



The Dubai Group, Inc.

136 Harvey Rd Bldg B101

Londonderry, NH 03053

603-458-6462 thedubaygroup.com

MEMORANDUM

To: Elvis Dhima

Date: February 2, 2021

From: Karl Dubay

Re: Friars Drive Utilities Interconnections
Revision to Wetland Buffer CUP

We are pleased to submit to you the amended Plan depicting the revised utilities interconnections between the old and new Friars Drive, for purposes of amending the previously-approved wetland buffer CUP.

No wetlands will be impacted. The work is located within the roadway and shoulders and easements that are already existing and that have been approved recently.

The project loops the water main, interconnecting between the existing Friars Drive main and the new Friars Drive main. This information includes the plan revision at the interconnect area for the future industrial driveway for the future development Lot as previously approved. The plan also includes miscellaneous adjustments that were discussed in the field with the Town for proper connection detailing, etc. The Plan includes notes referencing to the original approved plans and details.

This application amends Buffer Impact Area #1 (previously approved at 34,136 SF) to add in the interconnect work of Area #1A of 1,450 SF along the roadway shoulder area (totals 35,586SF). Materials are in the previously-approved file for photos and detailing, as well as the buffer descriptions, etc.

The work is located within the Town roadway and related shoulders and easements. We included the flanking parcels that abut the road at this location (three large lots) in the abutter notifications.



*Town of Hudson
12 School Street
Hudson, NH 03501*

CONDITIONAL USE PERMIT APPLICATION: WETLAND CONSERVATION OVERLAY DISTRICT

Revised September 14, 2020

Applications must be received at least 21 days prior to the Planning Board and Conservation Commission meetings at which the application will be heard. The following information must be filed with the Planning Department *at the time of filing a conditional use permit application.*

1. One (1) original completed application with original signatures, and one (1) copy.
2. One (1) original, and one (1) copy of a project narrative that demonstrates that the proposal meets the conditions of Article IX of the Zoning Ordinance.
3. Three (3) full plan sets (sheet size: 22" x 34") and twenty-five (25) 11" X 17" plan sets. Plans require the stamp of a licensed land surveyor and a certified wetlands scientist. At a minimum, plans must show topography and any wetland within fifty (50) feet of the proposed project.
4. A list of direct abutters and a list of indirect abutters, and two (2) sets of mailing labels for abutter notifications.
5. All of the above application materials, including plans, shall also be submitted in electronic form as a PDF.
6. All plans shall be folded and all pertinent data shall be attached to the plans with an elastic band or other enclosure.

Revised plans and other application materials must be filed with the Planning Department ***no later than 10:00A.M., Tuesday the week prior to the scheduled Planning Board or Conservation Commission meeting, as applicable.***

PLEASE NOTE:

1. So as to prevent submission of redundant information, submission of a complete Subdivision or Site Plan Application may be used to satisfy some of the requirements for the Conditional Use Permit Application, where applicable.
2. No postage fees or mailing labels are required when submitting with a subdivision or site plan application.
3. Prior to filing an application, it is recommended to schedule an appointment with the Town Planner and Town Engineer.

APPLICANT INFORMATION

Date of Application: 02/02/2021 Tax Map #: 209 Lot #: 001

Site Address: Friars Drive area (formerly 161 Lowell Road)

Name of Project: Friars Drive Utilities Connections

Zoning District: I & G Zones General CUP#: _____
(For Town Use Only)

Z.B.A. Action: N/A (Previously approved via special exemption)

PROPERTY OWNER:

Name: 5 Way Realty Trust

Address: PO Box 1435

Address: North Hampton, NH 03862

Telephone # (use authorized agent) _____

Email: (use authorized agent) _____

DEVELOPER:

Dakota Properties

1264 Main Street

Waltham, MA 02451

781-889-4002

Mpilotte@dakotapartners.net

PROJECT ENGINEER or SURVEYOR:

Name: Karl Dubay, The Dubay Group

Address: 136 Harvey Road Bldg B101

Address: Londonderry, NH 03053

Telephone # Direct 603-247-8766

Email: Karl@theDubaygroup.com

CERTIFIED WETLANDS SCIENTIST:

Luke Hurley, Gove Environmental Services, Inc.

