
Wetland Conservation District Conditional Use Permit Application

Frenette Gardens
Tax Map 182; Lot 3
65 Central Street
Hudson, New Hampshire
April 15, 2022
KNA Project No. 21-0928-1

Prepared For: Laura Ripaldi
46 Bush Hill Road
Hudson, New Hampshire 03051

Kimberly Frenette
88 Dumont Road
Hudson, New Hampshire 03051

Ricky Frenette
14 Tate Street
Hudson, New Hampshire 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



*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: 4/15/22 Tax Map #: 182 Lot #: 3

Site Address: 65 Central Street

Name of Project: Frenette Gardens

Zoning District: Town Residential (TR) General CUP#: _____
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: Laura Ripaldi/Kimberly Frenette
Address: 46 Bush Hill Road, Hudson, NH 03051
Address: 88 Dumont Road, Hudson, NH 03051
Telephone # (603)-557-6510
Email: N/A

~~DEVELOPER:~~

Property Owner
Ricky Frenette
14 Tate Street, Hudson, NH 03051

PROJECT ENGINEER or SURVEYOR:

Name: Keach & Nordstrom Associates
Address: 10 Commerce Park North, Suite 3
Address: Bedford, NH 03110
Telephone # (603) 627-2881
Email: pmadsen@keachnordstrom.com

CERTIFIED WETLANDS SCIENTIST:

Keach & Nordstrom Associates
10 Commerce Park North, Suite 3
Bedford, NH 03110
(603) 627-2881
cdanforth@keachnordstrom.com

PURPOSE OF PLAN:

To show the proposed permanent wetland buffer impacts associated with the proposed subdivision of Map 182 Lot 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: Wetland Buffer Impact Plan

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

LEGAL DESCRIPTION: MAP 182 LOT 3

DATE: 4/15/22

Location by Street: 65 Central Street

Zoning: Town Residential (TR)

Proposed Land Use: Single-family houses

Existing Use: Single-family house

Total Site Area: S.F.: 430,507 Acres: 9.88

Total Wetland Area (SF): 71,506

Permanent Wetland Impact Area (SF): 0

Permanent Wetland Buffer Impact Area (SF): 2,240 SF

Temporary Wetland Impact Area (SF): 0

Temporary Wetland Buffer Impact Area (SF): 0

Flood Zone Reference: FIRM Map Number 33011C0518D, Panel Number 518 of 701

Proposed Mitigation:

The project proposes to impact the buffer in two separate locations: one for drainage improvements and one for sewer installation. A level spreader is proposed at the drainage outlet to mitigate erosion. Furthermore, temporary erosion controls shall be installed in both locations as shown on the attached plan. Additionally, all disturbed areas shall be properly stabilized after development.

(For Town Use Only)

Data Sheets Checked By: _____ Date: _____

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 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 checked="" type="radio"/>	<input 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 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	
<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)	
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 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 checked="" type="radio"/>	<input type="radio"/>	<input 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 checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Storm water treatment swales and basins highlighted in color if in buffer area	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Conservation and utility easements	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grading plan	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Culvert, arch, bridge - sizes, material, etc.	
<input type="checkbox"/>	<input checked="" 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?

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: Lauri Ripaldi Date: 4-15-22

Print Name of Owner: LAURI RIPALDI

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

Signature of Developer: Pet Ripaldi Date: 4/15/22

Print Name of Developer: Peter Ripaldi

- ❖ 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:

<u>30</u>	Direct Abutters @\$4.33 (or Current Certified Mail Rate)	\$ <u>129.90</u>
<u> </u>	Indirect Abutters (property owners within 200 feet) @\$0.58 (or Current First Class Rate)	\$ <u> </u>
TOTAL		\$ <u>229.90</u>

(For Town Use)

AMOUNT RECEIVED: \$ <u> </u>	DATE RECEIVED: <u> </u>
RECEIPT NO.: <u> </u>	RECEIVED BY: <u> </u>

4. OWNER AFFIDAVIT

Owner Affidavit

We, LAURI RIPALDI, RICK FRENETTE and KIM FRENETTE
owners of Tax Map 182 Lot 3, located at 65 Central Street, Hudson, New Hampshire,
hereby verify that we have authorized Keach-Nordstrom Associates, Inc. to submit on our
behalf, any and all applicable State and local permit applications as they pertain to
improvements on said property.

