



16 October 2023

Timothy Malley, Chair  
Town of Hudson Planning Board  
12 School Street  
Hudson, NH 03051

**Re: Town of Hudson Wetland Conditional Use Permit Request  
Tax Map 175, Lot 19  
78 Highland Street  
Hudson, New Hampshire**

Dear Mr. Malley:

This letter transmits a Town of Hudson Wetland Conditional Use Permit Amendment request to remove 4,300 square feet of fill located within jurisdictional wetlands and to restore 7,848 sq. ft. within the 50' Town of Hudson Wetland Buffer (See attached Plan Set).

The property currently contains a single-family residential structure, a paved driveway, a gravel driveway, a detached garage, a pool and associated landscaping (see attached Existing Conditions Plan-Sheet C1 and Existing Conditions Aerial Plan-Sheet C2).

Ambit Engineering, Inc.-Haley Ward performed on site survey in February 2021 to collect existing conditions and wetland delineation data relative to developing the attached plans for wetland restoration.

The proposed Wetland Restoration Plan was approved by NH DES on September 3, 2021 of which a copy of that approval is attached to this application of your use. Also attached to this application package is a Survey Plan prepared by Jeffrey Land Survey, LLC dated July 27, 2020, a wetland delineation report, an application photopage, two sets of abutter mailing labels and an abutters list.

Per the Town of Hudson Zoning Ordinance, *Article IX Wetland Conservation District*, the Planning Board shall consider the following criterion prior to making a decision on any Conditional Use Permit in regards to land situated within the Wetland Conservation District:

- (1) The proposed activity minimizes degradation of land situated within the District and offsets potential adverse impacts to functions and values of wetlands, surface waters, and vernal pools including but not limited to their capacity to:
  - (a) Support fish and wildlife;
  - (b) Attenuate flooding;





- (c) Supply and protect surface and groundwater resources;
- (d) Remove sediments;
- (e) Remove pollutants;
- (f) Support wetland vegetation;
- (g) Promote public health and safety; and
- (h) Moderate fluctuations in surface water levels.

**The proposed activity provides for a method of wetland restoration including the removal of fill from a jurisdictional wetland area and re-grading within the 50' Town of Hudson Wetland Buffer. This activity will also restore the current functions & values of the subject wetland which include floodwater alteration, wildlife habitat, sediment/toxicant retention, nutrient removal and production export (In accordance with U.S. Army Corps of Engineers. 1999. *The Highway Methodology Workbook Supplement, Wetland Functions and Values: A Descriptive Approach*. U.S. Army Corps of Engineers. New England Division. 32pp. NAEPP-360-1-30a.).**

**The restoration plan also includes a method for re-vegetation/re-planting of the wetland and associated buffer which would improve stormwater quality leaving the subject parcel before it enters the wetland resource. We believe that the restoration plan will promote the public health and safety, will improve water quality and is consistent with the purpose of Article IX of the Town of Hudson Zoning Ordinance.**

- (2) The proposed activity will have no significant negative environmental impact to abutting or downstream properties and/or hydrologically connected water and/or wetland resources, including:
  - (a) Increased potential for erosion, siltation, and turbidity of surface waters;
  - (b) Loss of fish and wildlife habitat;
  - (c) Loss of unique habitat having demonstrable natural, scientific, or educational value;
  - (d) Loss or decrease of beneficial aquatic organisms and wetland plants and their habitat;
  - (e) Increased danger of flooding and/or transport of pollutants; and
  - (f) Destruction of the economic, aesthetic, recreational, and other public and private uses and values of the wetland to the community.

**The proposed activity will correct any negative environmental impact as a result of the historic filling of the wetland and disturbance to the 50' Town of Hampton Wetland Buffer. The restoration plan provides a method for replacing any lost functions & values as described above including wildlife habitat and floodflow alteration. The completed restoration will improve water quality leaving the subject parcel before it enters the wetland resource.**



- (3) The proposed activity or use cannot practicably be located otherwise on the site to eliminate or reduce impact to the Wetland Conservation Overlay District.

**The proposed activity restores impact already located within the Wetland Conservation District therefore it cannot be located elsewhere and achieve the same purpose.**

- (4) The proposed activity incorporates the use of those Best Management Practices recommended by the New Hampshire Department of Environmental Services and/or other state agencies having jurisdiction.

**The proposed activity incorporates BMP's recommended by NH DES (see attached NH DES Restoration Approval).**

- (5) All applicable federal and/or state permit(s) have been received for the proposed activity in accordance with New Hampshire Code of Administrative Rules, Part Env-Wt 100-800 and Section 404 of the Federal Clean Water Act, as amended.

**The proposed activity has received NH DES Restoration Approval (attached).**

- (6) Where applicable, proof of application to all required state and/or federal permits.

**The proposed activity has received NH DES Restoration Approval (attached).**

- (7) Prior to making a decision on any Conditional Use Permit pursuant to the Wetland Conservation Overlay District, the Planning Board shall receive a written comment from the Conservation Commission. The Conservation Commission may recommend the Planning Board impose conditions of approval is deemed necessary to mitigate the potential for adverse effects of the proposed activity or use.

**It is my intention to present the project and application to the Hudson Conservation Commission to obtain comment before proceeding to the Hudson Planning Board.**

Please contact me if you have any questions or concerns regarding this application.

Respectfully submitted,

Sincerely,

Steve Riker, CWS  
Project Scientist/Project Manager  
sriker@haleyward.com

Cc: Christine Floyd-Owner/Applicant  
Robert M. Shepard-Smith-Weiss, Shepard, Kanakis & Spony, P.C.



*Town of Hudson  
12 School Street  
Hudson, NH 03501*

## **CONDITIONAL USE PERMIT APPLICATION:** **WETLAND CONSERVATION OVERLAY DISTRICT**

Revised July 24, 2023

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: October 16, 2023 Tax Map #: 175 Lot #: 19

Site Address: 78 Highland Street, Husdon, NH 03051

Name of Project: Floyd Wetland Restoration

Zoning District: Town Residential (TR) General CUP#: \_\_\_\_\_

(For Town Use Only)

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

**PROPERTY OWNER:**

**DEVELOPER:**

Name: Rene P. Joyal & Christopher W. Floyd, Jr.

\_\_\_\_\_

Address: 78 Highland Street

\_\_\_\_\_

Address: Hudson, NH 03051

\_\_\_\_\_

Telephone # 603-365-6211

\_\_\_\_\_

Email: lexilou060408@gmail.com

\_\_\_\_\_

**PROJECT ENGINEER or SURVEYOR:**

**CERTIFIED WETLANDS SCIENTIST:**

Name: John R. Chagnon, PE, LLS Ambit Engineering, Inc.

Steven D. Riker, CWS, Ambit Engineering, Inc.

Address: 200 Griffin Road, Unit 3

200 Griffin Road, Unit 3

Address: Portsmouth, NH 03801

Portsmouth, NH 03801

Telephone # 603-430-9282

602-430-9282

Email: jchagnon@haleyward.com

sriker@haleyward.com

**PURPOSE OF PLAN:**

The plan proposes to remove fill from a wetland area and provide a restoration plan returning wetland functions & values to previous/historic conditions.

**(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: Floyd Restoration Plan

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

LEGAL DESCRIPTION: MAP 175 LOT 19

DATE: October 13, 2023

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Location by Street: 78 Highland Street

Zoning: Town Residential (TR)

Proposed Land Use: Residential

Existing Use: Residential

Total Site Area: S.F.: \_\_\_\_\_ Acres: 1.94 AC

Total Wetland Area (SF): Unknown

Permanent Wetland Impact Area (SF): 4,300 sq. ft. (to be restored)

Permanent Wetland Buffer Impact Area (SF): 7,848 sq. ft. (to be restored)

Temporary Wetland Impact Area (SF): 4,300 sq. ft. (to be restored)

Temporary Wetland Buffer Impact Area (SF): 7,848 sq. ft. (to be restored)

Flood Zone Reference: N/A

Proposed Mitigation:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**(For Town Use Only)**

