



# 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 APRIL 24, 2019

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, April 24, 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)
  - 27 March 2019 Meeting Minutes – Decisions
  
- VI. CASES REQUESTED FOR DEFERRAL
- VII. CORRESPONDENCE
  - A. Request to Release Corridor Impact Funds by Elvis Dhima, P.E., Town Engineer.
  
- VIII. PERFORMANCE SURETIES
- IX. ZBA INPUT ONLY
- X. OLD BUSINESS/PUBLIC HEARINGS
- XI. DESIGN REVIEW PHASE
- XII. CONCEPTUAL REVIEW ONLY
  - A. Hudson Crossing Conceptual Subdivision 161 Lowell Road  
 CSB# 01-19 Map 209/Lot 1  
  
 Purpose of Plan: to subdivide an 88.9 acre lot into a 9.7 acre lot and a 79.2 acre lot.
  - B. Hudson Crossing Conceptual Site Plan 161 Lowell Road  
 CSP# 02-19 Map 209/Lot 1  
  
 Purpose of Plan: To develop 71 multi-family apartments and a clubhouse on the newly created 9.7 acre lot under the conceptual subdivision.
  
- XIII. NEW BUSINESS/PUBLIC HEARINGS

A. Regulation Amendment: §289-18.B. Cul-de-sac Roads

The amendment proposes reducing the required roadway width of newly constructed cul-de-sac roads from 28 feet to 24 feet.

B. Regulation Amendment: §289-28. Requirements (paved roadway width)

The amendment proposes reducing the required roadway width of newly constructed residential streets, service streets and access streets of 1,000 feet in length or less from 28 feet to 24 feet.

*Full text of the proposed regulation amendments are available for review in the Land Use Division at Hudson Town Hall.*

XIV. OTHER BUSINESS

A. Capital Improvements Plan Update

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 – 4-12-19

**MINUTES/DECISIONS OF THE PLANNING BOARD  
MEETING DATE: MARCH 27, 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> X </u>	Elliott Veloso Alternate <u> X </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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- I. CALL TO ORDER BY CHAIRPERSON AT 7:01 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES
- V. MINUTES OF PREVIOUS MEETING(S)

- 13 March 19 Meeting Minutes – Decisions.

Mr. Ulery moved to approve the 13 March 19 Meeting Minutes (as written/amended).

Motion seconded by Mr. Van der Veen. All in favor - Motion carried.

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

A. Mansfield Drive Subdivision  
SB# 05-18

215 Webster Street  
Map 147/Lot 024

Purpose of Plan: to subdivide one lot into eight residential lots off an existing right of way on Derry Lane. Application Acceptance & Hearing.

Mr. Van der Veen moved to accept the Subdivision Plan application for Mansfield Drive Subdivision, 215 Webster Street, Hudson, NH, Tax Map 147/Lot 024.

Motion seconded by Mr. Coutu. All in favor – Motion carried.

**Presenter:** Richard Maynard of Maynard and Paquette

Mr. Maynard gave a brief presentation for an eight lot subdivision that is proposed to be built off Derry Lane. He explained that the project consisted of eight individual house lots for which privately owned homes would be built over a two year time frame. The homes would be serviced by underground electrical utilities, town sewerage and water. At the conclusion of Mr. Maynard's presentation Chairman Malley opened the public meeting at 7:13 p.m.

Residence from Westchester Court, Berkeley Drive and Derry Lane were in attendance for tonight's meeting.

Beverly Peck, 14 Berkeley Drive asked where the water, sewer and electricity would be coming from. Mr. Maynard pointed out that water and sewer lines would be extended from the existing easement located at the end of the Berkeley Drive cul-de-sac. He added that electricity to the development would be located along the proposed Mansfield Drive roadway.

Bill Nadeau, 12 Alvirne Drive asked if there were any plans to extend the proposed cul-de-sac roadway out to Alvirne Drive. Mr. Maynard answered that there would be no extension of Mansfield Drive and added that future development at the lot off Alvirne Drive would be serviced by a separate roadway. Mr. Nadeau also voiced his concern over whether or not the project could be built due to a high water table. He mentioned that other attempts of development of the lot under review were denied due to poor soil drainage and unacceptable septic design. Mr. Nadeau mentioned that the current Town Administrator, Steve Malizia was present during that meeting and might be able to provide some input into the matter. Mr. Nadeau asked if it was possible to check with Town Engineer in regards to a high water table on the lot. Mr. Ulery asked the Chairman to clarify which lot was currently being addressed by Mr. Nadeau, the Chairman clarified that it was the lot off Derry Lane. Mr. Ulery said he did not see anything on the Plan that would indicate high water or wetlands. Mr. Nadeau asked if it was possible to check town records to see if the site was considered for development. Chairman Malley responded that the town consulting engineering firm provides the Planning Department with all relevant documentation for review during the application process.

Christine Nadeau, 12 Alvirne Drive spoke to Mr. Nadeau's comments, she added that the controversy arose when the lot abutting Alvirne Drive was slated to be cleared but it was discovered that it was not accessible due to the high water table condition. She said at that point access to the entire lot was made from Derry Lane and added that the town granted the property owner permission to cross over the town owned easement.

Romeo Levesque, 32 Westchester Court asked if the easement between his home and the 30 Westchester Court would be used. Mr. Maynard said that there were no plans

to use that easement at this time but added that the lot behind Mr. Levesque's house was large and it was possible that the owner of that lot could possibly use the easement to bring utilities in. Mr. Levesque asked if the boundaries between the development between Westchester court and the new development would be marked. Mr. Maynard said that the corners of all the lots would be permanently marked per current land use regulations.

Bob Tabor, 26 Westchester Court asked if the large lot (reference map 147/lot24 on Mansfield Drive site plan) would be accessed from Mansfield Drive he also stated that if the lot access was from Mansfield then there would be no reason to use the second easement near 32 Westchester Court. Mr. Maynard replied that access to this lot would be from Mansfield and water, sewer and electricity to this lot would be as noted earlier. Mr. Tabor asked if there was any plans to sub divided this lot. Both the Applicant and the Chairman said it was not permissible to do so at this time.

John Cataldo, 25 Westchester Court voiced his concern over the boundaries between the Westchester Court development and the new Mansfield development. Mr. Maynard again pointed out the boundary between the two developments is a straight line and that just the corners are usually mark. Mr. Maynard stated that tall stakes would be placed along the boundaries before any land clearing takes place to at least temporarily identify the back lot line.

William Barnes, 7 Derry Lane spoken in favor of the project stating that the town needs more housing for younger families.

Alexander Solovyeva, 9 Derry Lane, asked whom would be responsible for present and future damage to his property if a tree falls onto his house or land during the construction phase. Mr. Barnes 7 Derry Lane came forward to help clarify Mr. Solovyeva's question. Mr. Barnes stated that prior road work in the area damaged tree routes along the property line and as a result a tree fell and hit the house at 9 Derry Lane. The Chairman explained that the Planning Board had no control over this type of circumstance and unfortunately the only recourse would be to contact the developer about any claims to his property.

Nancy Quinn, 29 Westchester Court voiced her concern over noise at the project site and also asked what was the expected time frame for completion. Chairman Malley told her that as part of the approval process the developer could only work during certain hours of the day set by the Planning Board. He then referred the completion question to Mr. Maynard whom answered that the entire project could take up to two years but said it could be completed sooner if the demand for housing stays high.

Beverly Peck, 14 Berkeley Drive returned to the podium and asked if there was a buffer between the developments. The response was that there are no buffers between developments and the trees were left standing to provide a privacy buffer for the adjoining property owners. Mr. Maynard said that some selective cutting might be possible prior to construction.

John Cataldo, 25 Westchester Court returned to the podium to state that he'd hope that the trees would be left in place to maintain the current buffer. He also voiced

concern over noise and asked if the Saturday hours could be reduced to 5:00 p.m. Mr. Maynard agreed to a stipulation if made by the board.

Bill Nadeau, 12 Alvirne Drive asked about the process. He wanted to know if this Site Plan would be approved. The Chairman and Town Planner explained the process of site plan applications and approval to Mr. Nadeau who seemed to except there

Barbara Taylor, 11 Alvirne Drive Stated that Mr. Maynard came off as rude. She said a more professional presentation might have gone further to appease the abutters.

Questions and comments from the abutting property owners continued on. With some being redundant. Please refer to the Planning Board meeting video dated 27March2019 on the HCTV website.

Chairman Malley closed the public hearing at 8:10 p.m.

Seeing as most questions and concerns were addressed during the public hearing board members present had no further questions or concerns and decided to debate the requested waivers being sought by the applicant. Mr. Collins asked that Mr. Maynard read aloud the reasons for his request.

#### **WAIVER REQUESTS:**

1. §276.1.B.3 Location of revision block

The applicant representative provided testimony as to why the waiver was being requested stating that he has been providing site plans with the revision block in the lower left corner for years and it has never been an issue in prior applications. Mr. Collins asked if it was costly for the applicant to move the revision block to the proper location for which the applicant's representative answered no. No other questions or comments were made.

Mr. Dumont moved to grant the requested waiver §276.1.B.3 – Location of revision block – 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 seconded by Mr. Van der Veen. All in favor – Motion carried.

2. §289-18.B.1 Cul de sac roads and §289-28.B.2 Paved roadway

Discussion of narrowing the cul de sac road width from 28 feet to 24 feet took place during the Planning Board meeting held March 13, 2019. At that meeting PB members reviewed correspondences from the Highway Department Superintendent and the Town Engineer and supported their view that narrowing road width made sense.

Mr. Dumont moved to waive the the provisions of §289.18B(1) - Cul-de-sac roads - and §289.28.B(2) – Requirements – Residential streets that require a 28 foot wide roadway, to instead require a 24 foot wide roadway with a 5 foot sidewalk.

Motion seconded by Mr. Van der Veen. All in favor – Motion carried.

**MOTION TO APPROVE:**

Mr. Collins moved to approve the subdivision /site plan entitled: Subdivision Plan, Mansfield Drive & Derry Lane, Hudson, NH, prepared by Maynard & Paquette Engineering Associates, LLC, 31 Quincy Street, Nashua, NH 0306, dated March 1, 2018, last revised March 20, 2019, received March 22, 2019, and consisting of 11 Sheets and Notes 1 – 21 subject to the following stipulations.

1. All Stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the plan.
2. A cost allocation procedure (CAP) amount of \$5,813.00 per residential lot shall be paid prior to the issuance of a Certificate of Occupancy for the new house lot.
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 review and approval of the Town Engineer.
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 Friday and 7:00 a.m. to 5:00 p.m. on Saturday. No exterior construction activities shall occur on Sunday.
6. Active and substantial development will have occurred when:
  - A: Tree clearing within the dedicated right of way
  - B: Stump removal within the dedicated right of way
  - C: Top soil removal within the dedicated right of way
  - D: Construction entrance installed
  - E: Erosion controlled installed
  - F: Rough grading of the proposed road envelope
- 7: All electrical utilities will be buried underground per Town of Hudson Land Use Regulations.

Motion seconded by Mr. Van der Veen. All in favor – Motion carried.

**XV. OTHER BUSINESS**

**A. Capital Improvement Plan Update/ Master Plan Update**

Town Planner Brian Groth gave an updated status on both the Capital Improvement Plan and Master Plan. He stated that the CIP was starting to receive input from the various town departments. And the first meeting would be taking place in early April. Mr. Groth also stated that there was still not a school board representative. Mr. Coutu said there were three new school board members elected this year and was sure that a

representative from the school board would be appointment soon. Mr. Groth went on to say that funding for the town's Master Plan update was available and that community outreach and surveys would be helpful in getting input for the update.

**B. Regulation Amendment Discussion / Zoning Amendment Discussion**

Town Planner Groth requested that the Planning Board form a subcommittee to review and address potential amendments to the current Zoning Ordinance and Land Use Regulations. Mr. Collins thought the formation of such a committee was a great idea and added that it should be kept to a maximum of three members. He added that he had served on the Zoning Ordinance Review committee which had 6 members and felt that a subcommittee of that size was less effective as there were always too many conflicting opinions between members which minimized its effectiveness. Mr. Brackett agreed that a smaller subcommittee might prove to be more effective. Mr. Groth said that most of the information could be taken care of through email and that regular meetings may not be needed. Chairman Malley asked if any members would be interested in serving on the subcommittee. Mr. Van der Veen, and Mr. Dumont and Mr. Veloso all volunteered.

Mr. Dumont moved to establish a three person subcommittee which will evaluate and recommend changes to the existing Town of Hudson Zoning and Land Use Regulations.

**Motion by:** D. Dumont **Second:** E. Van der Veen **Carried / Failed:** 6 / 0 / 1  
Abstained: J. Ulery

Town Planner Groth updated the board on the issue of hiring a meeting Recorder. He said that the board currently complies with state RSA requirements but added having a recorder present for at least the first meeting of the month would provide a more thorough record of the meetings. He said it was possible that a recorder could be hired sometime in the FY2020 time frame and would work closely with the Town Administrator on this issue.

Lastly Chairman Malley discussed appointing Town Planner Groth to the Highway Safety Committee. He stated that Mr. Groth would serve in place of the Planning Board Chairman. No member had no issues with Mr. Groth representing the PB on the Highway Safety Committee.

**XVI. ADJOURNMENT**

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

Meeting adjourned at 9:25 p.m.

