

TOWN OF HUDSON

Planning Board

Glen Della-Monica, Chairman



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

PUBLIC MEETING TOWN OF HUDSON, NH MARCH 23, 2016

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, March 23, 2016 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
 - A. Mark Hetzer – 5 Lowell Rd., Map 182/Lot 1 – Site Plan Review Waiver Request

Reference letter from Mark Hetzer to Planning Board Ch., Glenn Della-Monica.
- VIII. PERFORMANCE SURETIES
 - A. Rolling Woods OSD Subdivision - 4 Bockes Road - Map 144/Lot 021
Request to Reduction Surety

Reference memo from Elvis Dhima, Town Engineer to John Cashell, Town Planner.
 - B. York Road Subdivision – York Road – Map 144/Lots 015, 016 & 017
Request to Reduction Surety

Reference memo from Elvis Dhima, Town Engineer to John Cashell, Town Planner.
- IX. ZBA INPUT ONLY
- X. PUBLIC HEARINGS
- XI. OLD BUSINESS/PUBLIC HEARINGS

XII. DESIGN REVIEW PHASE
XIII. CONCEPTUAL REVIEW ONLY

- A. 11 Old Derry Road
CSP# 01-16
- 11 Old Derry Road
Map 130/Lot 012

Purpose of Plan: to construct a 50' x 100' garage with access via the existing driveway at 9 Old Derry Road.

XIV. NEW BUSINESS/PUBLIC HEARINGS

- A. Cummings Street 3 Lot Subdivision
SB# 02-16
- 15 Cummings Street
Map 173/Lot 053

Purpose of Plan: to depict the subdivision of Map 173, Lot 53, into three separate lots.
Application Acceptance & Hearing.

- B. River Road 2 Lot Subdivision
SB# 03-16
- 27 River Road
Map 240/Lot 013

Purpose of Plan: to depict the subdivision of Map 240, Lot 13, into two separate lots.
Application Acceptance & Hearing.

XV. OTHER BUSINESS

- A. Review March Town Meeting Voting Results for Zoning Articles 2 – 5.
- B. Endorse Recently Approved Site Plans and Subdivision Plans for Recording Purposes at the Hillsborough County Registry of Deeds (HCRD).
- C. Discussion on Planning Board Meeting Minutes.

XVI. ADJOURNMENT

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

The public is invited to attend.

John M. Cashell
Town Planner

11 Old Derry Rd Conceptual Review

STAFF REPORT

March 23, 2016

SITE: 11 Old Derry Road Map 130/Lot 012 CSP# 01-16

ZONING: General (G).

PURPOSE FOR PRELIMINARY CONCEPTUAL CONSULTATION PHASE REVIEW: to construct a 50' x 100' garage with access, via the existing driveway at 9 Old Derry Road. **Conceptual Review Only.**

PLAN UNDER REVIEW ENTITLED: Plot Plan - Green Mountain Partners Realty Trust, Old Derry Road, Map 130 Lot 12 Hudson, NH, prepared by Bedford Design Consultants, 177 East Industrial Park Drive, Manchester, NH 03109, consisting of Sheets 1 and 2 and Notes 1 - 4, dated 8 DEC 2015 and no revision date (said plan attached hereto).

ATTACHMENTS:

- ✓ Conceptual Site Plan Application, date stamped 26 FEB 2016 "A".
- ✓ Zoning Determination by former Acting Zoning Admin., Dave Hebert, dated 18 DEC 15 "B".

STAFF COMMENTS:

- 1) As stated on the attached Conceptual Site Plan application, the purpose of this plan is to propose the construction of a 50 ft. X 100 ft. garage at 11 Old Derry Rd., which is a vacant lot, having frontage on Old Derry Rd. This lot also has access, via the existing private driveway off Old Derry Rd., which, as cited in the attached Zoning Determination "B", serves as access to Old Derry Rd. for several commercial and residential uses owned by the Applicant, Mario Plante. Also shown on the attached plan, as potential access for this lot, is a 30 in-width driveway easement off the rear of the lot, leading to Melba Drive.
- 2) In the attached Zoning Determination, "B", Mr. Hebert cites, specifically, that in accordance with §334-23(E) of the Zoning Ordinance, non-residential principal uses proposed in residential districts require access off arterial or collector streets. In this regard, the subject lot is located in a G-1 zoning district, which is an overlay district (i.e., a district that allows both residential and non-residential uses).

In any event, Tony Marcotte, P.E., representing the owner of this lot, cited to this author that the proposed use of the garage is for storage of personal items only. With this being said, Mr. Marcotte realizes that in Hudson, only single and two-family dwellings are allowed, via the issuance of Building Permits only, and that all other uses require Site Plan approval by the Planning Board or ZBA approval if a proposed use requires a variance or and wetland special exception.

Taking the above issues into account, the primary purpose for Mr. Plante to come before the Planning Board with the attached Conceptual Plan is for him to review with the board the issue of access for the garage, which he would ideally like, via the above-cited shared private driveway. For this route would provide the safest, most direct access to Old Derry Road (see Plan Sheet 2 of 2 and photos included in attachment "A"). With the board's (nonbinding) support of this latter described requested access route, he will then proceed to prepare a formal Site Plan for action by the board.

RECOMMENDATION:

With this present application representing a Conceptual Plan Review only, after the Applicant's presentation, and answering questions from the board and audience members, the Mr. Plante will most likely seek a consensus opinion of the board, i.e., on whether members favor or oppose the proposed private driveway access. After receiving a consensus (i.e., if the board chooses to do such), the applicant will be able to take the next step for this proposal, i.e., preparing and submitting a Site Plan application for the proposed 50 ft. X 100 ft. garage for personal storage purposes only.

APPLICATION TRACKING:

- 26 FEB 16 – Conceptual Plan application submitted.
- 23 MAR 16 - Conceptual Review scheduled.

DRAFT MOTION: N/A because Conceptual Review is nonbinding.

Planning Board

Section 676:4

676:4 Board's Procedures on Plats. –

II. A planning board may provide for preliminary review of applications and plats by specific regulations subject to the following:

(a) **Preliminary conceptual consultation phase. The regulations shall define the limits of preliminary conceptual consultation which shall be directed at review of the basic concept of the proposal and suggestions which might be of assistance in resolving problems with meeting requirements during final consideration. Such consultation shall not bind either the applicant or the board and statements made by planning board members shall not be the basis for disqualifying said members or invalidating any action taken. The board and the applicant may discuss proposals in conceptual form only and in general terms such as desirability of types of development and proposals under the master plan. Such discussion may occur without the necessity of giving formal public notice as required under subparagraph I(d), but such discussions may occur only at formal meetings of the board.**

(b) Design review phase. The board or its designee may engage in nonbinding discussions with the applicant beyond conceptual and general discussions which involve more specific design and engineering details; provided, however, that the design review phase may proceed only after

identification of and notice to abutters, holders of conservation, preservation, or agricultural preservation restrictions, and the general public as required by subparagraph I(d). The board may establish reasonable rules of procedure relating to the design review process, including submission requirements. At a public meeting, the board may determine that the design review process of an application has ended and shall inform the applicant in writing within 10 days of such determination. Statements made by planning board members shall not be the basis for disqualifying said members or invalidating any action taken.

(c) Preliminary review shall be separate and apart from formal consideration under paragraph I, and the time limits for acting under subparagraph I(c) shall not apply until formal application is submitted under subparagraph I(b).

III. A planning board may, by adopting regulations, provide for an expedited review and approval for proposals involving minor subdivisions which create not more than 3 lots for building development purposes or for proposals which do not involve creation of lots for building development purposes. Such expedited review may allow submission and approval at one or more board meetings, but no application may be approved without the full notice to the abutters, holders of conservation, preservation, or agricultural preservation restrictions, and public required under subparagraph I(d). A hearing, with notice as provided in subparagraph I(d), shall be held if requested by the applicant, abutters, or holders of conservation, preservation, or agricultural preservation restrictions any time prior to approval or disapproval or if the planning board determines to hold a hearing.

IV. Jurisdiction of the courts to review procedural aspects of planning board decisions and actions shall be limited to consideration of compliance with applicable provisions of the constitution, statutes and regulations. The procedural requirements specified in this section are intended to provide fair and reasonable treatment for all parties and persons. The planning board's procedures shall not be subjected to strict scrutiny for technical compliance. Procedural defects shall result in the reversal of a planning board's actions by judicial action only when such defects create serious impairment of opportunity for notice and participation.

"A"



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

Date of Application: 2/26/16 Tax Map # 130 Lot # 012

Name of Project: 11 OLD DERRY ROAD

Zoning District: G General CSP# 01-10 (For Town Use)

ZBA Action:

PROPERTY OWNER:

DEVELOPER:

Name: Green Mountain Realty Partners Trust

Address: 9 Old Derry Road

Address: Hudson, NH 03051

Telephone # 603-886-5021

Fax # 603-545-9235

Email: murrow@aveonwall.com

PROJECT ENGINEER

SURVEYOR

Name: Tony Marcotte Bedford Design Consultants

Address: 9 Old Derry Road 177 East Industrial Park Drive

Address: Hudson, NH 03051 Manchester, NH 03109

Telephone # 603-886-5021 603-622-5533

Fax # 603-545-9235 603-622-4740

Email: Tony@mdpdevelopmnt.com cat@bedforddesign.com

603-234-5891

PURPOSE OF PLAN:

CONSTRUCT A 50'x100' Garage with access via the existing driveway to 9 Old Derry Road. Garage to be used for storage of personal items.

CONCEPTUAL SITE PLAN DATA SHEET

PLAN NAME: Plot Plan Tax Map 130 Lot 12

PLAN TYPE: CONCEPTUAL SITE PLAN

LEGAL DESCRIPTION: MAP 130 LOT 12

DATE: 1-8-15

Location by Street 11 Old Derry Road

Zoning: G (General)

Proposed Land Use: 50' x 100' Garage for storage

Existing Use: Vacant land

Surrounding Land Use(s): Business / Residential

Number of Lots Occupied: 1

Existing Area Covered by Building: 0 S.F.

Existing Buildings to be removed: 0

Proposed Area Covered by Building: 5,000 S.F.

Open Space Proposed: 85%

Open Space Required: 35%

Total Area: S.F.: 49,824 Acres: 1.14

Area in Wetland: 2,008 Area Steep Slopes: 0

Required Lot Size: 43,560

Existing Frontage: 150'

Required Frontage: 150'

Building Setbacks:	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50</u>	<u>751.5</u>
Side:	<u>15</u>	<u>20.0</u>
Rear:	<u>15</u>	<u>16.0</u>

CONCEPTUAL SITE PLAN DATA SHEET
(Continued)

Flood Zone Reference: Zonex FIRM # 3301105160

Width of Driveways: 20'

Number of Curb Cuts: 1 Existing

Proposed Parking Spaces: 0

Required Parking Spaces: 0

Basis of Required Parking (Use): Garage - inside storage only

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

For Office Use

Data Sheet Checked By: Brooke Date: 3/2/14

NOTES

- OWNER OF RECORD:
GREEN MOUNTAIN PARTNERS REALTY TRUST
177 EAST PERRY ROAD
HUDSON, NH 03059
BK. 7167 PG. 1193
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF THE PROPOSED GARAGE ON LOT 12.
- THIS OFFICE HAS NOT LOCATED ANY UNDERGROUND UTILITIES, ALWAYS CALL DIG SAFE PRIOR TO ANY EXCAVATION ACTIVITIES.
- THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION SHOWN IS TAKEN FROM THE REFERENCED PLANS.

