

CONDITIONAL USE PERMIT APPLICATION

Date of Application: 3/3/26 Tax Map #: 147 Lot #: 6

Site Address: 12 LECLAIR DR, Hudson NH

Name of Project: LeClair Drive Extension

Zoning District: r2 General CUP#: _____
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: LECLAIR, RONALD O., TR.

Address: 12, LeClair Dr

Address: HUDSON, NH 03051

Telephone # 603-438-5611

Email: onl70@outlook.com

DEVELOPER:

MR Lacassee Homes, LLC, C/O Mike Lacasse

9 Scenic Rd

HUDSON, NH 03051

603-321-8374

michelrlacasse@gmail.com

PROJECT ENGINEER or SURVEYOR:

Name: Sam Foisie, P.E., Meridian Land Services, Inc

Address: 31 Old Nashua RD

Address: Amherst, NH 03055

Telephone # 603-673-1441

Email: SRFoisie@meridianlandservices.com

CERTIFIED WETLANDS SCIENTIST:

Sam Ingram, LLS., Meridian Land Services, Inc

31 Old Nashua RD

Amherst, NH 03055

603-673-1441

SDIngram@meridianlandservices.com

PURPOSE OF PLAN:

The purpose of the plan is to show the site improvements to extend LeClair Dr

(For Town Use Only)

Routing Date: _____ Deadline Date: _____ Meeting Date: _____

_____ I have no comments _____ I have comments (attach to form) *

(Initials) Title: _____ Date: _____

Department: _____

Zoning: ___ Engineering: ___ Assessor: ___ Police: ___ Fire: ___ DPW: ___ Consultant: ___

SITE DATA SHEET

PLAN NAME: LeClair Drive Extension

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

LEGAL DESCRIPTION: MAP 147 LOT 6

DATE: 3/3/26

Location by Street: 12 LeClair Dr

Zoning: R-2

Proposed Land Use: Residential

Existing Use: Single Family Home

Total Site Area: S.F.: 545,137 Acres: 12.5146

Total Wetland Area (SF): 27,347 sf

Permanent Wetland Impact Area (SF): 235 +/-

Permanent Wetland Buffer Impact Area (SF): 5,999 +/-

Temporary Wetland Impact Area (SF): 200 +/-

Temporary Wetland Buffer Impact Area (SF): 3,454 +/-

Flood Zone Reference: Zone X with portion in zone AE, found on flood panel 33011C0512D

Proposed Mitigation:

Minimization of buffer impact, temporary impacts as needed, and removal of invasive species within remaining wetlands and buffer


(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:  Date: 3/2/26

Print Name of Owner: RONALD G. LECLAIRE

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

Signature of Developer:  Date: 3-2-26

Print Name of Developer: Michel Lacroix

- ❖ 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:

_____ Direct Abutters Applicant, Professionals, etc. as required \$ _____
by RSA 676:4.1.d @\$5.58 (or Current Certified Mail Rate)

_____ Indirect Abutters (property owners within 200 feet) \$ _____
@\$0.73 (or Current First Class Rate)

TOTAL \$ See attached fee clac

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

WETLAND CONDITIONAL USE PERMIT CHECKLIST

Yes	No	NA	QUESTIONS/INFORMATION NEEDED	HCC Comments
NARRATIVE REPORT				
Existing Conditions				
<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 checked="" type="radio"/>	<input 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)	
National Wetland Inventory				
<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 checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• NH Natural Heritage inventory – For list of rare and endangered species, contact the NH Division of Forests and Lands (603)271-3623	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	• Wildlife and fauna species, including estimated number and locations (large projects)	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Public or private wells located within the vicinity	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	• Monitoring well(s) located on site	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Current land use and zoning district	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Photos of existing area (please use color photos)	
Proposed Project Description				
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Entire project and associated activities	
<input 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 checked="" 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 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 checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Delineation of drainage area contributing to each discharge point	

