



TOWN OF HUDSON

Planning Board

George Hall, Chairman

Marilyn McGrath, Selectmen Liaison



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

PUBLIC MEETING TOWN OF HUDSON, NH MAY 11, 2016

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, May 11, 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
- VIII. PERFORMANCE SURETIES

- A. Road Guarantee Estimate Form for Orchard at Nottingham OSD Subdivision.

Reference Memo from Elvis Dhima, Town Eng., to John Cashell, Town Planner.

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

- A. Hudson T-Bones Patio Project
SP# 03-16

77 Lowell Road
Map 198/Lot 019

Purpose of Plan: to construct a 15' x 50' patio to allow for outdoor dining for up to approximately 30 guests during the months of May-October pending weather. The patio will include a landscape buffer with trees, boulders, and decorative stained or stamped concrete.

- XV. OTHER BUSINESS

- A. Zoning Ordinance Review Committee (ZORC) – Zoning Ordinance Update.
- B. Discussion on Planning and Economic Development Issues in Hudson.

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

=POSTED: Town Hall, Library, Post Office – 4-29-16

Establish Surety for Nottingham OSD Subdivision

Staff Report

May 11, 2016

Please note, since posting this as an Agenda item, the Applicant has decided to forego establishing the surety at this time. Rather, the Applicant plans to build the road and then have the surety established. No action called for at this time.

SITE: 90 Gowing Road -- Map 231/Lot 053 -- SB# 09-15

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.

Hudson T-Bones Patio Project – Amended Site Plan

Staff Report

11 May 2016

SITE: 77 Lowell Road -- Map 198/Lot 019 – SP#03-16

ZONING: B

PURPOSE OF PETITION: to construct a 15' x 50' patio to allow for outdoor dining for up to approximately 30 patrons during the months of May-October pending weather. The patio will include a landscape buffer with trees, boulders, and decorative stained or stamped concrete.

PLANS UNDER REVIEW ENTITLED: Site Plans for T-Bones Restaurant, Map 198/Lot 19, 77 Lowell Road, Hudson, NH, prepared by Allen 7 Major Associates, Inc., 250 Commercial St., Suite 1001, Manchester, NH 03101, dated 26 APR 2016 (no revision date), consisting of Sheets 1 of 1, C-1 – C-5 and A1.01 and Notes 1 – 8 on attached Maynard & Paquette As-Built Plan, Sheet 1 of 1 (said plan sheets are attached hereto).

ATTACHMENTS:

- Site Plan Application, Project Narrative, and photo of associated parking lot, taken on Sat., at 7:00 P.M., 16 APR 16, application date stamped 26 APR 16 – Attachment “A”.
- ZBA Decision to Grant a Variance for the subject patio, dated 3 FEB 16 – “B”.
- Memorandum from Town Eng., Elvis Dhima, dated 26 APR 16 – “C”.
- C.A.P. Fee Worksheet – “D”.

OUTSTANDING ISSUES/ STAFF COMMENTS:

Attachment “A”, which, in addition to the Site Plan application and parking lot photo, includes a letter/project narrative, authored by the Project Eng., Robert Clarke. In Mr. Clarke’s, he addresses all of the outstanding issues from the Conceptual Review of this project, held on 13 APR 16, i.e.,

- a) The 15 ft. patio setback variance granted by the ZBA (see Sheet A1.01 of the attached Plan set); on said sheet the subject 15 ft. patio width is specifically depicted between the 8-seat table and the nearest 4-seat table thereto. Note: the patio has been shortened in length from 50 ft. to 45.9 ft. x 15 ft = 688.5 sf.
- b) The traffic barrier proposal, now includes 12 “large boulders” dispersed throughout the abutting landscaped island, and vertical granite curbing is shown around the outside perimeter of the island (see Sheets C-2 & C-3 for details of same), and
- c) The parking cross easement shall be increased by 15 spaces; i.e., 15 spaces, in addition to the existing 17, shall be added in the form of a superseding Cross Parking Easement between the Rite Aid Plaza and the T-Bones Plaza.

Note: both plazas are owned by the same party, Ron Golub, who, in addition to his letter in support of the patio (included in “A”), has informed the applicant (and it is addressed in Mr.

Clarke's letter) that he will amend said easement to include the additional 15 spaces upon approval of the Site Plan.

In addition to the above issues, the applicant included in the application a photo of the T-Bones Plaza parking lot (i.e., the left side of the parking lot looking toward Lowell Rd.). This photo, as inscribed, was taken on Sat., 16 APR 16 at 7:00 P.M. and it clearly depicts many open parking spaces. Ironically, at the time this photo was taken many would, perhaps, guess that there wouldn't be a parking space to be had. This photo further emphasizes that the other businesses located within the T-Bones Plaza are either not open or do not generate much parking demand. This also clearly holds true for the Rite Aid parking demand (or lack thereof) during this same evening time period.

One remaining issue concerns a fair C.A.P. Fee calculation for the patio. In this regard, staff recommends the following calculation for the board's consideration:

The patio will only provide additional capacity for the restaurant on a 6 month seasonal basis, and that only a small percentage increase in dinners will be seated during the P.M. Peak Hr. (with this hour representing the basis for assessing C.A.P. Fees). Taking the aforementioned variations into consideration, and the patio being 688.5 sf X \$5.16 per sf (the C.A.P. Fee associated with a restaurant) = \$3,552.66. Staff would like to present the following factors into the C.A.P. Fee calculation: reduce the \$3,552.66. by 50%, because the use of the patio will be restricted to 6 months a year; then further deduct from \$3,552.66, 25%, taking into further consideration inclement weather within the operating 6 months constricting use of the patio, together with the PM Peak Hr. not generating as much traffic relating to the restaurant, i.e., as opposed to the hrs. of operation post PM Peak Hour = a C.A.P. Fee of \$888.16 (i.e., \$3,552.66 - \$1,776.33 (-50%) = \$1,776.33 - \$888.16 (-25%) = \$888.16 C.A.P. Fee.

RECOMMENDATION: For this initial hearing, staff recommends application acceptance, conduct the hearing, and upon completion of the hearing, the board consider taking action as provided in the below DRAFT MOTIONS.

APPLICATION TRACKING:

- 26 APR 16 – Site Plan application submitted.
- 11 MAY 16 – Site Plan public hearing scheduled.

DRAFT MOTIONS:

I move to accept the Amended Site Plan application for T-Bones Restaurant, 77 Lowell Road -- Map 198/Lot 019.

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

MOTION to APPROVE:

I move to grant approval for the Site Plan entitled: Site Plans for T-Bones Restaurant, Map 198/Lot 19, 77 Lowell Road, Hudson, NH, prepared by Allen 7 Major Associates, Inc., 250 Commercial St., Suite 1001, Manchester, NH 03101, dated 26 APR 2016 (no revision date), consisting of Sheets 1 of 1, C-1 – C-5 and A1.01 and Notes 1 – 8 on attached Maynard & Paquette As-Built Plan, Sheet 1 of 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 Amended Site Plan-of-Record (hereinafter referred to as the Plan).
- 2) Prior to Planning Board endorsement of the Plan, the Amended Cross Parking Easement (adding 15 parking spaces to the existing 17 easement spaces) for 71 & 77 Lowell Rd., Map 197/Lot 045 and Map 198/Lot 019, respectively, shall be favorably reviewed and recommended on by Town Counsel.
- 3) 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.
- 4) After the issuance of the foundation permit and prior to the issuance of the framing permit, 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.
- 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) The landscaping, large boulders and vertical granite curbing around the outside perimeter of the landscaped island associated with the subject patio shall be provided for, as shown on Sheets C-2 & C-3 of the Plan.
- 7) 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.
- 8) This approval shall be subject to final engineering review.
- 9) The calculated CAP fee of \$888.16 prepared in accordance with the 2016 CAP Fee Matrix for Zone One, shall be submitted to the Town prior to the issuance of the Certificate of Occupancy. Said CAP fee amount shall be inscribed on the Site Plan-of-Record prior to Planning Board endorsement.

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



ALLEN & MAJOR
ASSOCIATES, INC.

250 Commercial Street
Suite 1001
Manchester, NH 03101
Tel: (603) 627-5500
Fax: (603) 627-5501

April 26, 2016

John M. Cashell
Town Planner / Planning Board Liaison
Town of Hudson
12 School Street
Hudson, NH 03051

RE: T-Bones Patio
Site Plan Review
77 Lowell Road

Dear Mr. Cashell,

On behalf of the applicant, Great NH Restaurants, Inc., Allen & Major Associates, Inc. (A&M) herewith submits an application for Site Plan Review. The proposed project at 77 Lowell Road is a redevelopment of an existing paved parking area into a seasonal outdoor patio dining area. The existing bituminous asphalt paving at the south side of the building (along Birch Street), would be removed and replaced with a stamped and colored concrete patio with pergola above. The new patio area would be encompassed by a 36" high decorative railing and gate system and landscape screen on three sides. A new accessible ramp would be installed at the T-Bones restaurant front entrance. Lastly, the existing parking field would be re-stripped to provide the necessary accessible parking spaces.

On January 28, 2016, the Town of Hudson Zoning Board of Adjustment voted to grant a variance to allow a fifteen-foot by fifty-foot outdoor patio to encroach within the front yard setback (Case #198-019). One of the stipulations of the ZBA variance was to provide traffic barriers to the satisfaction of the Town of Hudson Planning Board. The proposed site plan includes a series of large boulders incorporated into the landscape buffer. The boulders are intended to function as a vehicular barrier and to satisfy the ZBA stipulation regarding a traffic control device.

The project will provide a net increase 1,035 square feet of green space / landscape area within the property. Consequently, there will be a net decrease in the rate and volume of stormwater leaving the site. No other changes have been made to the drainage infrastructure or drainage patterns.

The additional parking requirements due to the proposed patio improvements will be addressed by a parking agreement with the abutting Rite-Aid property. An additional 15 parking spaces will be available for the benefit of the 77 Lowell Road property. These spaces will address both the reduction in existing parking due to the new patio area and the additional parking required due to the increase in restaurant area from the patio. Enclosed with this application is a copy of the parking agreement letter.