8 Continental Drive Bldg Unit 2

Exeter, NH 03833

603-770-5114

lhurley@gesinc.biz

PURPOSE OF PLAN:

Provide utility interconnections within the Friars Drive and associated utilities easement areas.

(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: Friars Drive Utility Connections

PLAN TYPE: (Site Plan, Subdivision, or other) Other (Utilities in approved road connection area)

LEGAL DESCRIPTION: MAP 209 LOT 1

02 Feb 2021

DATE: _____

Location by Street: Friars Drive

Zoning: Industrial/General Zones

Proposed Land Use: Road/Utilities (Roadway)

Existing Use: Road/Utilities (Roadway)

Total Site Area: S.F.: (n/a - road) Acres: _____

Total Wetland Area (SF): (n/a)

Permanent Wetland Impact Area (SF): N/A

Permanent Wetland Buffer Impact Area (SF): (n/a, existing/approved road extension)

Temporary Wetland Impact Area (SF): N/A

Temporary Wetland Buffer Impact Area (SF): Temp buffer impact area #1A=1,450 SF (added to previously approved buffer impact area #1 of 34,136 SF = 35,586SF)

Flood Zone Reference: __(not in flood zone per approved plans on file)_____

Proposed Mitigation:

N/A - This application provides for utility connections within existing roadway and easement areas previously approved, constructed, and being reconstructed.

(For Town Use Only)
Data Sheets Checked By: _____ Date: _____

WETLAND CONDITIONAL USE PERMIT CHECKLIST

Yes	No	NA	<u>QUESTIONS/INFORMATION NEEDED</u>	<i>HCC Comments</i>
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NARRATIVE REPORT

Existing Conditions

<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Has a DES Dredge and Fill Permit been issued for any part of this site? If yes, provide number, date, and description. No wetland impacts required	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Is there evidence of altered wetlands or surface waters on site?	
<input type="radio"/>	<input type="radio"/>	<input checked="" 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 (Refer to original approved filing)	
<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)Updated	
National Wetland Inventory				
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Vegetative cover types (On File)	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	• Existence of vernal pools and associated habitat	
<input type="radio"/>	<input type="radio"/>	<input checked="" 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 (On File)	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	• Wildlife and fauna species, including estimated number and locations (large projects)	

<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	• Public or private wells located within the vicinity	
<input type="radio"/>	<input type="radio"/>	<input checked="" 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) (on file previously approved)	

Proposed Project Description

<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Entire project and associated activities	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Time table of project and anticipated phasing ASAP	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Land use Utility Loop Connections	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Grading plan	

Impact to Wetlands and/or Buffers

<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Depending on size and proposed impacts, a report from a biologist may be appropriate On File, previously approved	
<input type="radio"/>	<input type="radio"/>	<input checked="" 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 type="radio"/>	<input checked="" type="radio"/>	• Change in run-off characteristics	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Delineation of drainage area contributing to each discharge point Previously Approved	

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 Previously Approved	
<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 Previously Approved	
<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 Previously Approved	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	All prime and other wetlands in the vicinity	
<input checked="" 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 Previously Approved	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Assessor's sheet(s), lot(s), and property account number(s)	
<input type="radio"/>	<input type="radio"/>	<input checked="" 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 Previously Approved	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Conservation and utility easements Existing 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. Existing	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Vegetative cover types Existing Grass Shoulders	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Vernal pools	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Existing and proposed stone walls, tree lines, and unusually large, rare or beautiful trees, and other notable site features	

QUESTIONS TO CONSIDER BEFORE SUBMITTING

- Will the increased discharge cause erosion and channelization? N/A Existing

- Is there potential for off-site flooding? N/A Existing

- Does the decreased infiltration in the drainage area cause vegetation stress due to reduced or increased ground water or surface water discharge into wetland? N/A Existing

- Will the nutrients in the runoff increase eutrophication potential in downstream water bodies? No

- Do you own any adjacent parcels or easements for roadways across adjacent parcels which could be used for access to avoid a wetland crossing N/A Existing

- Does a wetland crossing occur where it will result in the least amount of alteration to a wetland? N/A Existing