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



# **Town Engineer Request to Release Traffic Improvement Impact Fees**

## **Staff Report**

April 24, 2019

Attached, hereto, please find a Request to Release Corridor Impact Fees by Elvis Dhima, Town Engineer (Email dated 04-08-19) for the Lowell Road and Birch Street Intersection Project. In his memo, Mr. Dhima includes an assessment from VHB, Inc. for such improvements, and requests the Planning Board to favorably recommend to the BOS, the release of \$9,800.00 from Impact Fee Account 2070-000-701, Corridor – Zone 1 Traffic Improvements.

### **DRAFT MOTION:**

**I move to recommend to the Board of Selectman the release of \$9,800.00 from Impact Fee Account 2070-071, Corridor – Zone 1 Traffic Improvements for the Lowell Road and Birch Street Intersection Project in accordance with the written request for same from the Town Engineer (please see attached memo from Town Engineer, Elvis Dhima, dated 08 APR 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 *E2D*

DATE: April 08, 2019

RE: Request for Approval of Funds from Corridor Accounts

During the March 13, 2019 Planning Board meeting, a list of possible projects for Capital Improvement were discussed. During that presentation, the Planning Board requested a Scope of Work and fee for three projects which could be combined into one.

That project consists of converting the Lowell Rd. and Birch St. intersection into a four way intersection and eliminating sections of the County Road access to Lowell Road due to safety concerns. In addition, the Lowell Road bridge rehab/replacement and the relocation of the existing culvert under T-Bones restaurant would be included.

At the request of the Planning Board, I asked VHB, Inc., who is currently working on the Lowell Road widening project by Sagamore Bridge, to provide a Scope and Fee, please see attachment. The results of the assessment will consist of best available options to achieve the Town's goals and preliminary cost associated with those options.

The Engineering Department is asking the Planning Board to approve and recommend the expenditure to the Board of Selectmen for this assessment

**Motion:**

**To approve and proceed with the Lowell Road and Birch Street Intersection assessment project using Corridor Account #: 2070-000-701, not to exceed \$9,800.**



Phone 603-391-3950

Fax 000

www.vhb.com

Engineers | Scientists | Planners | Designers

## Client Authorization

New Contract:

Date: April 5, 2019

Amendment No.:

Project No.: 83623.18

Project Name: Hudson – Birch St at Lowell Rd Conceptual Engineering Assistance

		Cost Estimate	
		Amendment	Contract Total
To:	Mr. Elvis Dhima, P.E. Town Engineer Town of Hudson 12 School Street Hudson, NH 03051	Labor:	\$ 9,500.00
		Expenses:	\$300.00
		<b>TOTAL:</b>	<b>\$9,800.00</b>
E-mail:	edhima@hudsonnh.gov	<input type="checkbox"/> Lump Sum	<input checked="" type="checkbox"/> Time & Expenses
		<input type="checkbox"/> Lump Sum + Expenses	
		<input type="checkbox"/> Cost + Fixed Fee	<input type="checkbox"/> Labor Multiplier
Phone No:	603 886-6008	Estimated Date of Completion:	May 13, 2019

### Scope of Services

VHB will provide engineering support to the Town by developing conceptual plans and cost estimates for a proposed extension of Birch Street, adding a 4<sup>th</sup> leg to the Lowell Road intersection, and remedying certain stormwater routing problems. VHB will work with the Town Engineer to identify and evaluate solution alternatives without in depth traffic or stormwater analysis. The product will be 2D plans and an associated conceptual cost estimate for the Town's preferred alternative. VHB assumes the plans will be completed on available orthophoto base plans with GIS information incorporated. VHB will conduct a cursory field review of the site to gain an understanding of potential constraints and opportunities.

Prepared By:

Department Approval:

Please execute this Client Authorization for VHB to proceed with the above scope of services at the stated estimated costs. No services will be provided until it is signed and returned to VHB.

Subject to attached terms & conditions.

Subject to terms & conditions in our original agreement dated

### Authorization

### Client Authorization *(Please sign original and return)*

By: \_\_\_\_\_

By: \_\_\_\_\_

Print: \_\_\_\_\_

Print: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

# **Town Engineer Request to Release Traffic Improvement Impact Fees**

## **Staff Report**

April 24, 2019

Attached, hereto, please find a Request to Release Corridor Impact Fees by Elvis Dhima, Town Engineer (Email dated 04-05-19) for the Central Street and Library Street Intersection Upgrade Project., and the Central Street and Burnham Street Intersection Upgrade. In his memo, Mr. Dhima includes a quote from Electric Light Company, Inc. for such improvements, and requests the Planning Board to favorably recommend to the BOS, the release of \$32,752.00 from Impact Fee Account 2070-000-701, Corridor – Zone 1 Traffic Improvements for the Central Street and Library Street Intersection Upgrade Project, and the release of \$33,864.00 from Impact Fee Account 2070-000-086, Corridor – Route 111 Improvements for the Central Street and Burnham Street Intersection Upgrade Project, totaling \$66,616.00 for both Projects.

### **DRAFT MOTION 1:**

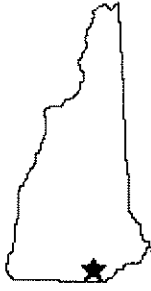
**I move to recommend to the Board of Selectman the release of \$32,752.00 from Impact Fee Account 2070-071, Corridor – Zone 1 Traffic Improvements for the Central Street and Library Street Intersection Upgrade Project in accordance with the written request for same from the Town Engineer (please see attached memo from Town Engineer, Elvis Dhima, dated 05 APR 2019).**

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

### **DRAFT MOTION 2:**

**I move to recommend to the Board of Selectman the release of \$33,864.00 from Impact Fee Account 2070-086, Corridor – Route 111 Improvements for the Central Street and Burnham Street Intersection Upgrade Project in accordance with the written request for same from the Town Engineer (please see attached memo from Town Engineer, Elvis Dhima, dated 05 APR 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 *ELO*  
 Jess Forrence, Director of Public Works *JF*

DATE: April 5, 2019

RE: Request for Approval of Funds from Corridor Accounts

The Town of Hudson currently has nine cameras (Town owned and operated) 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 master plan is to operate all 14 town owned and operated intersections on the same platform.

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

Central & Library Intersection Upgrade:	\$32,752.00
Central & Burnham Intersection Upgrade:	\$33,864.00

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 and portable devices.

In addition, the camera live feeds will be installed at Police and Fire dispatch centers at a later time.

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
7. Provide camera feed to Police and Fire Dispatch centers

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 Library Street Intersection Upgrade project using Corridor Account #: 2070-000-701, not to exceed \$32,752.**

**Second Motion:**

**To approve and proceed with the Central Street and Burnham Street Intersection Upgrade project using Corridor Account #: 2070-000-086, not to exceed the amount of \$33,864.00.**



One Morgan Way  
Cape Neddick, ME 03902

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

# QUOTATION

Quote Number: 2019011  
Quote Date: Mar 29, 2019  
Page: 1

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

Customer ID	Good Thru	Payment Terms	Sales Rep
NH-HUDJOB	4/28/19	Net 30 Days	

Qty	Item	Description	Unit Price	Amount
1.00	LS	Install new traffic controller, fiber drop and Gridsmart camera. Central / Library	32,752.00	32,752.00
		Includes:		
1.00	LS	Controller		
1.00	LS	Gridsmart w/ Data Module		
1.00	LS	Fiber Drop		
1.00	EA	Hardened Switch w/ Media Converter		
1.00	LS	Central / Burnham	33,864.00	33,864.00
		Includes:		
1.00	LS	Controller		
1.00	LS	Gridsmart w/ Data Module		
1.00	LS	Fiber Drop w/ Cabinet Components etc.		
1.00	EA	Hardened Switch w/ Media Converter Police details are not included.		

Subtotal	66,616.00
Sales Tax	
<b>TOTAL</b>	<b>66,616.00</b>

QUOTE IS GOOD FOR 30 DAYS

# **Town Engineer Request to Release Traffic Improvement Impact Fees**

## **Staff Report**

April 24, 2019

Attached, hereto, please find a Request to Release Corridor Impact Fees by Elvis Dhima, Town Engineer (Email dated 04-05-19) for the Traffic Controller Software Licenses for the following traffic lights:

- |                          |            |
|--------------------------|------------|
| 1. Pelham / Lowell       | \$4,852.00 |
| 2. Fox Hollow / Lowell   | \$4,852.00 |
| 3. Abbott Farm / Rt. 102 | \$4,852.00 |
| 4. Central / Lowell      | \$4,852.00 |
| 5. Elm / Rt. 102         | \$4,852.00 |
| 6. Central / Burnham     | \$4,852.00 |
| 7. Central / Library     | \$4,852.00 |

In his memo, Mr. Dhima includes a quote from Electric Light Company, Inc. for such licenses, and requests the Planning Board to favorably recommend to the BOS, the release of \$9,704.00 from Impact Fee Account 2070-000-091 Corridor – Route 102 Improvements for the Abbott Farm/Rt. 102 and Elm/Rt. 102 licenses, the release of \$9,704.00 from Impact Fee Account 2070-000-090 Corridor – Lowell Road Improvements for the Pelham/Lowell and Fox Hollow/Lowell licenses, the release of \$9,704.00 from Impact Fee Account 2070-000-086 Corridor - Route 111 Improvements for the Central/Lowell and Central/Burnham licenses, and the release of \$4,852.00 from Impact Fee Account 2070-000-701 Corridor – Zone 1 Traffic Improvement for the Central/Library license, totaling \$33,964.00 for all seven Projects.

### **DRAFT MOTION 1:**

**I move to recommend to the Board of Selectman the release of \$9,704.00 from Impact Fee Account 2070-091, Corridor – Route 102 Improvements for the Abbott Farm/Rt. 102 and Elm/Rt. 102 licenses in accordance with the written request for same from the Town Engineer (please see attached memo from Town Engineer, Elvis Dhima, dated 05 APR 2019).**

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



**DRAFT MOTION 2:**

**I move to recommend to the Board of Selectman the release of \$9,704.00 from Impact Fee Account 2070-090, Corridor – Lowell Road Improvements for the Pelham/Lowell and Fox Hollow/Lowell licenses in accordance with the written request for same from the Town Engineer (please see attached memo from Town Engineer, Elvis Dhima, dated 05 APR 2019).**

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

**DRAFT MOTION 3:**

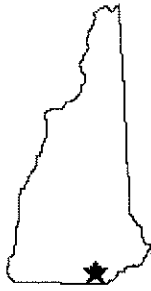
**I move to recommend to the Board of Selectman the release of \$9,704.00 from Impact Fee Account 2070-086, Corridor – Route 111 Improvements for the Central/Lowell and Central/Burnham licenses in accordance with the written request for same from the Town Engineer (please see attached memo from Town Engineer, Elvis Dhima, dated 05 APR 2019).**

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

**DRAFT MOTION 4:**

**I move to recommend to the Board of Selectman the release of \$4,852.00.00 from Impact Fee Account 2070-701, Corridor – Zone 1 Traffic Improvements for the and Central/Library license in accordance with the written request for same from the Town Engineer (please see attached memo from Town Engineer, Elvis Dhima, dated 05 APR 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 *JF*

DATE: April 5, 2019 *EZO*

RE: Request for Approval of Funds from Corridor Accounts

The Town of Hudson is projected to have 10 out of 14 town intersections on a Transparency software platform, which provides 24/7 access to our cabinet boxes, utilizing portable devices and a stationary control center at Town Hall.

These licenses provide a one-stop shop for all the adjustments and diagnoses for all our cabinet boxes. In addition, it provides the ability to receive support from the manufacturer of the equipment. We have tested the system for two months and the benefits of receiving the license on a permanent basis is recommended.

This will require a onetime expenditure per intersection. The Library Common licenses are already purchased under a different contract.

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

- |                         |            |
|-------------------------|------------|
| 1. Pelham / Lowell      | \$4,852.00 |
| 2. Fox Hollow / Lowell  | \$4,852.00 |
| 3. Abbot Farm / Rt. 102 | \$4,852.00 |
| 4. Central / Lowell     | \$4,852.00 |
| 5. Elm / Rt. 102        | \$4,852.00 |
| 6. Central / Burnham    | \$4,852.00 |
| 7. Central / Library    | \$4,852.00 |

The proposed work will consist of permanent installation of the Transparency license.

Currently, the system is used by the Department of Public Works, the Engineering Department, McCains support, and our traffic consultant/contractor.

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. Provides alarms and keeps track of issues at each intersection
3. Reduction in consulting fees by eliminating trip time
4. Ability to observe all intersections under one platform/map
5. The best option available for hands on training for our current and future traffic technicians

In conclusion, the Town of Hudson will be the only municipality in NH that will have the entire traffic infrastructure on a one-stop shop and have it accessible from fixed and remote devices.