Finally, in accordance with the Town of Hudson site plan application requirements, please consider this cover letter as the project narrative. Also attached to this letter are the following:

1. One original and one copy of the completed site plan application.
2. Nine (9) full sets of Site Plan (22"x34")
3. Seventeen (17) reduced sets of the Site Plan (11"x17")
4. One copy of the project narrative (this cover letter)
5. List of Abutters
6. Three (3) sets of mailing labels for abutter notifications.
7. Site Plan Review application fee \$544.84
8. Electronic version of submitted materials (on thumb drive)
9. Parking Agreement letter

We look forward to working with you on this exciting redevelopment project. Very truly yours,

ALLEN & MAJOR ASSOCIATES, INC.



Robert P. Clarke, PLA, ASLA
Principal

Cc:

1. Ron Golub, CEA Group, Inc., Owner (by e-mail)
2. Denis Brunelle, Great NH Restaurants Inc., Applicant (by e-mail)
3. Bob Sullivan, Great NH Restaurants Inc., Applicant (by e-mail)
4. Mark Fenske, Great NH Restaurants Inc., Applicant (by e-mail)

✓
A
cont.

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

Date of Application: 4/26-16 Tax Map # 198 Lot # 19

Name of Project: Hudson T-Bones Patio Project

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

ZBA Action: Case 198-019 to allow a seasonal outdoor patio area to encroach in the front yard setback

PROPERTY OWNER:
Name: CEA Group, Inc. - Ron Golub
Address: 1105 Massachusetts Ave. Apt. 2F
Address: Cambridge, MA 02138
Telephone # 617-576-6500
Fax # _____
Email: _____

DEVELOPER:
Name: Great NH Restaurants, Inc.
Address: 124 Bedford Center Road, Suite B
Address: Bedford, NH 03110
Telephone # 603-488-2820
Fax # _____
Email: _____

PROJECT ENGINEER
Name: Allen & Major Associates, Inc.
Address: 250 Commercial Street, Suite 1001
Address: Manchester, NH 03101
Telephone # 603-627-5500
Fax # 603-627-5501
Email: rclarke@allenmajor.com

SURVEYOR
Name: Maynard & Paquette, LLC
Address: 23 East Pearl Street
Address: Nashua, NH 03060
Telephone # 603-883-8433
Fax # 603-883-7227
Email: mpeallc@aol.com

PURPOSE OF PLAN:
To allow outdoor dining for up to 32 guests from the months of May-October

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 PLAN DATA SHEET

(Continued)

See attached existing conditions survey by
Maynard & Paquette Engineering, LLC

Flood Zone Reference: _____

Width of Driveways: N/A (no change proposed)

Number of Curb Cuts: N/A (no change proposed)

Proposed Parking Spaces: 126 (includes offsite parking agreement)

Required Parking Spaces: 126

Basis of Required Parking (Use): Restaurant and retail uses

Dates/Case #/Description/Stipulations of ZBA, Conservation Commission, NH Wetlands Board Actions: 1/28/16, Case 198-19, Variance to allow patio area to encroach in the front yard setback. Granted by ZBA.

(Attach stipulations on separate sheet)

Hudson Town Code

<u>Waivers Requested:</u>	<u>Reference</u>	<u>Regulation Description</u>
	1. _____	_____
	2. _____	_____
	3. _____	_____
	4. _____	_____
	5. _____	_____
	6. _____	_____
	7. _____	_____
	8. _____	_____

(Left column for Town Use)

Impact Fees:

C.A.P Fee: _____

Development Agreement Proposed:

For Town Use

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>DA</u> X	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>JC</u>
<u>DA</u> X	b) A Site Plan narrative, describing the purpose, locations, long-range plans, impacts on traffic, schools, and utilities	<u>JC</u>
<u>DA</u> X	c) Plan scale at not less the one inch equals fifty feet (1" = 50')	<u>JC</u>
<u>DA</u> X	d) Locus plan with 1,000' minimum radius of site to surrounding area	<u>JC</u>
<u>DA</u> X	e) Plan date by day/month/year	<u>JC</u>
<u>DA</u> X	f) Revision block inscribed on the plan	<u>JC</u>
<u>DA</u>	g) Planning Board approval block inscribed on the plan	<u>JC</u>
<u>DA</u> X	h) Title of project inscribed on the plan	<u>JC</u>
<u>DA</u>	i) Names and addresses of property owners and their signatures inscribed on the plan	<u>JC</u>
<u>DA</u> X	j) North point inscribed on the plan	<u>JC</u>
<u>DA</u> X	k) Property lines: exact locations and dimensions	<u>JC</u>
<u>DA</u> X	l) Square feet and acreage of site	<u>JC</u>
<u>DA</u> X	m) Square feet of each building (existing and proposed)	<u>JC</u>
<u>DA</u> X	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.	<u>JC</u>

Applicant Initials		Staff Initials
<input checked="" type="checkbox"/> X ak)	Buffer as required by site plan regulations	JC
<input checked="" type="checkbox"/> X al)	Green and open space requirements met with both types of spaces inscribed on the plan	JC
<input checked="" type="checkbox"/> N/A 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.	JC N/A
<input checked="" type="checkbox"/> N/A 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.	JC N/A
<input checked="" type="checkbox"/> X ao)	"Valid for one year after approval" statement inscribed on the plan.	JC
<input checked="" type="checkbox"/> X ap)	Loading bays/docks	JC
<input checked="" type="checkbox"/> X aq)	State of New Hampshire engineer's stamp, signature, surveyor's stamp, and signature	JC
<input checked="" type="checkbox"/> X ar)	Error of closure (1 in 10,000 or better)	JC N/A
<input checked="" type="checkbox"/> N/A as)	Drafting errors/omissions	JC N/A
<input checked="" type="checkbox"/> X at)	Developer names, addresses, telephone numbers and signatures	JC
<input checked="" type="checkbox"/> N/A au)	Photographs, electronic/digital display or video of site and area	JC 1 Photo submitted
<input checked="" type="checkbox"/> X av)	Attach one (1) copy of the building elevations	JC
<input checked="" type="checkbox"/> N/A aw)	Fiscal impact study	N/A
<input checked="" type="checkbox"/> N/A ax)	Traffic study	N/A
<input checked="" type="checkbox"/> N/A ay)	Noise study	N/A

Applicant
Initials

Staff
Initials

X az)

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

JL

N/A ba)

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

JL N/A

- 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)

JL will be provided AT THE MEETING

X bc)

Fees paid to clerk

JL

X 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.

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: *Rob Salt*

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

Signature of Developer: *Devo Brunel*

- ❖ 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.

77 Lowell Road LLC
c/o CEA Group, inc.
1105 Massachusetts Ave.
Cambridge, MA 02138

November 20, 2015

Zoning Board of Adjustment
Town of Hudson, NH
12 School Street
Hudson, NH 03051

re. T-Bones permit application

Dear Sirs,

As the property owner of 77 Lowell Road, I hereby authorize our tenant, T-Bones restaurant, to proceed with its permit application to construct an outdoor patio and related facilities on the Birch Street side of our building, adjacent to their current space.

T-Bones has been an good tenant and an upstanding member of the local community for many years. They have an excellent management team and I am confident that they will do a great job in the construction and operation of these new and improved facilities and fully support their application.

If you have any questions, please don't hesitate to call.

Sincerely,



Ronald H. Golub

4-16-16

7:00 PM

W/ 30-40 MIN.

WAIT



"B"

A43

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

FEES:	14.49
SURCHARGE:	2.00
CASH:	2

Town of Hudson

Zoning Board of Adjustment

Decision to Grant a Variance

On **01/28/16**, the members of the Hudson Zoning Board of Adjustment, as part of its regular public meeting for that date, heard **Case 198-019**, pertaining to a request by **T-Bone's Hudson, 77 Lowell Road, Hudson** for a Variance **to allow a seasonal outdoor patio area to encroach in the front yard setback.** [Map 198, Lot 019, Zoned B; HZO Article VII, Section 334-27, Table of Dimensional Requirements.]

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

1. Outdoor patio area to be 15' wide by 50' long.
2. Traffic control devices to be chosen by the Planning Board, and installed.

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

All representations of fact or intention made by the applicant or any applicant's representative(s) during testimony before the Zoning Board of Adjustment relative to the obtaining of this Variance permit shall be considered conditions of the Variance, regardless of the fact that such

facts or intentions may not have been specifically stated as stipulations of the motion to grant.

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

Signed: Mary M. Davio Date: 03-Feb-16
Chairman, Hudson Zoning Board of Adjustment

Signed: Bruce Burt Date: 2-4-16
Zoning Administrator



u C u

TOWN OF HUDSON

Engineering Department



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

Date: April 26, 2016

To: John Cashell, Town Planner

cc: Bruce Buttrick, Zoning Administrator
Kevin Burns, Road Agent
John Cashell, Town Planner

From: Elvis Dhima, P.E., Town Engineer

Subject: 77 Lowell Road Patio

Dear Mr. Cashell,

I have reviewed the site plan for the subject property and below is the summary:

1. Due to decrease in pervious surface area, no drainage analysis is required because the post condition will be less than the pre-conditions for all storm events.
2. The applicant will maintain the same traffic entrance along Birch Street while incorporating safety measures, such as stop bar and stop sign.
3. Handicap spaces will be relocated while pedestrian crossing will be installed on two locations between the main building and the handicap spaces.

The only comment I have at this time is to ask for the applicant to add traffic direction arrows on the parking area to clearly show the traffic pattern.

CAP FEE WORKSHEET

T-Bones Patio Amended Site Plan “D”

Date: 05/05/16 Zone #: 1 Map/Lot: 198/019

Project Name: T-Bones Restaurant Patio

Proposed ITE Use #1: Restaurant

Proposed Building Area (square footage): 688.5 S.F.

CAP FEE ZONE #1:

Total CAP Fee: \$888.16, per the below-cited calculation specific to this proposed seasonal use.