Data Sheets Checked By: \_\_\_\_\_ Date: \_\_\_\_\_

## WETLAND CONDITIONAL USE PERMIT CHECKLIST

Yes	No	NA	<u>QUESTIONS/INFORMATION NEEDED</u>	HCC Comments
<b>NARRATIVE REPORT</b>				
<b>Existing Conditions</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Has a DES Dredge and Fill Permit been issued for any part of this site? If yes, provide number, date, and description. <b>Restoration Plan approved by NH DES (attached)</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is there evidence of altered wetlands or surface waters on site?	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All prime and other wetlands in the vicinity, plus any wetlands/watersheds past the immediate vicinity affected by this project	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	• Description of each wetland and associated values	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wetland mapping results – Including the flagging date and technique plus the name, company and qualifications of the wetland scientist <b>Wetland Delineation Report (attached)</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Was property surveyed? If yes, the date of survey. (Please attach the survey plan)	
<b>National Wetland Inventory</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	• Vegetative cover types	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	• Existence of vernal pools and associated habitat	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	• Unique geological and cultural features	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NH Natural Heritage inventory – For list of rare and endangered species, contact the • NH Division of Forests and Lands (603)271-3623	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	• Wildlife and fauna species, including estimated number and locations (large projects)	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	• Public or private wells located within the vicinity	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	• Monitoring well(s) located on site	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	• Current land use and zoning district	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Photos of existing area (please use color photos)	
<b>Proposed Project Description</b>				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Entire project and associated activities	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Time table of project and anticipated phasing	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Land use	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grading plan	
<b>Impact to Wetlands and/or Buffers</b>				
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	• Depending on size and proposed impacts, a report from a biologist may be appropriate	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Removing, filling, dredging, or altering (Area square ft. and locations)	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Intercepting or diverging of ground or surface water (Locations and size)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	• Change in run-off characteristics	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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 checked="" type="radio"/>	<input type="radio"/>	<input 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 checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Square footage of mitigation – wetland and upland areas	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Wetland or upland plants identified to replace any losses	
<input checked="" 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 checked="" type="radio"/>	Storm water treatment swales and basins highlighted in color if in buffer area	
<input checked="" 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 checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Vegetative cover types	
<input type="radio"/>	<input type="radio"/>	<input checked="" 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	



## **QUESTIONS TO CONSIDER BEFORE SUBMITTING**

- 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: 6/9/23  
Print Name of Owner: Christine Floyd

- ❖ 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: Chris Floyd

- ❖ 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:**

- 14 ~~5~~ Direct Abutters Applicant, Professionals, etc. as required by RSA 676:4.1.d @\$4.78 (or Current Certified Mail Rate) \$ ~~23.90~~ \$66.92
- ~~5~~ Indirect Abutters (property owners within 200 feet) @\$0.63 (or Current First Class Rate) \$ ~~3.15~~

**TOTAL** \$ ~~127.05~~ \$166.92

(For Town Use)	
AMOUNT RECEIVED: \$ <u>127.50</u>	DATE RECEIVED: <u>6/12/23</u>
RECEIPT NO.: <u>733,370</u> 733,505	RECEIVED BY: <u>Brooke</u>

Printed  
6/12/2023  
2:38PM  
Created  
6/12/2023  
2:37 PM

**Transaction Receipt**  
**Town of Hudson, NH**  
12 School Street  
Hudson, NH 03051-4249

Receipt# 733,370  
bdubowik

	<u>Description</u>	<u>Current Invoice</u>	<u>Payment</u>	<u>Balance Due</u>
1.00	Conditional Use Permit Application CUP# 02-23 78 Highland Street Map 175/Lot 019-000 Application Fees	0.00	127.0500	0.00
			<b>Total:</b>	<b>127.05</b>

<u>Remitter</u>	<u>Pay Type</u>	<u>Reference</u>	<u>Tendered</u>	<u>Change</u>	<u>Net Paid</u>
First Choice Landscaping, LLC	CHECK	2729	127.05	0.00	127.05
			<b>Total Due:</b>		<b>127.05</b>
			<b>Total Tendered:</b>		<b>127.05</b>
			<b>Total Change:</b>		<b>0.00</b>
			<b>Net Paid:</b>		<b>127.05</b>

Site Photograph #1

February 2021



Site Photograph #2

February 2021



Site Photograph #3

February 2021



Site Photograph #4

February 2021



Site Photograph #5

February 2021



Site Photograph #6

February 2021



Site Photograph #7

February 2021



Site Photograph #8

February 2013





Site Photograph #9

February 2021



Site Photograph #10

February 2021





**AMBIT ENGINEERING, INC.** CIVIL ENGINEERS AND LAND SURVEYORS  
200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

## TECHNICAL REPORT OF WETLAND DELINEATION, CLASSIFICATION & IDENTIFICATION

**Ambit Engineering Project No.:** 3282 **Date(s) of Delineation:** 2/24/21 **Date of Report:** 2/25/21

**Field Delineator:** Steven D. Riker

**Compiled by:** Steven D. Riker

**Project Location/Tax Map & Lot:** 78 Highland Street, Hudson, NH. Tax Map 175, Lot 19.

**Prepared for:** Christopher W. Floyd, 78 Highland Street, Hudson NH 03051.

**Site Area Observed:** Entire lot to establish wetland boundary and potential fill in wetland areas.

**Site Conditions:** Lot with uplands adjacent to freshwater wetlands.

**Weather/Seasonal Conditions:** 45 sunny, late-winter conditions, 4-6 inches of snow cover.

**Site Disturbance:** Filling activity directly adjacent to wetlands.

**Wetlands Present:** Yes. Property contains freshwater wetlands.

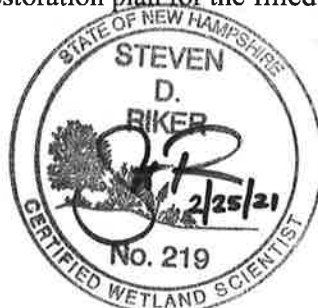
**Wetland conditions/atypical situation/problem area:** Wetlands are not considered atypical or a problem area.

**Hydric Soil Criterion:** A4. Field Indicators of Hydric Soils in the United States, Version 8.2, USDA-NRCS, 2018.

### Delineation Standards Utilized:

1. *US Army Corps of Engineers Wetlands Delineation Manual*, Technical Report Y-87-1 (Jan 1987). AND Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0, January 2012.
2. Field Indicators of Hydric Soils in the United States, Version 8.2, USDA-NRCS, 2018 AND (for disturbed sites) *Field Indicators for Identifying Hydric Soils in New England*, Version 4. NEIWPC Wetlands Work Group (April 2019).
3. *National List of Plant Species That Occur in Wetlands: Northeast (Region 1)*. USFWS (May 1988).

**Notes:** The wetland delineated by flagged line A1-A16 would be classified as a palustrine forested broad leaved deciduous wetland system that is seasonally flooded and or saturated associated (PFO1E). The wetland flags were immediately survey located by Ambit Engineering, Inc. It is my opinion that filling of wetlands have historically occurred on the property. The purpose of the delineation was to collect necessary information to develop a wetland restoration plan for the filled wetland area.



**Ambit Engineering Abutter List**

Christopher W. Floyd Jr.  
78 Highland Street  
Hudson, NH

Job # 5010354.3282

**Applicant/Owner(s)**

Map	Lot	Deed	Owner (s) First/Trust	Owner(s) Last, Trustee	Mailing Address	City	State	Zip
175	19	7758/2612	Rene P. Joyal	Christopher W. Floyd Jr.	78 Highland Street	Hudson	NH	03501

<b>Engineer</b>	<b>Ambit Engineering A Division of Haley Ward</b>				<b>200 Griffin Road, Unit #3</b>	<b>Portsmouth</b>	<b>NH</b>	<b>03801</b>
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Other Consultants								
Other Consultants								
Other Consultants								

Job #	010354.3282		Abutters					
Map	Lot	Deed	Owner(s) First/Trust	Owner(s) Last /Trustee	Mailing Address	City	State	Zip
167	9	TEST/120	Public Service of NH	dba: Eversource Energy	PO Box 270	Hartford	CT	06141
174	118	105962/0	Robert & Raymond	Richard	70 Highland Street	Hudson	NH	03051
174	119	9691/555	Anthony DeMarco	Kaitlin Riesland	76 Highland Street	Hudson	NH	03051
174	119-1	9146/2081	Quan Hua	Li	74 Highland Street	Hudson	NH	03051
174	120	8687/1209	James C.	Revoir Jr.	19 Gloria Avenue	Hudson	NH	03051
174	121	53899/1516	James C.	Revoir Jr.	19 Gloria Avenue	Hudson	NH	03051
174	122	9134/1234	Julio A.	Fernandez	15 Gloria Avenue	Hudson	NH	03051
175	10	1780/308	Alexander K. Panageotes Heirs	Nancy H. Panageotes	PO Box 104	Hudson	NH	03051
175	15	8853/0299	Therese A. Briand	George P. Briand Jr.	83 Highland Street	Hudson	NH	03051
175	16	7368/0892	David D. Tran	Lien Thi Do	81 Highland Street	Hudson	NH	03051
175	17	TEST/109	Town of Hudson		12 School Street	Hudson	NH	03051
175	18	8748/0272	Germaine D. Germain Trust	Michelle P. Buskey Trust	75 Highland Street	Hudson	NH	03051
175	20	9383/1226	Angela	Polizzotti	84 Highland Street	Hudson	NH	03051



The State of New Hampshire  
**Department of Environmental Services**

Robert R. Scott, Commissioner



**RESTORATION PLAN APPROVAL**

September 03, 2021

First Choice Landscaping LLC  
78 Highland St  
Hudson NH 03051

Rene P Joyal  
78 Highland St  
Hudson NH 03051

Christopher W Floyd  
78 Highland St  
Hudson NH 03051

**RE: Land Resources Management File #2017-01662, 78 Highland Street, Hudson, Tax Map 175/Lot # 19**

Dear Gentlemen:

On August 19, 2021, the New Hampshire Department of Environmental Services (NHDES) Land Resources Management Program received a proposed site restoration plan (Restoration Plan) for the above-referenced property (Property). The Restoration Plan was in response to enforcement actions taken by NHDES. NHDES hereby approves the Restoration Plan as submitted, subject to the following specific conditions. If there is a conflict between the Restoration Plan and this Restoration Plan Approval, this Restoration Plan Approval will control.