Conditional Use Permit Application: Wetlands Conservation Overlay District

Yes	No	NA	Questions/Information Needed	HCC COMMENTS
✓	<input type="radio"/>	<input 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"/>	Erosion control practices	
✓	<input type="radio"/>	<input type="radio"/>	<ul style="list-style-type: none"> If using rip-rap, attach documentation explaining why other erosion control methods are not feasible 	
✓	<input type="radio"/>	<input type="radio"/>	<ul style="list-style-type: none"> How storm water runoff will be handled 	
✓	<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)	

Mitigation

✓	<input type="radio"/>	<input type="radio"/>	Square footage of mitigation – wetland and upland areas	
	<input type="radio"/>	✓	Wetland or upland plants identified to replace any losses	
	<input type="radio"/>	✓	<ul style="list-style-type: none"> Restoration plan for planting and vegetation 	
	<input type="radio"/>	✓	Conservation easements, including location and aesthetic, wildlife and vegetative values	
	<input type="radio"/>	✓	<ul style="list-style-type: none"> If easement is on or added to the site(s), a copy of the legal document shall be given to the HCC (HCC conservation easement markers may also be required along the easement) 	

CONCEPTUAL SITE PLAN/DRAWING

✓	<input 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"/>	All prime and other wetlands in the vicinity	
✓	<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 type="radio"/>	<input type="radio"/>	Assessor's sheet(s), lot(s), and property account number(s)	
✓	<input type="radio"/>	<input type="radio"/>	Existing and proposed structures	
✓	<input type="radio"/>	<input type="radio"/>	Square footage listed for temporary and permanent impact	
✓	<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 type="radio"/>	<input type="radio"/>	Topographical map with contours	
	<input type="radio"/>	✓	Storm water treatment swales and basins highlighted in color if in buffer area	
✓	<input type="radio"/>	<input type="radio"/>	Conservation and utility easements	
✓	<input type="radio"/>	<input type="radio"/>	Grading plan	
✓	<input type="radio"/>	<input type="radio"/>	Culvert, arch, bridge - sizes, material, etc.	
✓	<input type="radio"/>	<input type="radio"/>	Vegetative cover types	
	<input type="radio"/>	✓	Vernal pools	
✓	<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?



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Mailing: PO Box 118, Milford, NH 03055
Phone: 603-673-1441 * Fax 603-673-1584
www.MeridianLandServices.com

**Re: LeClair Drive Extension
12 LeClair Dr, Tax Map 147 - Lot 6
Lot 228-7
Hudson, NH**

March 3, 2026

Subdivision Application

Conditional Use Permit Application: Wetland Conservation Overlay District

Project Narrative

I) INTRODUCTION

The applicant, MR Lacasse Homes, LLC, has requested to be heard at the Hudson Planning Board for a review of a Subdivision Application and a Conditional Use Permit Application: Wetland Conservation Overlay District at Tax Map 147 - Lot 6. The project involves constructing approximately 800 LF +/- of roadway, utilities, and associated drainage improvements to support a 7 lot subdivision (6 new lots + 1 remaining lot).

II) EXISTING USE

The property is currently a 12.5-acre parcel with one single family home situated along the Merrimack River.

III) SUBDIVISION

The proposed application is to subdivide the parcel into 7 lot subdivision (6 new lots + 1 remaining lot). These lots comply with the underlying zoning, R-2 zoning. The lots have a minimum lot size of 43,560, exclusive of wetlands, flood plain, and steep slopes. The lots are proposed with a minimum frontage of 120 LF.

IV) STORMWATER MANAGEMENT

The proposed disturbance is about 70,000 sf therefore not triggering a NHDES Alteration of Terrain stormwater permit; however, the site's stormwater has been designed to Env-Wq 1500: Alteration of Terrain and the stormwater ordinance outlined in Chapter 290 of the Town of Hudson Part 1: Administrative Legislation. T

V) ROADWAY

The roadway has been designed to the Town of Hudson's subdivision regulations and engineering standards with the exception of the horizontal radius. The request for a reduction in roadway curvature is to utilize the existing wetland cross while still maintaining acceptable traffic safety. LeClair Drive is proposed to be extended to total length of 1,000 LF measured from the intersection of Shoreline Drive to the end of the proposed Cul-de-Sac. Per conversations with the Town Engineer, the roadway longitudinal grades have been increased to 2.0%, instead of the minimum allowed 1% to allow for better stormwater conveyance and increased tolerances during construction.