- Is preservation of upland areas adjacent to the impacted wetland a priority? N/a Existing

- Can using an alternative crossing design such as a bridge, retaining wall, etc. decrease the width or area of wetland alteration? Existing

- Does a proposed road crossing of a wetland exceed the minimum width acceptable to the Planning Board and can this be negotiated downwards? N/A Existing

- Have you established that no reasonable alternative access from a public way to an upland is possible? N/A Existing Impact

- Can the parking lot spaces be decreased? N/A

- Is the roadway designed in such a way that does not restrict the flow of water? N/A Existing

- Is additional information needed to assess water quality impacts due to runoff? N/A

- Is there an increase in other pollutants (e.g., heavy metals, turbidity, coli form) from streets and parking lots? N/A

- Is there a need to restrict or prohibit the use of pesticides and fertilizers? N/A - Town Road

- Is there a need to restrict the use of roadway salting? Town Road

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: [authorization provided to Town on file] Date: _____

Print Name of Owner: _____

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

Signature of Developer:  Date: 02Feb2021

Print Name of Developer: Karl Dubay, Authorized agent for developer/owner

- ❖ 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.

SCHEDULE OF FEES

A. REVIEW FEES:

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

LEGAL FEE:

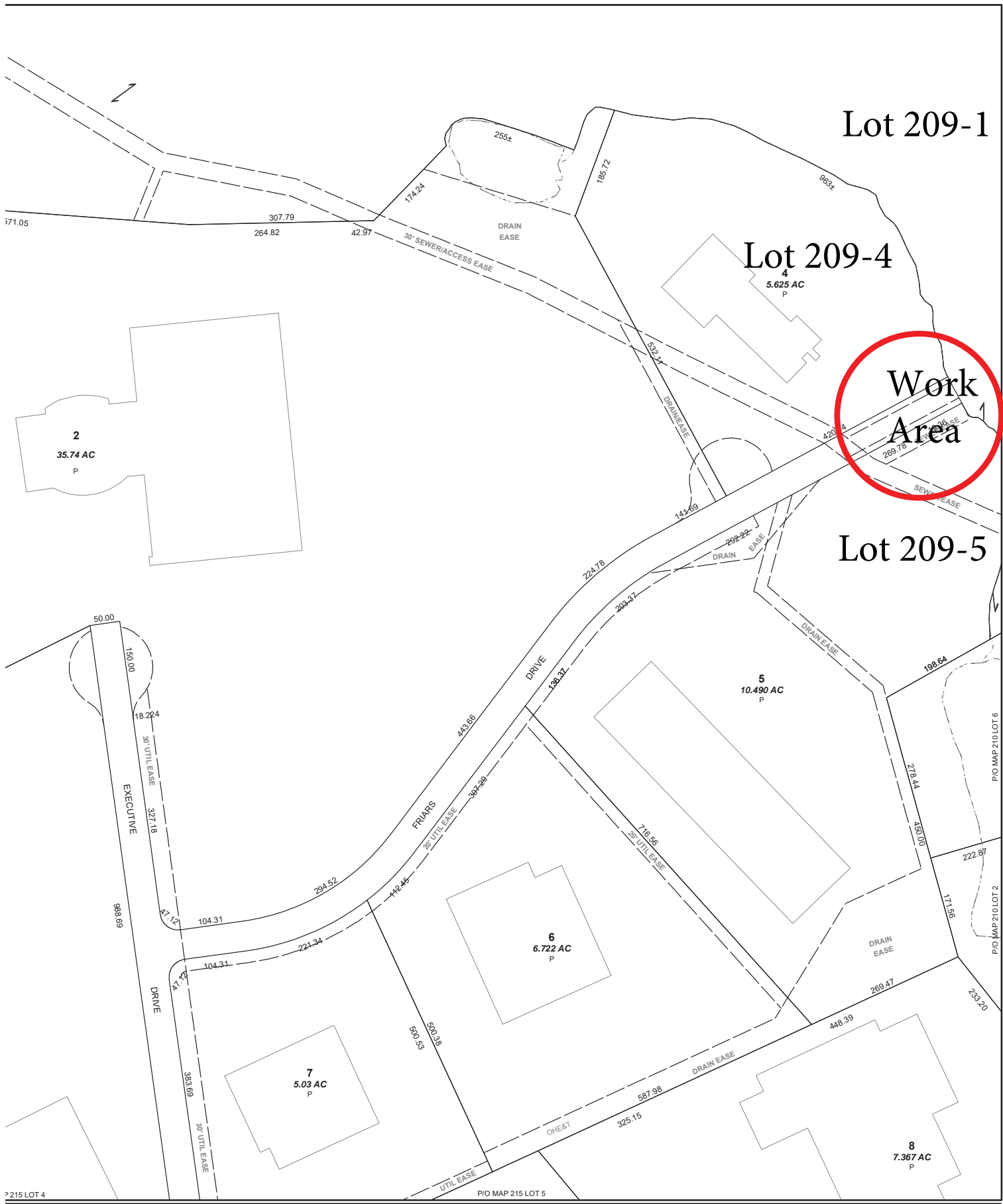
The applicant shall be charged attorney costs billed to the Town for the Town's attorney review of any application plan set documents.