1. **By October 22, 2021**, approximately 4,300 square feet of wetlands shall be restored and/or created, constructed, monitored and managed in accordance with the Restoration Plan and all project descriptive details submitted to NHDES on August 19, 2021 by Ambit Engineering, Inc.
2. The restoration shall be conducted according to the Restoration Plan and as conditioned by this Restoration Plan Approval. Any changes or alterations to the Restoration Plan must be requested in writing and approved by NHDES in writing prior to implementing any such changes or alterations.
3. All persons involved in restoration activities on the Property shall have read and become familiar with the provisions of the Restoration Plan and this Restoration Plan Approval prior to beginning restoration work on the Property. A copy of the Restoration Plan and this Restoration Plan Approval shall be kept posted at the Property during the time restoration work continues on the Property.
4. A qualified environmental consultant shall supervise the restoration activities on the Property to ensure that

[www.des.nh.gov](http://www.des.nh.gov)

29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095  
NHDES Main Line: (603) 271-3503 • Subsurface Fax: (603) 271-6683 • Wetlands Fax: (603) 271-6588  
TDD Access: Relay NH 1 (800) 735-2964

the restoration is accomplished pursuant to this Restoration Plan Approval.

5. Siltation, erosion, and turbidity controls shall be in place prior to construction, shall be maintained during construction, and shall remain until the area is stabilized.
6. All steps shall be taken during the restoration necessary to ensure that no water quality violations occur on the Property.
7. Within three days following the last activity in the restoration area or where restoration activities are suspended for more than three days, all soils exposed by restoration activities shall be stabilized by seeding and mulching.
8. No machinery shall be used within undisturbed NHDES jurisdictional areas on the Property during the restoration
9. All material removed during restoration activities shall be placed out of NHDES's jurisdiction.
10. All material removed during restoration activities shall be removed down to the level of the original hydric soils.
11. Wetland soils from areas vegetated with purple loosestrife (*Lythrum salicaria*) or other invasive species shall not be used in the wetland restoration site.
12. Invasive, weedy species such as purple loosestrife (*Lythrum salicaria*) and Common Reed (*Phragmites spp.*) shall be controlled by measures agreed upon by the Wetlands Bureau if the species is found in the restoration areas during construction and during the early stages of vegetative establishment.
13. All wetlands restoration areas shall have at least 75% successful establishment of wetlands vegetation after two (2) growing seasons, or the areas shall be replanted until a functional wetland is established to the satisfaction of NHDES
14. There shall be no substitutions made for the plant species specified on the approved plan for replanting purposes without prior written approval from NHDES.
15. The qualified environmental consultant shall inspect the restoration areas, and submit an initial monitoring report with photographs to NHDES by November 19, 2021. The initial monitoring report shall include, but not be limited to, documentation of erosion control deployment, construction sequencing, restoration activities and status of restoration at time of initial monitoring report. Photographs should depict all stages of restoration sequencing.
16. Subsequent monitoring reports shall be submitted to NHDES by **September 15, 2022** and **September 15, 2023** to document the success of the restoration and outline a schedule for remedial actions if necessary. Such reports shall be submitted to NHDES with photographs demonstrating the conditions on the restoration site, include any necessary remedial actions, and contain a schedule for completing the remedial actions and conducting follow up inspections.

17. Remedial actions may include, but are not limited to replanting, relocation of plantings, removal of invasive species, altering the soil composition or depths, deconsolidation of soils due to compaction, altering the elevation of the wetland surface, or changing the hydraulic regime.

18. This Restoration Plan Approval does not convey a property right, nor authorize any injury to property of others, nor invasion of rights of others.

19. This Restoration Plan Approval does not relieve the owner from the obligation to obtain other local, state or federal permits that may be required.

20. Transfer of ownership of the Property shall require notification to NHDES and an agreement on transfer of the rights and obligations of this Restoration Plan Approval, if required, prior to such transfer of ownership.

NHDES personnel may conduct another inspection at a later date to determine compliance with the provisions of the approved restoration plan and all other applicable NHDES statutes and rules.

Following completion of the restoration work, monitoring reports should reference NHDES File Number 2017-01662, and should be addressed as follows:

Jeffrey Blecharczyk, Compliance Supervisor, Wetlands Bureau  
Department of Environmental Services  
Land Resource Management Program  
29 Hazen Drive, PO Box 95  
Concord, NH 03302-0095

If you have any questions concerning the contents of this Restoration Plan Approval letter, please contact me at Jeffrey.Blecharczyk@des.nh.gov or (603) 271-4061

Sincerely,



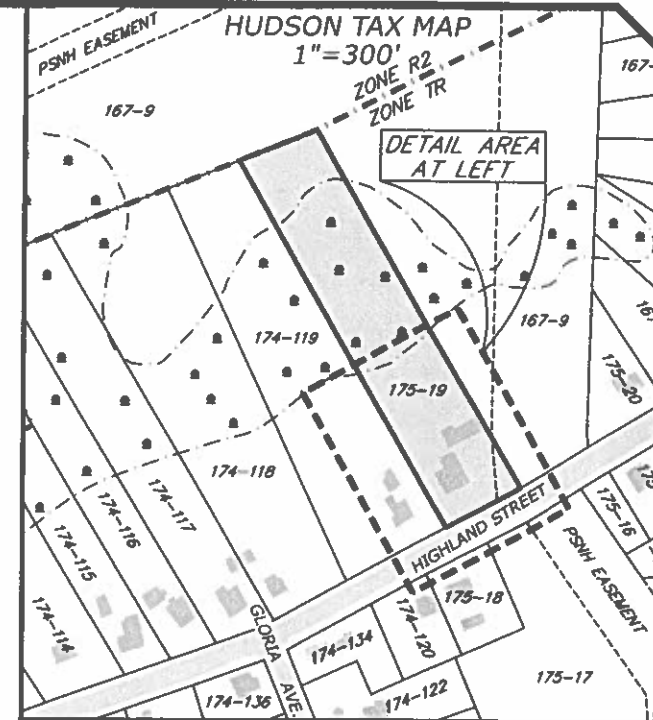
Jeffrey Blecharczyk  
Compliance Supervisor, Wetlands Bureau  
Land Resource Management Program

cc: Hudson Conservation Commission  
Hudson Board of Selectmen  
Ambit Engineering Inc.

ec: Heather Neville, NHDOJ

**MAP 175 LOT 19**  
2.3 Ac.± TOTAL

**PLAN OF LAND**  
**78 HIGHLAND STREET, HUDSON, NH**  
**MAP 175 LOT 19**  
AS PREPARED FOR  
**CHRISTOPHER W. FLOYD, OWNER**



**RECEIVED**  
JUN 29 2023  
TOWN OF HUDSON  
PLANNING DEPARTMENT

REV. 2	GRAVEL DRIVEWAY PARKING, ABUTT. TEXT	6/27/23	BY: GRJ
REV. 1	PARKING, TEXT, ABUTT.	7/27/20	BY: GRJ

ZONING DISTRICT: TR  
REQUIRED SETBACKS:

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

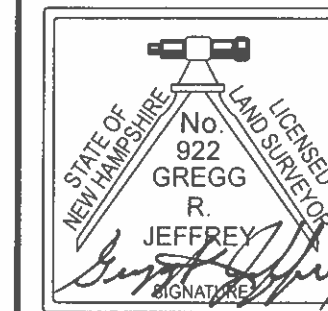
DEED REF: BK. 7758 PG. 2612

PLAN SCALE: 1"=40'  
DATE: MAY. 2009

JOB REF.: 009-015-FIRS

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

MAP 167 LOT 9  
PUBLIC SERVICE CO.  
OF NH  
DBA EVERSOURCE ENGY.  
P.O. BOX 270  
HARTFORD, CT 06141

**PLAN NOTES:**

- 1.) THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE EXISTING CONDITIONS OF LOT 175/19 AS OF 6/27/23.
- 2.) BOUNDARY INFORMATION COMPILED FROM RECORDED DEEDS AND PLANS FROM THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
- 3.) OWNERS OF RECORD:

RENE P. JOYAL  
CHRISTOPHER W. FLOYD JR.  
CHRISTINE R. FLOYD  
78 HIGHLAND ST.  
HUDSON, NH 03051  
HCRD 7758/2612

MAP 175 LOT 16  
DAVID D. TRAN  
81 HIGHLAND ST.  
HUDSON, NH 03061  
BK. 7368 PG. 892

MAP 174 LOT 120  
JAMES REVOIR  
73 HIGHLAND ST.  
HUDSON, NH 03061  
BK. 8687 PG. 1209

MAP 175 LOT 18  
RICHARD GERMAIN  
75 HIGHLAND ST.  
HUDSON, NH 03061

MAP 175 LOT 17  
TOWN OF HUDSON  
12 SCHOOL ST.  
HUDSON, NH 03061

40' 0 40' 80'

**HIGHLAND STREET**

APPROX. EDGE OF WETLANDS

TOP OF SLOPE

665'  
14' GRAVEL DRIVE

BLDG. ENVELOPE  
=23,800 SF±

650'

CONC. BLOCKS  
GRAVEL PARKING AREA

EXIST. GARAGE

A.G. POOL

SHOP

GARAGE

#76  
2-STY WOOD

#76  
2-STY WOOD

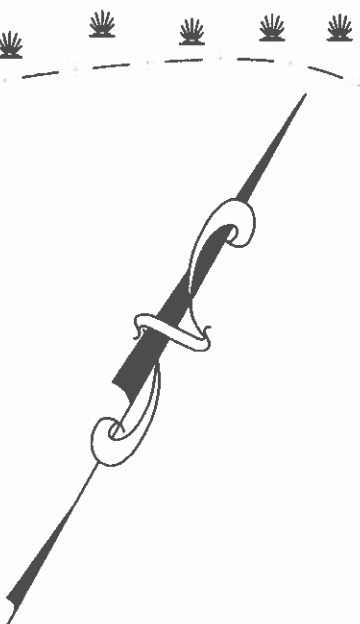
BUILDING SETBACKS (TYP.)

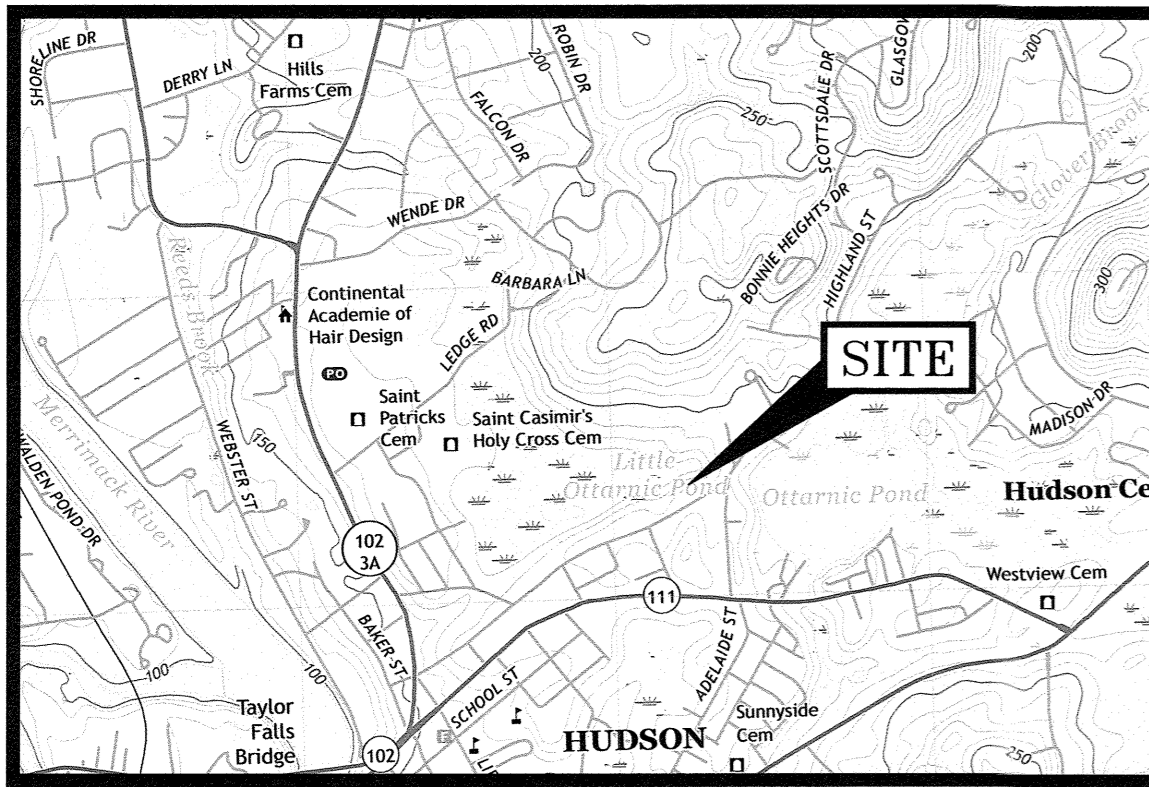
CHAIN LINK FENCE

DIRT PATH

150.00'

9'





LOCATION MAP SCALE: 1" = 2000'

**LEGEND**

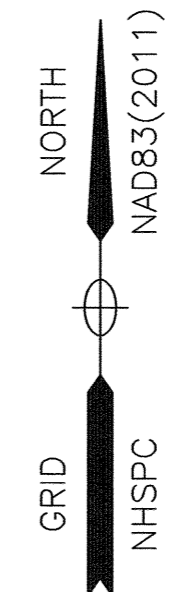
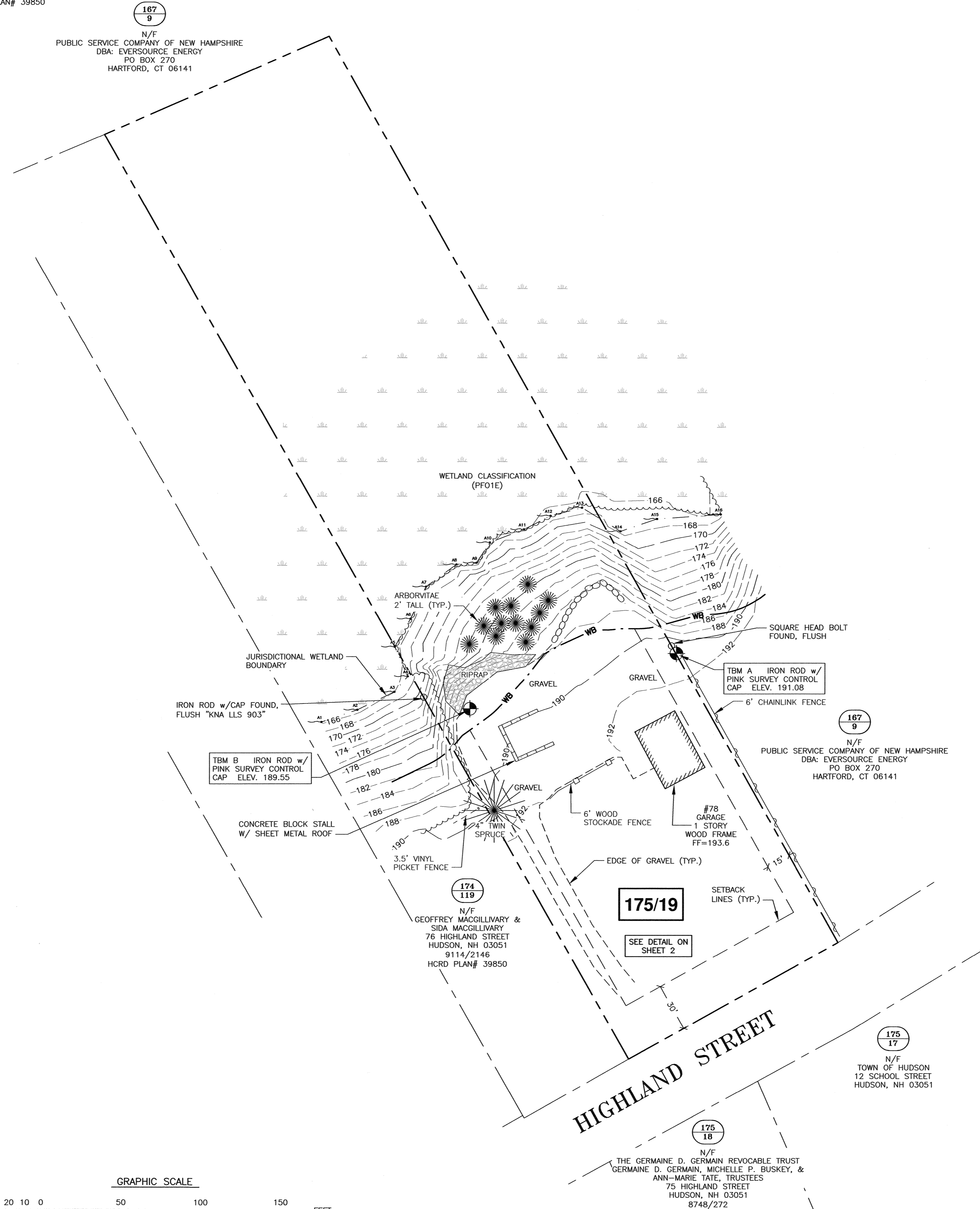
EXISTING	DESCRIPTION
(124/21)	MAP 124 / LOT 21
N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
HCRD	HILLSBOROUGH COUNTY REGISTRY OF DEEDS
---	BOUNDARY LINE
- - - -	SETBACK LINE
○ IR FND	IRON ROD FOUND / SET
○ IP FND	IRON PIPE FOUND / SET
⊙ DH FND	DRILL HOLE FOUND / SET
□ BND w/ DH	BOUND w/ DRILL HOLE
---100---	CONTOUR LINE
97x3	SPOT ELEVATION
---	EDGE OF PAVEMENT
---	WOODS / TREE LINE
○-○-○	UTILITY POLE (w/ GUY) (w/ LIGHT)
○	LIGHT POLE
A-B	EDGE OF WETLAND FLAGGING
	SWAMP / MARSH
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL

