



LAND CONSULTANTS

November 30, 2022

Hudson Conservation Commission  
School Street [Town Hall]  
Hudson, NH 03051

RE: Tammy Eaton Property (Map 217; Lot 36)  
69 Burns Hill Road, Hudson, NH

Dear Chair Collins:

SUBJECT: NARRATIVE for Conditional Use Permit (C.U.P.)

The above-referenced applicant would like to place an above-ground pool (17' diameter) and new storage shed (8' x 20') in the backyard of their single-family residential lot.

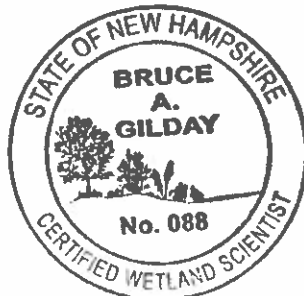
Our office recently visited the site and evaluated / delineated the jurisdictional wetlands onsite. There are no vernal pool wetlands within 100 feet of the proposed new pool and storage shed areas.

The wetlands, we flagged, would be classified as the most common **PFO1E** [Palustrine, Forested, Broad-leaved deciduous, seasonal saturated to the soil surface for long duration during the growing season.

All wetland impacts can and will be avoided with this C.U.P. request. The wetland buffer impacts will be approximately 170 square feet for pool and 160 square feet for the shed. Total buffer impact is 330 s.f.

