

- MAP 156 LOT 48 JAMES AND JACQUELINE CHAPMAN FAMILY TRUST 14 WENDE DRIVE HUDSON, NH 03051 BK 714 PG 2347
- MAP 156 LOT 49 KIMBERLY BOILARD 9 PHILLIPS DRIVE HUDSON, NH 03051 BK 8398 PG 2282
- MAP 156 LOT 50 MATTHEW & DANIELLE CLARK 7 PHILLIPS DRIVE HUDSON, NH 03051 BK 7415 PG 1652
- MAP 156 LOT 51 MICHAEL STAVRO 5 PHILLIPS DRIVE HUDSON, NH 03051 BK 9017 PG 0330
- MAP 156 LOT 52 MICHAEL & PAMELA A. HASKINS 3 PHILLIPS DRIVE HUDSON, NH 03051 BK 8118 PG 0248
- MAP 156 LOT 53 LAWRENCE R. LECLERC 113 DERRY STREET HUDSON, NH 03051 BK 5386 PG 1895
- MAP 156 LOT 54 VASSILIOS & IOULLA ILIOPOULOS P.O. BOX 274 SALEM, NH 03079 BK 9056 PG 0953
- MAP 156 LOT 55 TYLER R. JONES 112 DERRY STREET, UNIT 'B' HUDSON, NH 03051 BK 8983 PG 0214
- MAP 156 LOT 56 RICHARD A. & ANN L. FRENCH 15 WENDE DRIVE HUDSON, NH 03051 BK 2802 PG 0273
- MAP 156 LOT 57 HASAN K. & JULIA J. GOODE 63 DERRY STREET HUDSON, NH 03051 BK 8875 PG 1549
- MAP 156 LOT 159-1 KEITH DUBE 3 WENDE DRIVE HUDSON, NH 03051 BK 8710 PG 1493
- MAP 156 LOT 159-2 DIANE M. MALAGODI 2 NELLIE COURT HUDSON, NH 03051 BK 8793 PG 1784
- MAP 156 LOT 159-3 PAMELA L. & PAUL S. SPOONER 23 LEDGE ROAD HUDSON, NH 03051 BK 5462 PG 1552
- MAP 156 LOT 159-4 DANIEL P. SAWYER 102 PLAZA, INC. PO BOX 188 BEVERLY, MA 01915-0188 BK 5699 PG 1568
- MAP 156 LOT 159-5 ERIC B. & MELISSA J. DUNKLE 19 LEDGE ROAD HUDSON, NH 03051 BK 8913 PG 1547
- MAP 156 LOT 159-6 STEPHEN R. GANNON 17 LEDGE ROAD HUDSON, NH 03051 BK 5334 PG 1983
- MAP 156 LOT 159-7 JANICE & BETTY M. ALTMAN 15 LEDGE ROAD HUDSON, NH 03051 BK 7772 PG 0259
- MAP 156 LOT 159-8 DERRICK L. BURKE 115 FIELDSTONE LANE ATKINSON, NH 03811 BK 7774 PG 1030
- MAP 156 LOT 159-9 DANIELLE M. & STEPHEN J. BROOKINGS 9 WENDE DRIVE HUDSON, NH 03051 BK 8008 PG 0529
- MAP 156 LOT 159-10 ROBERT J. & BONNIE A. CHARENTE 7 WENDE DRIVE HUDSON, NH 03051 BK 5469 PG 0745
- MAP 156 LOT 159-11 THOMAS & KATHLEEN WARREN 5 WENDE DRIVE HUDSON, NH 03051 BK 3260 PG 0709
- MAP 156 LOT 159-12 PHYLLIS B. POWERS, TR. 3 WENDE DRIVE HUDSON, NH 03051 BK 9008 PG 0275
- MAP 156 LOT 159-13 BEVERLY MA 01915-0188 BK 5699 PG 1568
- MAP 156 LOT 159-14 MARIO & DENYSE PLANTE, TRUSTEES 9 OLD DERRY ROAD HUDSON, NH 03051 BK 7167 PG 1196
- MAP 156 LOT 159-15 ANDREW C. COORMIER 8 LEDGE ROAD HUDSON, NH 03051 BK 8187 PG 1415
- MAP 156 LOT 159-16 DT RETAIL PROPERTIES, LLC 500 VOLVO PARKWAY CHESAPEAKE, VA 23320 BK 8697 PG 0938
- MAP 156 LOT 159-17 FRED F. & PATRICIA M. 12 LEDGE ROAD HUDSON, NH 03051 BK 7544 PG 2089
- MAP 156 LOT 3 DANIEL & TRIBHIAH MURPHY 14 LEDGE ROAD HUDSON, NH 03051 BK 714 PG 2347
- MAP 156 LOT 4 PAUL A. & VALENCIA WILSON 16 LEDGE ROAD HUDSON, NH 03051 BK 7046 PG 1234
- MAP 156 LOT 5 JOHN J. MCNAMARA KATHRYN E. BRISCOE 18 LEDGE ROAD HUDSON, NH 03051 BK 7048 PG 1731
- MAP 156 LOT 6 CLAUDE R. & TEYA DUPUIS 54 TANNERY HILL DR. HAMBURG, NJ 07419-1218 BK 8081 PG 1095
- MAP 156 LOT 7 DAVID C. & SANDRA MCCARTIN 22 LEDGE ROAD HUDSON, NH 03051 BK 8867 PG 0638
- MAP 156 LOT 8 AUGUSTINE P. PIANTIDOSI & SHIRLEY LACHANCE 24 LEDGE ROAD HUDSON, NH 03051 BK 7743 PG 0487
- MAP 156 LOT 9 THOMAS H. & PAULETTE C. WITHAM 28 LEDGE ROAD HUDSON, NH 03051 BK 8113 PG 0446
- MAP 156 LOT 10 RONALD D. & MARION DEWYNGAERT 28 LEDGE ROAD HUDSON, NH 03051 BK 2755 PG 331
- MAP 156 LOT 11 ST. CASIMIR CHURCH C/O ST. PATRICK'S PARISH 25 SPRING ST NASHUA, NH 03080-3490 BK 767 PG 26
- MAP 156 LOT 12 RICARDO R. & JENNIFER M. MONTANEZ 54 LEDGE RD. HUDSON, NH 03051 BK 8073 PG 0322
- MAP 156 LOT 13 KASEY L. JOHNSON & PAUL L. FOURNIER, III 53 LEDGE ROAD HUDSON, NH 03051 BK 8581 PG 2314
- MAP 156 LOT 14 CARL & MARLENE HARMON 49 LEDGE ROAD HUDSON, NH 03051 BK 3254 PG 0447
- MAP 156 LOT 15 ST. CASIMIR CHURCH C/O ST. PATRICK'S PARISH 29 SPRING ST NASHUA, NH 03080-3490 BK 767 PG 26
- MAP 156 LOT 16 PETER NOURY 17 ELWATHANS WAY HOLLIS, NH 03049 BK 5816 PG 1731