**WETLAND NOTES:**

- WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON 02/24/21 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
  - U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
  - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEWPCC WETLANDS WORK GROUP (2019).
  - NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
  - CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
  - "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

**PLAN REFERENCES:**

1) RESIDENTIAL SUBDIVISION PLAN, HIGHLAND STREET SUBDIVISION, MAP 174 LOT 119, 76 HIGHLAND STREET, HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, PREPARED BY KEACH-NORDSTROM ASSOCIATES, INC. DATED MAY 25, 2018, HCRD PLAN# 39850



WWW.HALEYWARD.COM

200 Griffin Road, Unit 3  
Portsmouth, NH 03801  
603.430.9282

**NOTES:**

- PARCEL IS SHOWN ON THE TOWN OF HUDSON ASSESSOR'S MAP 175 AS LOT 19.
- OWNERS OF RECORD:  
CHRISTINE FLOYD  
78 HIGHLAND STREET  
HUDSON, NH 03051  
7758/2612
- PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33011C0518D. EFFECTIVE 9/25/2009.
- EXISTING LOT AREA:  
1.948 ACRES (PER TOWN ASSESSING RECORDS)
- PARCEL IS LOCATED IN TOWN RESIDENTIAL (TR) DISTRICT AND WETLANDS CONSERVATION DISTRICT.
- DIMENSIONAL REQUIREMENTS:  
MIN. LOT AREA: 10,000 S.F.  
FRONTAGE: 90 FEET  
SETBACKS: FRONT 30 FEET  
SIDE 15 FEET  
REAR 15 FEET  
  
MAXIMUM STRUCTURE HEIGHT: 38 FEET
- THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITION ON A PORTION OF ASSESSOR'S MAP 175 LOT 19 IN THE TOWN OF HUDSON.
- VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.

**FLOYD RESIDENCE**  
78 HIGHLAND STREET  
HUDSON, N.H.

NO.	DESCRIPTION	DATE
1	ADD PROPOSED SETBACKS, SCALE	10/12/23
0	ISSUED FOR COMMENT	3/4/21

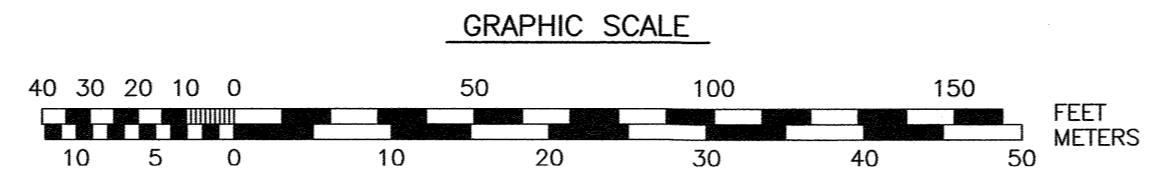
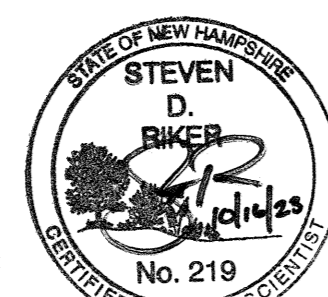
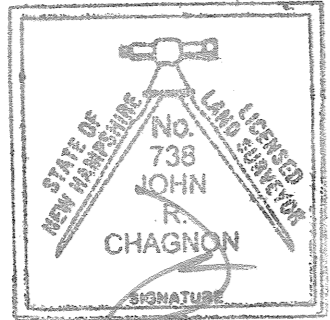
REVISIONS		

SCALE: 1" = 40' MARCH 2021

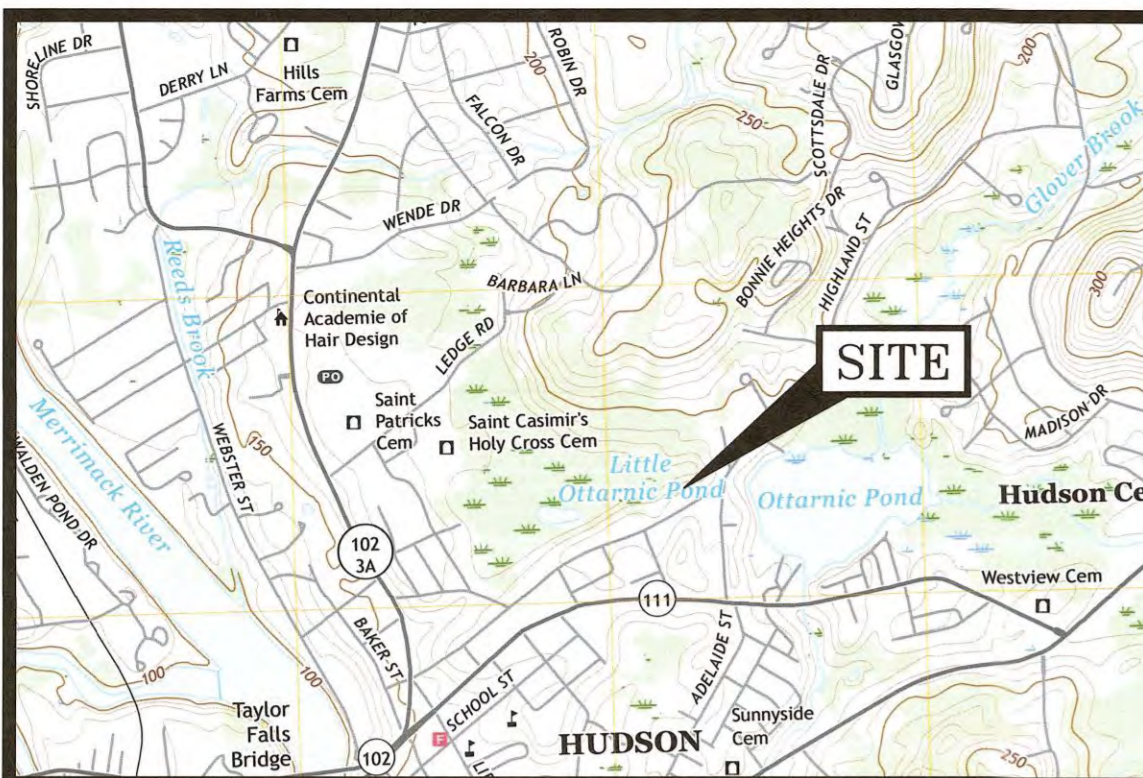
EXISTING CONDITIONS PLAN **C1**

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

*[Signature]* 10.12.23  
JOHN R. CHAGNON, LLS #738 DATE







LOCATION MAP SCALE: 1" = 2000'

