



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 MARCH 13, 2019

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, March 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. ELECTION OF OFFICERS**

- VI. MINUTES OF PREVIOUS MEETING(S)
 - 13 February 2019 Meeting Minutes – Decisions

- VII. CASES REQUESTED FOR DEFERRAL

- VIII. CORRESPONDENCE
 - A. Request to Release Corridor Impact Funds for Traffic Camera Feeds by Elvis Dhima, P.E., Town Engineer dated February 20, 2019.

- IX. PERFORMANCE SURETIES
- X. ZBA INPUT ONLY
- XI. OLD BUSINESS/PUBLIC HEARINGS
- XII. DESIGN REVIEW PHASE

- XIII. CONCEPTUAL REVIEW ONLY
 - A. 225 & 227 Lowell Road Conceptual Site Plan
CSP# 01-19

225 & 227 Lowell Road
Map 222/Lots 3, 4, 5, & 6

Purpose of Plan: to propose a commercial development consisting of a 2,200± square foot (SF) restaurant with drive-thru, 5,000± SF bank with drive-thru, and 10,700± SF of retail space. Application Acceptance & Hearing.

XIV. 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.

XV. OTHER BUSINESS

A. Infrastructure Improvement update from Elvis Dhima, P.E., Town Engineer.

XVI. 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.

Brian Groth, Town Planner

POSTED: Town Hall, Library & Post Office – 2-28-19

ELECTION OF NEW OFFICERS FOR CALENDAR YEAR 2019

Chairman, Timothy Malley, shall address the need to elect new officers for reorganization of the Board, and shall first ask for a nomination for the position of Chairman.

DRAFT MOTIONS FOR ELECTION OF OFFICERS:

MOTION FOR CHAIRMAN:

I move to nominate _____ to be Chairman.

Second: _____.

If there are no other nominations for this office, the next motion is:

MOTION:

There being no other nominations, I move to close the nominations and to elect

_____ as Chairman by acclamation.

Motion by: _____ Second: _____ Motion carried/failed: _____.

MOTION FOR VICE-CHAIRMAN:

I move to nominate _____ to be Vice-Chairman.

Second: _____.

If there are no other nominations for this office, the next motion is:

MOTION:

There being no other nominations, I move to close the nominations and to elect

_____ as Vice-Chairman by acclamation.

Motion by: _____ Second: _____ Motion carried/failed: _____.

MOTION FOR SECRETARY:

I move to nominate _____ to be Secretary.

Second: _____.

If there are no other nominations for this office, the next motion is:

MOTION:

**There being no other nominations, I move to close the nominations and to elect
_____ as Secretary by acclamation.**

Motion by: _____ Second: _____ Motion carried/failed: _____.



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
MARCH 13, 2019
(Addendum#1)**

In addition to items already scheduled and posted for review at the March 13, 2019 Planning Board Meeting, the following item is scheduled to be heard:

XV. OTHER BUSINESS

- A. Selection of Citizen Volunteer for the Capital Improvements Committee.

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.

Brian Groth
Town Planner

POSTED: Town Hall, Library, Post Office – 03/01/19

ELECTION OF NEW OFFICERS FOR CALENDAR YEAR 2019

Chairman, Timothy Malley, shall address the need to elect new officers for reorganization of the Board, and shall first ask for a nomination for the position of Chairman.

DRAFT MOTIONS FOR ELECTION OF OFFICERS:

MOTION FOR CHAIRMAN:

I move to nominate _____ to be Chairman.

Second: _____.

If there are no other nominations for this office, the next motion is:

MOTION:

There being no other nominations, I move to close the nominations and to elect

_____ as Chairman by acclamation.

Motion by: _____ Second: _____ Motion carried/failed: _____.

MOTION FOR VICE-CHAIRMAN:

I move to nominate _____ to be Vice-Chairman.

Second: _____.

If there are no other nominations for this office, the next motion is:

MOTION:

There being no other nominations, I move to close the nominations and to elect

_____ as Vice-Chairman by acclamation.

Motion by: _____ Second: _____ Motion carried/failed: _____.

MOTION FOR SECRETARY:

I move to nominate _____ to be Secretary.

Second: _____.

If there are no other nominations for this office, the next motion is:

MOTION:

There being no other nominations, I move to close the nominations and to elect

_____ as Secretary by acclamation.

Motion by: _____ Second: _____ Motion carried/failed: _____.

**MINUTES/DECISIONS OF THE PLANNING BOARD
MEETING DATE: FEBRUARY 13, 2019**

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

Timothy Malley Chairman <u> X </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> E </u>	Elliott Veloso Alternate <u> S </u>
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Roger Coutu Select. Rep. <u> X </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 7:01 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. Veloso seated for Mr. Dumont.

V. ELECTION OF OFFICERS

VI. MINUTES OF PREVIOUS MEETING(S)

- 9 January 19 Meeting Minutes – Decisions.

Mr. Ulery moved to approve the 9 January 19 Meeting Minutes (as written/amended).

Motion seconded by Mr. Veloso. Motion carried 6/0/1 (R.Coutu abstained)

- VII. CASES REQUESTED FOR DEFERRAL
- VIII. CORRESPONDENCE
- 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. 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. Auger gave a brief presentation as to the status of a plan to subdivide 71 Derry Street into two separate lots. He explained that there were issues that still needed to be resolved between all parties concerned and asked that further Planning Board review be deferred until March.