No.	DATE	ADDRESS TOWN COMMENTS	REVISION	BY
1	12/27/18			SA

**SUBDIVISION PLAN**  
(MAP 166, LOT 1)  
**71 DERRY STREET**  
HUDSON, NEW HAMPSHIRE  
PREPARED FOR:  
**BLADE REALTY, LLC**  
25 ORCHARD VIEW DRIVE LONDONDERRY, NEW HAMPSHIRE 03053  
RECORD OWNER:  
**ROMAN CATHOLIC BISHOP OF MANCHESTER**  
**(ST PATRICK'S CEMETERY)**  
P.O. BOX 3114 NASHUA, NEW HAMPSHIRE 03061

40 0 40 80 120 160 FEET  
20 0 20 40 METERS  
SCALE: 1"=40 Feet  
1"=12.192 Meters

**05 NOVEMBER 2018**

**HSI Hayner/Swanson, Inc.**  
Civil Engineers/Land Surveyors  
3 Congress Street Nashua, NH 03062 (603) 883-2037  
131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501  
www.haynerswanson.com

FIELD BOOK: 1231 DRAWING NAME: 1708-FS41 1708 2 OF 3  
DRAWING LOCATION: J:\1001\1708\DWG\CONVERTED FROM LDO File Name: 6/11

**LOT AREA CALCULATION TABLE**

LOT No.	TOTAL LOT AREA	WETLAND AREA	AREA > 26% SLOPES	CONTIGUOUS BUILDABLE AREA	LOT FRONTAGE
1	2,008,194 SF (46.101 AC)	N/A	N/A	N/A	321.16 FT
1-1	130,680 SF (3.00 AC)	0 SF	10,500 SF	92,231 SF	343.19 FT

**APPROVED BY THE HUDSON, NH PLANNING BOARD**  
DATE OF MEETING: \_\_\_\_\_

CHAIRMAN: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_  
SECRETARY: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_

SUBDIVISIONS ARE VALID FOR ONE (1) YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE. SEE NH RSA 674:39.

- LEGEND**
- N.H. HIGHWAY BOUND
  - STONE BOUND
  - IRON PIN
  - IRON PIPE
  - IRON PIN TO BE SET
  - VERTICAL GRANITE CURBING
  - SLOPE GRANITE CURBING
  - ZONE LINE
  - EASEMENT LINE
  - PROPERTY LINE
  - RIGHT OF WAY LINE
  - EDGE OF PAVEMENT
  - EDGE OF GRAVEL
  - BUILDING SETBACK LINE
  - CHAINLINK FENCE
  - CURBING
  - REINFORCED CONCRETE

