
Wetland Conservation District Conditional Use Permit Application

S.L. CHASSE STEEL
Tax Map 105; Lots 17-2 & 17-3
Robinson Road
Hudson, New Hampshire
May 27, 2021
KNA Project No. 20-0921-2

Prepared For: Steel Properties, LLC
8 Christine Drive
Hudson, NH 03051

Prepared By: Keach-Nordstrom Associates, Inc.
10 Commerce Park North, Suite 3
Bedford, New Hampshire 03110
(603) 627-2881
(603) 627-2915 (fax)

KNA

KEACH-NORDSTROM ASSOCIATES, INC.

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1. CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION

Date of Application: May 25, 2021 Tax Map #: 105 Lot #: 17-2 & 17-3

Site Address: Robinson Road, Hudson, NH

Name of Project: S.L. Chasse Steel

Zoning District: G-1 General CUP#: _____
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Steel Properties, LLC

Address: 8 Christine Drive

Address: Hudson, NH 03051

Telephone # (603) 886-3436

Email: s.chasse@slchassesteelfab.com

PROJECT ENGINEER or SURVEYOR:

CERTIFIED WETLANDS SCIENTIST:

Name: Shaun Vando, Keach Nordstrom

Joshua Brien, Keach Nordstrom

Address: 10 Commerce Park North, Suite 3

10 Commerce Park North, Suite 3

Address: Bedford, NH 03110

Bedford, NH 03110

Telephone # (603) 627-2881

(603) 627-2881

Email: svando@keachnordstrom.com

jbrien@keachnordstrom.com

PURPOSE OF PLAN:

Show public water connection from the existing stub approximately 900 feet north of the site to lots 17-2 & 17-3.

(For Town Use Only)

Routing Date: _____ Deadline Date: _____ Meeting Date: _____

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

_____ Title: _____ Date: _____

(Initials)

Department:

Zoning: ___ Engineering: ___ Assessor: ___ Police: ___ Fire: ___ DPW: ___ Consultant: ___

SITE DATA SHEET

PLAN NAME: S.L. Chasse Steel

PLAN TYPE: (Site Plan, Subdivision, or other) Water Line Connection

LEGAL DESCRIPTION: MAP 105 LOT 17-2 & 17-3

DATE: May 26, 2021

Location by Street: Robinson Road

Zoning: G-1

Proposed Land Use: Industrial

Existing Use: Vacant

Total Site Area: 17-2 309,586 7.107
S.F.: 17-3 305,312 Acres: 7.009

Total Wetland Area (SF): 15,000 +/-

Permanent Wetland Impact Area (SF): _____

Permanent Wetland Buffer Impact Area (SF): 1,760 SF

Temporary Wetland Impact Area (SF): _____

Temporary Wetland Buffer Impact Area (SF): _____

Flood Zone Reference: Map# 33011C0508D, Panel #508 of 701
(Neither site located within flood zone)

Proposed Mitigation:

(For Town Use Only)

Data Sheets Checked By: _____ Date: _____

SCHEDULE OF FEES

A. REVIEW FEES:

1. Conditional Use Permit
\$100 Flat Fee \$ 100.00

LEGAL FEE:

The applicant shall be charged attorney costs billed to the Town for the Town's attorney review of any application plan set documents.

B. POSTAGE:

4 Direct Abutters @\$4.10 (or Current Certified Mail Rate) \$ 16.40
12 Indirect Abutters (property owners within 200 feet) \$ 6.60
@\$0.55 (or Current First Class Rate)

TOTAL \$ 123.00

(For Town Use)

AMOUNT RECEIVED: \$ _____	DATE RECEIVED: _____
RECEIPT NO.: _____	RECEIVED BY: _____

2. WETLAND CONDITIONAL USE PERMIT CHECKLIST

WETLAND CONDITIONAL USE PERMIT CHECKLIST

Yes	No	NA	QUESTIONS/INFORMATION NEEDED	HCC Comments
NARRATIVE REPORT				
Existing Conditions				
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Has a DES Dredge and Fill Permit been issued for any part of this site? If yes, provide number, date, and description.	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Is there evidence of altered wetlands or surface waters on site?	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	All prime and other wetlands in the vicinity, plus any wetlands/watersheds past the immediate vicinity affected by this project	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Description of each wetland and associated values	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Wetland mapping results – Including the flagging date and technique plus the name, company and qualifications of the wetland scientist	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Was property surveyed? If yes, the date of survey. (Please attach the survey plan)	
National Wetland Inventory				
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Vegetative cover types	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Existence of vernal pools and associated habitat	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Unique geological and cultural features	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• NH Natural Heritage inventory – For list of rare and endangered species, contact the NH Division of Forests and Lands (603)271-3623	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Wildlife and fauna species, including estimated number and locations (large projects)	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Public or private wells located within the vicinity	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Monitoring well(s) located on site	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Current land use and zoning district	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Photos of existing area (please use color photos)	
Proposed Project Description				
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Entire project and associated activities	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Time table of project and anticipated phasing	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Land use	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Grading plan	
Impact to Wetlands and/or Buffers				
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	• Depending on size and proposed impacts, a report from a biologist may be appropriate	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Removing, filling, dredging, or altering (Area square ft. and locations)	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Intercepting or diverging of ground or surface water (Locations and size)	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	• Change in run-off characteristics	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Delineation of drainage area contributing to each discharge point	

Yes	No	NA	Questions/Information Needed	HCC COMMENTS
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Estimated water quality characteristics of runoff at each point of discharge for both pre- and post-development	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Erosion control practices	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<ul style="list-style-type: none"> If using rip-rap, attach documentation explaining why other erosion control methods are not feasible 	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<ul style="list-style-type: none"> How storm water runoff will be handled 	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	If backyards or lots include a buffer area, buffer restriction wording shall be included in each deed (A physical marker may be requested to designate buffer boundaries at site)	

Mitigation

<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Square footage of mitigation – wetland and upland areas	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Wetland or upland plants identified to replace any losses	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<ul style="list-style-type: none"> Restoration plan for planting and vegetation 	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Conservation easements, including location and aesthetic, wildlife and vegetative values	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<ul style="list-style-type: none"> If easement is on or added to the site(s), a copy of the legal document shall be given to the HCC (HCC conservation easement markers may also be required along the easement) 	