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

Signature of Owner:

Lauri Ripaldi

Printed Name of Owner:

LAURI RIPALDI

Address of Applicant:

46 BUSH HILL RD

HUDSON NH 03051

Date:

4-15-22

Signature of Owner:

Rick Frenette

Printed Name of Owner:

Ricky Frenette

Address of Applicant:

14 Tate st

Hudson N.H. 03051

Date:

4-15-22

Signature of Owner:

Kim Frenette

Printed Name of Owner:

Kim Frenette

Address of Applicant:

88 Dumont rd.

Hudson NH. 03051

Date:

4/15/22

5. ABUTTERS LIST

Abutters List
65 Central Street
Hudson, NH
KNA# 21-0928-1
Updated: 4/15/22

Tax Map	Lot	Owners
182	3	Laura Ripaldi 46 Bush Hill Road Hudson, NH 03051 Kimberley Frenette 88 Dumont Road Hudson, NH 03051 Ricky Frenette 14 Tate Street Hudson, NH 03051
Tax Map	Lot	Abutter
182	4	Clegg Real Estate Inv., LLC 40 Temple Street Nashua, NH 03060
182	6	Lucille T. Connell 51 Central Street Hudson, NH 03051
182	7	Bryan Thomas Angela Thomas 6 Gillis Street Hudson, NH 03051
182	8	Joan Tate, Trustee Doris R. Ducharme Trust 104 Pelham Road Hudson, NH 03051
190	114	Robert P. Anger Melanie Anger 10 Gillis Street Hudson, NH 03051
190	115	Richard E. Marshall 12 Gillis Street Hudson, NH 03051

190	116-1	Paul S. Platt, Jr. Rachel Trudel 14A Gillis Road Hudson, NH 03051
190	116-2	Corey E. Jimmo 14B Gillis Street Hudson, NH 03051
190	117-1	Chantal Michaud 23 Lenox Circle Lawrence, MA 01843-3415
190	117-2	Leigh A. Waterhouse Sara Whitney 15B Gillis Street Hudson, NH 03051
190	149	William Ostrander Nicole Ostrander 7 Clark Street Hudson, NH 03051
190	150	Frederick F. Kearns, Jr., Trustee The First F.F. Kearns Family Revocable Trust of 2021 5 Clark Street Hudson, NH 03051
190	151	Edward C. McPhee Elizabeth G. McPhee 3 Clark Street Hudson, NH 03051
190	152	Amanda Cobin Bryan D. Robson, Jr. 1 Cross Street Hudson, NH 03051
190	153	Scott J. MaCorkle Ann E. MaCorkle 4 Cross Street Hudson, NH 03051

190	162	Orrin T Clegg, Trustee Laura L. Clegg, Trustee 16 Oak Avenue Hudson, NH 03051
190	163	James Mucci 13 Oak Avenue Hudson, NH 03051
190	184	Charles C. Arndorfer 9 Lowell Road Hudson, NH 03051
182	1	Canobie Corners Management Ser PO Box 151 Londonderry, NH 03053
182	2	Alfred P. Bastien & Sandra L. Bastien, Trustee The Bastien Living Trust 1 Lowell Road Hudson, NH 03051
182	154	Joshua Alexander Yelitza Estrada 54 Central Street Hudson, NH 03051
182	155-1	Michael J. Catalanotti & Angela M. Catalanotti, Trustees Michael Catalanotti & Angela Catalanotti Irrevocable Trust 60 Central Street Hudson, NH 03051
182	155-2	Andre A. Lemieux & Lisa M. Lemieux, Trustees Lemieux Revocable Trust 62 Central Street Hudson, NH 03051
182	155-3	Walid M. Alghoul 31 Library Street Hudson, NH 03051-4239

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GP Estates, LLC
8 Roberts Road
Litchfield, NH 03052

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Emily E. Conrad
Cameron R. Brock
68 Central Street
Hudson, NH 03051

Professionals to be notified:
Engineer/ Surveyor/Wetland Scientist
Keach-Nordstrom Associates Inc.
10 Commerce Park North, Suite 3
Bedford, NH 03110

6. PROJECT NARRATIVE

April 15, 2022

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

Subject: Frenette Gardens – Residential Subdivision
Application for Conditional Use Permit for Wetland Buffer Impact
Map 182 Lot 3
65 Central Street, Hudson, New Hampshire
KNA #21-0928-1

To Members of the Conservation Commission:

Project Narrative:

The project proposes to subdivide the existing parcel, located at 65 Central Street, into ten (10) new residential lots and construct approximately 700 feet of new roadway, culminating in a cul-de-sac. Roadway construction also entails the installation of public utilities, including water, sewer, drainage, gas, underground electric, and telecommunications services. The project proposes to permanently impact the wetland buffer associated with First Brook in two separate locations related to stormwater management improvements and public sewerage installation.