VI) UTILITIES

The proposed lots are to be served by municipal water and sewer. Three of the proposed lots will have private low-pressure force main to convey the sanitary sewer beyond the wetland crossing into the extended gravity sewer. The remaining lot will remain on the existing well and septic system. The proposed lots will be served by underground power and cable.

VII) LANDSCAPING

No landscaping is proposed.



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LeClair Drive Extension

MLS #: 12916.00

March 3, 2026

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VIII) SITE LIGHTING

No roadway lighting is proposed.



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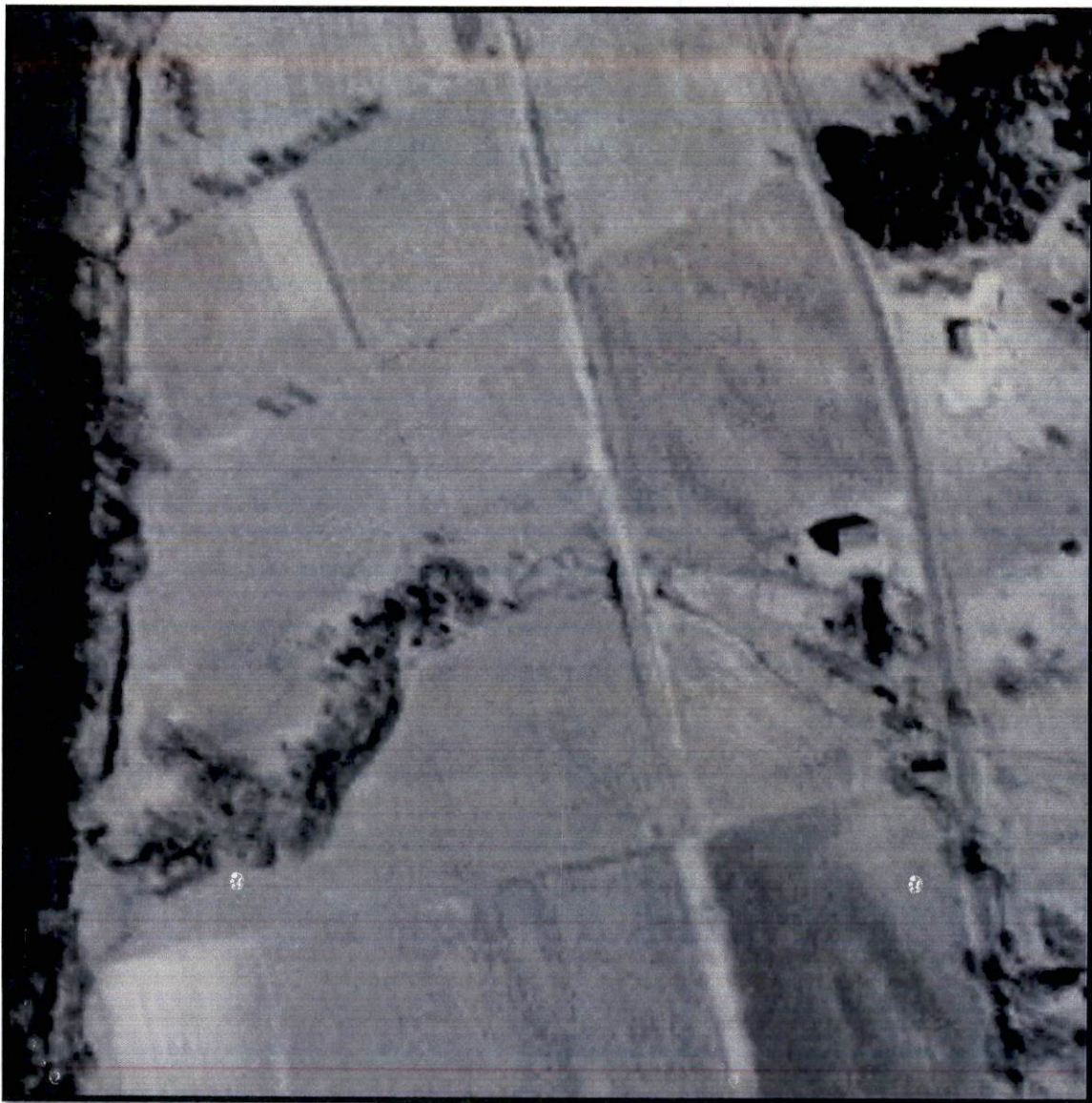
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Aerial Historic Photos