**CERTIFICATION**

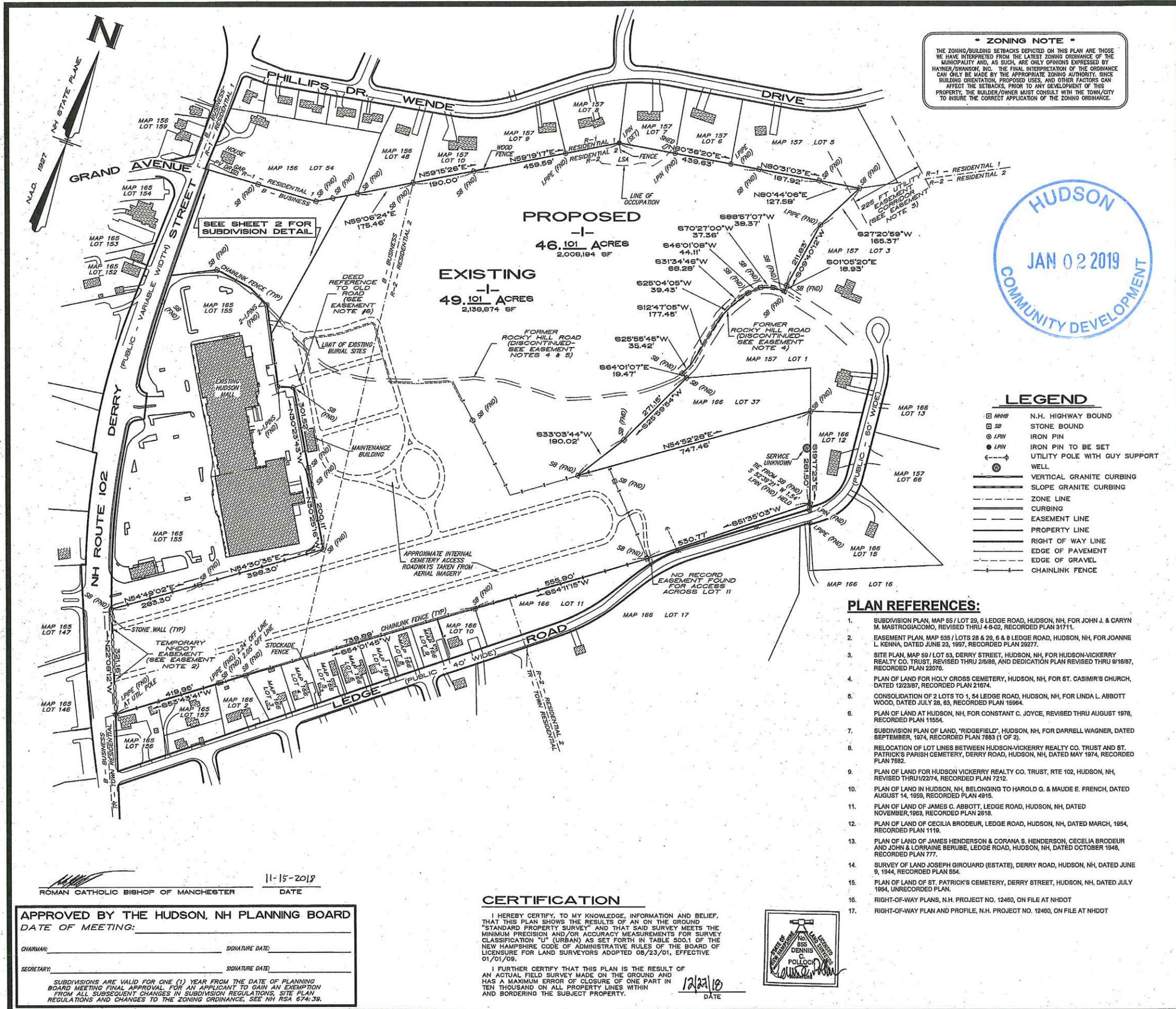
I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 08/23/01, EFFECTIVE 01/01/08.

