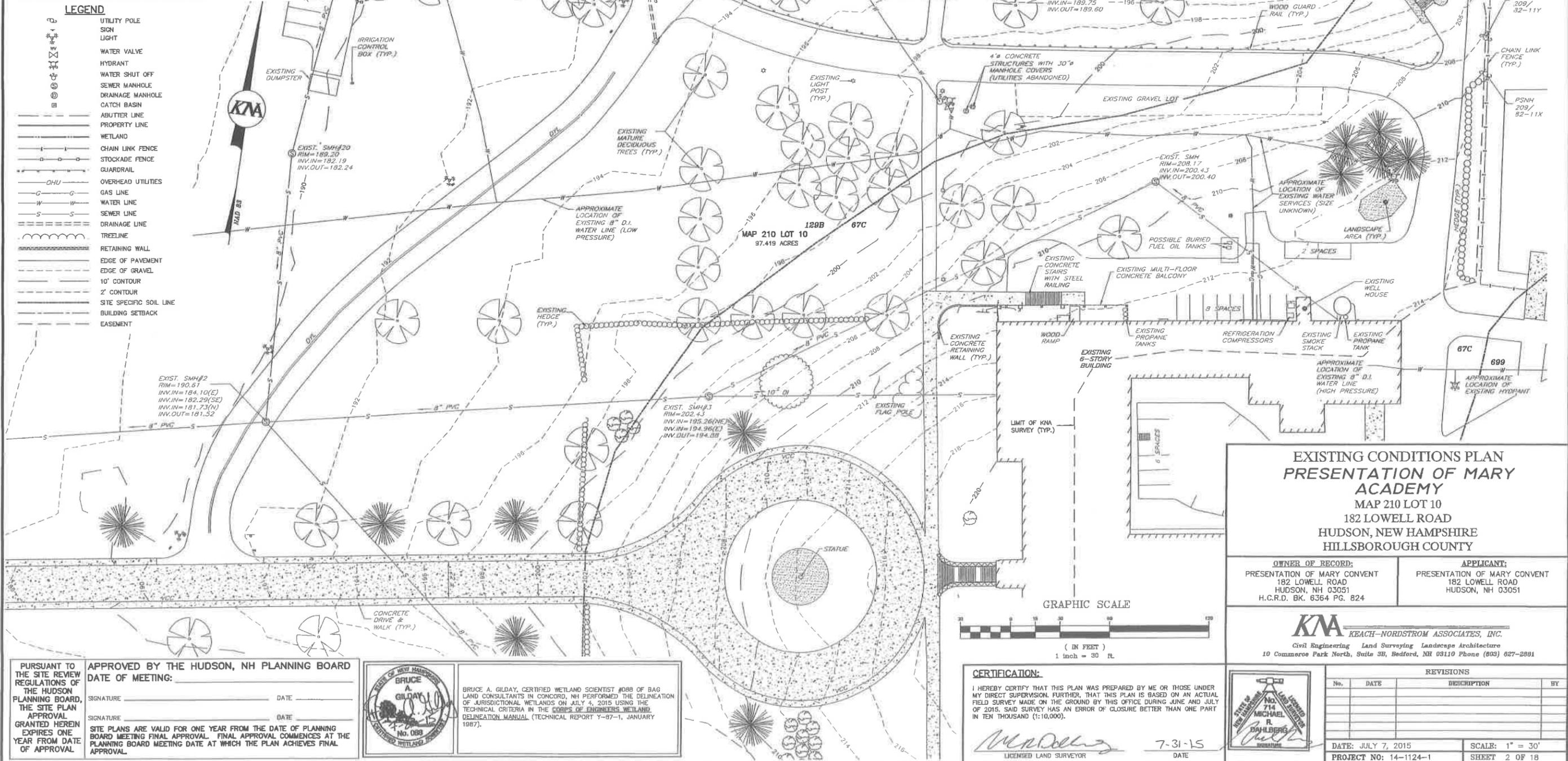
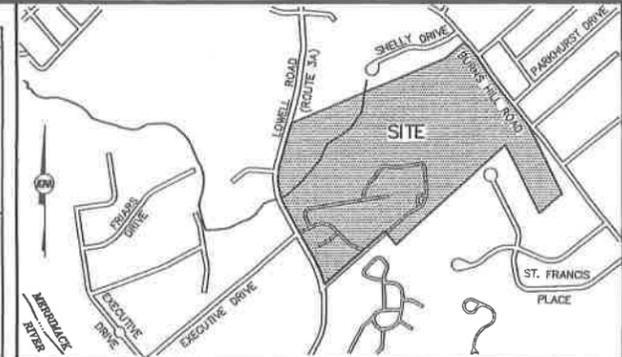
SITE SPECIFIC SOIL MAP UNIT KEY

SYMBOL	MAP UNIT	SLOPE CLASS	DRAINAGE CLASS
67C	PAXTON (V. STONY)	8-15%	WELL DRAINED
129B	WOODBRIDGE (V. STONY)	0-8%	MODERATELY WELL
926B	RIDGEBURY	0-8%	SOMEWHAT POORLY
656B/P	RIDGEBURY	0-8%	POORLY
699B	URBAN LAND	0-8%	WELL DRAINED

THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOILS SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, PRODUCED BY A CERTIFIED SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCE CONSERVATION SERVICE. THERE IS A NARRATIVE REPORT THAT ACCOMPANIES THIS MAP AND MAP KEY.



THE SITE-SPECIFIC SOIL MAPPING WAS PERFORMED ON JUNE 16, 2015 BY BRUCE A. GILDAY, CERTIFIED SOIL SCIENTIST #012, OF BAG LAND CONSULTANTS IN CONCORD, NEW HAMPSHIRE. THIS MAPPING WAS PERFORMED ACCORDING TO THE STANDARDS OF THE "SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT," VERSION 4.0, FEBRUARY 2011, PUBLISHED BY THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND, SPECIAL PUBLICATION NO. 3.



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

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

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

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



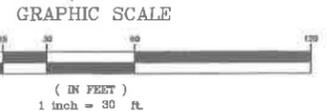
BRUCE A. GILDAY, CERTIFIED WETLAND SCIENTIST #089 OF BAG LAND CONSULTANTS IN CONCORD, NH PERFORMED THE DELINEATION OF JURISDICTIONAL WETLANDS ON JULY 4, 2015 USING THE TECHNICAL CRITERIA IN THE COMPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987).

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND BY THIS OFFICE DURING JUNE AND JULY OF 2015. SAID SURVEY HAS AN ERROR OF CLOSURE BETTER THAN ONE PART IN TEN THOUSAND (1:10,000).

Michael R. Dahlberg
LICENSED LAND SURVEYOR

7-31-15
DATE



**EXISTING CONDITIONS PLAN
PRESENTATION OF MARY
ACADEMY
MAP 210 LOT 10
182 LOWELL ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY**

OWNER OF RECORD:
PRESENTATION OF MARY CONVENT
182 LOWELL ROAD
HUDSON, NH 03051
H.C.R.D. BK. 6364 PG. 824

APPLICANT:
PRESENTATION OF MARY CONVENT
182 LOWELL ROAD
HUDSON, NH 03051

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

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: JULY 7, 2015
PROJECT NO: 14-1124-1

SCALE: 1" = 30'
SHEET 2 OF 18



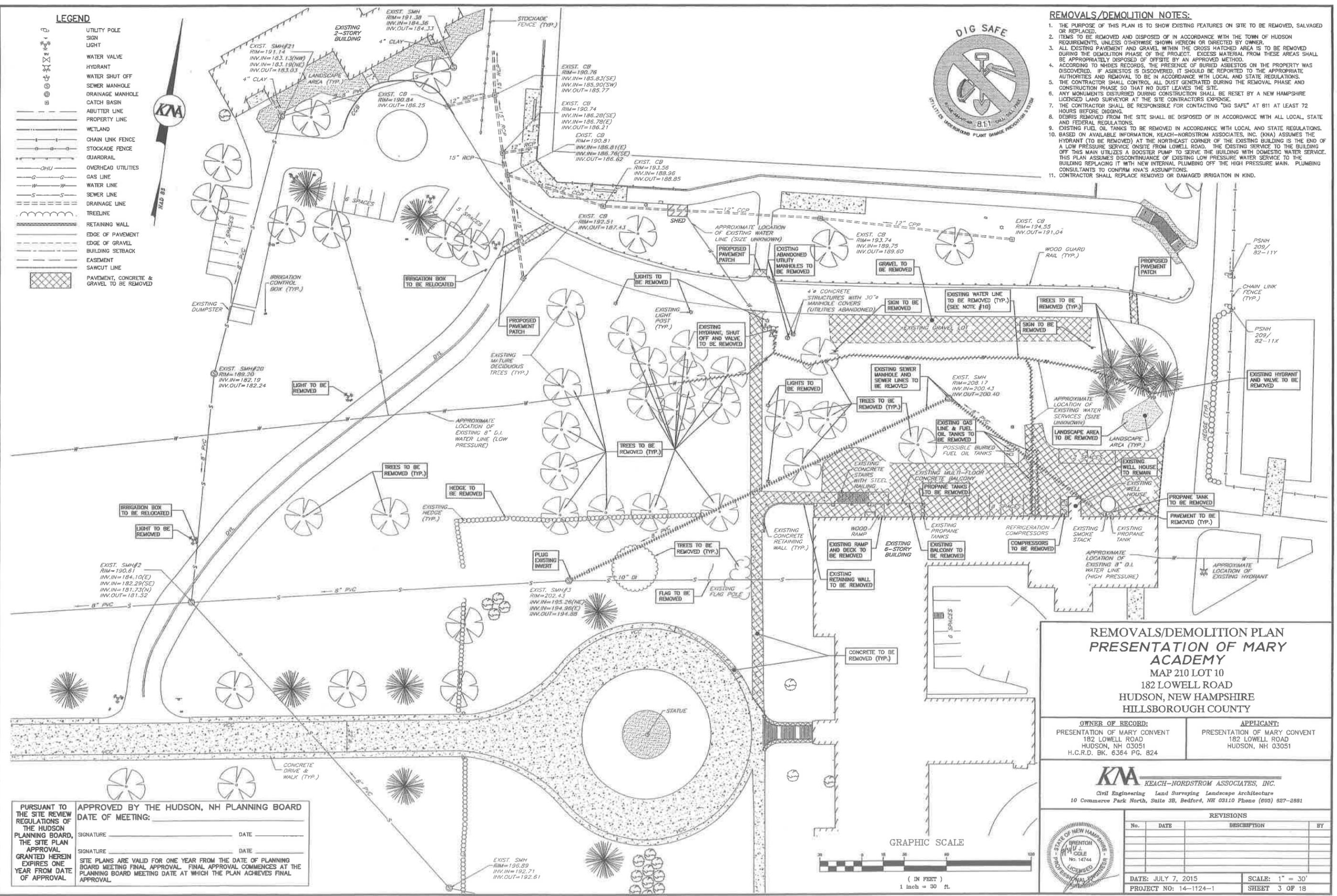
LEGEND

- UTILITY POLE
- SIGN
- LIGHT
- WATER VALVE
- HYDRANT
- WATER SHUT OFF
- SEWER MANHOLE
- DRAINAGE MANHOLE
- CATCH BASIN
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- CHAIN LINK FENCE
- STOCKADE FENCE
- GUARDRAIL
- OVERHEAD UTILITIES
- GAS LINE
- WATER LINE
- SEWER LINE
- DRAINAGE LINE
- TREELINE
- RETAINING WALL
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- BUILDING SETBACK
- EASEMENT
- SAWCUT LINE
- PAVEMENT, CONCRETE & GRAVEL TO BE REMOVED



REMOVALS/DEMOLITION NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING FEATURES ON SITE TO BE REMOVED, SALVAGED OR REPLACED.
2. ITEMS TO BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH THE TOWN OF HUDSON REQUIREMENTS, UNLESS OTHERWISE SHOWN HEREON OR DIRECTED BY OWNER.
3. ALL EXISTING PAVEMENT AND GRAVEL WITHIN THE CROSS HATCHED AREA IS TO BE REMOVED DURING THE DEMOLITION PHASE OF THE PROJECT. EXCESS MATERIAL FROM THESE AREAS SHALL BE APPROPRIATELY DISPOSED OF OFFSITE BY AN APPROVED METHOD.
4. ACCORDING TO RIDES RECORDS, THE PRESENCE OF BURIED ASBESTOS ON THE PROPERTY WAS DISCOVERED. IF ASBESTOS IS DISCOVERED, IT SHOULD BE REPORTED TO THE APPROPRIATE AUTHORITIES AND REMOVAL TO BE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
5. THE CONTRACTOR SHALL CONTROL ALL DUST GENERATED DURING THE REMOVAL PHASE AND CONSTRUCTION PHASE SO THAT NO DUST LEAVES THE SITE.
6. ANY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE RESET BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR AT THE SITE CONTRACTORS EXPENSE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
8. DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
9. EXISTING FUEL OIL TANKS TO BE REMOVED IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
10. BASED ON AVAILABLE INFORMATION, KEACH-NORDSTROM ASSOCIATES, INC. (KNA) ASSUMES THE HYDRANT (TO BE REMOVED) AT THE NORTHEAST CORNER OF THE EXISTING BUILDING IS THE END OF A LOW PRESSURE SERVICE ONSITE FROM LOWELL ROAD. THE EXISTING SERVICE TO THE BUILDING OFF THIS MAIN UTILIZES A BOOSTER PUMP TO SERVE THE BUILDING WITH DOMESTIC WATER SERVICE. THIS PLAN ASSUMES DISCONTINUANCE OF EXISTING LOW PRESSURE WATER SERVICE TO THE BUILDING REPLACING IT WITH NEW INTERNAL PLUMBING OFF THE HIGH PRESSURE MAIN. PLUMBING CONSULTANTS TO CONFIRM KNA'S ASSUMPTIONS.
11. CONTRACTOR SHALL REPLACE REMOVED OR DAMAGED IRRIGATION IN KIND.



**REMOVALS/DEMOLITION PLAN
PRESENTATION OF MARY
ACADEMY
MAP 210 LOT 10
182 LOWELL ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY**

OWNER OF RECORD:
PRESENTATION OF MARY CONVENT
182 LOWELL ROAD
HUDSON, NH 03051
H.C.R.D. BK. 6364 PG. 824

APPLICANT:
PRESENTATION OF MARY CONVENT
182 LOWELL ROAD
HUDSON, NH 03051

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

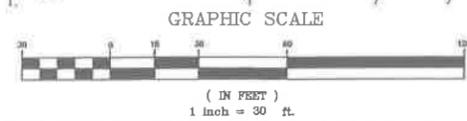
REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: JULY 7, 2015 SCALE: 1" = 30'
PROJECT NO: 14-1124-1 SHEET 3 OF 18

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

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

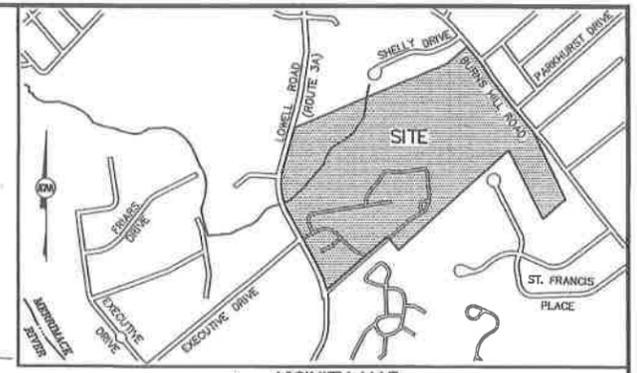
SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN ACHIEVES FINAL APPROVAL.



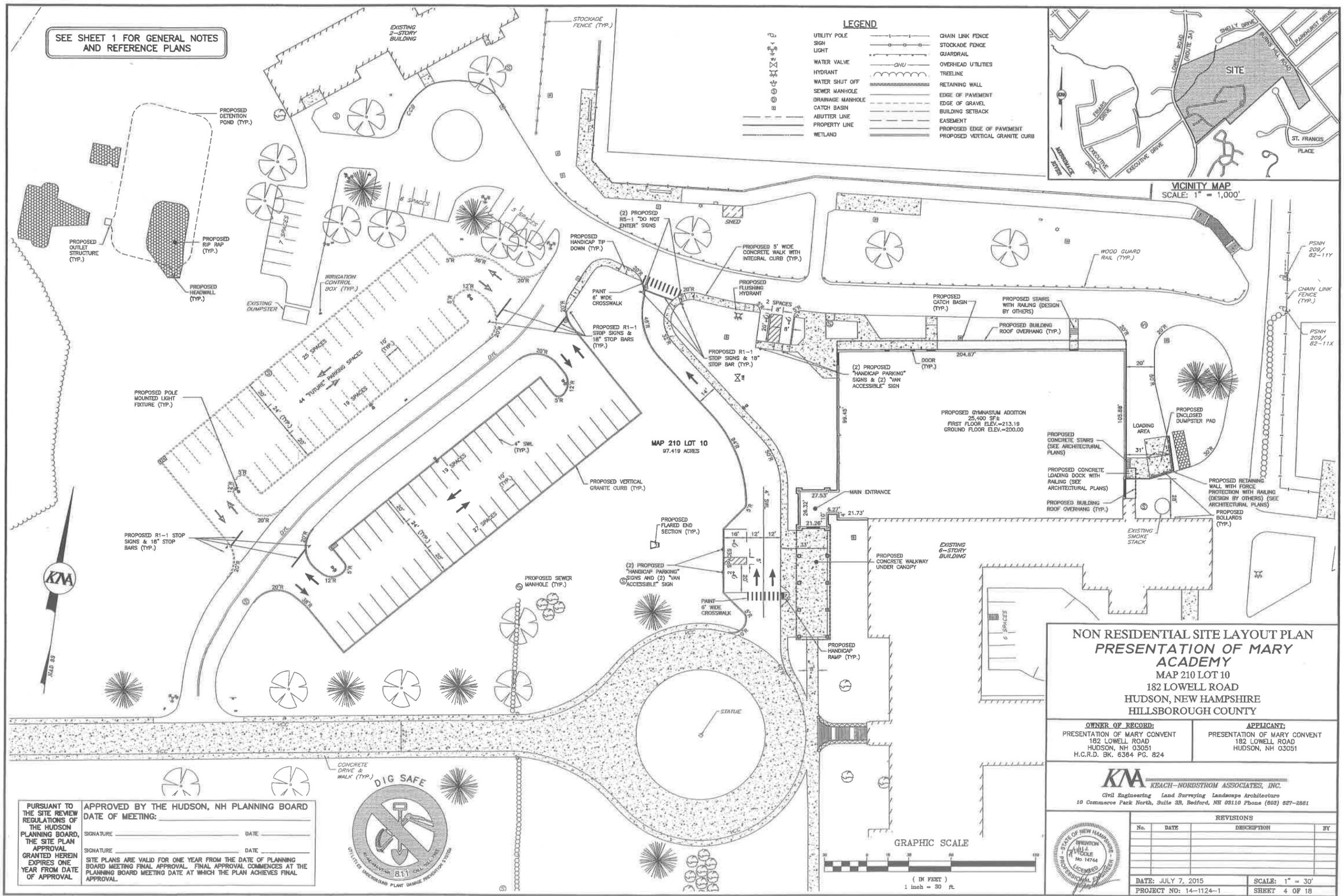
SEE SHEET 1 FOR GENERAL NOTES AND REFERENCE PLANS

LEGEND

- UTILITY POLE
- SIGN
- WATER VALVE
- HYDRANT
- WATER SHUT OFF
- SEWER MANHOLE
- DRAINAGE MANHOLE
- CATCH BASIN
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- CHAIN LINK FENCE
- STOCKRADE FENCE
- GUARDRAIL
- OVERHEAD UTILITIES
- TREELINE
- RETAINING WALL
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- BUILDING SETBACK
- EASEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED VERTICAL GRANITE CURB



