

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

## **CONDITIONAL USE PERMIT APPLICATION:** **WETLAND CONSERVATION OVERLAY DISTRICT**

Revised August 30, 2021

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 to each board.*

### **CONSERVATION COMMISSION:**

1. Ten (10) copies of the completed application, including the project narrative that demonstrates that the proposal meets the conditions of Article IX of the Zoning Ordinance.
2. Ten (10) reduced size plan sets (sheet size: 11" X 17"). 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.

**\*Complete Applications should be delivered to the Engineering Department (603)886-6008.**

### **PLANNING BOARD:**

1. Fifteen (15) copies of the completed application, including the project narrative that demonstrates that the proposal meets the conditions of Article IX of the Zoning Ordinance.
2. Three (3) full size folded plan sets (sheet size: 22" x 34") and fifteen (15) reduced size plan sets (sheet size: 11" X 17"). 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.
3. A list of direct abutters and indirect abutters, and two (2) sets of mailing labels for abutter notifications.
4. All of the above application materials, including plans, shall also be submitted in electronic form as a PDF.
5. Check should be made payable to the Town of Hudson, and submitted to the Planning Department.

**\*Complete Application & check should be delivered to the Planning Department (603)886-6008.**

Revised plans and other application materials must be filed with the Planning Department *no later than 10:00A.M., Tuesday ONE WEEK prior to the scheduled meeting, as applicable. The purpose of these materials is hardcopy distribution to Planning Board members, not review. Any plan revisions that require staff review must be submitted no later than 10:00A.M., Tuesday TWO WEEKS prior to the scheduled Planning meeting. Depending on the complexity of changes, more time may be required for review. Please contact the Town Planner if you have any questions on this matter.*

### **PLEASE NOTE:**

1. 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.

CONDITIONAL USE PERMIT APPLICATION

Date of Application: JANUARY 31, 2022 Tax Map #: 209 Lot #: 004

Site Address: 22 FRIARS DRIVE

Name of Project: PROPOSED BUILDING ADDITIONS

Zoning District: Industrial General CUP#: \_\_\_\_\_  
(For Town Use Only)

Z.B.A. Action: \_\_\_\_\_

PROPERTY OWNER:

Name: Integra Biosciences Corp.

Address: 2 WENTWORTH DRIVE

Address: HUDSON, NH 03051

Telephone # 603-578-5800

Email: \_\_\_\_\_

DEVELOPER:

SAME AS OWNER

PROJECT ENGINEER or SURVEYOR:

Name: HAYNER/SWANSON, Inc.

Address: 3 CONGRESS ST.

Address: NASHUA, NH 03062

Telephone # 603-893-2051

Email: jpctropules@hayner-swanson.com

CERTIFIED WETLANDS SCIENTIST:

Wetlands Consulting Services, Inc.

15 BISSON LANE

MERRIMAC, MA 01860

978-346-9859

wcshobp@aol.com

PURPOSE OF PLAN:

TO SHOW PROPOSED WETLAND BUFFER IMPACTS ASSOCIATED WITH THE PROPOSED BUILDING ADDITIONS AND SITE IMPROVEMENTS

(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: Proposed Building Additions

PLAN TYPE: (Site Plan, Subdivision, or other) SITE PLAN

LEGAL DESCRIPTION: MAP 209 LOT 004

DATE: 27 January 2022

Location by Street: 22 Friars Drive

Zoning: Industrial

Proposed Land Use: MANUFACTURING/WAREHOUSE

Existing Use: MANUFACTURING/OFFICES/WAREHOUSE

Total Site Area: S.F.: 244,297 Acres: 5.608

Total Wetland Area (SF): 21,931 SF

Permanent Wetland Impact Area (SF): - 0 -

Permanent Wetland Buffer Impact Area (SF): 2,562 SF (see CUP Narrative)

Temporary Wetland Impact Area (SF): - 0 -

Temporary Wetland Buffer Impact Area (SF): 875 SF (see CUP Narrative)

Flood Zone Reference: # 33011C0650D

Proposed Mitigation:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(For Town Use Only)

Data Sheets Checked By: \_\_\_\_\_ Date: \_\_\_\_\_

## WETLAND CONDITIONAL USE PERMIT CHECKLIST

Yes	No	NA	QUESTIONS/INFORMATION NEEDED	HCC Comments
<b>NARRATIVE REPORT</b>				
<b>Existing Conditions</b>				
<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.	
<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 type="radio"/>	<input type="radio"/>	<input type="radio"/>	<ul style="list-style-type: none"> <li>• Description of each wetland and associated values</li> </ul>	
<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)	
<b>National Wetland Inventory</b>				
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<ul style="list-style-type: none"> <li>• Vegetative cover types</li> </ul>	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<ul style="list-style-type: none"> <li>• Existence of vernal pools and associated habitat</li> </ul>	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>• Unique geological and cultural features</li> </ul>	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<ul style="list-style-type: none"> <li>• NH Natural Heritage inventory – For list of rare and endangered species, contact the NH Division of Forests and Lands (603)271-3623</li> </ul>	<i>SEE COPY</i>
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<ul style="list-style-type: none"> <li>• Wildlife and fauna species, including estimated number and locations (large projects)</li> </ul>	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>• Public or private wells located within the vicinity</li> </ul>	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>• Monitoring well(s) located on site</li> </ul>	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<ul style="list-style-type: none"> <li>• Current land use and zoning district</li> </ul>	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Photos of existing area (please use color photos)	
<b>Proposed Project Description</b>				
<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	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Land use	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Grading plan	
<b>Impact to Wetlands and/or Buffers</b>				
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>• Depending on size and proposed impacts, a report from a biologist may be appropriate</li> </ul>	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Removing, filling, dredging, or altering (Area square ft. and locations)	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Intercepting or diverging of ground or surface water (Locations and size)	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<ul style="list-style-type: none"> <li>• Change in run-off characteristics</li> </ul>	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Delineation of drainage area contributing to each discharge point	

Yes	No	NA	Questions/Information Needed	HCC COMMENTS
<input type="radio"/>	<input type="radio"/>	<input checked="" 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"> <li>If using rip-rap, attach documentation explaining why other erosion control methods are not feasible</li> </ul>	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<ul style="list-style-type: none"> <li>How storm water runoff will be handled</li> </ul>	
<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)	
<b>Mitigation</b>				
<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 type="radio"/>	<ul style="list-style-type: none"> <li>Restoration plan for planting and vegetation</li> </ul>	
<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"> <li>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)</li> </ul>	

### 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 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	
<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 type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Conservation and utility easements	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Grading plan	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Culvert, arch, bridge - sizes, material, etc.	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Vegetative cover types	
<input type="radio"/>	<input type="radio"/>	<input checked="" 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	

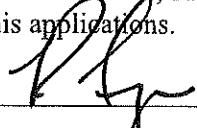
## QUESTIONS TO CONSIDER BEFORE SUBMITTING

- Will the increased discharge cause erosion and channelization?
- Is there potential for off-site flooding?
- Does the decreased infiltration in the drainage area cause vegetation stress due to reduced or increased ground water or surface water discharge into wetland?
- Will the nutrients in the runoff increase eutrophication potential in downstream water bodies?
- Do you own any adjacent parcels or easements for roadways across adjacent parcels which could be used for access to avoid a wetland crossing
- Does a wetland crossing occur where it will result in the least amount of alteration to a wetland?
- Is preservation of upland areas adjacent to the impacted wetland a priority?
- Can using an alternative crossing design such as a bridge, retaining wall, etc. decrease the width or area of wetland alteration?
- Does a proposed road crossing of a wetland exceed the minimum width acceptable to the Planning Board and can this be negotiated downwards?
- Have you established that no reasonable alternative access from a public way to an upland is possible?
- Can the parking lot spaces be decreased?
- Is the roadway designed in such a way that does not restrict the flow of water?
- Is additional information needed to assess water quality impacts due to runoff?
- Is there an increase in other pollutants (e.g., heavy metals, turbidity, coli form) from streets and parking lots?
- Is there a need to restrict or prohibit the use of pesticides and fertilizers?
- Is there a need to restrict the use of roadway salting?

**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:  Date: 1/31/2022  
Print Name of Owner: ROBERT FONGERE, PRES.

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

Signature of Developer:  Date: 1/31/2022  
Print Name of Developer: ROBERT FONGERE, PRES.