Sincerely,

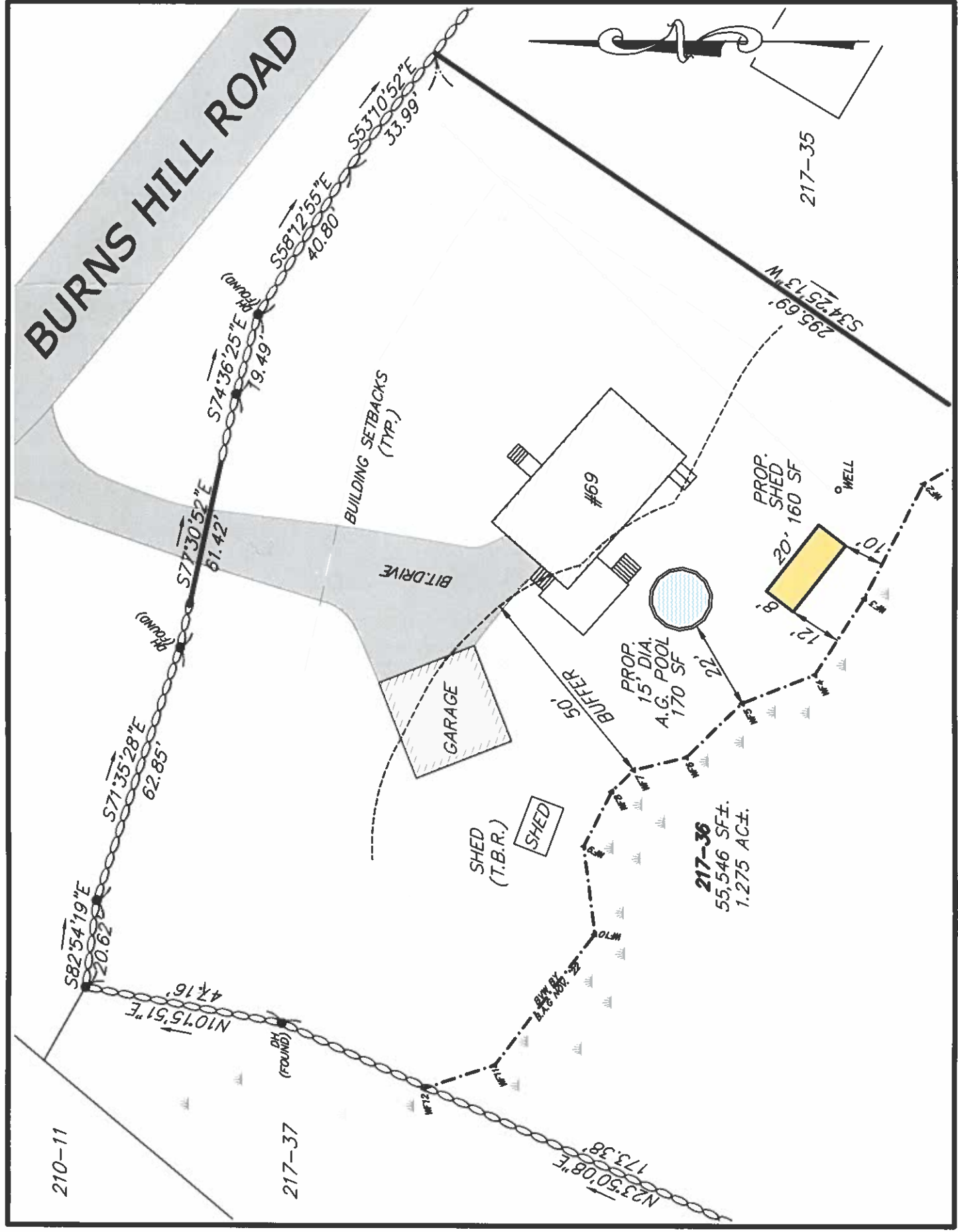
  
Bruce Gilday  
Certified Wetland Scientist



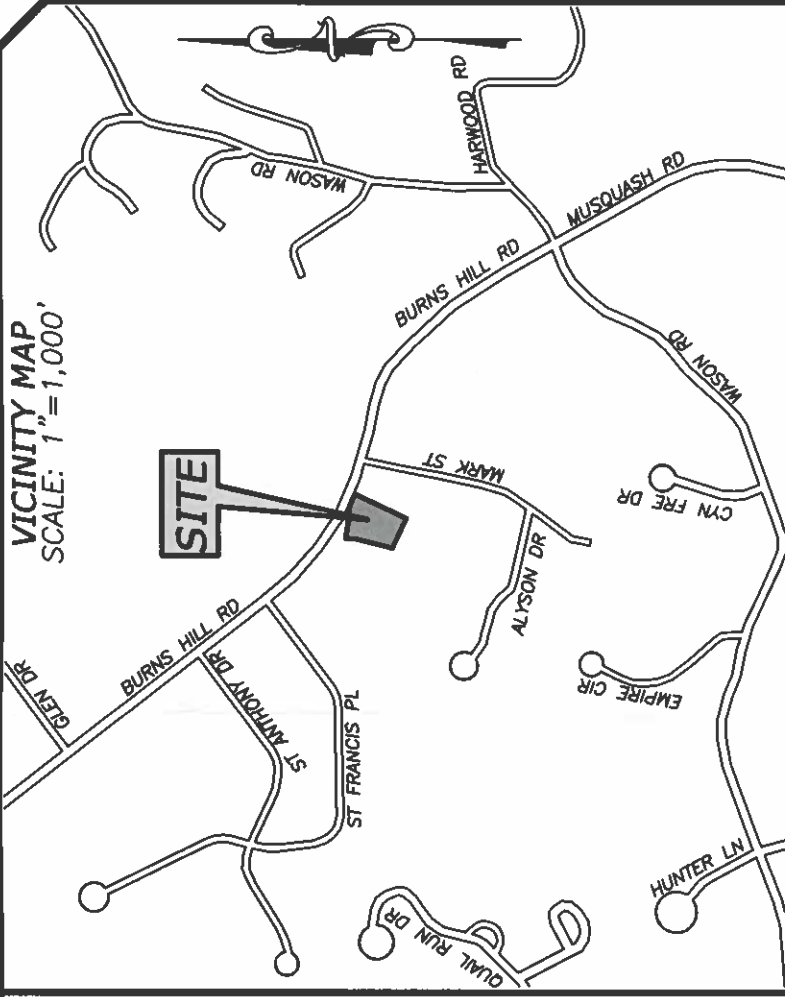
BAG:33110  
Attachments

**PLAN OF LAND  
69 BURNS HILL ROAD  
HUDSON, NH  
MAP 217 LOT 36  
AS PREPARED FOR  
TAMMY EATON, OWNER**

**PLAN NOTES:**  
1.) PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE LOCATION OF A PROPOSED POOL AND SHED AT HUDSON LOT 217-36.



VICINITY MAP  
SCALE: 1"=1,000'



REV. 2	REVISED WETLAND LINE	11/8/22	BY: GRJ
REV. 1	PROP POOL, SHED, WL LINE	10/19/22	BY: GRJ

**ZONING DISTRICT: R-2  
REQUIRED SETBACKS:**

FRONT - 30 FEET  
SIDE - 15 FEET  
REAR - 15 FEET

DEED REF: BK. 9380 PG. 271  
PLAN REF.: HCRD PL. 13466  
PLAN SCALE: 1"=30'  
DATE: OCT. 2022  
JOB REF.: 022-116-EATO



I HEREBY CERTIFY:

THAT THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY AND THAT ALL MEASUREMENTS HEREON ARE TO BE CONSIDERED TRUE AND ACCURATE.