VICINITY MAP
SCALE: 1" = 1,000'



**NON RESIDENTIAL SITE LAYOUT PLAN
PRESENTATION OF MARY
ACADEMY
MAP 210 LOT 10
182 LOWELL ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY**

OWNER OF RECORD:
PRESENTATION OF MARY CONVENT
182 LOWELL ROAD
HUDSON, NH 03051
H.C.R.D. BK. 6364 PG. 824

APPLICANT:
PRESENTATION OF MARY CONVENT
182 LOWELL ROAD
HUDSON, NH 03051

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



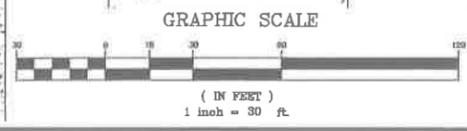
REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: JULY 7, 2015
PROJECT NO: 14-1124-1
SCALE: 1" = 30'
SHEET 4 OF 18

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

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DATE OF MEETING: _____
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SITE SPECIFIC SOIL MAP UNIT KEY

SYMBOL	MAP UNIT	SLOPE CLASS	DRAINAGE CLASS
67C	PAXTON (V. STONY)	8-15%	WELL DRAINED
129B	WOODBRIE (V. STONY)	0-8%	MODERATELY WELL
926B	RODGEBURY	0-8%	SOMEWHAT POORLY
656B/P	RODGEBURY	0-8%	POORLY
699B	URBAN LAND	0-8%	WELL DRAINED

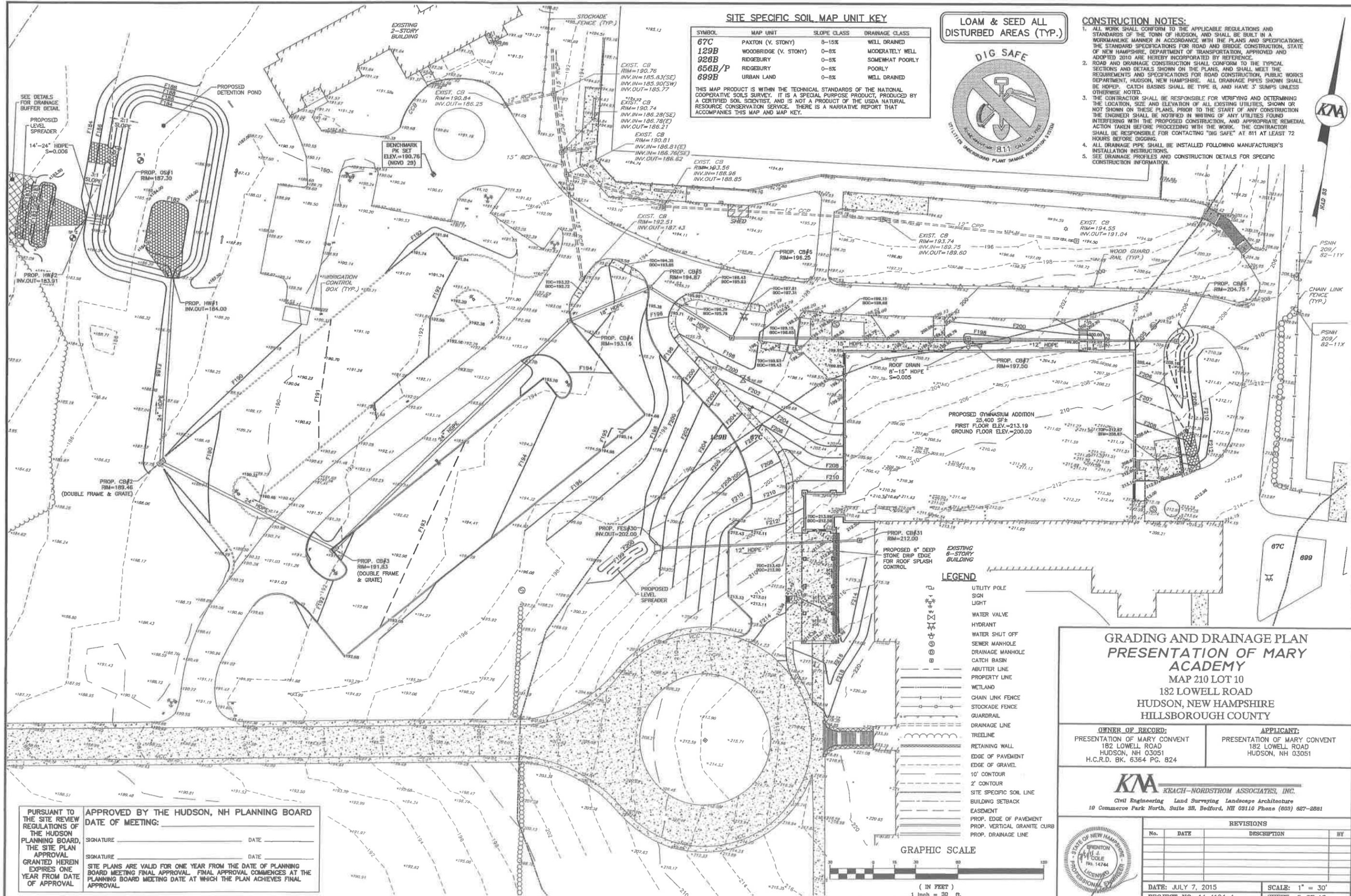
THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOILS SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, PRODUCED BY A CERTIFIED SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCE CONSERVATION SERVICE. THERE IS A NARRATIVE REPORT THAT ACCOMPANIES THIS MAP AND MAP KEY.

LOAM & SEED ALL DISTURBED AREAS (TYP.)



CONSTRUCTION NOTES:

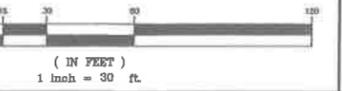
- ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF HUDSON, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, APPROVED AND ADOPTED 2010 ARE HEREBY INCORPORATED BY REFERENCE.
- ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS AND SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS FOR ROAD CONSTRUCTION, PUBLIC WORKS DEPARTMENT, HUDSON, NEW HAMPSHIRE. ALL DRAINAGE PIPES SHOWN SHALL BE HOPEP. CATCH BASINS SHALL BE TYPE B, AND HAVE 3' SUMPS UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS. PRIOR TO THE START OF ANY CONSTRUCTION THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
- ALL DRAINAGE PIPE SHALL BE INSTALLED FOLLOWING MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- SEE DRAINAGE PROFILES AND CONSTRUCTION DETAILS FOR SPECIFIC CONSTRUCTION INFORMATION.



LEGEND

- UTILITY POLE
- SIGN
- LIGHT
- WATER VALVE
- HYDRANT
- WATER SHUT OFF
- SEWER MANHOLE
- DRAINAGE MANHOLE
- CATCH BASIN
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- CHAIN LINK FENCE
- STOCKCADE FENCE
- GUARDRAIL
- DRAINAGE LINE
- TREELINE
- RETAINING WALL
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- 10' CONTOUR
- 2' CONTOUR
- SITE SPECIFIC SOIL LINE
- BUILDING SETBACK
- EASEMENT
- PROP. EDGE OF PAVEMENT
- PROP. VERTICAL GRANITE CURB
- PROP. DRAINAGE LINE

GRAPHIC SCALE



**GRADING AND DRAINAGE PLAN
PRESENTATION OF MARY
ACADEMY
MAP 210 LOT 10
182 LOWELL ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY**

OWNER OF RECORD:
PRESENTATION OF MARY CONVENT
182 LOWELL ROAD
HUDSON, NH 03051
H.C.R.D. BK. 6364 PG. 824

APPLICANT:
PRESENTATION OF MARY CONVENT
182 LOWELL ROAD
HUDSON, NH 03051

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



REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: JULY 7, 2015 SCALE: 1" = 30'
PROJECT NO: 14-1124-1 SHEET 5 OF 18

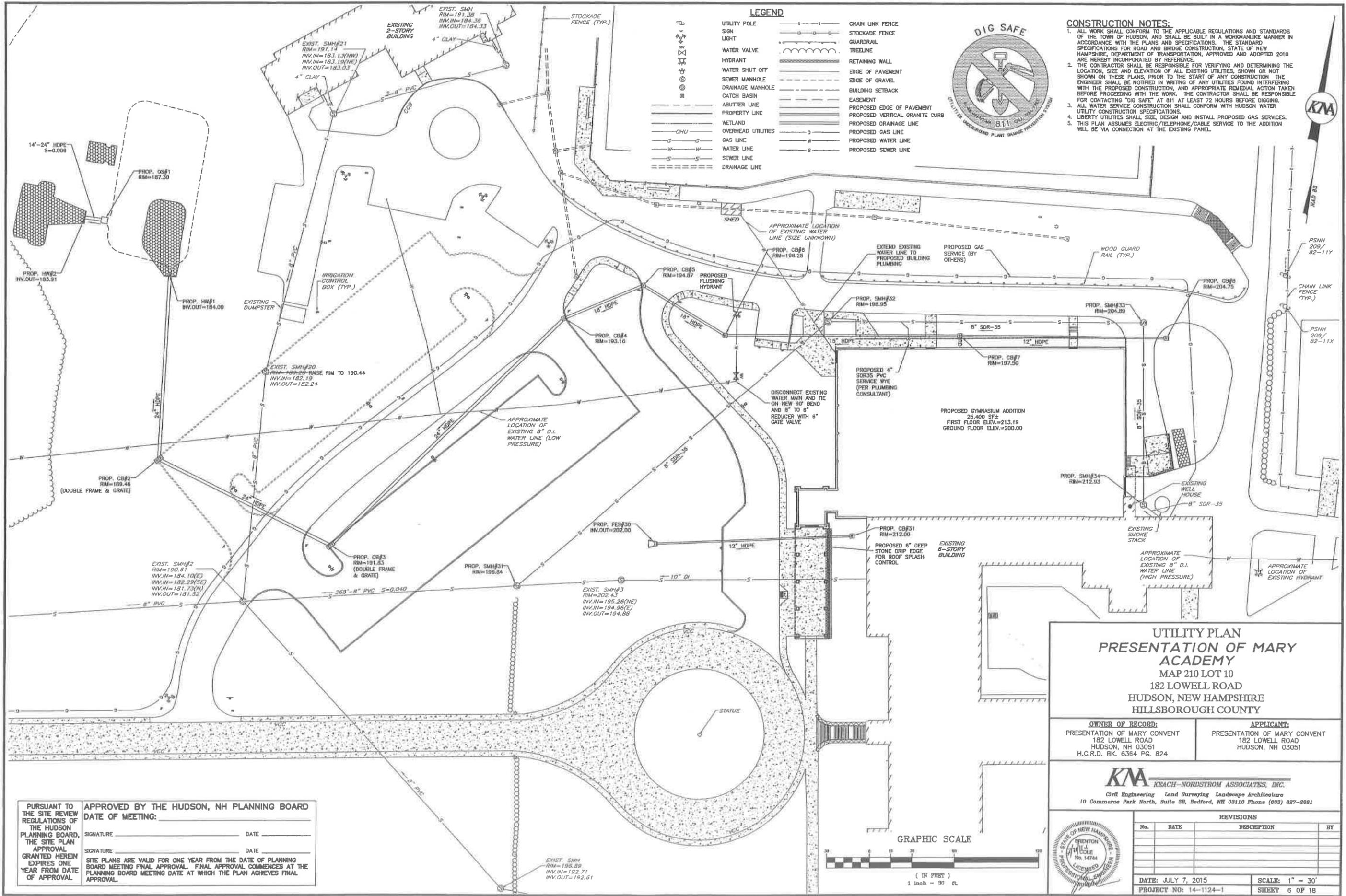
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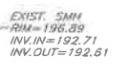
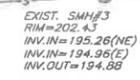
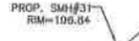
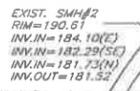
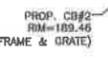
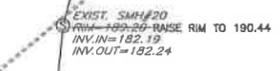
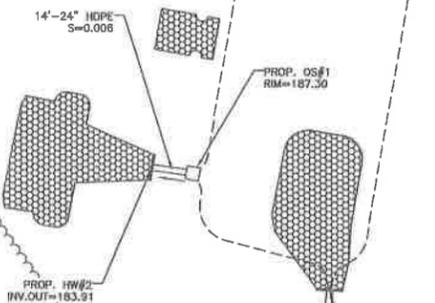


LEGEND

- UTILITY POLE
- SIGN
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- HYDRANT
- WATER SHUT OFF
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- PROPOSED EDGE OF PAVEMENT
- PROPOSED VERTICAL GRANITE CURB
- PROPOSED DRAINAGE LINE
- PROPOSED GAS LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE

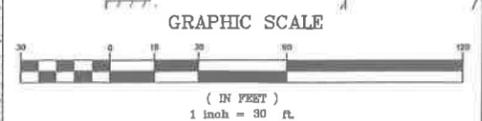


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 - ALL WATER SERVICE CONSTRUCTION SHALL CONFORM WITH HUDSON WATER UTILITY CONSTRUCTION SPECIFICATIONS.
 - LIBERTY UTILITIES SHALL SIZE, DESIGN AND INSTALL PROPOSED GAS SERVICES.
 - THIS PLAN ASSUMES ELECTRIC/TELEPHONE/CABLE SERVICE TO THE ADDITION WILL BE VIA CONNECTION AT THE EXISTING PANEL.



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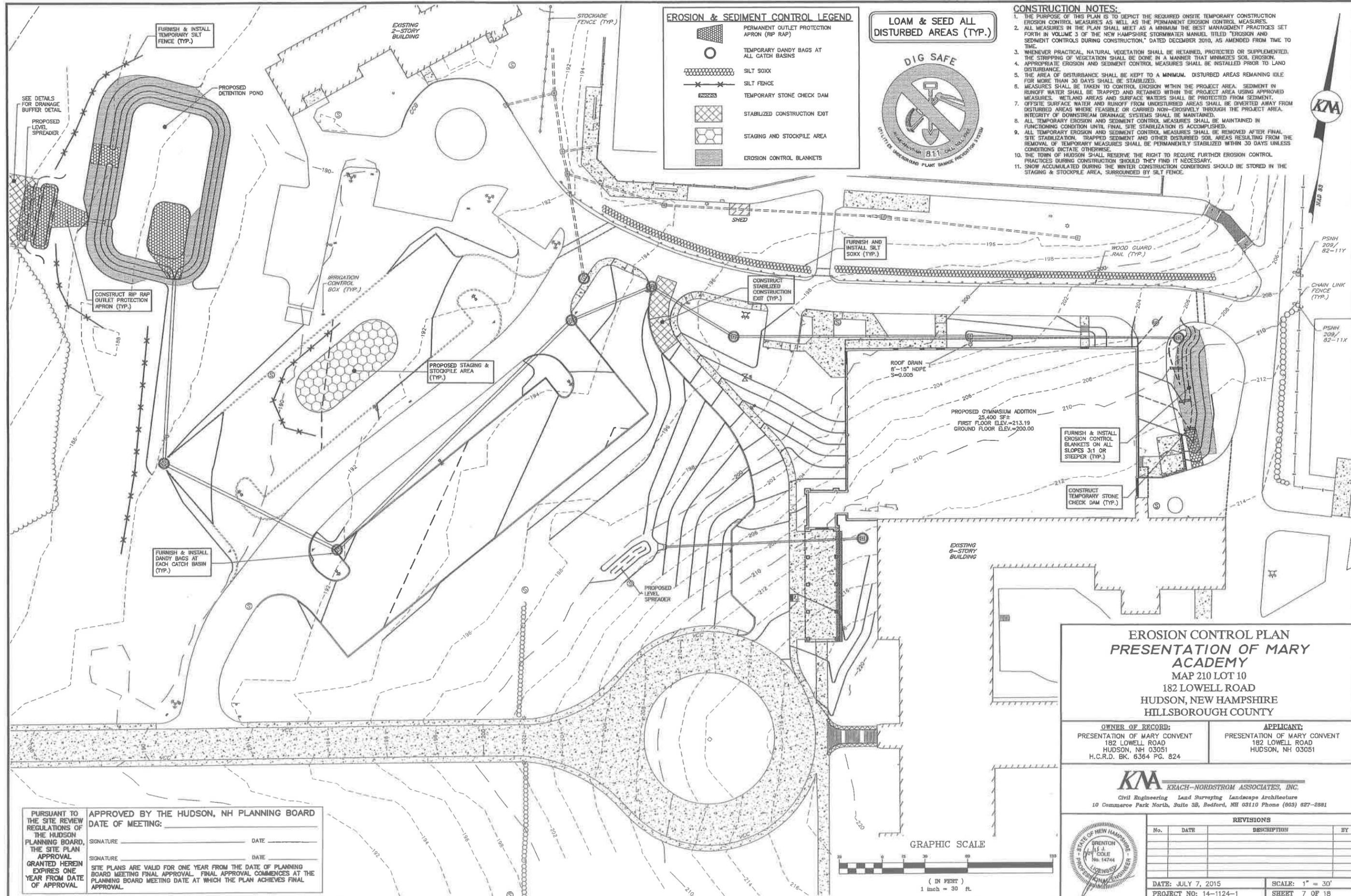
**UTILITY PLAN
 PRESENTATION OF MARY
 ACADEMY**
 MAP 210 LOT 10
 182 LOWELL ROAD
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER OF RECORD: PRESENTATION OF MARY CONVENT 182 LOWELL ROAD HUDSON, NH 03051 H.C.R.D. BK. 6364 PG. 824	APPLICANT: PRESENTATION OF MARY CONVENT 182 LOWELL ROAD HUDSON, NH 03051
---	--

KMA REACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 38, Bedford, NH 03110 Phone: (603) 827-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: JULY 7, 2015 SCALE: 1" = 30'
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EROSION & SEDIMENT CONTROL LEGEND

- PERMANENT OUTLET PROTECTION APRON (RIP RAP)
- TEMPORARY DANDY BAGS AT ALL CATCH BASINS
- SILT SOCK
- SILT FENCE
- TEMPORARY STONE CHECK DAM
- STABILIZED CONSTRUCTION EXIT
- STAGING AND STOCKPILE AREA
- EROSION CONTROL BLANKETS

LOAM & SEED ALL DISTURBED AREAS (TYP.)

