



March 7, 2023

Subject: **S.L. Chasse Steel – Conditional Use Permit Application**
Map 105; Lot 14
5 Christine Drive, Hudson NH
KNA Project No. 22-0126-2

PROJECT NARRATIVE

The property is located along Christine Drive and is referenced on Hudson's Tax Map 105 as Lot 14. The 3.55-acre (154,791 SF) parcel is in Hudson's Business (B) Zoning District. The property is currently owned by Steele Properties, LLC. The site currently has a 24,000 SF +/- steel frame building, parking area and gravel access. There are wetlands present on the western side of the site.

This application proposes one (1) 30,175 SF fabrication building on the subject parcel. It will be serviced by on-site septic, existing on-site propane tanks and public water. The proposed project includes associated parking and a gravel storage area to the rear of the building accessible by forklift on the eastern side of the building. The site will be accessed by a driveway off Christine Drive and a connection to the abutting site utilizing the existing drive locations.

In addition to the parking areas and drives, a series of drainage pipes and stormwater ponds will be added to the site. There is an infiltration pond to the northwest of the site that collects run-off from the roof and rear storage area. In addition, there is a pocket pond to the south of the site that collects the remaining pavement and roof run-off. These all help to mitigate run-off the project produces.

An existing wetland on the west side of the site will remain undisturbed. A 1,692 sf portion of the wetland buffer will be temporarily disturbed and restored for the removal of the existing building and pavement. Another 834 sf of wetland buffer area will be permanently impacted to allow for a pipe to drain the proposed stormwater pond.

Given there is an existing building that will be replaced in the same approximate location, it is our professional opinion that the proposed industrial building will not adversely impact the Town's roads or other infrastructure.

CONDITIONAL USE PERMIT APPLICATION

Date of Application: 3/7/2023 Tax Map #: 105 Lot #: 14
Site Address: 5 CHRISTINE DRIVE
Name of Project: S.L. CHASSE STEEL
Zoning District: INDUSTRIAL General CUP#: _____
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER: DEVELOPER:
Name: STEELE PROPERTIES, LLC _____
Address: 8 CHRISTINE DRIVE _____
Address: HUDSON, NH 03051 _____
Telephone # (603) 886-3436 _____
Email: S.CHASSE@CHASSESTEELFAB.COM _____

PROJECT ENGINEER or SURVEYOR: CERTIFIED WETLANDS SCIENTIST:
Name: KEACH-NORDSTROM ASSOC., INC. (SAME)
Address: 3 COMMERCE PARK NORTH (SUITE 3)
Address: BEDFORD, NH 03110
Telephone # (603) 627-2881
Email: P.CHISHOLM@KEACHNORDSTROM.COM CHRIS DANFORTH
C.DANFORTH@KEACHNORDSTROM.COM

PURPOSE OF PLAN:
TO PROPOSE A 30,175 SF INDUSTRIAL BUILDING WITH
ASSOCIATED PARKING AND SITE IMPROVEMENTS.

(For Town Use Only)

Routing Date: _____ Deadline Date: _____ Meeting Date: _____
_____ I have no comments _____ I have comments (attach to form)
_____ Title: _____ Date: _____
(Initials)

Department: _____
Zoning: _____ Engineering: _____ Assessor: _____ Police: _____ Fire: _____ DPW: _____ Consultant: _____

SITE DATA SHEET

PLAN NAME: S.L. CHASSE STEEL

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

LEGAL DESCRIPTION: MAP 105 LOT 14

DATE: 3/7/2023

Location by Street: S CHRISTINE DRIVE

Zoning: INDUSTRIAL

Proposed Land Use: INDUSTRIAL

Existing Use: INDUSTRIAL

Total Site Area: S.F.: 154,791 Acres: 3.55

Total Wetland Area (SF): 9,386 SF

Permanent Wetland Impact Area (SF): ∅

Permanent Wetland Buffer Impact Area (SF): 834 SF (DRAINAGE DISCHARGE)

Temporary Wetland Impact Area (SF): ∅

Temporary Wetland Buffer Impact Area (SF): 1,692 SF (EX. BUILDING AND PAVEMENT DEMO)

Flood Zone Reference: MAP # 3300920508D PANEL: 508 OF 701

Proposed Mitigation:

(For Town Use Only)

Data Sheets Checked By: _____ Date: _____

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: Stephen L. Chasse MGR Date: 3-7-2023

Print Name of Owner: STEPHEN L. CHASSE

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

Signature of Developer: Stephen L. Chasse MGR Date: 3-7-2023

Print Name of Developer: STEPHEN L. CHASSE

- ❖ 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:

11 Direct Abutters Applicant, Professionals, etc. as required \$ 50.60
by RSA 676:4.1.d @\$4.60 (or Current Certified Mail Rate)

1 Indirect Abutters (property owners within 200 feet) \$.60
@\$0.60 (or Current First Class Rate)

TOTAL \$ 151.20

(For Town Use)

AMOUNT RECEIVED: \$ _____	DATE RECEIVED: _____
RECEIPT NO.: _____	RECEIVED BY: _____