

CONDITIONAL USE PERMIT APPLICATION

Date of Application: 8/19/2022 Tax Map #: 125 Lot #: 01

Site Address: 23 Woodcrest AVE

Name of Project: 23 Woodcrest AVE

Zoning District: R1-Residential General CUP#: \_\_\_\_\_  
(For Town Use Only)

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

PROPERTY OWNER: \_\_\_\_\_ DEVELOPER: \_\_\_\_\_

Name: GARY FRANCOEUR \_\_\_\_\_

Address: 23 Woodcrest Dr \_\_\_\_\_

Address: Hudson NH 03051 \_\_\_\_\_

Telephone # 603-396-0140 \_\_\_\_\_

Email: GFRANCOEUR@COMCAST.NET \_\_\_\_\_

PROJECT ENGINEER or SURVEYOR: \_\_\_\_\_ CERTIFIED WETLANDS SCIENTIST: \_\_\_\_\_

Name: Michael J Grainger \_\_\_\_\_ MARK JACOBS \_\_\_\_\_

Address: 220 Derry Rd \_\_\_\_\_ 220 Whitrot Rd \_\_\_\_\_

Address: Hudson NH 03051 \_\_\_\_\_ 50 Berwick ME 03908 \_\_\_\_\_

Telephone # 603 566-0422 \_\_\_\_\_

Email: MJGRAINGERENG@GMAIL.COM \_\_\_\_\_

PURPOSE OF PLAN:  
CONSTRUCT NEW GARAGE 28X30 AND ENCROACH 14ft  
TOTAL AREA 260sqft into wetland buffer

(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: Tax Map 125 Lot 01 23 Woodcrest Ave

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

LEGAL DESCRIPTION: MAP 125 LOT 01

DATE: 8/19/2009

Location by Street: 23 Woodcrest Ave

Zoning: R1

Proposed Land Use: Residential

Existing Use: Residential

Total Site Area: S.F.: 95,832 Acres: 2.2

Total Wetland Area (SF): 3000

Permanent Wetland Impact Area (SF): NONE

Permanent Wetland Buffer Impact Area (SF): 260

Temporary Wetland Impact Area (SF): ∅

Temporary Wetland Buffer Impact Area (SF): 800

Flood Zone Reference: 33011C0517D EFF 9/29/2009

Proposed Mitigation:  
NONE

(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>				

### 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 type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Is there evidence of altered wetlands or surface waters on site?	
<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	All prime and other wetlands in the vicinity, plus any wetlands/watersheds past the immediate vicinity affected by this project	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Description of each wetland and associated values	
<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 type="radio"/>	<input checked="" 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 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 checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Public or private wells located within the vicinity	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	• Monitoring well(s) located on site	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Current land use and zoning district	
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Photos of existing area (please use color photos)	

### Proposed Project Description

<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Entire project and associated activities	
<input type="radio"/>	<input type="radio"/>	<input checked="" 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 type="radio"/>	• Depending on size and proposed impacts, a report from a biologist may be appropriate	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Removing, filling, dredging, or altering (Area square ft. and locations)	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Intercepting or diverging of ground or surface water (Locations and size)	
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Change in run-off characteristics	
<input 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 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 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 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 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 type="radio"/>	Square footage of mitigation – wetland and upland areas	
<input type="radio"/>	<input type="radio"/>	<input 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 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 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 type="radio"/>	<input type="radio"/>	<input type="radio"/>	Vegetative cover types	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Vernal pools	
<input 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: Gary Francoeur Date: 8/19/2022

Print Name of Owner: GARY FRANCOEUR

- ❖ 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:**

<u>9</u> Direct Abutters @\$4.33 (or Current Certified Mail Rate)	\$ <u>38.97</u>
<u>4</u> Indirect Abutters (property owners within 200 feet) @\$0.58 (or Current First Class Rate)	\$ <u>2.32</u>
<b>TOTAL</b>	<b>\$ <u>141.29</u></b>

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

Gary Francoeur  
23 Woodcrest Ave  
Hudson NH 03051

August 19, 2022

23 Woodcrest Ave project narrative

Town of Hudson Conservation Commission

I would like to align this proposed garage directly across from my existing garage. To do this I do not need to enter the wetlands, but will need to be approximately 14 ft into the 50 ft buffer in a triangle area 14x18 totaling 260 sq ft. This will keep the building further away from Robinson Pond and allow it to align with the current garage and not interfere with the well.

Gary Francoeur



## **DIRECT ABUTTERS**

- RAYMOND & BRENDA HAMELIN

59 HAZELWOOD RD

HUDSON, NH 03051

- MICHAEL TRANFAGLIA

24 WOODCREST DR

HUDSON, NH 03051

- GARY FRANCOEUR

23 WOODCREST AVE

HUDSON, NH 03051

- ANDREW & SELINA MAGA

52 HAZELWOOD RD

HUDSON, NH 03051

- M.J. GRAINGER ENGINEERING

220 DERRY RD

HUDSON, NH 03051

- JAMES & LORNA WILSON

26 WOODCREST AVE

HUDSON, NH 03051

- WILLIAM BERZINS

25 WOODCREST DR

HUDSON, NH 03051

- TOWN OF HUDSON

12 SCHOOL ST

HUDSON, NH 03051

- STATE OF NEW HAMPSHIRE

C/O NHDES-WATER DIVISION

29 HAZEN DR/PO BOX 95

CONCORD, NH 03302-0095

## **INDIRECT ABUTTERS**

- GLENN & JANE BOWLES

57 HAZELWOOD RD

HUDSON, NH 03051

- ANDREW MAKAREVICH & BRIANNA

TOURVILLE

22 WOODCREST AVE

HUDSON, NH 03051

- CHARLES & NICOLE PURWIN

27 WOODCREST AVE

HUDSON, NH 03051

- ANDREW ENOS

28 WOODCREST DR

HUDSON, NH 03051