- CONSTRUCTION NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE REQUIRED ON-SITE TEMPORARY CONSTRUCTION EROSION CONTROL MEASURES AS WELL AS THE PERMANENT EROSION CONTROL MEASURES.
 - ALL MEASURES IN THE PLAN SHALL MEET AS A MINIMUM THE BEST MANAGEMENT PRACTICES SET FORTH IN VOLUME 3 OF THE NEW HAMPSHIRE STORMWATER MANUAL TITLED "EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION," DATED DECEMBER 2010, AS AMENDED FROM TIME TO TIME.
 - WHENEVER PRACTICAL, NATURAL VEGETATION SHALL BE RETAINED, PROTECTED OR SUPPLEMENTED. THE STRIPPING OF VEGETATION SHALL BE DONE IN A MANNER THAT MINIMIZES SOIL EROSION.
 - APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE.
 - THE AREA OF DISTURBANCE SHALL BE KEPT TO A MINIMUM. DISTURBED AREAS REMAINING IDLE FOR MORE THAN 30 DAYS SHALL BE STABILIZED.
 - MEASURES SHALL BE TAKEN TO CONTROL EROSION WITHIN THE PROJECT AREA. SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED AND RETAINED WITHIN THE PROJECT AREA USING APPROVED MEASURES. WETLAND AREAS AND SURFACE WATERS SHALL BE PROTECTED FROM SEDIMENT.
 - OFF-SITE SURFACE WATER AND RUNOFF FROM UNDISTURBED AREAS SHALL BE DIVERTED AWAY FROM DISTURBED AREAS WHERE FEASIBLE OR CARRIED NON-EROSIVELY THROUGH THE PROJECT AREA. INTEGRITY OF DOWNSTREAM DRAINAGE SYSTEMS SHALL BE MAINTAINED.
 - ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN FUNCTIONING CONDITION UNTIL FINAL SITE STABILIZATION IS ACCOMPLISHED.
 - ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS UNLESS CONDITIONS DICTATE OTHERWISE.
 - THE TOWN OF HUDSON SHALL RESERVE THE RIGHT TO REQUIRE FURTHER EROSION CONTROL PRACTICES DURING CONSTRUCTION SHOULD THEY FIND IT NECESSARY.
 - SNOW ACCUMULATED DURING THE WINTER CONSTRUCTION CONDITIONS SHOULD BE STORED IN THE STAGING & STOCKPILE AREA, SURROUNDED BY SILT FENCE.

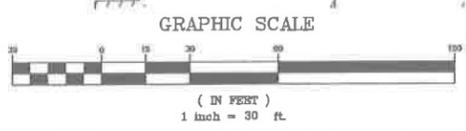
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**EROSION CONTROL PLAN
PRESENTATION OF MARY
ACADEMY**

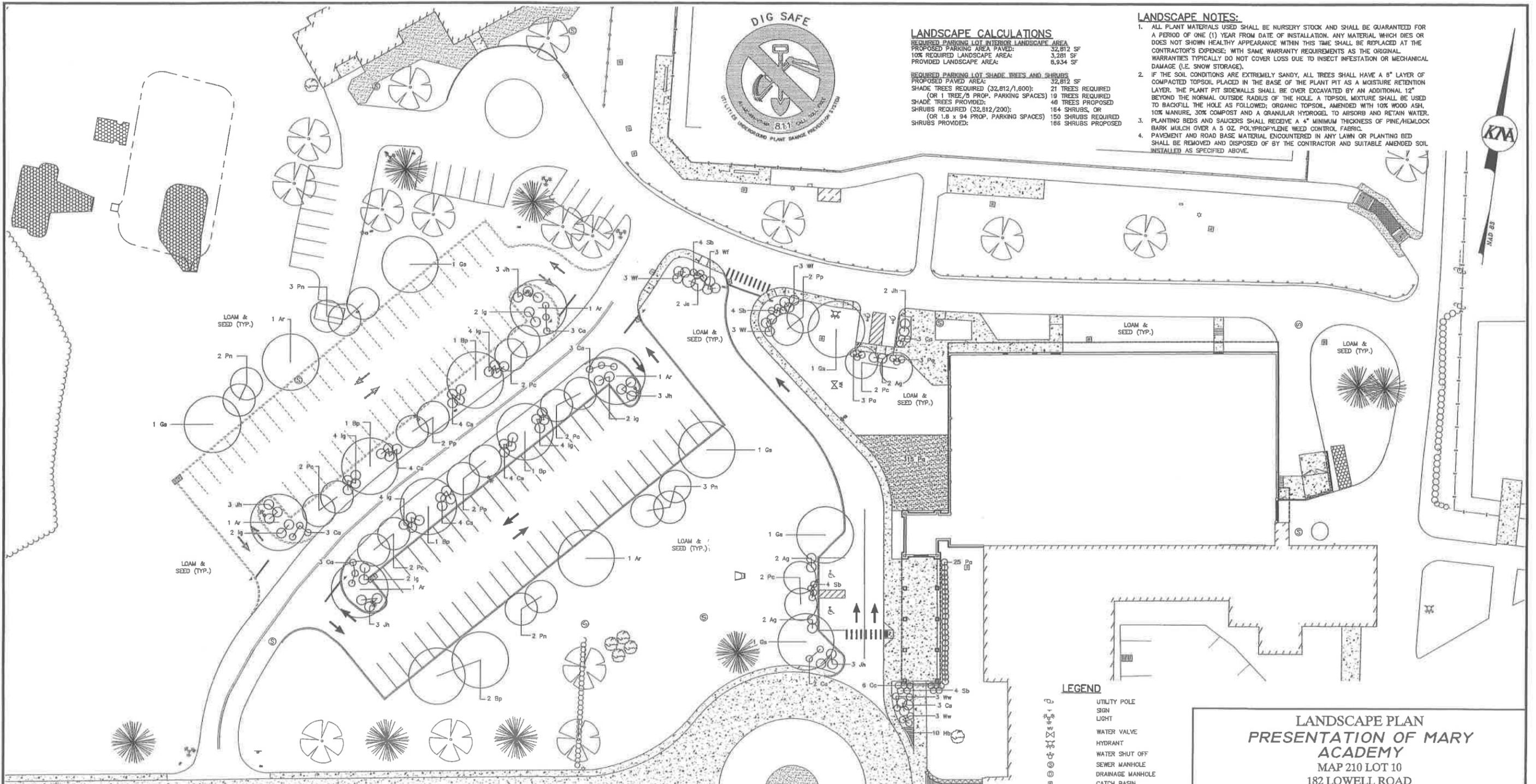
MAP 210 LOT 10
182 LOWELL ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD: PRESENTATION OF MARY CONVENT 182 LOWELL ROAD HUDSON, NH 03051 H.C.R.D. BK. 6364 PG. 824	APPLICANT: PRESENTATION OF MARY CONVENT 182 LOWELL ROAD HUDSON, NH 03051
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K/A KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

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PROJECT NO: 14-1124-1 SHEET 7 OF 18



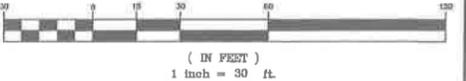
PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
Ar	6	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2-2.5' CAL
Bp	6	BETULA PAPIRIFERA 'OASIS'	OASIS PAPER BIRCH	2-2.5' CAL
Gs	6	GLEDITISIA T.L. 'SKYLINE'	SKYLINE HONEYLOCUST	2-2.5' CAL
Pn	10	PINUS NIGRA	AUSTRIAN PINE	6-7' B&B
Pc	12	PRUNUS CERASIFERA 'THUNDERCLOUD'	THUNDERCLOUD PLUM	2-2.5' CAL
Pp	6	PICEA PUNGENS 'BLUE SELECT'	BLUE SELECT SPRUCE	6-7' B&B
SHRUBS				
Ag	6	AZALEA 'GIRARD'S FUCHSIA'	GIRARD'S FUCHSIA AZALEA	18-24"
Ca	17	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	18-24"
Cc	6	CARYOPTERIS CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT SPIREA	18-24"
Ca	19	CORNUS SERICEA 'ALLEMAN'S COMPACTA'	ALLEMAN'S COMPACT DOGWOOD	2-2.5'
Hb	10	HEMEROCALLIS 'BIG TIME HAPPY'	BIG TIME HAPPY DAYLILY	#1
Ig	24	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	2-2.5'
Jh	17	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER	18-24"
Je	2	JUNIPERUS SCOPULORUM 'WICHTA BLUE'	WICHTA BLUE JUNIPER	4-5' B&B
Pa	346	PENNISETUM ALOPECUROIDES 'HAMEL'	DWARF FOUNTAIN GRASS	#1
Sb	16	SPIRAEA BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	18-24"
Wf	12	WEIGELA FLORIDA 'WINE & ROSES'	WINE & ROSES WEIGELA	2-2.5'
Ww	6	WEIGELA FLORIDA 'FINE WINE'	FINE WINE WEIGELA	18-24"

LEGEND

- UTILITY POLE
- SIGN
- LIGHT
- WATER VALVE
- HYDRANT
- WATER SHUT OFF
- SEWER MANHOLE
- DRAINAGE MANHOLE
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GRAPHIC SCALE



**LANDSCAPE PLAN
PRESENTATION OF MARY
ACADEMY**
MAP 210 LOT 10
182 LOWELL ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
PRESENTATION OF MARY CONVENT
182 LOWELL ROAD
HUDSON, NH 03051
H.C.R.D. BK. 6384 PG. 824

APPLICANT:
PRESENTATION OF MARY CONVENT
182 LOWELL ROAD
HUDSON, NH 03051

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POLE MOUNT



GALLEON
NOT TO SCALE

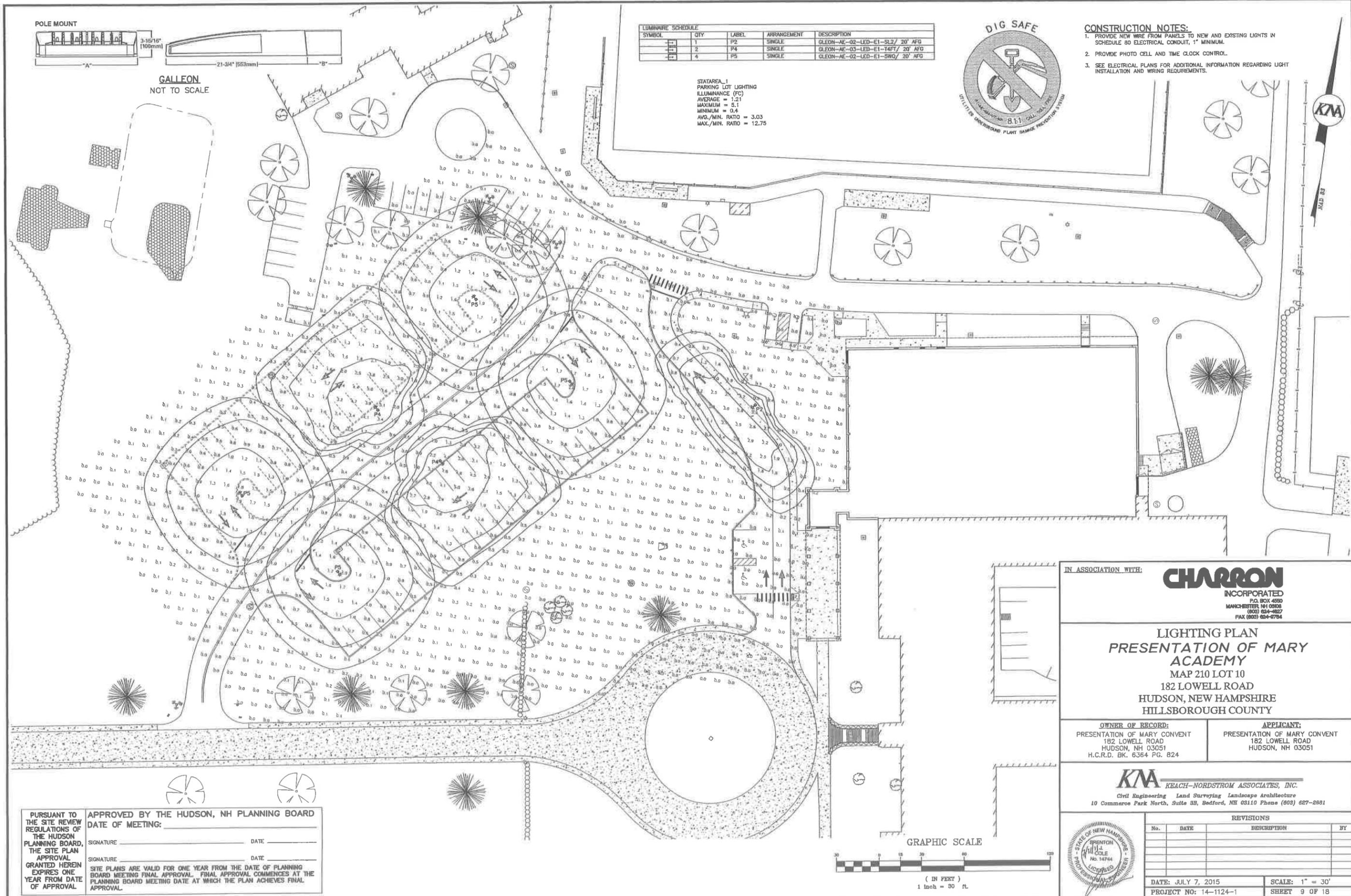
SYMBOL	QTY	LABEL	ARRANGEMENT	DESCRIPTION
---	1	P2	SINGLE	GLEON-AE-02-LED-E1-SL2/ 20' AFG
---	2	P4	SINGLE	GLEON-AE-03-LED-E1-T4FT/ 20' AFG
---	4	P5	SINGLE	GLEON-AE-02-LED-E1-SWG/ 20' AFG

STATAREA_1
PARKING LOT LIGHTING
ILLUMINANCE (FC)
AVERAGE = 1.21
MAXIMUM = 5.1
MINIMUM = 0.4
AVG./MIN. RATIO = 3.03
MAX./MIN. RATIO = 12.75



CONSTRUCTION NOTES:

1. PROVIDE NEW WIRE FROM PANELS TO NEW AND EXISTING LIGHTS IN SCHEDULE 80 ELECTRICAL CONDUIT, 1" MINIMUM.
2. PROVIDE PHOTO CELL AND TIME CLOCK CONTROL.
3. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION REGARDING LIGHT INSTALLATION AND WIRING REQUIREMENTS.



IN ASSOCIATION WITH:

CHARRON
INCORPORATED
P.O. BOX 4550
MANCHESTER, NH 03105
(603) 624-4827
FAX (603) 624-4704

LIGHTING PLAN
PRESENTATION OF MARY ACADEMY
MAP 210 LOT 10
182 LOWELL ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
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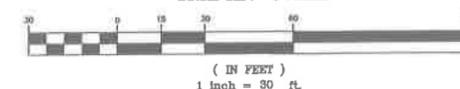
KMA KEACH-NORDSTROM ASSOCIATES, INC.
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10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2891



REVISIONS			
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GRAPHIC SCALE



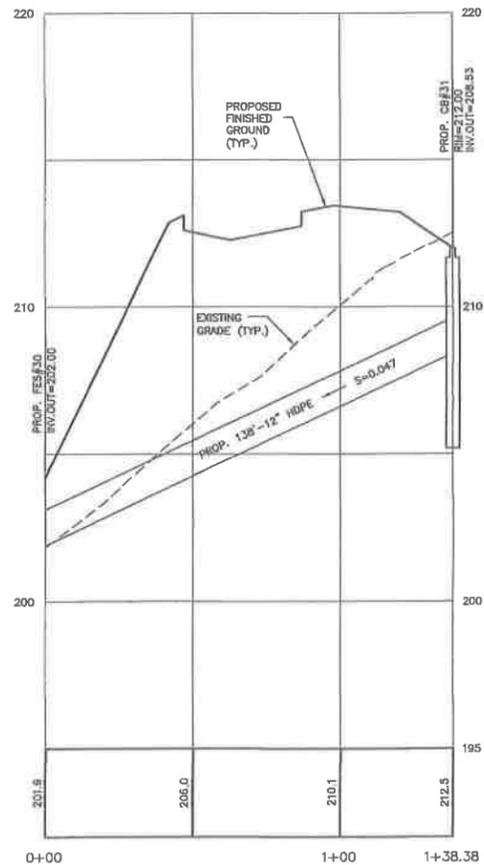
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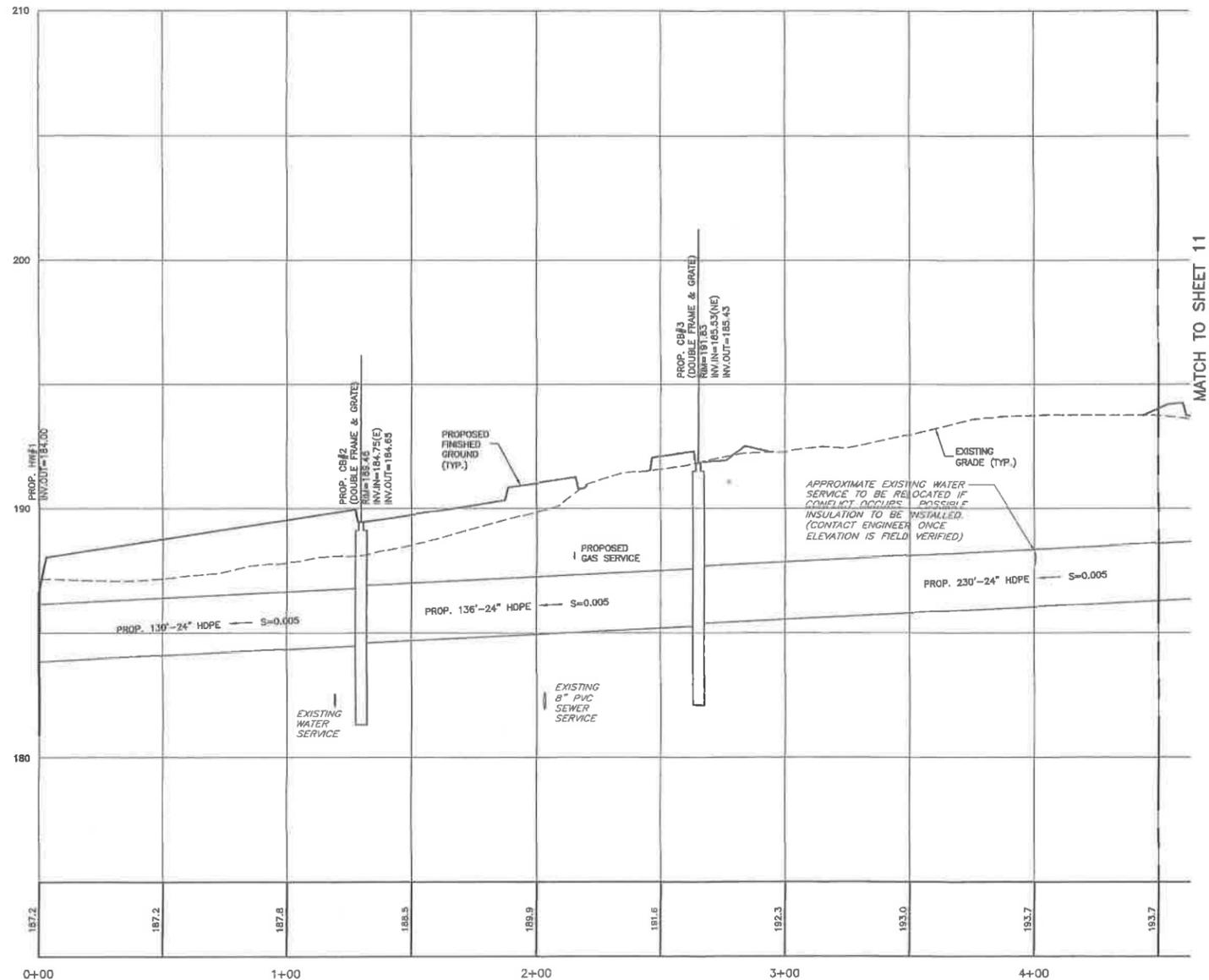
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DRAINAGE PROFILE
 (PROP. FES#30 TO PROP. CB#31)
 SCALE: 1" = 30' (HORIZ.)
 1" = 3' (VERT.)