The patio will only provide additional capacity for the restaurant on a 6 month seasonal basis, and that only a small percentage increase in dinners will be seated during the P.M. Peak Hr. (with this hour representing the basis for assessing C.A.P. Fees). Taking the aforementioned variations into consideration, and the patio being 688.5 sf X \$5.16 per sf (the C.A.P. Fee associated with a restaurant) = \$3,552.66. Said total is reduced, relative to the following factors: reduce the \$3,552.66. by 50%, because the use of the patio will be restricted to 6 months a year; then further deduct from \$3,552.66, 25%, taking into further consideration inclement weather within the operating 6 months constricting use of the patio, together with the PM Peak Hr. not generating as much traffic relating to the restaurant, i.e., as opposed to the hrs. of operation post PM Peak Hour = a C.A.P. Fee of \$888.16 (i.e., \$3,552.66 - \$1,776.33 (-50%) = \$1,776.33 - \$888.16 (-25%) = \$888.16 C.A.P. Fee.

SITE PLANS FOR T-BONES RESTAURANT

MAP 198 / LOT 19
77 LOWEL ROAD
HUDSON, NH 03051

WAIVERS / FINAL APPROVAL

ON JANUARY 28, 2016, THE TOWN OF HUDSON ZONING BOARD OF ADJUSTMENT VOTED TO GRANT A VARIANCE TO ALLOW A SEASONAL OUTDOOR PATIO AREA TO ENCROACH IN THE FRONT YARD SETBACK. CASE NUMBER 198-019.

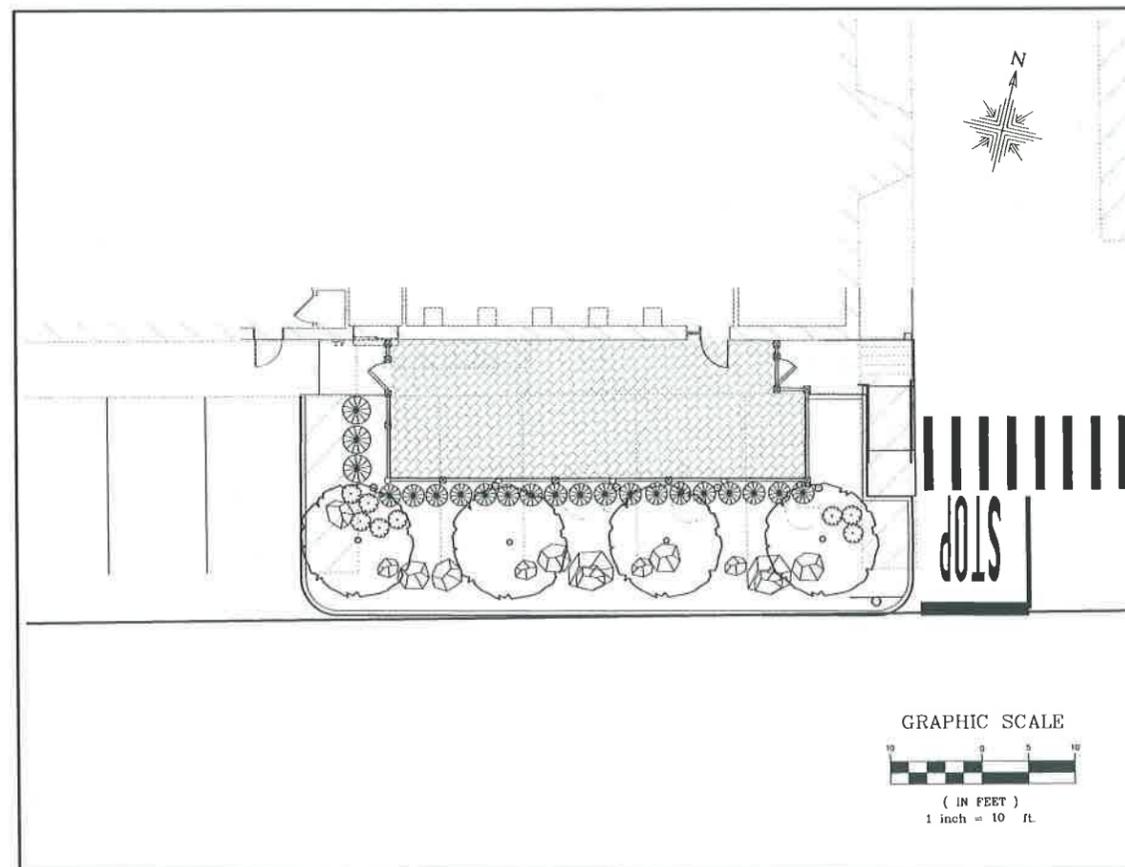
SITE PLAN APPROVAL SHALL BE VALID FOR ONE YEAR FOLLOWING APPROVAL FROM THE TOWN OF HUDSON PLANNING BOARD.

OWNER / APPLICANT:
GREAT NH RESTAURANTS, INC.
124 BEDFORD CENTER RD.
BEDFORD, NH 03110

CIVIL ENGINEER/LANDSCAPE ARCHITECT:
ALLEN & MAJOR ASSOC., INC.
250 COMMERCIAL STREET
SUITE 1001
MANCHESTER, NH 03101
PHONE: 603.627.5500

SURVEYOR:
MAYNARD & PAQUETTE
23 EAST PEARL STREET
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ARCHITECT:
DESTEFANO ARCHITECTS
23 HIGH STREET
PORTSMOUTH, NH 03801
PHONE: 603.431.8701



LIST OF DRAWINGS		
DRAWING TITLE	SHEET NO.	ISSUED
AS-BUILT PLAN	1 OF 1	12-14-15
LAYOUT PLAN	C-1	4-26-16
ENLARGEMENT PLAN	C-2	4-26-16
LANDSCAPE PLAN	C-3	4-26-16
DETAILS	C-4	4-26-16
DETAILS	C-5	4-26-16
PROPOSED FIRST FLOOR PLAN	A1.01	4-25-16



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

PREPARED BY:
AM
ALLEN & MAJOR ASSOCIATES, INC.
civil & structural engineering • land surveying
environmental consulting • landscape architecture
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**ISSUED FOR SITE PLAN APPROVAL:
APRIL 26, 2016**

- BOUND FOUND
- UTILITY POLE
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- GAS VALVE
- WATER VALVE
- HYDRANT
- ▬ EXISTING BUILDING
- POST AND RAIL FENCE
- OVERHEAD SERVICE WIRES
- ② PARKING SPACES PROVIDED



LEGEND

VICINITY

NOTES:

- 1) PRESENT ZONING: B - BUSINESS
MINIMUM DIMENSIONAL REQUIREMENTS:
FRONT YARD SETBACK: 50 FEET
SIDE YARD SETBACK: 15 FEET
REAR YARD SETBACK: 15 FEET
- 2) THE EXISTING BUILDING IS SERVICED BY MUNICIPAL WATER AND MUNICIPAL SEWER.
- 3) A PORTION OF LOT 19 & 45 ARE WITHIN THE HUNDRED YR. FLOOD BOUNDARY AS DESIGNATED ON NATIONAL FLOOD INSURANCE PROGRAM FIRM (FLOOD INSURANCE RATE MAP) FOR TOWN OF HUDSON, NH, HILLSBOROUGH COUNTY. COMMUNITY PANEL NUMBER 330092 000108, EFFECTIVE DATE JANUARY 3, 1979.
- 4) PARKING SPACES ON SITE:

LOT 19	
REGULAR	92
HANDICAP	4
TOTAL	96
- 5) BOTH LOTS 19 & 45 ARE SUBJECT TO RECIPROCAL PARKING AND ACCESS EASEMENT AS SET FORTH IN Bk. 7164 Pg. 1702.
- 6) LOT 19 IS SUBJECT TO EASEMENT TO NEW ENGLAND TELEPHONE & TELEGRAPH AND TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE AS SET FORTH IN Bk. 2788 Pg. 255. (NOT PLOTTABLE, NO EVIDENCE OF POLES OTHER THAN SERVICE CONNECTIONS APPARENT ON SITE.)
- 7) LOT 45 SUBJECT TO TERMS OF A SITE PLAN DEVELOPMENT AGREEMENT WITH THE TOWN OF HUDSON DATED JANUARY 14, 2004. RECORDED HC RD IN Bk. 7164 Pg. 897. NOT PLOTTABLE
- 8) BOTH LOTS 19 & 45 SUBJECT TO RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE UNINTERRUPTED FLOW OF SECOND BROOK. NOT PLOTTABLE

PLAN REFERENCES:

- 1) BOUNDARY & SUBDIVISION PLAN, LOWELL ROAD, HUDSON, N.H. PREPARED FOR: NASHUA TRUST CO.; PREPARED BY: ALLAN H. SWANSON, INC.; DATED: 24 JANUARY 1979; SCALE: 1"=40' H.C.R.D. NO. 12037
- 2) TOWN OF HUDSON, PROPOSED EASEMENT ON LAND OF ROBERT & DORIS PROVENCAL DATED FEB. 1, 1974 FILED HC RD AS PLAN No. 11021.