CONCEPTUAL SITE PLAN/DRAWING

<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Locus map depicting project site and vicinity within approximately ½ mile and also on a larger scale	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	All prime and other wetlands in the vicinity	
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Wetland(s) impacted (identified as prime or other) and the wetland boundaries with 50' buffer areas highlighted in color	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Assessor's sheet(s), lot(s), and property account number(s)	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Existing and proposed structures	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Square footage listed for temporary and permanent impact	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Erosion control plan (Suggested: Biodegradable silt fences so area won't be disturbed again and no hay to avoid invasive species)	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Topographical map with contours	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Storm water treatment swales and basins highlighted in color if in buffer area	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Conservation and utility easements	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Grading plan	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Culvert, arch, bridge - sizes, material, etc.	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Vegetative cover types	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Vernal pools	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Existing and proposed stone walls, tree lines, and unusually large, rare or beautiful trees, and other notable site features	

3. CONDITIONAL USE PERMIT APPLICATION AUTHORIZATION

CONDITIONAL USE PERMIT APPLICATION AUTHORIZATION

I hereby apply for *Conditional Use Permit* 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 *Conditional Use Permit* 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 Hudson Conservation Commission, the Town Planner, the Town Engineer, 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: Stephen L. Chasse Date: 5-25-2021

Print Name of Owner: STEPHEN L. CHASSE

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

Signature of Developer: _____ Date: _____

Print Name of Developer: _____

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

4. OWNER AFFIDAVIT

Owner Affidavit

I, Steve Chasse, authorized representative of S.L. Chasse Steel and owner of the properties referenced on Tax Map 105 as Lots 17-2 & 17-3, located along Robinson Road, Hudson, New Hampshire, hereby verify that I have authorized Keach-Nordstrom Associates, Inc. to submit on my behalf, any and all applicable State and local permit applications as they pertain to improvements on said property.

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

Signature of Owner:



Printed Name of Owner:

STEPHEN L. CHASSE

Address of Owner:

8 Christine Drive

Hudson, NH 03051

Date:

5. ABUTTERS LIST

Abutter's List
S.L. Chasse Water Main Extension
Hudson, NH
KNA#20-0921-2
Updated 5/27/2021

Tax Map	Lot	Owner/Applicant
105	17-2/ 17-3	Steel Properties, LLC 8 Christine Drive Hudson, NH 03051
Tax Map	Lot	Direct Abutters
105	17-0/ 17-1/ 18-0	Noury Investments LLC 17 Elnathans Way Hollis, NH 03049
105	12	GNM Corporation 172 Kinsley Street Nashua, NH 03060
110	39	SLC Development LLC 8 Christine Drive Hudson, NH 03051
105	11-1	JJJ Realty, LLC c/o Melissa Hoffman Dance 133 Harriman Street Manchester, NH 03102
Tax Map	Lot	Indirect Abutters
105	17-4	Grey Fox Realty 40 Temple Street Nashua, NH 03060
105	33	Carlos M. & Maria G. Dos Santos 142 Old Derry Road Hudson, NH 03051
105	34	Albert D. Tremblay 144 Old Derry Road Hudson, NH 03051
105	27	Mark R. Kliener & Chelsea M. Gallant 18 Twin Meadow Drive Hudson, NH 03051

105	28-1	Jami Ann Censullo & Matthew Cole Liguori 16A Twin Meadow drive Hudson, NH 03051
105	28-2	Diane L. Jalbert 16B Twin Meadow Drive Hudson, NH 03051
105	29	Deborah A. & Gary D. Anderson 12 Twin Meadow Drive Hudson, NH 03051
105	13	Steel Properties, LLC 8 Christine Drive Hudson, NH 03051
105	32	Nirel LLC 140 Old Derry Road Hudson, NH 03051
105	30-2	Laura K. Danforth 10B Twin Meadow Drive Hudson, NH 03051
105	30-1	Brooke A. Grant 10A Twin Meadow Drive Hudson, NH 03051

Professionals to be notified:

Engineer/Surveyor
Keach-Nordstrom Associates Inc.
10 Commerce Park North, Suite 3B
Bedford, NH 03110

6. PROJECT NARRATIVE

May 28, 2021

Town of Hudson
Conservation Commission
12 School Street
Hudson, New Hampshire 03051

**Subject: S.L. Chasse Steel
Application for Conditional Use Permit for Wetland Impact
Map 105 Lots 17-2 & 17-3
Robinson Road, Hudson, New Hampshire
KNA #20-0921-2**

To Members of the Conservation Commission:

Project Narrative:

The proposed project entails the extension of an 8-inch water main on Robinson Road that is proposed to support a new 22,500 sf industrial building on lot 17-2 and three proposed industrial building totaling 50,400 sf on lot 17-3. Development will include the construction of individual driveways and associated parking. Onsite improvements will include the construction of stormwater ponds, landscaping, and site lighting. The main extension is required for fire protection and life safety purposes.

The parcels, found within the General 1 (G-1) Zoning District, are currently primarily undeveloped, with the only development being an existing residential home, sheds, and its driveway on lot 17-2. The two lots are proposing to connect to town water at a stub approximately 900' north of the site on Robinson Road. There are two wetlands on east side and one wetland on the west side of Robinson Road about 450'-550' from site. We will be within the 50' buffer on the east side of Robinson Road where we show the proposed water connection to the sites. Only the water line construction in this area will be within the wetland buffer.

The wetlands proposed for impact have two classifications. The eastern wetlands are classified as PSSIE palustrine, scrub shrub, broad-leaved, deciduous, seasonally flooded/saturated. The western wetland is classified as R4UB 2 Riverine, intermittent, unconsolidated bottom, sand. These classifications were determined by Joshua Brien (New Hampshire Certified Wetland Scientist #256) of Keach-Nordstrom Associates. The permanent buffer impacts will support the installation the water line.

The New Hampshire Natural Heritage Inventory has been notified and asked to check their database for any know occurrences of threatened or endangered species within the project site. Their response dated October 29, 2020 states that there are records of

blanckings turtle, Jefferson/blue-spotted salamander complex and Spotted Turtle in the general area. NHDES Best Management Practices will be used throughout the construction process to minimize soil erosion and downstream pollution by stormwater.

Additionally, in submitting the enclosed application for conditional use permit, the applicant recognizes the need to successfully demonstrate to the satisfaction of the Town of Hudson Conservation Commission, that each of following criteria have been or will be fulfilled. Specifically:

A. Support fish and wildlife;

The wetlands are characterized as seasonally flooded and an intermittent stream. As such, there are no fish in the wetlands. There will be no adverse impacts to fish or wildlife given the nature of the water main extension.