Buffer Impact Area #1 is located adjacent to the western edge of the property line and calls for approximately 790 square feet of permanent impact to the wetland buffer. Work within the buffer includes tree clearing, slope stabilization, installation of temporary perimeter controls, and construction of a stone bermed level lip spreader to mitigate erosion caused by the outfall from the proposed stormwater system.

Buffer Impact Area #2 is located between Proposed Lots 3-8 and 3-9 and calls for approximately 1,450 square feet of permanent impact to the wetland buffer. Work within the buffer includes tree clearing, slope stabilization, installation of temporary perimeter controls, and construction of a public sewer main, which proposes to tie into the existing public 12” steel main running along First Brook.

According to Christopher Danforth, CWS #077 of Keach-Nordstrom Associates, Inc., First Brook is a perennial stream that is classified as riverine, lower perennial, unconsolidated bottom, permanently flooded (R2UBH) using the U.S. Fish & Wildlife Service National Wetlands Inventory classification system.

The New Hampshire Natural Heritage Inventory has been notified and asked to check their database for any known occurrences of threatened or endangered species within the project site. Their response dated March 23, 2022, states that there are no recorded occurrences for sensitive species near this project area. Despite this, NHDES Best Management Practices will be used throughout the construction process to minimize soil erosion and downstream pollution by stormwater.

Although the project proposes permanent wetland buffer impacts, all disturbed areas will be restabilized following construction. Additionally, permanent erosion control measures are proposed at the outlet of the stormwater system to further protect the wetland area. Furthermore, permanent easements will be granted to the town for both the stormwater system and the sewer main.

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 the following criteria have been or will be fulfilled. Specifically:

A. Support fish and wildlife;

Precautions will be taken throughout construction to mitigate harm or disturbance to any possible aquatic life forms. These precautions include avoiding any disturbances to the wetlands themselves and limiting clearing to the maximum extent practicable.

B. Attenuate flooding;

The proposed BMP's include construction of a subsurface infiltration system and two infiltration trenches to ensure that post-development run-off conditions are not increased compared to pre-development conditions. This indicates that the project will attenuate flooding to the wetland.

C. Supply and protect surface and groundwater resources;

All proposed BMP's utilize infiltration, based on the presence of Hydrologic Soil Group 'A' soils on site. As such, NHDES and local groundwater recharge requirements are more than exceeded. This ensures that groundwater resources will be protected and supplied.

D. Remove sediments;

The proposed subsurface infiltration system on the site is designed with an isolator row to ensure excess sediment is collected prior to discharging the site.

E. Remove pollutants;

The proposed BMP's are designed to remove approximately 90% of total suspended solids according to Appendix B of *the New Hampshire Stormwater Manual, Volume 2*. As runoff infiltrates into the subsurface of the subsurface infiltration system and infiltration trenches, pollutants bind to soil particles thus purifying the stormwater before it reaches the subsurface.

F. Support wetland vegetation;

Vegetation clearing shall be kept to a minimum within the two proposed impact areas. Additionally, the existing vegetation will remain unaltered along the majority of the wetland area save for these two locations.

G. Promote public health and safety.

All proposed BMP's in association with First Brook and its associated wetlands will improve natural water quality and provide flood protection around the proposed development. Additionally, the project itself proposes the construction of a public sewer line to provide proper sewerage removal for the proposed development. These factors promote public health and safety.

H. Moderate fluctuations in surface water levels.

First Brook is classified as a perennial stream and as such has continuous flow of surface water throughout the year. The proposed design mitigates peak rates and will not contribute additional flow to the existing wetland. This decrease in runoff will ensure the proposed development will not impact surface water levels.

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

This site has been designed with temporary and permanent erosion control measures to ensure there is no increase to erosion potential. The stormwater ponds have been designed in a way to limit all possible siltation and turbidity of surface waters in the wetland.

J. No loss of fish and wildlife habitat.

As stated above, precautions will be taken throughout construction to mitigate harm or disturbance to any possible aquatic life forms. Furthermore, the NHB report specifies that there are no recorded occurrences for sensitive species near this project area.

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

There is no indication that the existing wetland provides a unique habitat. Regardless, the areas of impact are so minor that overall habitats along the Brook should not be severely impacted.

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

As stated above, precautions will be taken throughout construction to mitigate harm or disturbance to any possible aquatic life forms and limit the extend of clearing to the maximum extent practicable.