- ❖ 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**

(Fee covers both Conservation Commission & Planning Board)

**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:**

7 Direct Abutters @\$4.33 (or Current Certified Mail Rate) \$ 30.31  
\_\_\_\_\_ Indirect Abutters (property owners within 200 feet) \$ \_\_\_\_\_  
          @\$0.58 (or Current First Class Rate)

**TOTAL** \$ 130.31

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



## **PROJECT NARRATIVE – CUP**

### **Proposed Building Additions 22 Friars Drive Map 209, Lot 4 Hudson, New Hampshire 28 January 2022**

The subject site under consideration for this application is located at 22 Friars Drive, Hudson, NH. The parcel is known to the Hudson Assessors Department as Map 209, Lot 4. The lot measures 5.6+/- acres and is located in the I - Industrial zoning district and within the Sagamore Industrial Park. The site is abutted by Friars Drive to the south, commercial properties to the west and across Friars Drive and undeveloped land to the west and east.

The lot currently contains an existing partial 2-story, 32,969 square foot manufacturing building along with associated parking and loading areas that was built in the 1990's. Integra Biosciences, Corp. manufactures liquid handling and media preparation tools and equipment used in research, diagnostics and quality control laboratories. Access to the site is provided via a curb cut on Friars Drive. The site is currently serviced by municipal sewer and water, underground gas, telecommunications and electric utilities. NRCS soil mapping shows that this site contains Hinckley and Windsor sandy soils with deep depths to groundwater. Based upon inspection by the project's certified wetland scientist, wetlands associated with a perennial watercourse that flows west into the Merrimack River borders the property on the north and east sides. The total area of wetlands on the subject site is 21,391 square feet (0.49 acres).

In 1997, two (2) proposed additions to this site measuring 4,300 square feet (manufacturing) and 13,500 square feet (warehouse) were approved by the Hudson Planning Board. These additions brought the total area of the building to 46,469 square feet, but they were never constructed.

It is being proposed to construct several building additions, totaling 48,270 square feet, upon this site as follows:

- A 1-story, 34,340 square foot warehouse addition (50-feet in height) on the north and east sides of the existing building
- A 7,617 square foot second floor above the current manufacturing space located in the middle section of the existing building
- A 2-story manufacturing addition on the west side of the building that measures 5,820 square feet
- A small building addition (400 square feet +/-) on the west side of the existing warehouse that will provide an additional loading dock door
- Raising the roof of the current warehouse to 50-feet in height

Associated site improvements include a revamped parking area, new loading docks, new landscaping and site lighting. A total of 93 parking spaces are proposed for this use. To the best of our knowledge the utilities present on the site have adequate capacity to service this intended use. The project impacts 14,716 square feet of wetland buffer along the east side of the site. The majority of which was previously impacted by the original construction of this site. With regard to stormwater, there are no formal drainage or stormwater management practices located on the site. The site currently sheet drains in a northwesterly direction into an existing stormwater basin and man-made pond, both of which are located on the abutting property. An easement currently exists providing drainage rights for this property. The redevelopment of this site adds approximately 40,120 square feet of new impervious surface area. The proposed stormwater design includes two (2) sub-surface recharge areas in the back of the property that will provide recharge, where no currently exists, and attenuation of peak rates of post-development runoff. Upon project completion, the site will contain approximately 42.0% open space, where 35% is the minimum required. The site development associated with the overall construction of this project disturbs approximately 170,850 square feet of contiguous area.

It is anticipated that construction would begin in the spring of 2022 and would be completed in the fall of 2023.

The hours of operation for this facility are Monday-Friday, 16 hours per day. The currently facility contains approximately 80 employees (68-first shift, 12-second shift). Upon completion of the proposed addition, this facility will add approximately 55 new employees (15-first shift, 40-second shift). Given the size of the existing building, the type of business and the number of working shifts for this facility, impacts to traffic, utilities and to local schools are not anticipated.

### **CONDITIONAL USE PERMIT CRITERIA**

As mentioned above, it is being proposed to disturb 14,716 square feet of wetland buffer along the east side of the site. The reason for the impact is to provide full access around the building in a clockwise manner so that trucks can then back into the dock areas as shown on the site plan. There is no other way to provide a meaningful access and loading area on this site. The impact area includes the paved drive, curbing to contain rainwater runoff and a portion of the loading dock area. The majority of the impacts were to areas that were previously disturbed as part of the original site construction. Only a minimal amount of tree clearing is needed to constructed the proposed improvements. The project has attempted to avoid and minimize the buffer impact to the fullest extent. Complete observance of the buffer would make this project unfeasible.

The criteria needed for finding that this project is consistent with the purpose of Article IX of the Hudson Zoning Ordinance is as follows:

1. The proposed activity minimizes degradation of land situated within the Wetlands Conservation Overlay District and offsets potential adverse impacts to functions and values of wetlands, surface water and vernal pools: **As mentioned above, the majority of the proposed impacts within the 50-foot wetland buffer are within a portion of the site that was previously disturbed (and permitted). The pre and post development comparison of buffer impacts is:**

Description	Pre-Development	Post Development	Difference
Total Buffer Area	44,129 SF	44,129 SF	-0-
Pavement within Buffer	6,696 SF	9,238 SF	+2,552 SF
Grassed Area within Buffer	9,280 SF	7,608 SF	-1,672 SF
Woods within Buffer	28,163 SF	27,283 SF	-880 SF

**The numbers reflect a slight increase in pavement within the buffer area along with slight decreases in grassed (shoulder) areas and woods. As is shown on the plans, retaining walls (4-foot max. height) are being utilized to minimize the overall buffer impacts. Lastly, there are no wetland impacts being proposed by this project.**

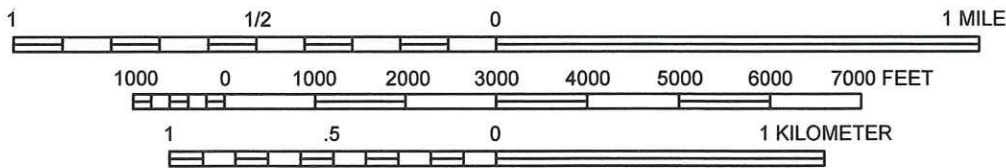
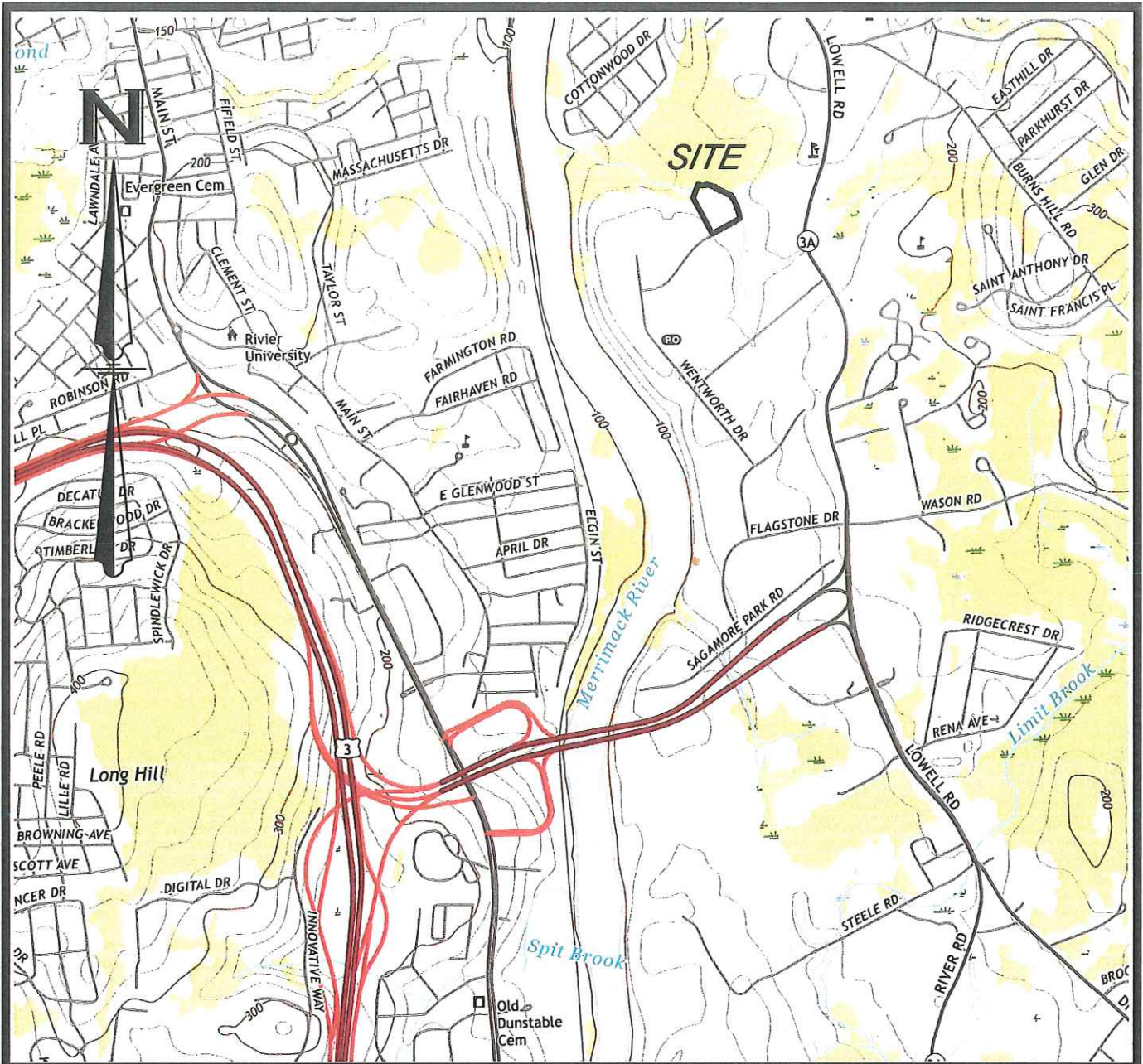
**Taking into consideration the minor nature of the impacts to the previously disturbed buffer it is opinion of this project team that the project will not adversely impact the function and values of the adjacent wetland and surface waters.**