Mr. Coutu moved to accept the applicant's representative request for deferral to the March 20, 2019 Planning Board Meeting. Motion seconded by Mr. Ulery. All in favor – motion carried.

XVI. OTHER BUSINESS

- A. Capital Improvement Committee Members Needed

Town Planner Groth gave a brief presentation about his efforts regarding formation of a Capital Improvement Committee. He said that notices have been posted seeking volunteers to serve as committee members from the various town departments and town citizens. Mr. Groth added that he would like to see strong support of the Planning Board and asked if any members present would be willing to serve on the committee. Mr. Malley, Mr. Van der Veen, and Mr. Brackett, said they would be willing to serve.

Mr. Brackett mentioned that the Highway Safety Committee recently met and discussed current condition of the roads and bridges in town. He stated that the HSC had discussed eight particular road projects that they felt needed to be addressed and asked if these issues could be added as points of discussion to the March Planning Board meeting agenda. Examples given where the culvert running under the intersection of Lowell Road and Birch Street and current condition of the Veterans Memorial and Taylor Falls Bridge roadway.

XVII. ADJOURNMENT

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

Meeting adjourned at 7:25 p.m.

William Collins
Secretary

TOWN OF HUDSON
Nominations & Appointments/Talent Bank Application Form
(Hudson, NH Residents Only)

Date: 2/12/2019

Robert Calzini 6 Power St
 Name Street Address

(603) 340-5501 617-830-7930
 Home Phone Number Work Phone Number

VP Supply Chain and Logistics swyMed Inc.
 Occupation (or former occupation, if retired)

Business Administration from NHVTC
 Education/Special Interests

ATA Memeber 2012 (American Telemedicine Assoc.)
 Professional/Community Activities

I am looking to be more involved with our town.
 Reason(s) for applying

Sgt. Roger Lamarche HPD Chairman Roger Coutu
 Reference(s)

Please check area in which you are interested in serving, and return this form to
 The Selectmen's Office, 12 School Street, Hudson, NH 03051

Member _____	Alternate _____	Reappointment _____
<input type="checkbox"/> Benson Park Committee		<input type="checkbox"/> Building Board of Appeals
<input type="checkbox"/> Cable Utility Committee		<input type="checkbox"/> Conservation Commission
<input type="checkbox"/> Municipal Utility Committee		<input type="checkbox"/> Nashua Regional Planning Commission
<input type="checkbox"/> Planning Board		<input type="checkbox"/> Recreation Committee
<input type="checkbox"/> Sustainability Committee		<input type="checkbox"/> Senior Affairs Committee
<input type="checkbox"/> Zoning Board of Adjustment		

Area(s) of Expertise:

<input type="checkbox"/> Architecture/Construction	<input type="checkbox"/> Environmental Planning
<input type="checkbox"/> Information Technology	<input type="checkbox"/> Communications
<input type="checkbox"/> Finance	<input checked="" type="checkbox"/> Other <small>Citizen Volunteer for Capital Improvements Committee</small>

Citizen Volunteer

Information contained on this form is available to the public and will be given to the press. The Town of Hudson exercises affirmative action in its employment/appointment practices. Applicants must be Hudson, NH residents. For additional information, call 886-6024. Appointees are required to complete a Financial Interest Disclosure Form (FIDF) in accordance with the Town Code.

Circle One

Yes No Hudson Resident

Robert E Calzini
 Signature of Applicant

Calzini.Bob@gmail.com
 e-mail address

Town Engineer Request to Release Traffic Improvement Impact Fees

Staff Report

March 13, 2019

Attached, hereto, please find a Request to Release Corridor Impact Fees by Elvis Dhima, Town Engineer (Email dated 02-20-19) for Traffic Improvements. In his email, Mr. Dhima includes a Quote from Electric Light Company for such improvements, and requests the Planning Board to favorably recommend to the BOS, the release of \$33,620.00 from Impact Fee Account 2070-086 Corridor – Route 111 Improvements, and the release of \$32,455.00 from Impact Fee Account 2070-091 Corridor Route 102 Improvements, totaling \$66,075.00.

DRAFT MOTION:

I move to recommend to the Board of Selectman the release of \$33,620.00 from Impact Fee Account 2070-086 Corridor – Route 111 Improvements, and \$32,455.00 from Impact Fee Account 2070-091 Corridor Route 102 Improvements, totaling \$66,075.00, in accordance with the written request for same from the Town Engineer (please see attached email from Town Engineer, Elvis Dhima, dated 20 FEB 2019).

Motion by: _____ Second: _____ Carried/Failed: _____



TOWN OF HUDSON

Engineering Department



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-816-1291

TO: Brian Groth, Town Planner
Planning Board

FROM: Elvis Dhima, P.E., Town Engineer
Jess Forrence, Director of Public Works

DATE: February 20, 2019 E2W

RE: Request for Approval of Funds from Corridor Accounts

The Town of Hudson currently has seven cameras on a McCain/GridSmart camera platform connected through Town owned fiber optic infrastructure. The current system provides 24/7 access to camera detection and live visual access to each intersection, utilizing portable devices and a stationary control center at Town Hall.

The current platform in place provides support for daily traffic data analysis and an Adaptive Signal System now and in the future. These capabilities are currently available at the Library Lights Common triangle.

I have attached a quote from our traffic lights contractor as follows:

Central & Lowell Intersection Upgrade	\$33,620.00
Derry Road and Abbott Farm Intersection Upgrade	\$32,455.00

The proposed work will consist of connecting the two existing intersections to our control system, utilizing our fiber optic, installing GridSmart cameras / traffic controllers and daily traffic data collection.