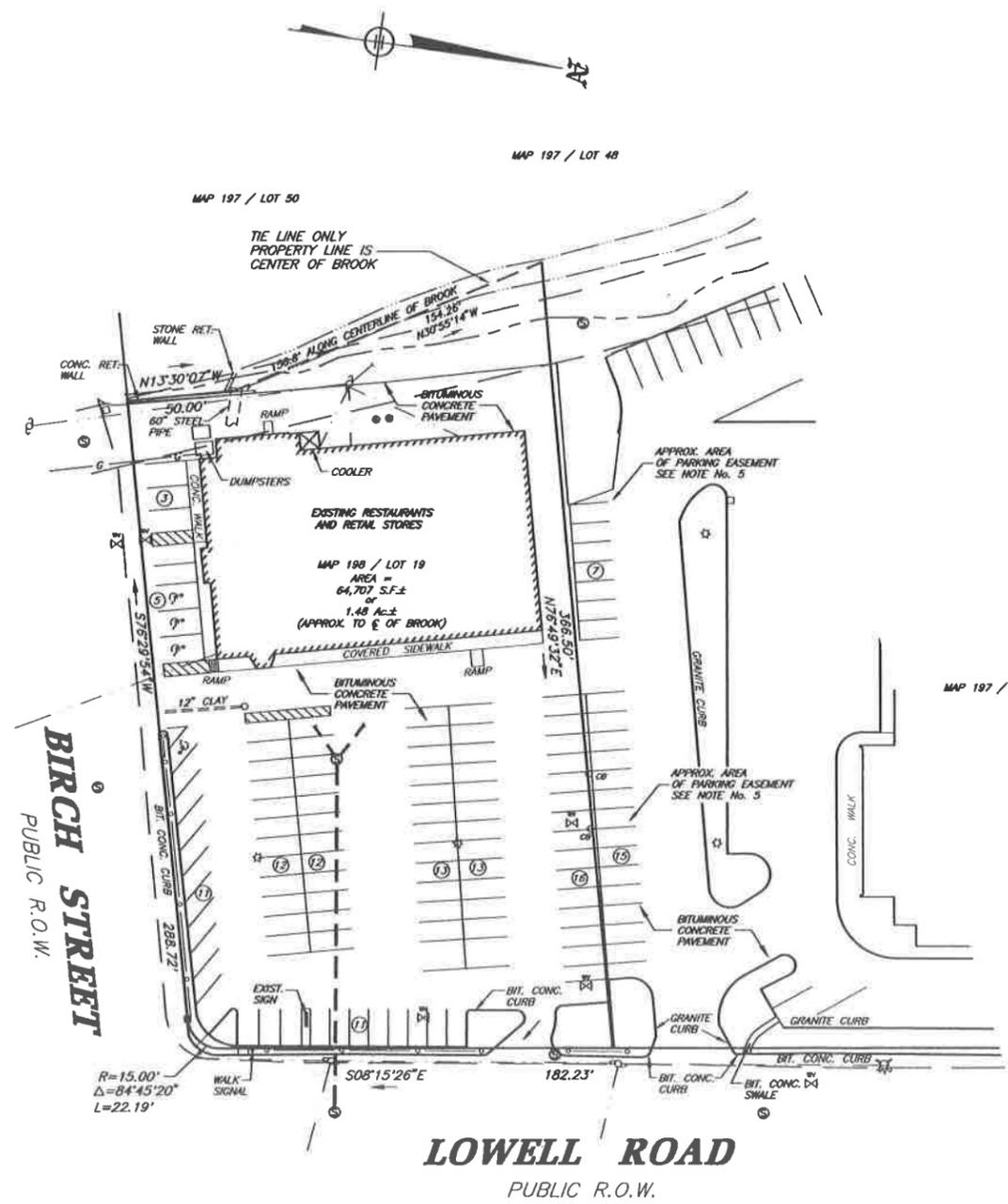
AS-BUILT PLAN MAP 198 / LOT 19
LOWELL RD. & BIRCH STREET
HUDSON, HILLSBOROUGH COUNTY,
NEW HAMPSHIRE

OWNER OF RECORD:
77 LOWELL ROAD, LLC
1105 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02138
Bk 7785 Pg 2288

SCALE: 1"=40' DATE: DECEMBER 14, 2015

ENGINEERING
MP
ASSOCIATES
Maynard & Paquette
Engineering Associates, LLC
Consulting Engineers and Land Surveyors
23 East Pearl Street, Nashua, NH. 03080
Phone: (603)883-8433 Fax: (603)883-7227

JWY	JWY			703/51	D	12488
DESIGNED	DRAFTED	CHECKED	APPROVED	BOOK & PAGE	REVISION	SIZE JOB NUMBER

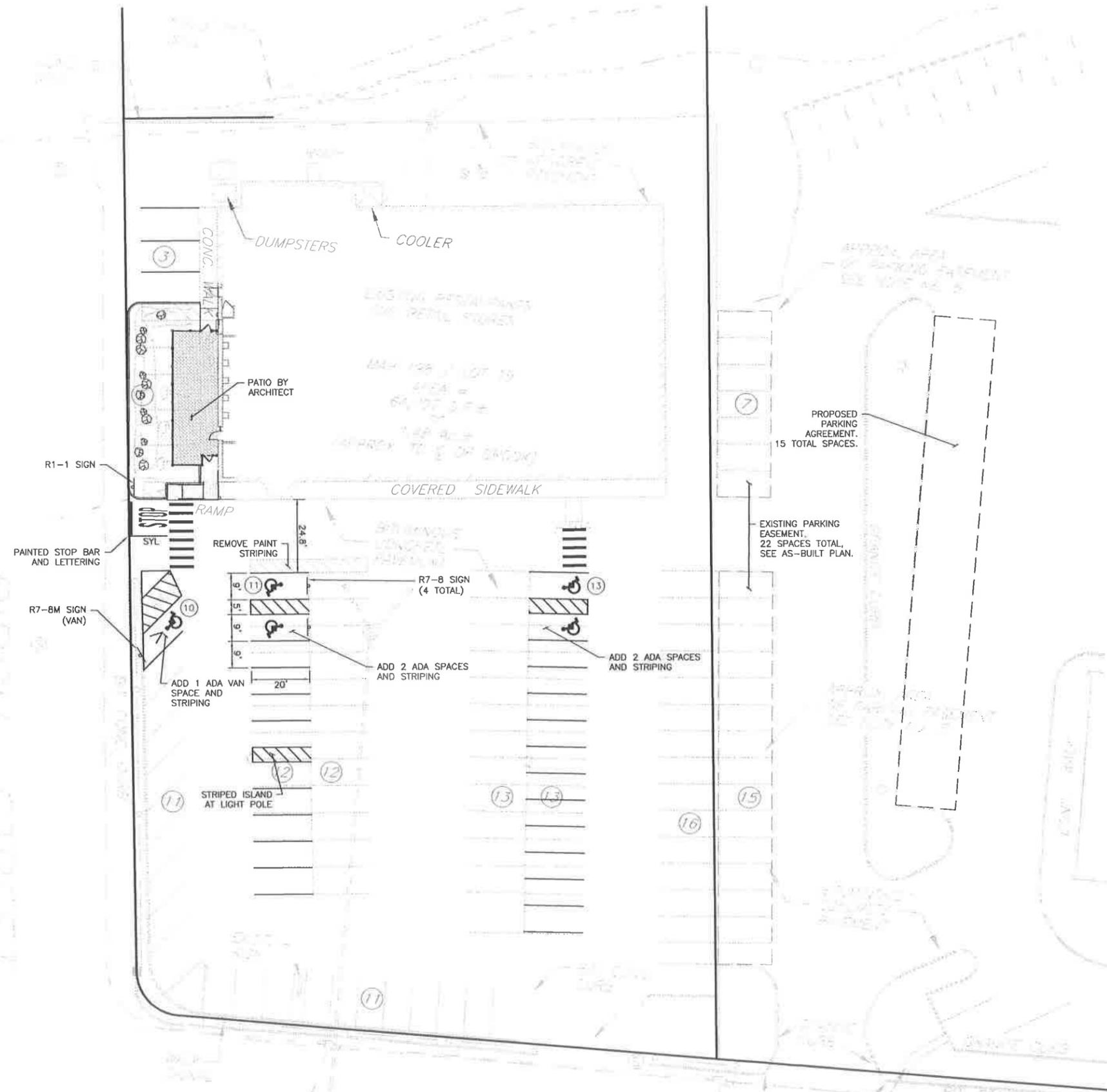


I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCES 1 & 2 AND A FIELD SURVEY LAST MADE ON THE GROUND IN DECE 2015 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000



NO.	DATE	BY

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LEGEND:

- PROPERTY LINE
- SIGN
- BOLLARD
- PATIO
- CURB
- PARKING STRIPING
- SINGLE YELLOW LINE
- TRAFFIC ARROWS
- CONCRETE
- PARKING COUNT

EXISTING PARKING SUMMARY

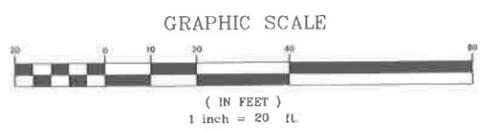
- REQUIRED PARKING - 117 TOTAL SPACES
- EX. PARKING ON SITE - 96
- EX. PARKING OFF SITE - 22 SPACES ON LOT #45
- TOTAL EX. APPROVED PARKING - 118 SPACES

PROPOSED PARKING SUMMARY:

- PROPOSED PARKING = 650 S.F.
- 1 SPACE PER 75 S.F. = 9 PATIO SPACES REQUIRED.
- 117 + 9 = 126 TOTAL PARKING SPACES REQUIRED
- LOSS OF 5 SPACES FOR PATIO
- LOSS OF 2 SPACES PER ADA PARKING
- 111 TOTAL PARKING SPACES TO REMAIN