2. The proposed activity will have no significant negative environmental impact to abutting or downstream properties and/or hydrologically connected water and/or wetland resources: **Given the nature of the proposed buffer impacts (within a previously worked buffer area, only 2,552 square feet of new impervious surface within the buffer) and the contemplated stormwater improvements (recharge where currently no attenuation exists) it is the applicant's opinion that the proposed project will not have an adverse impact to any abutting or downstream properties.**
  
3. The proposed activity or use cannot practicably be located otherwise on the site to eliminate or reduce impact to the WCOD: **The proposed building additions and site improvements are needed to meet the global demand for Integra products in the fight against the COVID pandemic. In order to meet the development program the access around the building and the area needed for the new loading docks are to be located within the 50-foot wetland setback along the east**

**side of the property. As mentioned above, the majority of the proposed buffer impacts are within an area that was previously permitted for construction. A strict adherence to the 50-foot buffer would greatly reduce the size of the proposed building and site improvements; likely to the point that would make the project unfeasible.**

4. The proposed activity incorporates the use of those Best Management Practices recommended by the New Hampshire Department of Environmental Services (NHDES) and/or other state agencies having jurisdiction: **Included within the site plan set are erosion and sedimentation control plans and details. The goal is to protect the wetland/buffer areas and abutting properties during construction. Temporary measures include silt sock barriers around the disturbed areas, silt sacks at proposed catch basins, dust control during construction and gravel exits to minimize the tracking of dirt and debris out into Friars Drive during construction. A NHDES Alteration of Terrain (AoT) will be filed for this project.**
5. All applicable federal and/or state permit(s) have been received for the proposed activity in accordance with the New Hampshire Code of Administrative Rules, Part Env-Wt 100-800 and Section 404 of the Federal Clean Water Act, as amended: **Given that there are no proposed wetland impacts as part of this project a NHDES Wetlands Bureau Permit is not required.**
6. Where applicable, proof of application to all required state and/or federal permits: **The Town of Hudson shall be notified of the NHDES Alteration of Permit (AoT) filing.**
7. Prior to making a decision on any Conditional Use Permit to the WCOD, the Planning Board shall receive a written comment from the Conservation Commission. The Conservation Commission may recommend the Planning Board impose conditions of approval if deemed necessary to mitigate the

potential for adverse effects of the proposed activity or use: **The applicant understands this criterion.**



CONTOUR INTERVAL 20 FEET  
 NORTH AMERICAN VERTICAL DATUM OF 1988



VICINITY PLAN  
**PROPOSED BUILDING ADDITION**  
 22 FRIARS DRIVE  
 HUDSON, NH

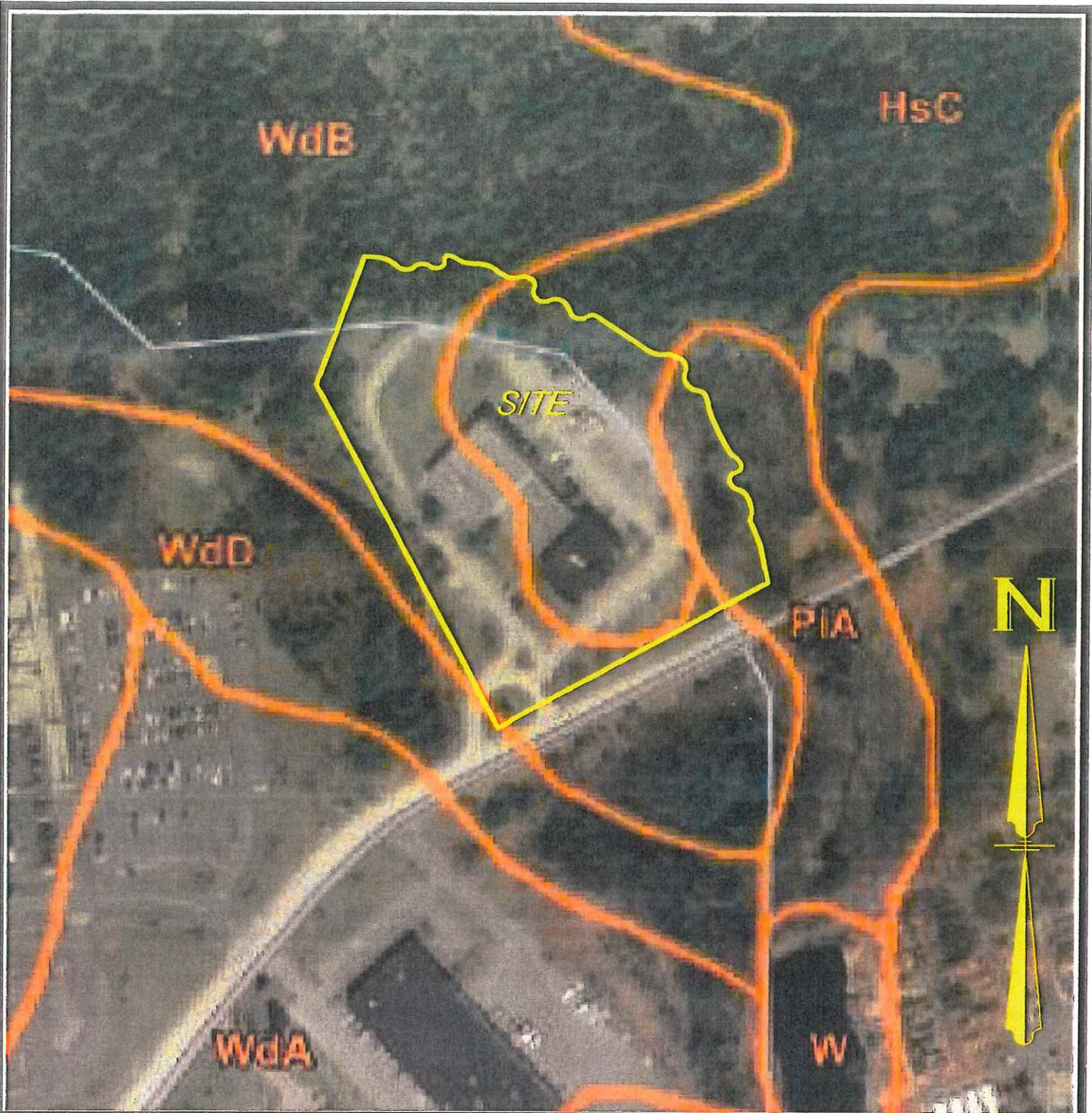
FIG. 1  
 PREPARED FOR:  
**INTEGRA BIOSCIENCE CORP.**  
 2 WENTWORTH DRIVE, HUDSON, NH 03051  
 JULY 2021

**HISI** Hayner/Swanson, Inc.  
 3 Congress Street Nashua, NH 03062 (603) 883-2057  
 131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501  
 www.hayner-swanson.com

Drawing: 5734 USGS  
 Location: J:\5000\5734\DWG

**5734**  
 File Number





SOIL SURVEY STAFF, NATURAL RESOURCES CONSERVATION SERVICE, UNITED STATES DEPT. OF AGRICULTURE. WEB SOIL SURVEY. AVAILABLE ONLINE AT <http://websoilsurvey.nrcs.usda.gov/> ACCESSED JULY 29, 2021.