DRAINAGE PROFILE
 (PROP. HW#1 TO PROP. CB#8)
 SCALE: 1" = 30' (HORIZ.)
 1" = 3' (VERT.)

PROFILES
PRESENTATION OF MARY
ACADEMY
 MAP 210 LOT 10
 182 LOWELL ROAD
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

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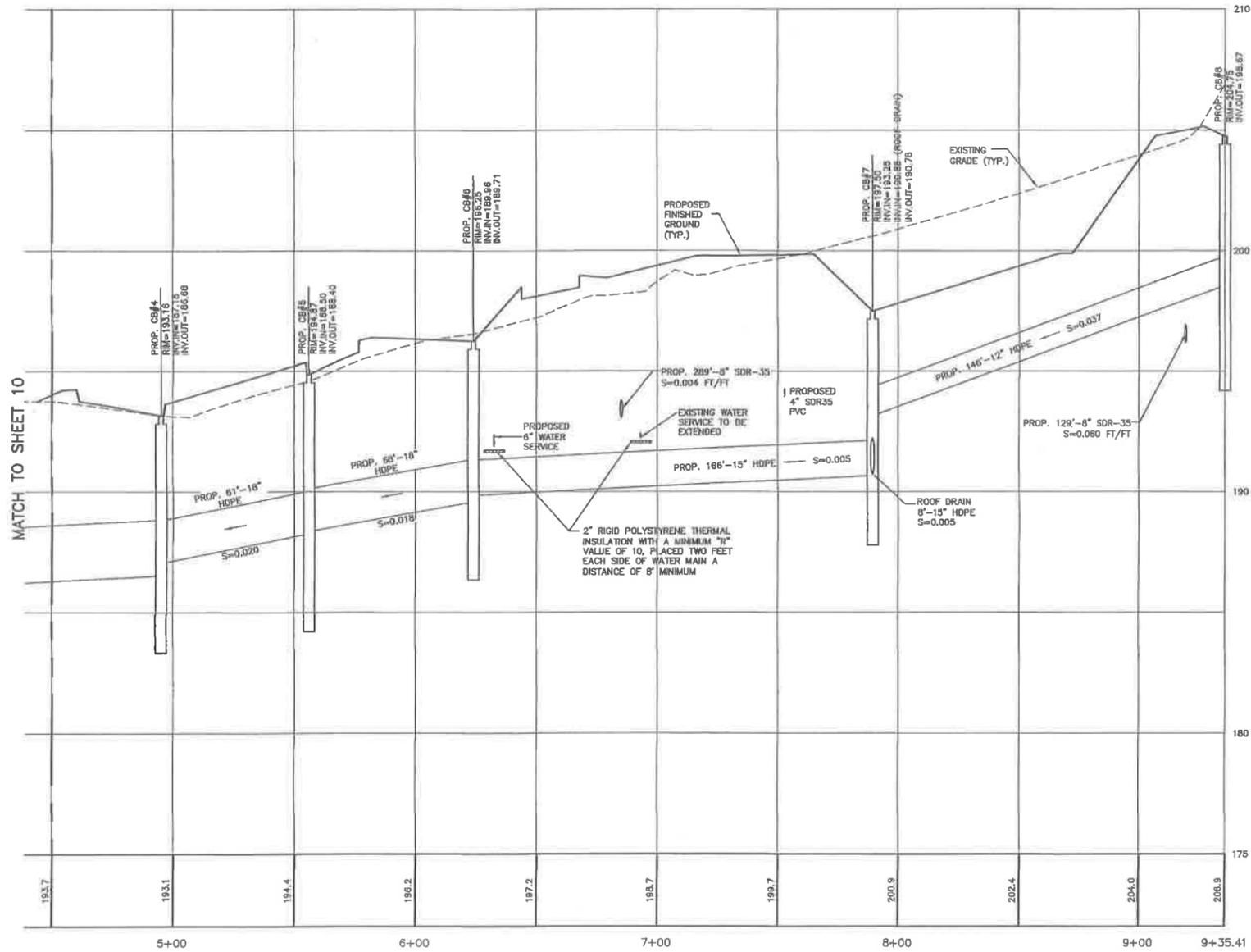
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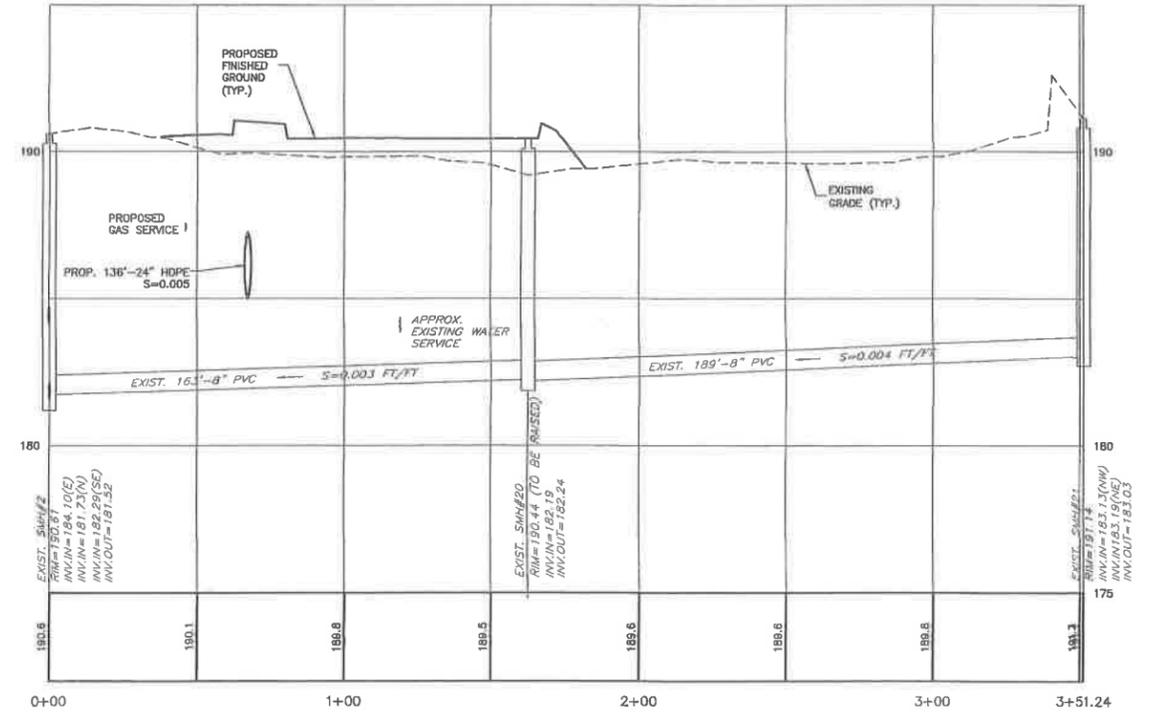
SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

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



DRAINAGE PROFILE
 (PROP. HW#1 TO PROP. CB#8)
 SCALE: 1" = 30' (HORIZ.)
 1" = 3' (VERT.)



SEWER PROFILE
 (EXIST. SMH#2 TO EXIST. SMH#21)
 SCALE: 1" = 30' (HORIZ.)
 1" = 3' (VERT.)

PROFILES
PRESENTATION OF MARY
ACADEMY
 MAP 210 LOT 10
 182 LOWELL ROAD
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER OF RECORD:
 PRESENTATION OF MARY CONVENT
 182 LOWELL ROAD
 HUDSON, NH 03051
 H.C.R.D. BK. 6364 PG. 824

APPLICANT:
 PRESENTATION OF MARY CONVENT
 182 LOWELL ROAD
 HUDSON, NH 03051

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



REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: JULY 7, 2015 SCALE: AS SHOWN
 PROJECT NO: 14-1124-1 SHEET 11 OF 18

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

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

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

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

PROJECT NO: 14-1124-1	SHEET 13 OF 18
DATE: JULY 7, 2015	SCALE: AS SHOWN
REVISIONS	BY
No.	DATE
DESCRIPTION	



REACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 2B, Bedford, NH 03110 Phone (603) 927-2881

OWNER OF RECORD:
 PRESENTATION OF MARY CONVENT
 182 LOWELL ROAD
 HUDSON, NH 03051

APPLICANT:
 PRESENTATION OF MARY CONVENT
 182 LOWELL ROAD
 HUDSON, NH 03051

CONSTRUCTION DETAILS
 ACADEMY
 MAP 210 LOT 10
 182 LOWELL ROAD
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

DATE: JULY 7, 2015
 SCALE: AS SHOWN

REVISIONS

DESCRIPTION

BY

DATE

NO.

DATE

DESCRIPTION

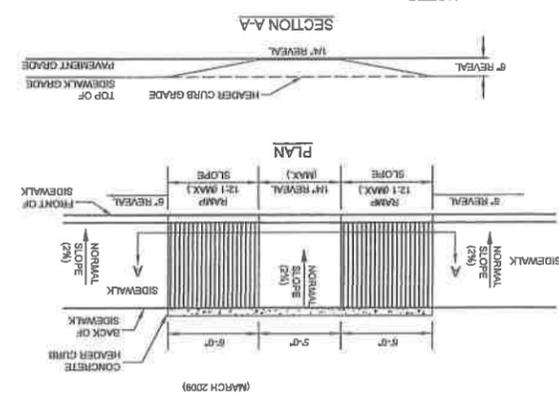
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DATE

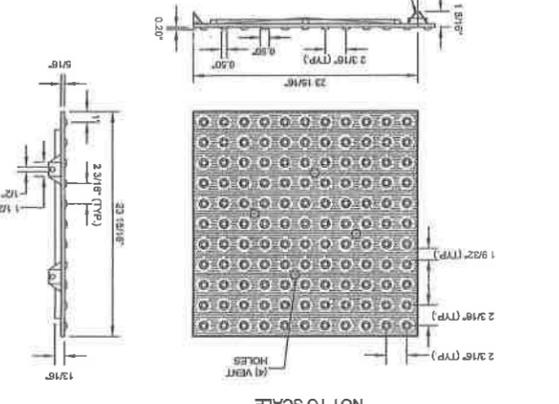
NO.

DATE

NOT TO SCALE
 SIDEWALK RAMP DETAIL
 (JUNE 2012)



NOT TO SCALE
 24"x24" DETECTABLE WARNING PLATE DETAIL
 (MARCH 2008)



NOT TO SCALE
 PAVEMENT MARKINGS
 (MARCH 2008)



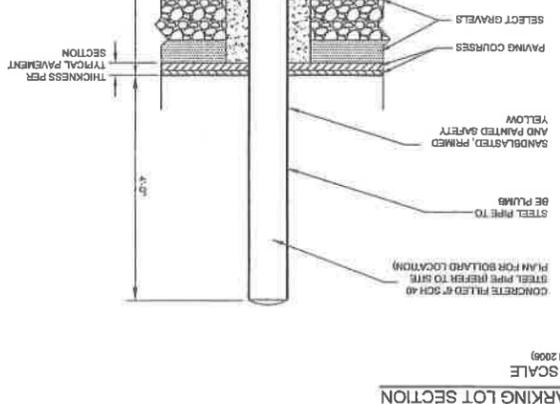
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 CONCRETE LIGHT POLE BASE DETAIL
 (MARCH 2008)



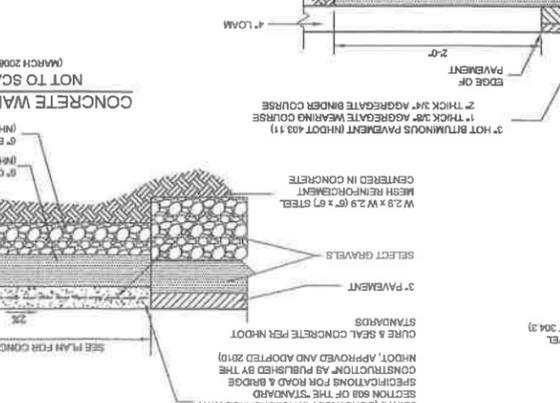
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 BOLLARD DETAIL
 (MARCH 2008)



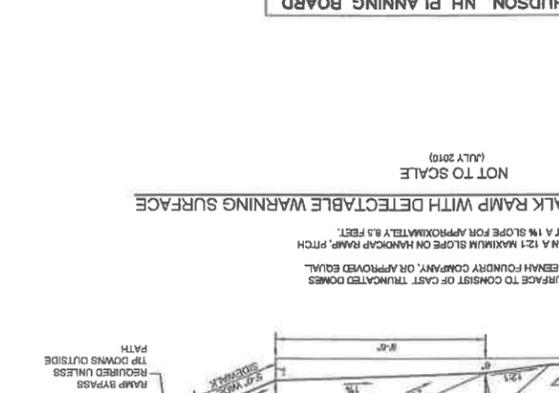
NOT TO SCALE
 DRIVEWAY AND PARKING LOT SECTION
 (MARCH 2008)



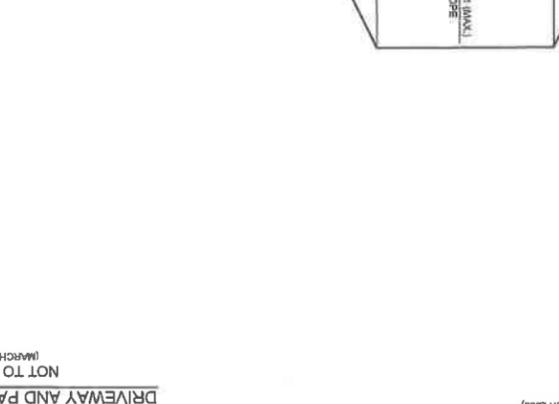
NOT TO SCALE
 CONCRETE WALK DETAIL
 (MARCH 2008)



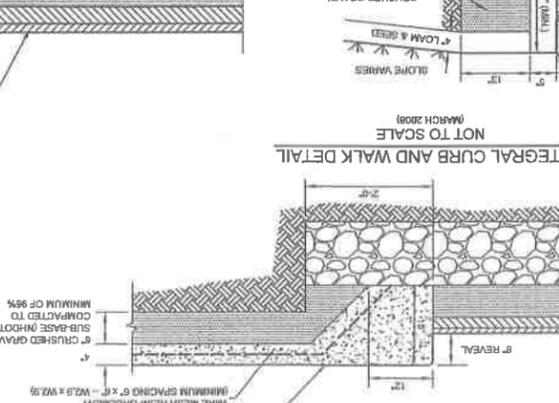
NOT TO SCALE
 INTEGRAL CURB AND WALK DETAIL
 (MARCH 2008)



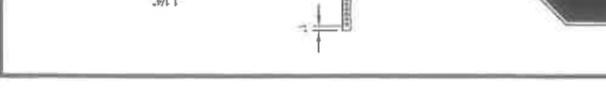
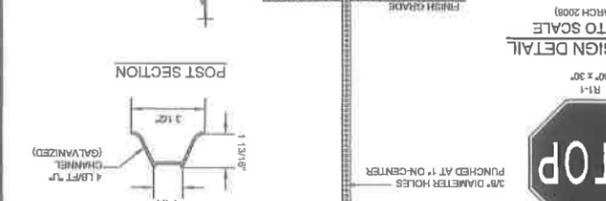
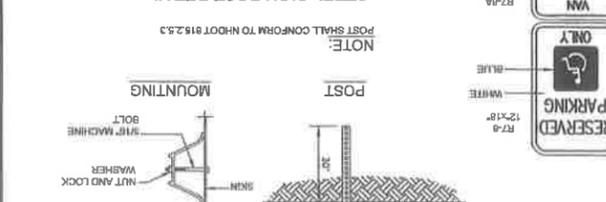
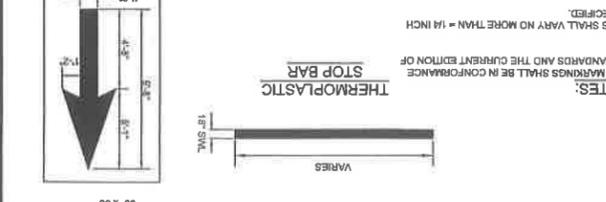
NOT TO SCALE
 VERTICAL GRANITE CURB DETAIL
 (MARCH 2008)



NOT TO SCALE
 HANDICAP CURB SIDEWALK RAMP WITH DETECTABLE WARNING SURFACE
 (JULY 2010)



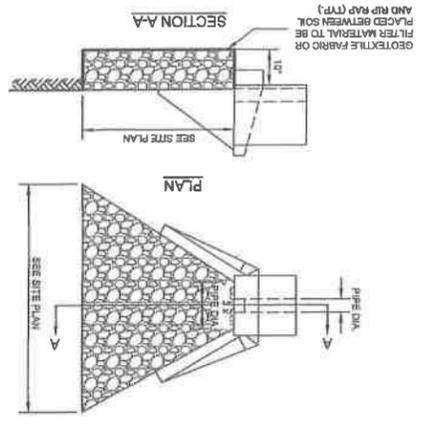
APPROVED BY THE HUDSON, NH PLANNING BOARD
 DATE OF MEETING: _____
 THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, APPROVAL OF THE SITE PLAN, GRANTED HEREIN.
 SIGNATURE: _____
 DATE: _____
 STATE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING. FINAL APPROVAL COMMENCES AT THE YEAR FROM DATE OF APPROVAL.



PURSUANT TO THE SITE REVIEW OF THE HUDSON, NH PLANNING BOARD, APPROVED BY THE HUDSON, NH PLANNING BOARD, DATE OF MEETING: _____ SIGNATURE: _____ DATE: _____

APPROVAL OF APPROVAL GRANTED HEREIN EXPRESS ONE YEAR FROM DATE OF APPROVAL. BOARD MEETING BOARD MEETING DATE AT WHICH THE PLAN ACHIEVES FINAL APPROVAL.

PIPE OUTLET TO FLAT AREA WITH NO DEFINED CHANNEL NOT TO SCALE

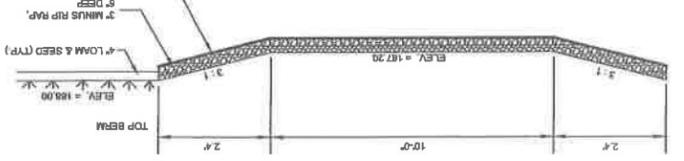


- MAINTENANCE:**
1. THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC AND THE PLAN SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLAN.
 2. THE ROCK OR GRAVEL USED FOR FILTER OR RPP RAP SHALL CONFORM TO THE SPECIFIED GRADATIONS.
 3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RPP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINS OF TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
 4. STONE FOR THE RPP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT DEGRADATION OF THE STONE SIZES.
- THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR RAIN EVENT. IF THE RPP HAS BEEN DISPLACED, UNDEGRADED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL, IMMEDIATELY BELOW THE OUTLET DOWNSTREAM CHANNEL, SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR FLOW VELOCITIES TO AVOID ADDITIONAL DAMAGE. MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE.