REFERENCE PLAN

- "BURTON SUBDIVISION, OWNER EARL BURTON, PUTNAM ROAD, HUDSON N. H.", PREPARED BY PIANTODOSI ASSOCIATES, INC., DATED 10-6-77, H.C.R.D. PLAN 12445.
- "BURTON SUBDIVISION, OWNER EARL BURTON, PUTNAM ROAD, HUDSON N. H.", PREPARED BY PIANTODOSI ASSOCIATES, INC., DATED 10-6-77, H.C.R.D. PLAN 10880.
- "LOT LINE RELOCATION PLAN, MAP 13 / LOTS 59-11 & 59-12, MELBA DRIVE & OLD DERRY ROAD AND MELBA DRIVE, HUDSON, NEW HAMPSHIRE", PREPARED FOR MARCO PLANTIE, 9 OLD DERRY ROAD, HUDSON, NEW HAMPSHIRE 03051, PREPARED BY MAYNARD & PAQUETTE, INC, DATED DECEMBER 21, 1994, H.C.R.D. PLAN 27538.

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP AND SURVEY HAS BEEN MADE UNDER MY SUPERVISION. THE DATE OF THE SURVEY WAS NOVEMBER 2015.

I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1/10,000).

REGISTERED LAND SURVEYOR SPR DATE 12.10.15

TAX MAP 130 LOT 12

PLOT PLAN

PREPARED FOR & LAND OF:

GREEN MOUNTAIN PARTNERS REALTY TRUST

OLD DERRY ROAD

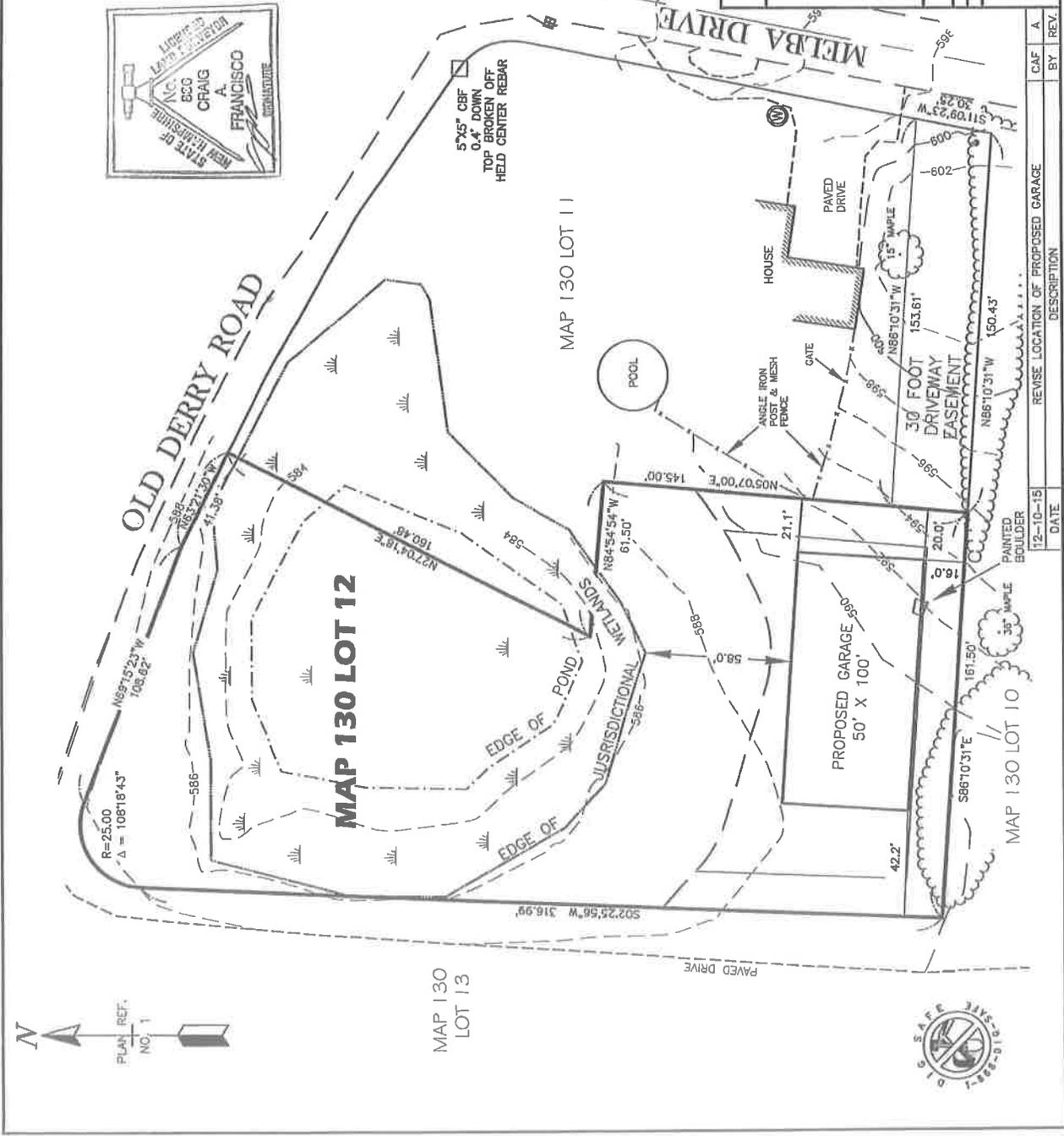
HUDSON, NEW HAMPSHIRE

SCALE: 1" = 40'

DECEMBER 8, 2015 SHEET 1 OF 1

DESIGN: CAF DRAWING: CAF CHECKED: CAF PG: 503-19

Bedford Design Consultants Inc.
ENGINEERS AND SURVEYORS
177 East Industrial Park Drive, Nashua, NH 03060
Telephone: (603) 822-5833 Fax: (603) 822-4740
www.bedforddesign.com



DATE	DESCRIPTION	CAF	BY	REV.
12-10-15	REVISE LOCATION OF PROPOSED GARAGE	CAF	A	

1072

292



February 2, 2016

To: Hudson Planning Board

The undersigned hereby authorize Tony Marcotte to act as agent for Mario and Denyse Plante, Trustees of the Green Mountain Partners Realty Trust, owners of the land located in the Town of Hudson at 11 Old Derry Road as shown on Tax Map 130 Lot 012. This authorization is for any submissions and presentations for a site plan related to the construction of a garage on the property.

Sincerely,



Mario Plante, Trustee



Denyse Plante, Trustee

9 Old Derry Rd Garage Lot



Google earth

feet

meters

100

600



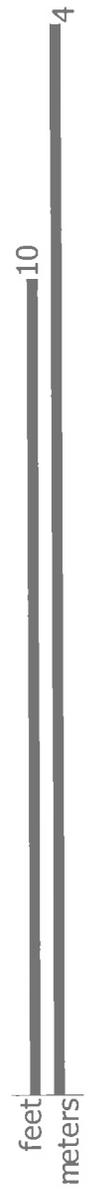
9 OLD PARRY RD. - GARAGE LOT



Google earth

© 2016 Google
© 2016 Google

Google earth





TOWN OF HUDSON

FIRE DEPARTMENT

INSPECTIONAL SERVICES DIVISION

"B"



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

December 18, 2015

Case 15-87

Tony Marcotte
9 Old Derry Road
Hudson, NH 03051

RE: 11 Old Derry Road, Hudson, NH (Map 130 / Lot 012)

Dear Mr. Marcotte,

Your request for Zoning Review and Determination to construct a 5000 square foot garage located at 11 Old Derry Road, Map 130 / Lot 012, for storage and to have access to the garage from the private drive of 9 Old Derry Road in a General (G) District has been reviewed and completed.

The proposed garage is a permitted use in the G district; however, the proposed access to the parcel from the private driveway of 9 Old Derry Road is not permitted without Planning Board Approval. According to the Town of Hudson Zoning Ordinance, Chapter 334, Article VI Special Exceptions, §334-23(E) - Nonresidential principle uses proposed to be located in residential districts must take primary access from arterial or collector roads. The proposed driveway will require Planning Board approval.

Hudson Town Code, Chapter 281-2 (A), states that the Fire Department Chief shall be responsible for assigning official addresses, to be known as "approved addresses," to all residences and other buildings within the Town of Hudson at the time such building site is approved. The Fire Department uses the State of NH addressing guidelines that state, "If development could occur on a shared driveway in the foreseeable future, bringing the total structures to three or greater, the Bureau of Emergency Communications recommends that the driveway be named as a road and that addresses be issued from this newly named road."

Currently there are three addresses using one driveway access which is nonconforming to the Fire Department or State of NH addressing guidelines (see §334-23 above). Planning Board approval will be required for the shared driveway. According to the Town of Hudson Town Code, Chapter 193-10(I) - shared driveways are not allowed unless

approved by the Planning Board. Please contact the Town Planner, John Cashell, for information on the Planning Board approval process at 603-886-6008.

Variance and Special Exception applications for the Zoning Board of Adjustment may be obtained from the Community Development Department or from the Town of Hudson website.

This determination may be appealed within 30 days of the receipt of this letter to the Hudson Zoning Board of Adjustment. If you have any questions regarding the appeal process, you may contact Brooke Lambert by telephone or e-mail at (603) 886-6008 / Blambert@hudsonnh.gov. If I may be of further assistance, please contact me at (603) 816-1271 or at Dhebert@hudsonnh.gov.

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



**TOWN OF HUDSON
PLANNING BOARD**

ABUTTER NOTIFICATION



12 School Street Hudson, New Hampshire 03051 603/886-6005

DATE: **MARCH 10, 2016**

SUBJECT: **11 OLD DERRY ROAD – CSP# 01-16**
PURPOSE OF PLAN: TO CONSTRUCT A 50' X 100' GARAGE WITH
ACCESS VIA THE EXISTING DRIVEWAY AT 9 OLD DERRY ROAD.

LOCATION: **11 OLD DERRY ROAD – MAP 130/LOT 012**

NOTICE OF A PUBLIC HEARING ON THE SUBJECT PLAT

YOU ARE HEREBY NOTIFIED OF THE SUBJECT PLAT THAT WILL BE PRESENTED BEFORE THE PLANNING BOARD FOR REVIEW AND/OR ACTION ON WEDNESDAY, MARCH 23, 2016 AT 7:00 P.M., TOWN HALL, 12 SCHOOL STREET, HUDSON, NH.

OWNER OR APPLICANT: **GREEN MOUNTAIN REALTY PARTNERS TRUST**
9 OLD DERRY ROAD
HUDSON, NH 03051

PLEASE BE ADVISED, THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOUR ATTENDANCE IS NOT REQUIRED; HOWEVER, YOU MAY ATTEND THIS MEETING FOR THE PURPOSE OF PLACING YOUR COMMENTS ON ANY ACTION PROPOSED ON THIS PLAT.

RESPECTFULLY,



JOHN CASHELL
TOWN PLANNER

Cummings Street 3 Lot Subdivision Plan

STAFF REPORT

March 23, 2016

SITE: 15 Cummings Street -- Map 173/Lot 053 -- SB# 02-16

ZONING: TR -- Minimum lot size 10,000 sf and 90 ft. of frontage.

PURPOSE OF PLAN: to depict the subdivision of Map 173/Lot 053, into three separate lots. Application Acceptance & Hearing.

SUBDIVISION PLAN UNDER REVIEW ENTITLED: 15 Cummings Street, Tax Map 173/Lot 053, Hudson, NH, prepared by Maynard & Paquette, Engineering Associates, LLC, 23 East Pearl Street, Nashua, NH 03060, dated 16 FEB 2016 (no revision), consisting of Sheets 1 & 2 and Notes 1 – 12 are included on Sheet 1 (said plans is attached herewith).

ATTACHMENTS:

- 1) Subdivision Application, Waiver Request Forms, and Aerial Photo, showing features within 200 ft. of the subdivision, date stamped 24 FEB 16 – Attachment “A”.
- 2) Comments from: Road Agent, Kevin Burns, Zoning Administrator, Bruce Buttrick, Town Eng., Elvis Dhima, Asst. Assessor, Jim Michaud, Police Lt. Dave Bianchi and Deputy Fire Chief, John O’Brien – “B”.