**NRCS SOILS MAP**  
**PROPOSED BUILDING ADDITION**  
 22 FRIARS DRIVE  
 HUDSON, NH

**PREPARED FOR:**  
**INTEGRA BIOSCIENCE CORP.**  
 2 WENTWORTH DRIVE, HUDSON, NH 03051  
 JULY 2021

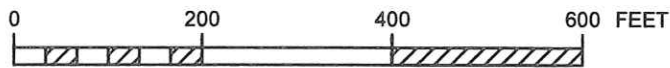
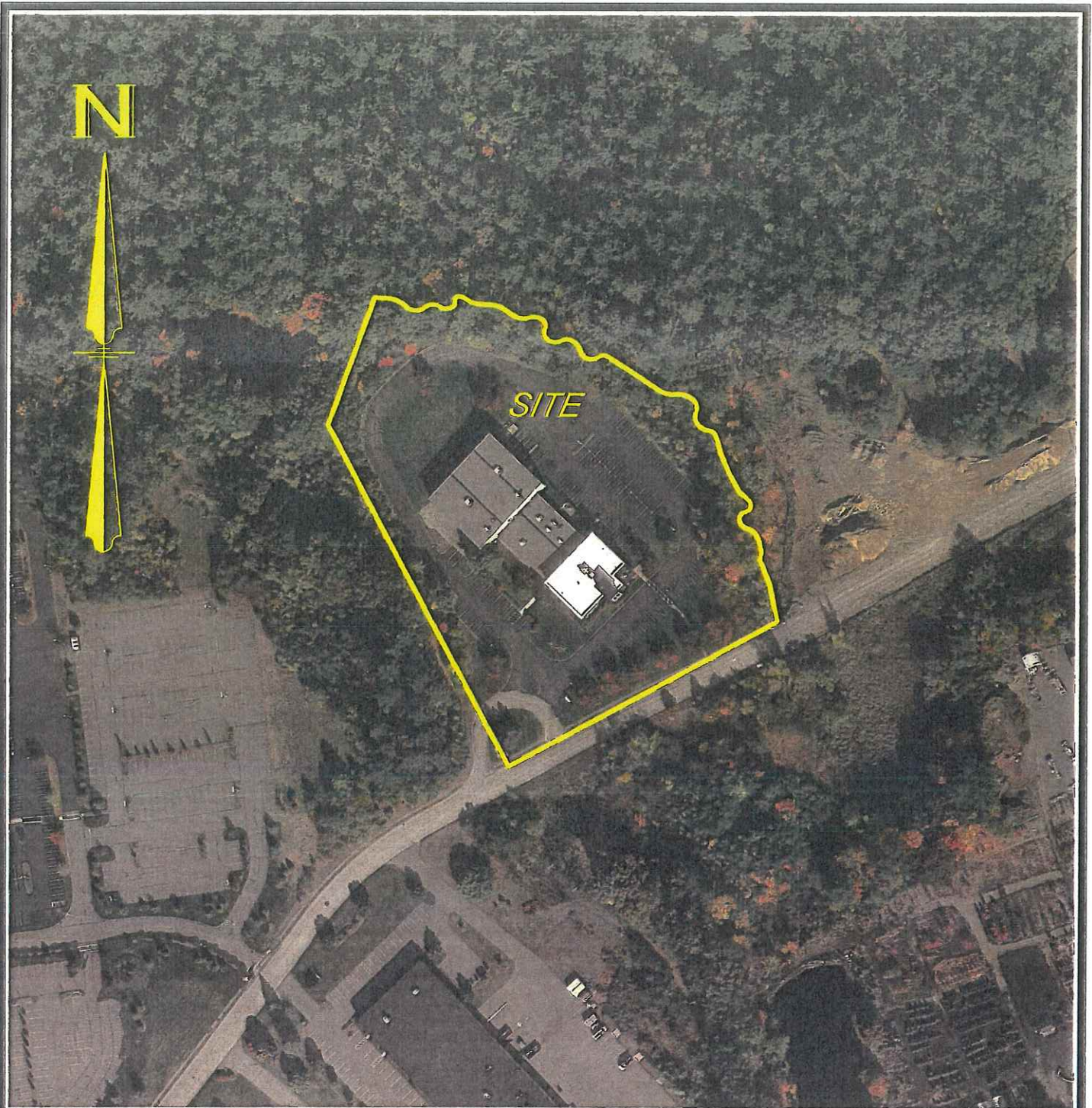
FIG. 2

**HSI** Hayner/Swanson, Inc.  
 3 Congress Street Nashua, NH 03062 (603) 883-2057  
 131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501  
[www.hayner-swanson.com](http://www.hayner-swanson.com)

Drawing: 5734 USGS  
 Location: J:\5000\5734\DWG

**5734**  
 File Number





**AERIAL DISPLAY PLAN**  
**PROPOSED BUILDING ADDITION**  
**22 FRIARS DRIVE**  
**HUDSON, NH**

**PREPARED FOR:**  
**INTEGRA BIOSCIENCE CORP.**  
 2 WENTWORTH DRIVE, HUDSON, NH 03051  
 JULY 2021

FIG. 3

**HSI** *Heyner/Swanson, Inc.*  
 3 Congress Street Nashua, NH 03062 (603) 883-2057  
 131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501  
 www.heyner-swanson.com

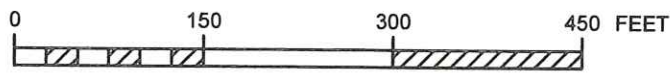
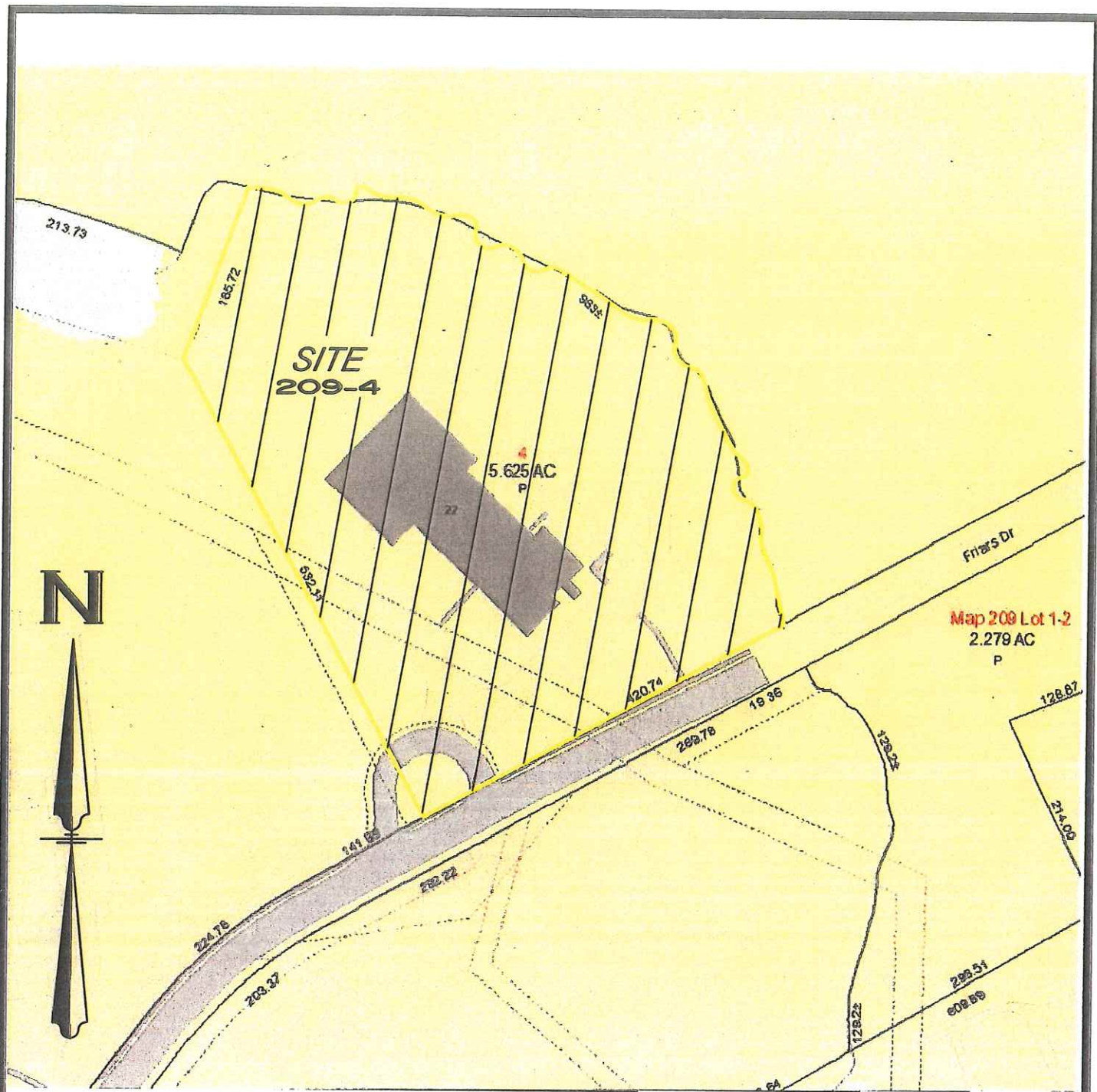
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**5734**