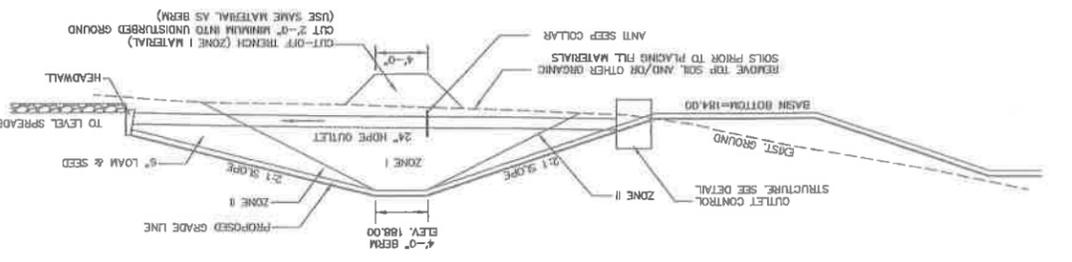
TABLE 7.34 - RECOMMENDED RPP RAP GRADATION RANGES

PERCENT OF MATERIAL SMALLER THAN THE GIVEN SIZE	1.0 TO 2.0 MM	1.0 TO 1.49 MM	1.0 TO 1.49 MM	0.075 TO 0.425
100%	1.0	1.0	1.0	1.0
95%	1.0	1.0	1.0	1.0
50%	1.0	1.0	1.0	1.0
15%	1.0	1.0	1.0	1.0

INFILTRATION POND SPILLWAY DETAIL NOT TO SCALE



- STORMWATER PONDS CONSTRUCTION SEQUENCE**
1. CONTRACTOR TO NOTIFY SAFE 72 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALL BRANCHES, TIES AND BRUSH TO BE PROPERLY DISPOSED OF BY CONTRACTOR.
 2. CUT AND GRASS TREES AND BRUSH FROM CONSTRUCTION AREAS TO THE EXTENT NECESSARY. ALL BRANCHES, TIES AND BRUSH TO BE PROPERLY DISPOSED OF BY CONTRACTOR.
 3. PILES TO GRABBING OF CLEARED AREAS. ALL SILTATION BARRIERS DESIGNED FOR USE AS TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED AS CALLED FOR ON PROJECT PLANS.
 4. PRIOR TO GRABBING OF CLEARED AREAS, ALL SILTATION BARRIERS DESIGNED FOR USE AS TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED AS CALLED FOR ON PROJECT PLANS.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. ALL UTILITIES AND STRUCTURES SHALL BE PROTECTED WITH SHIELDING COLLARS, HEADWALLS, AND RPP RAP OUTLET PROTECTION AS SHOWN ON PLANS.
 6. CONSTRUCT ZONE I PORTION OF EARTH EMBANKMENT.
 7. CONSTRUCT ZONE II PORTION OF EARTH EMBANKMENT.
 8. APPLY TOPSOIL TO SLOPES AND OTHER AREAS DISTURBED BY CONSTRUCTION. TOPSOIL USED MAY BE NATIVE ORGANIC MATERIALS SCREENED SO AS TO BE FREE OF ROOTS, BRACKER STONES, AND OTHER DEBRIS.
 9. TOPSOIL SHALL BE APPLIED SO AS TO PROVIDE A MINIMUM OF 4-INCH COMPACTED THICKNESS. UPON COMPLETION OF TOPSOILING, FINISHED SECTIONS OF WORK ON A REGULAR BASIS AND REMOVED ANY PROBLEM AREAS UNTIL A HEALTHY VEGETATION HAS BECOME ESTABLISHED.
 10. THE ENTIRE CONSTRUCTION AREA HAS BEEN STABILIZED (A MINIMUM OF ONE WINTER SHALL HAVE PASSED), MAINTAIN, REPAIR, AND REPLACE AS NECESSARY TEMPORARY EROSION CONTROL MEASURES UNTIL SUCH TIME AS PERMANENT STABILIZATION, REPAIR AND SUSTAINMENT CONTROL MEASURES ARE IN PLACE.
 11. AFTER STABILIZATION, REPAIR AND SUSTAINMENT CONTROL MEASURES ARE IN PLACE, THE CONTRACTOR SHALL MONITOR CONSTRUCTION ACTIVITIES TO INSURE CONSTRUCTION IS BEING PERFORMED IN SUCH A MANNER AS NOT TO ENHANCE THE INTEGRITY OF EARTH EMBANKMENTS, STORMWATER CONTROL STRUCTURE, CULVERT AND RPP RAP OUTLET PROTECTION.



- MATERIAL TYPE/SPECIFICATIONS**
- ZONE I**
- WELL GRADED MIXTURE OF GRAVEL, SAND, SILT OR CLAY WITH PERCENT BY WEIGHT PASSING:
- | | |
|--------------|---------------|
| NO. 4 | 50 TO 100 |
| NO. 10 | 20 TO 40 |
| NO. 20 | 10 TO 20 |
| NO. 40 | 5 TO 10 |
| NO. 60 | 2 TO 5 |
| NO. 100 | 1 TO 2 |
| NO. 200 | 0.5 TO 1 |
| NO. 400 | 0.2 TO 0.5 |
| NO. 600 | 0.1 TO 0.2 |
| NO. 840 | 0.075 TO 0.15 |
| NO. 1060 | 0.075 TO 0.15 |
| NO. 1490 | 0.075 TO 0.15 |
| NO. 2000 | 0.075 TO 0.15 |
| NO. 2800 | 0.075 TO 0.15 |
| NO. 3750 | 0.075 TO 0.15 |
| NO. 4750 | 0.075 TO 0.15 |
| NO. 6000 | 0.075 TO 0.15 |
| NO. 7500 | 0.075 TO 0.15 |
| NO. 9500 | 0.075 TO 0.15 |
| NO. 11900 | 0.075 TO 0.15 |
| NO. 14900 | 0.075 TO 0.15 |
| NO. 18800 | 0.075 TO 0.15 |
| NO. 23800 | 0.075 TO 0.15 |
| NO. 29900 | 0.075 TO 0.15 |
| NO. 37200 | 0.075 TO 0.15 |
| NO. 45800 | 0.075 TO 0.15 |
| NO. 55800 | 0.075 TO 0.15 |
| NO. 67200 | 0.075 TO 0.15 |
| NO. 80000 | 0.075 TO 0.15 |
| NO. 94400 | 0.075 TO 0.15 |
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| NO. 88011800 | 0.075 TO 0.15 |
| NO. 88954200 | 0.075 TO 0.15 |
| NO. 89901600 | 0.075 TO 0.15 |
| NO. 90854000 | 0.075 TO 0.15 |
| NO. 91811400 | 0.075 TO 0.15 |

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

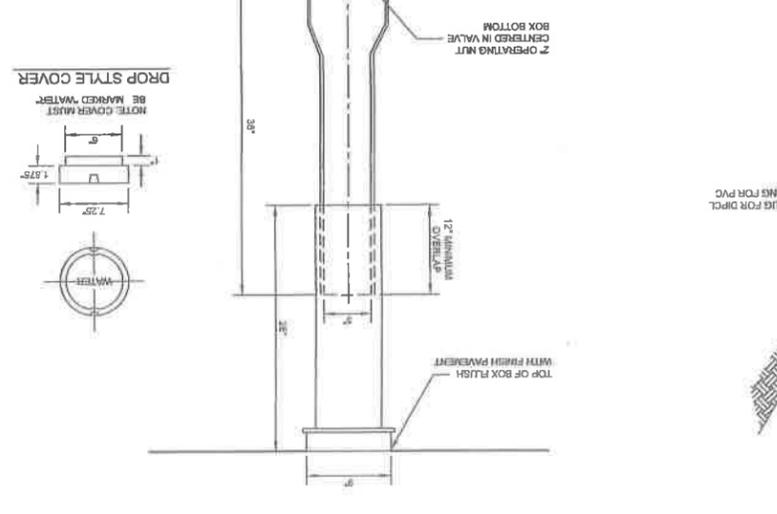
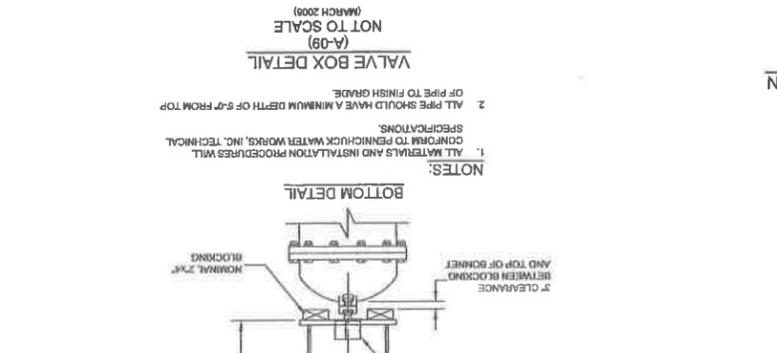
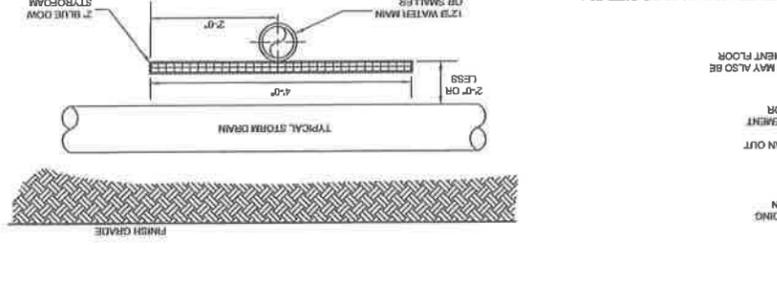
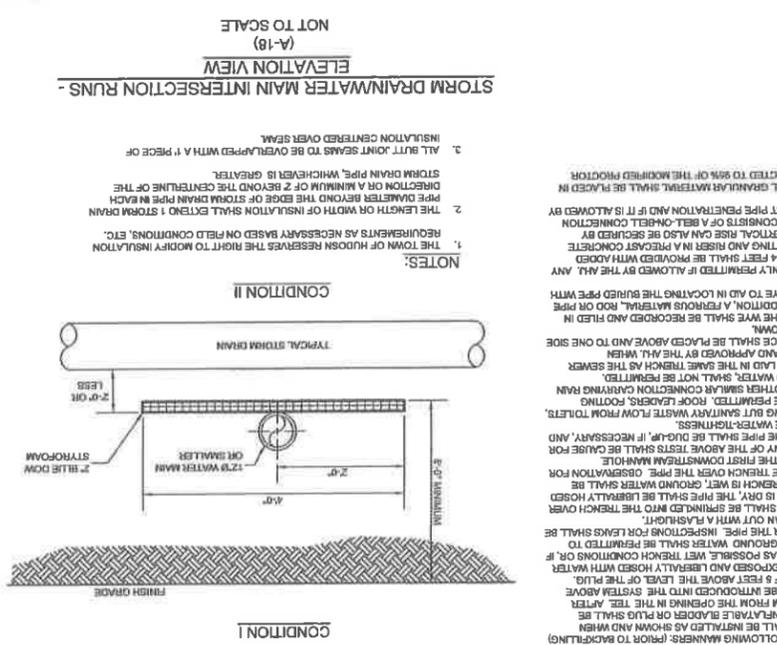
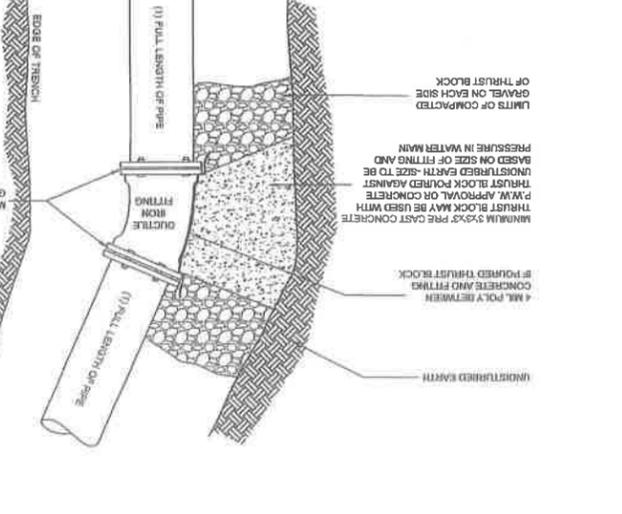
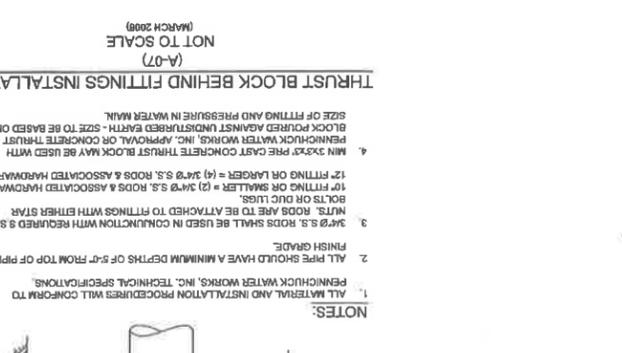
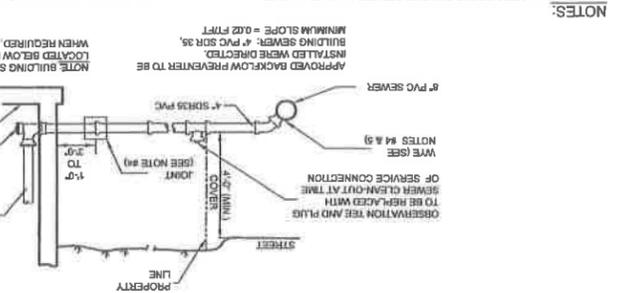
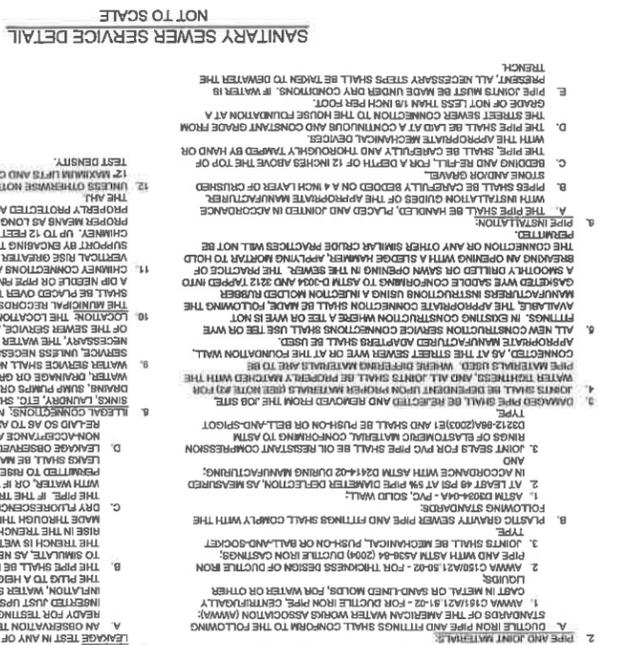
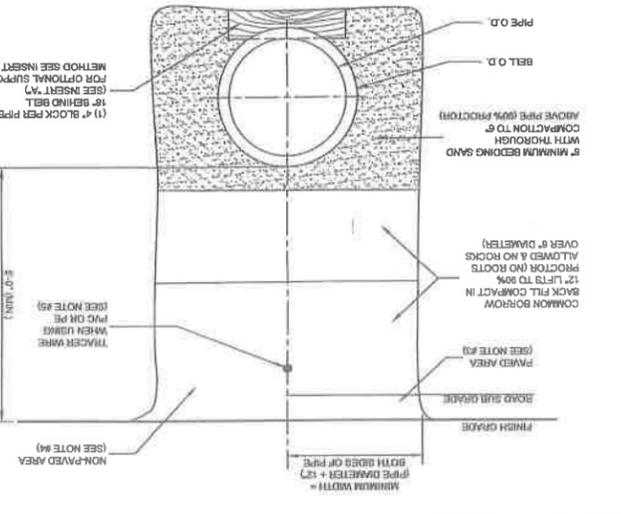
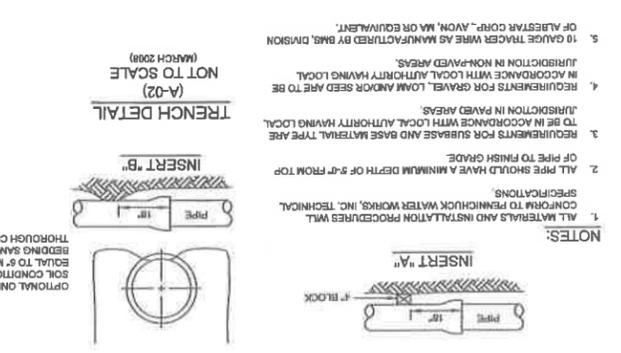
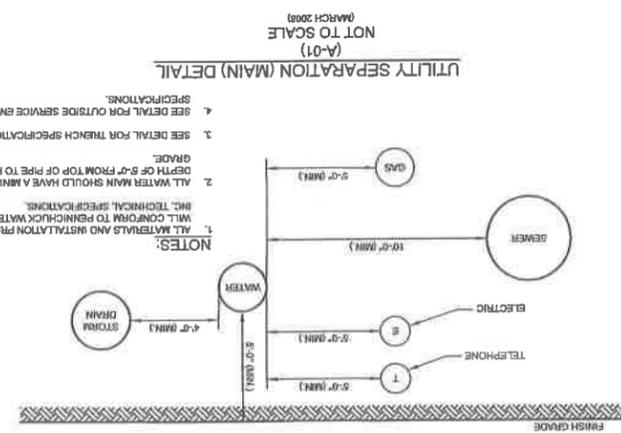
APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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



CONSTRUCTION DETAILS
PRESENTATION OF MARY ACADEMY
MAP 210 LOT 10
182 LOWELL ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

APPLICANT:
PRESENTATION OF MARY CONVENT
182 LOWELL ROAD
HUDSON, NH 03051

OWNER OF RECORD:
PRESENTATION OF MARY CONVENT
182 LOWELL ROAD
HUDSON, NH 03051

REVISIONS:

No.	DATE	DESCRIPTION	BY

SCALES: AS SHOWN

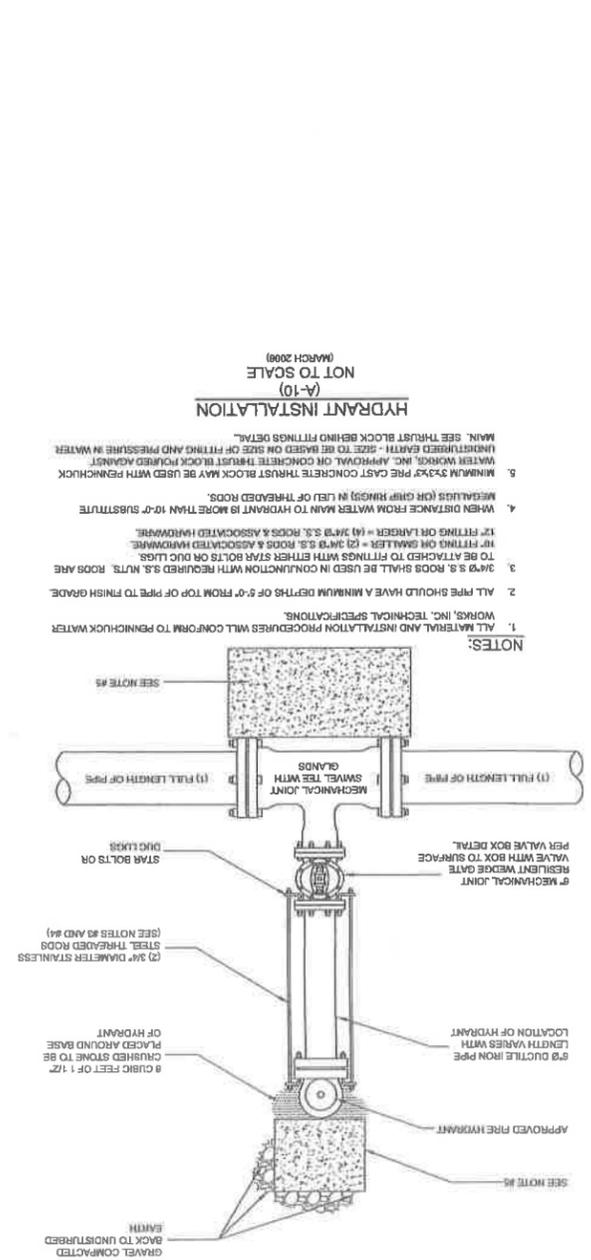
PROJECT No. 14-1124-1

DATE: JULY 7, 2015

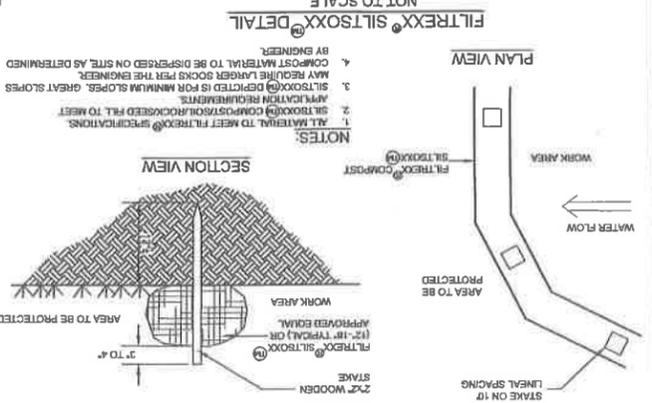
SHEET: 17 OF 18

PROFESSIONAL ENGINEER
STATE OF NEW HAMPSHIRE
No. 14344
KIM K. MURPHY

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

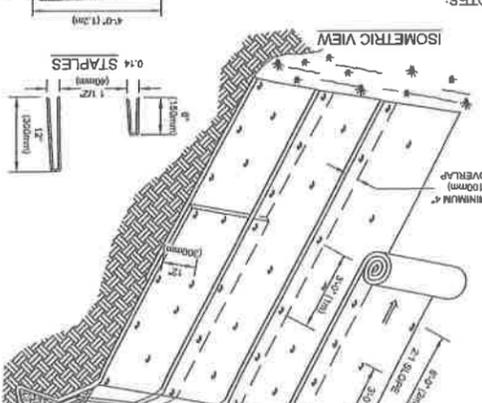


PURSUANT TO THE REGULATIONS OF THE HUDSON, NH PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPRESS ONE YEAR FROM THE DATE OF APPROVAL. SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE DATE OF MEETING.