OUTSTANDING ISSUES:

1. Sheet 1 of 2 shows an existing house, garage and driveway on the present single lot, Map 173/Lot 053, consisting of 44,634 sf and having 308 ft. of frontage on Cummings St. and 152 ft. on Webster St.
 - a) As cited in Note 12 of 12 on Sheet 1 of 2, with the approval of this Plan, the existing duplex shall be converted to a single-family dwelling. Note: this condition takes into account that a duplex is not allowed in the TR zone. Also, the existing garage will be razed and the existing driveway pavement will be removed. The razing of the existing garage will eliminate a side setback encroachment, as will the removal of said pavement. No other encroachments exist or are proposed with this Plan set.

At the meeting Mr. Maynard, Professional Land Surveyor and Professional Engineer, will address the driveways, proposed for each lot, but not depicted on the Plans. He will also bring plans to the meeting that include his surveyor stamp and signature.

- b) The Hall Chart, Sheet 1 of 2 indicates the following, proposed:

- Lot 53 shall have 13,544 sf of net buildable upland (min. required 10,000 sf).
- Lot 53-1 shall have 13,569 sf of net buildable upland.
- Lot 53-2 shall have 17,521 sf of net buildable upland.

Note: each proposed lot meets or exceeds 90 ft. of frontage on a Class VI Highway (i.e., Cummings Street).

- c) Two waivers are inscribed on the Plans, but only HTC 289-19 – Underground Utilities - applies. That is, because no road construction is included in this application a Development Agreement does not apply. That is, only the Notice of Approval will be recorded at the HCRD, together with the Plan.
- d) This plan does not include wetland or wetland buffer impacts. To this effect, please see Hall Chart on Sheet 1 of 2.
- e) Prior to Planning Board endorsement of the Plan, Note 9 on the Recording Sheet, 1 of 2, needs to be amended to read:
 - 9. *A cost allocation procedure (CAP) amount of \$1,664.00, per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.*
- f) The following Note 10 needs to be added to the Recording Sheet prior to Planning Board endorsement of same:

10. Construction activities involving the proposed undeveloped lots shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.

REQUESTED WAIVER: HTC 289-19 – Underground Utilities

APPLICATION TRACKING:

24 FEB 16 - Application submitted.
 23 MAR 13 - Initial public hearing scheduled.

RECOMMENDED ACTION: For this meeting, staff recommends application acceptance, conduct the public hearing and subdivision approval in accordance with the below DRAFT MOTIONS.

DRAFT MOTIONS:

I move to accept the 3-lot Subdivision application for 15 Cummings St., Map 173/Lot 053.

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

I move to defer the public hearing on this Subdivision application date specific to the 13 APR 2016 Planning Board meeting.

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

REQUESTED WAIVER: HTC 289-19 – Underground Utilities

I move to grant the requested waiver HTC -289-19 – Underground Utilities - 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 approve the subdivision plan entitled: 15 Cummings Street, Tax Map 173/Lot 053, Hudson, NH, prepared by Maynard & Paquette, Engineering Associates, LLC, 23 East Pearl Street, Nashua, NH 03060, dated 16 FEB 2016 (no revision), consisting of Sheets 1 & 2 and Notes 1 – 12, in accordance with the following terms and conditions:

1. All stipulations of approval shall be incorporated into the Decision of Approval, which shall be recorded at the HCRD, together with the Plan.
2. A cost allocation procedure (CAP) amount of \$1,664.00 per residential unit shall be paid prior to the issuance of a Certificate of Occupancy. Prior to Planning Board endorsement of the Plan, Note 9 on Sheet 1 of 2 shall be amended to reflect the foregoing condition and sum.
3. A public school impact fee in the amount of \$3,578.00, per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.
4. A recreation contribution in the amount of \$400.00, per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.
5. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of -Record.
6. Approval of this plan shall be subject to final engineering review, including the location of the driveways for each lot.
7. Construction activities involving the proposed undeveloped lots shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday. Prior to Planning Board endorsement of the Plan, Note 10 shall be added to Sheet 1 of 2 of the Plan reflecting the foregoing condition.

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

✓
A
✓



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

Date of Application: 2/24/16 Tax Map # 173 Lot # 53

Name of Project: 15 COMMINGS STREET

Zoning District: TR General SB# 02-16
(For Town Use) (For Town Use)

ZBA Action: N/A

PROPERTY OWNER:

DEVELOPER:

Name: SCHAEFER CIRCLE ACQUISITIONS LLC SMALL

Address: 6 SCHAEFER CIRCLE

Address: HUDSON, NH 03051

Telephone # 603 216-7007

Fax # 603 594-9651

Email: KELLEHER.FITZENS.DESIGN@HOTMAIL.COM

PROJECT ENGINEER

Name: MAYNARD PEARLITE ENG'G ASS'N LLC Telephone # 603 883-8384

Address: 23 EAST PEARL ST Fax # 603 883-7227

Address: ALASHUA NH 03060 Email: MPEARLCC@AOL.COM

PURPOSE OF PLAN:

TO SUBDIVIDE ONE LOT OF 1.024 AC WITH EXISTING HOUSE INTO 3 LOTS IN THE TR ZONE

(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: 15 CUMMINGS STREET

Plan Type: Subdivision Plan

Legal Description: Map 173 Lot 53
Map _____ Lot _____

Date: _____

Location: 15 CUMMINGS ST / CORNER OF WESTER ST

Total Area: S.F. 44,634 Acres: 1.024

Area in Wetlands: NONE

Zoning: TR

Lots Not Meeting Required Dimensions: NONE

Required Area: 10,000 SF / LOT

Required Frontage: 90' / LOT

Water and Waste System Proposed: TOWN WATER + SEWER

Number of Lots With Existing Buildings: ONE

Existing Buildings To Be Removed: PARTIAL-GARAGE

Flood Zone Reference: NOT APPLICABLE

Proposed Linear Feet Of New Roadway: NONE

LOT AREA CALCULATION TABLE

LOT #	TOTAL AREA	WETLAND AREA	AREA > 25% SLOPE	BUILDABLE AREA (net contiguous upland useable)	FRONTAGE
53	13,544	0	0	13,544	90
53-1	13,569	0	0	13,569	90
53-2	17,521	0	0	17,521	152
4.					
5.					
6.					
7.					
8.					
9.					
10.					

Data Sheets Checked By: _____ Date: _____

Applicant
Initials

Staff
Initials

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

JC
JC
JC
N/A
JC
JC
JC
N/A
JC
W
JC
JC
N/A
N/A
N/A

Applicant
Initials

Staff
Initials

- N/A ac) Proposed location of water supply and sewage disposal systems, including perk test data, test-pit logs and locations; wells, (proposed and existing) 75' protective well radii and attached copies of any required well protection easements. *TOWN WATER & SEWER WILL BE PROVIDED FOR EACH LOT. JC*
- R ad) All notes from plats. *JC*
- N/A ae) Buffers as required by subdivision regulations. *N/A*
- N/A af) Soil types and boundaries, Note: If site contains marginal or questionable soils, a High Intensity Soil Survey (HISS) may be deemed necessary to submit as part of the application. Said HISS, if required, shall be performed by a State of New Hampshire Certified Soil Scientist, who shall affix his/her stamp and signature and this shall be inscribed on the plan. *N/A*
- N/A ag) Wetlands (and poorly-drained and very poorly-drained soils), also identified as Class 5 and Class 6 High Intensity Soil Survey (HISS soils), and permanent and seasonal wetlands shall be identified on the plan by a New Hampshire Certified Wetland or Soil Scientist, who shall affix his/her stamp and signature to the respective plan. *N/A*
- N/A ah) Easements, existing and proposed. *N/A*
- R ai) State of New Hampshire Engineer's seal and signature. Surveyor's seal and signature. *JC*
- R aj) Error of closure (1 in 10,000 or better). *P.E. PROVIDED SURVEYOR NEEDED*
- N/A ak) Drafting errors/omissions. *JC*
- N/A al) Note outlining phasing schedule. *N/A*
- N/A am) Narrative description stating the purpose, location, long range plans impacts on traffic, schools, and utilities. *N/A*
- Town an) Aerial photograph of site and area within 200 feet of the subdivision parcel. *ATTACHED*
- N/A ao) Fiscal impact study. *N/A*
- N/A ap) Traffic study. *N/A*
- N/A aq) Drainage calculations and supporting data. *N/A*

Applicant
Initials

Staff
Initials

N/A ar) Copies of any proposed or existing easements, covenants, deed restrictions, right of way agreements or other similar documents.

N/A

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

JC

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

N/A at) Off-site agreement(s).

N/A

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

AT MEETING

R av) Fees paid to clerk.

JC

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

N/A

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

3 NEW LOTS
PROPOSED FROM
ORIGINAL
SINGLE LOT.

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

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

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

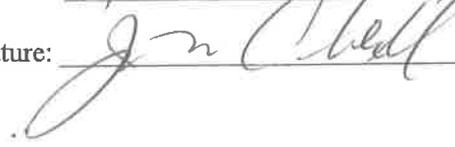
Signature of Owner:  (MBR)

- ❖ 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 Code Enforcement Officer/Building Inspector must be notified within two (2) working days of any change by the individual in charge of the project.

Technical Review Signature: TOWN STAFF JOB ATTACHED DEPT. COMMENTS.

Planner Approval Signature: 

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM

Name of Subdivision/Site Plan: 15 CUMMINGS STREET

Street Address: SAME

I R MAYNARD hereby request that the Planning Board waive the requirements of item 289 3B of the Subdivision/Site Plan Checklist in reference

to a plan presented by MAYNARD & PARQUETS ENGINEERING

(name of surveyor and engineer) dated 2/16/16

for property tax map(s) 173 and lot(s) 53

in the Town of Hudson, NH.

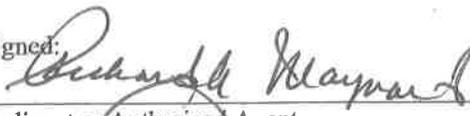
As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver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

SIMPLE SUBDIVISION CREATING TWO BUILDING LOTS,
NO NEW ROAD CONSTRUCTION NOR SEWER AND WATER
EXTENSIONS

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):

SIMPLE SUBDIVISION CREATING TWO SEPARATE
INDIVIDUAL BUILDING LOTS AND NO NEW
ROAD CONSTRUCTIONS NOR SEWER & WATER EXTENSIONS

Signed: 
Applicant or Authorized Agent

Planning Board Action:
Waiver Granted _____
Waiver Not Granted _____

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM

Name of Subdivision/Site Plan: 15 CUMMINGS STREET

Street Address: SAME

I R. MAYNARD hereby request that the Planning Board waive

the requirements of item HTC 289-19 of the Subdivision/Site Plan Checklist in reference

to a plan presented by MAYNARD & PAQUETE ENGINEERING

(name of surveyor and engineer) dated 2/16/16

for property tax map(s) 173 and lot(s) 53

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):

LOCATION OF UTILITIES W/IN TOWN ROW'S ARE
GENERALLY UNKNOWN AND CAN ONLY BE PROPERLY
LOCATED BY TEST PITS DURING CONSTRUCTION

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):

LOTS MEET ALL ZONING & PLANNING REQS

Signed: *R. Maynard*
Applicant or Authorized Agent

Planning Board Action:
Waiver Granted _____
Waiver Not Granted _____

15 Cummings St & Webster St - Proposed 3-Lot Subdivision



March 14, 2016

Parcels - Aerials



Parcels

1 inch = 149 feet



"B"



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

Date of Application: 2/24/16 Tax Map # 173 Lot # 53
Name of Project: 15 COMMINGS STREET
Zoning District: TR General SB# 02-110
(For Town Use) (For Town Use)
ZBA Action: N/A

PROPERTY OWNER: DEVELOPER:
Name: SCHAEFER CIRCLE ACQUISITIONS LLC SHALE
Address: 6 SCHAEFER CIRCLE
Address: HUDSON, NH 03051
Telephone # 603 216-7007
Fax # 603 594-9651
Email: KELLEHER.FITCHENS.DESIGN@HOTMAIL.COM