File Number





TAX MAP  
**PROPOSED BUILDING ADDITION**  
 22 FRIARS DRIVE  
 HUDSON, NH

PREPARED FOR:  
**INTEGRA BIOSCIENCE CORP.**  
 2 WENTWORTH DRIVE, HUDSON, NH 03051  
 JULY 2021

FIG. 4

**HSI** Hayner/Swanson, Inc.  
 3 Congress Street Nashua, NH 03062 (603) 883-2057  
 131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501  
 www.haynerswanson.com

Drawing: 5734 USGS  
 Location: J:\5000\5734\DWG

**5734**  
 File Number

New Hampshire Natural Heritage Bureau  
NHB DataCheck Results Letter

---

**To:** Ethan Beals  
3 Congress Street  
Nashua, NH 03062

**From:** NH Natural Heritage Bureau

**Date:** 1/19/2022 (This letter is valid through 1/19/2023)

**Re:** Review by NH Natural Heritage Bureau of request dated 1/19/2022

**Permit Types:** Alteration of Terrain Permit  
Stormwater Pollution Prevention

**NHB ID:** NHB22-0183

**Applicant:** Ethan Beals

**Location:** Hudson  
Tax Map: 209, Tax Lot: 4  
Address: 22 Friars Drive

**Proj. Description:** Constructing a 40,160 square foot building addition plus a 8,428 square foot second floor addition on the existing building for additional manufacturing and warehouse space.

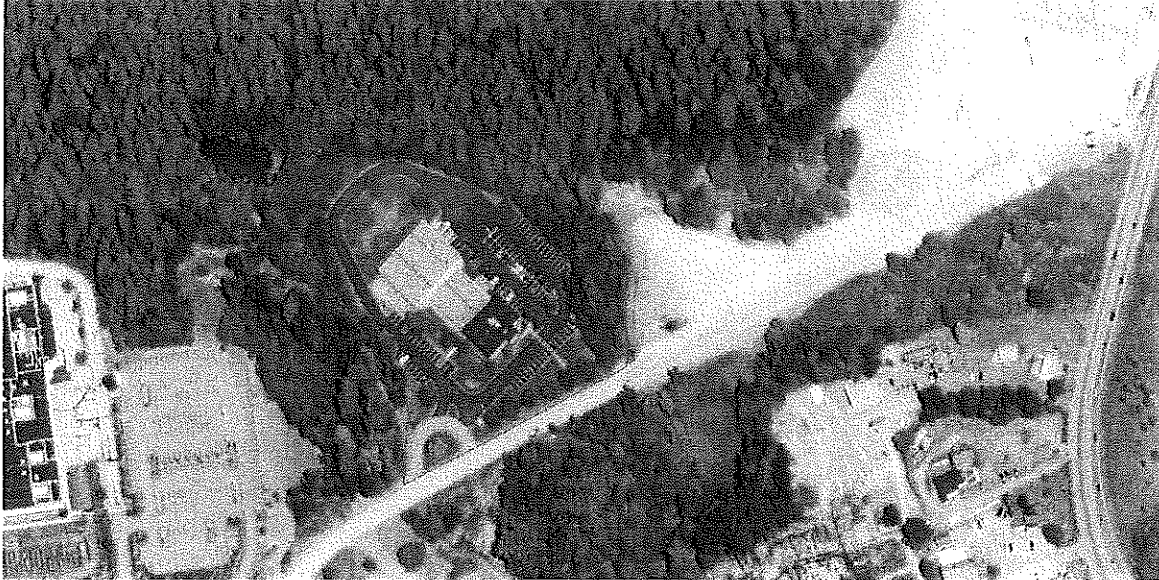
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New Hampshire Natural Heritage Bureau  
NHB DataCheck Results Letter

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MAP OF PROJECT BOUNDARIES FOR: NHB22-0183





## **Wetland Consulting Services**

January 27, 2022

Mr. Jim Petropulos  
Hayner/Swanson, Inc. (HSI)  
3 Congress Street  
Nashua, NH 03062

**RE: Wetland Delineation, Integra Site, 22 Friars Drive, Hudson, NH**

Dear Jim :

As requested, Wetland Consulting Services (WCS) visited the above referenced property on January 21, 2021 and again on January 27, 2022. The purpose of the site visits were to identify and delineate the extent of local, State and Federal jurisdictional wetlands that lie on or adjacent to the site. The site visit on January 27, 2022 was to extend the wetland delineation.

The 5.6 acre property is mostly developed, and located along the northern side of Friars Drive in an industrialized area of Hudson, NH. The southern and western sides of the property are mostly developed, while the land along the northern and eastern sides of the property remain undeveloped (see Photo A). This undisturbed area exist as a mix of upland and wetland forest. A small north flowing perennial stream also lies along the eastern side of the property (see Figure 1). The stream eventually flows into the Merrimack River. The Merrimack River lies west of the property (see Photo A).

The wetland bordering the site exists as a poorly drained (saturated), mixed broad-leaved deciduous and needle-leaved evergreen forested wetland (PFOB/PFO2)<sup>1</sup>. A small perennial stream that flows through the wetland would be classified as a Lower perennial stream with an unconsolidated bottom of cobble-gravel (R2UB1). The western edge of this wetland and stream was flagged with delineation flags numbered A1 thru A30 on May 3, 2021. Dominant vegetation within the wetland includes red maple, white pine and gray birch trees. Dominant shrub vegetation was largely limited to sapling and shrub size specimens of the listed tree species but also included southern arrowwood and black cherry. The herb understory consisted mostly of skunk cabbage, cinnamon fern, sensitive fern, poison ivy, and Canada mayflower.

The NRCS soil survey map (Figure 2) suggest that the dominant soils present around the site exist as excessively well drained Hinckley (HsC) and Windsor (WdB, D) soils. A along large pocket of somewhat poorly/poorly drained Pipestone ( PiA ) soil has also been mapped next to the site.

---

<sup>1</sup>Cowardin, L., V. Carter, F.C. Golet and E.T. LaRoe. 1979. Classification of wetlands and deepwater habitats of the United States. U.S. Fish Wildl. Serv. FWS/OBS-79/31.

**15 Bisson Lane, Merrimac, MA 01860**  
**978-346-9857 • 978-346-7479 (FAX)**

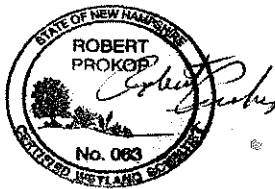
*Wetland Report  
Integra site  
22 Friars Drive  
Hudson, NH  
page 2*

In order to properly identify the upland buffer zone limits across the project area, the wetland boundary had to be extended. On January 27, 2022, the wetland boundary was extended to include wetland flags A31 thru A36 (see Figure 2). Ethan Beals from your office (HIS), assisted in the delineation effort. Extension of the delineation included a portion of a small man-made pond (see Figure 2 and Photos D and E). A concrete weare lies at the western end of the pond that helps to maintain a certain water level in the pond (see Photo D). Around the perimeter of the pond is a narrow shrub wetland. This shrub wetland would be classified as a seasonally flooded/saturated (poorly/very poorly drained) broad-leaved deciduous scrub/shrub wetland (PSS1E). The impounded ponded would be classified as an impounded, palustrine, semi-permanently flooded pond with an unconsolidated bottom of sand and organics (PUB4/2/h).

Finally, a NH Natural Heritage data base review was requested by Ethan Beals of HSI. No rare or endangered species were documented to occur within the vicinity of the site (NHB 22-01830). The data check review result is attached at the end of this report.

Any new construction that would at least impact the wetlands buffer zone would require a permit from the Hudson Conservation Commission and/or the Hudson Planning Board. If necessary, I would be glad to assist you in the preparation of the appropriate wetlands permit applications. Otherwise, if you have any questions or require any additional information regarding this report, please feel free to contact me at (978) 346-9857.

Sincerely,  
Wetland Consulting Services,



Robert Prokop  
NH Certified Wetland Scientist (#063)





Figure 1. Partial USGS map showing the small perennial stream that border the property and the small impounded pond located just off the site. The stream eventually flows into the Merrimack River.