B. Attenuate flooding;

There will be no proposed change in the existing grades therefore there will be no impact to attenuate flooding. Flooding will occur in same manner as it does today and not be impacted by this proposal.

C. Supply and protect surface and groundwater resources;

There will be no change in land use cover for the water main extension. Surface and groundwater resources will remain same as today.

D. Remove sediments;

Wetlands and wetland buffer areas will be protected by erosion and sediment control features during construction, in accordance with all local, state and federal standards. Post construction there will be no impact to groundwater, runoff characteristics or quality of the wetland sediments.

E. Remove pollutants;

No additional pollutant loading is anticipated. The ground covers will be restored to the existing conditions and no new impervious area is proposed.

F. Support wetland vegetation;

Vegetation within the wetland will be left untouched and all work is within the wetland buffer in areas already disturbed and maintained in the Robinson Road right of way.

G. Promote public health and safety.

The main purpose of the water main extension is to provide necessary life safety and fire protection capabilities to an area that currently has none.

H. Moderate fluctuations in surface water levels.

After water main extension area will remain same as existing with no change in runoff or surface water levels. This proposed design will not be adding any more run-off than is already contributing to this wetland.

I. No increase to potential for erosion, siltation, and turbidity of surface waters.

During construction, erosion control measures will be implemented in accordance with local, state and federal regulations to minimize impacts. Once complete, there will be no change to surface conditions in the post condition and thus no additional potential to increase erosion, siltation or turbidity.

J. No loss of fish and wildlife habitat.

Wetlands will remain unaltered during the construction of the waterline extension and therefor there will be no adverse impacts to fish habitat. Wildlife habitat will remain unaffected as the proposed land disturbance is exclusively within a maintained right of way.

K. No loss of unique habitat having demonstrable natural, scientific, or educational value.

There is no unique habitat within Robinson Road right of way or area of proposed work.

L. No loss or decrease of beneficial aquatic organisms and wetland plants and their habitat.

Wetlands will remain unaltered during the construction of the waterline extension. There will be no adverse impacts aquatic organisms, wetland plans or their habitat.

M. No increased danger of flooding and/or transport of pollutants

The work will be done within the buffer only and after excavation will be back to the existing conditions. No additional flooding or transport of pollutants is expected once complete.

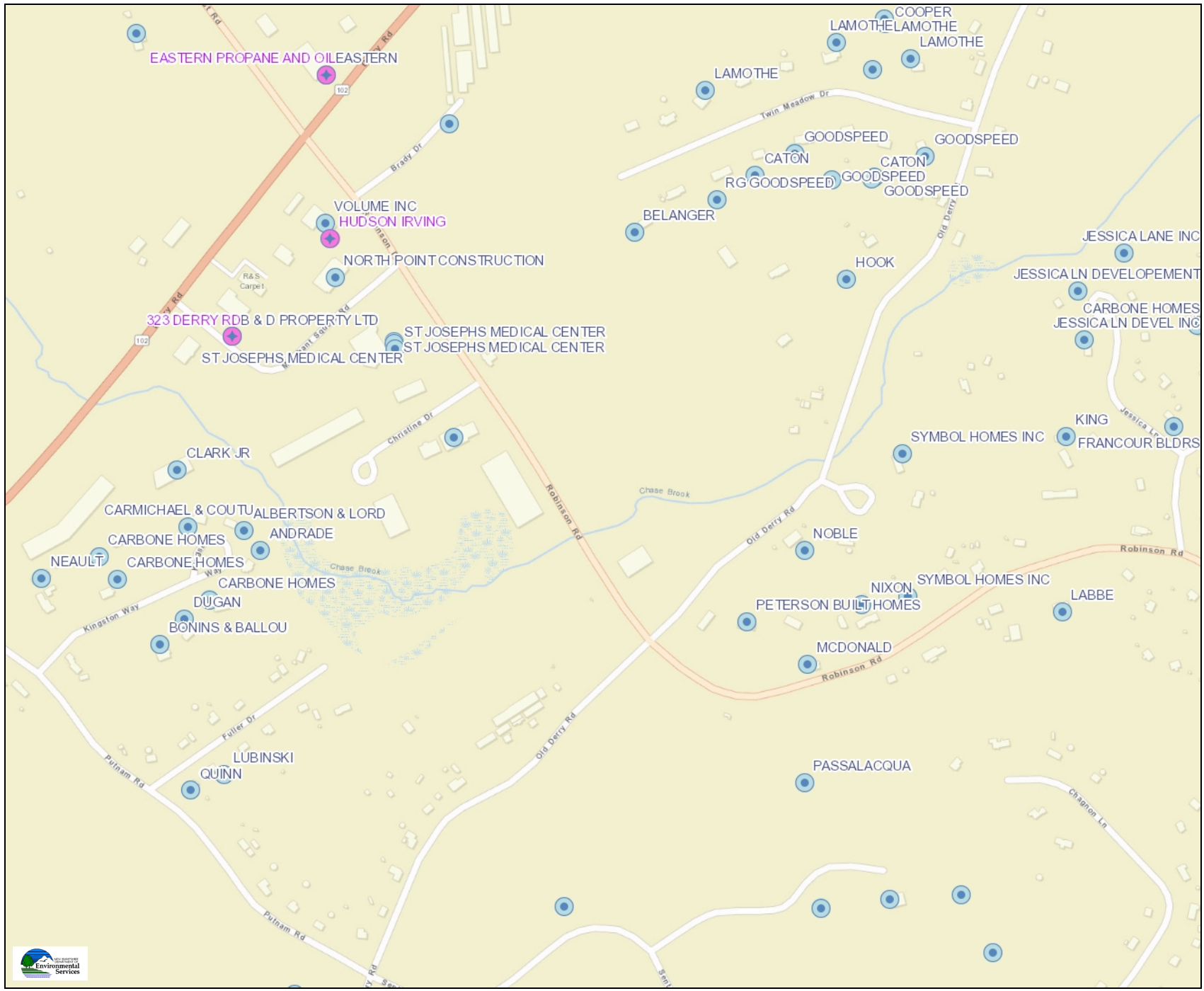
N. No destruction of the economic, aesthetic, recreational, and other public and private uses and values of the wetland to the community

No destruction of the economic, aesthetic, recreational, and other public and private uses and values of the wetland to the community is anticipated during or after construction of the water main.