**JEFFREY LAND SURVEY LLC**

1 BURGESS DRIVE, LITCHFIELD, NH 03052  
(603) 424-4089

**CONDITIONAL USE PERMIT APPLICATION**

Date of Application: 11/30/2022 Tax Map #: 217 Lot #: 36

Site Address: 69 Burns Hill Road

Name of Project: Eaton Pool & Shed Project

Zoning District: R2 General CUP#: \_\_\_\_\_  
(For Town Use Only)

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

**PROPERTY OWNER:**

Name: Tammy & John Eaton

Address: 69 Burns Hill Road

Address: Hudson, NH 03051

Telephone # \_\_\_\_\_

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

**DEVELOPER:**

Not applicable

**PROJECT ENGINEER or SURVEYOR:**

Name: Gregg Jeffrey, LLS

Address: One Burgess Dr

Address: Litchfield, NH 03052

Telephone # 603-424-4089

Email: gjeffrey@jeffreylandsurvey.com

**CERTIFIED WETLANDS SCIENTIST:**

Bruce Gilday, CWS

43 Rockingham Street

Concord, NH 03301

603-228-5775

bagilday@comcast.net

**PURPOSE OF PLAN:**

Plan to detail a safe and practicable location for a new storage shed and above-ground pool within the 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: Tammy Eaton

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

LEGAL DESCRIPTION: MAP 217 LOT 36

DATE: November 30, 2022

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Location by Street: 69 Burns Hill Road

Zoning: R-2

Proposed Land Use: Residential Recreation

Existing Use: Residential Single Family

Total Site Area: S.F.: 55,546 Acres: 1.275

Total Wetland Area (SF): 32,100

Permanent Wetland Impact Area (SF): -0-

Permanent Wetland Buffer Impact Area (SF): 330

Temporary Wetland Impact Area (SF): -0-

Temporary Wetland Buffer Impact Area (SF): -0-

Flood Zone Reference: \_\_\_\_\_

Proposed Mitigation:  
No proposed mitigation.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<b>(For Town Use Only)</b>	
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 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 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 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 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 type="radio"/>	<input type="radio"/>	<input checked="" 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 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 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 type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Grading plan	
<b>Impact to Wetlands and/or Buffers</b>				
<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 type="radio"/>	<input type="radio"/>	<input checked="" 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 type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	• Change in run-off characteristics	
<input type="radio"/>	<input type="radio"/>	<input checked="" 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 type="radio"/>	<input type="radio"/>	<input checked="" 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 type="radio"/>	<input type="radio"/>	<input checked="" 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)	

**Mitigation**

<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Square footage of mitigation – wetland and upland areas	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Wetland or upland plants identified to replace any losses	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <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 type="radio"/>	<input type="radio"/>	<input checked="" 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) # 16A3	
<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 type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Erosion control plan (Suggested: Biodegradable silt fences so area won't be disturbed again and no hay to avoid invasive species)	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Topographical map with contours	
<input type="radio"/>	<input type="radio"/>	<input checked="" 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 type="radio"/>	<input type="radio"/>	<input checked="" 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 checked="" type="radio"/>	Vegetative cover types	
<input type="radio"/>	<input checked="" type="radio"/>	<input 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	

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## QUESTIONS TO CONSIDER BEFORE SUBMITTING

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- Will the increased discharge cause erosion and channelization?

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- Is there potential for off-site flooding?

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

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- Will the nutrients in the runoff increase eutrophication potential in downstream water bodies?

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

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

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

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

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

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- Have you established that no reasonable alternative access from a public way to an upland is possible?

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- Can the parking lot spaces be decreased?

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

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

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

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

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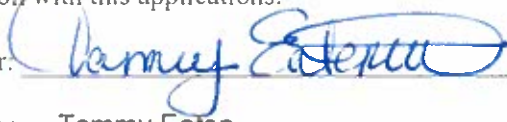
- Is there a need to restrict the use of roadway salting?

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**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: 11/30/2022  
Print Name of Owner: Tammy Eaton

- ❖ 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:**

3 Direct Abutters Applicant, Professionals, etc. as required \$ 13.80  
by RSA 676:4.1.d @\$4.60 (or Current Certified Mail Rate)

3 Indirect Abutters (property owners within 200 feet) \$ 1.80  
@\$0.60 (or Current First Class Rate)

**TOTAL** \$ 115.60

(For Town Use)

AMOUNT RECEIVED: \$ \_\_\_\_\_ DATE RECEIVED: \_\_\_\_\_

RECEIPT NO.: \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_

[Tax Map: 217; Lot 36]

Peter & Sandra Silver  
71 Burns Hill Road  
Hudson, NH 03051

Michael & Michelle Dennis  
67 Burns Hill Road  
Hudson, NH 03051

Allysons Landing Homeowner Assn  
46 Lowell Road  
Hudson, NH 03051

Silver – 217-35

Dennis – 217-37

Allysons Landing- 217-33

Indirect Landowners (200')

Tumpney Hurd Clegg, LLC  
39 Trigate Rd  
Hudson, NH 03051

State of New Hampshire  
Department of Transportation  
PO Box 483  
1 Hazen Drive, Room 204  
Concord, NH 03302-0483

Provincial Heights Neighborhood  
Association  
14 St. Francis Place  
Hudson, NH 03051

211-67

217-34

210-11