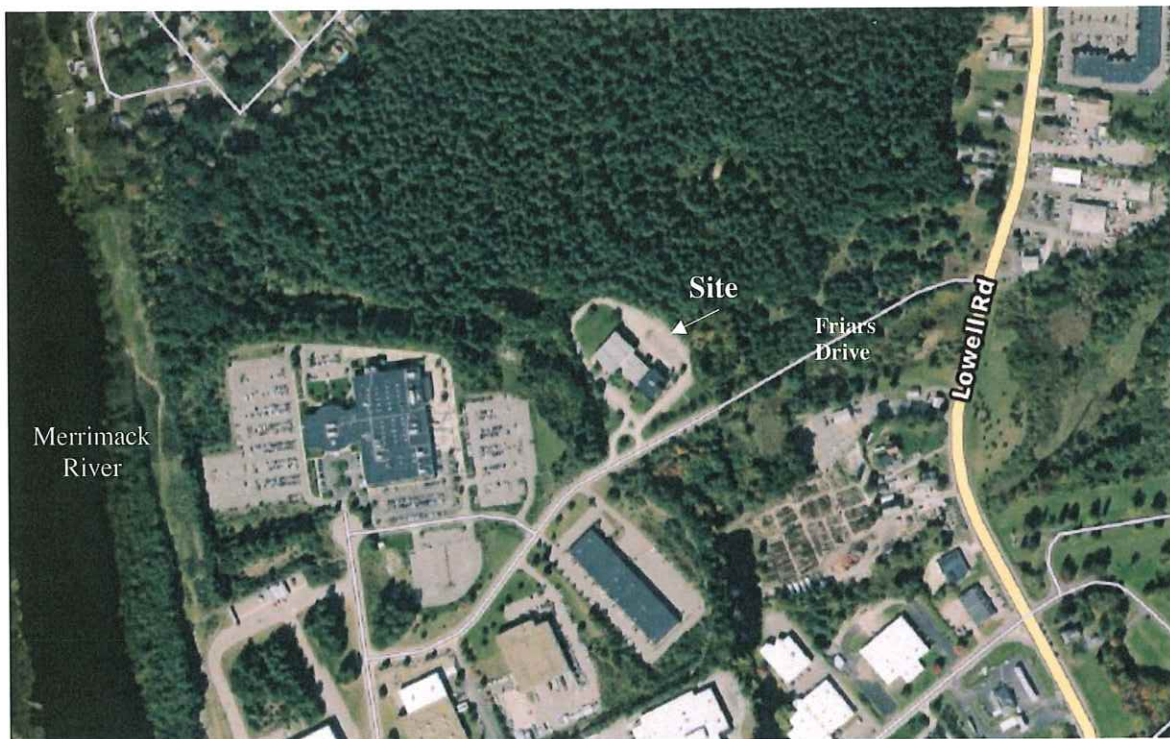


Photo A. Aerial photo of the site showing the heavy industrial development along the southern and western sides of the property.





Figure 2. Sketch of wetland delineation as completed at the Integra Bioscience site, 22 Friars Dr. in Hudson NH on May 3, 2021 (in yellow) and then extended on January 27, 2022 (in orange). The delineation was conducted by Robert Prokop, NH certified Wetland Scientist (#063), of Wetland Consulting Services on both dates.



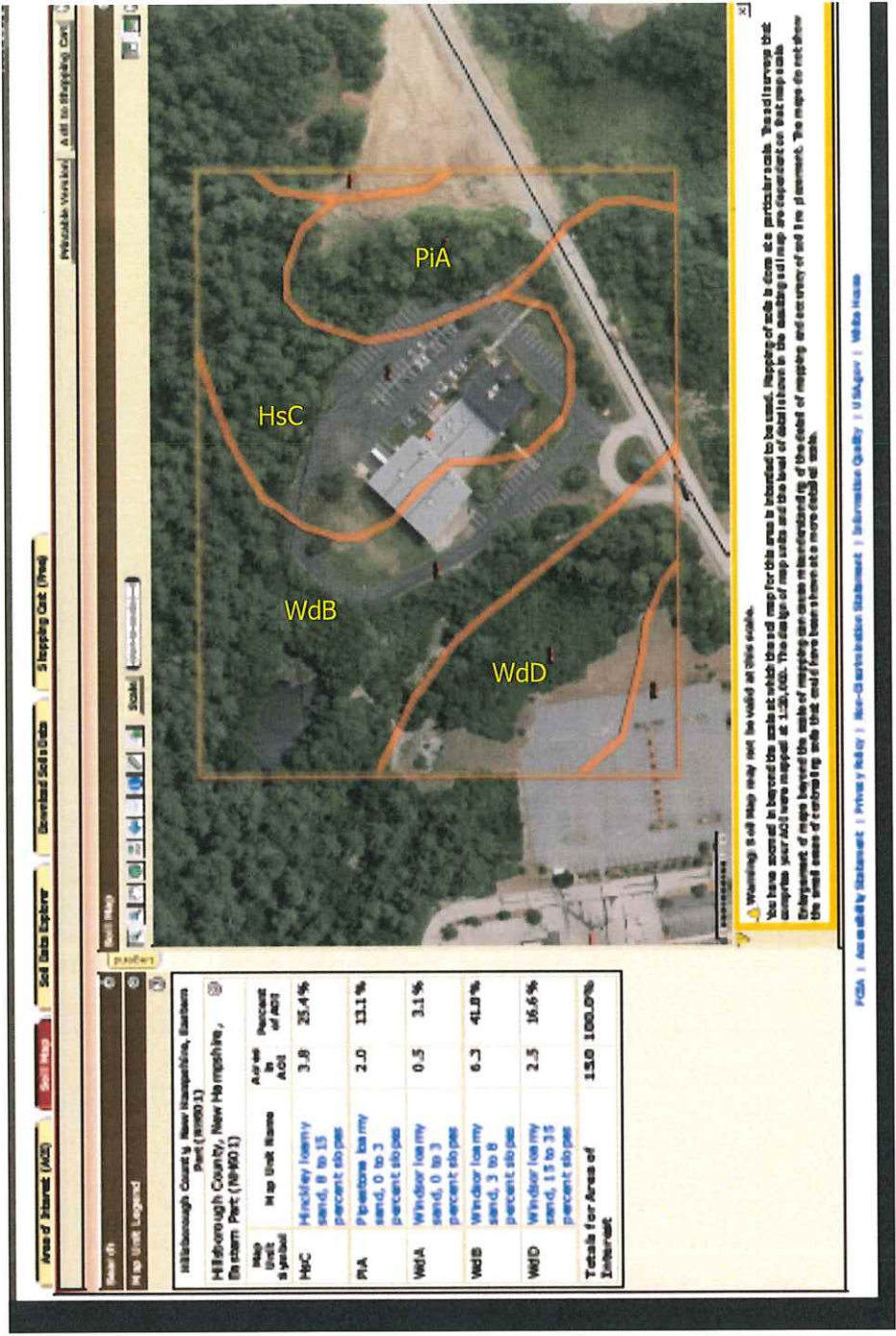


Figure 3. NRCS soil survey map.





Photo B. Southerly view of the wetland /stream complex showing the red maple and white pine bordering wetland. Photo taken by B. Prokop on 01/27/2022.



Photo C. Northerly view of the wetland/stream complex showing the cobble/gravel streambed. Photo taken by B. Prokop on 01/27/2022.





Photo D. Small impounded pond that receives flow from the un-named stream. A concrete weare at the far end of the photo helps to maintain water levels in the pond.



Photo D. Small impounded pond that receives flow from the un-named stream. A concrete weare at the far end of the photo helps to maintain water levels in the pond.