NOTE: THE 15 PARKING SPACES WILL BE GAINED THROUGH A PROPOSED PARKING AGREEMENT ON LOT #45

TOTAL PARKING SPACES REQUIRED & PROPOSED = 126



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

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PROJECT:
T BONES RESTAURANT
HUDSON, NEW HAMPSHIRE

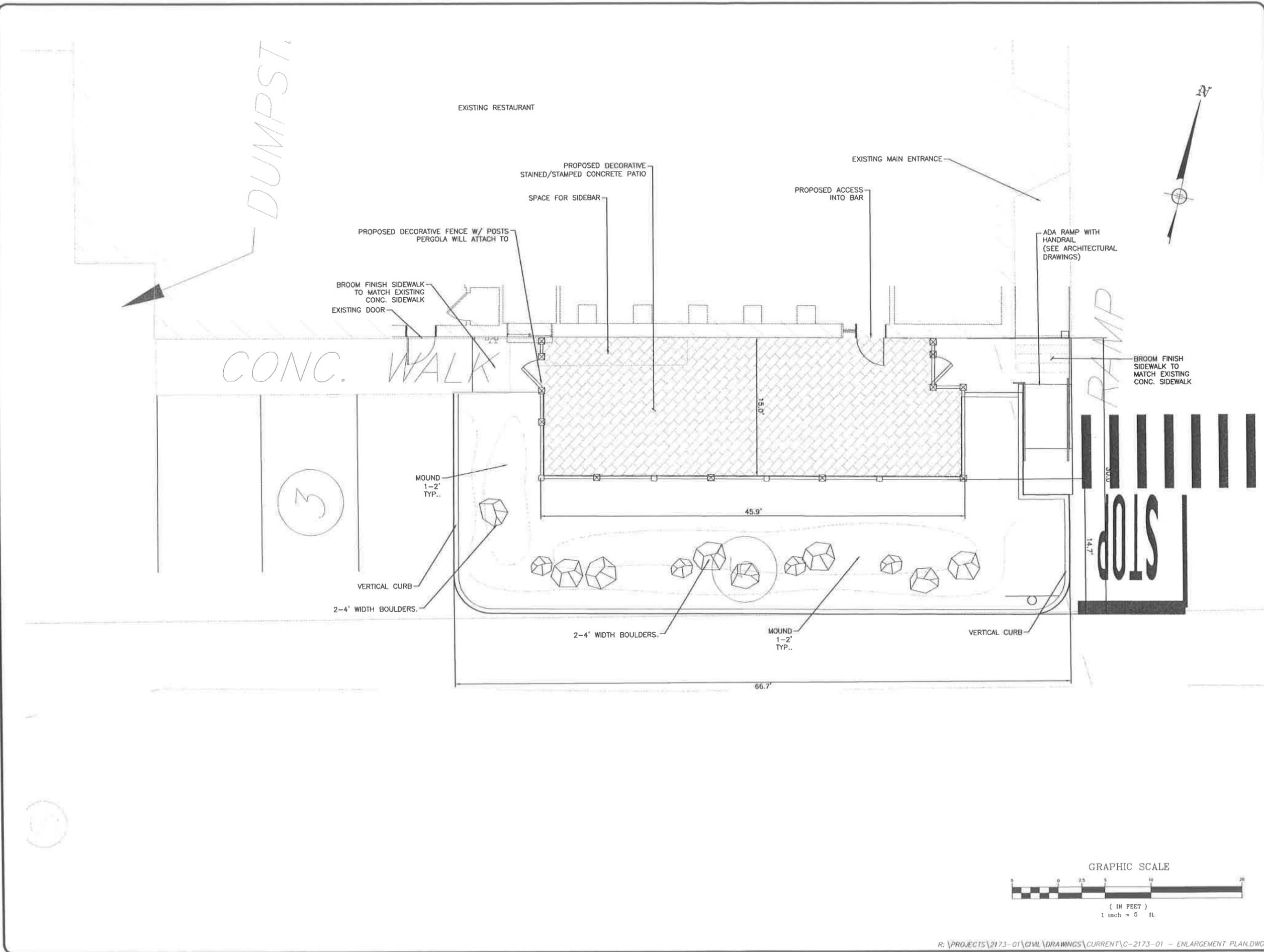
PROJECT NO.	2173-01	DATE:	04-26-16
SCALE:	1"=20'	DWG. NAME:	C-2173-01
DRAFTED BY:	BCD	CHECKED BY:	SM

PREPARED BY:

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DRAWING TITLE:	SHEET No.
LAYOUT PLAN	C-1



PROFESSIONAL ENGINEER FOR
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REV	DATE	DESCRIPTION

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GREAT NH RESTAURANTS, INC.
124 BEDFORD CENTER RD.
BEDFORD, NH 03110

PROJECT:
**T BONES RESTAURANT
HUDSON, NEW HAMPSHIRE**

PROJECT NO.	2173-01	DATE:	04-26-16
SCALE:	1" = 5'	DWG. NAME:	C-2173-01
DRAFTED BY:	BCD	CHECKED BY:	SM

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DRAWING TITLE:	SHEET No.
ENLARGEMENT PLAN	C-2

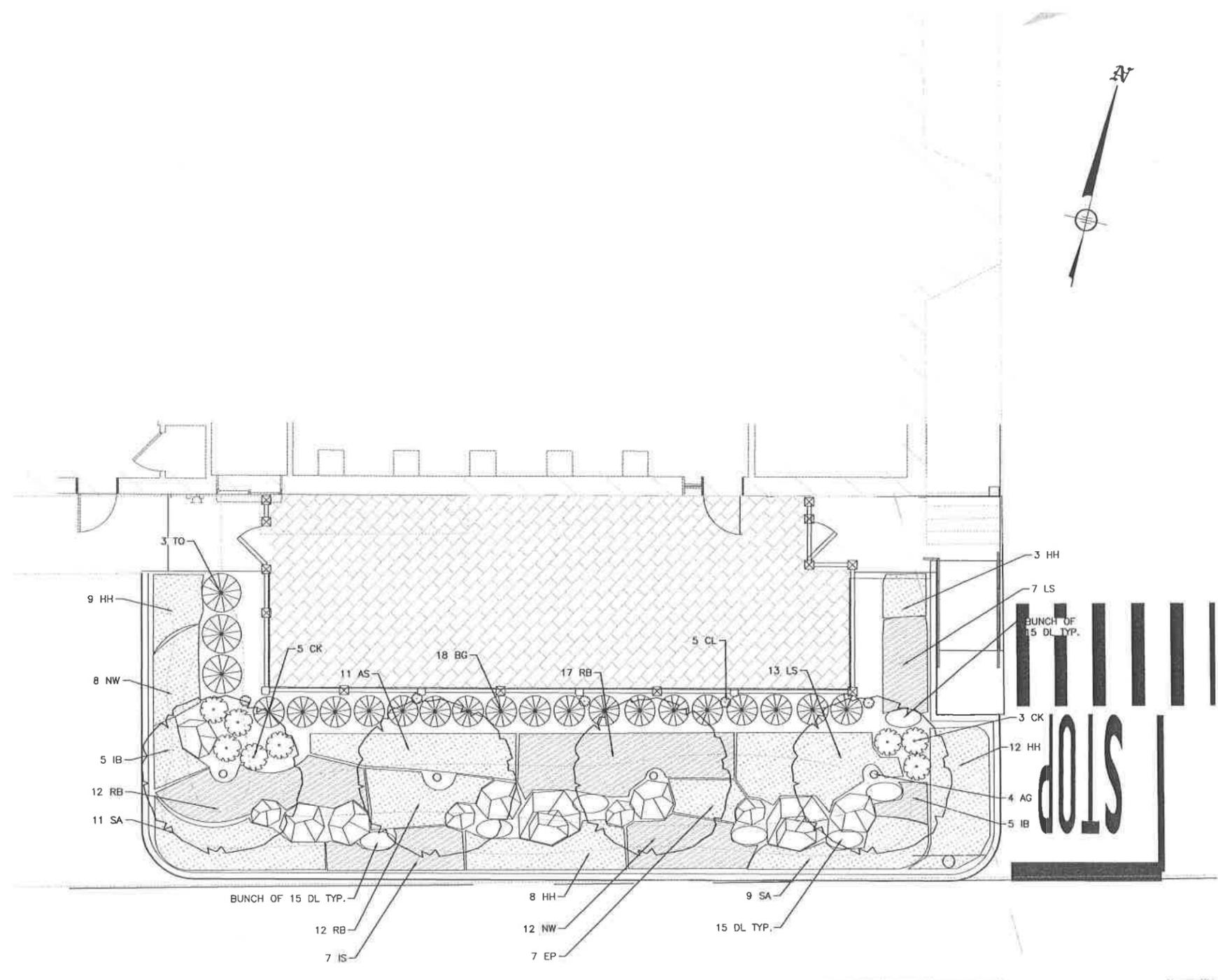
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PLANTING SCHEDULE-TREES, SHRUBS, GROUNDCOVERS & PERENNIALS

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
DECIDUOUS TREES						
AG	4	AMELANCHIER G. 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2-2.5" CAL.	AS SHOWN	B&B
EVERGREEN/FLOWERING TREES						
TO	1	THUJA O. 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	6-7' HT.	AS SHOWN	B&B
SHRUBS/VINES						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
CL	5	CLEMATIS 'HENRY'	CLEMATIS 'HENRY' VINE	#2	AS SHOWN	POT
BG	18	BUXUS 'WINTER GEM'	WINTER GEM BOXWOOD	#3	AS SHOWN	POT
PERENNIALS/BULBS						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
AS	11	ASTER SP.	MIXED ASTER	#1	24" O.C.	STAGGERED
CK	8	CALAMAGROSTIS A. KARL FOERSTER	KARL FOERSTER FEATHER REED GRASS	#3	AS SHOWN	STAGGERED
DL	120	NARCISSUS SP.	MIXED DAFFODIL	BULBS	6" O.C.	STAGGERED
EP	7	EPIMEDIUM	BARRENWORT	#1	18" O.C.	STAGGERED
HH	27	HEMEROCALLIS SP.	MIXED DAYLILY	#1	24" O.C.	STAGGERED
IB	10	IBERIS SEMPERVIVENS	CANDYTUFT	#1	18" O.C.	STAGGERED
IS	7	IRIS SIBERICA 'CEASAR'S BROTHER'	SIBERIAN IRIS	#1	24" O.C.	STAGGERED
LS	20	LEUCANTHEMUM SUPERBUM 'BECKY'	SHASTA DAISY	#1	24" O.C.	STAGGERED
NW	20	NEPETA 'WALKER'S LOW'	WALKER'S LOW CATMINT	#1	24" O.C.	STAGGERED
RB	41	RUDBECKIA FULGIDA	BLACK EYED SUSAN	#1	24" O.C.	STAGGERED
SA	20	SEDUM 'AUTUMN JOY'	AUTUMN JOY SEDUM	#1	24" O.C.	STAGGERED

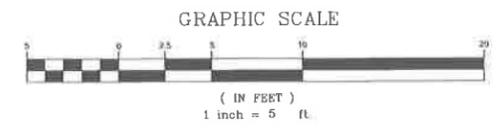


REGISTERED LANDSCAPE ARCHITECT FOR ALLEN & MAJOR ASSOCIATES, INC.