Both proposed systems will be connected through fiber optic and will allow our staff and traffic consultant, to observe and adjust detection and time cycles as needed, reducing the amount of response time and cost reduction related to maintenance. In addition, this setup allows access to the traffic controllers from the Town Hall control center.

Below is a list of benefits related to completing the proposed work:

Pros:

1. More efficient traffic processing and live access to the intersections
2. Better response time to diagnose and address issues
3. Provides daily traffic volumes, which will be used to adjust traffic cycles now and in the future
4. Reduction in consulting fees by eliminating trip time
5. Ability to observe Opticon operation status
6. The best option available for hands on training for our current and future traffic technicians

In conclusion, while the Town works towards determining the best way to deal with traffic in the long term, moving the entire system to a smarter platform will provide relief in the short term and provide better processing and coordination, without building additional roads or lanes.

The Engineering Department and Public Works Department is asking the Planning Board to approve and recommend the expenditure to the Board of Selectmen.

First Motion:

To approve and proceed with the Central Street and Lowell Road Intersection Upgrade project using Corridor Account #: 2070-000-086, not to exceed \$33,620.00.

Second Motion:

To approve and proceed with the Derry Road and Abbott Farm Intersection Upgrade project using Corridor Account #: 2070-000-091, not to exceed the amount of \$32,455.00.

Electric Light Company, Inc.

One Morgan Way
Cape Neddick, ME 03902

QUOTATION

Quote Number: 2018966
Quote Date: Jan 21, 2019
Page: 1

Voice: 207-361-1234
Fax: 207-361-2017

Quoted To:
Town of Hudson Elvis Dhima, P.E. 12 School Street Hudson, NH 03051

Customer ID	Good Thru	Payment Terms	Sales Rep
NH-HUDJOB	2/20/19	Net 30 Days	

Quantity	Item	Description	Unit Price	Amount
1.00	LS	Install new traffic controller, fiber drop and Gridsmart camera. Derry / Abbot Farm Includes: Controller Gridsmart w/ Data Module Fiber Drop w/ Cabinet Components etc.	32,455.00	32,455.00
1.00	LS	Central / Lowell Includes: Controller Gridsmart w/ Data Module Fiber Drop w/ Cabinet Components etc. Splice Boot Police details are not included.	33,620.00	33,620.00
1.00	LS			
1.00	LS			
1.00	LS			
1.00	LS			
			Subtotal	66,075.00
			Sales Tax	
			TOTAL	66,075.00

225 & 227 Lowell Rd Conceptual Review

STAFF REPORT

March 13 2019

SITE: 225 & 227 Lowell Road – Map 222/Lots 3, 4, 5, 6 - CSP# 01-19

ZONING: I – Industrial: Minimum lot size 30,000 sq. ft. and 150 ft. of frontage

PURPOSE OF PLAN: To review the design of a commercial development consisting of two buildings, comprising 17,900 square feet and 4 tenants (a bank with drive-thru, a restaurant with drive-thru, and two ~5,000 sf retail tenants).

PLAN UNDER REVIEW ENTITLED: Concept Plan – 225 & 227 Lowell Road, prepared for The Lannan Company by Bohler Engineering dated February 20, 2019.

ATTACHMENTS:

- A. Conceptual Site Plan Application, received 2/22/19
- B. Concept Plan, received 2/22/19
- C. Excerpt from NH OSI's "The Planning Board in New Hampshire – A Handbook for Local Officials, "Step 2: Design Review"

APPLICATION TRACKING:

- February 22, 2019 – Conceptual Site Plan Application Submitted
- March 13, 2019 – Planning Board review scheduled

STAFF COMMENTS:

1. *Scope of Conceptual Site Plan Review:*
The Conceptual Site Plan Review process in Hudson is what is called the "Design Review" in the RSA's. Please refer to Attachment C, an excerpt from the NH Office of Strategic Initiatives, beginning at the bottom of the first page – "Step 2: Design Review." This passage describes the scope of this application and the Board's role during this phase. Please do not confuse this with "Conceptual Consultation," a very preliminary phase in which abutters are not noticed and the Board and property owner may only discuss very general ideas.
2. *Zoning:*
The applicant is showing a bank with drive-through, a restaurant with drive-through, and two unidentified retail spaces. All of these uses are permitted within the Industrial Zone. The dumpster location at the corner of Lowell Rd. and Flagstone Dr. may be subject to setbacks, and if so, does not conform in the current concept plan.

3. *Parking/Open Space:*

The concept plan is showing 109 parking spaces, where 96 is required; and 36% open space, where 35% is required. Just as the traffic impacts (described later) account for shared-trips, staff recommends consistency in determining the parking count. In other words, staff recommends a reduction in parking spaces (thus impervious surface) in favor of increasing the open space coverage, improved stormwater management and additional landscaping.

4. *Views from Public Ways:*

As this is a highly visible site, it is recommended that the Board consider viewsheds of the property from public ways. For instance, the Board may ask the applicant to provide a rendering of the site from the vantage point of the intersection of Lowell Rd. & Flagstone Dr. Of particular interest is the dumpster located at this corner. The topography might conceal the dumpster area as the land sharply slopes down from Lowell Rd., but should be examined. A site walk would be appropriate should the application move forward to Site Plan Review.