*Wetland Report  
Integra site  
22 Friars Drive  
Hudson, NH  
page 8*

New Hampshire Natural Heritage Bureau  
NHB DataCheck Results Letter

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**To:** Ethan Beals  
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Nashua, NH 03062

**From:** NH Natural Heritage Bureau

**Date:** 1/19/2022 (This letter is valid through 1/19/2023)

**Re:** Review by NH Natural Heritage Bureau of request dated 1/19/2022

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Stormwater Pollution Prevention

**NHB ID:** NHB22-0183

**Applicant:** Ethan Beals

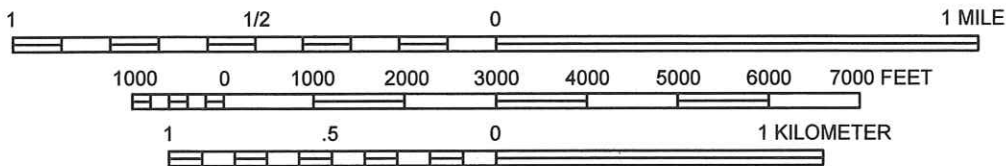
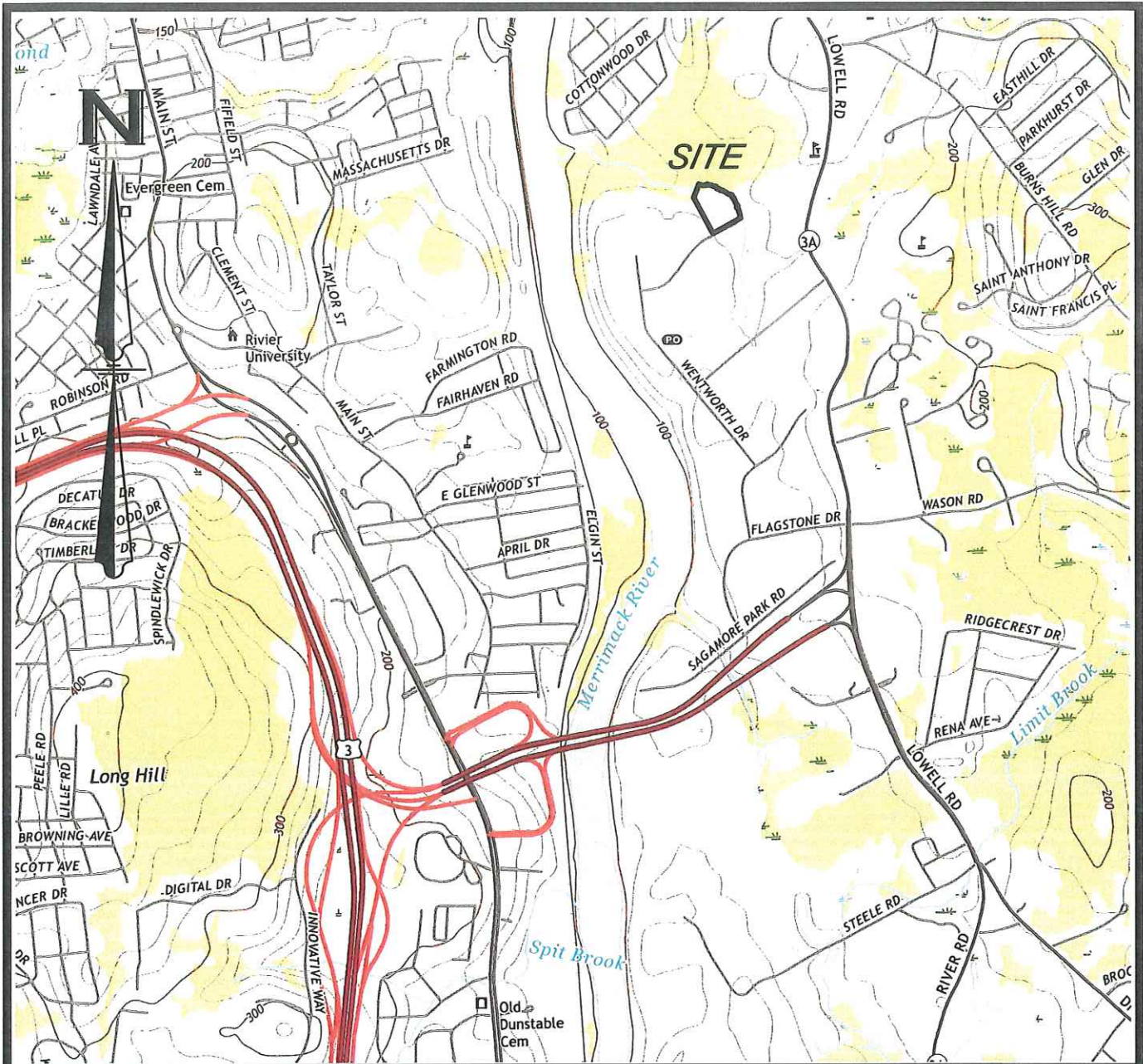
**Location:** Hudson  
Tax Map: 209, Tax Lot: 4  
Address: 22 Friars Drive

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CONTOUR INTERVAL 20 FEET  
 NORTH AMERICAN VERTICAL DATUM OF 1988



NASHUA SOUTH, NH, MA  
 QUAD MAP (2021)

FIG. 1

VICINITY PLAN  
**PROPOSED BUILDING ADDITION**  
**22 FRIARS DRIVE**  
**HUDSON, NH**

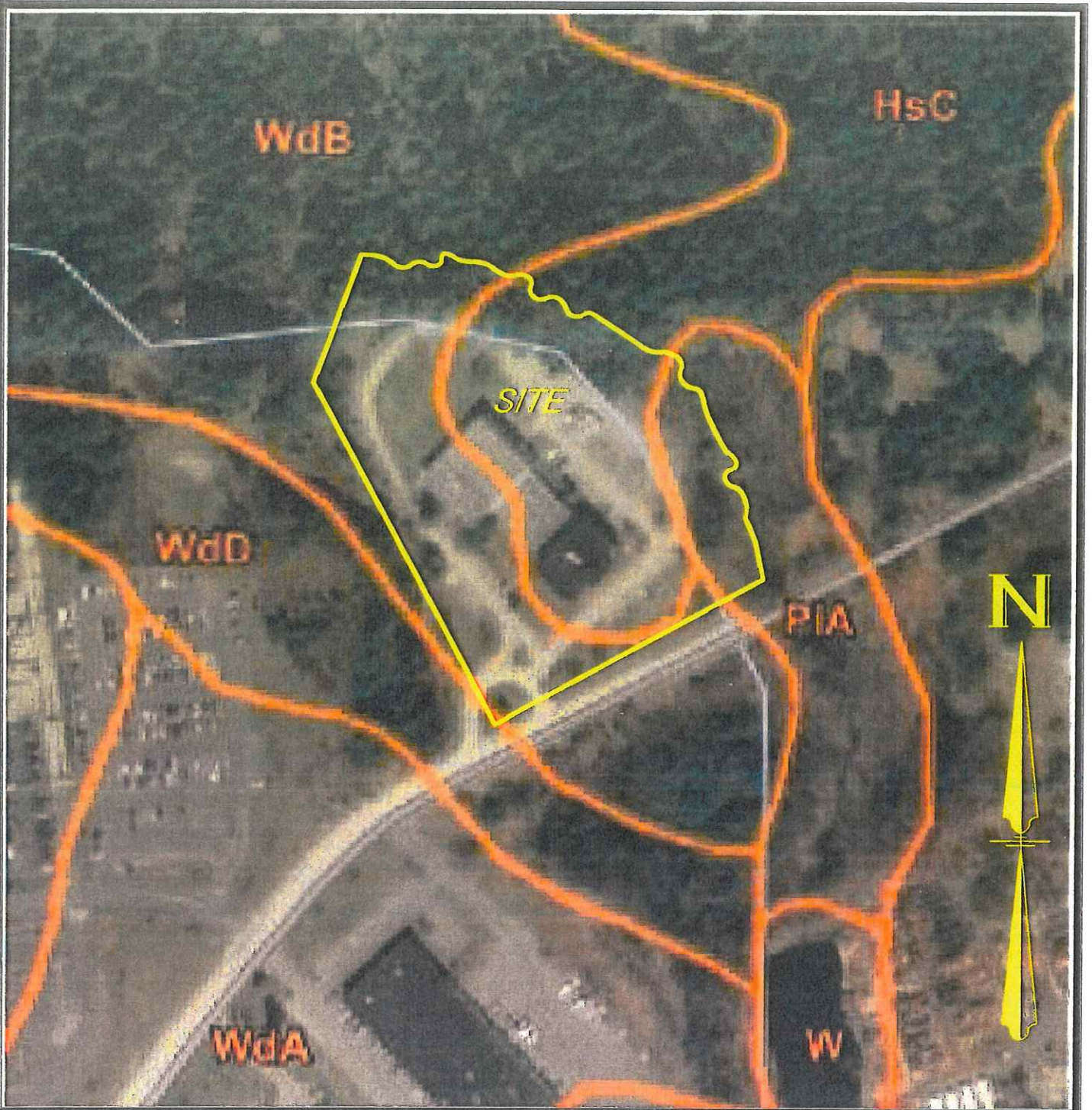
PREPARED FOR:  
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[www.haynerswanson.com](http://www.haynerswanson.com)

Drawing: 5734 USGS  
 Location: J:\5000\5734\DWG

**5734**  
 File Number





SOIL SURVEY STAFF, NATURAL RESOURCES CONSERVATION SERVICE, UNITED STATES DEPT. OF AGRICULTURE. WEB SOIL SURVEY. AVAILABLE ONLINE AT <http://websoilsurvey.nrcs.usda.gov/> ACCESSED JULY 29, 2021.

