

*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: February 15, 2022 Tax Map #: 210 Lot #: 1

Site Address: 6 Executive Drive

Name of Project: Granite Subaru Expansion

Zoning District: Business General CUP#: _____

(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Raymond James Granite Prop. LLC

Address: 193 Lowell Road

Address: Hudson, NH 03051

Telephone # _____

Email: _____

PROJECT ENGINEER or SURVEYOR:

CERTIFIED WETLANDS SCIENTIST:

Name: Doug MacGuire, PE

Luke Hurley, CWS

Address: 136 Harvey Road Bldg B101

8 Continental Drive Bldg 2 Unit H

Address: Londonderry, NH 03053

Exeter, NH 03833

Telephone # 603-458-6462

603-770-5114

Email: doug@thedubaygroup.com

lhurley@gesinc.biz

PURPOSE OF PLAN:

To provide additional vehicle storage for Granite Subaru on the adjacent lot.

(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: Granite Subaru Expansion

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

LEGAL DESCRIPTION: MAP 210 LOT 1

DATE: 2/15/2022

Location by Street: 6 Executive Drive

Zoning: Business

Proposed Land Use: Commercial

Existing Use: Undeveloped

Total Site Area: S.F.: 101,976 Acres: 2.34

Total Wetland Area (SF): 12,442

Permanent Wetland Impact Area (SF): 5,986

Permanent Wetland Buffer Impact Area (SF): 26,829

Temporary Wetland Impact Area (SF): 0

Temporary Wetland Buffer Impact Area (SF): 0

Flood Zone Reference: 33011C0656D

Proposed Mitigation:

(For Town Use Only)

Data Sheets Checked By: _____ Date: _____



GOVE ENVIRONMENTAL SERVICES, INC.

January 13, 2022

Sam Kahl, EIT
Project Engineer
The Dubay Group Inc.
136 Harvey Road Bldg B101
Londonderry, NH 03053

Subject: Subaru, Lowell Road, Hudson
Re: Site Assessment

Dear Mr. Kahl:

Per your request, this letter is to verify that Gove Environmental Services, Inc., performed a site inspection to identify wetlands at the above-referenced site. Wetlands were evaluated utilizing the following standards:

1. *US Army Corps of Engineers Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Technical Report ERDC/EL TR-12-1 (January 2012).*
2. *Field Indicators for Identifying Hydric Soils in New England – Version 4, April 2019.* New England Hydric Soils Technical Committee.
3. *US Army Corps of Engineers National Wetland Plant List, 2018.*
4. *Classification of Wetlands and Deepwater Habitats of the United States.* USFW Manual FWS/OBS-79/31 (1979).

On wetland was delineated on the parcel on October 11, 2020. This wetland is on the eastern portion of the lot adjacent to Lowell Road. This wetland is poorly drained and drains to the southwest under. This wetland is not a vernal pool as water does not stay ponded for long enough during the spring. Dominant vegetation is red maple and American elm in the tree layer, highbush blueberry and winterberry in the shrub layer and cinnamon and sensitive fern in the herbaceous layer.

The main functions and values of this wetland are some flood flow attenuation and sediment/toxicant retention. Because of the small size of the wetland and its proximity to the adjacent developments and road, overall functions and values are low.

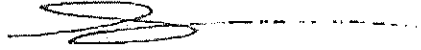
Wetland soils are similar to Walpole poorly drained. The upland is primarily flat in the north and eastern portion of the site and slopes gradually down to the wetland.

8 Continental Dr Unit H, Exeter, NH 03833-7507
Ph (603) 778 0644 / Fax (603) 778 0654
www.gesinc.biz
info@gesinc.biz

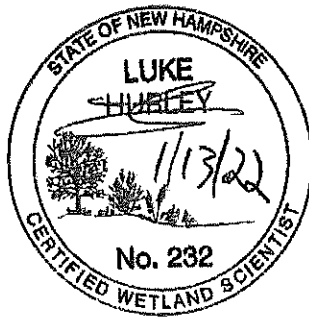
The upland if the site is disturbed by past land use and is a combination of open scrub vegetation and bramble, honeysuckle, and bittersweet, and open mowed grass on the northern side and an existing automobile parking area to the south and east..

Please let me know if you have any questions or need anything else.

Sincerely,



Luke D. Hurley, CWS, CSS
Vice President
Gove Environmental Services, Inc.