LANDSCAPE NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF HUDSON, NH, SPECIFICATIONS.
- PLANTING PLAN IS DIAGRAMMATIC IN NATURE. FINAL PLACEMENT OF PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES, ANY PERMITTING AGENCIES, AND "DIG-SAFE"(1-888-DIG-SAFE) AT LEAST 72 HOURS IN ADVANCE OF ANY WORK THAT WILL REQUIRE EXCAVATION. CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS IN WRITING.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA, ANY TREES NOTED AS "SEAL OR SELECTED SPECIMEN" SHALL BE TAGGED AND SEALED BY THE LANDSCAPE ARCHITECT.
- ALL TREES SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT LIST. QUANTITIES SHOWN ON PLANS SHALL GOVERN OVER PLANT LIST.
- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- ALL PLANT MATERIALS INSTALLED SHALL MEET THE GUIDELINES ESTABLISHED BY THE STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE.
- ALL DISTURBED AREAS NOT OTHERWISE NOTED SHALL RECEIVE 4" OF LOAM AND SEED. LAWNS WITH OVER 3:1 SLOPES SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET.
- ANY FALL TRANSPLANTING HAZARD PLANTS SHALL BE DUG IN THE SPRING AND STORED FOR FALL PLANTING.
- TREES SHALL HAVE A MINIMUM CALIPER OF 2 1/2" ONE FOOT ABOVE THE ROOT CROWN.
- ALL PLANT BEDS AND TREE SAUCERS TO RECEIVE 3" OF PINE BARK MULCH, AND GROUND COVER AREAS SHALL RECEIVE 1" OF PINE BARK MULCH.
- ALL DECIDUOUS TREES ADJACENT TO WALKWAYS AND ROADWAYS SHALL HAVE A BRANCHING PATTERN TO ALLOW FOR A MINIMUM OF 7' OF CLEARANCE BETWEEN THE GROUND AND THE LOWEST BRANCH.
- CONTRACTOR RESPONSIBLE FOR WATERING, AND RESEEDING OF BARE SPOTS UNTIL A UNIFORM STAND OF VEGETATION IS ESTABLISHED AND ACCEPTED.
- ALL PARKING ISLANDS PLANTED WITH SHRUBS SHALL HAVE 24" OF TOP SOIL. FINISH GRADE SHALL BE EQUAL TO THE TOP OF CURB.
- SOIL SAMPLES AND TESTS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT OR THE OWNER.
- REFER TO NEW ENGLAND WETLAND PLANS, INC (WWW.NEWP.COM) FOR CURRENT SEED MIXES & APPLICATION RATES.
- ALL PROPOSED LANDSCAPE AREAS INCLUDING MOWED LAWNS, TREES, SHRUB BEDS, AND PERENNIALS SHALL BE PROVIDED WITH WATER EFFICIENT UNDERGROUND IRRIGATION. DESIGN AND INSTALLATION OF IRRIGATION SYSTEM TO BE PERFORMED BY AN APPROVED IRRIGATION DESIGNER. BUILD CONTRACTOR OR BY AN APPROVED EQUAL, TO BE DETERMINED BY THE OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT. IRRIGATION SYSTEM IS TO BE DESIGNED FOR EFFICIENT WATER USAGE INCLUDING: USE OF DRIP IRRIGATION FOR SHRUBS AND PERENNIALS, IRRIGATION SYSTEM WITH HEAD-TO-HEAD COVERAGE, A CENTRAL SHUT-OFF VALVE, SEPARATE ZONES FOR EACH TYPE OF BEDDING AREA BASED ON WATERING NEEDS, AND A RAIN SENSOR TO SHUT OFF IRRIGATION DURING RAIN EVENTS.



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T BONES RESTAURANT
HUDSON, NEW HAMPSHIRE

PROJECT NO. 2173-01 DATE: 04-26-16
SCALE: 1" = 5' DWG. NAME: C-2173-01
DRAFTED BY: BCD CHECKED BY: SM

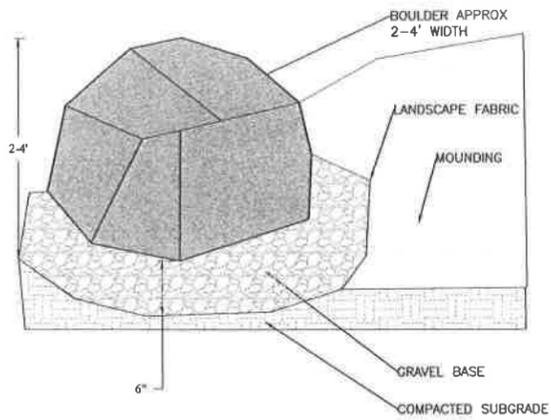
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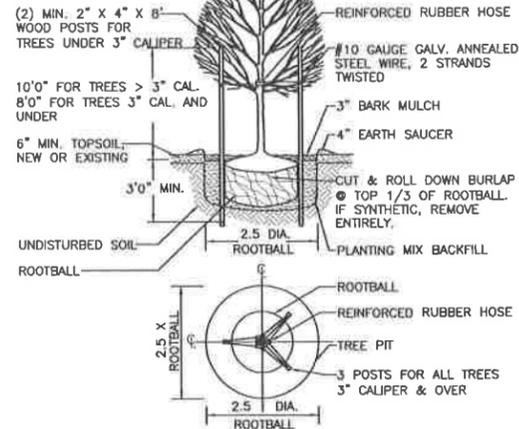
DRAWING TITLE: **LANDSCAPE PLAN** SHEET No. **C-3**

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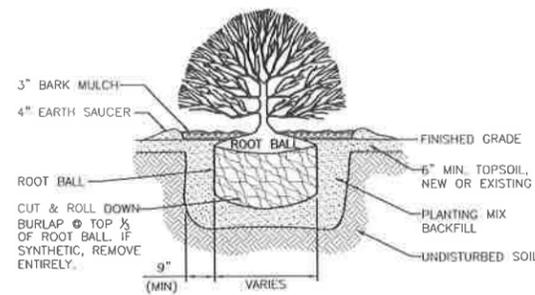
BOULDER WITH GRAVEL BASE
NOT TO SCALE

NOTE:
ALL TREES SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AFTER PLANTING AS THEY HAD AT THE ORIGINAL NURSERY SETTING. ROOT FLARE SHALL BE 2" ABOVE FINISH GRADE

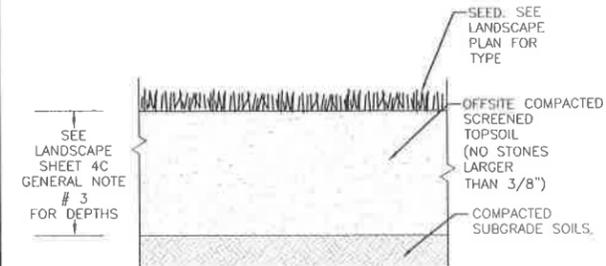


TREE PLANTING DETAIL
NOT TO SCALE

NOTE:
1. ALL SHRUBS SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AFTER PLANTING AS THEY HAD AT THE ORIGINAL NURSERY SETTING.
2. ALL SHRUBS ARE TO BE PLANTED AT 3'-0" O.C. OR AS SPECIFIED ON THE PLANS.



SHRUB PLANTING DETAIL
NOT TO SCALE



TEXTURE CLASS	% OF TOTAL WEIGHT
SAND	45% - 65%
SILT	15% - 35%
CLAY	5% - 20%

SIEVE	% PASSING
3/8"	100
NO. 4	85-100
NO. 40	60-85
NO. 100	38-60
NO. 200	10-35
20 um	LESS THAN 5%

- NOTES:**
- TOP OF LOAM (TOPSOIL) IS FINISH GRADE.
 - ALL TOPSOIL (BOTH ONSITE AND OFFSITE SOURCES) SHALL BE COMPOSED OF A NATURAL, FERTILE, FRIABLE SOIL TYPICAL OF CULTIVATED TOPSOILS OF THE LOCALITY. OFFSITE SOIL SHALL BE SUITABLE FOR THE GERMINATION OF SEEDS AND SUPPORT OF VEGETATIVE GROWTH, WITH ADDITIVES, IF REQUIRED, TO ACHIEVE PARTICLE DISTRIBUTION AND ORGANIC CONTENT BELOW. TOPSOIL SHALL BE TAKEN FROM A WELL-DRAINED, ARIABLE SITE, FREE OF SUBSOIL, LARGE STONES, EARTH CLODS, STICKS, STUMPS, CLAY LUMPS, ROOTS, OTHER OBJECTIONABLE, EXTRANEIOUS MATTER OR DEBRIS NOR CONTAIN TOXIC SUBSTANCES.
 - THE CONTRACTOR SHALL PROVIDE THE OWNER / LANDSCAPE ARCHITECT WITH TOPSOIL TEST RESULTS (RECOMMEND UMMASS AMHERST SOIL TESTING LAB) FOR APPROVAL PRIOR TO OBTAINING AND PLACING THE SOIL. IF ANY TOPSOIL IS PURCHASED OR PLACED PRIOR TO APPROVAL BY OWNER / LANDSCAPE ARCHITECT, IT IS AT CONTRACTORS RISK, AND IT CAN BE REMOVED AT NO ADDITIONAL COST TO THE OWNER. IF THE PLANTING SOIL (BOTH ONSITE AND OFFSITE SOURCES) DOES NOT FALL WITHIN THE REQUIRED SIEVE ANALYSIS, TEXTURAL CLASS, ORGANIC CONTENT, OR PH RANGE, IT SHALL BE ADJUSTED TO MEET THE SPECIFICATIONS THROUGH THE ADDITION OF SAND, COMPOST, LIMESTONE, OR ALUMINUM SULFATE TO BRING IT WITHIN THE SPECIFIED LIMITS AT NO ADDITIONAL COST TO THE OWNER.
 - TOPSOIL SHALL HAVE A PH VALUE BETWEEN 5.5 AND 6.5. TOPSOIL SHALL CONTAIN BETWEEN 4% AND 8% ORGANIC MATTER OF TOTAL DRY WEIGHT AND SHALL CONFORM TO THE FOLLOWING GRADATION AND TEXTURE CLASS ABOVE.