**LEGEND**

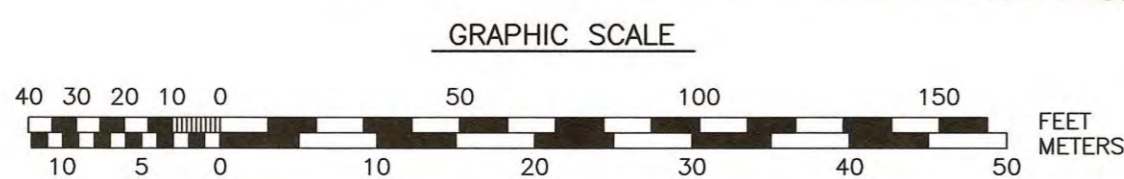
EXISTING	DESCRIPTION
	MAP 124 / LOT 21
N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
HCRD	HILLSBOROUGH COUNTY REGISTRY OF DEEDS
---	BOUNDARY LINE
- - - -	SETBACK LINE
○ IR FND	IRON ROD FOUND / SET
○ IP FND	IRON PIPE FOUND / SET
○ DH FND	DRILL HOLE FOUND / SET
□ BND w/ DH	BOUND w/ DRILL HOLE
100	CONTOUR LINE
97x3	SPOT ELEVATION
---	EDGE OF PAVEMENT
---	WOODS / TREE LINE
○ ○ ○	UTILITY POLE (w/ GUY) (w/ LIGHT)
○	LIGHT POLE
A-B	EDGE OF WETLAND FLAGGING
---	SWAMP / MARSH
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL

**WETLAND NOTES:**

- 1) WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON 02/24/21 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
  - A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
  - B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEWPCC WETLANDS WORK GROUP (2019).
  - C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
  - D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFWS MANUAL FWS/OBS-79/31 (1997).
  - E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- 2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

*John R. Chagnon*  
 JOHN R. CHAGNON, LLS #738 DATE 10.12.23



WWW.HALEYWARD.COM

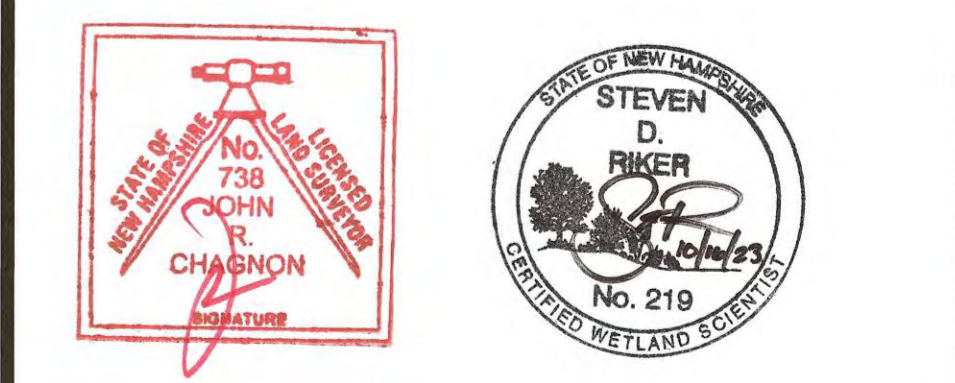
200 Griffin Road, Unit 3  
 Portsmouth, NH 03801  
 603.430.9282

**NOTES:**

- 1) PARCEL IS SHOWN ON THE TOWN OF HUDSON ASSESSOR'S MAP 175 AS LOT 19.
- 2) OWNERS OF RECORD:  
 CHRISTINE FLOYD  
 78 HIGHLAND STREET  
 HUDSON, NH 03051  
 7758/2612
- 3) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33011C0518D, EFFECTIVE 9/25/2009.
- 4) EXISTING LOT AREA:  
 1.948 ACRES (PER TOWN ASSESSING RECORDS)
- 5) PARCEL IS LOCATED IN TOWN RESIDENTIAL (TR) DISTRICT AND WETLANDS CONSERVATION DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:  
 MIN. LOT AREA: 10,000 S.F.  
 FRONTAGE: 90 FEET  
 SETBACKS: FRONT 30 FEET  
               SIDE 15 FEET  
               REAR 15 FEET  
 MAXIMUM STRUCTURE HEIGHT: 38 FEET
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITION ON A PORTION OF ASSESSOR'S MAP 175 LOT 19 IN THE TOWN OF HUDSON.
- 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.