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

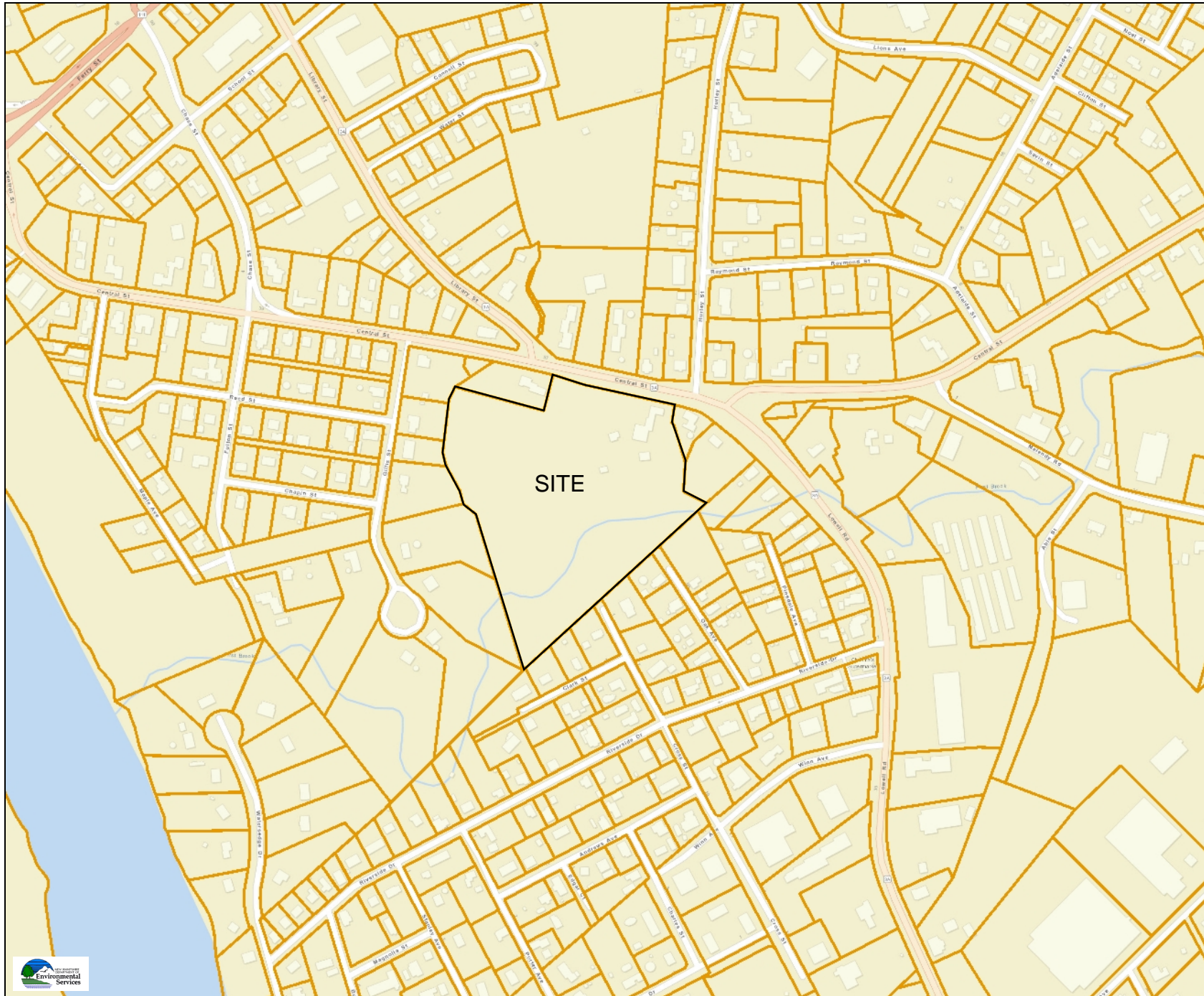
As stated earlier, the stormwater BMP's ensure that flooding and transportation of pollutants will not be an issue on this site.

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

The proposed impacts will not aid in the destruction of private or public uses of the wetland. The wetland will still be able to flow as it has and maintain its values.