TOPSOIL FOR LAWN, TREES, SHRUBS, & PERENNIALS
NOT TO SCALE

LANDSCAPE MANAGEMENT PLAN
IT SHOULD BE RECOGNIZED THAT THIS IS A GENERAL GUIDELINE TOWARDS ACHIEVING HIGH QUALITY AND WELL GROOMED LANDSCAPED AREAS. THE GROUNDS STAFF / LANDSCAPE CONTRACTOR MUST RECOGNIZE THE SHORTCOMINGS OF A GENERAL MAINTENANCE PROGRAM SUCH AS THIS, AND MODIFY AND/OR ADJUST IT BASED ON WEEKLY, MONTHLY, AND YEARLY OBSERVATIONS. IN ORDER TO ASSURE THE HIGHEST QUALITY CONDITIONS, THE STAFF MUST ALSO RECOGNIZE AND APPRECIATE THE NEED TO BE AWARE OF THE CONSTANTLY CHANGING CONDITIONS OF THE LANDSCAPING AND BE ABLE TO RESPOND TO THEM ON A PROACTIVE BASIS.

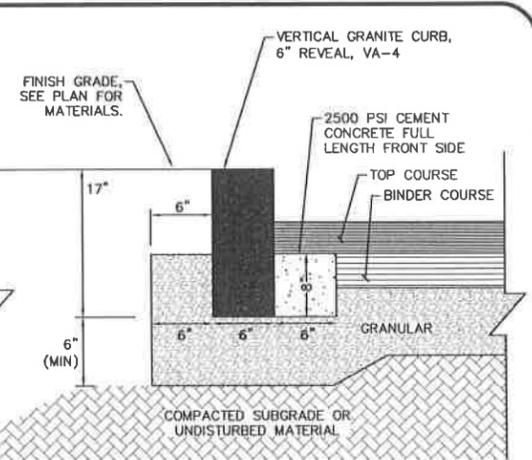
FERTILIZER MAINTENANCE PRACTICES SHOULD BE AIMED AT REDUCING ENVIRONMENTAL, MECHANICAL AND PEST STRESSES TO PROMOTE HEALTHY AND VIGOROUS GROWTH. WHEN NECESSARY, PEST OUTBREAKS SHOULD BE TREATED WITH THE MOST SENSITIVE CONTROL MEASURE AVAILABLE. SYNTHETIC CHEMICAL CONTROLS SHOULD BE USED ONLY AS A LAST RESORT TO ORGANIC AND BIOLOGICAL CONTROL METHODS. FERTILIZER, SYNTHETIC CHEMICAL CONTROLS AND PEST MANAGEMENT APPLICATIONS (WHEN NECESSARY) SHOULD BE PERFORMED ONLY BY LICENSED APPLICATORS IN ACCORDANCE WITH THE MANUFACTURER'S LABEL INSTRUCTIONS WHEN ENVIRONMENTAL CONDITIONS ARE CONDUCIVE TO CONTROLLED PRODUCT APPLICATION.

ONLY SLOW-RELEASE ORGANIC FERTILIZERS SHOULD BE USED IN THE LANDSCAPED AREAS TO LIMIT THE AMOUNT OF NUTRIENTS THAT COULD ENTER DOWNSTREAM RESOURCE AREAS. FERTILIZATION OF DEVELOPED AREAS ON SITE WILL BE PERFORMED WITHIN MANUFACTURERS LABELING INSTRUCTIONS AND SHALL NOT EXCEED AN NPK RATION OF 1:1:1 (I.E. TRIPLE 10 FERTILIZER MIX), CONSIDERED A LOW NITROGEN MIXTURE. ADDITIONALLY, THE FERTILIZER WILL INCLUDE A SLOW RELEASE ELEMENT.

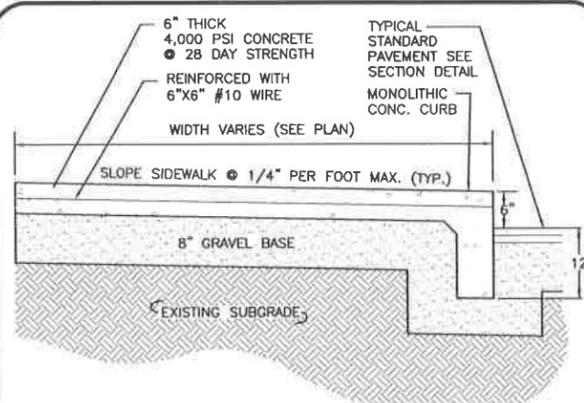
- SHRUBS**
- MULCH NOT MORE THAN 3" DEPTH WITH SHREDDED PINE OR FIR BARK.
 - HAND PRUNE ANNUALLY, IMMEDIATELY AFTER BLOOMING, TO REMOVE 1/3 OF THE ABOVE-GROUND BIOMASS (OLDER STEMS). STEM REMOVALS TO OCCUR WITHIN 6" OF THE GROUND TO OPEN UP SHRUB AND MAINTAIN TWO-YEAR WOOD (THE BLOOMING WOOD).
 - FERTILIZE WITH 1/2 LB. SLOW-RELEASE FERTILIZER (SEE ABOVE SECTION ON FERTILIZER) EVERY SECOND YEAR.
 - HAND PRUNE EVERGREEN SHRUBS ONLY AS NEEDED TO REMOVE DEAD AND DAMAGED WOOD AND TO MAINTAIN THE NATURALISTIC FORM OF THE SHRUB. NEVER MECHANICALLY SHEAR EVERGREEN SHRUBS.

- TREES**
- PROVIDE AFTERCARE FOR NEW TREE PLANTINGS FOR THE FIRST THREE YEARS.
 - DO NOT FERTILIZE TREES. IT ARTIFICIALLY STIMULATES THEM (UNLESS TREE HEALTH WARRANTS).
 - WATER ONCE A WEEK FOR THE FIRST YEAR; TWICE A MONTH THE SECOND, ONCE A MONTH THE THIRD YEAR.
 - PRUNE TREES ON A FOUR-YEAR CYCLE.

- ORNAMENTAL GRASSES/PERENNIALS**
- APPLY LOW-NITROGEN 10-10-10 FERTILIZER AS GROWTH RESUMES IN THE SPRING. WATER IN THOROUGHLY.
 - GRASSES DO NOT NEED TO BE CUT DOWN BEFORE WINTER. IN FACT, THEY ARE ATTRACTIVE WHEN LEFT STANDING AND THE FOLIAGE HELPS TO INSULATE THE CROWN OF THE PLANT. CUT BACK THE FOLIAGE TO ABOUT 4-6 INCHES IN THE SPRING BEFORE GROWTH RESUMES. WHEN FOLIAGE IS REMOVED, SPRING GROWTH WILL BEGIN EARLIER. OLD FOLIAGE LEFT ON THE PLANT CAN DELAY THE CROWN'S WARMING AND SUBSEQUENT GROWTH BY AS MUCH AS 3 WEEKS.



VERTICAL GRANITE CURB
NOT TO SCALE



- NOTES:**
- SIDEWALK TO HAVE TOOLED JOINTS IN A 5' x 5' (TYP.) GRID WITH EXPANSION JOINTS 15' ON CENTER AND PREMOLDED FILLER.
 - TOOLED JOINT 6" FROM FACE OF CURB
 - SEE PLAN FOR ELEVATIONS AT CURB

CONCRETE SIDEWALK DETAIL
NOT TO SCALE



REGISTERED LANDSCAPE ARCHITECT FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT:
GREAT NH RESTAURANTS, INC.
124 BEDFORD CENTER RD.
BEDFORD, NH 03110