7. SURFACE WATER IMPAIRMENTS

8. NHDES WELL INVENTORY MAP

S.L. Chasse Steel



- Legend**
- Public Water Supply Wells
 - Water Well Inventory

Map Scale
 1: 6,494

© NH DES, <http://des.nh.gov>
 Map Generated: 5/26/2021



Notes



9. NEW HAMPSHIRE NATURAL HERITAGE INVENTORY LETTER

CONFIDENTIAL – NH Dept. of Environmental Services review

Memo



NH Natural Heritage Bureau
HB Datacheck Results Letter

To: Peter Madsen, Keach & Nordstrom Associates
10 Commerce Park North Suite 3
Bedford, NH 03110

From: Amy Lamb, NH Natural Heritage Bureau

Date: 10/29/2020 (valid for one year from this date)

Re: Review by NH Natural Heritage Bureau

NHB File ID: NHB20-3173 Town: Hudson

Location: Tax Maps: Map 105 Lot 17-2

Description: Potential industrial/commercial use.

cc: Kim Tuttle

As requested, I have searched our database for records of rare species and exemplary natural communities, with the following results.

Comments: Please contact the NH Fish & Game Department to address wildlife concerns.

Vertebrate species

	State ¹	Federal	Notes
Blanding's Turtle (<i>Emydoidea blandingii</i>)	E	--	Contact the NH Fish & Game Dept (see below).
Jefferson/Blue-spotted Salamander Complex (<i>Ambystoma pop. 3</i>)	--	--	Contact the NH Fish & Game Dept (see below).
Spotted Turtle (<i>Clemmys guttata</i>)	T	--	Contact the NH Fish & Game Dept (see below).

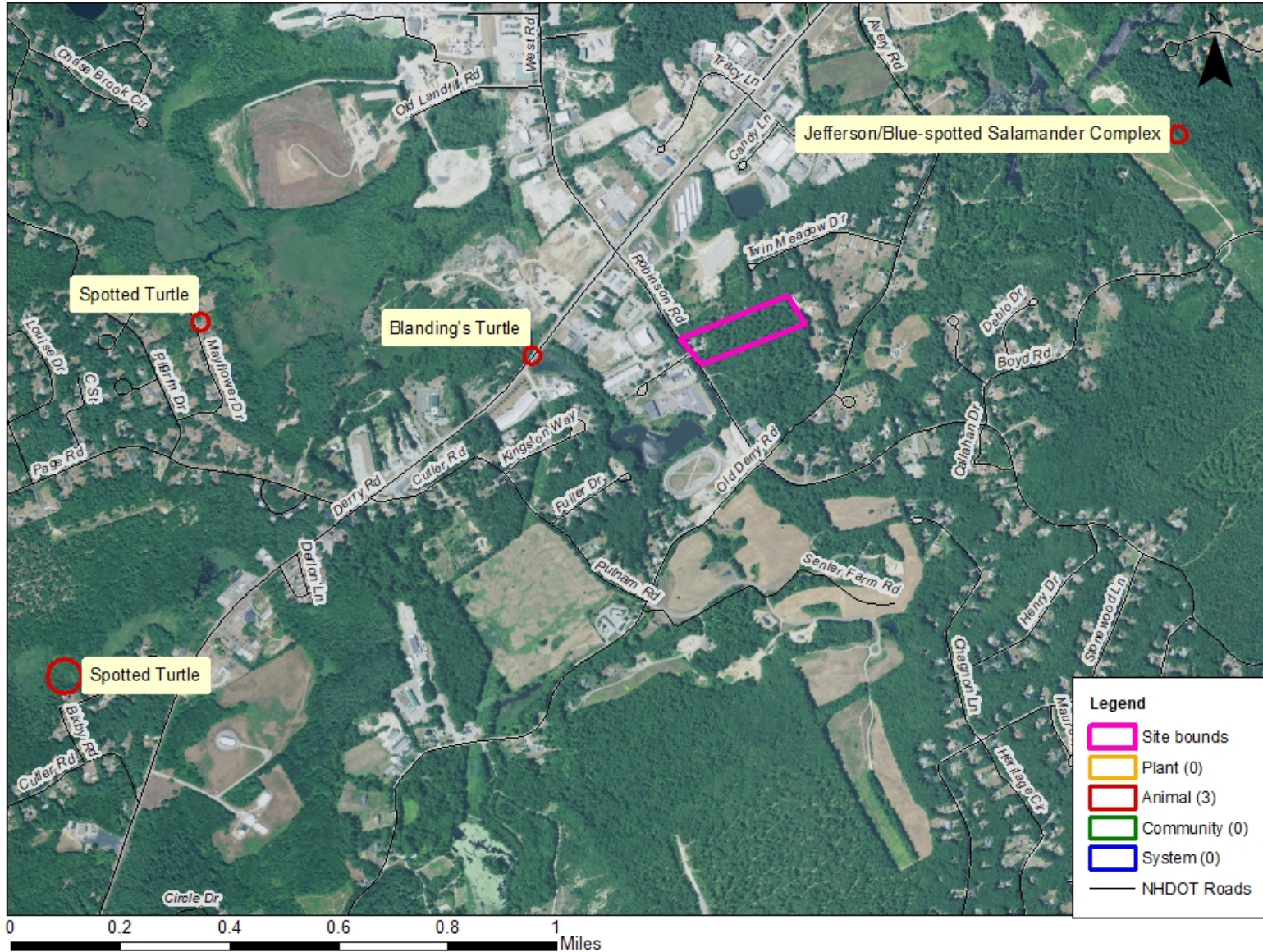
¹Codes: "E" = Endangered, "T" = Threatened, "SC" = Special Concern, "--" = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list. An asterisk (*) indicates that the most recent report for that occurrence was more than 20 years ago.

Contact for all animal reviews: Kim Tuttle, NH F&G, (603) 271-6544.

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

CONFIDENTIAL – NH Dept. of Environmental Services review

NHB20-3173



New Hampshire Natural Heritage Bureau - Animal Record

Blanding's Turtle (*Emydoidea blandingii*)

Legal Status

Federal: Not listed
 State: Listed Endangered

Conservation Status

Global: Apparently secure but with cause for concern
 State: Critically imperiled due to rarity or vulnerability

Description at this Location

Conservation Rank: Not ranked
 Comments on Rank: --

Detailed Description: 2018: Area 14520: 1 adult observed, sex unknown.
 General Area: 2018: Area 14520: Road crossing between forested wetland and shrub wetland.
 General Comments: --
 Management: --
 Comments:

Location

Survey Site Name: Nesenkeag Brook
 Managed By:

County: Hillsborough
 Town(s): Hudson
 Size: .4 acres

Elevation:

Precision: Within (but not necessarily restricted to) the area indicated on the map.