Year: 1947



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LeClair Dr Extension

Site Plan Application

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Year:1998



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Year: 2010



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Most Recent Google Aerial



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Existing Site Photos





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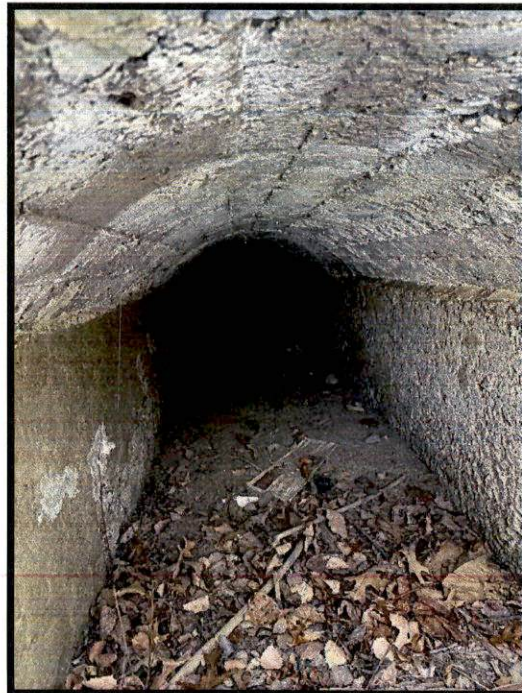
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Google Street View June 2025

ABUTTERS:

- 147-1-1
JUSTIN M. & JENNIFER B. TURNER
3 SHORELINE DRIVE HUDSON, NH 03051
BK.8584 PG.537 7/17/2013
- 147-1-2
RONALD A. KAUFFMAN
5 SHORELINE DRIVE HUDSON, NH 03051
BK.7714 PG.327 7/25/2006
- 147-1-3
STEPHAN T. & KIMBERLY M. PUOPOLI
9 SHORELINE DRIVE HUDSON, NH 03051
BK.9180 PG.1953 7/18/2010
- 147-1-4
DOMINICK L. & CAROLA F. MANDEVILLE
11 SHORELINE DRIVE HUDSON, NH 03051
BK.7811 PG.2185 12/30/2005
- 147-1-5
ADRIAN REVOCABLE TRUST
13 SHORELINE DRIVE HUDSON, NH 03051
BK.8553 PG.1418 4/26/2013
- 147-1-6
LISA M. JOSEPH MILLER
15 SHORELINE DRIVE HUDSON, NH 03051
BK.8268 PG.2035 11/30/2010
- 147-2
ERIC J. HAMEL
633 WA LINDA NEWBURY PARK, CA 91320
BK.9101 PG.2760 8/31/2016
- 147-3
LUIS DAVILA & ADRIANA LUZ ROSAS-MARIN
212 WEBSTER STREET HUDSON, NH 03051
BK.9736 PG.115 1/27/2018
- 147-4
MICHAEL K. & ROBERTA M. BRONLEY
214 WEBSTER STREET, NH 03051
BK.8112 PG.1251 5/29/1998
- 147-5
EMERY CAGNE & JAMES FIDY
215 WEBSTER STREET HUDSON, NH 03051
BK.7813 PG.2737 3/25/2003
- 147-7
LINDA E. & GARY D. PATERFAY
220 WEBSTER STREET HUDSON, NH 03051
BK.5560 PG.1111 11/7/1994

LEGEND:

- RIGHT-OF-WAY SOCLINE
- PROPERTY LINE
- ABUTTING LOT LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EXISTING GRAVEL ROAD
- ON — EXISTING OH ELECTRIC LINE
- S — EXISTING SEWER LINE
- EDGE OF WETLANDS
- EDGE OF WATER
- 10' CONTOUR INTERVAL
- 2' CONTOUR INTERVAL
- EXISTING TREE LINE
- 147-6 — EXISTING TAX MAP AND LOT NUMBER
- EXISTING BUILDING
- EXISTING FLOOD HAZARD AREA
- EXISTING DELINEATED WETLAND
- — EXISTING GRANITE BOUND FOUND
- — EXISTING IRON PIN FOUND
- — EXISTING IRON PIPE FOUND
- — EXISTING SEWER MANHOLE
- — EXISTING MANHOLE
- — EXISTING CATCH BASIN SQUARE
- — EXISTING DROP INLET
- EXISTING UTILITY POLE & CUY WIRE
- EXISTING WATER HYDRANT

REFERENCE PLANS:

1. "SUBDIVISION PLAN - MAP 23 / LOT 5 - WATERVIEW LANDING WEBSTER STREET HUDSON, NEW HAMPSHIRE", PREPARED FOR: 176 WEBSTER STREET, LLC., SCALE:1"=50', DATED MAY 6, 2003, PREPARED BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC, AND RECORDED AT THE H.C.R.D. AS PLAN #33114.
2. "BOUNDARY PLAN OF LAND - DUMAIS ESTATE - WEBSTER STREET HUDSON, N.H.", SCALE:1"=50', DATED OCTOBER 1980, PREPARED BY A.E. MAYNARD CIVIL ENGINEER, AND RECORDED AT THE H.C.R.D. AS PLAN #13553.
3. "FIELD SURVEY - LAGALLEE LOT & DUMAIS LOT", SCALE:1"=100', DATED MAY 1983, PREPARED BY FRANK G. SPRAGUE, AND RECORDED AT THE H.C.R.D. AS PLAN #15966.
4. "DRIVEWAY ACCESS EASEMENT PLAN - LOTS 5&6/MAP 23 - WEBSTER STREET HUDSON, NEW HAMPSHIRE", PREPARED FOR RONALD LECLAIR, SCALE:1"=50', DATED APRIL 7, 1994, PREPARED BY MAYNARD & PAQUETTE, INC., AND RECORDED AT THE H.C.R.D. AS PLAN #26815.
5. "INDIVIDUAL SEWAGE DISPOSAL PLAN - LOT 6/MAP 23 WEBSTER STREET HUDSON, NEW HAMPSHIRE", PREPARED FOR RONALD LECLAIR, SCALE:1"=20', DATED JANUARY 20, 1994, PREPARED BY MAYNARD & PAQUETTE, INC., AND ON FILE AT THE TOWN OF HUDSON ENGINEERING DEPARTMENT.



SEWER STRUCTURES:

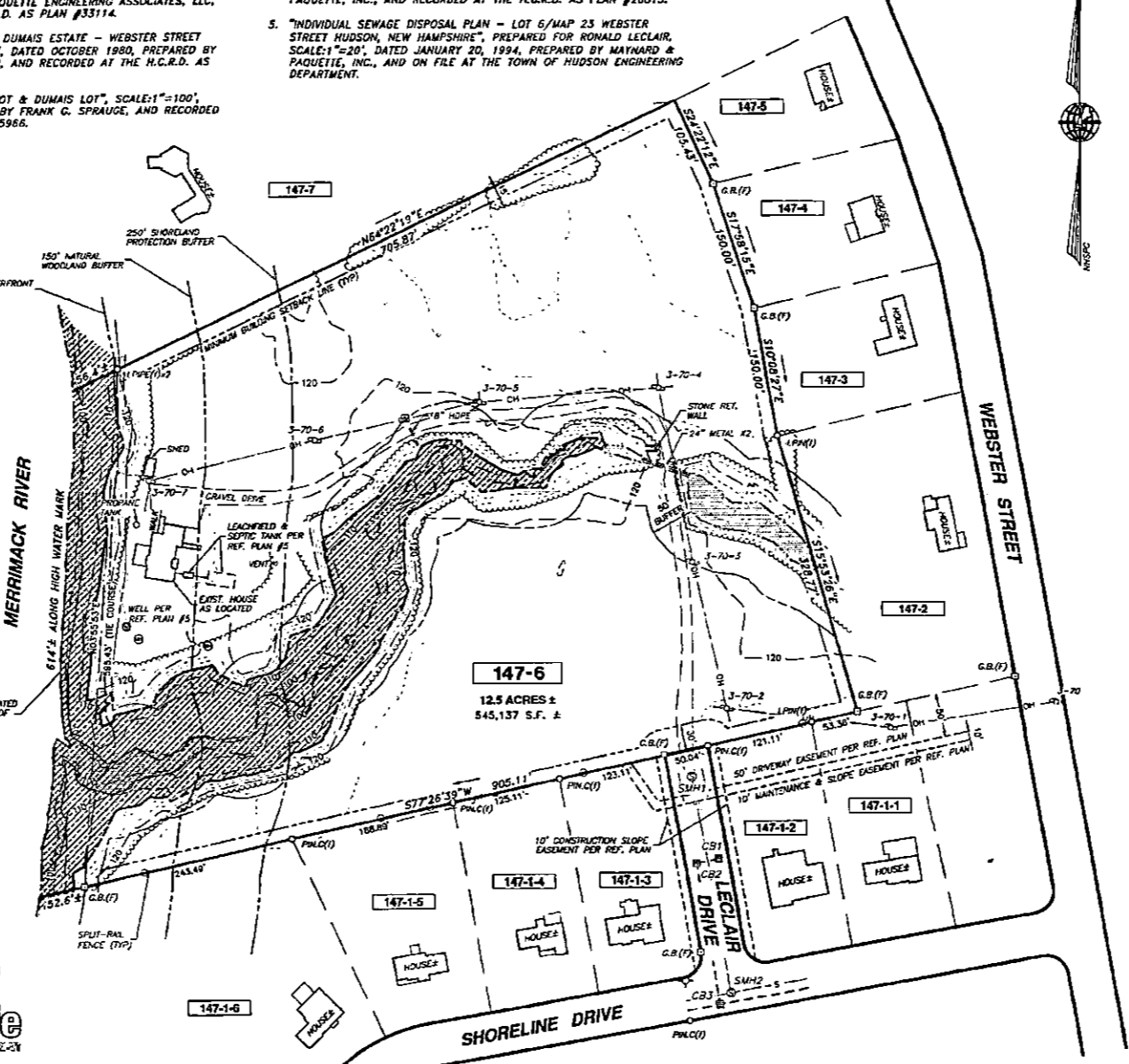
STRUCTURE	RIM	INV. IN	INV. IN	INV. OUT
SMH 1	122.05'	116.85'	N/A	116.75'
SMH 2	122.86'	115.26'	115.26'	115.16'

DRAINAGE STRUCTURES:

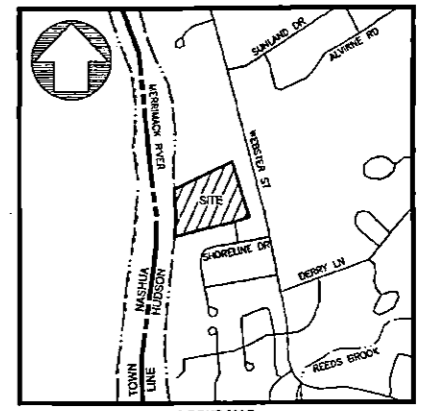
STRUCTURE	RIM	INV. IN	INV. IN	INV. IN
CB 1	120.73'	N/A	N/A	116.83'
CB 2	120.79'	116.79'	N/A	116.79'
CB 3	122.51'	115.91'	116.41'	115.81'

- GRAPHIC SCALE

REV.	DATE	DESCRIPTION	C/O	DR	CK



CERTIFICATION:
I, HEREBY CERTIFY THAT THE EXISTING OBSERVABLE IMPROVEMENTS SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF JANUARY & FEBRUARY 2026.