7. SURFACE WATER IMPAIRMENTS

Surface Water Impairments



Legend

- Outstanding Resource Water Watersheds
- Surface Waters with Impairment 2016 with Quarter Mile Buffer
- Watersheds with Chloride Impairments 2016
- Parcels
- Attributes for Additional Lines

Map Scale

1: 5,000



© NH DES, <http://des.nh.gov>

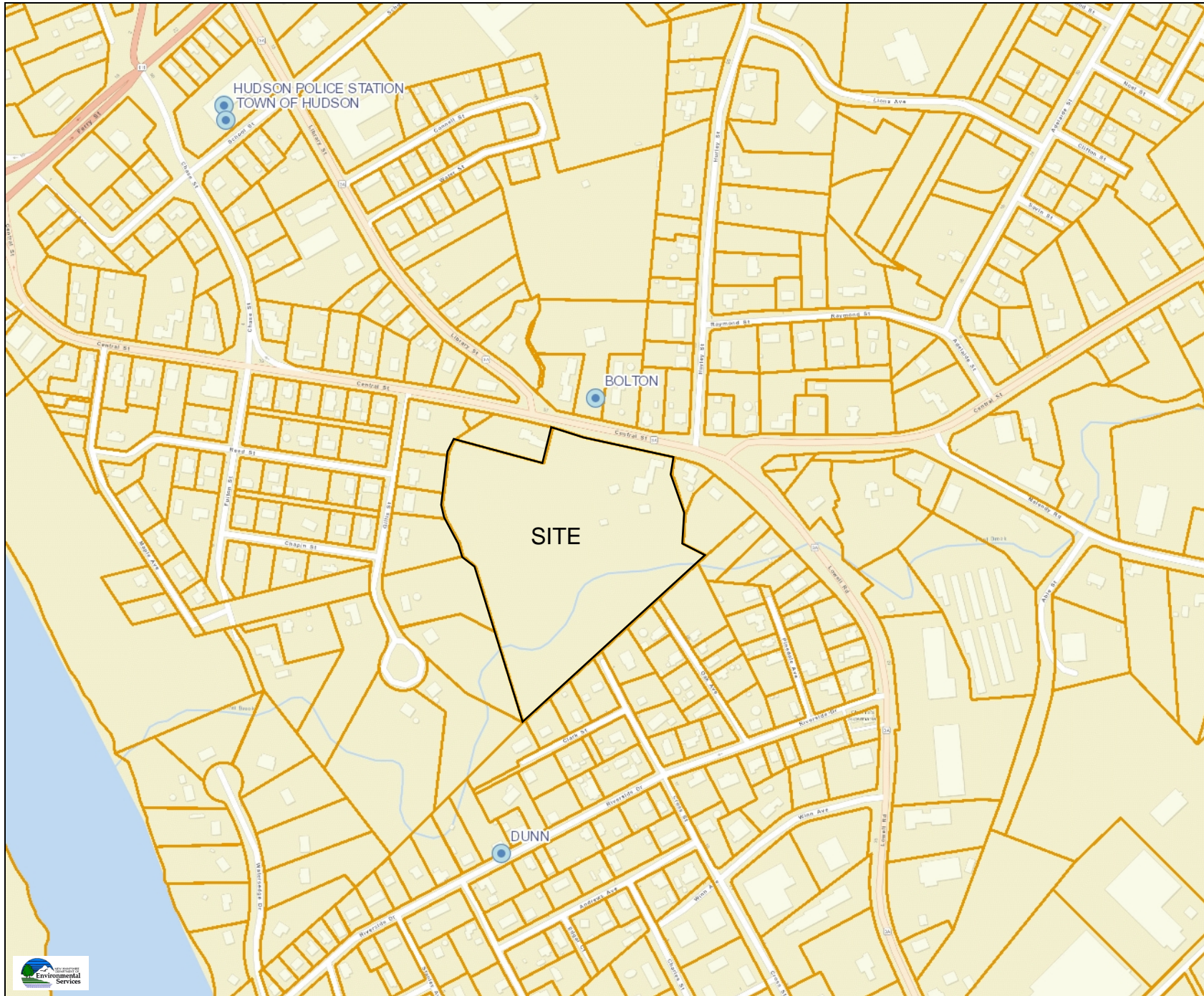
Map Generated: 3/23/2022

Notes



8. NHDES WELL INVENTORY MAP

NHDES Well Inventory Map



Legend

- Public_Water_Supply_Entiti
- Public Water Supply Wells
- Registered Water Users
- Water Well Inventory
- Parcels
 - Parcel Polygons
 - Attributes for Additional Lines
- Additional Lines