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 purchase of two licenses using Corridor Account#: 2070-000-091, not to exceed \$9,704.**

**Second Motion:**

**To approve and proceed with the purchase of two licenses using Corridor Account#: 2070-000-090, not to exceed \$9,704.**

**Third Motion:**

**To approve and proceed with the purchase of two licenses using Corridor Account#: 2070-000-086, not to exceed \$9,704.**

**Fourth Motion:**

**To approve and proceed with the purchase of one license using Corridor Account#: 2070-000-701, not to exceed \$4,852.**



One Morgan Way  
Cape Neddick, ME 03902

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

# QUOTATION

Quote Number: 2019014  
Quote Date: Mar 28, 2019  
Page: 1

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

Customer ID	Good Thru	Payment Terms	Sales Rep
NH-HUDJOB	4/27/19	Net 30 Days	

Qty	Item	Description	Unit Price	Amount
7.00	EA	Traffic Controller Software Licensees, Transparity Includes Instillation and Setup 1. Pelham / Lowell 2. Elm / Rt 102 3. Abbot Farm / Rt 102 4. Central / Lowell 5. Fox Hollow / Lowell 6. Central / Burnham 7. Central / Library	4,852.00	33,964.00

Subtotal	33,964.00
Sales Tax	
<b>TOTAL</b>	<b>33,964.00</b>

QUOTE IS GOOD FOR 30 DAYS

# 161 LOWELL ROAD - HUDSON CROSSING CONCEPTUAL SUBDIVISION & SITE PLAN DESIGN REVIEW PHASE

## STAFF REPORT

April 18, 2019

**SITE:** 161 Lowell Road – Map 209 Lot 1

**ZONING:** Business/General/Industrial

**PURPOSE OF PLANS:** To review the design of conceptual plans proposing to subdivide an existing vacant lot (88.9 acres) into two lots boundary (79.2 acres, 9.7 acres) along the Business-General Zone, and to develop multifamily apartments on the newly create 9.7 acre lot in the Business Zone.

### PLANS UNDER REVIEW:

*CSB# 01-19:* Conceptual Subdivision Plan Application, prepared by The Dubai Group, Inc., 84 Range Rd., Windham, NH 03087, for Dakota Partners, Inc., 1264 Main St., Waltham, MA 02451, dated April 2, 2019, and consisting of 2 sheets.

*CSP# 02-19:* Conceptual Site Plan Application, prepared by The Dubai Group, Inc., 84 Range Rd., Windham, NH 03087, for Dakota Partners, Inc., 1264 Main St., Waltham, MA 02451, dated April 2, 2019, and consisting of 2 sheets.

### ATTACHMENTS:

- A. Conceptual Subdivision Application & Plans – CSB# 01-19
- B. Conceptual Site Plan Application & Plans – CSP# 02-19
- C. Configuration Plan (a revision of initial concept)
- D. Building plans and renderings
- E. Aerial Map with subdivision history

### APPLICATION TRACKING

- April 2, 2019 – Conceptual applications received.
- April 17, 2019 – Revisions received.
- April 24, 2019 – Planning Board review scheduled.

### A BRIEF HISTORY OF THE SUBJECT PARCEL

Please refer to *Attachment E* for this narrative. From the 1950's to the 1970's this parcel was a portion of the St. Anthony's Friary site. In 1996, Digital Equipment Corporation subdivided the Friary site into 3 parcels: areas presently known as Comcast, Friars Drive and the subject parcel which is still referred to as "The Friary." Subsequently, subdivision plans for Presstek Park in 1997 established the beginning of Friars Drive (as it exists today) and 5 industrial parcels. Since

then, the subject parcel has remained in its present condition at 88.86 acres, with Friars Drive leading up to its parcel boundary.

The Presstek Park subdivision plans in 1997 contemplated extending Friars Drive to Lowell Road at some point in the future, thus there is a “temporary turnaround” at 22 Friars Drive (aka Thermo Fisher Scientific). This temporary turnaround exists as an easement conveyed to the Town, and as part of the Development Agreement, for use until the acceptance by the Town of an extension of Friars Drive to (a) Lowell Road, (b) to another Town road, or (c) another turnaround is built.

You may notice an old driveway into the property on Lowell Road today; research suggests this is an original driveway to St. Anthony’s Friary. Furthermore, it represents the linear extension of Friars Drive.

**CONCEPT DESCRIPTION:**

Refer to the Configuration Plan (*Attachment C*) for the most recent iteration of the plan. The concept proposes subdividing along the Business Zone/General Zone boundary that bisects the parcel, and developing multi-family residential on the Business-zoned piece. The subdivision also proposes an extension of Friars Drive up to the Business Zone boundary, creating frontage for the remainder of the parent lot on Friars Drive.

Ultimately, the applicant is seeking to build 81 multi-family residential units comprising two residential buildings and a club house. The initial submittal indicated 71 units, but after revisions to the concept the plans indicate a yield of 81 units. Execution of the applicant’s proposal requires both a subdivision plan and a site plan.

The concept is a phased approach. In relation to the site plan, the multi-family buildings would be built in two phases: first, the 47-unit building on the northern (or right-hand) side of the lot; second, the 34-unit building and the club house. In relation to the subdivision, the Configuration Plan (*Attachment C*) shows a near-term street layout while reserving a long-term option to respond to development of the parent lot that may occur in the future. This is discussed further below.

**STAFF COMMENTS:**

**Lowell Road Access and the Phasing of Friars Drive:**

The initial submittal proposed a full access curb-cut on Lowell Road and no connection to Friars Drive (*Attachment B*). This scenario produced concerns from Fire, Engineering and Planning:

- **Fire** – In planned building groups, fire protection standards call for a minimum of two “distinctly separate routes, each located as remotely from the other as possible.” (NFPA Standard for Fire Protection in Planned Building Groups, 2003). Fire requested a second access point.
- **Engineering** – Traffic safety along Lowell Road is a priority of the Engineering Department. As such, a full access curb-cut (all turns in/out allowed) is worrisome,

particularly for a use whose traffic pattern would coincide with peak traffic hours. Engineering requested a right-in/right-out curb-cut on Lowell Road (no left turns).

- **Planning** – Considering the scarcity of vacant parcels of this size and economic potential, the initial submittal drew concern that the parcel would be developed piecemeal, without anticipation of, or coordination with, the potential future development of the remaining parent lot. Further, previous subdivisions of the original parent lot *did* contemplate Friars Drive serving this subject lot. Planning requested the subdivision plan consider previous planning efforts, as well as plan for future development of the parent lot.

The applicant responded with a revised plan, Configuration Plan (*Attachment C*), which addresses the primary concerns of Fire, Engineering and Planning. The revised plan shows a right-in/right-out curb-cut on Lowell Road, the extension of Friars Drive into the parent lot, and a driveway/private drive connecting the multifamily development to Friars Drive. This provides the second point of access for Fire, directs left-turning traffic to the controlled intersection of Executive Drive and Lowell Road for Engineering, and is a better long-term strategy for Planning. The combination of curbed right turns and light-controlled left turns also fits well within commuting patterns.

The revised plan also establishes long-term flexibility in the road network in order to adapt to future development conditions. The plan proposes a private drive extending from the end of Friars Drive (at the new lot boundary) with the possibility of extending Friars Drive out to Lowell Road. The extension of Friars Drive to Lowell Road would be driven by traffic generated by future development of the parent lot. In the event this happens, the right-in/right-out curb-cut would likely be replaced with a traffic light. For reference, a traffic light was recently installed at the intersection of Lowell Road and Pelham Road after the level of service at the intersection reached ~2,000 vehicles per day and was incurring 5-7 traffic accidents per year.

Planning for future potential conditions today (*Attachment C*) should result in a better street & utility network, better traffic conditions, better safety response, and better economic value of the parent lot than the “no-connection” alternative (*Attachments A&B*).

### **Regulatory Compliance:**

During Conceptual Review, the Town does not have the plans reviewed by our peer review consultant, Fuss & O’Neill. The following are preliminary items that are anticipated to be discussed should this move forward to Site Plan Application:

- **Parking Space Dimensions** – The applicant is proposing 9’x18’ spaces where the regulations call for 10’x20’.
- **Density Calculation** – The applicant has calculated a yield of 81 units. Per the Table of Minimum Dimensional Requirements of the Zoning Ordinance, “Multifamily developments with both Town water and sewer shall require 53,560 square feet of buildable lot area for the building of three attached dwelling units of a multifamily complex, with each additional dwelling unit requiring a minimum of 5,000 square feet of additional buildable lot area.” The density calculation will be reviewed for accuracy

should the applicant move beyond the conceptual stage. [It is staff's presumption that the logic behind 53,560 square feet for the first three units is: 1 acre (43,560 sf) for the first unit + 5,000 sf for each of other two units.]

- The applicant is pursuing a Wetlands Special Exception with the ZBA in order to build the extension of Friars Drive.

**Site Visit**

Staff highly recommends the Planning Board conduct a site walk of the subject parcel. This can occur within the context of the Design Review Phase, or, a formal Subdivision & Site Plan Application should the Board choose to end the Design Review Phase at the April 24<sup>th</sup> meeting.

**DRAFT MOTIONS:**

The Planning Board must formally end the Design Review Phase when it is determined to be concluded. Upon ending the Design Review Phase, RSA 676:12 grants projects a one-year exemption from regulatory changes. The one-year "clock" does not begin until the Board has concluded the Design Review Phase.

I move to continue the Design Review Phase to date certain, \_\_\_\_\_.

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

I move to end the Design Review Phase for 161 Lowell Road, pursuant to RSA 676:4, I(d) and RSA 676:12, VI.

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



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

Date of Application: 4/2/2019 Tax Map # 209 Lot # 1

Name of Project: HUDSON CROSSING

Zoning District: \_\_\_\_\_ General CSB# \_\_\_\_\_  
(For Town Use) (For Town Use)

ZBA Action: \_\_\_\_\_

PROPERTY OWNER:

DEVELOPER:

Name: 5 WAY REALTY TRUST DAKOTA PARTNERS, INC. (AUTHORIZED AGENT)  
PETER HORNE, TRUSTEE

Address: PO BOX 1435 1264 MAIN ST.

Address: NORTH HAMPTON, NH 03862 WALTHAM, MA 02451

Telephone # (USE AUTHORIZED AGENT) -> 781-889-4002

Fax # (USE EMAIL) (USE EMAIL)

Email: (USE AUTHORIZED AGENT) -> MPILOTTE@DAKOTA PARTNERS.NET

PROJECT ENGINEER

SURVEYOR

Name: KARL DUBAY, P.E. TIM SUTHERLAND, U.S.

Address: THE DUBAY GROUP, INC.

Address: 84 RANGE RD, WINDHAM, NH 03087

Telephone # 603-458-6462

Fax # (USE EMAIL)

Email: KARL@THE DUBAY GROUP.COM

PURPOSE OF PLAN:

SUBDIVIDE EXISTING VACANT LOT INTO TWO.

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

CONCEPTUAL SUBDIVISION PLAN DATA SHEET

PLAN NAME: HUDSON CROSSING

PLAN TYPE: CONCEPTUAL SUBDIVISION PLAN

LEGAL DESCRIPTION: MAP 209 LOT 1

DATE: (4/2/2019)

Location by Street 161 LOWELL RD

Zoning: BUSINESS

Proposed Land Use: REAR: VACANT, FRONT: APARTMENTS

Existing Use: VACANT

Surrounding Land Use(s): MIXED

Number of Lots Occupied: N/A

Existing Area Covered by Building: N/A

Existing Buildings to be Removed: N/A

Proposed Area Covered by Building: (SEE CONCEPTUAL SITE PLAN APP)

Open Space Proposed: N/A

Open Space Required: N/A

Total Area: S.F.: \_\_\_\_\_ Acres: 89 ±

Area in Wetland: \_\_\_\_\_ Area Steep Slopes: \_\_\_\_\_

Required Lot Size: (SEE CONCEPT SITE/SUBDIV PLAN CALCS) - COMPLIES

Existing Frontage: 758 FT ±

Required Frontage: 150 LF PER LOT X 2 LOTS (COMPLIES)

Building Setbacks:	Required*	Proposed
Front:	<u>50'</u>	<u>(SEE PLANS - COMPLIES)</u>
Side:	<u>15'</u>	<u>"</u>
Rear:	<u>15'</u>	<u>"</u>

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

Flood Zone Reference: (N/A FOR FRONT PORTION FEMA 33011C0656D)

Width of Driveways: (SEE CONCEPT SITE APP)

Number of Curb Cuts: ONE EXISTING TO BE RECONSTRUCTED

Proposed Parking Spaces: (SEE CONCEPT SITE APP)

Required Parking Spaces: "

Basis of Required Parking (Use): "

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

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

-----  
**(FOR TOWN USE)**

Data Sheet Checked By: \_\_\_\_\_ Date: \_\_\_\_\_

**APPLICATION FOR CONCEPTUAL SUBDIVISION PLAN REVIEW  
TOWN OF HUDSON, NEW HAMPSHIRE**

**SCHEDULE OF FEES**

**A. Review Fees**

1. Conceptual Review Only  
\$100.00 \$ 100

**B. Postage**

55 Property owners within 200 feet  
@.49 (First class) \$ 27  
**(INCL ADD'L NOTIFIED PARTIES)**

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

**TOTAL** \$ 167

		<b><u>For Town Use</u></b>	
AMOUNT DUE	\$ _____	DATE RECEIVED	_____
AMOUNT RECEIVED	\$ _____	RECEIPT NO.	_____
		RECEIVED BY:	_____



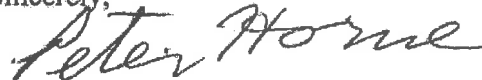
March 21, 2019

**RE: 161 Lowell Road, Hudson, NH/Dakota Partners, LLC**

To Whom It May Concern:

I, Peter Horne, am Trustee of the 5 Way Realty Trust which is owner of the above-referenced property. Please accept this letter as written authorization for Dakota Partners, LLC and any of their representatives, including Mark Pilotte and/or Roberto Arista, to sign applications and other documents and otherwise proceed with land use permitting for a multifamily rental project at 161 Lowell Road, Hudson, NH. I will be unavailable for the month of April and wish to authorize Dakota Partners, LLC to sign all applications and proceed as necessary.