5. *Studies Required:*

In addition to a Stormwater Management Plan it is anticipated that the applicant will submit a Traffic Study as part of its Site Plan Application. The Board may also ask for a Noise Study and a Fiscal Impact Study, however staff does believe these are necessary.

6. *Traffic Impact Fees & ROW acquisition:*

The Traffic Impact Fee for this project will be calculated using the “Shopping Center” rate, per the recommendation of our consultant, VHB. This rate was designed to apply to an integrated group of commercial uses. Applying the individual rates (ie fast-food, bank) for each use would result in a higher fee, which might overestimate the impact because it wouldn’t account for **shared-trips** associated with this type of development. The Impact Fee is estimated to be \$58,891 under this concept. Further, staff recommends this same principle be applied in the parking count.

Although this issue will be discussed further during Site Plan Review, the Board should be aware that as part of this potential development it is anticipated that the landowner will dedicate a portion of its Lowell frontage to the Town for ROW as part of the CMAQ on-ramp expansion for the Sagamore Bridge. This dedication might be considered in lieu of a portion of the traffic impact fees (CAP fees) assessed to the development. Negotiation of this exchange should be handled during Site Plan Review, however it should be contemplated during this conceptual review.

RECOMMENDED ACTION:

State statutes do not require a public hearing or public comment, however it is recommended that input from abutters and/or members of the public is welcomed.

This phase is intended for discussion and Board input on the concept plan, but does not compel a Board vote or definitive action. This is an opportunity to anticipate issues that may arise during Site Plan Review, including considering whether or not this development has the potential for regional impact.

11A



CONCEPTUAL SITE PLAN APPLICATION
FOR PLAN REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE

Date of Application: February 20, 2019 Tax Map # 222 Lot # 3, 4, 5, & 6

Name of Project: 225 & 227 Lowell Road

Zoning District: Industrial (I) General CSP# _____
(For Town Use)

ZBA Action: Request for setback relief from Sagamore Park Drive anticipated

PROPERTY OWNER:

DEVELOPER:

Name: Multiple (See Attached Sheet) The Lannan Company

Address: _____ 7D Taggart Drive

Address: _____ Nashua, NH 03060

Telephone # _____ (603) 888-8950

Fax # _____ (603) 888-8951

Email: _____ rlannan@lannancompany.com

PROJECT ENGINEER

SURVEYOR

Name: Bohler Engineering TBD

Address: 352 Turnpike Road _____

Address: Southborough, MA 01772 _____

Telephone # (508) 480-9900 _____

Fax # (508) 480-9900 _____

Email: mbombaci@bohlereng.com _____

PURPOSE OF PLAN:

Multi-use commercial development consisting of a 2,200± square foot (SF) restaurant with
drive-thru, 5,000± SF bank with drive-thru, and 10,700± SF of retail space. Please refer to
enclosed "Concept Plan" for more information.

CONCEPTUAL SITE PLAN DATA SHEET

PLAN NAME: Concept Plan, 225 & 227 Lowell Road

PLAN TYPE: CONCEPTUAL SITE PLAN

LEGAL DESCRIPTION: MAP 222 LOT 3, 4, 5, & 6

DATE: February 20, 2019

Location by Street: 225 & 227 Lowell Road

Zoning: Industrial (I) District

Proposed Land Use: Multi-use Commercial Development

Existing Use: Multiple Commercial Uses & Single-Family Dwelling

Surrounding Land Use(s): Various Industrial & Commercial Uses

Number of Lots Occupied: 4 Existing Lots (To Be Consolidated)

Existing Area Covered by Building: 20,922± SF

Existing Buildings to be removed: 20,922± SF

Proposed Area Covered by Building: 17,900± SF

Open Space Proposed: 36%

Open Space Required: 35%

Total Area: S.F.: 117,769± Acres: 2.7±

Area in Wetland: N/A Area Steep Slopes: N/A

Required Lot Size: 30,000 SF

Existing Frontage: 262± (Along Flagstone Drive)

Required Frontage: 150 SF

Building Setbacks:	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50 ft</u>	<u>15± ft</u>
Side:	<u>15 ft</u>	<u>N/A</u>
Rear:	<u>15 ft</u>	<u>40± ft</u>

**CONCEPTUAL SITE PLAN DATA SHEET
(Continued)**

Flood Zone Reference: Zone X

Width of Driveways: 24± ft

Number of Curb Cuts: 1 (Flagstone Drive)

Proposed Parking Spaces: 109 Spaces

Required Parking Spaces: 96 Spaces

Basis of Required Parking (Use): 2,200± SF restaurant, 5,000± Bank,
10,700± SF Retail

Dates/Case #/Description/Stipulations
of ZBA, Conservation Commission,
NH Wetlands Board Actions:
(Attach stipulations on separate sheet)

For Office Use

Data Sheet Checked By: Brian Coakley BSC Date: 2/22/19

APPLICATION FOR CONCEPTUAL SITE PLAN REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE

SCHEDULE OF FEES

A. Review Fees

1. Conceptual Review Only
\$100.00 \$ 100.00

B. Postage

11 Property owners within 200 feet
@ ~~.49~~ (First class) \$ 5.50
.50

C. Advertising (PUBLIC NOTICE) for all site plans \$ 40.00

TOTAL \$ 145.50

<u>For Office Use</u>			
AMOUNT DUE	\$ <u>145.50</u>	DATE RECEIVED	<u>2/22/19</u>
AMOUNT RECEIVED	\$ <u>145.50</u>	RECEIPT NO.	<u>539,679</u>
		RECEIVED BY:	<u>Brook</u>

LIST OF ABUTTERS

List of all the names and addresses of the owner(s) of record of the property and abutters, as of the time of the last assessment for taxation made by the concerned property by a street(s), public land(s) or stream(s) up to distance of 200 feet from subject tract.