Map Scale
1: 5,000

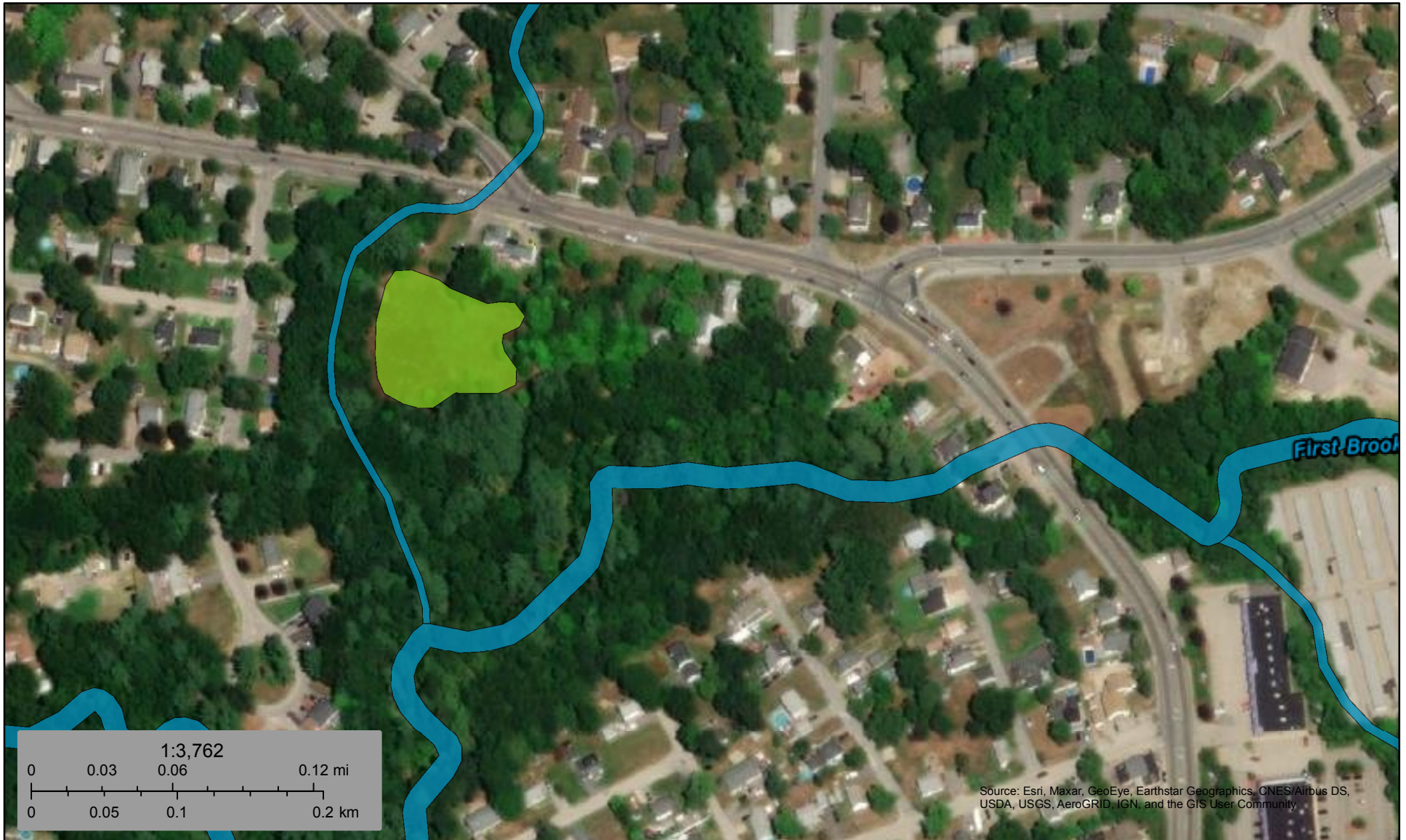


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Map Generated: 3/23/2022

Notes



9. NWI MAP



March 23, 2022

Wetlands

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

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.

10. NEW HAMPSHIRE NATURAL HERITAGE INVENTORY LETTER

New Hampshire Natural Heritage Bureau NHB DataCheck Results Letter

To: Peter Madsen
10 Commerce Park North Suite 3
Bedford, NH 03110

From: NH Natural Heritage Bureau

Date: 3/23/2022 (This letter is valid through 3/23/2023)

Re: Review by NH Natural Heritage Bureau of request dated 3/23/2022

Permit Type: Hudson

NHB ID: NHB22-1116

Applicant: Peter Madsen

Location: Hudson
Tax Map: 182, Tax Lot: 3
Address: 65 Central Street

Proj. Description: The project proposes a 10 lot residential subdivision with approximately 700 linear feet of new roadway.