PROJECT:
T BONES RESTAURANT
HUDSON, NEW HAMPSHIRE

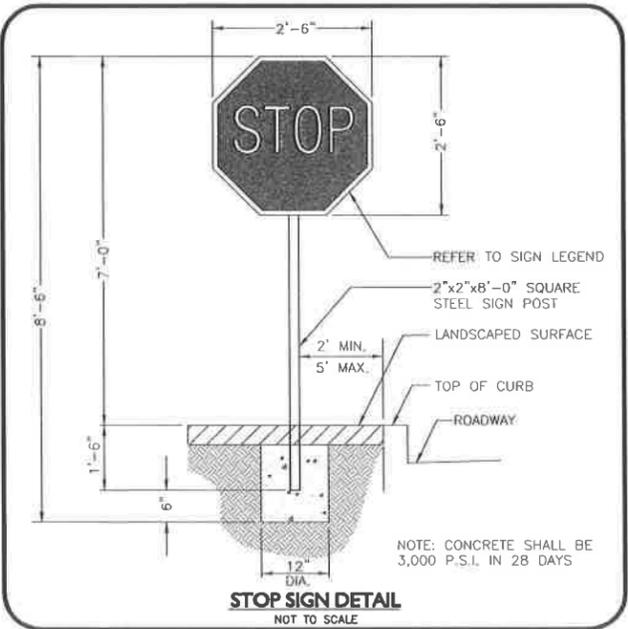
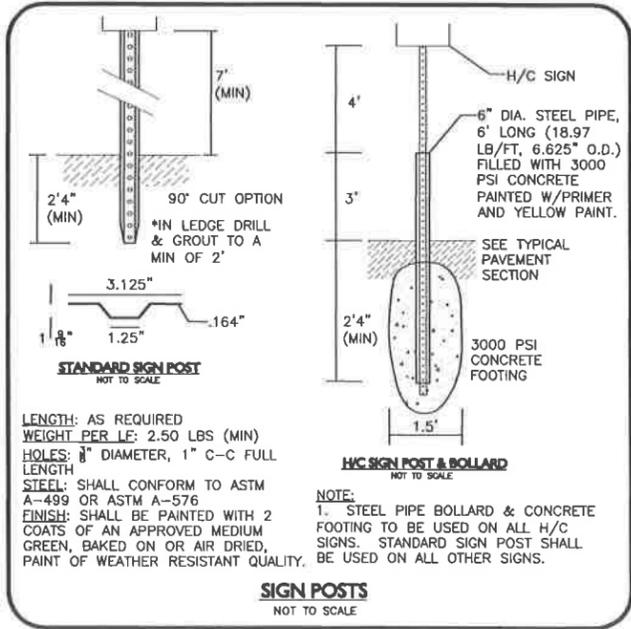
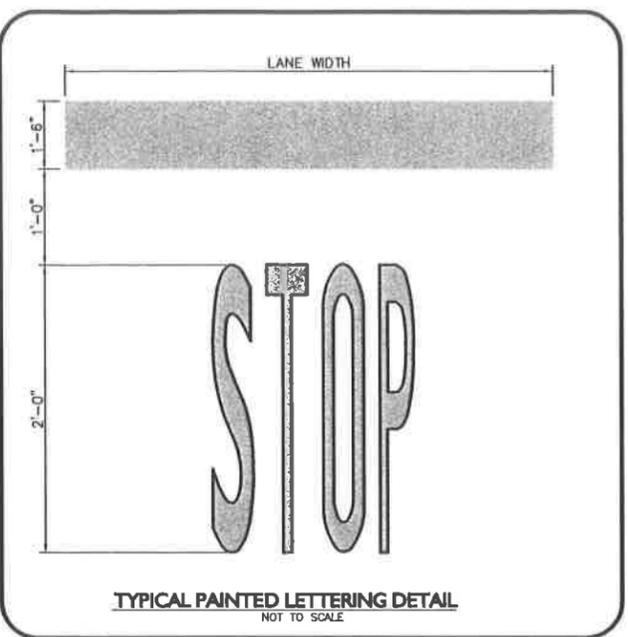
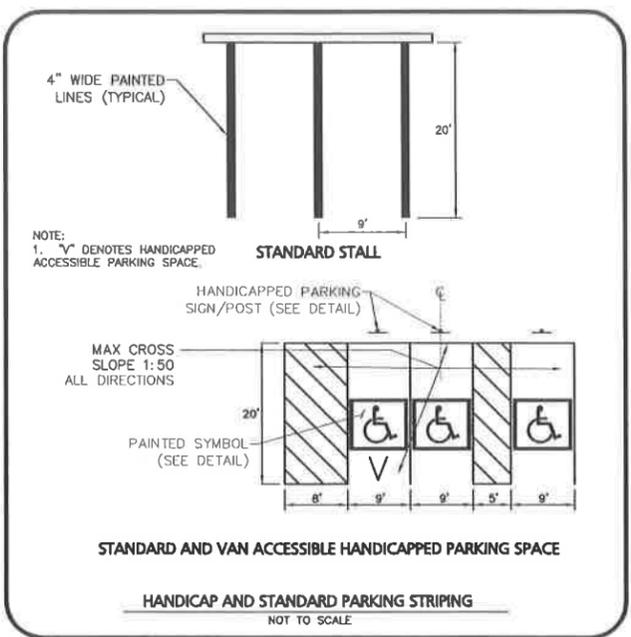
PROJECT NO.	2173-01	DATE:	04-26-16
SCALE:	AS SHOWN	DWG. NAME:	C-2173-01
DRAFTED BY:	BCD	CHECKED BY:	SM

PREPARED BY:

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DRAWING TITLE:	SHEET No.
DETAILS	C-4



PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT:
GREAT NH RESTAURANTS, INC.
124 BEDFORD CENTER RD.
BEDFORD, NH 03110

PROJECT:
T BONES RESTAURANT
HUDSON, NEW HAMPSHIRE

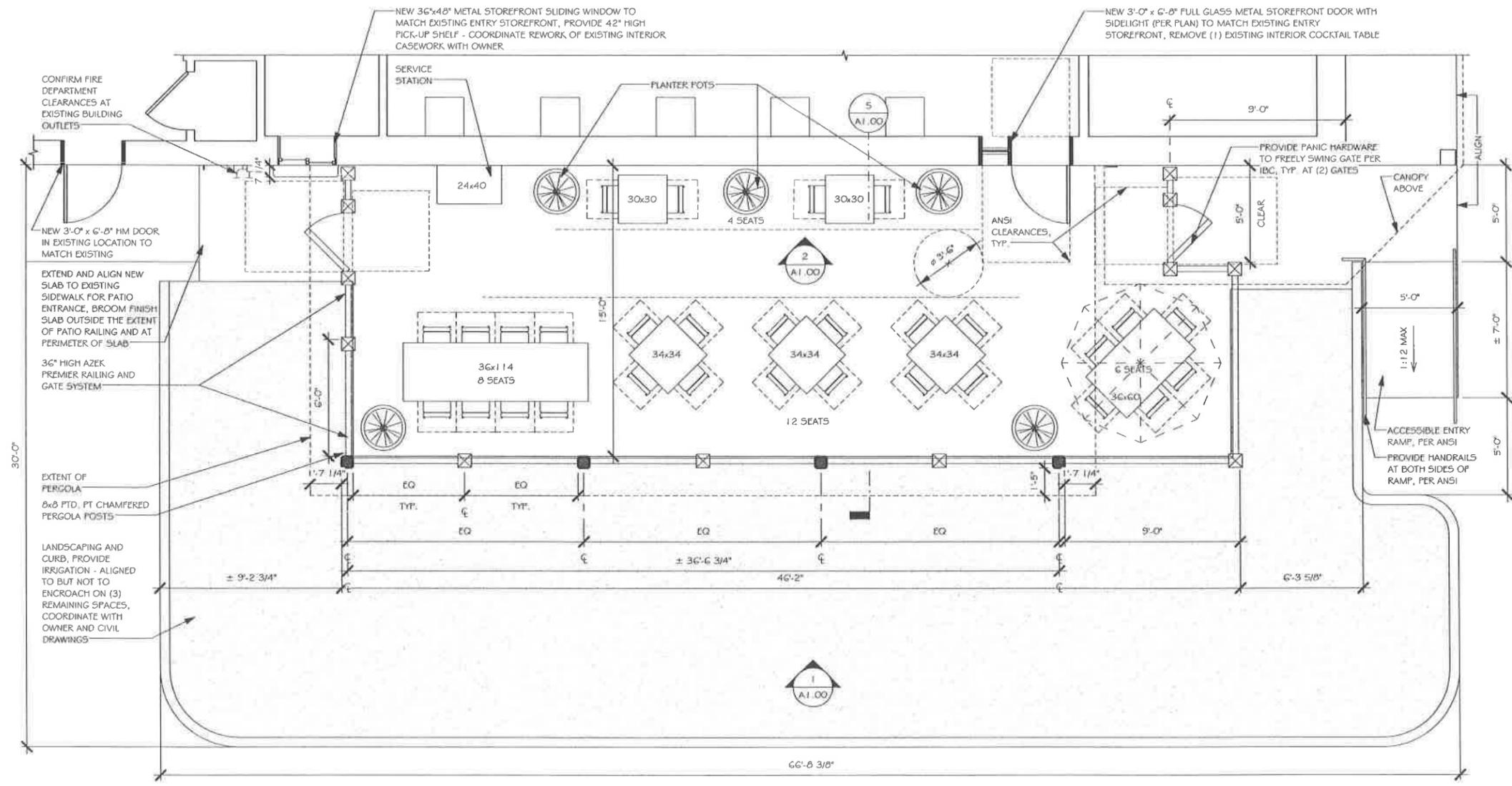
PROJECT NO. 2173-01 DATE: 04-26-16
SCALE: AS SHOWN DWG. NAME: C-2173-01
DRAFTED BY: BCD CHECKED BY: SM

PREPARED BY:

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DRAWING TITLE: **DETAILS** SHEET No. **C-5**



1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

Revisions:
Description Date

DIA
DE STEFANO ARCHITECTS
23 High Street
Portsmouth, NH, 03801
PH: 603.431.8701
FAX: 603.422.8707
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T-BONES
77 LOWELL ROAD,
HUDSON, NH

TITLE:
PROPOSED
FIRST FLOOR
PLAN

SCALE: 1/4" = 1'-0"
DRAWN BY: MRI, MTH
CHECKED BY: RJH
PROJECT NO.: 201617
DATE: APRIL 25, 2016

AI.01

Zoning Ordinance Review Committee (ZORC) – Zoning Ordinance Update

This item is on the agenda, relative to briefly updating the full Planning Board on the present status of ZORC's efforts in updating the Zoning Ordinance. At the meeting, ZORC's Chairman, Glenn Della-Monica, together with ZORC members, Charles Brackett and Bill Collins, will address the board on specific update issues. That is, to date, ZORC's efforts have been focused on adding and deleting definitions within the Definitions Section of the ZO, §334-6. The first phase of two will entail reorganizing and editing the existing ZO. This Phase I is anticipated to take 1-year or less to complete, followed by Phase II, involving substantive amendments to the ZO, also taking a year to complete. Discussion and review of this item can take place at the meeting, as warranted.

Discussion on Planning and Economic Development Issues in Hudson

Staff included this item on the agenda, per the request of several local elected and appointed officials, relative to determining what Hudson needs (or should be doing) in order to enhance its economic future. In this regard, and for initial discussion purposes at Wednesday night's meeting, staff would like to suggest, first, that this topic include the idea of creating an active and diverse, but not necessarily large, ad hoc committee. Perhaps, entitled: Committee to Enhance Hudson's Economic Future (CEHEF). Just briefly, for the purposes of this staff report, the CEHEC could be formed, relative to determining new bylaws, policies and infrastructure needed to help improve Hudson's economy. Attached to the hardcopy of this report, please find an authored "white paper", relative to giving some food-for-thought leading up to Wednesday night's discussion on the subject topic at-hand.