I. ADJACENT PROPERTY OWNERS

MAP	<u>222</u>	LOT	<u>003</u>	NAME	<u>RDB HOLDINGS LLC</u>	ADDRESS	<u>BOX 601, BROOKLINE, NH 03033</u>
MAP	<u>222</u>	LOT	<u>004</u>	NAME	<u>CORNER LOT, LLC</u>	ADDRESS	<u>PO BOX 601, BROOKLINE, NH 03033</u>
MAP	<u>222</u>	LOT	<u>005</u>	NAME	<u>RDALÉ HOLDINGS, LLC</u>	ADDRESS	<u>P.O. BOX 601 - 174 Rt 13N, BROOKLINE, NH 03033</u>
MAP	<u>222</u>	LOT	<u>006</u>	NAME	<u>HOL-BRI, INC.</u>	ADDRESS	<u>2 FLAGSTONE DRIVE, HUDSON, NH 03051</u>
MAP	<u>222</u>	LOT	<u>007</u>	NAME	<u>ROSE, RICHARD W.</u>	ADDRESS	<u>3 SAGAMORE PARK RD., HUDSON, NH 03051</u>
MAP	_____	LOT	_____	NAME	_____	ADDRESS	_____
MAP	_____	LOT	_____	NAME	_____	ADDRESS	_____
MAP	_____	LOT	_____	NAME	_____	ADDRESS	_____
MAP	_____	LOT	_____	NAME	_____	ADDRESS	_____
MAP	_____	LOT	_____	NAME	_____	ADDRESS	_____
MAP	_____	LOT	_____	NAME	_____	ADDRESS	_____
MAP	_____	LOT	_____	NAME	_____	ADDRESS	_____
MAP	_____	LOT	_____	NAME	_____	ADDRESS	_____
MAP	_____	LOT	_____	NAME	_____	ADDRESS	_____
MAP	_____	LOT	_____	NAME	_____	ADDRESS	_____

II. PROPERTY OWNERS WITHIN 200 FEET

MAP	<u>222</u>	LOT	<u>013</u>	NAME	<u>1987 TAMPOSI LIMITED PARTNRSHP</u>	ADDRESS	<u>20 TRAFALGAR SQ, SUITE 602, NASHUA, NH 03063</u>
MAP	<u>222</u>	LOT	<u>014</u>	NAME	<u>NASH-TAMPOSI</u>	ADDRESS	<u>20 TRAFALGAR SQ, SUITE 602, NASHUA, NH 03063</u>
MAP	<u>222</u>	LOT	<u>015</u>	NAME	<u>JA VENTURA REALTYLLC</u>	ADDRESS	<u>280 MERRIMACK ST., METHUEN, MA 01844</u>
MAP	<u>222</u>	LOT	<u>018</u>	NAME	<u>DSM MB II LLC</u>	ADDRESS	<u>875 EAST ST., TEWKSBURY, MA 01876</u>
MAP	<u>222</u>	LOT	<u>041-1</u>	NAME	<u>SOUSA, MANUEL D. & KATHLEEN M.</u>	ADDRESS	<u>46 LOWELL RD., HUDSON, NH 03051</u>
MAP	<u>222</u>	LOT	<u>044</u>	NAME	<u>NEW HAMPSHIRE STATE OF DEPT. OF TRANSPORTATION</u>	ADDRESS	<u>PO BOX 483, 1 HAZEN DRIVE/ROOM 204, CONCORD, NH 03302-0483</u>
MAP	_____	LOT	_____	NAME	_____	ADDRESS	_____
MAP	_____	LOT	_____	NAME	_____	ADDRESS	_____

"C"

- Whether an application is required for design review and the fees for notices that must be paid;
- Identification of any information that would help the board during the design review; and
- Reasonable time limits within which the board would review such information.

The pre-application review of subdivision and site plan proposals is divided into two phases: conceptual consultation and design review.

Is there a time limit for the pre-application review phases?

No. There are no statutory time limits for these phases, but the applicant may choose, in communities that don't require the pre-application phase, to curtail the pre-application process and file a completed application to trigger the required review.

The board may determine at a public meeting that the design review process of an application has ended and shall inform the applicant within 10 days. (RSA 676:4, II (b))

STEP 1: CONCEPTUAL CONSULTATION (RSA 676:4, II(a), (c))

The conceptual consultation phase provides an opportunity for a property owner or agent to discuss with the planning board, in very general terms, the types of uses that may be suitable for the subject property. Although this discussion must take place at a public meeting of the planning board, notification of abutters and the general public is not required because the discussion is informal and no plans or specific details are presented.

The primary advantage of this consultation is that ideas can be informally discussed with the planning board before time or money is spent on design and engineering details. The owner or agent may outline, in general terms, the type of subdivision or site plan that is anticipated. The planning board may discuss any pertinent information contained in the master plan and the local regulations that must be considered. During the discussion, the board should describe the procedures to be followed for the filing, submission, acceptance and review of a completed subdivision or site plan review application. It is perfectly acceptable for the planning board to limit the time period to discuss a conceptual consultation with the applicant at the meeting.