WETLAND CONDITIONAL USE PERMIT CHECKLIST

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

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 checked="" type="radio"/>	<input 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 type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	• Existence of vernal pools and associated habitat	
<input type="radio"/>	<input checked="" 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 type="radio"/>	<input checked="" type="radio"/>	<input 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)	
			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	
<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 checked="" type="radio"/>	<input 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 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"/>	• Change in run-off characteristics	
<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Estimated water quality characteristics of runoff at each point of discharge for both pre- and post-development	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Erosion control practices	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> If using rip-rap, attach documentation explaining why other erosion control methods are not feasible 	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> How storm water runoff will be handled 	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Square footage of mitigation – wetland and upland areas	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wetland or upland plants identified to replace any losses	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Restoration plan for planting and vegetation 	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conservation easements, including location and aesthetic, wildlife and vegetative values	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Locus map depicting project site and vicinity within approximately ½ mile and also on a larger scale	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All prime and other wetlands in the vicinity	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wetland(s) impacted (identified as prime or other) and the wetland boundaries with 50', buffer areas highlighted in color	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Assessor's sheet(s), lot(s), and property account number(s)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed structures	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Square footage listed for temporary and permanent impact	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Erosion control plan (Suggested: Biodegradable silt fences so area won't be disturbed again and no hay to avoid invasive species)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Topographical map with contours	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storm water treatment swales and basins highlighted in color if in buffer area	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conservation and utility easements	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grading plan	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Culvert, arch, bridge - sizes, material, etc.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vegetative cover types	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Vernal pools	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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?

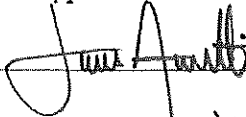
- Is there a need to restrict or prohibit the use of pesticides and fertilizers?

- 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: 2/14/22
Print Name of Owner: JAMES ANGOTTI

- ❖ 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.

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:

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

TOTAL \$ _____

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



The Dubai Group, Inc.
136 Harvey Road, Bldg B101
Londonderry, NH 03053
603-458-6462 thedubaygroup.com

NARRATIVE REPORT

To: Conservation Committee Date: February 28, 2022
From: Sam Kauh
The Dubai Group, Inc. Re: Narrative Report
Map 210, Lot 1 – Hudson, NH

Existing Conditions

All pertinent information is shown on the Existing Conditions Plan as part of this submittal.

National Wetland Inventory

A printout from the NWI website is included. It was determined by the Wetland Scientist that the on-site wetland is not a vernal pool. A copy of the NHB DataCheck Results Letter is included and no recorded occurrences for sensitive species near this project area were found. The parcel is in the Business District and the current land use is vacant and undeveloped. Photos of the site were taken on February 24, 2022 and are included in this submittal.

Proposed Project Description

The proposed development will accommodate 168 total parking spaces. There will be 42 display spaces and 126 storage spaces. Customer access to this expansion of the Subaru dealership will not be allowed. As you access the site through the existing dealership, the parking lot is graded to a high point where the existing pavement ended as to not add any additional flow to the existing catch basin. The remainder of the access way drainage is directed to a catch basin which ultimately finds its way to the proposed detention basin. The detention basin also collects the remainder of the vehicle storage area drainage as it sheet flows across the pavement at approximately a two percent slope. Drainage exits the pond through a 6" orifice that leads to a 12" hdpe pipe. An overflow spillway also assists in outlet control in the larger storm events.

Construction is anticipated for spring of 2022 and should be completed in approximately 2 months.

Impact to Wetlands and/or Buffers

An impact plan is included showing the square footage of impact to both the wetland and the wetland buffer. Stormwater runoff is directed to the proposed detention basin where it discharges to the wetland as it naturally does now. The detention pond allows for settling of particles and pollutants. The 12" pipe along with the overflow spillway meter the flow exiting the pond as to not inundate the wetland during storm events.



Mitigation

An impact plan is included showing the square footage of impact to both the wetland and the wetland buffer.

Site Plans

A full plan set is included in this submittal.

New Hampshire Natural Heritage Bureau NHB DataCheck Results Letter

To: Jacob Doerfler
136 Harvey Rd
Bldg B101
Londonderry, NH 03053

From: NH Natural Heritage Bureau

Date: 2/28/2022 (This letter is valid through 2/28/2023)

Re: Review by NH Natural Heritage Bureau of request dated 2/28/2022

Permit Type: Hudson

NHB ID: NHB22-0844

Applicant: Jacob Doerfler

Location: Hudson
Tax Map: 210, Tax Lot: 1
Address: 6 Executive Drive

Proj. Description: Expansion of parking lot for additional car storage for Granite Subaru. No new buildings.