**NRCS SOILS MAP**  
**PROPOSED BUILDING ADDITION**  
**22 FRIARS DRIVE**  
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**PREPARED FOR:** **INTEGRA BIOSCIENCE CORP.**  
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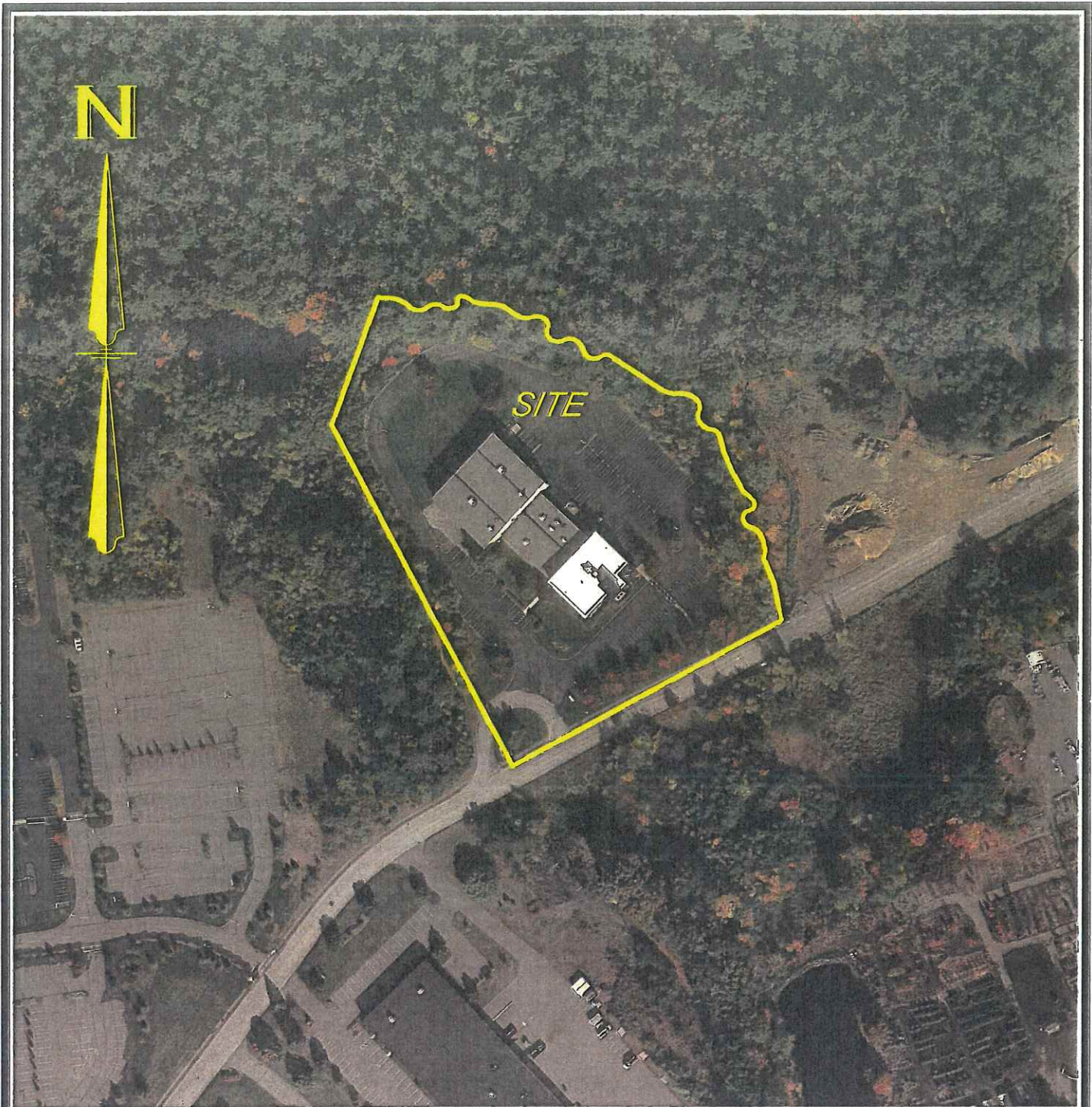
FIG. 2

**HSI** Hayner/Swanson, Inc.  
 3 Congress Street Nashua, NH 03062 (603) 883-2057  
 131 Middlesex Turnpike Barlington, MA 01603 (781) 203-1501  
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**5734**  
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**AERIAL DISPLAY PLAN**  
**PROPOSED BUILDING ADDITION**  
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**PREPARED FOR:** **INTEGRA BIOSCIENCE CORP.**  
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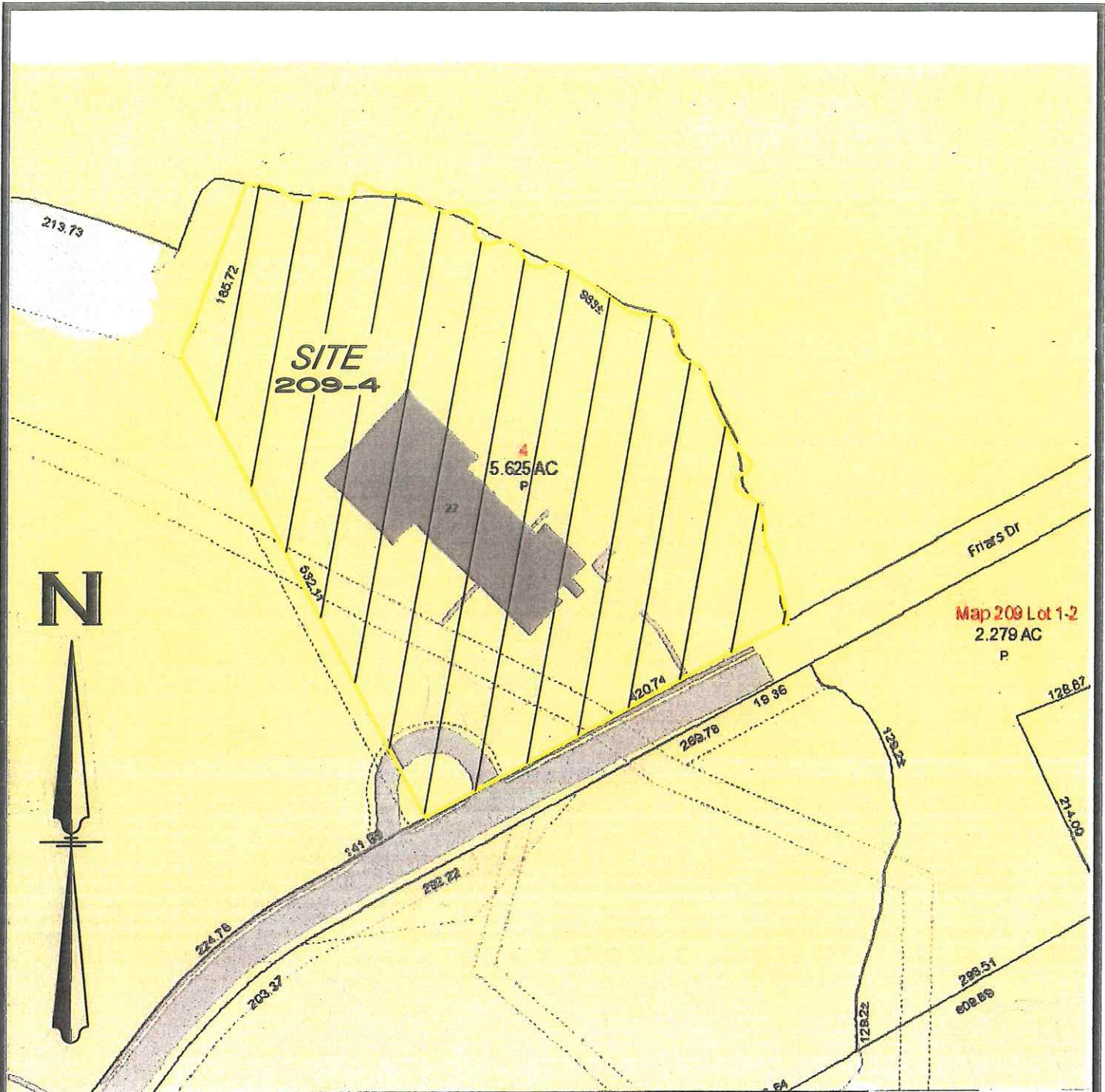
FIG. 3

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