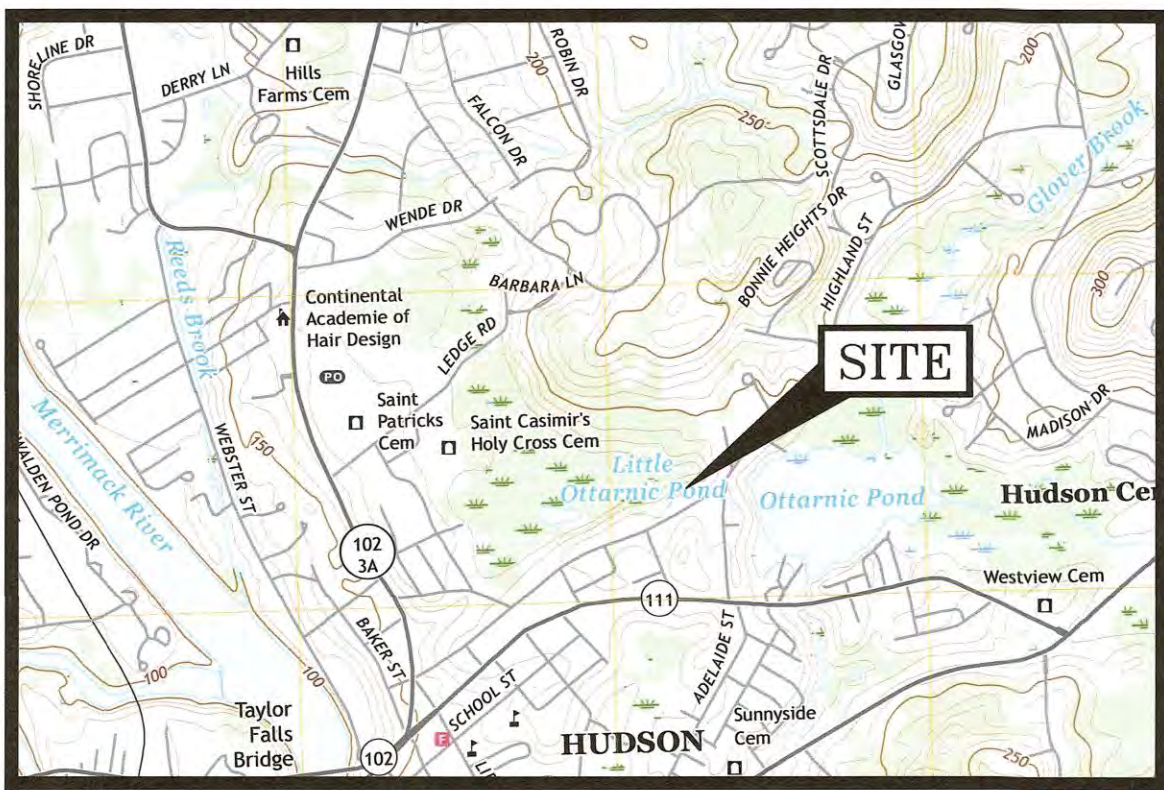
**FLOYD RESIDENCE**  
**78 HIGHLAND STREET**  
**HUDSON, N.H.**

NO.	DESCRIPTION	DATE
1	ADD PROPOSED SETBACKS, AERIAL PHOTO	10/12/23
0	ISSUED FOR COMMENT	3/4/21



SCALE: 1" = 40' MARCH 2021

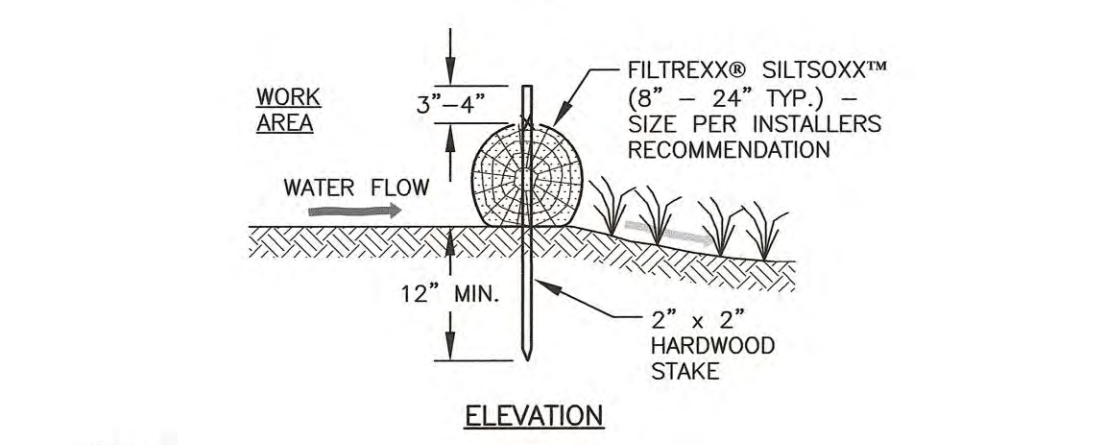
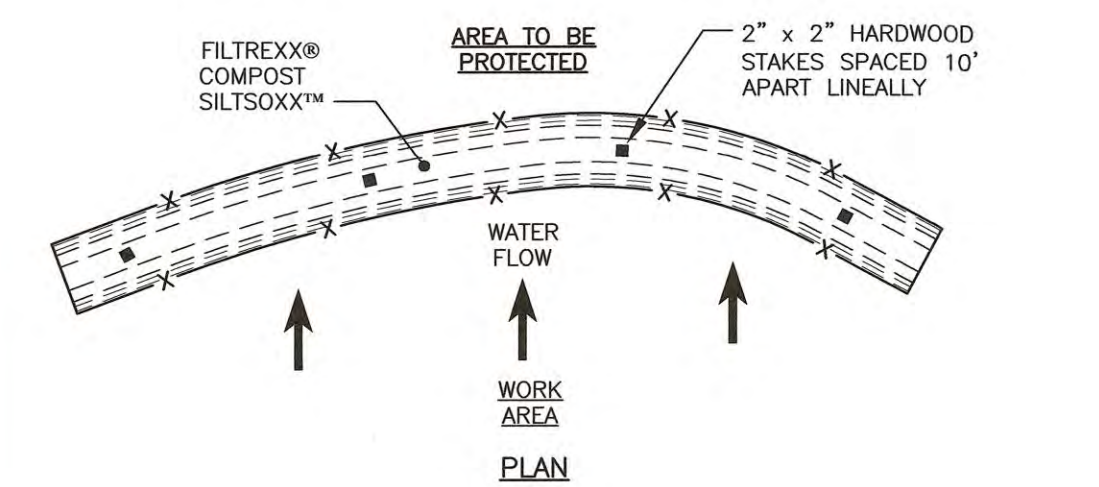
EXISTING CONDITIONS AERIAL PLAN **C2**



LOCATION MAP SCALE: 1" = 2000'

**LEGEND**

EXISTING	DESCRIPTION
124/21	MAP 124 / LOT 21
N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
HCRD	HILLSBOROUGH COUNTY REGISTRY OF DEEDS
---	BOUNDARY LINE
---	SETBACK LINE
IR FND	IRON ROD FOUND / SET
IP FND	IRON PIPE FOUND / SET
DH FND	DRILL HOLE FOUND / SET
BND w/ DH	BOUND w/ DRILL HOLE
100	CONTOUR LINE
97x3	SPOT ELEVATION
---	EDGE OF PAVEMENT
---	WOODS / TREE LINE
Ø-Ø	UTILITY POLE (w/ GUY) (w/ LIGHT)
⊙	LIGHT POLE
A-B	EDGE OF WETLAND FLAGGING
SWAMP	SWAMP / MARSH
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL



- NOTES:**
- ALL MATERIAL TO MEET FILTRIXX SPECIFICATIONS.
  - FILTRIXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTRIXX INSTALLER.
  - THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONDITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
  - SILTSOXX DEPICTED IS FOR MINIMUM SLOPES, GREATER SLOPES MAY REQUIRE ADDITIONAL PLACEMENTS.
  - THE COMPOST FILTER MATERIAL WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.

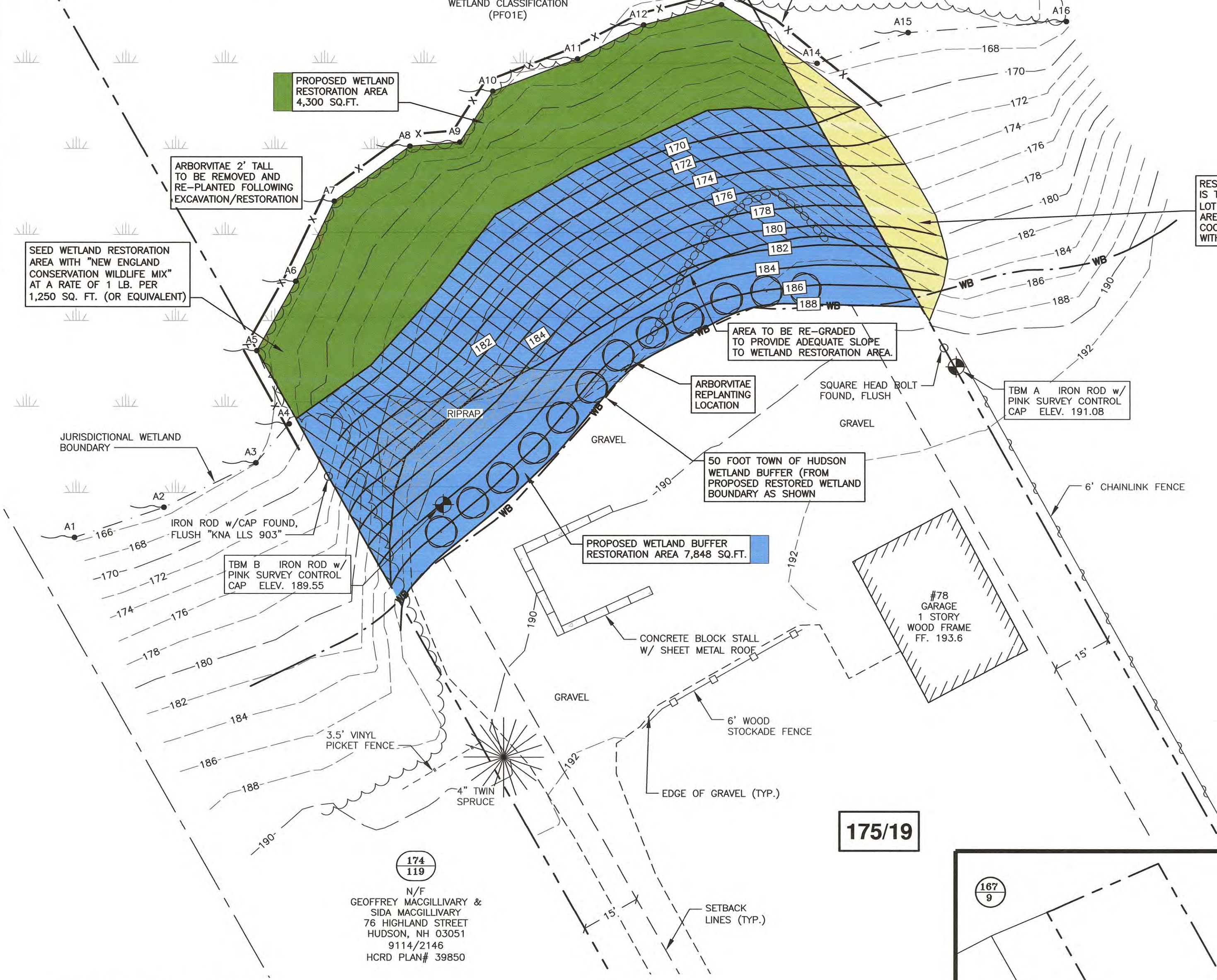
**A3 FILTRIXX® SILTSOXX™ FILTRATION SYSTEM**

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

*John R. Chagnon* 10-12-23  
 JOHN R. CHAGNON, LLS #738 DATE

**PLAN REFERENCES:**

1) RESIDENTIAL SUBDIVISION PLAN, HIGHLAND STREET SUBDIVISION, MAP 174 LOT 119, 76 HIGHLAND STREET, HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, PREPARED BY KEACH-NORDSTROM ASSOCIATES, INC. DATED MAY 25, 2018, HCRD PLAN# 39850



**RESTORATION NOTES:**

- INSTALL SILT SOXX PRIOR TO ANY WORK IN THE RESTORATION AREA. SILT SOXX WILL REMAIN IN PLACE UNTIL THE RESTORATION IS COMPLETE, ALL EXPOSED AREAS ARE STABILIZED, AND PERMISSION IS GRANTED BY NH DES TO REMOVE THEM.
- REMOVE ALL FILL/SPOILS WITHIN THE WETLAND RESTORATION AREA TO THE LIMIT OF ORIGINAL HYDRIC SOILS AND RETURN NATURAL SOIL TO PRE-EXISTING GRADE.
- SPREAD A SUITABLE LOAM A MINIMUM DEPTH OF 3 INCHES OVER THE ENTIRE RESTORATION AREA. SCARIFY LOAM TO PROMOTE GERMINATION OF SEED MIX AND TO PROMOTE VEGETATIVE GROWTH.
- SPREAD SEED MIX OVER ENTIRE RESTORATION AREA.
- SPREAD A WEED FREE STRAW/HAY MULCH OVER SEEDED AREA TO PREVENT EROSION.
- SEED MIX CAN BE OBTAINED FROM NEW ENGLAND WETLAND PLANTS, INC., 820 WEST STREET, AMHERST, MA 01002 (413) 548-8000. WWW.NEWP.COM.