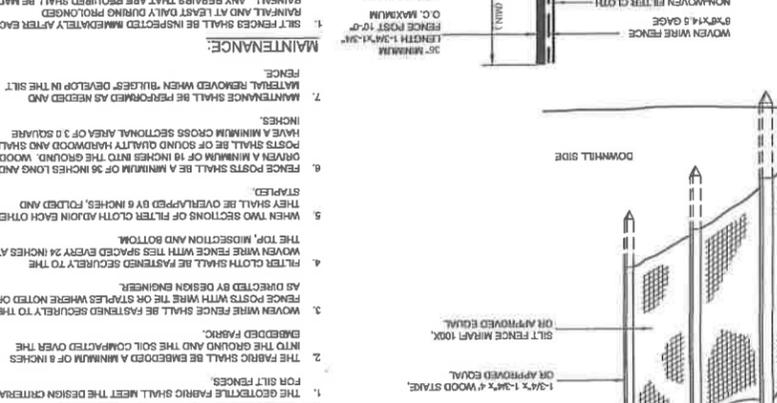
NOTES: 1. ALL MATERIAL TO MEET FILTERED SILT SOX SPECIFICATIONS SHALL BE USED. 2. SILT SOX SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC AND OTHER DEVICES. 3. SLOPE PROTECTION SHALL BE MAINTAINED AT ALL TIMES. 4. COMPOST MATERIAL TO BE DISPERSED ON SITE AS DETERMINED BY ENGINEER.

EROSION CONTROL BLANKETS - SLOPE INSTALLATION. NOTES: 1. THE SURFACE SHALL BE FREE OF ROCKS, CLUMPS, STICKS AND GRASS MATS BLANKETS TO MAINTAIN CONTACT WITH THE SOIL. 2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS. 3. LAY BLANKETS TIGHTLY AND STAGE OR STAPLE TO MAINTAIN CONTACT WITH THE SOIL. DO NOT STRETCH.



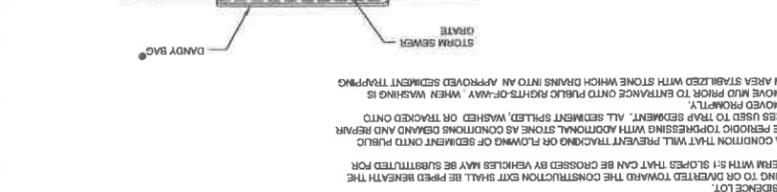
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SILT FENCE DETAIL. NOTES: 1. SILT FENCE SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND REPAIRS SHALL BE MADE IMMEDIATELY. 2. THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC. 3. WOMEN WIRE FENCE SHALL BE FASTENED SECURELY TO THE SILT FENCE WITH WIRE OR STAPLES WHERE NOTED OR AS DIRECTED BY DESIGN ENGINEER.



CONSTRUCTION SPECIFICATIONS: 1. THE GENERAL FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES. 2. THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.

Table with columns: MECHANICAL PROPERTIES, TEST METHOD, UNITS, and MARV. It lists properties like TENSILE STRENGTH, ELONGATION, and PERMEABILITY.



CONSTRUCTION SPECIFICATIONS: 1. STONE FOR A STABILIZED CONSTRUCTION EXIST SHALL BE 1 TO 2 INCH STONE, RECYCLED STONE OR RECYCLED CONCRETE. 2. THE LENGTH OF THE STABILIZED EXIST SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FEET LENGTH IS ACCEPTABLE.



MAINTENANCE: 1. WASHING FACILITIES ARE USED, THE SEDIMENT TRAPS SHOULD BE CLEANED OUT AS OFTEN AS NECESSARY TO ASSURE THAT EFFICIENT REMOVAL OF SEDIMENT IS MAINTAINED. 2. IF WASHING FACILITIES ARE USED, THE SEDIMENT TRAPS SHOULD BE CLEANED OUT AS OFTEN AS NECESSARY TO ASSURE THAT EFFICIENT REMOVAL OF SEDIMENT IS MAINTAINED.

REVISIONS: No. DATE DESCRIPTION. PROJECT NO: 14-1124-1. DATE: JULY 7, 2015. SCALE: AS SHOWN. SHEET 18 OF 18.

CONSTRUCTION DETAILS: PRESENTATION OF MARY CONVENT, 182 LOWELL ROAD, HUDSON, NEW HAMPSHIRE. APPLICANT: PRESENTATION OF MARY CONVENT. ARCHITECT: K&M ASSOCIATES, INC.

WINTER CONSTRUCTION NOTES: 1. ALL PROPOSED POST-DEVELOPMENT VEGETATION AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 15% COVER SHALL BE STABILIZED WITH 15% MULCH AND STAPLED TO THE GROUND WITH 15% MULCH AND STAPLED TO THE GROUND.

CONSTRUCTION SPECIFICATIONS: 1. THE GENERAL FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES. 2. THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.

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PURPOSE: TO ESTABLISH A GROUNDWATER QUALITY SAMPLING PROGRAM TO MONITOR FOR NITRATE AND NITROGEN IN THE GROUNDWATER. BEST MANAGEMENT PRACTICES FOR BASTING: 1. RAISE THE SURFACE OF ALL AREAS TO BE LOCATED AND SEED TO REMOVE RUBBISH. 2. LOCATE AREAS TO BE BASTED AND SEED TO REMOVE RUBBISH.

BEST MANAGEMENT PRACTICES FOR BASTING: 1. RAISE THE SURFACE OF ALL AREAS TO BE LOCATED AND SEED TO REMOVE RUBBISH. 2. LOCATE AREAS TO BE BASTED AND SEED TO REMOVE RUBBISH. 3. REMOVE RUBBISH FROM THE SURFACE OF ALL AREAS TO BE BASTED.

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Hannaford-to-Go Amended Site Plan

STAFF REPORT
23 September 2015

SITE: 77 Derry Street -- Map 165/Lot 155 -- SB#08-15

ZONING: Business (B)

PURPOSE OF PLAN: Hannaford-to-Go for grocery pick up proposed in the southeastern portion of the parking lot in front of the store. Application Acceptance and Hearing.

PLAN UNDER REVIEW ENTITLED: Hannaford-to-Go Overall Site Plan, 77 Derry Street, Map 165/Lot 155, Hudson, NH, prepared by Fay, Spofford and Thorndike, 778 Main St., Suite 8, South Portland, Maine, dated: July 2015, revised through 18 AUG 15, consisting of Sheets C-1.1 – C-4.1 and Notes 1 – 8 (said plans attached hereto).

ATTACHMENTS:

- 1) Site Plan Application, Project Narrative, Checklist and locus photo, date stamped 1 SEPT 15 – “A”.
- 2) Comments from: HFD Chief, Robert Buxton, Acting Zoning Administrator, Dave Hebert, Town Eng., Elvis Dhima, Asst. Assessor, Jim Michaud, Road Agent, Kevin Burns, and Police Lt., Dave Bianchi – “B”.
- 3) Letter from the Project Eng., Andrew Johnston, P.E., Fay Spofford & Thorndike (FST), RE: Response to Review Comments, dated 8 Sept 15 – “C”.
- 4) Proposed Site Amendment Plan, as prepared by Staff – “D”.

REQUESTED WAIVERS: All site conditions are existing, and the proposed Hannaford-to-Go use, although it rearranges several parking spaces, does not alter any of the existing site conditions, including building ftprt., landscaping, drainage, exterior lighting, drive isles, etc. As such, in this author’s opinion, the requested waivers included in this application do not apply.

STAFF COMMENTS/OUTSTANDING ISSUES:

Besides the directional sign issues high-lighted in the acting zoning administrator’s comments (see Attachment “B”), which fall under his jurisdiction and that of the ZBA, the only comments/concerns staff received for this application were forwarded by the Fire Chief. In his comments (also included in Attachment “B”), Chief Buxton expresses a fire safety issue concerning the southernmost driveway to the shopping center. That is, 2 of the proposed 7 Hannaford-to-Go parking spaces involve driving in and backing out into the ingress and egress lanes of said driveway. This traffic movement could also include queuing in both travel lanes. Please note, the subject driveway is heavily travelled, and serves as:

- 1) The main driveway access for McDonald’s Restaurant and its drive-thru lane;
- 2) A secondary access for the entire shopping center;
- 3) The exclusive (and heavily used) shipping and receiving driveway for the entire shopping center, and
- 4) A primary means of access for fire and emergency services apparatus for the shopping center, including the rear and south side area of this center.

Taking the above multiple uses of the subject driveway into account, and in regard to the Fire Chief's comments/concerns, in preparation for the Planning Board's public hearing on this issue, this author emailed the following communication to Adrienne Fine, EIT, at FST. The response to this email is included in Attachment "C" of this staff report, i.e., a letter from Andrew D. Johnston, P.E., Principal Eng., FST.

From: Cashell, John [<mailto:jcashell@hudsonnh.gov>]
Sent: Friday, September 04, 2015 2:33 PM
To: Adrienne Fine
Cc: Buxton, Robert; Dhima, Elvis
Subject: RE: Hudson NH Site Plan Review Reg's.

Adrienne:

Please note, the only input I've received so far concerning the Hannaford-to-Go (HTG) proposal in Hudson is as follows:

The southernmost HTG parking spaces (i.e., those directly abutting plaza's southernmost driveway) may cause queuing out into both driveway lanes of travel. Please review this situation and provide a solution thereto or an explanation as to why this will not occur.

Please note, I did read in the project narrative (see attached) that the # of deliveries involving the HTG grocery pick-up service will be limited to between 12 – 15 pick-ups per hr., and as such, this service shouldn't cause traffic movement problems within the existing parking lot. However, I believe a more detailed explanation is in order, relative to convincing plan reviewers that the aforementioned (potential) queuing condition will not occur.

Thank you for your time and attention to this matter, and I forward to hearing your response.

Sincerely,

John Cashell
Town Planner

After reading Mr. Johnston's letter, he anticipates a low volume of traffic associated with the proposed HTG operation, and when one reviews the Site Plan, there does not appear to be a feasible alternate location for such a pick-up and go operation within the site, i.e., other than the location chosen. Taking this limitation into consideration, the question becomes: will the 2 southernmost HTG parking spaces disrupt the flow of traffic within the subject area of the shopping center, relative to warranting disapproval of this application or is amending of the Plan in order? To this effect, staff provides the following amendment, which will allow for the proposed use, while at the same time, ensuring that the subject driveway ingress/egress capacity remains intact, including the needs of emergency services access:

- The HTG parking spaces be reduced to a total of 5 spaces, and for these 5 spaces to be provided as shown on the Plan, i.e., exclusive to the 1st interior row of parking. Note: this number could be increased to the 7 spaces sought by the applicant, if 2 HTG spaces were located opposite to the 5 spaces in the same row. Please see Attachment "D", which depicts this latter proposed amendment. This latter scenario would also require a 4th new parking space to be striped abutting the 3 proposed along the northeast corner of the site's rear parking lot.

No other issues remain.

RECOMMENDATION: Taking into consideration that this Site Plan application does not include a structural addition, nor an increase in impervious surface, but rather only parking space alteration to provide HTG parking spaces, staff recommends the following course of action for this Site Plan application:

- (i) Board vote for application acceptance;
- (ii) Open and conduct the public hearing;
- (iii) Allow the applicant to present the project and address all of the issues involved in this application.
- (iv) Hear any pro/con public input, and if there is no objection, move to approve the Site Plan Application to include amending it as follows:
 - a) Provide 5 or 7 HTG parking spaces exclusive to the 1st row of parking.
 - b) Add a title to the cover sheet – Sheet C-1.0 – and for it to read: “Amended Site Plan for Hudson Mall Exclusive to Providing Hannaford-to-Go Parking Spaces.
 - c) Planning Board signature block inscribed in the lower left-hand corner of each plan sheet.
 - d) Adding a Note, citing: “All proposed signs concerning this application shall either comply with the Town’s Zoning Code, or receive the necessary approvals from the Zoning Board of Adjustment.
 - e) A Note be added to the Plan-of-Record, citing: “All conditions of approval concerning the most recently approved Site Plan for the subject property (Hudson Mall) shall remain in effect, i.e., HCRD Plan #23745. NOTE: this plan will be provided at the meeting. Please further note, on July 15, 1997 a Development Agreement was recorded at the HCRD, together with an Amended Site Plan for the Hudson Mall. This Site Plan called for a large addition onto the north side of the Mall, which was not built, and therefore, the subject Site Plan and Development Agreement became null and void, leaving the aforementioned HCRD Plan #23745, being the valid Site Plan-of-Record for the Hudson Mall.
 - f) Owner’s signature added to the Plan.

APPLICATION TRACKING:

- 09/01/2015 - Amended Site Plan Review Application submitted.
- 09/23/2015 - Initial public hearing scheduled.

DRAFT MOTIONS:

I move to accept the Site Plan application to Amend the Hudson Mall Shopping Center Site Plan, exclusive to providing Hannaford-to-Go parking spaces, 77 Derry St., Map 165/Lot 155.

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

I move to defer further review of the Amended Site Plan Application for the Hudson Mall, date

specific, to the October 14, 2015 Planning Board Meeting.

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

MOTION to APPROVE:

I move to grant approval for the Amended Site Plan entitled: Hannaford-to-Go Overall Site Plan, 77 Derry Street, Map 165/Lot 155, Hudson, NH, prepared by Fay, Spofford and Thorndike, 778 Main St., Suite 8, South Portland, Maine, dated: July 2015, revised through 18 AUG 15, consisting of Sheets C-1.1 – C-4.1 and Notes 1 – 8, in accordance with the following terms and conditions:

- 1) All stipulations of approval shall be incorporated into the Notice of Approval, which shall be recorded at the HCRD, together with the Amended Site Plan-of-Record (hereinafter referred to as the Plan).
- 2) All improvements shown on the Plan, including Notes 1- 8, shall be completed in their entirety and at the expense of the Applicant or his assigns.
- 3) Prior to the issuance of a certificate of occupancy (use), a L.L.S. certified "As Built" site plan shall be provided to the Town of Hudson Community Development Department, confirming that the site conforms with the Planning Board approved Plan.
- 4) Prior to Planning Board endorsement of the Plan, it shall be amended to include:
 - a) A Note stating: "All conditions of approval concerning the most recently approved Site Plan for the subject property (Hudson Mall, 77 Derry St., Map 165/Lot 155) shall remain in effect, i.e., HCRD Plan #23745.
 - b) A Note stating: "This approval provides for a total number of _____ "Hannaford- to-Go" parking spaces, together with _____ additional striped parking spaces on the existing parking lot surface, located along the northeast perimeter of the site, as shown on the Plan.
 - c) A project title shall be added to the Cover Sheet – Sheet C-1.0 – to read:

"Amended Site Plan for Hudson Mall - Exclusive to Providing Hannaford To Go Parking Spaces, 77 Derry Street, Map 165/Lot 155, Hudson, New Hampshire".
 - d) The Planning Board signature block shall be inscribed on the lower left hand corner of each plan sheet.
 - e) Owner's signature added to the Plan.
- 5) All proposed signs concerning this application shall either comply with the Town's Zoning Code, or receive the necessary approvals for same from the Zoning Board of Adjustment.

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



"A"



August 19, 2015

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

**Subject: Hannaford To Go Project
77 Derry Street – Tax Map 165; Lot 155
Site Plan Application for Plan Review**

Dear Mr. Cashell:

On behalf of Hannaford Bros. Co., LLC (HBC), our office is pleased to submit 1 original and 1 copy of the Site Plan Application and supporting materials for minor additions to the existing Hannaford Supermarket site for review. The applicant is seeking to add a Hannaford To Go grocery pick-up service.

The following attachments are also provided as part of this submission:

- Site Plan Application
- Project Narrative
- Existing Site Condition Photographs
- Waiver Request Summary
- Abutters List and Mailing Labels
- Zoning Determination
- Site Layout Plans

We trust the Site Plan Application and the supporting plans and materials satisfy the Town's requirements and look forward to review and approval of the project. If you have any questions with regard to the information submitted, please contact our office.

Sincerely,

MAPLE ROCK LLC



J M Lord
Principal

SITE PLAN APPLICATION

'A''



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

Date of Application: _____ Tax Map # 165 Lot # 155

Name of Project: Hannaford To Go

Zoning District: _____ General SP# 08-15
(For Town Use) (For Town Use)

ZBA Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Hudson-Vickerry, LLC

Hannaford Bros. Co., LLC c/o J M Lord

Address: 25 Orchard View Drive

PO Box 28, 560 South Road

Address: Londonderry, NH 03053

Rye Beach, NH 03871

Telephone # _____

603-5023-3650

Fax # _____

Email: _____

jmlord560@gmail.com

PROJECT ENGINEER

SURVEYOR

Name: FST attn: Andrew Johnston, P.E.