The NH Natural Heritage database has been checked for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government. We currently have no recorded occurrences for sensitive species near this project area.

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.

Based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

MAP OF PROJECT BOUNDARIES FOR: NHB22-0844

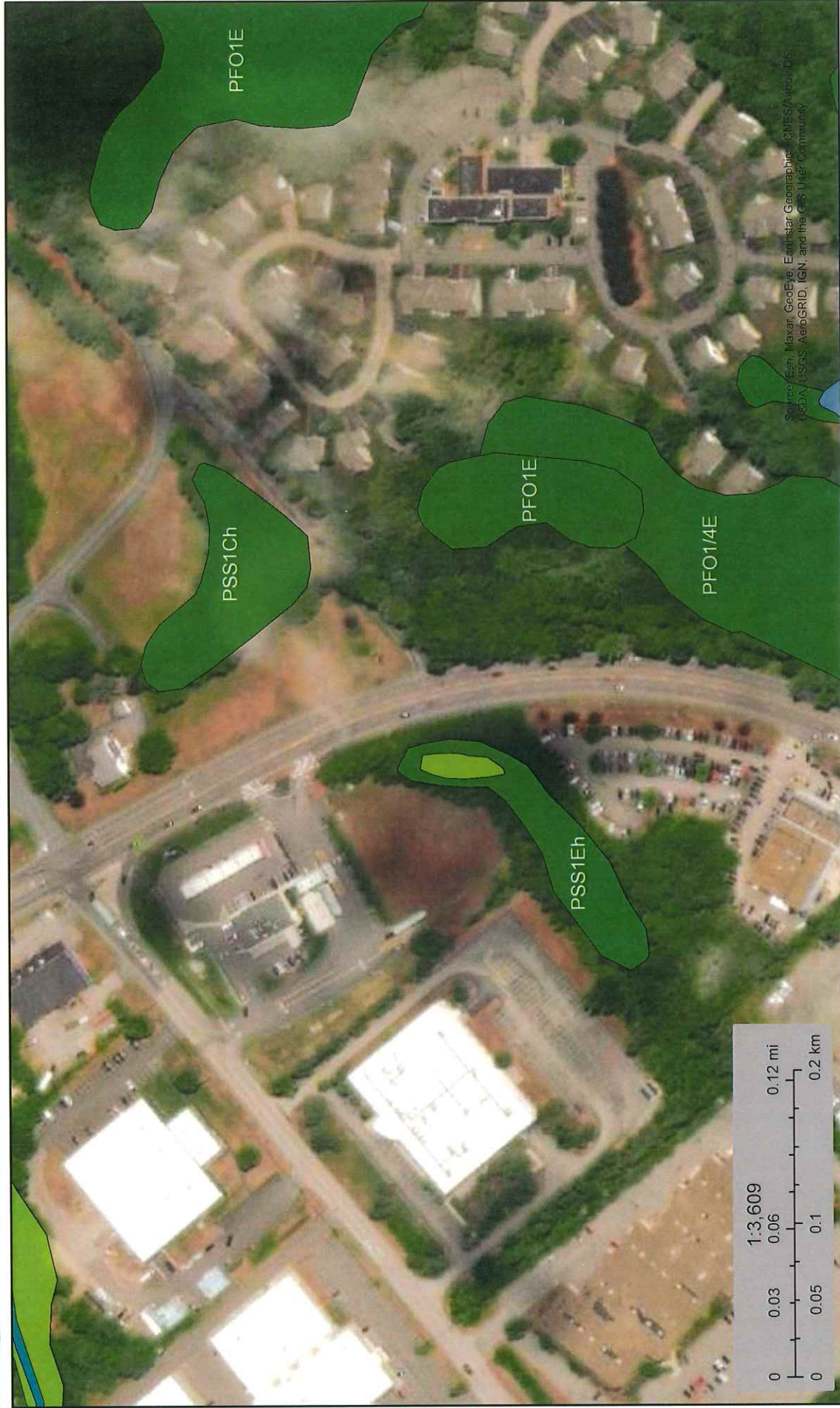




U.S. Fish and Wildlife Service

National Wetlands Inventory

NWI



This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

February 28, 2022

Wetlands

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Other
-  Riverine



Facing west into site.



Facing east into site.



From existing Granite Subaru lot facing north into site where proposed connection is to be.



Facing south. On-site wetland.