I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

12/27/18 DATE







**VICINITY MAP** SCALE: 1" = 1,500'

**NOTES:**

1. SITE AREA:	LOT 166-1 LOT (166-1-1)	EXISTING 49.101 ACRES N/A	PROPOSED 48.101 ACRES 3,000 ACRES															
2. PRESENT ZONING:	B - BUSINESS & R-2 - RESIDENTIAL 2																	
MINIMUM LOT REQUIREMENTS:	<table border="1"> <tr> <th></th> <th>B</th> <th>R-2</th> </tr> <tr> <td>LOT AREA</td> <td>30,000 SF</td> <td>43,560 SF</td> </tr> <tr> <td>LOT FRONTAGE</td> <td>150 FT</td> <td>120 FT</td> </tr> </table>				B	R-2	LOT AREA	30,000 SF	43,560 SF	LOT FRONTAGE	150 FT	120 FT						
	B	R-2																
LOT AREA	30,000 SF	43,560 SF																
LOT FRONTAGE	150 FT	120 FT																
MINIMUM BUILDING SETBACKS REQUIREMENTS:	<table border="1"> <tr> <th></th> <th>B</th> <th>R-2</th> </tr> <tr> <td>FRONT YARD</td> <td>50 FT</td> <td>50 FT</td> </tr> <tr> <td>SIDE YARD</td> <td>16 FT</td> <td>16 FT</td> </tr> <tr> <td>REAR YARD</td> <td>15 FT</td> <td>15 FT</td> </tr> <tr> <td>OPEN SPACE</td> <td>35%</td> <td>N/A</td> </tr> </table>				B	R-2	FRONT YARD	50 FT	50 FT	SIDE YARD	16 FT	16 FT	REAR YARD	15 FT	15 FT	OPEN SPACE	35%	N/A
	B	R-2																
FRONT YARD	50 FT	50 FT																
SIDE YARD	16 FT	16 FT																
REAR YARD	15 FT	15 FT																
OPEN SPACE	35%	N/A																
3.	PER NH CHAPTER 280:3, IN THE ABSENCE OF TOWN OF HUDSON REGULATIONS TO THE CONTRARY, A 2' BUFFER IS REQUIRED OF ANY PROPOSED PROPERTY LINE OF THE REMAINING CEMETERY PROPERTY. SAID BUFFER SHALL HAVE NO NEW CONSTRUCTION, EXCAVATION, OR BUILDING.																	
4.	PURPOSE OF PLAN: TO DEPICT THE SUBDIVISION OF ONE (1) EXISTING PARCEL OF LAND INTO TWO (2) NEW LOTS AS SHOWN ON THIS PLAN.																	
5.	LOT NUMBERS REFER TO THE TOWN OF HUDSON ASSESSORS MAPS 156, 157, 165 & 168.																	
6.	LOTS ARE TO BE SERVICED BY MUNICIPAL SEWER AND PENNICHUCK WATER.																	
7.	STREET ADDRESS TO BE ACQUIRED FROM THE HUDSON FIRE DEPARTMENT PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.																	
8.	IRON PINS TO BE SET AT ALL LOT CORNERS AND STONE BOUNDS TO BE SET ALL POINTS OF TANGENCY AND CURVATURE ON THE RIGHT-OF-WAY BY A LICENSED LAND SURVEYOR PRIOR TO THE ISSUANCE OF CERTIFICATES OF OCCUPANCY.																	
9.	THIS PLAN SET CONTAINS THREE (3) SHEETS. SHEETS 1 AND 2 SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. ALL SHEETS ARE ON FILE AT THE TOWN OF HUDSON, NH PLANNING DEPT.																	
10.	THE SITE DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED FROM THE "TOWN OF HUDSON, NH, FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL No. 3301100514E, DATED: APRIL 18, 2011 AND 3301100516D, DATED SEPTEMBER 25, 2009.																	
11.	SURVEY CONTROL: HORIZONTAL DATUM: NAD27 VERTICAL DATUM: NAVD83 SCALE FACTOR APPLIED: 1.00000 UNITS: US SURVEY FEET * VERTICAL DATUM WAS VERIFIED USING GPS (KEYNET NETWORK) BY TAKING OBSERVATIONS ON SITE AND ON NGS (FORMERLY USGS) "DISK D-28" LOCATED ON THE NORTHERLY SIDE OF RTE 101A APPROXIMATELY 4.6 MILES WEST OF THE NASHUA LIBRARY.																	
12.	THE EXISTING TOPOGRAPHY, AS SHOWN ON THE PLANS, IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND IN DECEMBER 2017 AND JANUARY 2018.																	
13.	NO WETLANDS WERE OBSERVED ON, OR WITHIN 100 FEET OF, THE PROPOSED LOT 1-1 PER GARY FLAHERTY, CWS, CP66, BASED ON A SITE INSPECTION ON JANUARY 27, 2018.																	
14.	PRESENT OWNER OF RECORD: MAP 166, LOT 1 ROMAN CATHOLIC BISHOP OF MANCHESTER - ST PATRICK'S CEMETERY P.O. BOX 3114 NASHUA, NH 03061 H.C.R.D. BK 857 PG 60, BK 653 PG 308, BK 312 PG 114 AND BK 2378 PG 287																	

**12/27/18** ADDRESS TOWN COMMENTS SJA

No.	DATE	REVISION	BY

**SUBDIVISION PLAN (MAP 166, LOT 1)**  
**71 DERRY STREET**  
 HUDSON, NEW HAMPSHIRE  
 PREPARED FOR:  
**BLADE REALTY, LLC**  
 25 ORCHARD VIEW DRIVE LONDONDERRY, NEW HAMPSHIRE 03053  
 RECORD OWNER:  
**ROMAN CATHOLIC BISHOP OF MANCHESTER (ST PATRICK'S CEMETERY)**  
 P.O. BOX 3114 NASHUA, NEW HAMPSHIRE 03061

150 0 150 300 450 600 FEET  
 75 0 75 150 METERS  
 SCALE: 1"=150 Feet  
 1"=45.721 Meters

**05 NOVEMBER 2018**

**HSI Hayner/Swanson, Inc.**  
 Civil Engineers/Land Surveyors  
 3 Congress Street 131 Middlesex Turnpike  
 Nashua, NH 03062 Burlington, MA 01803  
 (603) 883-2057 (781) 243-1501  
 www.hayner-swanson.com

FIELD BOOK: 1231 DRAWING NAME: 1708-FS81 170B 1 OF 3  
 DRAWING LOCATION: \\1000\1708\DWG\CONVERTED FROM LDO File Number Sheet

11-15-2018  
 ROMAN CATHOLIC BISHOP OF MANCHESTER DATE

**APPROVED BY THE HUDSON, NH PLANNING BOARD**  
 DATE OF MEETING: \_\_\_\_\_

CHAIRMAN: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_  
 SECRETARY: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_