B. POSTAGE:

10^{*} Direct Abutters @\$4.10 (or Current Certified Mail Rate) \$ 41.00*
_____ Indirect Abutters (property owners within 200 feet) \$ _____
 @\$0.55 (or Current First Class Rate)

TOTAL \$ 141

(For Town Use)	
AMOUNT RECEIVED: \$ _____	DATE RECEIVED: _____
RECEIPT NO.: _____	RECEIVED BY: _____



Lot 209-1

Lot 209-4
4
5.625 AC
P

Work Area

Lot 209-5

5
10.490 AC
P

6
6.722 AC
P

7
5.03 AC
P

8
7.367 AC
P

100 200 300 Feet
 *PLIES TO PAPER SIZE ARCH D)
 COORDINATE GRID: NAD 1983; US FEET
 *DATE: APRIL 4, 1998
 EAST COAST MAPPING, INC.
 L SURVEY & PHOTO, INC.
 BY NRPC - 2020



INDEX DIAGRAM

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PROPERTY MAP
TOWN OF HUDSON
 HILLSBOROUGH COUNTY
 NEW HAMPSHIRE
209

Abutter Notification Labels

**February 4, 2021
Friars Drive Utility Connections,
Hudson NH**

Town of Hudson
12 School Street
Hudson, NH 03051

5 Way Realty Trust
Peter Horne, Trustee
PO Box 1435
North Hampton, NH 03862

Integra Biosciences Corp
2 Wentworth Dr
Hudson, NH 03051

Dakota Partners LLC
Mark Pilotte
1264 Main Street
Waltham, MA 02451

Karl Dubay, PE
The Dubay Group, Inc.
136 Harvey Rd Bldg B101
Londonderry, NH 03087

Tim Sutherland, LLS
The Dubay Group, Inc.
136 Harvey Rd Bldg B101
Londonderry, NH 03087

Luke Hurley, CWS
Gove Environmental Services Inc.
8 Continental Drive, Bldg 2, Unit H
Exeter, NH 03833

Harry M. Haytayan, Trustee
Harry M. Haytayan Revocable Trust
17 Friars Drive
Hudson, NH 03051

Unofficial Property Record Card - Hudson, NH

General Property Data

Parcel ID 209-001-000
Prior Parcel ID 0013 -0008-0000
Property Owner 5 WAY REALTY TRUST
C/O WALTER FLOWERS
Mailing Address PO BOX 1435

City NORTH HAMPTON
Mailing State NH
ParcelZoning

Zip 03862

Account Number 6133
Property Location 161 LOWELL RD
Property Use VAC COM
Most Recent Sale Date 5/4/2020
Legal Reference 9298-1077
Grantor 5 WAY REALTY TRUST,
Sale Price 0
Land Area 88.886 acres

Current Property Assessment

Building Value 0

Xtra Features Value 0

Land Value 6,579,950

Building Description

Building Style N/A
of Living Units N/A
Year Built N/A
Building Grade N/A
Building Condition N/A
Finished Area (SF) N/A
Number Rooms 0
of 3/4 Baths 0