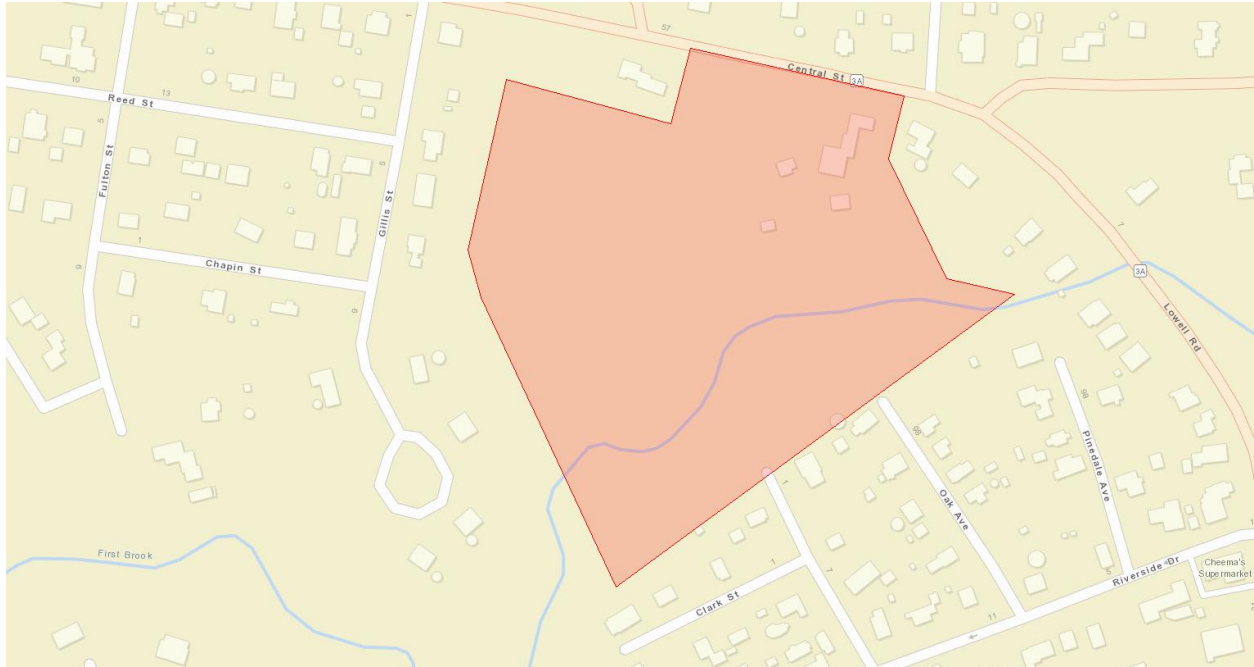
The NH Natural Heritage database has been checked for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government. We currently have no recorded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

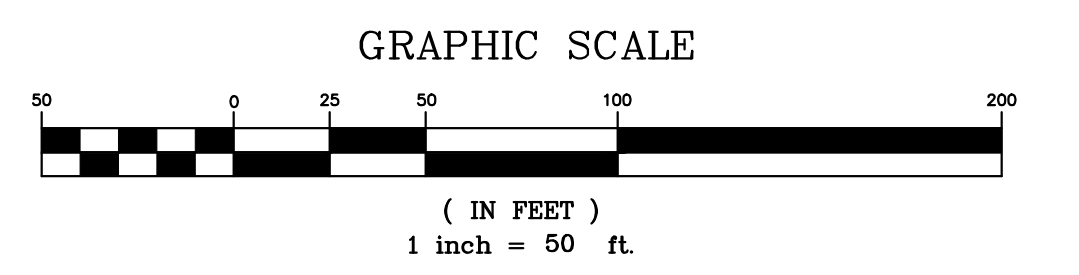
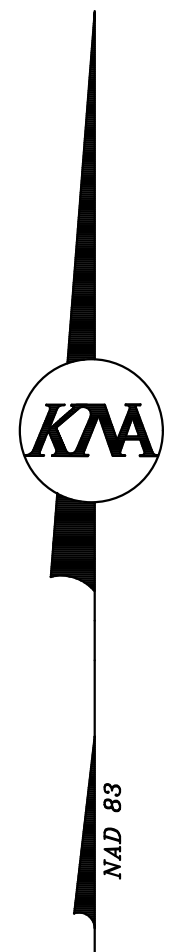
MAP OF PROJECT BOUNDARIES FOR: NHB22-1116



11. WETLAND PHOTO PLAN AND ASSOCIATED WETLAND PHOTOS

LEGEND

- GB-F GRANITE BOUND FOUND
- FSB-F FIELDSTONE BOUND FOUND
- IP-F IRON PIPE FOUND
- AI-F ANGLE IRON FOUND
- IR-F IRON ROD FOUND
- - - ABUTTER LINE
- PROPERTY LINE
- EDGE OF PAVEMENT
- EASEMENT
- BROOK
- - - 10' CONTOUR
- - - 2' CONTOUR