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**CERTIFICATION**

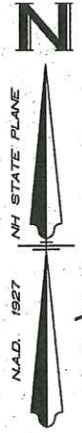
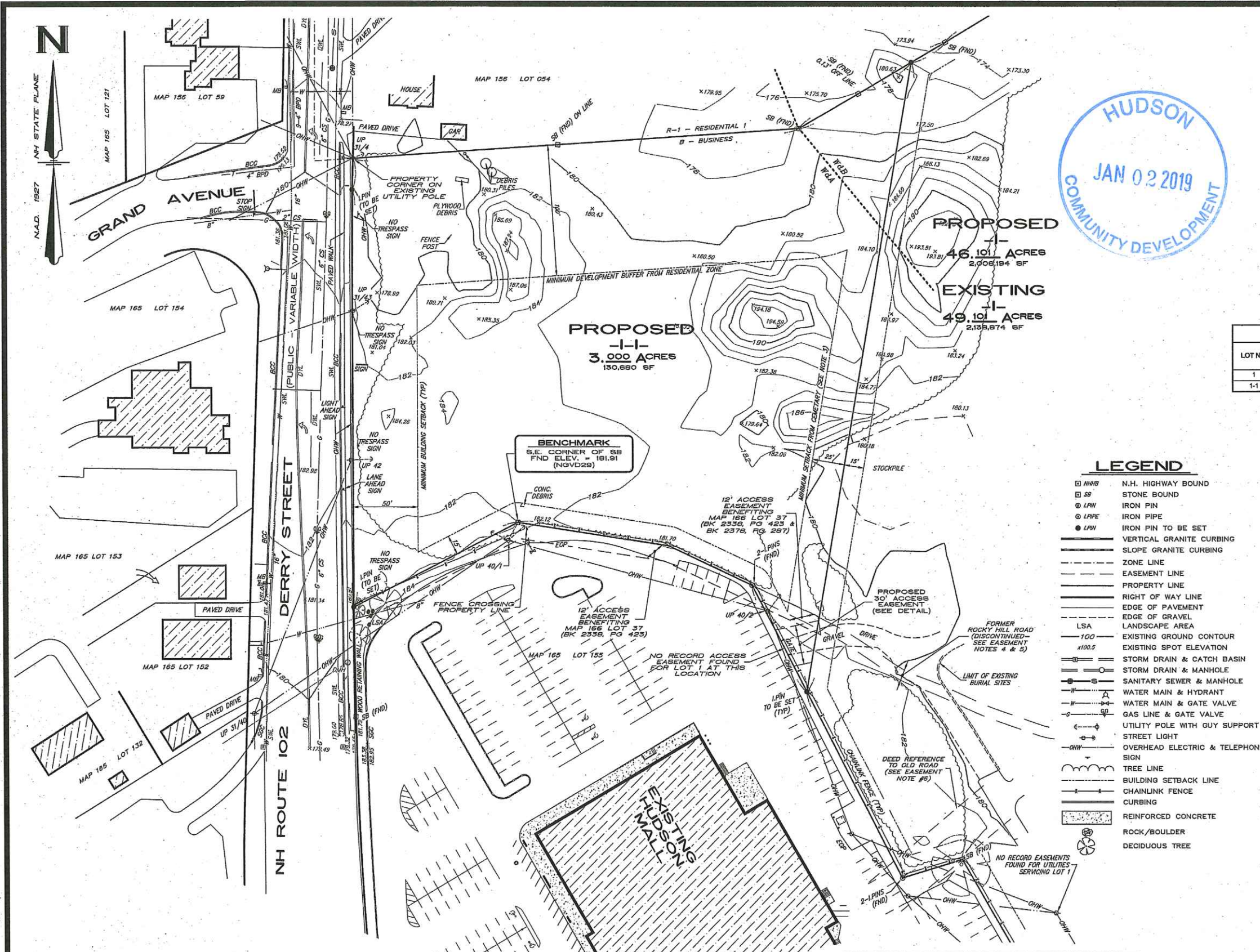
I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 08/23/01, EFFECTIVE 01/01/09.

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12/27/18 DATE







- SURVEY NOTES:**
- THE EXISTING TOPOGRAPHY, AS SHOWN ON THE PLANS, IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND IN DECEMBER 2017 AND JANUARY 2018.
  - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE EXISTING TOPOGRAPHY PRIOR TO EARTHWORK OPERATIONS. NO CLAIM FOR EXTRA WORK DUE TO TOPOGRAPHIC INACCURACY SHALL BE CONSIDERED AFTER EARTHWORK HAS COMMENCED.
  - SURVEY CONTROL:  
 HORIZONTAL DATUM: NAD27  
 VERTICAL DATUM: NGVD29  
 PROJECTION: NH STATE PLANE  
 SCALE FACTOR APPLIED: 1.000000  
 UNITS: US SURVEY FEET  
 \* VERTICAL DATUM WAS VERIFIED USING GPS (KEYNET NETWORK) BY TAKING OBSERVATIONS ON SITE AND ON NGS (FORMERLY USGS) "DISK D-26" LOCATED ON THE NORTHERLY SIDE OF RTE 101A APPROXIMATELY 4.5 MILES WEST OF THE NASHUA LIBRARY.
  - THE CONTRACTOR SHALL ONLY USE BENCHMARKS AS PROVIDED BY THE ENGINEER.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS BEFORE DIGGING.
  - NO WETLANDS WERE OBSERVED ON, OR WITHIN 100 FEET OF, THE PROPOSED NEW LOT PER GARY FLAHERTY, CWS, CPSS, BASED ON A SITE INSPECTION ON JANUARY 27, 2018.