New Hampshire statutes place great emphasis on the obligation of the planning board to provide notice to the abutters and the public of any substantive discussions on specific development proposals. Neither the applicant nor the planning board may go beyond the general and conceptual limits and begin discussing the design or engineering details of a proposal until the abutters and general public have been notified. Notice must occur either prior to the design review phase of the pre-application review or when a completed application has been filed.

It also encourages an applicant to make full use of the opportunity to identify potential problems early in the process, thereby saving time as well as unnecessary and expensive redesign at a later date.

STEP 2: DESIGN REVIEW (RSA 676:4, II(b), (c))

Design review gives the applicant and the planning board an opportunity to discuss a proposal in much greater detail than is allowed in the conceptual consultation phase. The objective of design review is to provide the board with an opportunity to understand what is being proposed, and for the applicant to understand the concerns of board members, abutters, and the general public. Design review is intended to assure that the essential characteristics of the site and specific requirements of local regulations are thoroughly reviewed and understood before the final design is prepared. It also gives the planning board the opportunity to determine whether or not the

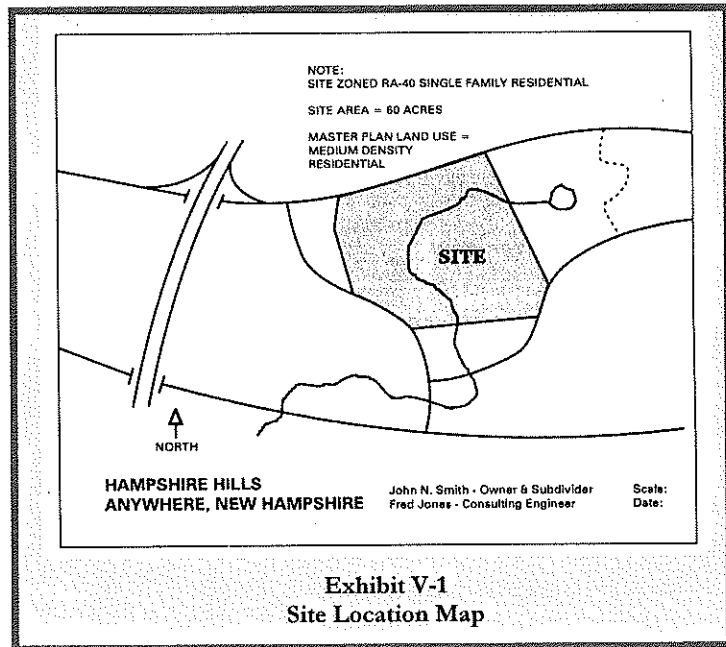
development has the potential for regional impact under RSA 36:54.

Design review applications are required to be noticed in the same way a formal application would be according to RSA 672:3 676:4.(d)1. The applicant must also pay the required fees to cover the costs of notices and any administrative actions.

Information Needs

Information similar to that required for a completed application will be useful during the design review phase. Using the design review process allows an applicant to understand the board's key concerns and to evaluate the problems to be faced in designing an approvable project. The expenses for site investigation and engineering, which would be required in any event, can be apportioned over a more carefully planned period of time. Material presented during this phase should be stamped "design review" to distinguish it from the formal application. Any information not modified or changed may be filed as part of the formal application and noted accordingly. The board's rules can be amended to specify submission requirements, which should include:

- A site location map placing the parcel in the larger context of the community;
- A site survey showing pertinent features of the site;
- An indication of any future subdivisions contemplated in or adjacent to the proposal;
- A topographic map of the area;
- Any soils information, such as permeability or boring data, that has been gathered; and
- A sketch showing the proposed layout of lots, streets, and recreation areas; watercourses; natural features and easements.



During the design review phase, the applicant may be alerted to site problems that can be resolved or mitigated before final plans are prepared. An abutter, for example, may point out an off-site drainage problem that may be affected by the proposal. The planning board may have received an application for the subdivision of an adjoining parcel that would add to traffic concerns. The status of roads in the area of the proposal should be identified and may affect the planning board's approach and the applicant's responsibilities.

During this phase, the planning board should inform the applicant of any special studies required by the regulations that must be provided as part of the completed application. Depending on the complexity of the proposal, these studies may involve an assessment of the impact of the proposal on water, sewers, roads, traffic, schools, fire and police protection, or other municipal services. The board should advise the applicant about the potential for a third party review that will be paid for by the applicant when the board considers their formal application.

Planning Board Designee

The board may designate someone to review material provided for the design review. The designee may engage in non-binding discussions with the applicant after the abutters and general public have been notified.

State statutes do not specify who the designee should be or when or where the discussions should take place. The following suggestions may be adapted to fit the needs of the municipality:

- A municipality with a town planner, planning assistant, or part-time circuit rider planner, may use this staff as the planning board's designee. Discussions between an applicant and the professional planner should take place during business hours in the planning office and could involve a site visit to review specific details. It must be understood that the designee cannot make any decisions or commitments on behalf of the board, but can only offer comments and suggestions.
- A planning board without a planning staff could use the services of other municipal employees such as an engineer, road agent, public works director, or health officer. Alternatively, the board could retain outside agencies or individuals such as the regional planning commission or a private consultant, to act as its designee. This individual should conduct discussions during business hours and make no commitments on behalf of the board.
- A third alternative is to reserve a period of time at the beginning of each planning board meeting for discussion of proposals currently under design review. The agenda must list all proposals that may be discussed so abutters and the public are aware of the current status.