Directions: 2018: Area 14520: Derry Road, Hudson, at the crossing of Chase Brook.

Dates documented

First reported: 2018-05-08 Last reported: 2018-05-08

The New Hampshire Fish & Game Department has jurisdiction over rare wildlife in New Hampshire. Please contact them at 11 Hazen Drive, Concord, NH 03301 or at (603) 271-2461.

New Hampshire Natural Heritage Bureau - Animal Record

Jefferson/Blue-spotted Salamander Complex (*Ambystoma pop. 3*)

Legal Status

Federal: Not listed
State: Not listed

Conservation Status

Global: Not ranked (need more information)
State: Imperiled due to rarity or vulnerability

Description at this Location

Conservation Rank: Not ranked
Comments on Rank: --

Detailed Description: 2015: WA 88: Approximately 50 egg masses observed.
General Area: 2015: WA 88: Vernal pool adjacent to power line right-of-way.
General Comments: --
Management: --
Comments:

Location

Survey Site Name: Chase Brook
Managed By:

County: Hillsborough
Town(s): Hudson
Size: .4 acres

Elevation:

Precision: Within (but not necessarily restricted to) the area indicated on the map.

Directions: --

Dates documented

First reported: 2015-04-28 Last reported: 2015-04-28

The New Hampshire Fish & Game Department has jurisdiction over rare wildlife in New Hampshire. Please contact them at 11 Hazen Drive, Concord, NH 03301 or at (603) 271-2461.

New Hampshire Natural Heritage Bureau - Animal Record

Spotted Turtle (*Clemmys guttata*)

Legal Status

Federal: Not listed
State: Listed Threatened

Conservation Status

Global: Demonstrably widespread, abundant, and secure
State: Imperiled due to rarity or vulnerability

Description at this Location

Conservation Rank: Good quality, condition and landscape context ('B' on a scale of A-D).
Comments on Rank: --

Detailed Description: 2015: Area 14083: 1 adult observed, sex unknown. 2005: Area 9306: 1 adult male turtle observed. 1992: Four adult turtles observed: one 12-14 year old with carapace 114 cm and plastron 92 cm, sex undetermined; one ca. 12 year old very active female with carapace 125 cm and plastron 100 cm; one 11 or 12 year old very inactive female with carapace 127 cm and plastron 100 cm; and one 14-15 year old female with carapace 115 cm and plastron 92 cm.

General Area: 2015: Area 14083: Residential yard [property backs up to wetlands associated with Chase Brook]. 2005: Area 9306: Residential lot surrounded by some agriculture. 1992: Adjacent to a large wetland.

General Comments: 1992: Drawings of each turtle's most distinctive spots and other markings included.
Management: --
Comments:

Location

Survey Site Name: Cutler Road, north of
Managed By:

County: Hillsborough
Town(s): Litchfield
Size: 2.6 acres

Elevation:

Precision: Within (but not necessarily restricted to) the area indicated on the map.

Directions: 2015: Area 14083: In yard at 21 Mayflower Drive, Litchfield. 2005: Area 9306: [Rte 3A ca. 2.8 miles north of the junction with Rte. 111 in Nashua.] 1992: Adjacent to a large wetland at 19 Woodburn Drive, near Cutler Road, [west of Rte. 102, in the southeast corner of Litchfield.]

Dates documented

First reported: 1992-06-08 Last reported: 2015-06-15

The New Hampshire Fish & Game Department has jurisdiction over rare wildlife in New Hampshire. Please contact them at 11 Hazen Drive, Concord, NH 03301 or at (603) 271-2461.

CONFIDENTIAL – NH Dept. of Environmental Services review

Memo



NH Natural Heritage Bureau
HB Datacheck Results Letter

To: Peter Madsen, Keach & Nordstrom Associates
10 Commerce Park North Suite 3
Bedford, NH 03110

From: Amy Lamb, NH Natural Heritage Bureau

Date: 10/26/2020 (valid for one year from this date)

Re: Review by NH Natural Heritage Bureau

NHB File ID: NHB20-3096

Town: Hudson

Location: Tax Maps: Map 105 Lot 17-3

Description: The project proposes the construction of three industrial buildings and accompanying parking lots and paved areas.

cc: Kim Tuttle

As requested, I have searched our database for records of rare species and exemplary natural communities, with the following results.

Comments: Contact the NH Fish & Game Department to address wildlife concerns.

Vertebrate species

	State ¹	Federal	Notes
Blanding's Turtle (<i>Emydoidea blandingii</i>)	E	--	Contact the NH Fish & Game Dept (see below).
Jefferson/Blue-spotted Salamander Complex (<i>Ambystoma pop. 3</i>)	--	--	Contact the NH Fish & Game Dept (see below).
Spotted Turtle (<i>Clemmys guttata</i>)	T	--	Contact the NH Fish & Game Dept (see below).