**LOT AREA CALCULATION TABLE**

LOT No.	TOTAL LOT AREA	WETLAND AREA	AREA > 25% SLOPES	CONTIGUOUS BUILDABLE AREA	LOT FRONTAGE
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- LEGEND**
- N.H.W. N.H. HIGHWAY BOUND
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  - LPW IRON PIN
  - ⊙ LPPE IRON PIPE
  - LPW IRON PIN TO BE SET
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  - SLOPE GRANITE CURBING
  - - - ZONE LINE
  - - - EASEMENT LINE
  - PROPERTY LINE
  - RIGHT OF WAY LINE
  - EDGE OF PAVEMENT
  - EDGE OF GRAVEL
  - LANDSCAPE AREA
  - LSA
  - 100 EXISTING GROUND CONTOUR
  - 1100.5 EXISTING SPOT ELEVATION
  - STORM DRAIN & CATCH BASIN
  - STORM DRAIN & MANHOLE
  - SANITARY SEWER & MANHOLE
  - WATER MAIN & HYDRANT
  - WATER MAIN & GATE VALVE
  - GAS LINE & GATE VALVE
  - UTILITY POLE WITH GUY SUPPORT
  - STREET LIGHT
  - OHW OVERHEAD ELECTRIC & TELEPHONE SIGN
  - TREE LINE
  - BUILDING SETBACK LINE
  - CHAINLINK FENCE
  - CURBING
  - REINFORCED CONCRETE
  - ROCK/BOULDER
  - DECIDUOUS TREE

TOPOGRAPHIC SUBDIVISION PLAN  
(MAP 166, LOT 1)

# 71 DERRY STREET

HUDSON, NEW HAMPSHIRE

PREPARED FOR:  
**BLADE REALTY, LLC**  
25 ORCHARD VIEW DRIVE LONDONDERRY, NEW HAMPSHIRE 03053

RECORD OWNER:  
**ROMAN CATHOLIC BISHOP OF MANCHESTER**  
**(ST PATRICK'S CEMETERY)**  
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SCALE: 1"=40 Feet  
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**05 NOVEMBER 2018**

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FIELD BOOK: 1231 DRAWING NAME: 1708-FS41 1708 3 OF 3  
DRAWING LOCATION: J:\1000\1708\DWG\CONVERTED FROM LDD

APPROVED BY THE HUDSON, NH PLANNING BOARD  
DATE OF MEETING: \_\_\_\_\_

CHAIRMAN: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_  
SECRETARY: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_

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**UTILITY NOTE**

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

SOIL SURVEY STAFF, NATURAL RESOURCES CONSERVATION SERVICE, UNITED STATES DEPT. OF AGRICULTURE. WEB SOIL SURVEY, AVAILABLE ONLINE AT <http://websoilsurvey.nrcs.usda.gov/> ACCESSED SEPTEMBER 21, 2018.

**SOILS DATA**

WdA WINDSOR LOAMY SAND - 0% TO 3% SLOPES  
WdB WINDSOR LOAMY SAND - 3% TO 8% SLOPES  
----- SOIL BOUNDARY



# 71 Derry Street Subdivision

## STAFF REPORT

February 13 2019

**SITE:** 71 Derry Street – Map 166/Lot 001 - SB# 13-18

**ZONING:** B – Business: Minimum lot size 30,000 sq. ft. and 150 ft. of frontage  
R2 – Residential 2: Minimum lot size 43,260 sq. ft. and 120 ft. of frontage

**PURPOSE OF PLAN:** to subdivide an existing lot into two separate parcels. Application Acceptance & Hearing.

**PLAN UNDER REVIEW ENTITLED:** Subdivision Plan – 71 Derry St, Map 166/Lot 001, prepared for Blade Realty, LLC by Hayner/Swanson, Inc. dated November 5, 2018, consisting of sheets 1-3 and Notes 1-14 on Sheet 1 of 3 (said plans are attached hereto).

### ATTACHMENTS:

- A. Subdivision Application date-stamped December 10, 2018
- B. Project Narrative
- C. Comments from Town Engineer, Elvis Dhima

### WAIVER REQUESTS:

1. §276-11.1.B (15) – Location of all buildings within 50 feet of lot.
2. §276-11.1.B (16) – Location of roadways, driveways, travel areas and parking areas within 200 feet of lot.
3. §276-11.1.B (17) – Show existing topography of parent lot.
4. §276-11.1.B (20) – Location of all existing conditions on the lot.