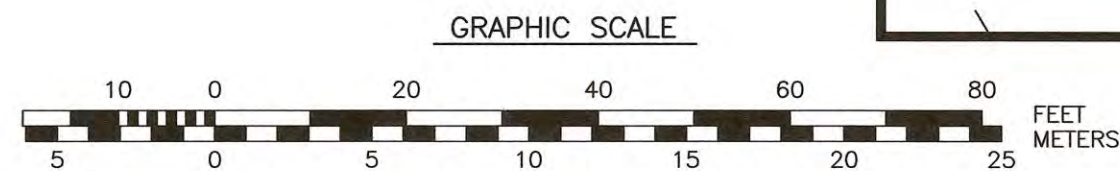
OWNER:

\_\_\_\_\_  
 SIGNATURE DATE

\_\_\_\_\_  
 SIGNATURE DATE

APPROVED BY THE TOWN OF HUDSON PLANNING BOARD

\_\_\_\_\_  
 CHAIRMAN DATE



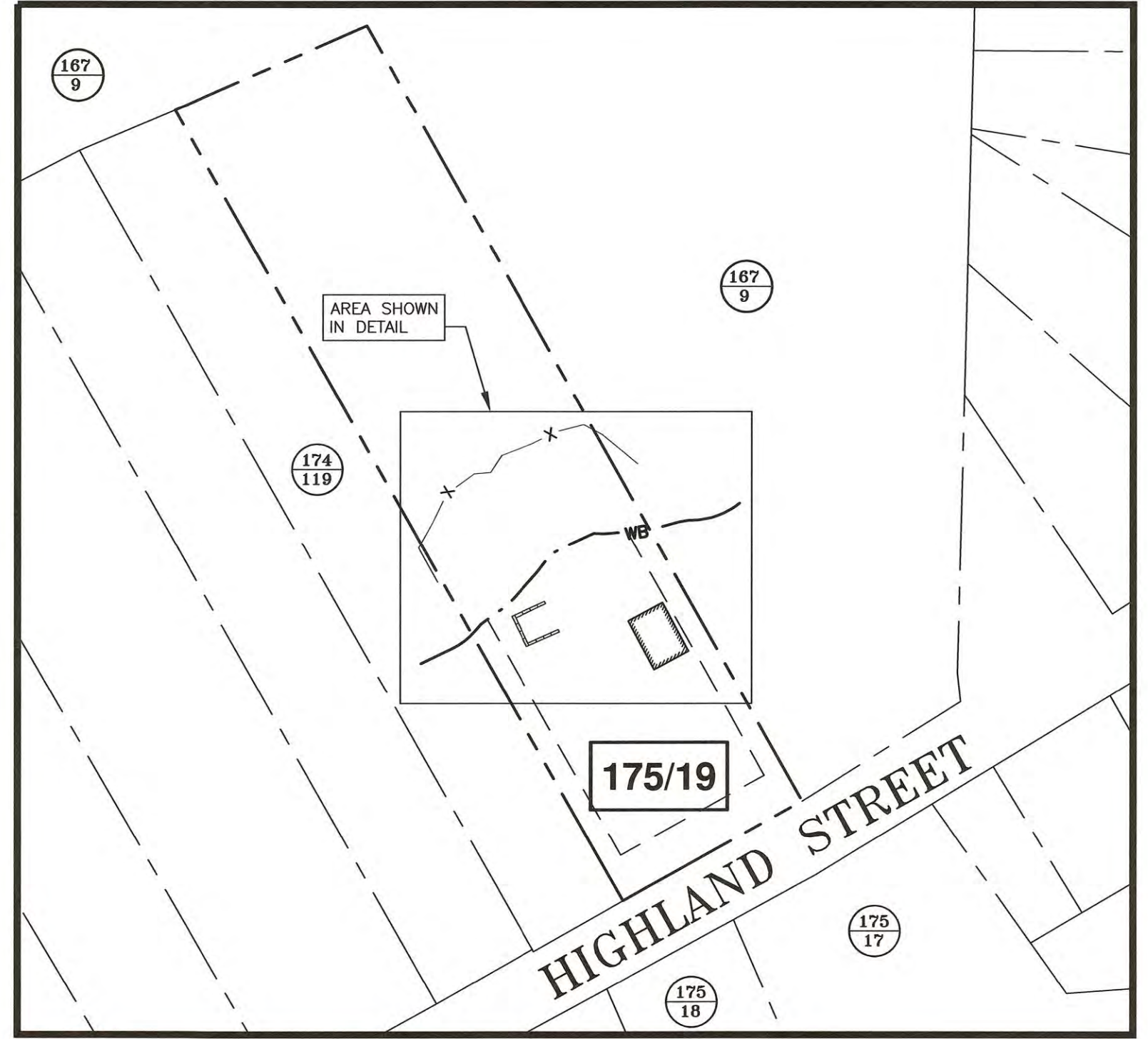
**ADDITIONAL ABUTTERS**

175/18 N/F THE GERMAINE D. GERMAIN REVOCABLE TRUST GERMAINE D. GERMAIN, MICHELLE P. BUSKEY, & ANN-MARIE TATE, TRUSTEES 75 HIGHLAND STREET HUDSON, NH 03051 8748/272

175/17 N/F TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051

RESTORATION INTENT IS TO REMOVE FILL ON MAP 167 LOT 9 TO THE 170' CONTOUR. AREA OF RESTORATION TO BE COORDINATED BY NH DES WITH EVERSOURCE PRIOR TO WORK

167/9 N/F PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE DBA: EVERSOURCE ENERGY PO BOX 270 HARTFORD, CT 06141



OVERALL PROPERTY VIEW SCALE: 1" = 100'

**AMBIT ENGINEERING, INC.**  
 A DIVISION OF HALEY WARD, INC.

200 Griffin Road, Unit 3 Portsmouth, NH 03801 603.430.9282  
 WWW.HALEYWARD.COM

**NOTES:**

- PROJECT LOCATION: 78 HIGHLAND STREET HUDSON, N.H.  
 PARCEL I.D.: TAX MAP 175 / LOT 19  
 OWNERS: CHRISTINE FLOYD 78 HIGHLAND STREET HUDSON, NH 03051 7758/2612  
 ZONING DISTRICTS: TOWN RESIDENTIAL (TR) DISTRICT AND WETLANDS CONSERVATION DISTRICT.
- SEE WETLAND RESTORATION PLAN REPORT PREPARED BY STEVEN D. RIKER, CWS, AMBIT ENGINEERING, INC.
- BOUNDARY FROM PLAN REFERENCE #1.
- LOT AREA: 1.948 ACRES (PER TOWN ASSESSORS RECORDS)
- THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
- JURISDICTIONAL WETLANDS DELINEATED BY STEVEN D. RIKER, CWS #219 ON FEBRUARY 24, 2021 IN ACCORDANCE WITH THE 1987 US ARMY CORP OF ENGINEERS WETLAND DELINEATION MANUAL TECHNICAL REPORT Y-87-1 AND THE NORTHEAST REGIONAL SUPPLEMENT VERSION 2.0 AS REQUIRED BY THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES.
- HUDSON CONSERVATION COMMISSION AND NHDES WETLANDS BUREAU SHALL BE NOTIFIED UPON COMPLETION OF RESTORATION ACTIVITIES.

**FLOYD RESIDENCE**  
 78 HIGHLAND STREET  
 HUDSON, N.H.

NO.	DESCRIPTION	DATE
1	ADD WETLAND BUFFER, SETBACKS, PROPOSED GRADING	10/12/23
0	ISSUED FOR COMMENT	8/6/21

REVISIONS

*John Chagnon*  
 JOHN CHAGNON, LLS #738  
 REGISTERED PROFESSIONAL ENGINEER - CIVIL  
 STATE OF NEW HAMPSHIRE

*Steven D. Riker*  
 STEVEN D. RIKER  
 No. 219  
 CERTIFIED WETLAND SCIENTIST  
 STATE OF NEW HAMPSHIRE

SCALE: 1" = 20' AUGUST 2021

**WETLAND RESTORATION PLAN**

**C3**