WETLAND PHOTO PLAN
FRENETTE GARDENS
 MAP 182 LOT 3
 65 CENTRAL STREET
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNERS OF MAP 182 LOT 3:

LAURA RIPALDI 46 BUSH HILL ROAD HUDSON, NH 03051 9531/2754	KIMBERLY FRENETTE 88 DUMONT ROAD HUDSON, NH 03051 9531/2754	RICKY FRENETTE 14 TATE STREET HUDSON, NH 03051 9531/2754
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KMA 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: APRIL 15, 2022 SCALE: 1" = 50'
 PROJECT NO: 21-0928-1 SHEET 1 OF 1



Photo #1: Looking at the west side of the lot into field. (4/15/2022)



Photo #2: Looking southwest into first depression. (4/15/2022).



Photo #3: looking southwest on top of bank. (4/14/2022)



Photo #4: Looking east across top of riverbank. (4/14/2022)



Photo #5: Looking south at the First Brook. (4/14/2022)



Photo #6: Looking east up First Brook. (4/14/2022)



Photo #7: Looking southwest down First Brook. (4/14/2022)



Photo #8: Looking west of riverbank. (4/14/2022)

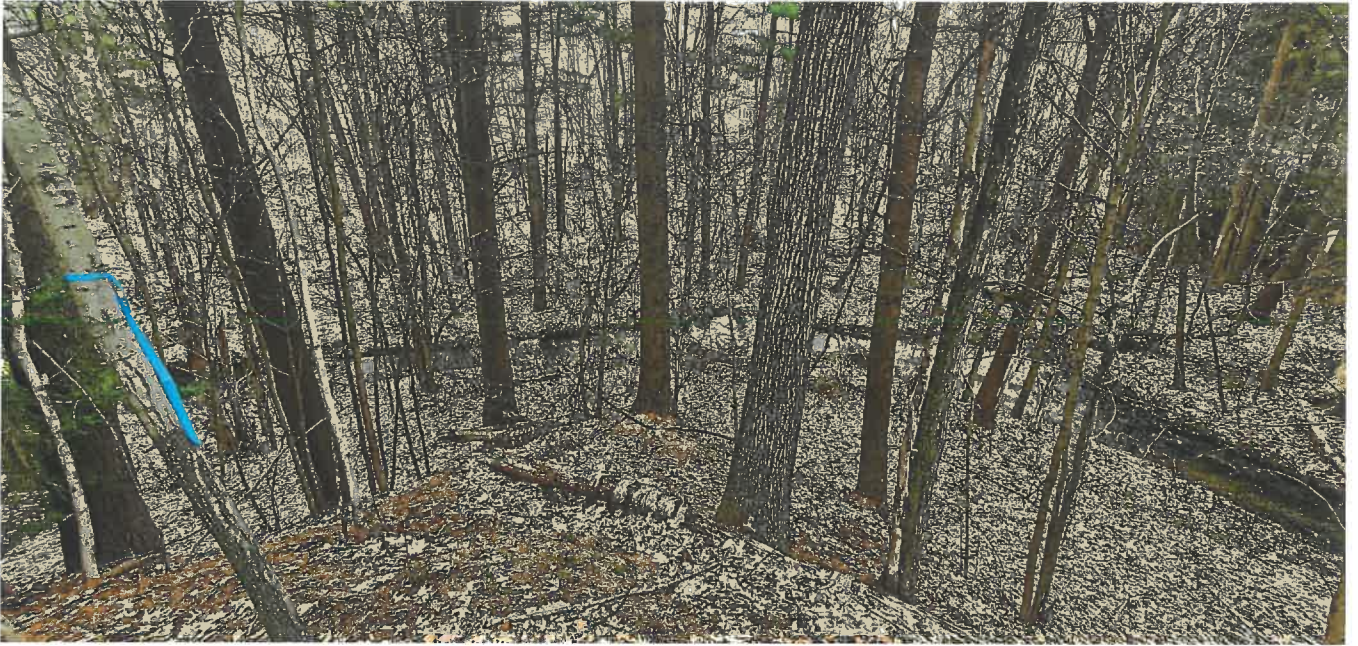


Photo #9: Looking south towards First Brook. (4/14/2022)



Photo #10: Looking northeast on top of bank towards existing house. (4/14/2022)

12. PLANS

WETLAND BUFFER IMPACT PLAN (22" X 34")