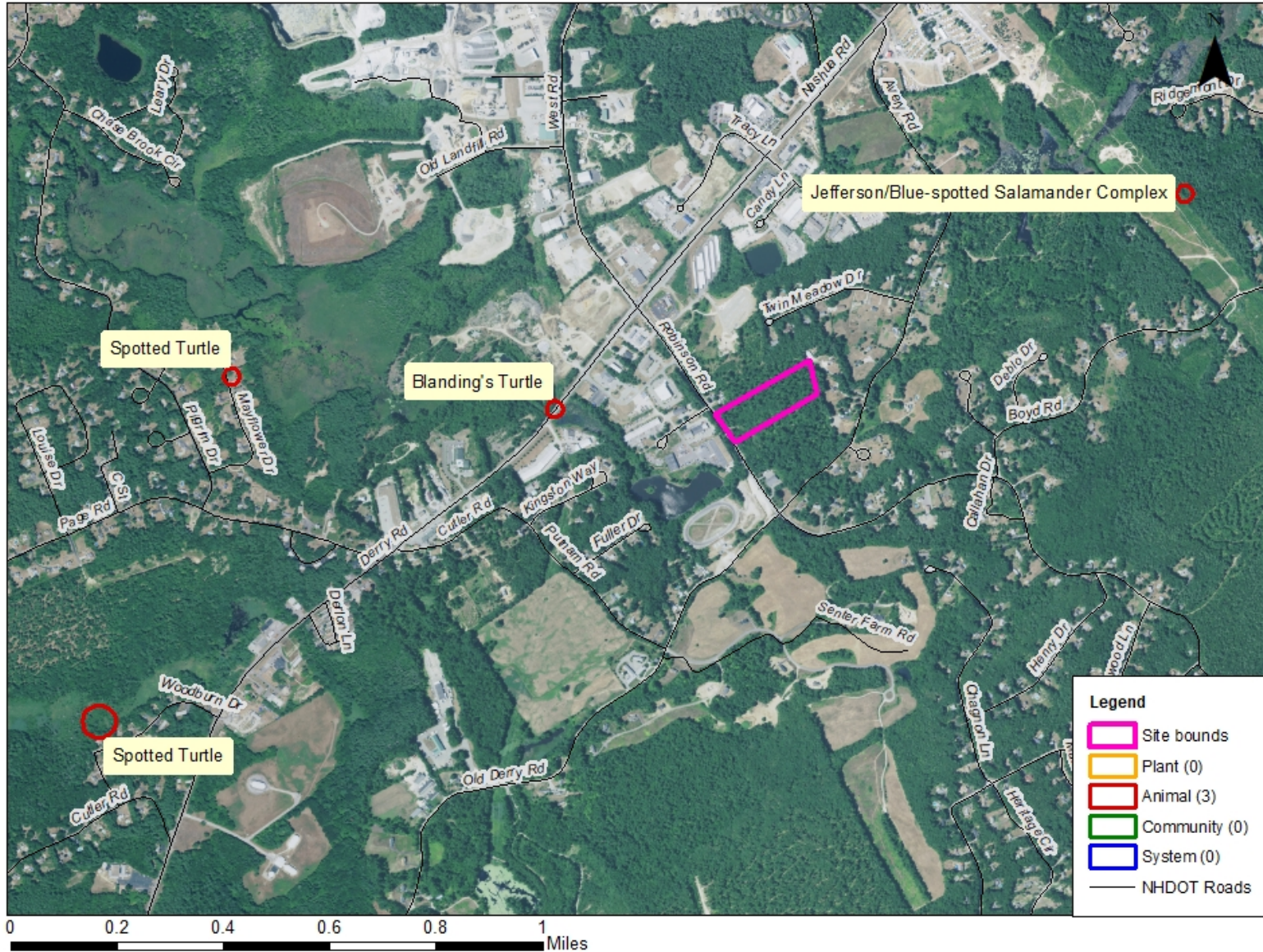
¹Codes: "E" = Endangered, "T" = Threatened, "SC" = Special Concern, "--" = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list. An asterisk (*) indicates that the most recent report for that occurrence was more than 20 years ago.

Contact for all animal reviews: Kim Tuttle, NH F&G, (603) 271-6544.

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

CONFIDENTIAL – NH Dept. of Environmental Services review

NHB20-3096



New Hampshire Natural Heritage Bureau - Animal Record

Blanding's Turtle (*Emydoidea blandingii*)

Legal Status

Federal: Not listed
 State: Listed Endangered

Conservation Status

Global: Apparently secure but with cause for concern
 State: Critically imperiled due to rarity or vulnerability

Description at this Location

Conservation Rank: Not ranked
 Comments on Rank: --

Detailed Description: 2018: Area 14520: 1 adult observed, sex unknown.
 General Area: 2018: Area 14520: Road crossing between forested wetland and shrub wetland.
 General Comments: --
 Management: --
 Comments:

Location

Survey Site Name: Nesenkeag Brook
 Managed By:

County: Hillsborough
 Town(s): Hudson
 Size: .4 acres

Elevation:

Precision: Within (but not necessarily restricted to) the area indicated on the map.

Directions: 2018: Area 14520: Derry Road, Hudson, at the crossing of Chase Brook.

Dates documented

First reported: 2018-05-08 Last reported: 2018-05-08

The New Hampshire Fish & Game Department has jurisdiction over rare wildlife in New Hampshire. Please contact them at 11 Hazen Drive, Concord, NH 03301 or at (603) 271-2461.

New Hampshire Natural Heritage Bureau - Animal Record

Spotted Turtle (*Clemmys guttata*)

Legal Status

Federal: Not listed
State: Listed Threatened

Conservation Status

Global: Demonstrably widespread, abundant, and secure
State: Imperiled due to rarity or vulnerability

Description at this Location

Conservation Rank: Good quality, condition and landscape context ('B' on a scale of A-D).
Comments on Rank: --

Detailed Description: 2015: Area 14083: 1 adult observed, sex unknown.2005: Area 9306: 1 adult male turtle observed.1992: Four adult turtles observed: one 12-14 year old with carapace 114 cm and plastron 92 cm, sex undetermined; one ca. 12 year old very active female with carapace 125 cm and plastron 100 cm; one 11 or 12 year old very inactive female with carapace 127 cm and plastron 100 cm; and one 14-15 year old female with carapace 115 cm and plastron 92 cm.

General Area: 2015: Area 14083: Residential yard [property backs up to wetlands associated with Chase Brook].2005: Area 9306: Residential lot surrounded by some agriculture.1992: Adjacent to a large wetland.

General Comments: 1992: Drawings of each turtle's most distinctive spots and other markings included.
Management: --
Comments:

Location

Survey Site Name: Cutler Road, north of
Managed By:

County: Hillsborough
Town(s): Litchfield
Size: 2.6 acres

Elevation:

Precision: Within (but not necessarily restricted to) the area indicated on the map.

Directions: 2015: Area 14083: In yard at 21 Mayflower Drive, Litchfield.2005: Area 9306: [Rte 3A ca. 2.8 miles north of the junction with Rte. 111 in Nashua.]1992: Adjacent to a large wetland at 19 Woodburn Drive, near Cutler Road, [west of Rte. 102, in the southeast corner of Litchfield.]

Dates documented

First reported: 1992-06-08 Last reported: 2015-06-15

The New Hampshire Fish & Game Department has jurisdiction over rare wildlife in New Hampshire. Please contact them at 11 Hazen Drive, Concord, NH 03301 or at (603) 271-2461.