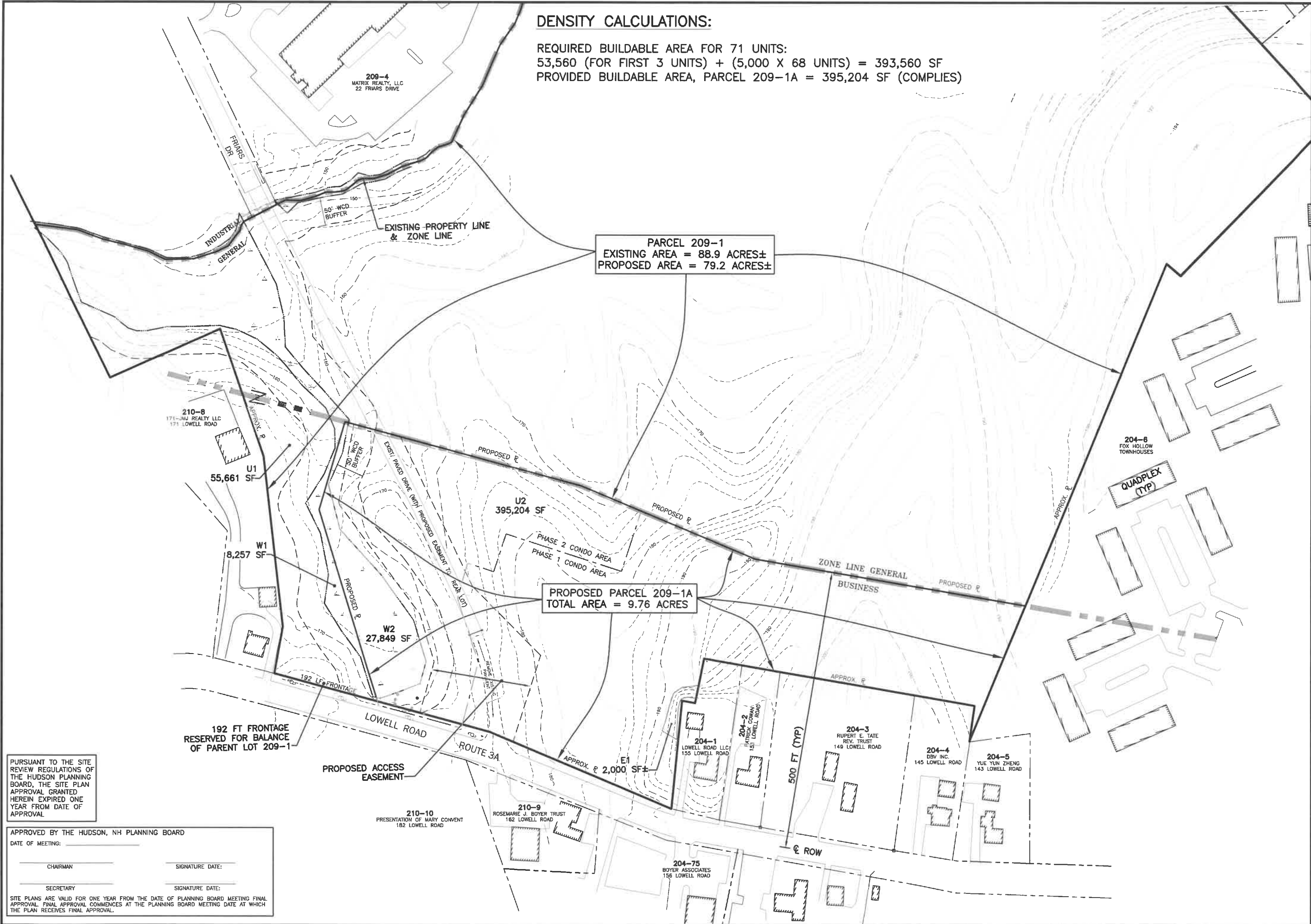
Sincerely,

A handwritten signature in cursive script that reads "Peter Horne".

Peter Horne

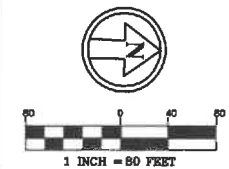
**DENSITY CALCULATIONS:**

REQUIRED BUILDABLE AREA FOR 71 UNITS:  
 53,560 (FOR FIRST 3 UNITS) + (5,000 X 68 UNITS) = 393,560 SF  
 PROVIDED BUILDABLE AREA, PARCEL 209-1A = 395,204 SF (COMPLIES)




**The Dubai Group, Inc.**  
 84 Range Road  
 Windham, NH 03087  
 603-458-6462

Engineers  
 Planners  
 Surveyors  
 TheDubayGroup.com



1 INCH = 80 FEET

REVISIONS:			
REV:	DATE:	COMMENT:	BY:

REVISIONS:			
REV:	DATE:	COMMENT:	BY:

DRAWN BY: WA  
 CHECKED BY: KRD  
 DATE: APRIL 2, 2019  
 SCALE: 1"=80'  
 FILE: 357-AREA DENSITY  
 DEED REF: -

PROJECT:  
**MAP 209 LOT 1**  
 161 LOWELL ROAD  
 HUDSON, NH

FOR  
**DAKOTA PARTNERS, INC.**  
 1264 MAIN STREET  
 WALTHAM, MA 02451

SHEET TITLE:  
**CONCEPTUAL SUBDIVISION PLAN**

N:\PROJECTS\357-Dakota Lowell Rd Hudson\DWG\CURRENT\357-AREA DENSITY.dwg

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL

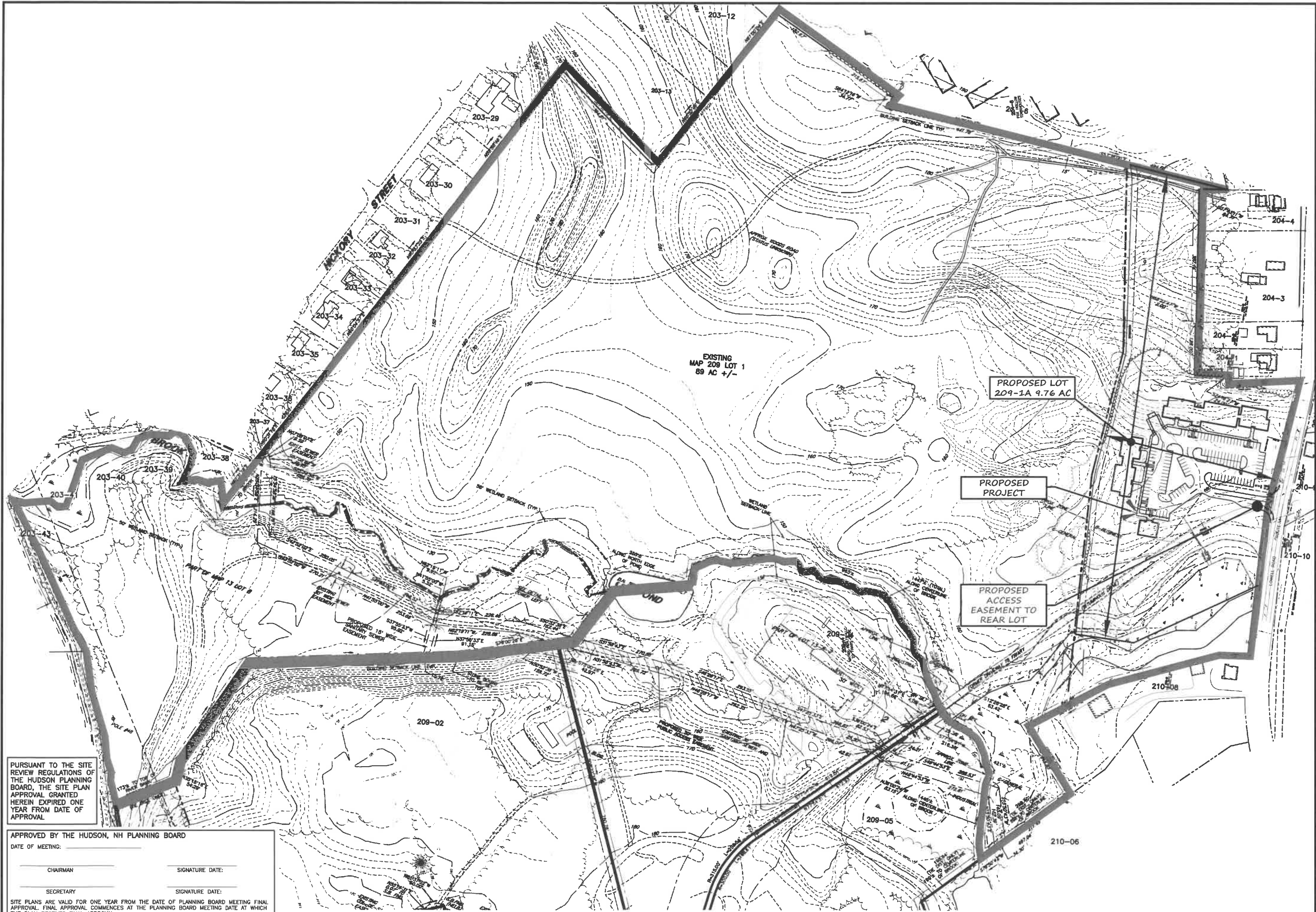
APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: \_\_\_\_\_

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

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

SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.



**The Dubai Group, Inc.**

84 Range Road  
Windham, NH 03087  
603-458-6462

Engineers

Planners

Surveyors

TheDubayGroup.com



REVISIONS:		
REV.	DATE:	COMMENT:

DRAWN BY: SJK  
CHECKED BY: KRJ  
DATE: APRIL 2, 2019  
SCALE: 1" = 120'  
FILE: 357- OVERVIEW SAVE AS  
DEED REF: -

PROJECT:  
**MAP 209 LOT 1**  
161 LOWELL ROAD  
HUDSON, NH

FOR  
**DAKOTA PARTNERS, INC.**  
1264 MAIN STREET  
WALTHAM, MA 02451

SHEET TITLE:  
**CONCEPTUAL TRACT OVERVIEW PLAN**

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRED ONE YEAR FROM DATE OF APPROVAL.

APPROVED BY THE HUDSON, NH PLANNING BOARD  
DATE OF MEETING: \_\_\_\_\_  
CHAIRMAN: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_  
SECRETARY: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_  
SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

N:\PROJECTS\357-Dakota Partners\161 Lowell Rd Hudson\DWG\CURRENT\357- OVERVIEW SAVE AS.dwg



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

Date of Application: 9/2/2019 Tax Map # 209 Lot # 1 (portion)

Name of Project: HUDSON CROSSING

Zoning District: BUSINESS General CSP# \_\_\_\_\_  
(For Town Use)

ZBA Action: \_\_\_\_\_

PROPERTY OWNER:

DEVELOPER:

Name: 5 WAY REALTY TRUST  
PETER HORNE, TRUSTEE

DAKOTA PARTNERS, INC. (AUTHORIZED AGENT)

Address: PO BOX 1435

1264 MAIN ST.

Address: NORTH HAMPTON, NH 03862

WALTHAM, MA 02451

Telephone # (USE AUTHORIZED AGENT) → 781-889-4002

Fax # (USE EMAIL) (USE EMAIL)

Email: (USE AUTHORIZED AGENT) → MPILLOTTE@DAKOTA PARTNERS.NET

PROJECT ENGINEER

SURVEYOR

Name: KARL DUBAY, PE TIM SUTHERLAND, ULS

Address: THE DUBAY GROUP, INC.

Address: 84 RANGE RD, WINDHAM, NH 03087

Telephone # 603-458-6462

Fax # (USE EMAIL)

Email: KARL@THE DUBAY GROUP.COM

PURPOSE OF PLAN:

DEVELOP VACANT LOT INTO MULTIFAMILY APARTMENTS :

PHASE 1 = 47 UNIT BLDG

PHASE 2 = 24 UNIT BLDG + CLUB HOUSE

CONCEPTUAL SITE PLAN DATA SHEET

PLAN NAME: HUDSON CROSSING

PLAN TYPE: CONCEPTUAL SITE PLAN

LEGAL DESCRIPTION: MAP 209 LOT 1 (PORTION)

DATE: 4/2/2019

Location by Street 161 LOWELL RD

Zoning: BUSINESS

Proposed Land Use: APARTMENT COMPLEX

Existing Use: N/A

Surrounding Land Use(s): MIXED

Number of Lots Occupied: 1

Existing Area Covered by Building: N/A

Existing Buildings to be removed: N/A

Proposed Area Covered by Building: (SEE PLAN)

Open Space Proposed: (SEE PLAN FOR LAYOUT & BUFFERS)

Open Space Required: (TO BE DETERMINED)

Total Area: S.F.: 425,053 Acres: 9.76 ±

Area in Wetland: 27,849 Area Steep Slopes: 2,000

Required Lot Size: 53,560 + (5K x 68) = 393,560 BUILDABLE @ 71 UNITS  
(395,204 BUILDABLE PROVIDED)

Existing Frontage: NEW LOT = 563 LF ±

Required Frontage: 150 LF (MIN)

Building Setbacks:	Required*	Proposed
Front:	<u>50</u>	<u>&gt; 90 (SEE PLANS, TYP)</u>
Side:	<u>15</u>	<u>&gt; 15</u>
Rear:	<u>15</u>	<u>&gt; 15</u>

CONCEPTUAL SITE PLAN DATA SHEET  
(Continued)

Flood Zone Reference: N/A FEMA 33011C0656D 9/25/2009

Width of Driveways: 24 FT (MIN)

Number of Curb Cuts: REPLACE ONE EXISTING, INCLUDES ACCESS EXISTMENT

Proposed Parking Spaces: 1.5 PER UNIT @ 71 = 107 (WAIVER REQ'D)

Required Parking Spaces: 2.0 PER UNIT @ 71 = 142

Basis of Required Parking (Use): (APARTMENT UNIT)

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

For Office Use

Data Sheet Checked By: \_\_\_\_\_ Date: \_\_\_\_\_

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

SCHEDULE OF FEES

A. Review Fees

1. Conceptual Review Only  
\$100.00

\$ 100

B. Postage

\_\_\_\_\_ Property owners within 200 feet  
@.49 (First class)

N/A - NOTIFIED  
\$ VIA CONCURRENT  
SUBDIV CONCEPT APP

C. Advertising (PUBLIC NOTICE) for all site plans

\$ \_\_\_\_\_ 40.00

**TOTAL**

\$ 140

For Office Use

AMOUNT DUE \$ \_\_\_\_\_ DATE RECEIVED \_\_\_\_\_

AMOUNT RECEIVED \$ \_\_\_\_\_ RECEIPT NO. \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

(SEE ATTACHED LIST & LABELS)

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.