### APPLICATION TRACKING:

- December 10, 2018 – Subdivision application submitted
- January 2, 2019 – Revised plans received
- January 9, 2019 – Public hearing scheduled, applicant requests deferral
- February 13, 2019 – Public hearing re-scheduled

### STAFF COMMENTS:

- This subdivision plan is seeking to “slice off” a 3 acre portion of the cemetery’s land along Derry Street, and presumably, sell it to the applicant. The application has been authorized by the property owner, the Roman Catholic Bishop of Manchester.
- The applicant is seeking waivers from items that are not necessary to evaluate the plan, therefore staff considers these requests to be reasonable. Of main interest is the 3-acre portion departing from the cemetery, for which all pertinent information is provided.

- The Town Engineer has recommended that the Board requests that the proposed lot accesses Derry St. via the existing main Hannaford entrance. This will eliminate an additional curb cut and burden on Derry St., a main corridor. The current traffic pattern along this portion of Derry St. is complex and does not have a landing/middle lane. This will be addressed during a site plan application, but is worthy of discussion here. Staff recommends the Board consider addressing access management in the site plan regulations in the future.
- Please note that there is a residential use adjacent north of the proposed lot, imposing a 100 foot buffer from the shared property line pursuant to §276-11.1.B (12) (c).
- The application is complete and recommended for acceptance.

**DRAFT MOTIONS:**

***To accept application:***

I move to accept the 2-lot subdivision application for 71 Derry Street, Map 166/Lot 1.

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_

**WAIVER REQUESTS:**

1. I move to grant the requested waiver of HTC §276-11.1.B (15) – Location of all buildings within 50 feet of lot, based on the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_

2. I move to grant the requested waiver of HTC §276-11.1.B (16) – Location of roadways, driveways, travel areas and parking areas within 200 feet of lot, based on the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_

3. I move to grant the requested waiver of HTC §276-11.1.B (17) – existing topography of parent lot, based on the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_

4. I move to grant the requested waiver of HTC §276-11.1 B (20) – location of all existing conditions on the lot, based on the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_

**MOTION to APPROVE:**

I move to approve the subdivision plan and amended site plan entitled: Subdivision Plan – 71 Derry St., Tax Map 166/Lot 001, Hudson, NH, prepared for Blade Realty, LLC by Hayner/Swanson, Inc. dated November 5, 2018, consisting of sheets 1-3 and Notes 1-14 on Sheet 1 of 3 subject to the following conditions:

1. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Plan.
2. A cost allocation procedure (CAP) amount will be determined at time of site plan approval, or at time of building permit application if site plan approval is not required.
3. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of-Record.
4. Approval of this plan shall be subject to final engineering review, including the location and design of driveways.
5. Construction activities involving the proposed undeveloped lots shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.
6. Blasting and ramming activities shall be limited to the hours between 9:00 A.M. and 5:00 P.M., Monday through Friday. Said activity is prohibited on Saturday and Sunday.

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_.

**MINUTES/DECISIONS OF THE PLANNING BOARD  
MEETING DATE: JANUARY 9, 2019**

In attendance = X; Alternates Seated = S; Partial Attendance = P; Excused Absence = E

Timothy Malley Chairman <u>  E  </u>	Jordan Ulery Vice-Chair <u>  X  </u>	William Collins Secretary <u>  X  </u>	Charlie Brackett Member <u>  X  </u>
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Dillon Dumont Member <u>  X  </u>	Ed Van der Veen Member <u>  X  </u>	Elliott Veloso Alternate <u>  X  </u>
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Roger Coutu Select. Rep. <u>  E  </u>	David Morin Alt. Select. Rep. <u>  E  </u>	Brian Groth Town Rep. <u>  X  </u>
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Meeting called to order at approximately 7:00 p.m.

- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL

IV. SEATING OF ALTERNATES

Mr. Ulery seated as Chairman for Mr. Malley.  
Mr. Veloso seated as Member, not Alternate.

V. ELECTION OF OFFICERS

VI. MINUTES OF PREVIOUS MEETING(S)

- 14 November 18 Meeting Minutes – Decisions.

Mr. Collins moved to approve the 14 November 18 Meeting Minutes (as written/amended).

Motion seconded by Mr. Veloso. All in favor – motion carried.

- 12 December 18 Meeting Minutes – Decisions.

Mr. Collins moved to approve the 12 December 18 Meeting Minutes (as written/amended).

Motion seconded by Mr. Veloso. All in favor – motion carried.

VII. CASES REQUESTED FOR DEFERRAL

- A. 71 Derry Street Subdivision Plan  
SB# 13-18

71 Derry Street  
Map 166/Lot 001

Purpose of Plan: to depict the subdivision of one (1) existing parcel of land into two (2) new lots as shown on the plan. Application Acceptance & Hearing.

Mr. Collins moved to defer the subdivision application for 71 Derry Street, per the request of the applicant's representative, Steve Auger, Project Manager for Hayner/Swanson, Inc. in a letter to the Town Planner dated January 9, 2019, to the Planning Board meeting on February 13, 2019.

VIII. CORRESPONDENCE

- A. Discussion of building improvements at 6 Wentworth Drive with North Point Construction Management.

The presenters for this topic representing North Point Construction were Gary Thomas and Claire Mullane.