N/A

Address: 778 Main Street, Suite 8

Address: South Portland, ME 04106

Telephone # 207-775-1121

Fax # 207-879-0896

Email: ajohnston@fstinc.com

PURPOSE OF PLAN:

Hannaford To Go for grocery pick up proposed in the southeastern portion of the parking lot in front of the store.

For Town Use

Plan Routing Date: _____ Sub/Site Date: _____

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

(Initials) Title: _____ Date: _____

DEPT:

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

Fees Paid: _____

SITE DATA SHEET

PLAN NAME: 'Hannaford To Go' Hudson, New Hampshire

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 165 LOT 155

DATE: 08/18/15

Location by Street 77 Derry Street #11, Hudson, NH 03051

Zoning: Business

Proposed Land Use: Hannaford To Go Grocery Pick-Up - Commercial

Existing Use: Hannaford Supermarket - Commercial

Surrounding Land Use(s): Commerical and Institutional

Number of Lots Occupied: 1

Existing Area Covered by Building: 114,916 SF

Existing Buildings to be removed: 0

Proposed Area Covered by Building: Same = 114,916 SF

Open Space Proposed: Same as existing approximately 346,907 SF

Open Space Required: 40%

Total Area: S.F.: 461,823 Acres: 10.602

Area in Wetland: 0 Area Steep Slopes: 0

Required Lot Size: 30,000 SF

Existing Frontage: 1,039 Feet

Required Frontage: 150 Feet

Building Setbacks:	<u>Required*</u>	<u>Existing/ Proposed</u>
Front:	<u>50</u>	<u>151.7'</u>
Side:	<u>15</u>	<u>38.19'</u>
Rear:	<u>15</u>	<u>33.23'</u>

**SITE PLAN DATA SHEET
(Continued)**

Flood Zone Reference: Not in Flood Zone - Flood Map #33011C0514E

Width of Driveways: 74' and 70'

Number of Curb Cuts: 2

Proposed Parking Spaces: 490 - Unchanged

Required Parking Spaces: N/A - Existing number of spaces approved in 1989 and no changes are proposed to the number of spaces as part of

Basis of Required Parking (Use): this project.

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

Hudson Town Code		
<u>Waivers Requested:</u>	<u>Reference</u>	<u>Regulation Description</u>
(Left column for Town Use)	1. _____	_____
	2. _____	_____
	3. _____	_____
	4. _____	_____
	5. _____	_____
	6. _____	_____
	7. _____	_____
	8. _____	_____

Impact Fees:
C.A.P Fee: N/A

Development Agreement
Proposed: N/A

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

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

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

Applicant Initials			Staff Initials
-------------------------------	--	--	---------------------------

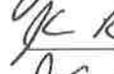
<u>JML</u>	a) Submission of nine (9) full sets of Site Plans (sheet size: 22" x 34") shall be submitted at the time of application filing, followed by the submission of seventeen (17) 11" X 17" plan sets (revised if applicable) to the Community Development Department no later than 10:00 A.M., Tuesday the week prior to the scheduled public hearing/conceptual review date.		
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<u>JML</u>	b) A Site Plan narrative, describing the purpose, locations, long-range plans, impacts on traffic, schools, and utilities		
------------	---	--	---

<u>JML</u>	c) Plan scale at not less the one inch equals fifty feet (1" = 50')		
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<u>JML</u>	d) Locus plan with 1,000' minimum radius of site to surrounding area		
------------	--	--	--

<u>JML</u>	e) Plan date by day/month/year		 JC MONTH/YR
------------	--------------------------------	--	--

<u>JML</u>	f) Revision block inscribed on the plan		 JC RIGHT SIDE
------------	---	--	--

<u>JML</u>	g) Planning Board approval block inscribed on the plan		 JC RIGHT SIDE IF PLAN.
------------	--	--	---

<u>JML</u>	h) Title of project inscribed on the plan		
------------	---	--	---

<u>JML</u>	i) Names and addresses of property owners and their signatures inscribed on the plan		
------------	--	--	---

<u>JML</u>	j) North point inscribed on the plan		
------------	--------------------------------------	--	---

<u>JML</u>	k) Property lines: exact locations and dimensions		
------------	---	--	---

<u>JML</u>	l) Square feet and acreage of site		
------------	------------------------------------	--	---

<u>JML</u>	m) Square feet of each building (existing and proposed)		
------------	---	--	---

<u>JML</u>	n) Names and addresses of bordering abutters, as shown on Tax Assessor's records not more than five (5) days prior to application date to be listed on the plan.		
------------	--	--	---

Applicant
Initials

Staff
Initials

- WAIVER o) Location of all structures, roads, wetlands, hydrants, wells, septic systems, 4k reserve areas, floodways/floodplains, driveways, travel areas, parking areas and natural features within 200 feet of the tract
- JML p) Locations of existing and proposed permanent monuments and bench marks within 200 feet of the development tract
- JML q) Pertinent highway projects (NONE)
- JML r) Assessor's Map and Lot number(s)
- JML s) Waiver application form shall be submitted with the site plan application, note on plan listing waivers requested/granted; and all waivers granted to the site plan regulations shall be listed on the final plan; waivers to checklist shall be reduced to writing and be signed by the Planning Board Chairman and Planning Board Secretary and recorded with the plan
- JML t) Delineate zoning district on the plan
- WAIVER u) Storm water drainage plan
- JML v) Topographical elevations at 2-foot intervals contours: existing and proposed (WITHIN PROJECT AREA)
- WAIVER w) Utilities: existing and proposed
- JML x) Parking: existing and proposed
- JML y) Parking space: length and width
- JML z) Aisle width/maneuvering space
- JML aa) Landscaping: existing and proposed
- JML ab) Building and wetland setback lines
- JML ac) Curb cuts
- WAIVER ad) Rights of way: existing and proposed
- JML ae) Sidewalks: existing and proposed
- WAIVER af) Exterior lighting plan
- JML ag) Sign locations: size and design
- WAIVER ah) Water mains and sewerage lines
- WAIVER ai) Location of dumpsters on concrete pads
- WAIVER aj) All notes from plats

JC NO IMPACTS
PROPOSED.

JC

NIA

JC

JC

JC NOTE L STREET

JC NO PROPOSED ADDITION
TO PAVEMENT OR
BISC.

JC

W JC NO CHANGES PROPOSED

JC

JC

JC

JC

JC

JC

JC

JC EXISTING

JC EXISTING

JC EXISTING

JC " "

JC " "

ALL EXISTING

Applicant Initials		Staff Initials
<u>JML</u> ak)	Buffer as required by site plan regulations	JK EXISTING
<u>JML</u> al)	Green and open space requirements met with both types of spaces inscribed on the plan	JK EXISTING
WAIVER am)	Soil types and boundaries, Note: If site contains marginal or questionable soils, a High Intensity Soil, Survey (HISS) may be deemed necessary to submit as part of the application. Said HISS, if required, shall be performed by a State of New Hampshire Certified Soil Scientist, who shall affix his/her stamp and signature shall be inscribed on the plan.	N/A
<u>JML</u> an)	Wetlands (and poorly-drained and very poorly-drained soils, also identified as Class 5 and Class 6 High Intensity Soil Survey (HISS soils), and permanent and seasonal wetlands shall be identified on the plan by a New Hampshire certified wetland or soil scientist, who shall affix his/her stamp and signature to the respective plan. (NONE)	JK JK
<u>JML</u> ao)	"Valid for one year after approval" statement inscribed on the plan.	JK
<u>JML</u> ap)	Loading bays/docks	JK EXISTING
<u>JML</u> aq)	State of New Hampshire engineer's stamp, signature, surveyor's stamp, and signature	JK NO LOT LINE CHANGES. ENG STAMP ONLY. N/A
<u>JML</u> ar)	Error of closure (1 in 10,000 or better) (NONE KNOWN)	N/A
<u>JML</u> as)	Drafting errors/omissions	JK
<u>JML</u> at)	Developer names, addresses, telephone numbers and signatures	JK
<u>JML</u> au)	Photographs, electronic/digital display or video of site and area	JK
WAIVER av)	Attach one (1) copy of the building elevations	W
WAIVER aw)	Fiscal impact study	W
WAIVER ax)	Traffic study	W
WAIVER ay)	Noise study	W

Applicant
Initials

Staff
Initials

(NONE PROPOSED)

WAIVER az)

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

W

JML ba)

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

JL

- industrial discharge application
- sewer application
- flood plain permit
- wetlands special exception
- variance
- erosion control permit (149:8a)
- septic construction approval
- dredge and fill permit
- curb cut permit
- shore-land protection certification in accordance with RSA483-B
- if applicable, review application with Lower Merrimack River Local Advisory Committee (LMRLAC) and attach LMRLAC project comments hereto.

N/A bb)

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

JML bc)

Fees paid to clerk

JML bd)

Five (5) 22" x 34" copies of the plan shall be brought to the Planning Board meeting and distributed to the Planning Board members at the meeting. Note: for all subsequent meetings involving revised plans, five 22" x 34" copies of said plan shall be brought to the meeting for distribution to the board members.

SUBMITTED
 N/A PLANS ARE
 SUFFICIENT
 TO ACCURATELY
 DEPICT
 PROPOSAL.

JL

JL

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

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

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

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

Signature of Owner: SEE ATTACHED

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

Signature of Developer: [Signature]

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

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

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM

Name of Subdivision/Site Plan: 'Hannaford To Go' Hudson, New Hampshire

Street Address: 77 Derry Street #11, Hudson, NH 03051

I J M Lord hereby request that the Planning Board waive the requirements of items o, u, w, ad, af, ah, ai, aj, am, av, aw, ax, ay, az of the Subdivision/Site Plan Checklist in reference to a plan presented by _____

Fay, Spofford & Thorndike (name of surveyor and engineer) dated 08/18/15 for property tax map(s) 165 and lot(s) 155 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):

See Attached

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):

See Attached

Signed: 
Applicant or Authorized Agent

Planning Board Action:
Waiver Granted: _____
Waiver Not Granted: _____

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

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

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

Signature of Owner: _____

David M. Gord

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

Signature of Developer: _____

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

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

PROJECT NARRATIVE

Hannaford Bros. Co., LLC (Hannaford) proposes to add a grocery pick-up location to their store located at 77 Derry Street in Hudson. Hannaford is in the process of rolling out this program to its store customers in a new program called 'Hannaford-To-Go' (HTG) after a successful period at a number of their stores. This new service allows customers to call in their orders in advance and pick them up without leaving the comfort of their vehicles. Store employees do all the work. It has been received very well across the board by its customers but has been especially welcomed by mothers with newborns or young children and by the elderly. Hours of operation are from 10:00 a.m. to 8:00 p.m., with peak use between 10:00 a.m. to 12:00 p.m. and from 4:00 p.m. to 6:00 p.m.

Hannaford has reviewed a number of options for the Hannaford To Go for this site, this includes both inside and outside of the store. Hannaford has determined that a "pull-in style" layout will minimize impacts to the parking lot and locates the service in the southeasterly portion of the parking lot in front of the store. The proposed Hannaford To Go will use the shortest parking bay farthest to the southeasterly side of the parking lot with pull-in spots on both sides of the bay. This will keep the HTG deliveries from the store concentrated to one area along the outside of the parking lot and minimize impacts to traffic. This area of the parking lot also has easy access to and from the main road so Hannaford To Go customers can easily find their grocery pick-up location. Additionally, the number of HTG orders is limited to 12-15 orders per hour, which will minimize the number of customers that will be using the reserved spaces. Because of this, there is little impact to site traffic due to this project.

The parking bay to be used for the Hannaford To Go contains ten (10) nine foot (9') wide by nineteen foot (19') deep parking spaces. The proposed layout calls for restriping the ten (10) parking spaces to seven (7) HTG reserved parking spaces with a three foot (3') or five foot (5') chevron striped area in-between vehicles. All of the new and existing parking spaces will remain nine feet (9') or greater in width. The chevron area will allow access between vehicles and allow the employees to get the delivery carts out of the drive aisle. There are 490 parking spaces currently on site. Three spaces will be removed in the location of the Hannaford To Go and re-striped elsewhere on site so the number of parking spaces will remain 490.

Other than restriping the ten (10) parking spaces, Hannaford will be adding a sign post at each HTG location with a parking space number and a phone number to call at the store to announce a customer's arrival. Directional signage will also be added throughout the parking lot to direct customers to the Hannaford To Go grocery pick-up location.

The impact on the Plaza would be *de minimis* in nature because:

- There will be no increase in impervious area;
- There will be no loss of landscaping;
- There will be no further lighting added to the project;
- There will be no impact to drainage and the grading will remain the same;
- There will be no impact to utilities including water, sewer, gas, electric and drainage; and
- Internal traffic patterns will not be affected.

If approved by the Planning Board, Hannaford Bros. Co., LLC will apply for all necessary permits from the Town's Code Division for the construction work of the grocery pick-up installation, including all necessary building, electrical, foundation or other permits that may apply.

EXISTING SITE CONDITIONS PHOTOGRAPHS



PHOTO 1 – Proposed Hannaford To Go location from south

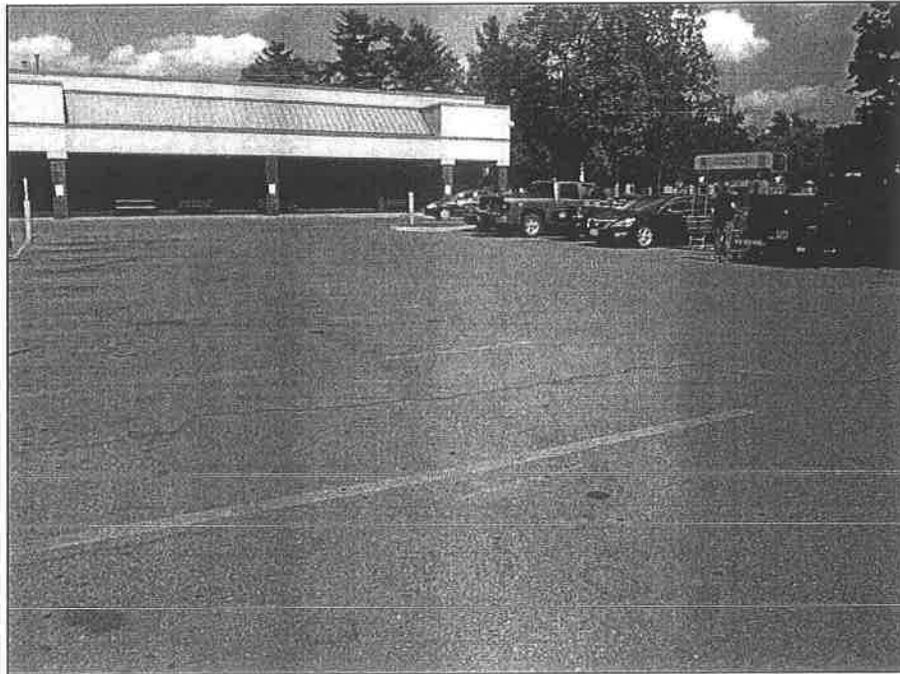


PHOTO 2 – Proposed Hannaford To Go location and store from the west



FAY, SPOFFORD &
THORNDIKE
778 Main Street, Suite 8
South Portland, ME 04106
Toll Free: 800.835.8666
Main: 207.775.1121
Fax: 207.879.0896

**Existing Site Conditions
Hannaford Supermarket – Hudson, NH
Photos Taken 05/27/15**

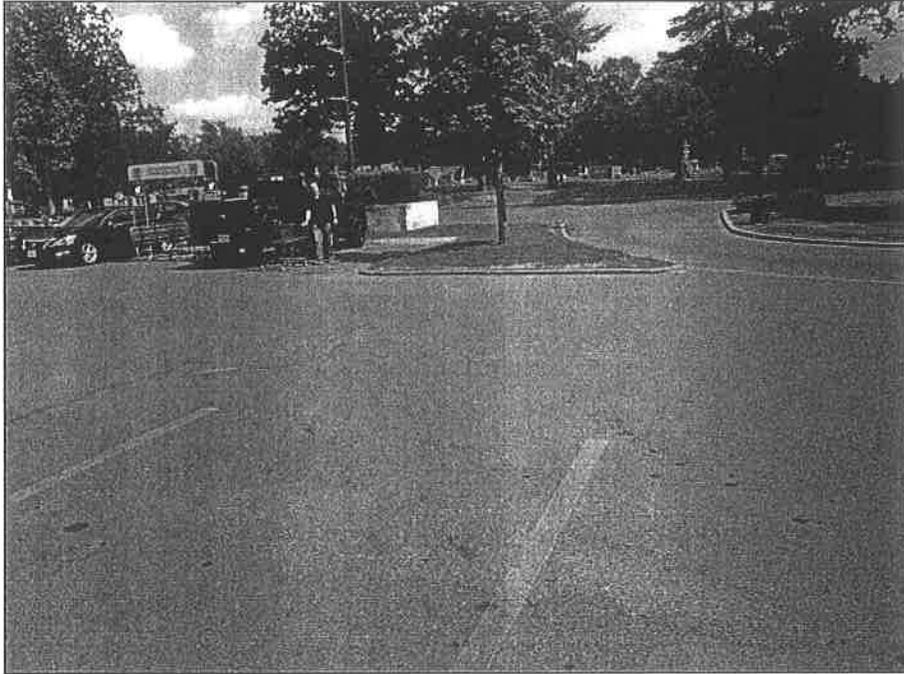


PHOTO 3 – Proposed Hannaford To Go location from the northwest and adjacent drive-through driveway to remain

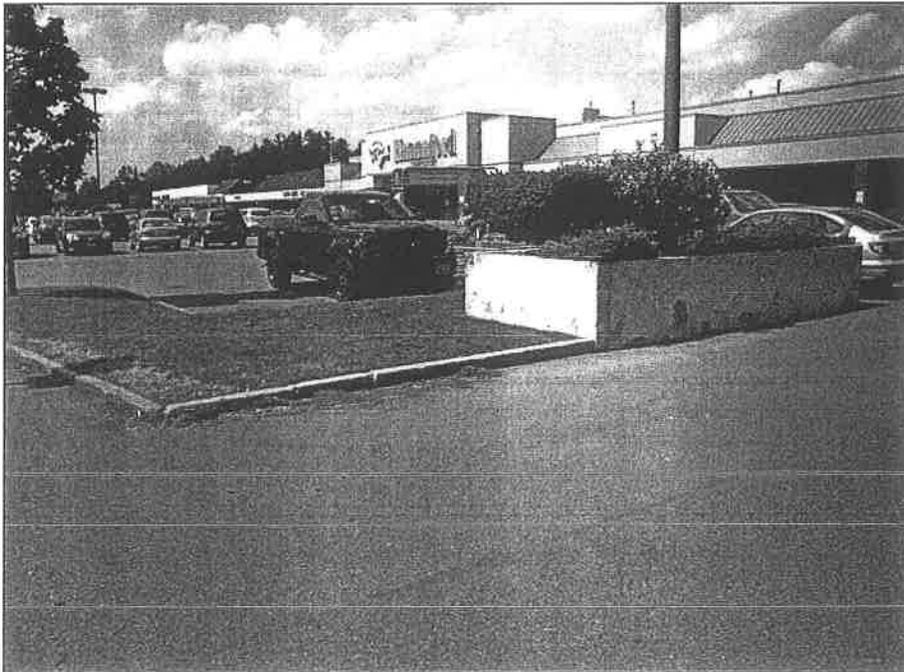


PHOTO 4 – Existing landscaped island and planter to remain in the Hannaford To Go area