10. WETLAND PHOTO PLAN AND ASSOCIATED WETLAND PHOTOS

Photo No. 1: Looking southwest at the wetlands on Robinson Road.



Photo No. 2: Looking west at the wetlands on Robinson Road.



Photo No. 3: Looking northwest at the wetlands on Robinson Road.



Photo No. 4: Looking northeast at the wetlands on Robinson Road.



Photo No. 5: Looking southeast at the wetlands on Robinson Road.



Photo Key Plan:



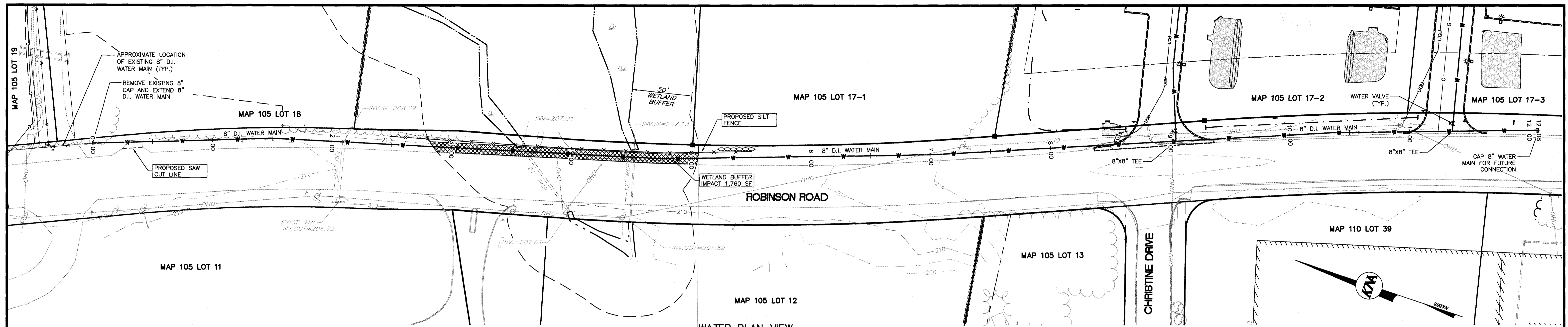
Civil Engineering

Land Surveying

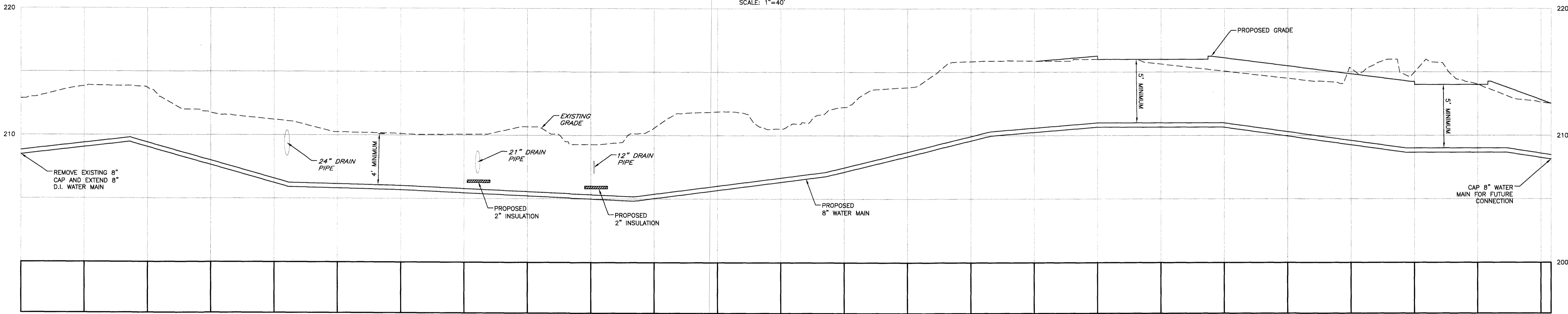
Landscape Architecture

11. PLAN

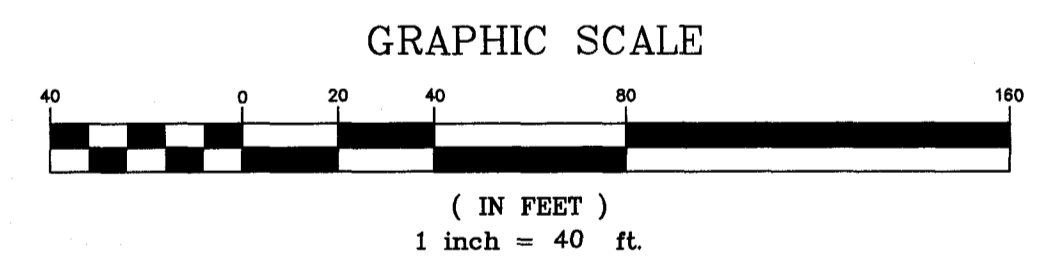
OFFSITE WATER MAIN EXTENSION PLAN AND PROFILE (22" X 34")



WATER PLAN VIEW
SCALE: 1"=40'