ADJACENT PROPERTY OWNERS

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	_____
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	_____
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MAP	_____	LOT	_____	NAME	_____	ADDRESS	_____
MAP	_____	LOT	_____	NAME	_____	ADDRESS	_____
MAP	_____	LOT	_____	NAME	_____	ADDRESS	_____

PROPERTY OWNERS WITHIN 200 FEET

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	_____

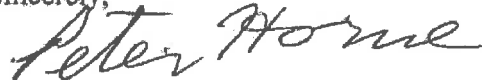
March 21, 2019

**RE: 161 Lowell Road, Hudson, NH/Dakota Partners, LLC**

To Whom It May Concern:

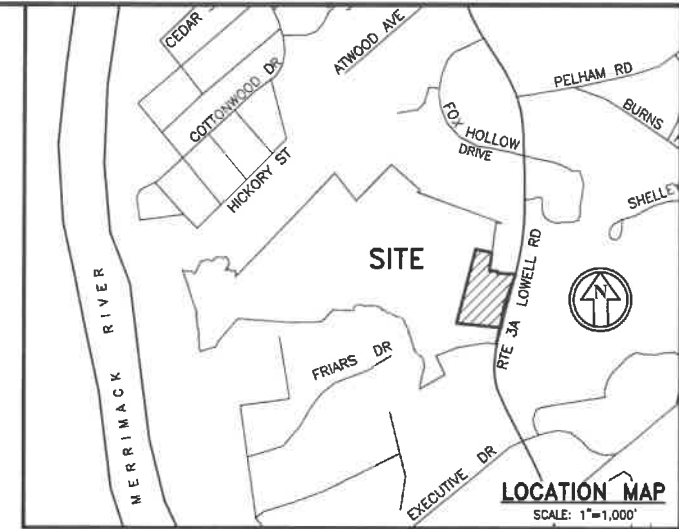
I, Peter Horne, am Trustee of the 5 Way Realty Trust which is owner of the above-referenced property. Please accept this letter as written authorization for Dakota Partners, LLC and any of their representatives, including Mark Pilotte and/or Roberto Arista, to sign applications and other documents and otherwise proceed with land use permitting for a multifamily rental project at 161 Lowell Road, Hudson, NH. I will be unavailable for the month of April and wish to authorize Dakota Partners, LLC to sign all applications and proceed as necessary.

Sincerely,

A handwritten signature in cursive script that reads "Peter Horne". The signature is written in black ink and is positioned above the printed name.

Peter Horne

# HUDSON CROSSING SITE PLAN



**The Dubai Group, Inc.**

84 Range Road  
Windham, NH 03087  
603-458-6462

Engineers

Planners

Surveyors

TheDubayGroup.com



REVISIONS:

REV#	DATE	COMMENT	BY

DRAWN BY: WA  
 CHECKED BY: KRD  
 DATE: APRIL 2, 2019  
 SCALE: NONE  
 FILE: 357-cover2  
 DEED REF: -

PROJECT:

**MAP 209 LOT 1**  
 161 LOWELL ROAD  
 HUDSON, NH

FOR

**DAKOTA  
 PARTNERS, INC.**  
 1264 MAIN STREET  
 WALTHAM, MA 02451

SHEET TITLE:

**SITE RENDERING**

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: \_\_\_\_\_

CHAIRMAN

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

SECRETARY

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

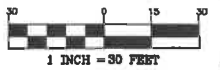
SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

N:\PROJECTS\357-Dakota Lowell Rd Hudson\DWG\CURRENT\357-cover2.dwg



**The Dubai Group, Inc.**  
 84 Range Road  
 Windham, NH 03087  
 603-458-6462

Engineers  
 Planners  
 Surveyors  
 TheDubayGroup.com



REVISIONS:

REV#	DATE	COMMENT	BY

DRAWN BY: WA  
 CHECKED BY: KR  
 DATE: APRIL 2, 2019  
 SCALE: 1"=30'  
 FILE: 357-siteplan  
 DEED REF: -

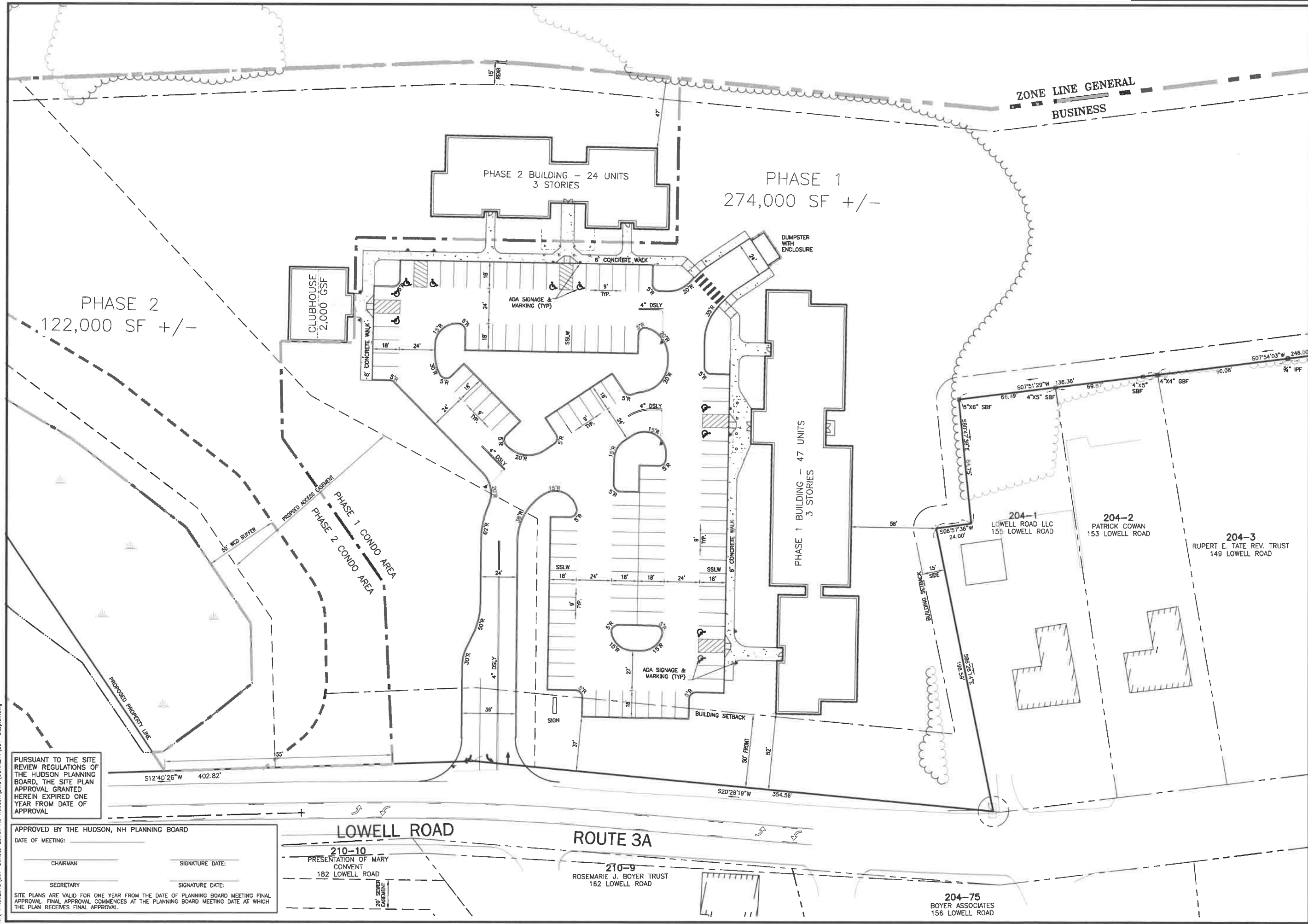
PROJECT:

**MAP 209 LOT 1**  
 161 LOWELL ROAD  
 HUDSON, NH

FOR  
**DAKOTA PARTNERS, INC.**  
 1264 MAIN STREET  
 WALTHAM, MA 02451

SHEET TITLE:

**CONCEPTUAL SITE LAYOUT PLAN**



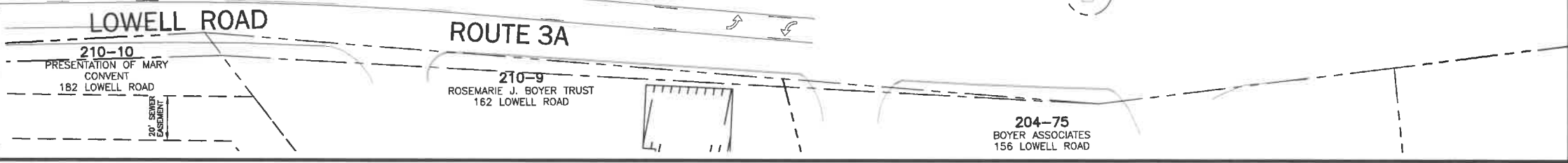
N:\PROJECTS\357-Dakota Lowell Rd Hudson\DWG\CURRENT\357-siteplan.dwg

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

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

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

SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.





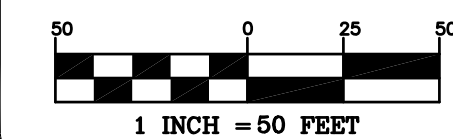
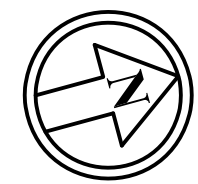


The Dubay Group, Inc.

84 Range Road  
Windham, NH 03087  
603-458-6462

Engineers  
Planners  
Surveyors

TheDubayGroup.com



PHASE 1 REQUIRED BUILDABLE AREA =  
 $53,560 + (5,000 \times (47-3)) = 273,560$  SF  
275 KSF PROVIDED

PHASE 2 REQUIRED BUILDABLE AREA =  
 $5,000 \times 34 = 175$  KSF (PROVIDED)

**LOT 209-1**  
EXISTING AREA = 89 AC±  
PROPOSED AREA = 77.8 AC±

WIDEN EXISTING FRIARS DRIVE PAVEMENT TO 24 FT., CLEAN VEGETATION FROM SHOULDERS (EXTEND FROM EXISTING STUB AT FRIARS DRIVE TO LOWELL ROAD)

PROPOSED 50 FT. RIGHT OF WAY DEDICATION TO TOWN OF HUDSON (EXTEND FROM EXISTING ROW STUB AT FRIARS DRIVE TO ZONE LINE)