PROJECT ENGINEER
Name: MAYNARD PEARLITE ENG'G AND LLC Telephone # 603 883-8384
Address: 23 EAST PEARL ST Fax # 603 883-7247
Address: NASHUA NH 03060 Email: MPEARL@AOL.COM

PURPOSE OF PLAN:
TO SUBDIVIDE ONE LOT OF 1.024 AC WITH EXISTING HOUSE INTO 3 LOTS IN THE TR ZONE

(FOR TOWN USE)
Plan Routing Date: 2/25/16 Sub/Site Date: 3/23/16
 I have no comments I have comments (attach to form)
KS Title: ROAD ALLOW Date: 2/29/16
(Initials)
DEPT:
Zoning _____ Engineering _____ Assessor _____ Police _____ Fire _____ Planning _____
Consultant Highway Department
Fees Paid \$706.10



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

Date of Application: 2/24/16 Tax Map # 173 Lot # 53
Name of Project: 15 CUMMINGS STREET
Zoning District: TR General SB#: 02-116
(For Town Use) (For Town Use)
ZBA Action: N/A

PROPERTY OWNER:

DEVELOPER:

Name: SCHAFFER CIRCLE ACQUISITIONS LLC SHALE
Address: 6 SCHAEFER CIRCLE
Address: HUDSON, NH 03051
Telephone # 603 216-7007
Fax # 603 594-9651
Email: KEULETER.KITCENS.DESIGN@HOTMAIL.COM

PROJECT ENGINEER

Name: MAYNARD PEARLITE ENG'G AND LLC Telephone # 603 883-8384
Address: 23 EAST PEARL ST Fax # 603 883-7227
Address: NASHUA NH 03060 Email: MPEARLCC@AOL.COM

PURPOSE OF PLAN:

TO SUBDIVIDE ONE LOT OF 1.024 AC WITH EXISTING HOUSE INTO 3 LOTS IN THE TR ZONE

(FOR TOWN USE)	
Plan Routing Date: <u>2/25/16</u>	Sub/Site Date: <u>3/23/14</u>
<input type="checkbox"/> I have no comments	<input checked="" type="checkbox"/> I have comments (attach to form)
(Initials) <u>BB</u>	Title: <u>Zoning Admin</u> Date: <u>3-16</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>\$706.10</u>	



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

PLAN REVIEW COMMENTS

Date March 1, 2016

From: Bruce Buttrick - Zoning Administrator

BB

Project: 15 Cummings Street - 3 lot subdivision

Comment(s): Dwg 2 of 2; Proposed driveways on lots 53-1 & 53 need to be compliant with side yard setback requirements.



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

Date of Application: 2/24/16 Tax Map # 173 Lot # 53
Name of Project: 15 CUMMINGS STREET
Zoning District: TR General SB# 02-110
(For Town Use) (For Town Use)
ZBA Action: N/A

PROPERTY OWNER: Name: SCHAEFER CIRCLE ACQUISITIONS LLC
Address: 6 SCHAEFER CIRCLE
Address: HUDSON, NH 03051
Telephone # 603 216-7007
Fax # 603 594-9651
Email: KELLEHER.FITCHENS.DESIGN@HOTMAIL.COM
DEVELOPER: SHANE

PROJECT ENGINEER
Name: MAYNARD PEARLITE ENG'G AND LLC Telephone # 603 883-8384
Address: 23 EAST PEARL ST Fax # 603 883-7227
Address: NASHUA NH 03060 Email: MPEARLCC@AOL.COM

PURPOSE OF PLAN:
TO SUBDIVIDE ONE LOT OF 1.024 AC WITH EXISTING HOUSE INTO 3 LOTS IN THE TR ZONE

(FOR TOWN USE)
Plan Routing Date: 2/25/16 Sub/Site Date: 3/23/16
 I have no comments I have comments (attach to form)
JOB (Initials) Title: Deputy Fire Chief Date: 2/29/16
DEPT:
Zoning _____ Engineering _____ Assessor _____ Police Fire _____ Planning _____
Consultant _____ Highway Department _____
Fees Paid \$ 706.10



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

Date of Application: 2/24/16 Tax Map # 173 Lot # 53
Name of Project: 15 COMMINGS STREET
Zoning District: TR General SB#: 02-110
(For Town Use) (For Town Use)
ZBA Action: N/A

PROPERTY OWNER: DEVELOPER:
Name: SCHAEFER CIRCLE ACQUISITIONS LLC SHALE
Address: 6 SCHAEFER CIRCLE
Address: HUDSON, NH 03051
Telephone # 603 216-7007
Fax # 603 594-9651
Email: KEULETER.KITCHENS.DESIGN@HOTMAIL.COM

PROJECT ENGINEER
Name: MAYNARD PEARLIE ENG'G & ARCH LLC Telephone # 603 883-8384
Address: 23 EAST PEARL ST Fax # 603 883-7227
Address: NASHUA NH 03060 Email: MPEARLIE@AOL.COM

PURPOSE OF PLAN:
TO SUBDIVIDE ONE LOT OF 1.024 AC WITH EXISTING HOUSE INTO 3 LOTS IN THE TR ZONE

(FOR TOWN USE)
Plan Routing Date: 2/25/16 Sub/Site Date: 3/23/16
ME I have no comments I have comments (attach to form)
ME Title: LIEUTENANT Date: 2/27/16
(Initials)
DEPT:
Zoning _____ Engineering _____ Assessor Police _____ Fire _____ Planning _____
_____ Consultant _____ Highway Department _____
Fees Paid \$ 706.10



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

Date of Application: 2/24/16 Tax Map # 173 Lot # 53

Name of Project: 15 COMMINGS STREET

Zoning District: TR General SB# 02-112
(For Town Use) (For Town Use)

ZBA Action: N/A

PROPERTY OWNER:

DEVELOPER:

Name: SCHAEFER CIRCLE ACQUISITIONS LLC SMILE

Address: 6 SCHAEFER CIRCLE

Address: HUDSON, NH 03051

Telephone # 603 216-7007

Fax # 603 594-9651

Email: KELLETER.KITCENS.DESIGN@HOTMAIL.COM

PROJECT ENGINEER

Name: MAYNARD/PACLETTE ENG'G AND LLC Telephone # 603 883-8384

Address: 23 EAST PEARL ST Fax # 603 883-7227

Address: ALASHUA NH 03060 Email: MPEALLCC@AOL.COM

PURPOSE OF PLAN:

TO SUBDIVIDE ONE LOT OF 1.024 AC WITH EXISTING HOUSE INTO 3 LOTS IN THE TR ZONE

(FOR TOWN USE)

Plan Routing Date: 2/25/16 Sub/Site Date: 3/23/16

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

EZD Title: Town Engineer Date: 2/25/15
(Initials)

DEPT:

Zoning Engineering Assessor Police Fire Planning

Consultant Highway Department

Fees Paid \$ 700.10

Dhima, Elvis

From: Dhima, Elvis
Sent: Thursday, February 25, 2016 1:55 PM
To: Cashell, John
Cc: Lambert, Brooke
Subject: 15 Cummings Street

John

The only comment I have is regarding the driveways for Lot 53-1 and 53. Their new location is unclear.

Elvis

Elvis Dhima, P.E.
Town Engineer

Town of Hudson, NH
12 School Street
Hudson, NH 03051
Phone: (603) 886-6008
Mobile: (603) 318-8286





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

Date of Application: 2/24/16 Tax Map # 173 Lot # 53
Name of Project: 15 COMMINGS STREET
Zoning District: TR General SB# 02-112
(For Town Use) (For Town Use)
ZBA Action: N/A

PROPERTY OWNER:

DEVELOPER:

Name: SCHAFFER CIRCLE ACQUISITIONS LLC SHALE
Address: 6 SCHAEFER CIRCLE
Address: HUDSON, NH 03051
Telephone # 603 216-7007
Fax # 603 594-9651
Email: KELLEHER.KITCHENS.DESIGN@HOTMAIL.COM

PROJECT ENGINEER

Name: MAYNARD PEARLITE ENG'G & ARCH LLC Telephone # 603 883-8384
Address: 23 EAST PEARL ST Fax # 603 883-7227
Address: NASHUA NH 03060 Email: MPEALLC@AOL.COM

PURPOSE OF PLAN:

TO SUBDIVIDE ONE LOT OF 1.024 AC WITH EXISTING HOUSE INTO 3 LOTS IN THE TR ZONE

(FOR TOWN USE)

Plan Routing Date: 2/25/16 Sub/Site Date: 3/23/16

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

(Initials) SM Title: Asst. Assessor Date: 2-29-16

DEPT:

Zoning _____ Engineering Assessor _____ Police _____ Fire _____ Planning _____

_____ Consultant _____ Highway Department _____

Fees Paid \$706.10

* Assessing records indicate that existing house is a 2-family.

ABUTTERS:

DIRECT ABUTTERS:

Map 173 / Lot 1
Cynthia Ann Tamposi
32 Webster Street
Hudson, NH 03051

Map 173 / Lot 2
Joy M. Garon & John G. Scott
34 Webster Street
Hudson, NH 03051

Map 173 / Lot 3
John McLaughlin
36 Webster Street
Hudson, NH 03051

Map 173 / Lot 44
Kelli M. Brown
32 Baker Street
Hudson, NH 03051

Map 173 / Lot 45
Thomas F. Long & Stacy Milbourn
34 Baker Street
Hudson, NH 03051

Map 173 / Lot 52
Jordan G. & Janice L. Ulery
37 Webster Street
Hudson, NH 03051

Map 173 / Lot 54
Kathleen M. Descoteaux Trustee
Descoteaux Family Trust
16 Cummings Street
Hudson, NH 03051

Map 173 / Lot 55
Richard J. & Dawn L. Gendron
31 Webster Street
Hudson, NH 03051

Within 200 feet

Map 173 / Lot 38
Leon R. & Lynn M. Bechard
37 Baker Street
Hudson, NH 03051

Map 173 / Lot 39
Ryan M. Lacasse
9 Cummings Street
Hudson, NH 03051

Map 173 / Lot 41
Ruth A. Packor
c/o Mary-Elen Jenney Trustee
45 Newport Road
Beaufort, SC 29907

Map 173 / Lot 43
David L. & Joan S. Plummer
30 Baker Street
Hudson, NH 03051

Map 173 / Lot 46
Kenneth L. Macintosh
38 Baker Street
Hudson, NH 03051

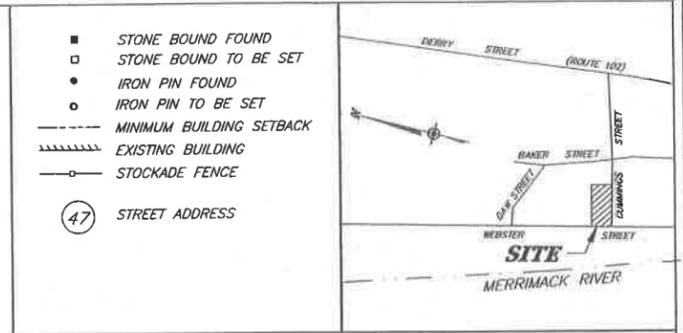
Map 173 / Lot 47
Luis A. & Tracy L. Bonilla
3 Daw Street
Hudson, NH 03051

Map 173 / Lot 50
Karen A. Campbell
28 Merrimack Street
Hudson, NH 03051

Map 173 / Lot 51
Ardell H. Fuhrmann
39 Webster Street
Hudson, NH 03051

PLAN REFERENCES:

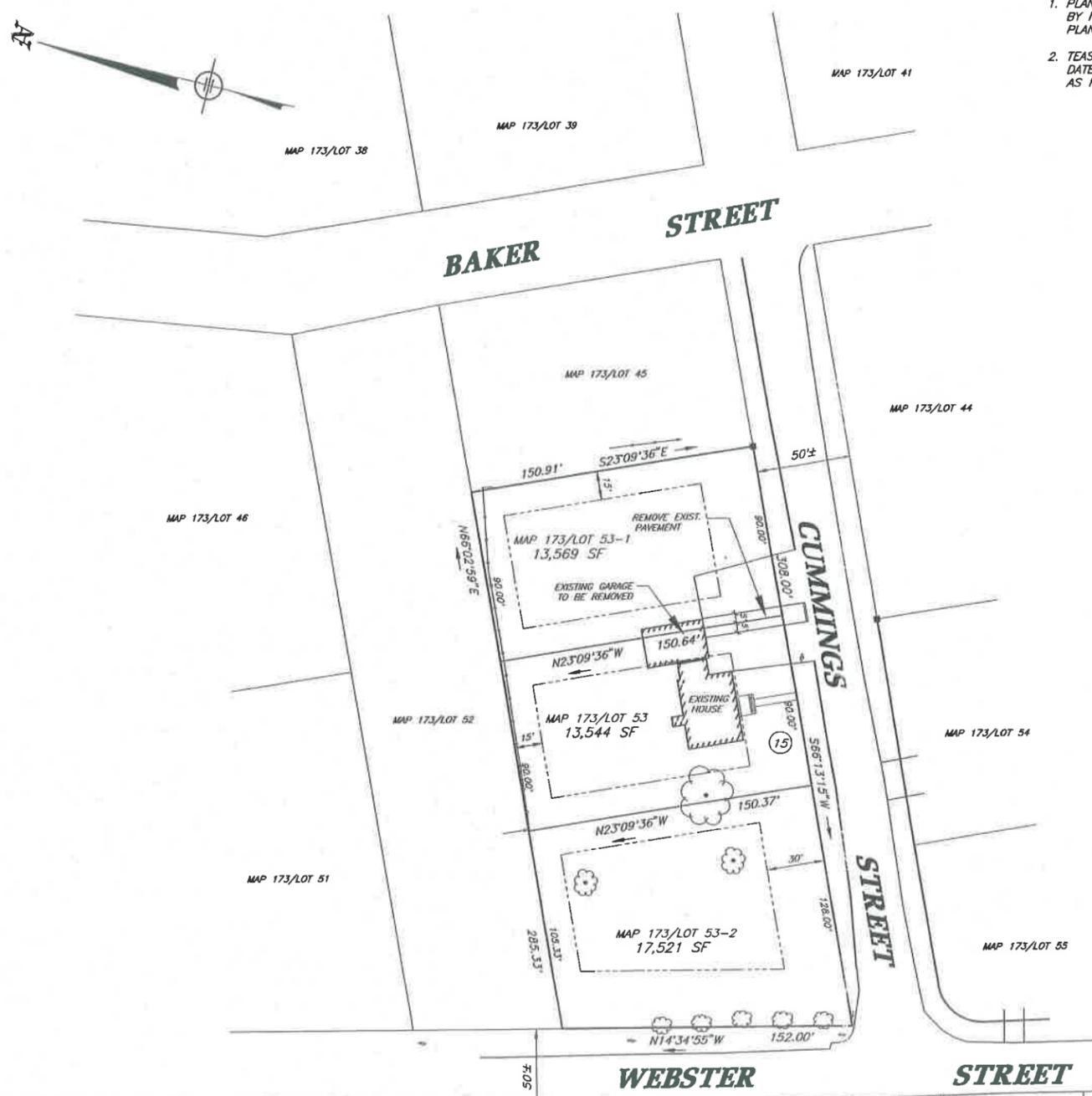
1. PLAN OF DAW ACRES, HUDSON, DATED JUNE 1960 BY NED SPAULDING, CIVIL ENGINEER. FILED HCRO AS PLAN No. 2473.
2. TEAS SUBDIVISION, 29 WEBSTER STREET, HUDSON, NH DATED 4/26/45 BY PIANTIDOSI ASSOC. INC. FILED HCRO AS PLAN No. 9784.



LEGEND

NOTES:

1. PRESENT ZONING - "TR" TOWN RESIDENTIAL
2. EXISTING & PROPOSED USE - RESIDENTIAL
3. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 53 INTO A TOTAL OF 3 LOTS.
4. TOTAL AREA OF PARCEL - 44,634 S.F. / 1.024 AC.
5. LOTS ARE SERVED BY TOWN WATER AND SEWER.
6. IRON PINS TO BE SET AT ALL LOT CORNERS BY A LICENSED LAND SURVEYOR.
7. DIMENSIONAL REQUIREMENTS -
MINIMUM LOT AREA - 10,000 S.F.
FRONT YARD SETBACK - 30 FEET
SIDE YARD SETBACK - 15 FEET
REAR YARD SETBACK - 15 FEET
MIN. LOT FRONTAGE - 90 FEET
8. N.F.I.P. FIRM MAP NUMBER 33011C0514E INDICATES THAT THE SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.
9. A C.A.P. FEE OF 993.94, SUBJECT TO ANNUAL INFLATION INDEXING, AS PERMITTED BY THE IMPACT FEE METHODOLOGY SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
10. A PUBLIC SCHOOL IMPACT FEE OF \$3,578.00 SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
11. A RECREATION CONTRIBUTION OF \$400.00 SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
12. EXISTING HOUSE TO BE CONVERTED FROM DUPLEX TO SINGLE FAMILY AND GARAGE SHALL BE REMOVED.



PROPOSED LOT CRITERIA

LOT NO.	GROSS AREA	WETLANDS	STEEP SLOPE	NET AREA
53	13,544 SF	0	0	13,544 SF
53-1	13,569 SF	0	0	13,569 SF
53-2	17,521 SF	0	0	17,521 SF

APPROVED BY THE TOWN OF HUDSON PLANNING BOARD

SECRETARY _____ DATE _____
CHAIRMAN _____ DATE _____

WAIVERS:

HTC 289-38 DEVELOPMENT AGREEMENT
HTC 289-19 UNDERGROUND UTILITIES

SCHAEFER CIRCLE ACQUISITIONS, LLC _____ DATE _____

I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCE 1 AND A FIELD SURVEY LAST MADE ON THE GROUND IN NOVEMBER 2015 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000.

SUBDIVISION PLAN MAP 173/LOT 53
15 CUMMINGS STREET
HUDSON, NEW HAMPSHIRE

OWNER: LOT 167
SCHAEFER CIRCLE ACQUISITIONS, LLC
6 CHAEFER CIRCLE
HUDSON, NH 03051
Bk. 8738 Pg. 2311

SCALE: 1" = 40' DATE: FEBRUARY 16, 2016

ENGINEERING
MP ASSOCIATES
Maynard & Paquette
Engineering Associates, LLC
Consulting Engineers and Land Surveyors
23 East Pearl Street, Nashua, NH 03060
Phone: (603)883-8433 Fax: (603)883-7227

JWY	JWY			734/66	D	12456
DESIGNED	DRAFTED	CHECKED	APPROVED	BOOK & PAGE	REVISION	SIZE

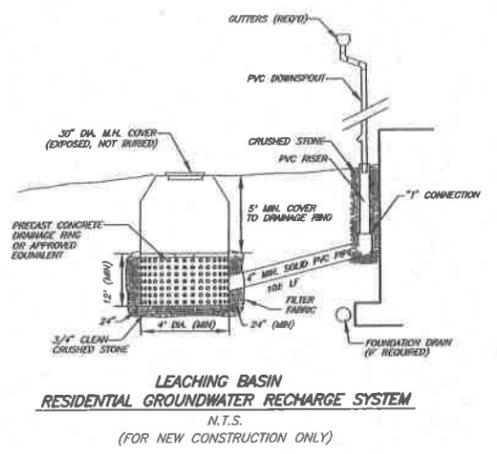
© COPYRIGHT, ALL RIGHTS RESERVED 2016
 MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC
 UNLAWFUL TO COPY THIS PLAN/PRIOR WITHOUT WRITTEN PERMISSION.
 DWG. NO. 1 OF 2

■ STONE BOUND FOUND
 □ STONE BOUND TO BE SET
 ● IRON PIN FOUND
 ○ IRON PIN TO BE SET
 - - - - - MINIMUM BUILDING SETBACK
 - - - - - EXISTING BUILDING
 ——— STOCKADE FENCE
 (47) STREET ADDRESS

LEGEND **VICINITY**

NOTES:

1. PRESENT ZONING - "TR" TOWN RESIDENTIAL
2. EXISTING & PROPOSED USE - RESIDENTIAL
3. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 53 INTO A TOTAL OF 3 LOTS.
4. TOTAL AREA OF PARCEL - 44,634 S.F. / 1.024 AC.
5. LOTS ARE SERVED BY TOWN WATER AND SEWER.
6. IRON PINS TO BE SET AT ALL LOT CORNERS BY A LICENSED LAND SURVEYOR.
7. DIMENSIONAL REQUIREMENTS -
 MINIMUM LOT AREA - 10,000 S.F.
 FRONT YARD SETBACK - 30 FEET
 SIDE YARD SETBACK - 15 FEET
 REAR YARD SETBACK - 15 FEET
 MIN. LOT FRONTAGE - 90 FEET
8. EXISTING HOUSE TO BE CONVERTED FROM DUPLEX TO SINGLE FAMILY AND GARAGE SHALL BE REMOVED.



PROPOSED LOT CRITERIA

LOT NO.	GROSS AREA	WETLANDS	STEEP SLOPE	NET AREA
53	13,544 SF	0	0	13,544 SF
53-1	13,569 SF	0	0	13,569 SF
53-2	17,521 SF	0	0	17,521 SF

APPROVED BY THE TOWN OF HUDSON PLANNING BOARD

SECRETARY _____ DATE _____
 CHAIRMAN _____ DATE _____

WAIVERS:
 HTC 289-38 DEVELOPMENT AGREEMENT
 HTC 888-18 UNDERGROUND UTILITIES

SCHAEFER CIRCLE ACQUISITIONS, LLC _____ DATE _____

I CERTIFY THAT THIS PLAN WAS PREPARED FROM
 BOUNDARY INFORMATION SHOWN ON PLAN REFERENCE
 1 AND A FIELD SURVEY LAST MADE ON THE GROUND
 IN NOVEMBER 2015 HAVING A MAXIMUM ERROR OF
 CLOSURE OF 1:10,000.

SUBDIVISION PLAN MAP 173/LOT 53
15 CUMMINGS STREET
HUDSON, NEW HAMPSHIRE

OWNER: LOT 167
 SCHAEFER CIRCLE ACQUISITIONS, LLC
 6 SCHAEFER CIRCLE
 HUDSON, NH 03051
 Bk. 8738 Pg. 2311

SCALE: 1" = 40'
 DATE: FEBRUARY 16, 2016

Maynard & Paquette
Engineering Associates, LLC
 Consulting Engineers and Land Surveyors
 23 East Pearl Street, Nashua, N.H. 03060
 Phone: (603)883-8433 Fax: (603)883-7227

JWY	JWY			734/66		D	12456
DESIGNED	PRINTED	CHECKED	APPROVED	BOOK & PAGE	REVISION	SIZE	JOB NUMBER

NO.	DATE	BY

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 UNLAWFUL TO COPY THIS PLAN/PRINT WITHOUT WRITTEN PERMISSION.

27 River Road Subdivision Plan

STAFF REPORT

March 23, 2016

SITE: 27 River Road - Map 240/Lot 013 - SB# 03-16

ZONING: R-2 & G-1—R2 - Minimum lot size 60,000 for a duplex and 43,560 sf for a single-family (without Town water or sewer) and 150 ft. of frontage. G-1 Minimum lot size 2 acres, and 200 ft. of frontage.

PURPOSE OF PLAN: to depict the subdivision of Map 240/Lot 13, into two separate lots. Application Acceptance & Hearing.