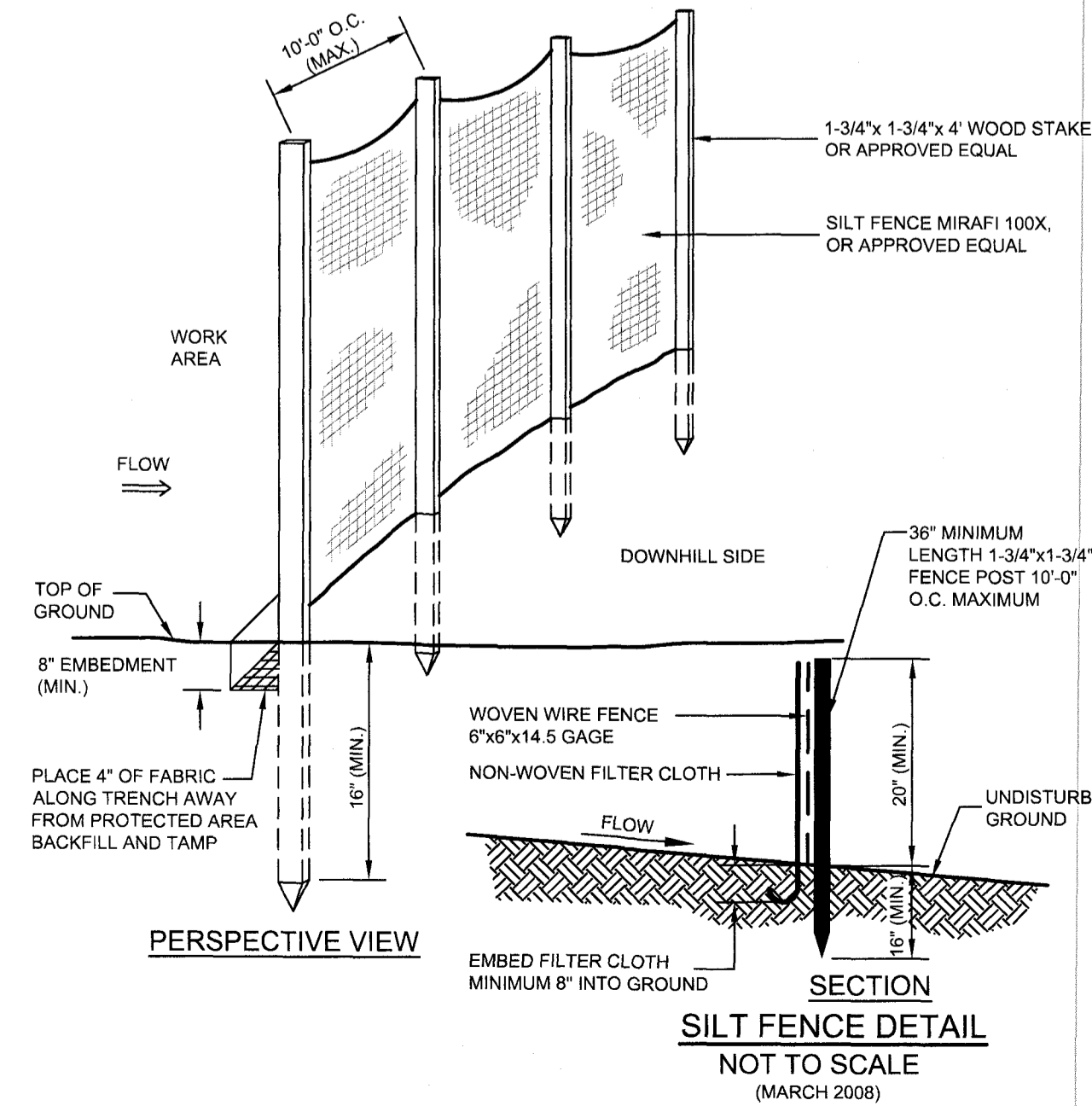


WATER PROFILE
SCALE: 1"=40' HOR.
1"=5' VERT.



LEGEND

⊙ GB-F	GRANITE BOUND FOUND	⊖	STONEWALL
⊙ IPIN-F	IRON PIN FOUND	---	BUILDING SETBACK
⊙ DH-F	DRILL HOLE FOUND	---	EASEMENT
⊙ IPP-F	IRON PIPE FOUND	⊕	PROPOSED WATER VALVE
⊙ RRS-F	RAILROAD SPIKE FOUND	⊕	PROPOSED HYDRANT
⊙ UTY-F	UTILITY POLE	⊕	PROPOSED WELL
⊙ SGN	SIGN	⊕	PROPOSED DRAINAGE MANHOLE
⊙ LGT	LIGHT	⊕	PROPOSED CATCH BASIN
⊙ WEL	WELL	⊕	PROPOSED END SECTION
⊙ SMH	SEWER MANHOLE	⊕	PROPOSED PROPERTY LINE
⊙ DMH	DRAINAGE MANHOLE	⊕	PROPOSED GUARDRAIL
⊙ CB	CATCH BASIN	⊕	PROPOSED UNDERGROUND UTILITIES
---	ABUTTER LINE	---	PROPOSED GAS LINE
---	PROPERTY LINE	---	PROPOSED WATER LINE
---	STREAM	---	PROPOSED DRAINAGE LINE
---	WETLAND	---	PROPOSED TREETLINE
---	OVERHEAD UTILITIES	---	PROPOSED EDGE OF PAVEMENT
---	DRAINAGE LINE	---	PROPOSED SLOPED GRANITE CURB
---	TREETLINE	---	PROPOSED 2' CONTOUR
---	10' CONTOUR	---	EASEMENT
---	2' CONTOUR	---	SILT FENCE



CONSTRUCTION SPECIFICATIONS:

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

MAINTENANCE:

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

LOAM & SEED ALL DISTURBED AREAS (TYP.)



CONSTRUCTION NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED WATER CONNECTIONS TO ROBINSON ROAD.
- ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF HUDSON, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. ALL WORK PERFORMED IN THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, APPROVED AND ADOPTED 2016 ARE HEREBY INCORPORATED BY REFERENCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
- ALL WATER CONSTRUCTION SHALL CONFORM WITH THE TOWN OF HUDSON AND LOCAL UTILITY COMPANY.

OFFSITE WATER MAIN EXTENSION PLAN AND PROFILE
S.L. CHASSE STEEL
MAP 105 LOTS 17-2 & 17-3
ROBINSON ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD/APPLICANT:
STEEL PROPERTIES, LLC
8 CHRISTINE DRIVE
HUDSON, N.H. 03051
H.C.R.D. BK. 9327 PG. 197

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

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: MAY 25, 2021
PROJECT NO: 20-0921-2

SCALE: 1" = 40'
SHEET 1 OF 1

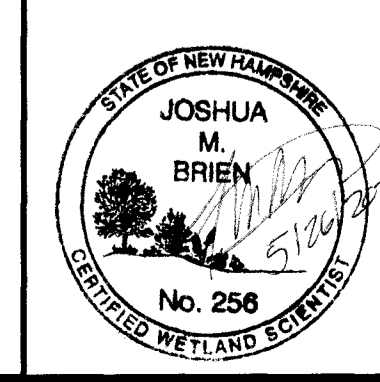
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL.

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

SIGNATURE DATE: _____

SIGNATURE DATE: _____

SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.



WETLAND SCIENTIST'S CERTIFICATION:

JOSHUA BRIEN, CERTIFIED WETLAND SCIENTIST #256 OF KEACH-NORDSTROM ASSOCIATES, INC. OF BEDFORD, NH PERFORMED THE DELINEATION OF JURISDICTIONAL WETLANDS IN JANUARY OF 2020 USING THE TECHNICAL CRITERIA IN THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987).