North Point Construction representative Mr. Gary Thomas gave a brief presentation on a building project that his company has been contracted to complete at 6 Wentworth Drive, Hudson. Mr. Thomas explained that the goal of the project was to raise approximately 30,000 sqft of existing roof line towards the rear of the building which will provide improved warehouse and office capabilities for his client. Mr. Thomas said that the footprint of the building would not change and added that the remaining square footage of the building would also remain unchanged. At the conclusion of Mr. Thomas's presentation Town Planner Brian Groth explained that this type of work did not trigger site plan review and that Mr. Thomas came before the board for informational purposes only. Seeing as no actionable items were addressed Planning Board members thanked Mr. Thomas and Ms. Mullane for their presentation and wished them success with the project.

- IX. PERFORMANCE SURETIES  
X. ZBA INPUT ONLY  
XI. PUBLIC HEARINGS  
XII. OLD BUSINESS/PUBLIC HEARINGS  
XIII. DESIGN REVIEW PHASE  
XIV. CONCEPTUAL REVIEW ONLY  
  
XV. NEW BUSINESS/PUBLIC HEARINGS

- A. Public Hearing of Proposed Amendments to Chapter 334 of the Hudson Zoning Ordinance.

Purpose of Proposed Amendments:

1. Article XIII A, Accessory Dwelling Units, §334-73.3, Provisions- H. Editorial change, to clarify how Accessory Dwelling Units are measured & O. Provisions-



to add verification of septic capacity for Accessory Dwelling Units prior to issuance of a building permit.

Mr. Veloso moved to recommend the zoning amendment as presented. Motion seconded by Mr. Dumont. All in favor – motion carried.

2. Article II, Terminology, §334-6 Definitions: CORNER LOT; LOT, CORNER- Editorial change, to clarify definition of Corner Lots.

Mr. Veloso moved to recommend the zoning amendment as presented. Motion seconded by Mr. Van der Veen. All in favor – motion carried.

3. Article III, General Regulations, § 334-14 Building Height – Editorial change, to replace the term “habitable” with “occupiable.”

Mr. Veloso moved to recommend the zoning amendment as presented. Motion seconded by Mr. Dumont. All in favor – motion carried.

4. §334 Attachment 1 - Table of Permitted Principal Uses- Move parking/garaging of commercial vehicles from Permitted Principal Uses to Permitted Accessory Uses and Editorial change, to add asterisk (\*) and note to table of permitted uses to direct readers to pertinent information.

Mr. Veloso moved to recommend the zoning amendment as presented. Motion seconded by Mr. Van der Veen. All in favor – motion carried.

5. Article III, General Regulations, §334-10 & Article VI, Special Exceptions, §334-26. An update to last year’s amendment, to limit mixed or dual use to Business and Industrial Zones and amend frontage requirements, and to delete §334-26 in entirety as it is irrelevant.

Mr. Veloso moved to recommend the zoning amendment as presented. Motion seconded by Mr. Dumont. All in favor – motion carried.

6. Article IV, Establishment of Districts, §334-18 D, Districts described- Editorial change to match district definition with actual permitted uses.

Mr. Veloso moved to recommend the zoning amendment as presented. Motion seconded by Mr. Van der Veen. All in favor – motion carried.

- XVI. OTHER BUSINESS  
XVII. ADJOURNMENT

Motion to adjourn by Mr. Veloso. Seconded by Mr. Dumont. All in favor – motion carried.

Meeting adjourned at 7:31 p.m.

\_\_\_\_\_  
William Collins  
Secretary



# TOWN OF HUDSON

## Planning Board

Timothy Malley, Chairman

Roger Coutu, Selectmen Liaison



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

### **PUBLIC MEETING TOWN OF HUDSON, NH FEBRUARY 13, 2019**

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, February 13, 2019 at 7:00 p.m. in the “Buxton Community Development Conference Room” at Town Hall. The following items will be on the agenda:

- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES
- V. MINUTES OF PREVIOUS MEETING(S)

- 9 January 2019 Meeting Minutes – Decisions

- VI. CASES REQUESTED FOR DEFERRAL
- VII. CORRESPONDENCE
- VIII. PERFORMANCE SURETIES
- IX. ZBA INPUT ONLY
- X. OLD BUSINESS/PUBLIC HEARINGS
- XI. DESIGN REVIEW PHASE
- XII. CONCEPTUAL REVIEW ONLY

#### XIII. NEW BUSINESS/PUBLIC HEARINGS

- A. 71 Derry Street Subdivision Plan  
SB# 13-18

71 Derry Street  
Map 166/Lot 001

Purpose of Plan: to depict the subdivision of one (1) existing parcel of land into two (2) new lots as shown on the plan. Application Acceptance & Hearing.

#### XIV. OTHER BUSINESS

- A. Capital Improvement Committee Members Needed

#### XV. ADJOURNMENT

All plans and applications are available for review in the Planning Office. Comments may be submitted in writing until 10:00 a.m. on the Tuesday prior to the day of the meeting. The public is invited to attend.

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Brian Groth, Town Planner

POSTED: Town Hall, Library & Post Office – 1-31-19