SUBDIVISION PLAN UNDER REVIEW ENTITLED: 27 River Road, NH Route 3A, Map 240/Lot 013, Hudson, NH 03051, prepared by Hayner & Swanson, Inc., 3 Congress St., Nashua, NH, 03062, dated 24 FEB 2016 (no revision date), consisting of Sheets 1 & 2 and Notes 1 – 12 are included on Sheet 1 of 3 (said plan is attached herewith).

ATTACHMENTS:

- 1) Subdivision Narrative & Application and Aerial Photo, showing features within 200 ft. of the subdivision, date stamped 01 MAR 16 – Attachment “A”.
- 2) Comments from: Road Agent, Kevin Burns, Zoning Administrator, Bruce Buttrick, Asst. Assessor, Jim Michaud, Pol. Lt. Dave Bianchi & Deputy Fire Chief, John O’Brien – “B”.

OUTSTANDING ISSUES:

1. Sheet 1 of 2 shows an existing house, garage, barn, outbuilding and driveway on proposed Map 240/Lot 13, and as depicted on the Hall Chart, this lot shall consist of 3.88 acres of contiguous buildable area and have 257.34 ft. of frontage on River Rd. Proposed Lot 13 – 1 shows two small outbuildings, located near the center of the lot, and no other structural features; this lot shall consist of 10.683 acres and 374.34 ft of frontage.
2. Prior to Planning Board endorsement of the Plan, the following Notes need to be added to it:
 - a) *Note 13 to read: A cost allocation procedure (CAP) amount of \$1,664.00, per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.*
 - b) *Note 14 to read: 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) *Note 15 to read: A recreation contribution in the amount of \$400.00, per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.*
 - d) *Note 16 to read: Construction activities involving the proposed undeveloped lots shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.*

REQUESTED WAIVER: N/A

APPLICATION TRACKING:

1 MAR 16 - Application submitted.
23 MAR 16 - Initial public hearing scheduled.

RECOMMENDED ACTION: For this meeting, staff recommends application acceptance, conduct the public hearing and subdivision approval in accordance with the below DRAFT MOTIONS.

DRAFT MOTIONS:

I move to accept the 2-lot Subdivision application for 27 River Road, Map 240/Lot 013.

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

I move to defer the public hearing on this Subdivision application date specific to the 13 APR 2016 Planning Board meeting.

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

REQUESTED WAIVER: N/A

MOTION to APPROVE:

I move to approve the subdivision plan entitled: 27 River Road, NH Route 3A, Map 240/Lot 013, Hudson, NH 03051, prepared by Hayner & Swanson, Inc., 3 Congress St., Nashua, NH, 03062, dated 24 FEB 2016 (no revision date), consisting of Sheets 1 & 2 and Notes 1 – 12 on Sheet 1, in accordance with the following terms and conditions:

1. All stipulations of approval shall be incorporated into the Decision of Approval, which shall be recorded at the HCRD, together with the Plan.
2. Prior to Planning Board endorsement of the Plan, the following Notes need to be added to it:
 - e) *Note 13 to read: A cost allocation procedure (CAP) amount of \$1,664.00, per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.*
 - f) *Note 14 to read: 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.*
 - g) *Note 15 to read: A recreation contribution in the amount of \$400.00, per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.*

h) Note 16 to read: Construction activities involving the proposed undeveloped lots shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.

3. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of -Record.
4. Approval of this plan shall be subject to final engineering review, including the location of the driveways for each lot.

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

"A"

PROJECT NARRATIVE
Proposed 2-Lot Subdivision
27 River Road
Map 240, Lot 13
Hudson, New Hampshire

The 14.571 acre parcel, Tax Map 240, Lot 13, is located on the westerly side of River Road (US Route 3A), approximately ¼ mile south of Stuart Street. The property is bordered by residential properties on all sides as well as the Greenmeadow Golf Club on the northwesterly side. The property is split-zoned; including the G-1 General District, and R-1 and R-2 Residential Districts. The only existing structures on the property are a single-family house, barn and sheds; which are part of the original family farmstead. The property is predominantly open fields. The westerly portion of the site is wooded, with Limit Brook and associated wetlands traversing the westerly boundary of the property. Topography ranges from a moderately sloped in the easterly three-quarters of the parcel, to steep slopes adjacent to Limit Brook in the westerly quarter of the site. Soils are predominantly Windsor Loamy Sands, according to the USDA Web Soil Survey.

The property is currently serviced by municipal water and on-site septic; as well as power, telephone, and cable located in River Road. It is proposed to subdivide the existing Lot 13 (14.571 acres) into two new lots, identified as new Lot 13 (3.888 acres) and Lot 13-1 (10.683 acres) on the attached Subdivision Plan. No development is proposed as part of this application.

Acont.



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

Date of Application: 3/1/16 Tax Map # 240 Lot # 13
Name of Project: 27 RIVER ROAD
Zoning District: _____ General SB# 03-14
(For Town Use) (For Town Use)
ZBA Action: N/A

PROPERTY OWNER: DEVELOPER:
Name: VINCENT F. BRACCIO "HE'S A WONDERFUL FATHER" REV. TRUST
Address: KENNETH J. BRACCIO, TRUSTEE
Address: 147 BELKNAP RD., HUDSON, NH 03051 (SAME)
Telephone # (603) 557-8392
Fax # _____
Email: _____

PROJECT ENGINEER
Name: HAYNER/SWANSON, INC. Telephone # (603) 883-2057
Address: 3 CONGRESS ST. Fax # (603) 883-5057
Address: NASHUA, NH 03062-3301 Email: ebatchford@hayner-swanson.com

PURPOSE OF PLAN:
TO SUBDIVIDE LOT 13, MAP 240 INTO 2 LOTS IDENTIFIED
AS NEW LOT 13 AND LOT 13-1 ON THE ATTACHED
SUBDIVISION PLAN

(FOR TOWN USE)
Plan Routing Date: _____ Sub/Site Date: _____
_____ I have no comments _____ I have comments (attach to form)
_____ Title: _____ Date: _____
(Initials)
DEPT:
_____ Zoning _____ Engineering _____ Assessor _____ Police _____ Fire _____ Planning
_____ Consultant _____ Highway Department
Fees Paid _____

SITE DATA SHEET

Plan Name: 27 RIVER ROAD

Plan Type: Subdivision Plan

Legal Description: Map 240 Lot 13

Map _____ Lot _____

Date: 2/24/16



Location: 27 RIVER ROAD, HUDSON, NH

Total Area: S.F. 634,717 Acres: 14.571

Area in Wetlands: 94,650 S.F. (2.173 ACRES)

Zoning: G-1 GENERAL, R-1 & R-2 RESIDENTIAL

Lots Not Meeting Required Dimensions: N/A

Required Area: (G-1) 87,120 S.F. (R-1) 43,560 S.F. (R-2) 60,000 S.F.

Required Frontage: (G-1) 200 L.F., (R-1 & R-2) 150 L.F.

Water and Waste System Proposed: TOWN WATER & ON-SITE SEPTIC

Number of Lots With Existing Buildings: 1

Existing Buildings To Be Removed: NONE

Flood Zone Reference: SEE PLAN

Proposed Linear Feet Of New Roadway: N/A

LOT AREA CALCULATION TABLE

LOT #	TOTAL AREA	WETLAND AREA	AREA > 25% SLOPE	BUILDABLE AREA (net contiguous upland useable)	FRONTAGE
1. 13	169,363 S.F.	0 S.F.	0 S.F.	169,363 S.F.	257.34 LF
2. 13-1	465,354 S.F.	94,650 S.F.	2,000 S.F.	334,500 S.F.	374.34 LF
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					

Data Sheets Checked By: E. B. BUCHFORD Date: 2/29/16

SUBDIVISION PLAN DATA SHEET

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

N/A

(Attach Stipulations on
Separate Sheet)

List Permits Required:

NHDES SUBDIVISION PERMIT (NEW LOT 13 ONLY)

<u>*Waivers Requested:</u>	Hudson Town Code Reference	<u>Regulation Description</u>
----------------------------	-------------------------------	-------------------------------

	1.	
	2.	
	3.	
	4.	
	5.	
	6.	
	7.	

**(Left Column for Town Use)*

	<u>Amount</u>	<u>Account</u>
Impact Fees	_____	_____
	_____	_____
	_____	_____
Cap Fees	_____	_____
	_____	_____

Development Agreement
Proposed: Yes No
If Yes Endorsed Yes No
Date _____ No

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

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

**Applicant
Initials**

**Staff
Initials**

- EB a) Submission of eight (8) full sets of Site Plans (sheet size: 22" x 34") shall be submitted at the time of application filing, followed by the submission of seventeen (17) 11" X 17" plan sets (revised if applicable) to the Community Development Department no later than 10:00 A.M. Tuesday the week prior to the scheduled public hearing/conceptual review date.
- EB b) Seventeen (17)-subdivision narratives, describing the project.
- EB c) Plan scale at not less than one inch equals ~~50'~~^{100'} feet (example: 1" = ~~50'~~^{100'} acceptable).
- EB d) Locus plan with 1,000 minimum radius of site to surrounding area.
- EB e) Plan dated by day/month/year.
- EB f) Revision block.
- EB g) Planning Board approval block.
- EB h) Title of project inscribed on plan.
- EB i) Name(s) and address of property owner(s) and signature(s) shall be inscribed on plan.
- EB j) North point shall be inscribed on plan.
- EB k) Property lines-exact locations and dimensions.
- EB l) Acreage/sq. ft. of entire subdivision.
- EB m) Proposed lots, with lot numbers and area of each lot. Note: each proposed Lot shall be listed on the plan, in chart form, indicating in square feet/ acreage the total lot area, wetland, slope area greater than 25% and total net contiguous useable upland area.

Applicant
Initials

Staff
Initials

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

Applicant
Initials

Staff
Initials

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

JC

EB ad) All notes from plats.

JC

EB ae) Buffers as required by subdivision regulations.

JC

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

JC

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

JC

EB ah) Easements, existing and proposed.

JC

EB ai) State of New Hampshire ~~Engineer's seal and signature.~~
Surveyor's seal and signature.

JC

EB aj) Error of closure (1 in 10,000 or better).

JC

EB ak) Drafting errors/omissions.

JC

N/A al) Note outlining phasing schedule.

N/A

N/A am) Narrative description stating the purpose, location, long range plans impacts on traffic, schools, and utilities.

N/A

EB an) Aerial photograph of site and area within 200 feet of the subdivision parcel.

JC

N/A ao) Fiscal impact study.

N/A

N/A ap) Traffic study.

N/A

N/A aq) Drainage calculations and supporting data.

N/A

Applicant
Initials

Staff
Initials

N/A ar) Copies of any proposed or existing easements, covenants, deed restrictions, right of way agreements or other similar documents.

N/A

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

PENDING

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

N/A at) Off-site agreement(s).

N/A

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

JC

EB av) Fees paid to clerk.