PROPOSED FUTURE POSSIBLE 50 FT. RIGHT OF WAY DEDICATION TO TOWN OF HUDSON

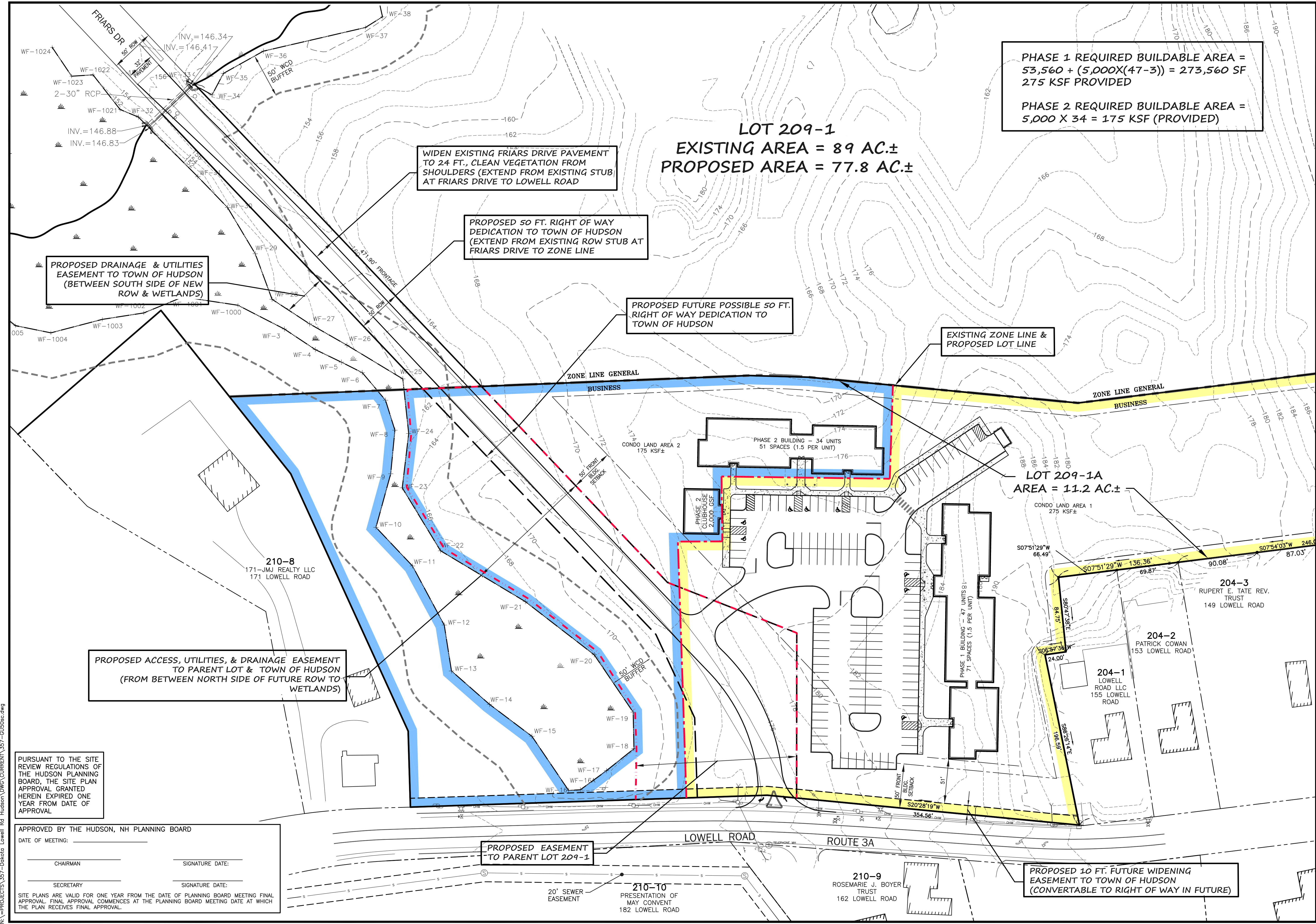
EXISTING ZONE LINE & PROPOSED LOT LINE

PROPOSED DRAINAGE & UTILITIES EASEMENT TO TOWN OF HUDSON (BETWEEN SOUTH SIDE OF NEW ROW & WETLANDS)

PROPOSED ACCESS, UTILITIES, & DRAINAGE EASEMENT TO PARENT LOT & TOWN OF HUDSON (FROM BETWEEN NORTH SIDE OF FUTURE ROW TO WETLANDS)

PROPOSED EASEMENT TO PARENT LOT 209-1

PROPOSED 10 FT. FUTURE WIDENING EASEMENT TO TOWN OF HUDSON (CONVERTABLE TO RIGHT OF WAY IN FUTURE)



REVISIONS:			
REV.	DATE:	COMMENT:	BY:

DRAWN BY: WA  
CHECKED BY: KRD  
DATE: APRIL 16, 2019  
SCALE: 1"=50'  
FILE: 357-GU50sc  
DEED REF: -

PROJECT:  
**MAP 209 LOT 1**  
161 LOWELL ROAD  
HUDSON, NH

FOR

**DAKOTA PARTNERS, INC.**  
1264 MAIN STREET  
WALTHAM, MA 02451

SHEET TITLE:  
**CONFIGURATION PLAN**

PROJECT #357 SHEET 7 of 18

N:\PROJECTS\357-Dakota Lowell Rd Hudson\DWG\CURRENT\357-GU50sc.dwg

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRED ONE YEAR FROM DATE OF APPROVAL

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: \_\_\_\_\_

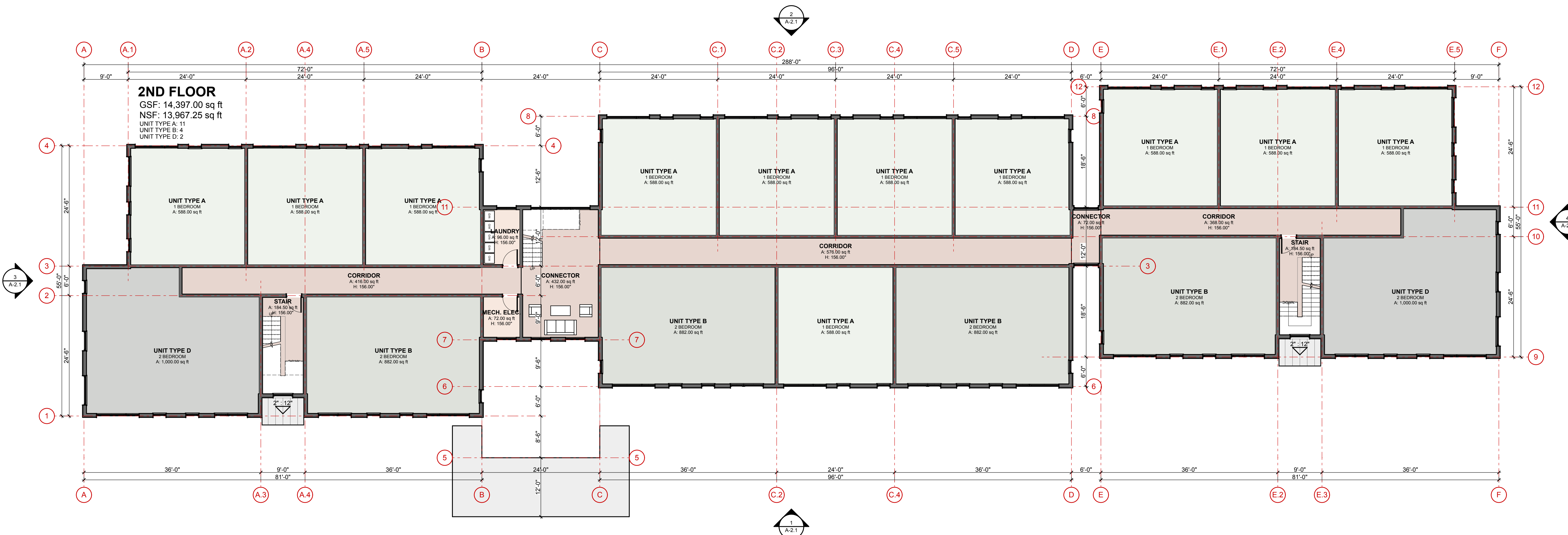
CHAIRMAN \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_

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

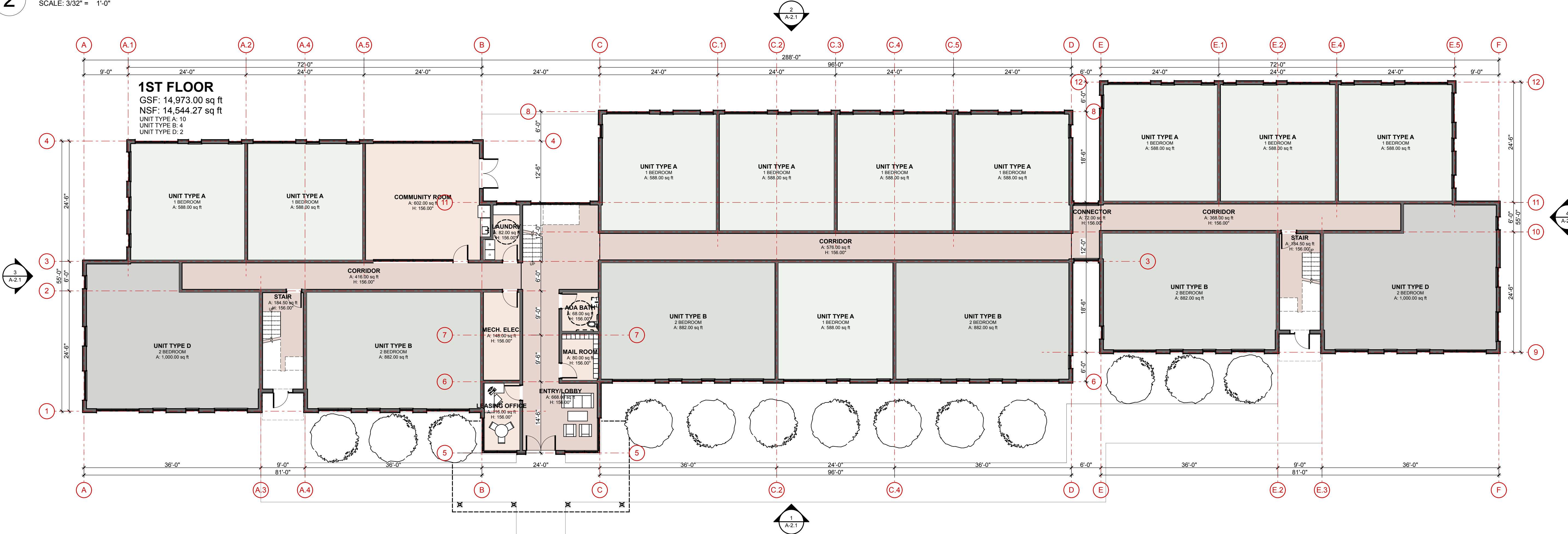
SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

PROJECT  
**Dakota Partners Hudson Crossing**

161 Lowell Road  
 Hudson, NH 03051



**2** 2ND FLOOR  
 SCALE: 3/32" = 1'-0"

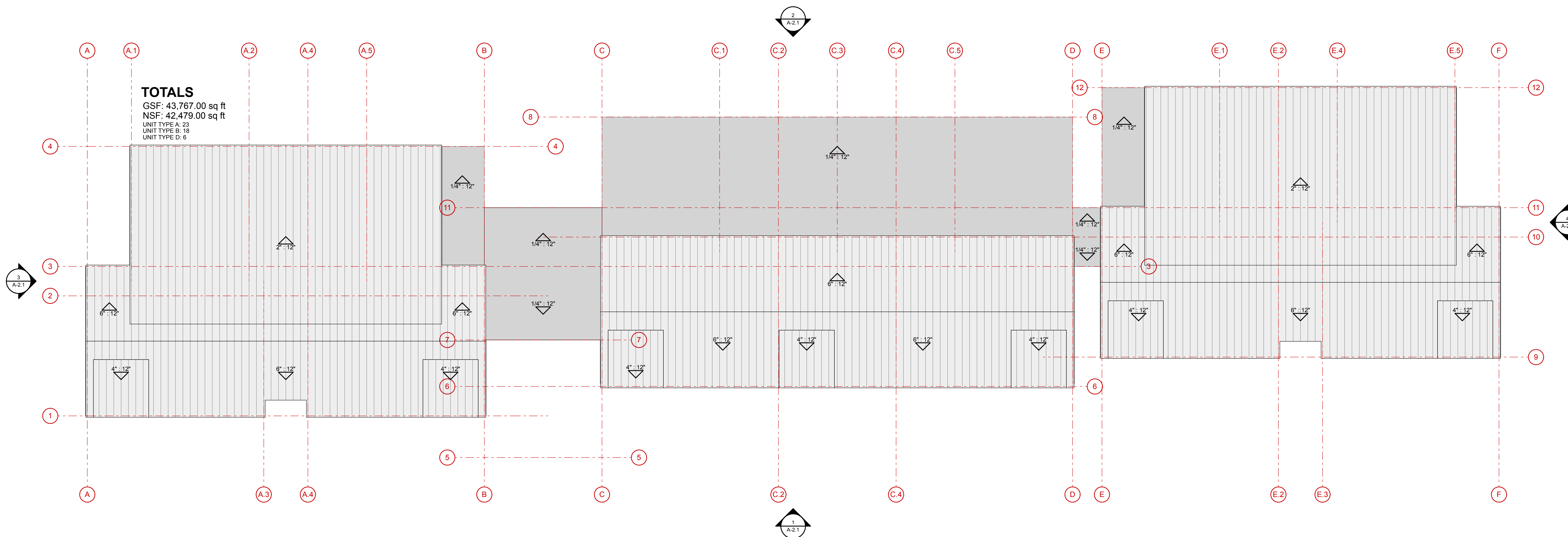


**1** 1ST FLOOR  
 SCALE: 3/32" = 1'-0"

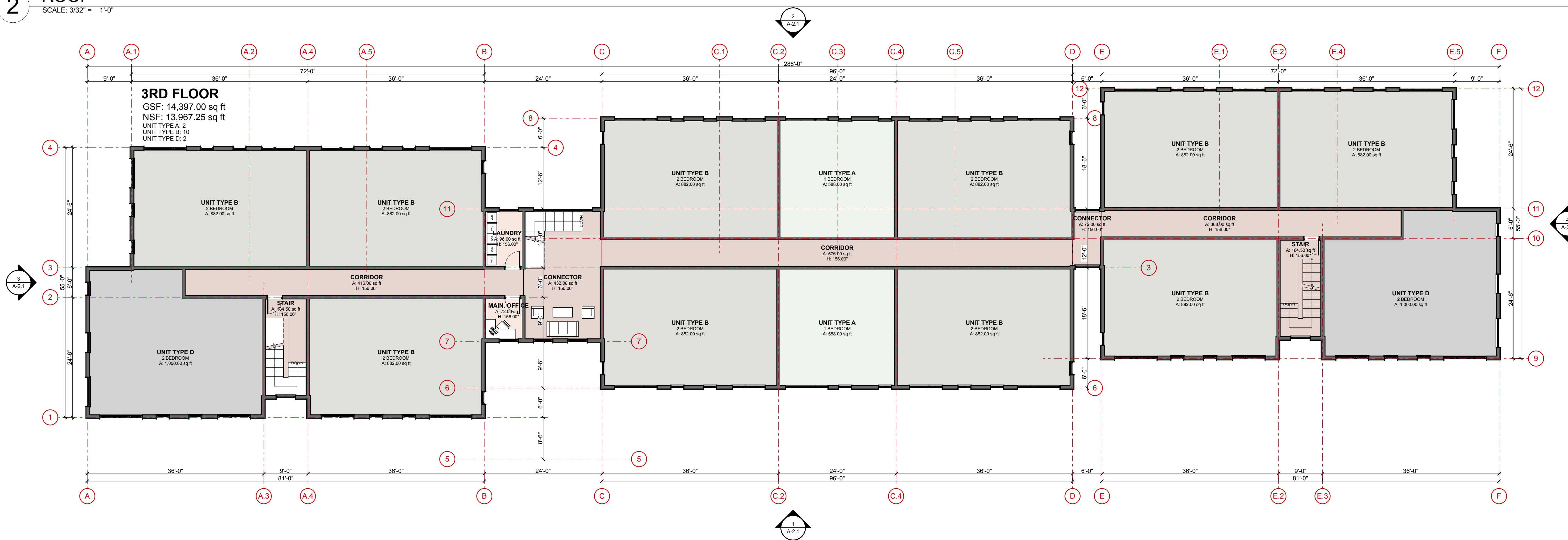
DATE	CHANGED BY	DESCRIPTION

**NOT FOR CONSTRUCTION**

PROJECT	DK_HUD
DATE	04/15/2019
REVISED 1	
REVISED 2	
DRAWN BY	JT, KF, BB
PHASE	Schematic Design