Public Participation

State statutes do not require either a public hearing or an opportunity for public comment during the design review phase. However, input from an abutting landowner that is pertinent to the discussion may be useful, both to the planning board and the applicant, and should be welcomed. The board may allow for public participation by providing time during any meeting at which a proposal is on the agenda for the abutters or members of the public to present specific concerns. The board may set limits on the items to be discussed, the time allowed for presentations, and other reasonable guidelines to balance the public's interests with the board's need to complete its agenda.

The NH Office of Strategic Initiatives strongly recommends that individual board members not serve as designees to discuss proposals with an applicant outside of regular planning board meetings. One member cannot speak for the board and may find it difficult to separate the role of a designee from the board-member role.

Each active design review proposal must be listed on the planning board's meeting agenda. If a designee were involved in the design review process, they would present the status of these proposals at the planning board meeting to inform both the board and the public.

REQUIRED REVIEW

This section outlines the steps required by state statutes for the subdivision or site plan review process. (See Appendix F for a flowchart of the application process.)

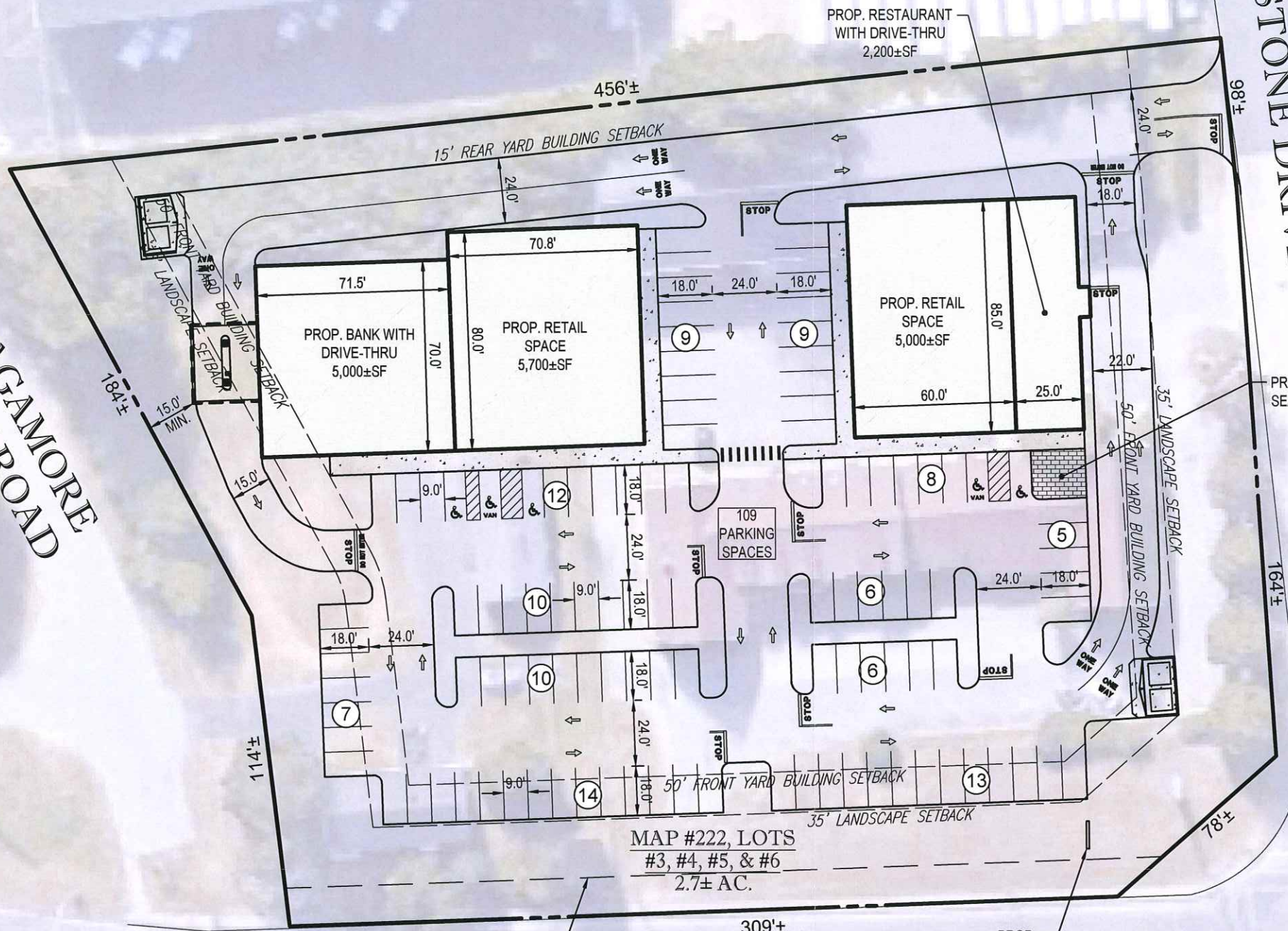
- An application must be filed with the planning board at least 21 days before the meeting at which it is to be submitted. RSA 676:4, I(b).
- Only the planning board has the authority to decide if an application meets the subdivision or site plan requirements for a completed application, although a designee can review it and make a recommendation to the board.



UB11

SAGAMORE PARK ROAD

FLAGSTONE DRIVE



CONCEPT PLAN

225 & 221 LOWELL ROAD
HUDSON, NEW HAMPSHIRE

DATED: 02/20/2019

PREPARED FOR:

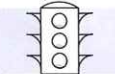


PREPARED BY



LOWELL ROAD - NH ROUTE 3A

EXISTING



SIGNAL



1" = 50'

MAP #222, LOTS
#3, #4, #5, & #6
2.7± AC.