JC

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

JC

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

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

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

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

Signature of Owner: Kenneth J Braccio TEE

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

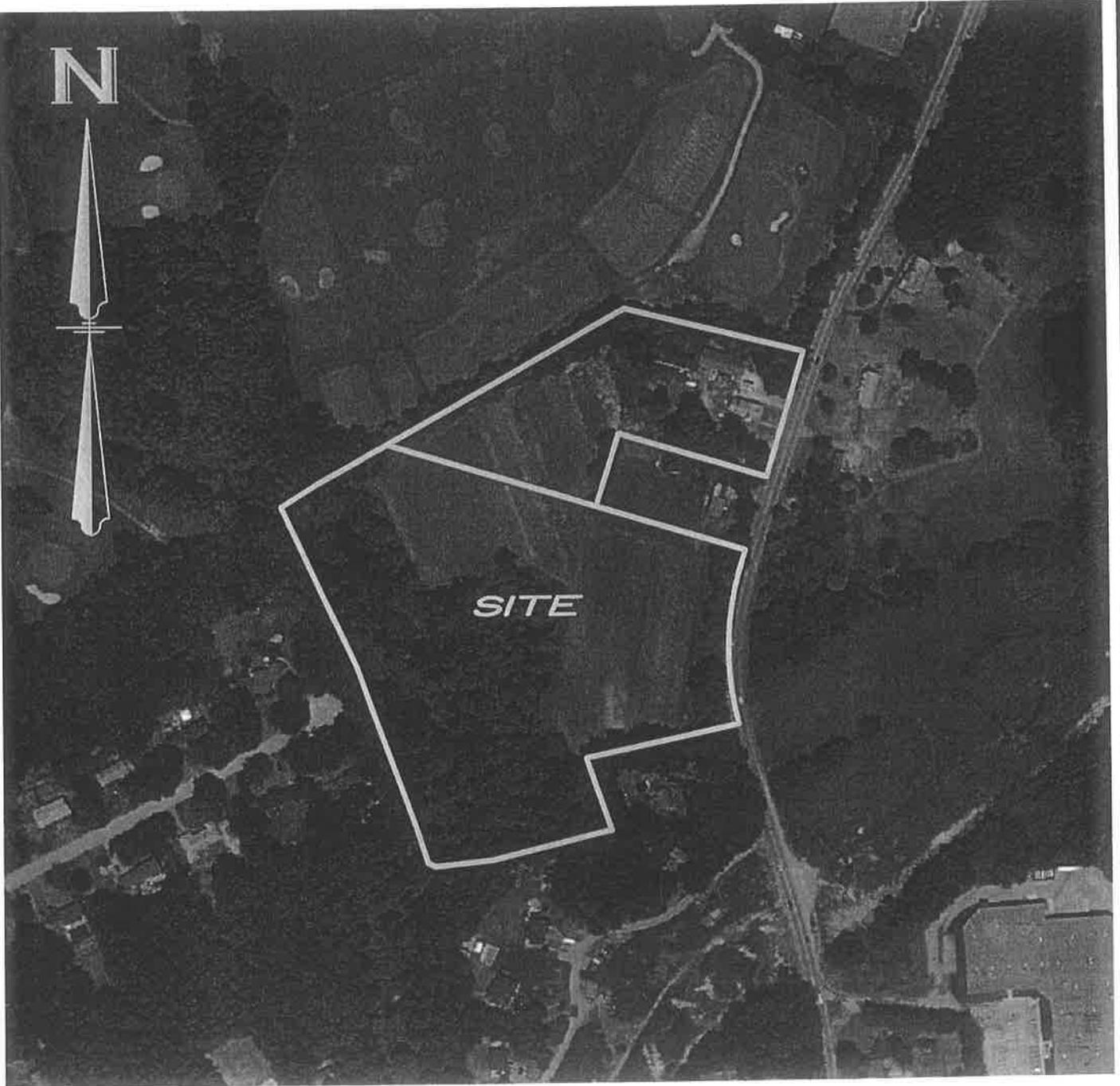
Signature of Developer: Kenneth J Braccio TEE

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

Technical Review Signature: Town Staff *SEE ATTACHED COMMENTS IN STAFF REPORT.*

Planner Approval Signature: Jon C. Bell

N



AERIAL DISPLAY

27 RIVER ROAD

HUDSON, N.H.

PREPARED FOR:

Vincent F. Braccio "He's a Wonderful Father" Revocable Trust

KENNETH J. BRACCIO, Tr. 147 BELKNAP ROAD HUDSON, NH 03051

FEBRUARY 2016

FIG. 1



Hayner/Swanson, Inc.
Three Congress Street Nashua, New Hampshire 03062-3301
Tel (603) 883-2057 www.hayner-swanson.com Fax (603) 883-5057

DRAWING: 5358-B PHOTO

LOCATION: Q:\5358\DWG\5358-B

5358B

File Number

"B"



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

Date of Application: 3/1/16 Tax Map # 240 Lot # 13
Name of Project: 27 RIVER ROAD
Zoning District: _____ General SB# 03-10
(For Town Use) (For Town Use)
ZBA Action: N/A

PROPERTY OWNER: DEVELOPER:
Name: VINCENT F. BRACCIO "HE'S A WONDERFUL FATHER" REV. TRUST
Address: KENNETH J. BRACCIO, TRUSTEE
Address: 147 BELKNAP RD., HUDSON, NH 03051 (SAME)
Telephone # (603) 557-8392
Fax # _____
Email: _____

PROJECT ENGINEER
Name: HAYNER / SWANSON, INC. Telephone # (603) 883-2057
Address: 3 CONGRESS ST. Fax # (603) 883-5057
Address: NASHUA, NH 03062-3301 Email: eblatchford@hayner-swanson.com

PURPOSE OF PLAN:
TO SUBDIVIDE LOT 13, MAP 240 INTO 2 LOTS IDENTIFIED
AS NEW LOT 13 AND LOT 13-1 ON THE ATTACHED
SUBDIVISION PLAN

(FOR TOWN USE)
Plan Routing Date: 3/1/16 Sub/Site Date: 3/23/16
 I have no comments I have comments (attach to form)
KB Title: ROAD AGENT Date: 2/2/16
(Initials)
DEPT:
____ Zoning ____ Engineering ____ Assessor ____ Police ____ Fire ____ Planning
____ Consultant Highway Department
Fees Paid \$ 556.59



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

Date of Application: 3/1/16 Tax Map # 240 Lot # 13

Name of Project: 27 RIVER ROAD

Zoning District: _____ General SB# 03-14
(For Town Use) (For Town Use)

ZBA Action: N/A

PROPERTY OWNER:

DEVELOPER:

Name: VINCENT F. BRACCIO "HE'S A WONDERFUL FATHER" REV. TRUST

Address: KENNETH J. BRACCIO, TRUSTEE

Address: 147 BELKNAP RD., HUDSON, NH 03051 (SAME)

Telephone # (603) 557-8392

Fax # _____

Email: _____

PROJECT ENGINEER

Name: HAYNER / SWANSON, INC.

Telephone # (603) 883-2057

Address: 3 CONGRESS ST.

Fax # (603) 883-5057

Address: NASHUA, NH 03062-3301

Email: ebatchford@hayner-swanson.com

PURPOSE OF PLAN:

TO SUBDIVIDE LOT 13, MAP 240 INTO 2 LOTS IDENTIFIED AS NEW LOT 13 AND LOT 13-1 ON THE ATTACHED SUBDIVISION PLAN

(FOR TOWN USE)

Plan Routing Date: 3/1/16 Sub/Site Date: 3/23/16

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

BB Title: Zoning Admin Date: 3-2-16
(Initials)

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

Fees Paid \$ 559.59



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

Date of Application: 3/1/16 Tax Map # 240 Lot # 13

Name of Project: 27 RIVER ROAD

Zoning District: _____ General SB# 03-14
(For Town Use) (For Town Use)

ZBA Action: N/A

PROPERTY OWNER:

DEVELOPER:

Name: VINCENT F. BRACCIO "HE'S A WONDERFUL FATHER" REV. TRUST

Address: KENNETH J. BRACCIO, TRUSTEE

Address: 147 BELKNAP RD., HUDSON, NH 03051 (SAME)

Telephone # (603) 557-8392

Fax # _____

Email: _____

PROJECT ENGINEER

Name: HAYNER/SWANSON, INC.

Telephone # (603) 883-2057

Address: 3 CONGRESS ST.

Fax # (603) 883-5057

Address: NASHUA, NH 03062-3301

Email: ebatchford@hayner-swanson.com

PURPOSE OF PLAN:

TO SUBDIVIDE LOT 13, MAP 240 INTO 2 LOTS IDENTIFIED
AS NEW LOT 13 AND LOT 13-1 ON THE ATTACHED
SUBDIVISION PLAN

(FOR TOWN USE)

Plan Routing Date: 3/1/16 Sub/Site Date: 3/23/16

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

(Initials) Jm Title: Asst. Assessor Date: 3-1-16

DEPT: _____

_____ Zoning _____ Engineerin: [REDACTED] Police _____ Fire _____ Planning _____

_____ Consultant _____ Highway Department _____

Fees Paid \$ 556.59



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

Date of Application: 3/1/16 Tax Map # 240 Lot # 13

Name of Project: 27 RIVER ROAD

Zoning District: _____ (For Town Use) General SB# 03-14 (For Town Use)

ZBA Action: N/A

PROPERTY OWNER:

DEVELOPER:

Name: VINCENT F. BRACCIO "HE'S A WONDERFUL FATHER" REV. TRUST

Address: KENNETH J. BRACCIO, TRUSTEE

Address: 147 BELKNAP RD., HUDSON, NH 03051 (SAME)

Telephone # (603) 557-8392

Fax # _____

Email: _____

PROJECT ENGINEER

Name: HAYNER/SWANSON, INC.

Telephone # (603) 883-2057

Address: 3 CONGRESS ST.

Fax # (603) 883-5057

Address: NASHUA, NH 03062-3301

Email: eblatchford@hayner-swanson.com

PURPOSE OF PLAN:

TO SUBDIVIDE LOT 13, MAP 240 INTO 2 LOTS IDENTIFIED AS NEW LOT 13 AND LOT 13-1 ON THE ATTACHED SUBDIVISION PLAN

(FOR TOWN USE)

Plan Routing Date: 3/1/16 Sub/Site Date: 3/23/16

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

RS Title: LISEWANT Date: 3/3/16
(Initials)

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

Fees Paid \$ 556.59



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

Date of Application: 3/1/16 Tax Map # 240 Lot # 13

Name of Project: 27 RIVER ROAD

Zoning District: _____ General SB# 03-14
(For Town Use) (For Town Use)

ZBA Action: N/A

PROPERTY OWNER:

DEVELOPER:

Name: VINCENT F. BRACCIO "HE'S A WONDERFUL FATHER" REV. TRUST

Address: KENNETH J. BRACCIO, TRUSTEE

Address: 147 BELKNAP RD., HUDSON, NH 03051 (SAME)

Telephone # (603) 557-8392

Fax # _____

Email: _____

PROJECT ENGINEER

Name: HAYNER/SWANSON, INC.

Telephone # (603) 883-2057

Address: 3 CONGRESS ST.

Fax # (603) 883-5057

Address: NASHUA, NH 03062-3301

Email: eblatchford@hayner-swanson.com

PURPOSE OF PLAN:

TO SUBDIVIDE LOT 13, MAP 240 INTO 2 LOTS IDENTIFIED
AS NEW LOT 13 AND LOT 13-1 ON THE ATTACHED
SUBDIVISION PLAN

(FOR TOWN USE)

Plan Routing Date: 3/1/16 Sub/Site Date: 3/23/16

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

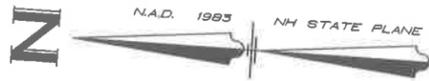
JOB (Initials) Title: Deputy Fire Chief Date: 3/2/16

DEPT:

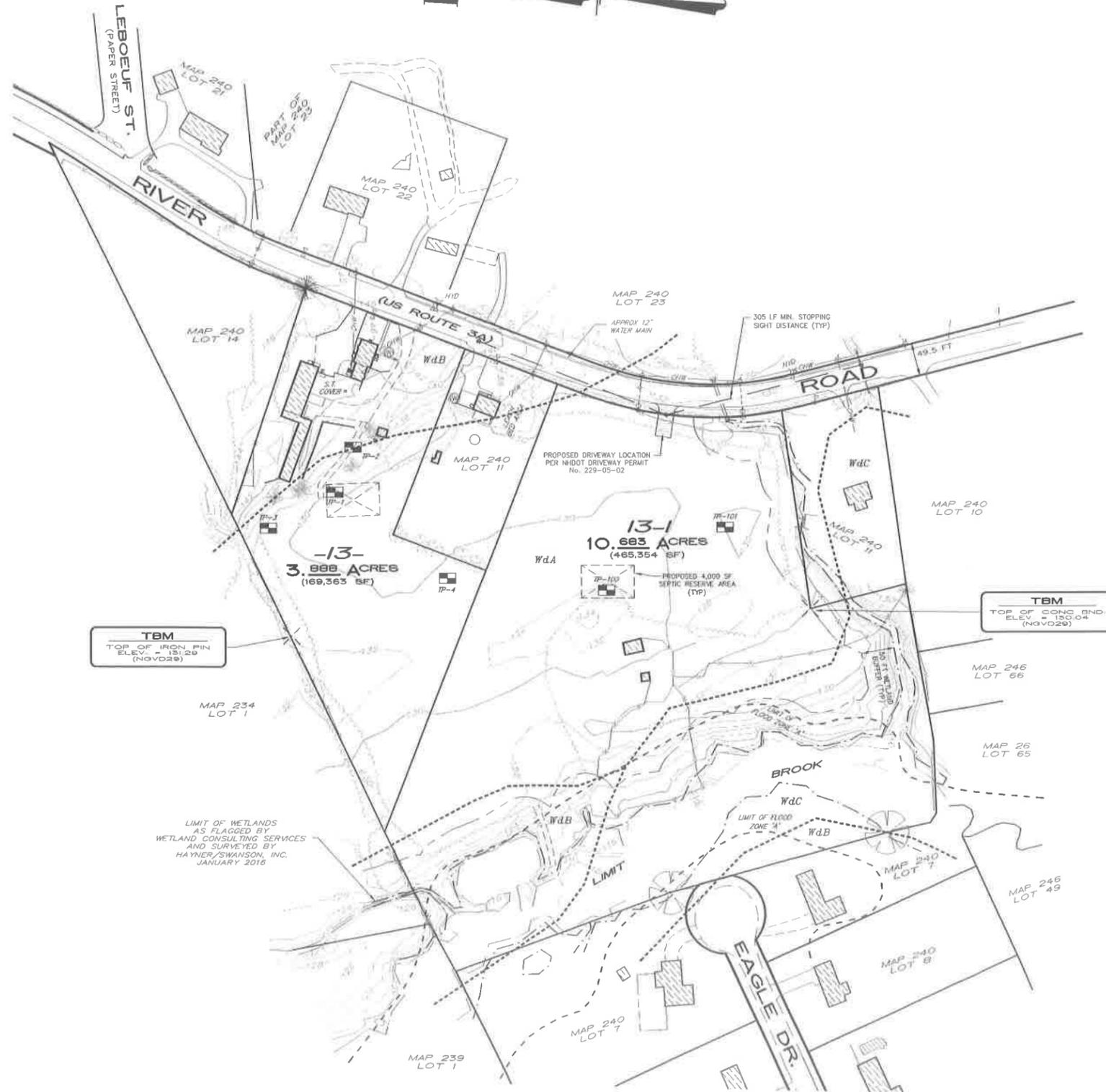
Zoning Engineering Assessor Police Fire Planning

Consultant Highway Department

Fees Paid \$ 556.59



VICINITY MAP SCALE: 1" = 1,000'



UTILITY NOTE

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

- LEGEND**
- EXISTING GROUND CONTOUR
 - EXISTING SPOT ELEVATION
 - STORM DRAIN & CATCH BASIN
 - STORM DRAIN & MANHOLE
 - WATER MAIN & HYDRANT
 - WATER MAIN & GATE VALVE
 - GAS LINE & GATE VALVE
 - UTILITY POLE WITH GUY SUPPORT
 - STREET LIGHT
 - OVERHEAD ELECTRIC & TELEPHONE
 - TREE LINE
 - TEMPORARY BENCHMARK
 - WETLAND FLAGGING LIMIT
 - WETLAND BUFFER LINE
 - WIRE FENCE
 - CONIFEROUS TREE
 - DECIDUOUS TREE

SOIL SURVEY STAFF, NATURAL RESOURCES CONSERVATION SERVICE, UNITED STATES DEPT. OF AGRICULTURE. WEB SOIL SURVEY AVAILABLE ONLINE AT <http://websoilsurvey.nrcs.usda.gov/> ACCESSED FEBRUARY 24, 2016.

SOILS DATA

WdA	WINDSOR LOAMY SAND
WdB	WINDSOR LOAMY SAND
WdC	WINDSOR LOAMY SAND
---	SOIL BOUNDARY

SURVEY NOTES:

- THE EXISTING TOPOGRAPHY, AS SHOWN ON THE PLANS IS BASED ON AERIAL PHOTO MAPPING IN 2001 AND LIMITED FIELD TOPOGRAPHY MADE ON THE GROUND BETWEEN MARCH 2004 AND JANUARY 2016
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE EXISTING TOPOGRAPHY PRIOR TO EARTHWORK OPERATIONS. NO CLAIM FOR EXTRA WORK DUE TO TOPOGRAPHIC INACCURACY SHALL BE CONSIDERED AFTER EARTHWORK HAS COMMENCED.
- THE BASIS OF BEARINGS (NAD 1983) AND TOPOGRAPHIC ELEVATIONS (NGVD29) WERE DERIVED FROM GPS OBSERVATIONS IN 2001.

TEST PIT LOGS

DATE: TP#1 ON NOVEMBER 7, 2015
TP#100 ON DECEMBER 10, 2015
PERFORMED BY: SCOTT MUNNIEY, HSI

TP-1

0-9"	10YR3/3	DARK BROWN, FINE SANDY LOAM, FINE GRANULAR, FRIABLE
9-18"	10YR4/6	DARK YELLOWISH BROWN, VERY FINE SILTY SAND, MASSIVE, FIRM
18-36"	10YR5/6	YELLOWISH BROWN, FINE LOAMY SAND, FINE GRANULAR, FRIABLE
36-42"	2.5Y5/4	LIGHT OLIVE BROWN, VERY FINE SILTY SAND, FIRM
42-48"	2.5Y5/4	LIGHT OLIVE BROWN, M.F. SAND, SINGLE GRAINED, FRIABLE

ROOTS: NONE (FIELD), NO WATER, NO LEDGE, ESHW24"
PERC RATE: 4 MINUTES PER INCH AT 32"

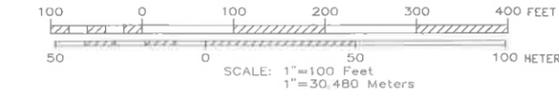
TP-100

0-7"	10YR3/3	DARK BROWN, FINE SANDY LOAM, FINE GRANULAR, FRIABLE
7-12"	10YR5/4	YELLOWISH BROWN, FINE SANDY LOAM, FINE GRANULAR, FRIABLE
12-72"	2.5Y5/3	LIGHT OLIVE BROWN, M.F. SAND, FINE GRANULAR, FRIABLE

ROOTS: NONE (FIELD), NO WATER, NO LEDGE, ESHW24"
PERC RATE: 2 MINUTES PER INCH AT 36"

No.	DATE	REVISION	BY

TOPOGRAPHIC SUBDIVISION PLAN
(MAP 240, LOT 13)
27 RIVER ROAD NH ROUTE 3A
HUDSON, NEW HAMPSHIRE
PREPARED FOR/RECORD OWNER:
Vincent F. Braccio "He's a Wonderful Father" Revocable Trust
KENNETH J. BRACCIO, TR. 147 BELKNAP ROAD HUDSON, NH 03051



24 FEBRUARY 2016

HSI Hayner/Swanson, Inc.
Civil Engineers/Land Surveyors
Three Congress Street Nashua, New Hampshire 03062-3301
Tel (603) 883-2057 Fax (603) 883-5057
www.hayner-swanson.com

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

THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE WITH THE U.S. ARMY CORPS OF ENGINEERS JANUARY 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST (REGION 2).
WETLAND DELINEATION PREPARED BY:
WETLAND CONSULTING SERVICES
ROBERT PROKOP
CERTIFIED WETLAND SCIENTIST (#063)



LOT AREA CALCULATION TABLE

LOT No.	TOTAL LOT AREA	WETLAND AREA	AREA > 25% SLOPES	CONTIGUOUS BUILDABLE AREA	LOT FRONTAGE
13	169,363 SF	0 SF	0 SF	169,363 SF	257.34 LF
13-1	465,354 SF	94,653 SF	2,000 SF	334,500 SF	374.34 F

**TOWN OF HUDSON BALLOT
MARCH 8, 2016**

Total Ballots Cast	3754
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Selectman (3 Yr. Term) (2)	Votes
Jared Stevens	1229
Roger E. Coutu	1738 *
Richard B. Kahn	410
Richard Maddox	1336
Angela P. Saucier	1370 *
Write-Ins	26
Budget Com. (3 Yr. Term) (3)	Votes
Normand G. Martin	2292 *
James Barnes	2356 *
Write-ins	406
Robert Guessford	215 *
Shawn Murray	62
Joyce Goodwin	12
Budget Com. (1 Yr. Term) (1)	Votes
Joseph Fernald	2620 *
Write-ins	50
Cemetery Trustee (3 Yr. Term) (1)	Votes
William Collins	1473 *
David J. Alukonis	1457
Write-ins	10
Code of Ethics (3 Yr. Term) (2)	Votes
Write-ins	250
Lori Fernald	43 *

Code of Ethics (2 Yr. Term) (1)	Votes
Mark P. Manning	2582 *
Write-ins	27
Library Trustee (3 Yr. Term) (2)	Votes
Kara Roy	1241
Shawn Jasper	1226
Linda Kipnes	1284 *
Robin Rodgers	1888 *
Write-ins	16
Moderator (2 Yr. Term) (1)	Votes
Paul Inderbitzen	2904 *
Write-ins	15
Supervisor of the Checklist (6 Yr. Term) (1)	Votes
Sandra LeVasseur	2748 *
Write-ins	12
Treasurer (3 Yr. Term) (1)	Votes
Karen Burnell	2823 *
Write-ins	16
Trustee of the Trust Fund (3 Yr. Term) (1)	Votes
Leonard Lathrop	2786 *
Write-ins	22

* Elected

Declared by the Town Moderator: _____ 3/8/16
Paul E. Inderbitzen

**TOWN OF HUDSON BALLOT
MARCH 8, 2016**

Total Ballots Cast	3754
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ARTICLE	DESCRIPTION	AMOUNT	YES	NO	DECISION
2	Zoning Amendment #1 by the Planning Bd.	\$ 0	2636	718	Passed
3	Zoning Amendment #2 by the Planning Bd.	\$ 0	2541	827	Passed
4	Zoning Amendment #3 by the Planning Bd.	\$ 0	2528	759	Passed
5	Zoning Amendment #4 by the Planning Bd.	\$ 0	2521	846	Passed
6	New Fire Station Construction Bond (3/5 th Required)	\$ 2,206,300	2053	1586	Failed
7	Operating Budget	\$ 24,384,481	2306	1251	Passed
8	Sewer Fund Operating Budget	\$ 1,501,002	2625	917	Passed
9	Water Fund Operating Budget	\$ 3,598,441	2729	817	Passed
10	Firefighters Contract	\$ 79,829	2410	1257	Passed
11	Support Staff Contract	\$ 32,562	2192	1421	Passed
12	Police, Fire, & Town Supervisors Contract	\$ 78,662	2228	1443	Passed
13	Salary Increase for Town Clerk/Tax Collector	\$ 6,035	1745	1878	Failed
14	Full Time Police Officer Hire	\$ 85,343	2399	1275	Passed
15	P/T to F/T Recreation Dept. Office Assistant	\$ 23,982	2048	1605	Passed
16	P/T IT Entry Level Technician Hire	\$28,073	2002	1519	Passed
17	Lining Central Street Bridge/Culvert	\$ 160,000	2701	820	Passed
18	Benson Park Utilities	\$ 98,000	2353	1226	Passed
19	Establish Capital Reserve Fund for Water Infrastructure	\$ 100,000	2461	1025	Passed
20	Fund Capital Reserve Funds from Fund Balance (Communications Equip. CRF; Recreation CRF; Town Building Repairs CRF)	\$ 285,000	2319	1166	Passed

Declared by the Town Moderator: _____ 3/8/16

Paul E. Inderbitzen