**2 ROOF**  
SCALE: 3/32" = 1'-0"



**1 3RD FLOOR**  
SCALE: 3/32" = 1'-0"

DATE	CHG	CHANGE NAME	DESCRIPTION

**NOT FOR CONSTRUCTION**

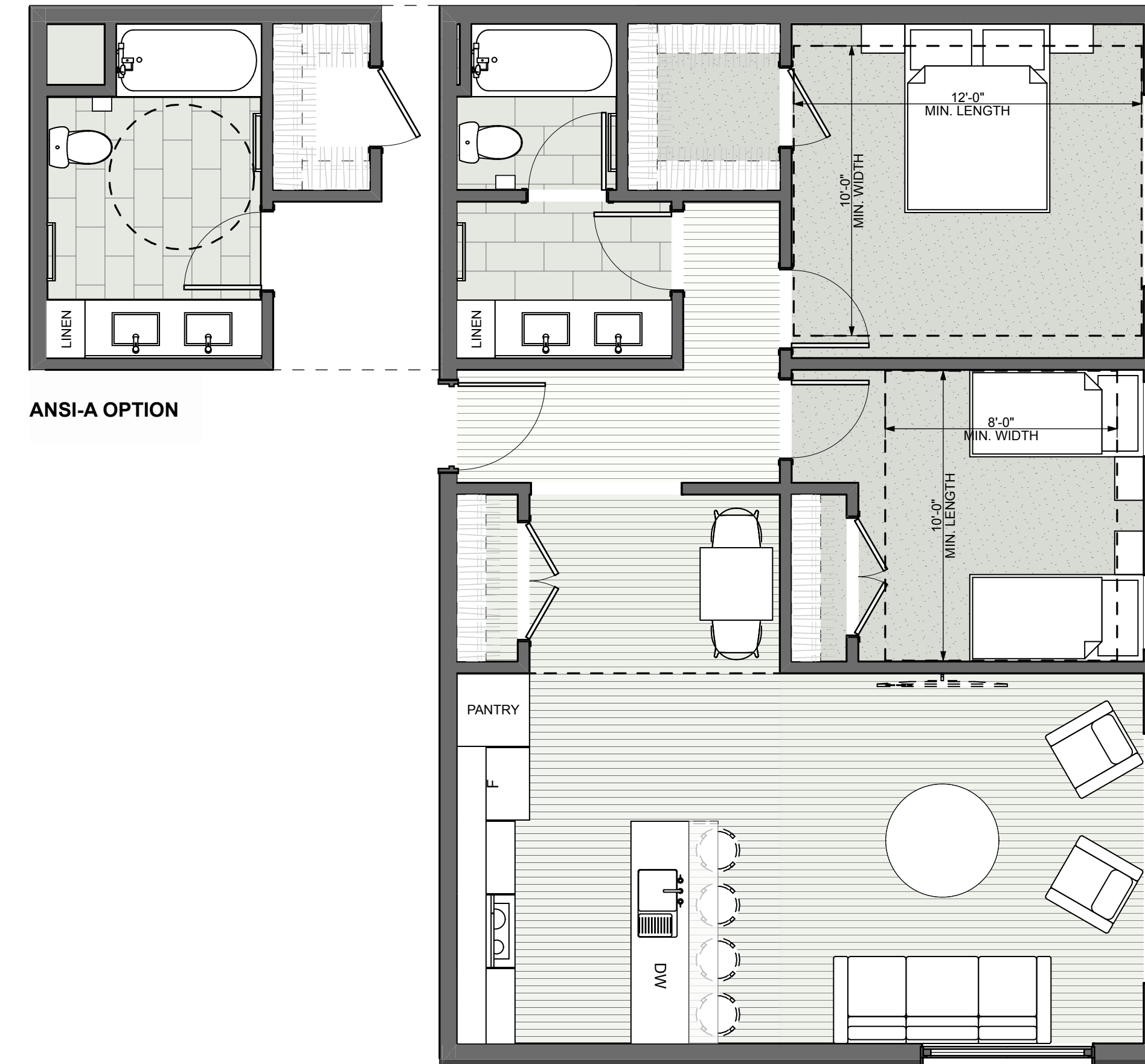
PROJECT	DK_HUD
DATE	04/15/2019
REVISED 1	
REVISED 2	
DRAWN BY	JT, KF, BB
PHASE	Schematic Design



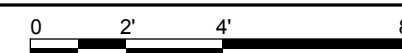
<b>UNIT TYPE A</b> 1 BED 1 BATH A: 588.00 sq ft
<b>ENTRY/HALL</b> A: 67.14 sq ft
<b>KITCHEN</b> A: 122.23 sq ft
<b>LIVING</b> A: 134.80 sq ft
<b>BATHROOM</b> A: 58.68 sq ft
<b>BATHROOM ANSI-A</b> A: 74.87 sq ft
<b>BEDROOM</b> A: 149.63 sq ft



<b>UNIT TYPE B</b> 2 BED 1 BATH A: 882.00 sq ft
<b>ENTRY</b> A: 30.40 sq ft
<b>HALL</b> A: 32.33 sq ft
<b>DINING NOOK</b> A: 68.67 sq ft
<b>KITCHEN</b> A: 142.21 sq ft
<b>LIVING</b> A: 160.30 sq ft
<b>BATHROOM</b> A: 73.59 sq ft
<b>BATHROOM ANSI-A</b> A: 85.21 sq ft
<b>BEDROOM</b> A: 122.22 sq ft
<b>MASTER BEDROOM</b> A: 172.16 sq ft



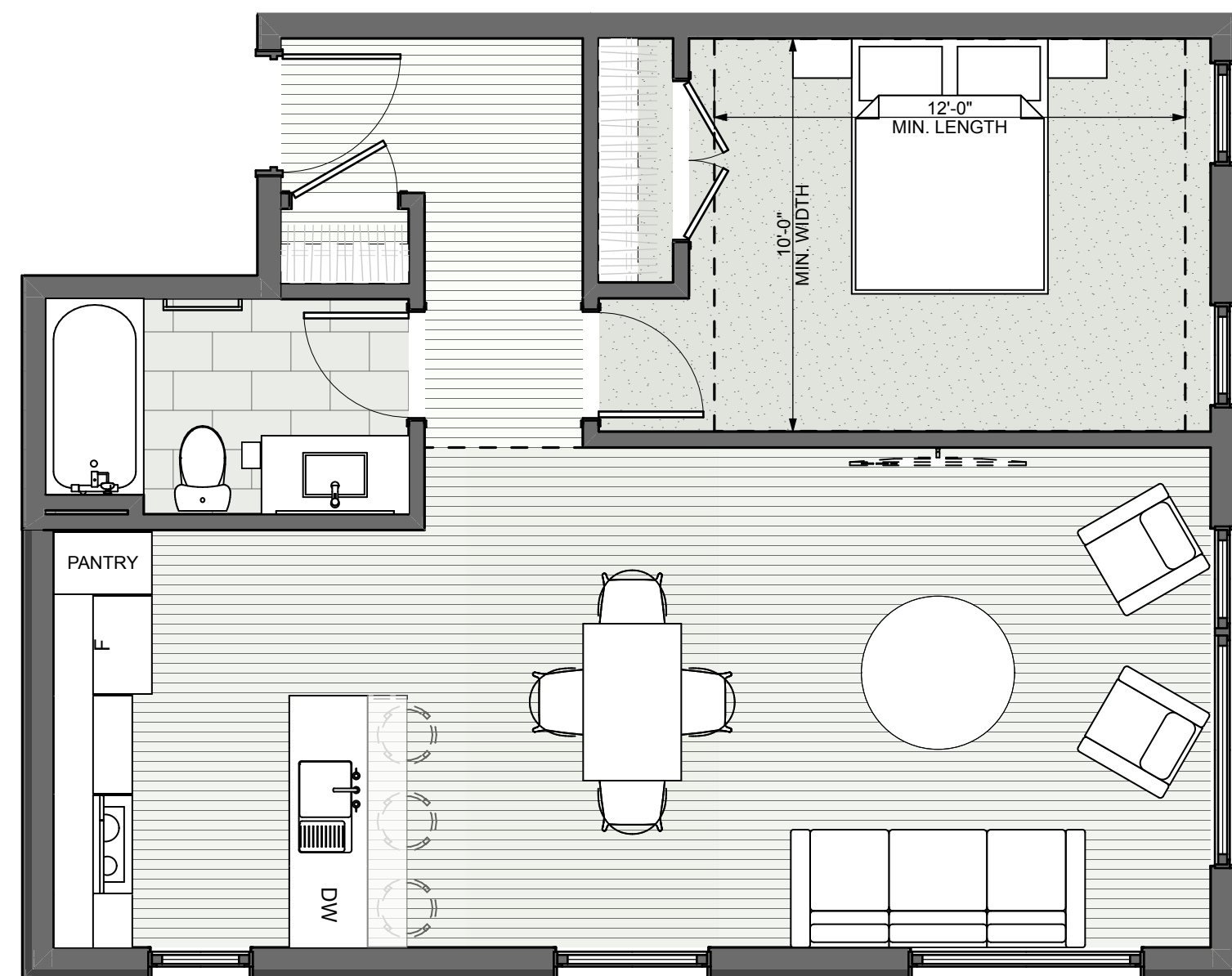
1 UNIT TYPE A  
SCALE: 1/4" = 1'-0"



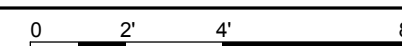
2 UNIT TYPE B  
SCALE: 1/4" = 1'-0"



<b>UNIT TYPE C</b> 1 BED 1 BATH A: 692.00 sq ft
<b>ENTRY</b> A: 37.75 sq ft
<b>HALL</b> A: 26.16 sq ft
<b>KITCHEN</b> A: 113.89 sq ft
<b>DINING</b> A: 81.88 sq ft
<b>LIVING</b> A: 159.91 sq ft
<b>BATHROOM</b> A: 50.68 sq ft
<b>BEDROOM</b> A: 156.26 sq ft



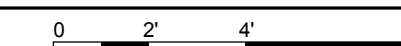
3 UNIT TYPE C  
SCALE: 1/4" = 1'-0"



<b>UNIT TYPE D</b> 2 BED 2 BATH A: 1,000.00 sq ft
<b>ENTRY</b> A: 37.98 sq ft
<b>HALL</b> A: 52.67 sq ft
<b>KITCHEN</b> A: 134.09 sq ft
<b>DINING</b> A: 82.08 sq ft
<b>LIVING</b> A: 160.30 sq ft
<b>BATHROOM</b> A: 53.62 sq ft
<b>MASTER BATH</b> A: 73.59 sq ft
<b>BEDROOM</b> A: 122.22 sq ft
<b>MASTER BEDROOM</b> A: 193.86 sq ft