POTENTIAL 14-FT WIDE
EASEMENT TO TOWN

PROP.
PYLON SIGN

98'±

164'±

78'±

456'±

114'±

184'±

309'±

15' REAR YARD BUILDING SETBACK

35' LANDSCAPE SETBACK
50' FRONT YARD BUILDING SETBACK

50' FRONT YARD BUILDING SETBACK
35' LANDSCAPE SETBACK

LANDSCAPE SETBACK
BUILDING SETBACK

PROP. BANK WITH
DRIVE-THRU
5,000±SF

PROP. RETAIL
SPACE
5,700±SF

PROP. RESTAURANT
WITH DRIVE-THRU
2,200±SF

PROP. RETAIL
SPACE
5,000±SF

PROP. OUTDOOR
SEATING AREA

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PARKING
SPACES

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71 Derry Street Subdivision

STAFF REPORT

March 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, applicant requests deferral
- March 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.

[2/13 Update] The applicant has consulted with the Town Planer and Town Engineer regarding access. Upon Site Plan application, it is anticipated that the proposed design will include right-in and right-out curb cuts only, and shared access extending from the Hudson Mall parking lot to allow visitors to use the existing traffic light for left turns in and out.

- 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: _____.

71 Derry Street Subdivision

STAFF REPORT

March 13 2019

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- 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).
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Motion by: _____ Second: _____ Carried/Failed: _____

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Motion by: _____ Second: _____ Carried/Failed: _____

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Motion by: _____ Second: _____ Carried/Failed: _____

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Motion by: _____ Second: _____ Carried/Failed: _____

MOTION to APPROVE:

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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.
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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: _____.

Dubowik, Brooke

From: Dhima, Elvis
Sent: Friday, March 8, 2019 11:10 AM
To: Dubowik, Brooke
Subject: FW: New Capital Improvements List to be Evaluated and Approved by Planning Board
Attachments: Attachment E-TIP 2017.pdf; 2012.pdf; Speare Road Culvert.jpg; 2018 Bridge rating.jpg; Melendy Road Bridge.jpg; Lowell & Birch Bridge.jpg; Lowell Road over First Brook.jpg; Lowell & Belknap.pdf

Elvis Dhima, P.E.
Town Engineer

Town of Hudson, NH
12 School Street
Hudson, NH 03051
Phone: (603) 886-6008
Mobile: (603) 318-8286



From: Dhima, Elvis
Sent: Wednesday, February 06, 2019 12:19 PM
To: cjbrackett1@gmail.com
Cc: Groth, Brian <bgroth@hudsonnh.gov>; Malizia, Steve <smalizia@hudsonnh.gov>; Morin, Dave <dmorin@hudsonnh.gov>; Lavoie, Jason <jlavoie@hudsonnh.gov>; Buxton, Robert <RBuxton@hudsonnh.gov>; Forrence, Jess <jforrence@hudsonnh.gov>
Subject: New Capital Improvements List to be Evaluated and Approved by Planning Board

Charlie

Attached is the list of 2016/2017 CIP that PB adopted and approved at BOS. I have also attached the 2012 CIP list.

We have addressed all the items in 3 years which is really good,

Item one from the old 2017 list will be incorporated in the Master Plan

Below is a list of projects that should be considered for approval and funding through a 10- year plan.

1. Bridge Street Twin Bridges rehab (\$2,000,000.00) Nashua / Hudson 50/50. No State Bridge aid at this time (membrane replacement, deck rehab/ patching/ pavement) (25 year life extension) (currently a 6 and 7 rating)
2. Approving additional intersection improvements using McCain & GridSmart equipment on all Town owned intersections (\$35,000) , utilizing corridor money. This will allow the town to have one platform for diagnoses, better operation and faster response for traffic issues. This platform allows additional features such as traffic counts (\$5,000) and Adoptive Signal System (\$25,000) for each intersection down the road which will increase the amount of traffic that can be processed.
3. Speare Road Culvert Replacement (State Aid N/A) (\$500,000 (outside hire) (full replacement) (50 year life) (not a bridge by definition)

4. Melendy Road Bridge Replacement (No State Aid) (\$500,000) (outside hire) (full replacement) (50 year life)
5. Lowell Road over First Brook Bridge (No State Aid) (\$350,000) (outside hire) (Lining – 10-15 year life extension) (currently in the pink list 5)
6. Lowell & Birch Bridge (No State Aid) (\$600,000) (outside hire) (Full Replacement) (50 year life) (currently in the pink list 5)
7. Lining of the 5' culvert under T- Bones. Private property and responsibility (structural liner and local patching) (\$300,000) (10-15 year life extension) (this should be done prior to Item 5)
8. Lowell and Birch Traffic Intersection improvement. This project could process item 5 & 6 as one and would make this intersection a four way access. If we go down this road, this would include abandoning the old pipe under T-bones and building a new culvert under Birch Street, relocate water and sewer as necessary (\$2,000,000) (50 year life). This would eliminate the need for the County Road bridge replacement at same point down the road.

This projects are listed per their importance and impact / improvement

For bridges, a rating of 4 its considered Red and 2 is when the state recommends closing the road.

Thank you

E

Elvis Dhima, P.E.
Town Engineer

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Hudson, NH 03051
Phone: (603) 886-6008
Mobile: (603) 318-8286



Town of Hudson
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