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING OBSERVABLE CONDITIONS ON TAX MAP 147 LOT 6.
2. THE CURRENT OWNER OF RECORD FOR 147-6 IS THE RONALD O. LECLAIR REVOCABLE TRUST, 12 LECLAIR DRIVE HUDSON, NH 03051. LOT 147-6 MAY BENEFIT AND OR MAY BE SUBJECT TO OTHER RESTRICTIONS NOT SHOWN OR NOTED HEREON. SEE H.C.R.D. BK.8855 PG.2741 DATED 5/6/2025.
3. LOT 147-6 BENEFITS FROM A PERPETUAL EASEMENT TO LAYOUT, CONSTRUCT, BUILD, INSTALL, MAINTAIN, REPAIR, IMPROVE AND REPLACE A DRIVEWAY FOR INGRESS AND EGRESS OVER A PORTION OF LOT FORMALLY KNOWN AS 23-5, BEING SHOWN AS A PROPOSED 30 FOOT DRIVEWAY ACCESS EASEMENT. SEE H.C.R.D. PLAN #28815.
4. LOT 147-6 BENEFITS FROM A PERPETUAL EASEMENT TO CONSTRUCT, MAINTAIN, REPLACE AND REPAIR EMBANKMENT AND DRAINAGE FACILITIES OVER A PORTION OF LOT FORMALLY KNOWN AS 23-5, BEING SHOWN AS A PROPOSED 10 FOOT CONSTRUCTION SLOPE EASEMENT AREA. SEE H.C.R.D. PLAN #28815.
5. PER THE TOWN OF HUDSON ZONING ORDINANCE, LOT 147-6 LIES WITHIN THE R-2 ZONING DISTRICT. SINGLE FAMILY LOTS WITHIN THE R-2 DISTRICT WITHOUT TOWN WATER OR SEWER MUST HAVE A MINIMUM LOT SIZE OF 43,580 S.F., MINIMUM FRONTAGE OF 120 FEET, AND SETBACKS OF 30 FEET FRONT, 15 FEET SIDE AND REAR.
6. HORIZONTAL ORIENTATION IS BASED UPON NEW HAMPSHIRE STATE PLAN COORDINATE SYSTEM AND VERTICAL DATUM IS NAVD88.
7. THIS PLAN IS THE RESULT OF A PRECISE ON-SITE FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF JANUARY & FEBRUARY 2026 AND SUPPLEMENTED BY THE REFERENCE PLANS NOTED HEREON.
8. WETLANDS SHOWN HEREON WERE DELINEATED IN ACCORDANCE WITH THE ARMY CORPS OF ENGINEERS DELINEATION MANUAL TECHNICAL REPORT 7-87-1 AND THE NORTHEAST REGIONAL SUPPLEMENT, BY ASPYNN E. KUTZ C.E.S., OF THIS OFFICE DURING THE MONTH OF JANUARY 2026.
9. NO UNDERGROUND UTILITY INVESTIGATION WAS PERFORMED BY THIS OFFICE AT THIS TIME.
10. PER FEMA FIRM PANEL #3301G05120 EFFECTIVE DATE 9/25/2009, LOT 147-6 IS SUBJECT TO THE SPECIAL FLOOD HAZARD AREA WITH A BASE FLOOD ELEVATION OF 114.00'.

EXISTING CONDITIONS PLAN
LAND OF:
**RONALD O. LECLAIR
REVOCABLE TRUST**
TAX MAP 147 LOT 6
12 LECLAIR DRIVE
HUDSON, NEW HAMPSHIRE
SCALE: 1" = 80' MARCH 26, 2026

MERIDIAN
LAND SERVICES, INC.
ENGINEERING | SURVEYING | PERMITTING
SOIL & WETLAND MAPPING | SEPTIC DESIGN
31 OLD NASHUA ROAD, AMHERST, NH 03041 TEL: 603-473-1441
MERIDIANLANDSERVICES.COM FAX: 603-473-1584



REV.	DATE	DESCRIPTION
A		
B		
C		
D		
E		
F		
G		
H		

SUBDIVISION OF
 TAX MAP 147 LOT 6
 BUFFER DISTURBANCE EXHIBIT

RON LECLAIR
 12 LECLAIR DRIVE
 MAP 147 LOT 6
 HUDSON, NEW HAMPSHIRE

EX-1
 SHEET
 FILE: 12916EX01.dwg
 PROJECT: 12916.01
 SHEET NO.: 1 OF 1