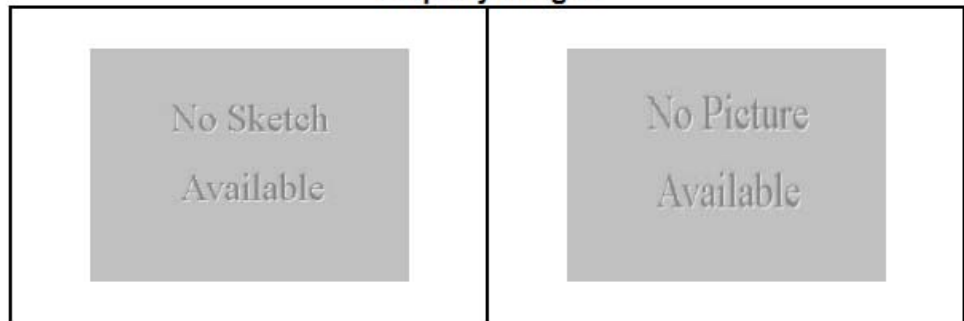
Foundation Type N/A
Frame Type N/A
Roof Structure N/A
Roof Cover N/A
Siding N/A
Interior Walls N/A
of Bedrooms 0
of 1/2 Baths 0

Legal Description

Narrative Description of Property

Land mainly classified as VAC COM with a(n) N/A style building, built about N/A, having N/A exterior and N/A roof cover, with N/A unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Hudson, NH

General Property Data

Parcel ID 209-005-000
Prior Parcel ID 0013 -0008-0002
Property Owner HAYTAYAN, HARRY M., TR
HAYTAYAN, HARRY M. REV TRUST
Mailing Address 17 FRIARS DRIVE

City HUDSON
Mailing State NH Zip 03051
Parcel Zoning

Account Number 9288

Property Location 17 FRIARS DR
Property Use IND WAREHSE
Most Recent Sale Date 12/31/1999
Legal Reference 6198-0179
Grantor FRIARS DRIVE DEVELOPM
Sale Price 0
Land Area 10.490 acres

Current Property Assessment

Building Value 3,515,400

Xtra Features Value 93,100

Land Value 1,288,600

Building Description

Building Style IND-LIGHT
of Living Units 12
Year Built 2000
Building Grade AVG/GOOD
Building Condition Average
Total Area (SF) 56952
Number of Rooms 0
Number of 3/4 Baths 2

Foundation Type SLAB
Frame Type STEEL
Roof Structure FLAT
Roof Cover MEMBRANE
Siding CONC BLOCK
Interior Walls DRYWALL
of Bedrooms 0
of 1/2 Baths 17

Legal Description

Narrative Description of Property

Property is classified as IND WAREHSE with a(n) IND-LIGHT style building, built about 2000, having CONC BLOCK exterior and MEMBRANE roof cover, with 12 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 17 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Hudson, NH

General Property Data

Parcel ID 209-004-000
Prior Parcel ID 0013 -0008-0004
Property Owner INTEGRA BIO SCIENCES CORP.

Mailing Address 2 WENTWORTH DR.

City HUDSON
Mailing State NH Zip 03051
ParcelZoning

Account Number 9458

Property Location 22 FRIARS DR
Property Use IND OFFICE
Most Recent Sale Date 5/1/2019
Legal Reference 9164-0817
Grantor MATRIX REALTY, LLC,
Sale Price 4,000,000
Land Area 5.620 acres

Current Property Assessment

Building Value 2,351,100

Xtra Features Value 86,100

Land Value 797,600

Building Description

Building Style IND-LIGHT
of Living Units 1
Year Built 1998
Building Grade AVG/GOOD
Building Condition Good
Finished Area (SF) 32680
Number Rooms 0
of 3/4 Baths 0

Foundation Type SLAB
Frame Type STEEL
Roof Structure FLAT
Roof Cover METAL PANEL
Siding CORR STEEL
Interior Walls DRYWALL
of Bedrooms 0
of 1/2 Baths 6

Legal Description

Narrative Description of Property

Land mainly classified as IND OFFICE with a(n) IND-LIGHT style building, built about 1998, having CORR STEEL exterior and METAL PANEL roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 6 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.