FAY, SPOFFORD &
THORNDIKE
778 Main Street, Suite 8
South Portland, ME 04106
Toll Free: 800.835.8666
Main: 207.775.1121
Fax: 207.879.0896

**Existing Site Conditions
Hannaford Supermarket – Hudson, NH
Photos Taken 05/27/15**



PHOTO 5 – Tip down in front of the store to be used for delivery of groceries to the Hannaford To Go

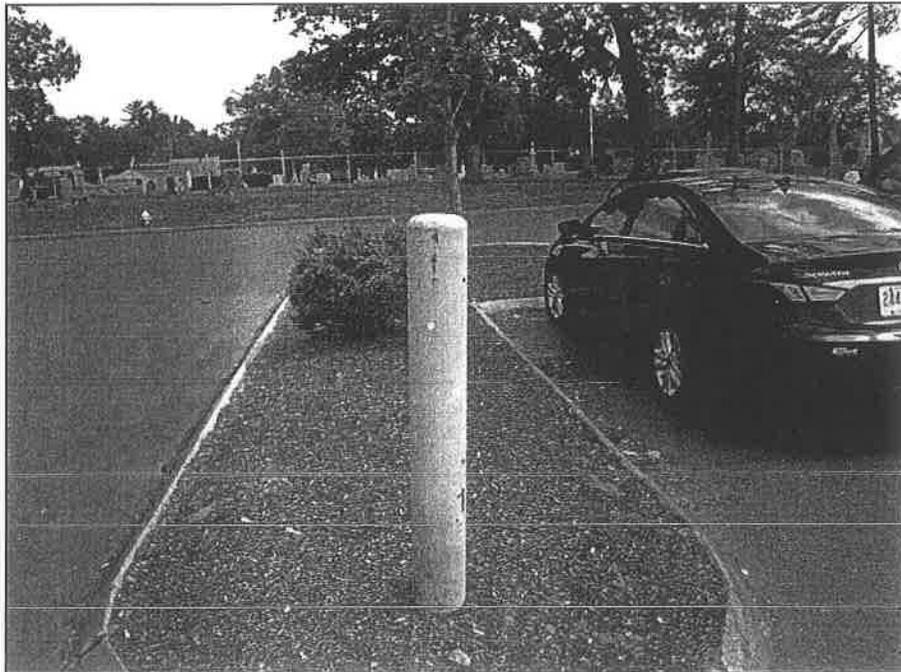


PHOTO 6 – Existing landscaped island to remain in the Hannaford To Go area



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THORNDIKE
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**Existing Site Conditions
Hannaford Supermarket – Hudson, NH
Photos Taken 05/27/15**

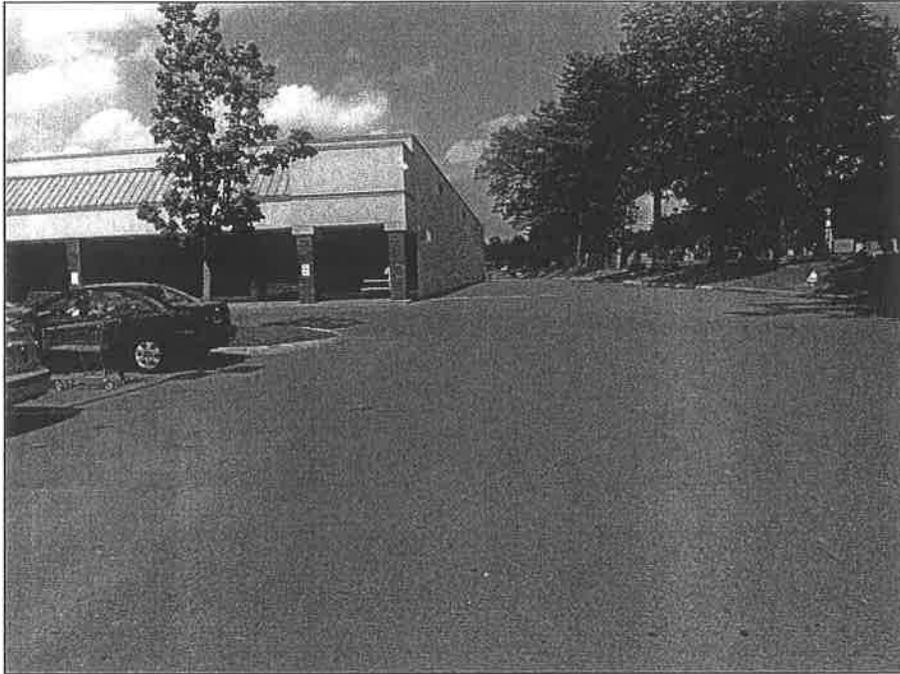


PHOTO 7 – Approach to the proposed Hannaford To Go and storefront



PHOTO 8 – Main entrance to the site used to access the proposed Hannaford To Go



FAY, SPOFFORD &
THORNDIKE
778 Main Street, Suite 8
South Portland, ME 04106
Toll Free: 800.835.8666
Main: 207.775.1121
Fax: 207.879.0896

**Existing Site Conditions
Hannaford Supermarket – Hudson, NH
Photos Taken 05/27/15**

**WAIVER REQUEST SUMMARY
PROPOSED HANNAFORD TO GO
77 DERRY STREET #11, HUDSON, NH**

Waivers are being requested on the following items from the Application for Site Plan Review Town of Hudson, New Hampshire checklist:

Item #	Provisions	Purpose for Waiver
o.	Location of all structures, roads, wetlands, hydrants, wells, septic systems, 4k reserve areas, floodways/floodplains, driveways, travel areas, parking areas and natural features within 200 feet of the tract	The locations of these features on site are shown. The project does not include any pavement removal or excavation, so surrounding water feature locations are not crucial to this plan. Parking areas, roads, driveways, and travel areas are shown. No wetlands or floodways/floodplains are located within 200 feet of the project location.
u.	Storm water drainage plan	There are no changes to drainage utilities, grading, or impervious area as part of this project.
w.	Utilities: existing and proposed	There are no changes proposed to the existing utilities.
ad.	Rights of way: existing and proposed	There are no proposed rights of way as part of this project.
af.	Exterior lighting plan	There are no proposed lights as part of this project.
ah.	Water mains and sewerage lines	There are no changes proposed to the water or sewer utilities as part of this project.
ai.	Location of dumpsters on concrete pads	Dumpster locations were not surveyed due to the limited extents of work proposed for the Hannaford To Go project.
aj.	All notes from plan	No legible Plat plan is available for this site. All notes have been provided as required by the Application for Site Plan Review.
am.	Soil types and boundaries	There are no proposed changes to the ground surface and no excavation will be performed as part of this project.
an.	Wetlands	There are no wetlands on or adjacent to the project site.
av.	Attach one (1) copy of the building elevations	There are no proposed changes to any building as part of this project so the building elevation is not changing.

aw.	Fiscal impact study	This project disturbs approximately 2,000 sf of parking lot area to eradicate existing pavement markings, re-stripe parking spaces, and install five sign posts. Due to the limited extents of work a fiscal impact study will not be performed.
ax.	Traffic study	There are no proposed changes to traffic circulation or quantity as part of this project so a traffic study is not necessary. Customer grocery pick-ups are limited to 12-15 per hour so traffic will not be increased.
ay.	Noise study	There are no proposed changes as part of this project that would change noise levels on site.
az.	Copies of any proposed or existing easements, covenants, deed restrictions, right of way agreements or other similar documents	There are no proposed easements, covenants, deed restrictions, rights of way or other similar agreements proposed as part of this project. There are no known existing easements, covenants, deed restrictions, or rights of way that affect this project.

"B"



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

Date of Application: _____ Tax Map # 165 Lot # 155

Name of Project: Hannaford To Go

Zoning District: _____ General SP# 08-15
(For Town Use) (For Town Use)

ZBA Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Hudson-Vickerry, LLC

Hannaford Bros. Co., LLC c/o J M Lord

Address: 25 Orchard View Drive

PO Box 28, 560 South Road

Address: Londonderry, NH 03053

Rye Beach, NH 03871

Telephone # _____

603-5023-3650

Fax # _____

Email: _____

jmlord560@gmail.com

PROJECT ENGINEER

SURVEYOR

Name: FST attn: Andrew Johnston, P.E.

N/A

Address: 778 Main Street, Suite 8

Address: South Portland, ME 04106

Telephone # 207-775-1121

Fax # 207-879-0896

Email: ajohnston@fstinc.com

PURPOSE OF PLAN:

Hannaford To Go for grocery pick up proposed in the southeastern portion of the parking lot in front of the store.

<i>For Town Use</i>	
Plan Routing Date: <u>9-2-15</u>	Sub/Site Date: <u>9-23-15</u>
<input type="checkbox"/> I have no comments <input checked="" type="checkbox"/> I have comments (attach to form)	
<u>FMS</u> (Initials)	Title: <u>FIRE CHIEF</u> Date: <u>7/4/2015</u>
DEPT: <input type="checkbox"/> Zoning <input type="checkbox"/> Engineering <input type="checkbox"/> Assessor <input type="checkbox"/> Police <input checked="" type="checkbox"/> Fire <input type="checkbox"/> Planning <input type="checkbox"/> Consultant <input type="checkbox"/> 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 Cashell
Town Planner

FR: Robert M. Buxton 
Fire Chief

DT: September 4, 2015

RE: Hannaford To Go (Map 165, Lot 155)

A site plan review was conducted for the proposed project located at Map 165, Lot 155. This review was completed using the plan provided by Fay, Spofford & Thorndike dated July 2015. The following is a list of concerns for this project:

1. Please provide the marking for fire apparatus access in accordance with **NFPA 1**.
 - a. Under the current configuration of the parking lot we have no concerns. With the proposed changes, we ask the planning board to be cognitive of the potential for an overflow of customers backing up into the access road. The ability to maintain the free flow of traffic in this area is important from the stand point that this is one of two access points to rear of the plaza. We are unfamiliar with the type of loading and the potential impact it may have.

Please contact me if you have any questions.



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

Date of Application: _____ Tax Map # 165 Lot # 155

Name of Project: Hannaford To Go

Zoning District: _____ General SP# 08-15
(For Town Use) (For Town Use)

ZBA Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Hudson-Vickerry, LLC

Hannaford Bros. Co., LLC c/o J M Lord

Address: 25 Orchard View Drive

PO Box 28, 560 South Road

Address: Londonderry, NH 03053

Rye Beach, NH 03871

Telephone # _____

603-5023-3650

Fax # _____

Email: _____

jmlord560@gmail.com

PROJECT ENGINEER

SURVEYOR

Name: FST attn: Andrew Johnston, P.E.

N/A

Address: 778 Main Street, Suite 8

Address: South Portland, ME 04106

Telephone # 207-775-1121

Fax # 207-879-0896

Email: ajohnston@fstinc.com

PURPOSE OF PLAN:

Hannaford To Go for grocery pick up proposed in the southeastern portion of the parking lot in front of the store.

<i>For Town Use</i>	
Plan Routing Date: <u>9/2/15</u>	Sub/Site Date: <u>9/23/15</u>
<input type="checkbox"/> I have no comments <input checked="" type="checkbox"/> I have comments (attach to form)	
<u>DRW</u> (Initials)	Title: <u>Acting Zoning Administrator</u> Date: <u>9-3-15</u>
DEPT: <input checked="" type="checkbox"/> Zoning <input type="checkbox"/> Engineering <input type="checkbox"/> Assessor <input type="checkbox"/> Police <input type="checkbox"/> Fire <input type="checkbox"/> Planning <input type="checkbox"/> Consultant <input type="checkbox"/> Highway Department	
Fees Paid: <u>1,776.98</u>	

Hannaford To Go

Comments

- 1) The four proposed directional signs appear to be in the town right-of-way.**
- 2) The Town of Hudson Zoning Ordinance 334-60. General Requirements.**
 - A) No sign may be erected in a public right-of-way.**
 - C) All signs shall be set back from any public right-of-way not less than 50% of the front setback requirement.**
 - D) ZBA approval will be required.**

A handwritten signature in black ink, appearing to read "David Hebert". The signature is written in a cursive style with a large initial "D".

David Hebert

Acting Zoning Administrator



TOWN OF HUDSON

FIRE DEPARTMENT

INSPECTIONAL SERVICES DIVISION



12 SCHOOL STREET, HUDSON, NEW HAMPSHIRE 03051

Emergency 911
Business 603-886-6005
Fax 603-594-1142

Robert M. Buxton
Chief of Department

ZONING DETERMINATION

July 27, 2015

J.M. Lord
P.O. Box 28
560 South Road
Rye Beach N.H 03871

Subject: Hannaford Supermarket 77 Derry St Hudson N.H Map 165/Lot 155

Your request for use determination for a grocery pick up location at the above address has been completed.

According to the Town of Hudson Zoning Ordinance, Article III, Chapter 334-16.1 Site Plan Approval.

"No person, persons, partnership, company, trust or corporation shall commence a new use, change a use or *commence any site development activity* without first securing site plan approval from the Hudson Planning Board pursuant to this chapter.

Please contact the town planner John Cashell @ 603-886-6008

This determination may be appealed within 30 days of the receipt of this letter to the Hudson Zoning Board of Adjustment. Please contact me at 886-6005 or via email at dhebert@hudsonnh.gov if you have any questions.

Thank you,

David Hebert
Acting Zoning Administrator / Code Enforcement Officer

cc: Zoning Board of Adjustment
J. Michaud, Town Assessor
J. Cashell, Town Planner
R. Buxton, Fire Chief
File



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

Date of Application: Tax Map # 165 Lot # 155

Name of Project: Hannaford To Go

Zoning District: General SP# 08-15
(For Town Use) (For Town Use)

ZBA Action:

PROPERTY OWNER:

DEVELOPER:

Name: Hudson-Vickerry, LLC

Hannaford Bros. Co., LLC c/o J M Lord

Address: 25 Orchard View Drive

PO Box 28, 560 South Road

Address: Londonderry, NH 03053

Rye Beach, NH 03871

Telephone #

603-5023-3650

Fax #

Email:

jmlord560@gmail.com

PROJECT ENGINEER

SURVEYOR

Name: FST attn: Andrew Johnston, P.E.

N/A

Address: 778 Main Street, Suite 8

Address: South Portland, ME 04106

Telephone # 207-775-1121

Fax # 207-879-0896

Email: ajohnston@fstinc.com

PURPOSE OF PLAN:

Hannaford To Go for grocery pick up proposed in the southeastern portion of the parking lot in front of the store.

Form with fields: Plan Routing Date: 9-2-15, Sub/Site Date: 9-23-15, I have no comments checked, Title: ROAD ACCENT, Date: 9/4/15, DEPT: Highway Department checked, Fees Paid:



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

Date of Application: _____ Tax Map # 165 Lot # 155

Name of Project: Hannaford To Go

Zoning District: _____ General SP# 08-15
(For Town Use) (For Town Use)

ZBA Action: _____

PROPERTY OWNER:

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Name: Hudson-Vickerry, LLC

Hannaford Bros. Co., LLC c/o J M Lord

Address: 25 Orchard View Drive

PO Box 28, 560 South Road

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Rye Beach, NH 03871

Telephone # _____

603-5023-3650

Fax # _____

Email: _____

jmlord560@gmail.com

PROJECT ENGINEER

SURVEYOR

Name: FST attn: Andrew Johnston, P.E.

N/A

Address: 778 Main Street, Suite 8

Address: South Portland, ME 04106

Telephone # 207-775-1121

Fax # 207-879-0896

Email: ajohnston@fstinc.com

PURPOSE OF PLAN:

Hannaford To Go for grocery pick up proposed in the southeastern portion of the parking lot in front of the store.

For Town Use
Plan Routing Date: 9-2-15 Sub/Site Date: 9-23-15
I have no comments I have comments (attach to form)
Title: LICUTAWANT Date:
DEPT: Zoning Engineering Assessor X Police Fire Planning
Consultant Highway Department
Fees Paid:

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



Date of Application: _____ Tax Map # 165 Lot # 155

Name of Project: Hannaford To Go

Zoning District: _____ General SP# 08-15
(For Town Use) (For Town Use)

ZBA Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Hudson-Vickerry, LLC

Hannaford Bros. Co., LLC c/o J M Lord

Address: 25 Orchard View Drive

PO Box 28, 560 South Road

Address: Londonderry, NH 03053

Rye Beach, NH 03871

Telephone # _____

603-5023-3650

Fax # _____

Email: _____

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PROJECT ENGINEER

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PURPOSE OF PLAN:

Hannaford To Go for grocery pick up proposed in the southeastern portion of the parking lot in front of the store.

<i>For Town Use</i>	
Plan Routing Date: <u>9-8-15</u>	Sub/Site Date: <u>9-23-15</u>
<input checked="" type="checkbox"/> I have no comments <input type="checkbox"/> I have comments (attach to form)	
(Initials) <u>[Signature]</u>	Title: <u>Asst. Assessor</u> Date: <u>9-2-15</u>
DEPT: _____ Zoning _____ Engineering <input checked="" type="checkbox"/> Assessor _____ Police _____ Fire _____ Planning _____ _____ Consultant _____ Highway Department _____	
Fees Paid: _____	



September 8, 2015

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

**Subject: Hannaford To Go Project
77 Derry Street – Tax Map 165; Lot 155
Site Plan Application for Plan Review
Response to Review Comments**

Dear John:

We have received and reviewed comments from the Planning Department in reference to our Site Plan Application for Plan Review. We have included responses to comments received from you dated September 4, 2015. For ease of reference, we have repeated each comment below (*italics*) followed by our response.

SUMMARY OF HUDSON PLANNER COMMENTS PROVIDED BY JOHN CASHELL

Comment 1:

The southernmost HTG parking spaces may cause queuing out into the egress drive lane. Please review this situation and provide a solution thereto or an explanation as to why this will not occur.

Response:

The southern store entrance drive aisle is a secondary entrance/exit to the Hannaford shopping plaza. The Hannaford To Go service will be limited to 12-15 grocery pick-ups per hour using the 10 proposed Hannaford To Go (HTG) parking spaces at the southernmost portion of the parking lot. This equates to a total of 3-4 vehicles every fifteen minutes. The three (3) spaces adjacent to the secondary store entrance drive aisle will likely be used by approximately one vehicle every 15 minutes. Presently these spaces, because of their close proximity to the entrance are used often by existing customers. Giving up these key spaces, although difficult, was done in the best interest of customers by expanding overall services. These spaces will undoubtedly be used less often with the HTG program than they are presently.

The drive aisle adjacent to the proposed HTG area can queue 11 vehicles exiting the site before interfering with the proposed HTG parking spaces. Similarly, 11 vehicles can queue leading up to the HTG spaces if needed while waiting for a car to turn into one of the HTG spaces before

FAY, SPOFFORD & THORNDIKE

Mr. John Cashell
September 8, 2015
Page 2

spilling into the road. With queuing space for 11 vehicles in each direction at any one time only 3-4 vehicles per hour using the adjacent spaces, it is our opinion that there will be a queuing issue in this drive aisle due to the HTG.

Signage could be added along this drive aisle to warn vehicles to "Watch for Turning Traffic" leading up to the HTG location.

If you have any questions with reference to the information being submitted, please contact our office.

Sincerely,

FAY, SPOFFORD & THORNDIKE



Andrew D. Johnston, P.E.
Principal Engineer

ADJ/smk

c: J Lord