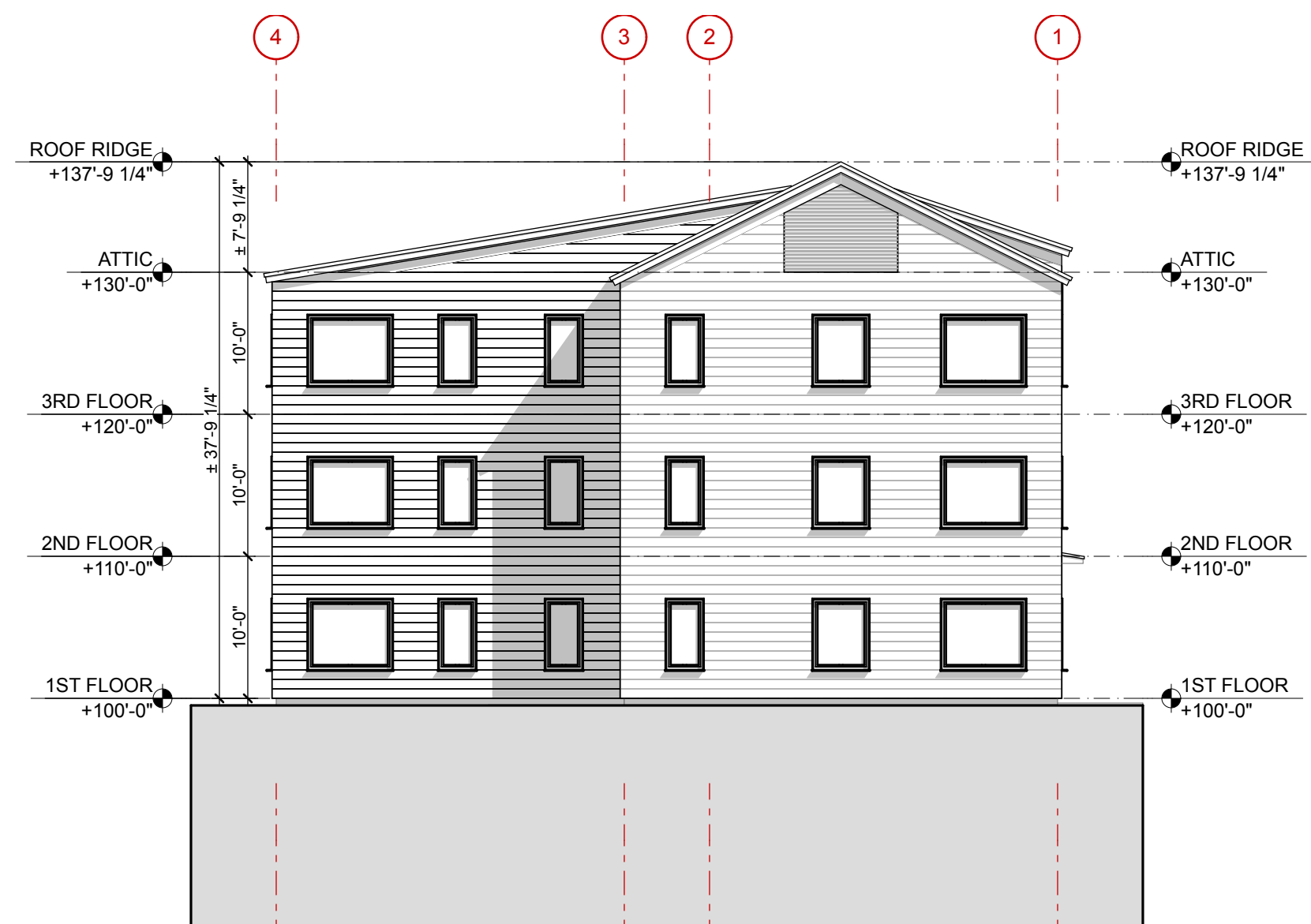


4 UNIT TYPE D  
SCALE: 1/4" = 1'-0"



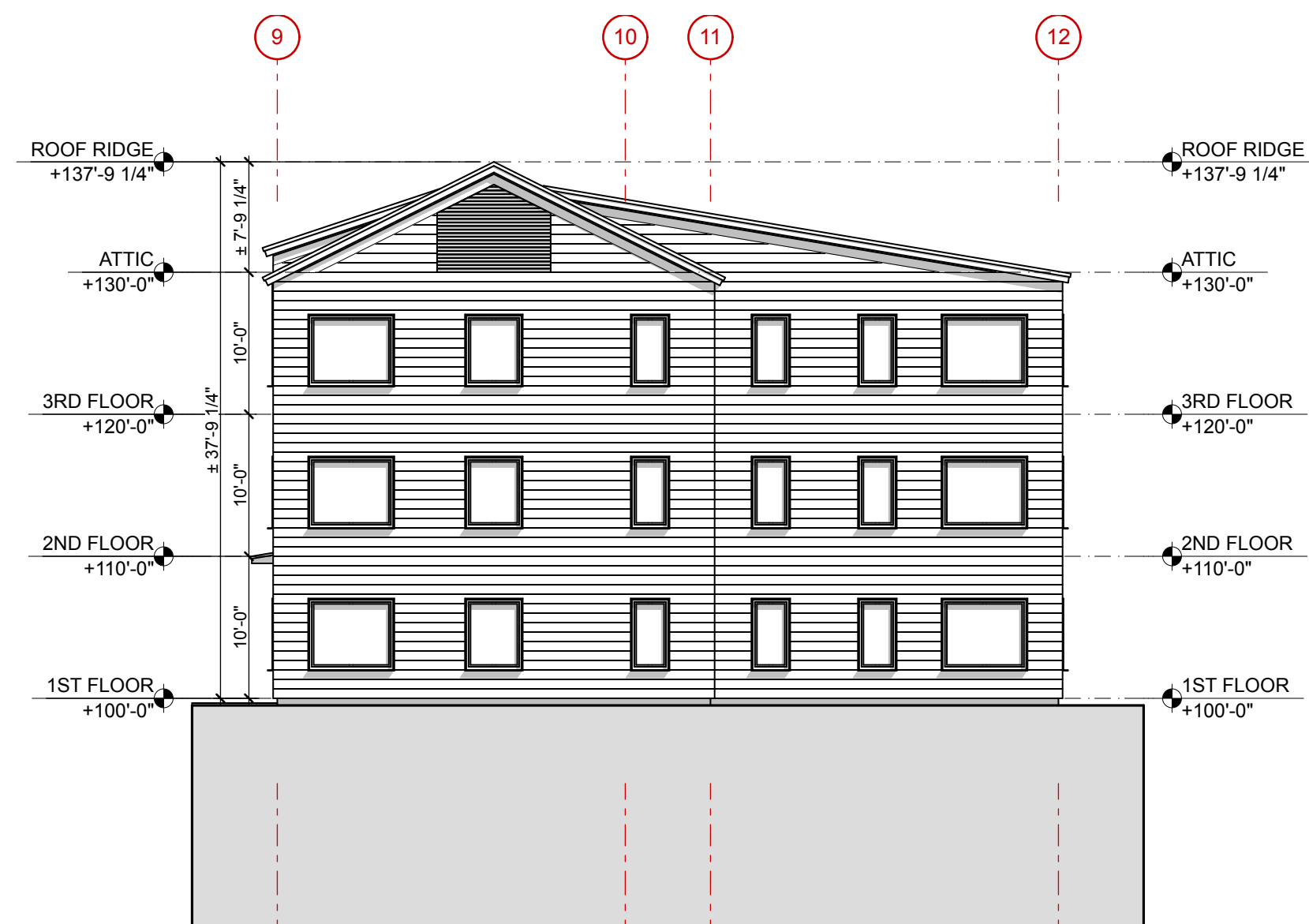
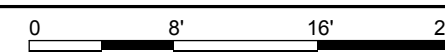
DATE	CHG	CHANGE NAME	DESCRIPTION

<b>NOT FOR CONSTRUCTION</b>	
PROJECT	DK_HUD
DATE	04/15/2019
REVISED 1	
REVISED 2	
DRAWN BY	JT, KF, BB
PHASE	Schematic Design



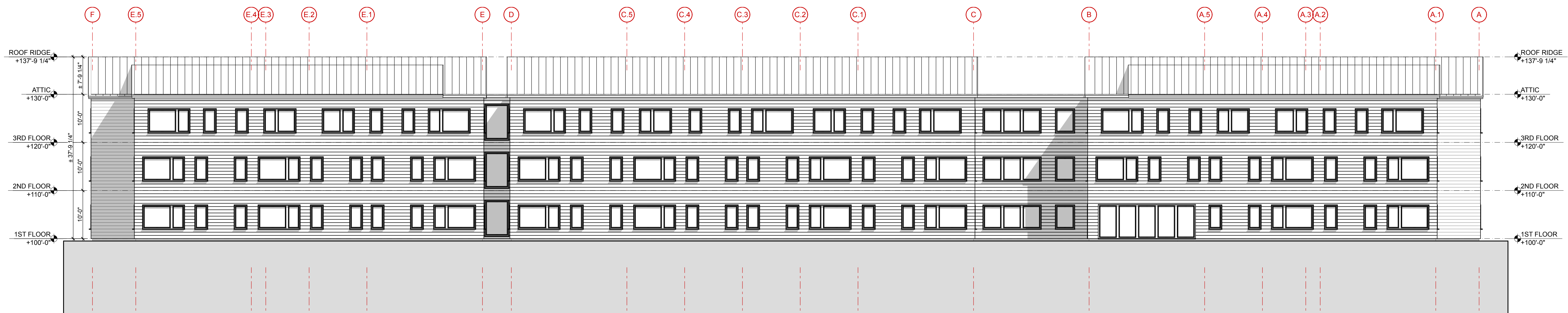
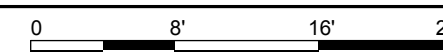
3 WEST ELEVATION

SCALE: 3/32" = 1'-0"



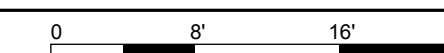
4 EAST ELEVATION

SCALE: 3/32" = 1'-0"



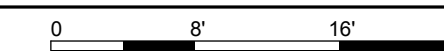
2 NORTH ELEVATION

SCALE: 3/32" = 1'-0"



1 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



**Kaplan  
Thompson  
Architects**

102 Exchange Street  
Portland, ME 04101  
(207) 842-2888  
kaplanthompson.com

PROJECT

**Dakota  
Partners  
Hudson  
Crossing**

161 Lowell Road  
Hudson, NH 03051

DATE	CHG	CHANGE NAME	DESCRIPTION

NOT FOR CONSTRUCTION	
PROJECT	DK_HUD
DATE	04/15/2019
REVISED 1	
REVISED 2	
DRAWN BY	JT, KF, BB
PHASE	Schematic Design

PHASE I BUILDING  
ELEVATIONS

**A-2.1**

**Kaplan  
Thompson  
Architects**  
102 Exchange Street  
Portland, ME 04101  
(207) 842-2888  
kaplanthompson.com

PROJECT  
**Dakota  
Partners  
Hudson  
Crossing**

161 Lowell Road  
Hudson, NH 03051



1 VIEW 1



2 VIEW 2



3 VIEW 3

ISSUE NO.	DESCRIPTION	DATE

NOT FOR CONSTRUCTION	
PROJECT	DK_HUD
DATE	04/15/2019
REVISED 1	
REVISED 2	
DRAWN BY	JT, KF, BB
PHASE	Schematic Design












161 Lowell Road - Attachment E

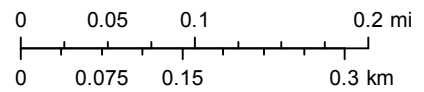


April 17, 2019

1:7,000

Legend

-  Parcels - Aerials
-  1996 Digital Equipment Subdivision
-  1997 Presstek Park Subdivision
-  Temporary Turnaround
-  Approximate Proposed Subdivision



Disclaimer: prepared by the Town of Hudson Planning Department, not by the applicant. For illustrative purposes only.



# ROADWAY WIDTH REGULATION AMENDMENT

## PUBLIC HEARING

### STAFF REPORT

April 24, 2019

#### PURPOSE:

To consider changing the required roadway width for cul-de-sacs, residential street, service streets and access streets of under 1,000 feet in length from 28 feet to 24 feet. NOTE: The referenced illustrations will be revised to reflect any changes approved by the Planning Board.

**PROPOSED AMENDMENTS:** (Proposed amendment indicated by ~~strickethrough text~~ for wording to be deleted and **bold text** for wording to be added.)

#### ARTICLE III General Requirements

##### § 289-18. Streets.

##### B. Cul-de-sac roads.<sup>2</sup>

- (1) RIGHT-OF-WAY and pavement widths. Culs-de-sac, or deadend streets, designated to be permanently closed at one end, shall have a RIGHT-OF-WAY width not less than 50 feet leading up to the turnaround. The pavement width leading up to the turnaround shall be ~~28~~ **24** feet. The pavement width for the turnaround shall be ~~28~~ **24** feet.
- (2) Cul-de-sac roadway length. A cul-de-sac STREET shall not exceed 1,000 feet in length, and shall measure from the center point of the outside edge of the cul-de-sac turnaround to the point of intersection at the center line of an intersecting street. Said intersecting STREET shall have, at minimum, two intersections with other streets, leading to a collector/arterial STREET or limited-ACCESS HIGHWAY.

<sup>2</sup> Editor's Note: The Typical Offset Cul-De-Sac illustration and the Typical Straight Cul-DeSac illustration are included as attachments to this chapter.

#### ARTICLE VI

##### §289-28. Requirements

- B. The paved roadway shall have a minimum width in accordance with the type of street, as defined in § 289-3, as follows:
  - (1) Major streets, collector streets and commercial streets shall be paved a minimum of 36 feet or wider where the PLANNING BOARD determines that the nature and/or intensity of the proposed use would require a wider pavement.

- (2) Residential streets, service streets and access streets **of 1,000 feet in length or less** shall be paved **28 24 feet wide**. **Residential streets, service streets and access streets greater than 1,000 feet in length shall be paved 28 feet wide.**

**DRAFT MOTIONS:**

I move to adopt the regulation amendments, as presented, to §289-18.B Cul-de-sac Roads and continue the pre-hearing review of the proposed amendments to the Hudson's Land Use Regulations, date specific, to the April 24, 2019 meeting.

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

I move to continue the public hearing on these amendments to date certain, \_\_\_\_\_.

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