



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 JUNE 26, 2019

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, June 26, 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)

- 12 JUNE 2019 Meeting Minutes – Decisions

VI. CORRESPONDENCE

A. Release of Surety Bond for 24 Constitution Drive Site Plan

Reference Memo dated 06-14-19 from Gary Thomas, Northpoint Construction Management, to Brian Groth, Town Planner, requesting the release of \$38,250.00 for the purpose of completing the improvements at 24 Constitution Drive, Hudson, NH.

VII. OLD BUSINESS

- | | |
|---|-----------------------------------|
| A. 161 Lowell Road 2-Lot Subdivision
SB# 02-19 | 161 Lowell Rd
Map 209, Lot 001 |
|---|-----------------------------------|

Purpose of Plan: to depict the subdivision of Map 209, Lot 1, into two separate lots. Continued from the June 12, 2019 hearing.

- | | |
|--|-----------------------------------|
| B. Friars Court Site Plan
SP# 03-19 | 161 Lowell Rd
Map 209, Lot 001 |
|--|-----------------------------------|

Purpose of Plan: to develop newly created Map 209, Lot 001-001 into multifamily apartments consisting of 81 units, and a clubhouse. Continued from the June 12, 2019 hearing.

VIII. DESIGN REVIEW PHASE

- A. Boyer Site Plan 156 Lowell Road & 162 Lowell Road
CSP# 03-19 Map 209/Lot 1 & Map 210/Lot 009

Purpose of Plan: to depict the proposed redevelopment of the site to include the removal of the existing buildings and construction of a 21,600 sf business/professional office building, a 4,000 sf gas station, covered gas pumps, and a 600 sf car wash.

NOTE: Applicant has requested to withdraw this Application.

IX. NEW BUSINESS/PUBLIC HEARINGS

- C. Chapin Street 2-Lot Subdivision 1 Chapin Street
SB# 03-19 Map 190/Lot 109

Purpose of Plan: to depict the subdivision of Map 190, Lot 109, into two residential lots. Application Acceptance & Hearing.

- D. Highland Street Lot Line Relocation 10 R Highland Street & 7 Lee Way
SB# 04-19 Map 174/Lot 086, Map 174/Lot 079-005

Purpose of Plan: to relocate the lot line between Map 174, Lot 086, and Map 174, Lot 079-005 to make a non-conforming lot conforming by giving it adequate frontage on Lee Way. Application Acceptance & Hearing.

Brian Groth, Town Planner

POSTED: Town Hall, Library & Post Office – 6-14-19

24 Constitution Drive Site Plan Surety Release

Staff Report

June 26, 2019

SITE: Princeton Technologies II, 24 Constitution Drive, Map 170/Lot 034

PURPOSE OF PETITION: To release the surety of \$38,250.00 for completion of site improvements at 24 Constitution Drive.

ATTACHMENTS:

- A. Memo from Gary Thomas dated June 14, 2019
- B. Letter of Credit from Enterprise Bank in the amount of \$38,250.00
- C. Email from Elvis Dhima, Town Engineer, dated June 4, 2019

RECOMMENDATION: Per field verification of work completed, staff recommends release of the surety that was in place for site work at 24 Constitution Drive.

DRAFT MOTION:

I move to release the site improvements surety for Princeton Technologies II, 24 Constitution Drive, Map 170/Lot 034 in the amount of \$38,250.00.

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

"A"



RECEIVED

JUN 14 2019

TOWN OF HUDSON
PLANNING DEPARTMENT

June 14, 2019

Mr. Groth
c/o Town Of Hudson
12 School Street, Hudson, NH 03051

RE: **Princecape Realty LLC**
24 Constitution Drive, Hudson , NH 03051

Dear Mr. Groth,

We are writing to kindly request the release of the Irrevocable Letter of Credit #42975 from Enterprise Bank dated 1/22/19 for the Princecape Realty LLC for the total amount of \$38,250.00. Attached is the signed copy sent from Deborah Novotny. Please request release at the upcoming Planning Board hearing on 6/26/19. Thank you.

Sincerely,

Gary Thomas
President

Approved / Accepted

Date

Title



"B"



Enterprise Bank

Irrevocable Letter of Credit
Number 42975-1

January 22, 2019

Beneficiary Town of Hudson
 Planning Board
 12 School Street
 Hudson NH 03051

re: Princecape Realty LLC
 Princeton Technologies II
 33 Constitution Drive
 Hudson, NH 03051
 Bond: \$38,250 "24 Constitution Drive", Hudson, NH

Dear Member of the Town of Hudson Planning Board,

By this document Enterprise Bank (hereinafter "issuer") hereby issues this Irrevocable Letter of Credit Number 42975-1 in the total amount of \$38,250.00 to the Town of Hudson on behalf of Princecape Realty LLC, Craig Norton, Member. This Irrevocable Letter of Credit is issued to meet bonding requirements by the Town of Hudson to guarantee completion relating to the "Road Guarantee Estimate", provided by North Point Construction Management on 1/09/19, for a project known as Princeton Technologies II at 24 Constitution Drive, Hudson, NH.

It is agreed and understood by the issuer of this Letter of Credit shall expire July 15, 2019. If on-site improvements guaranteed by this Letter of Credit are not completed by July 15, 2019, and if a certificate of completion of all improvements has not been issued by the Town Engineer or by such other individuals as the Town of Hudson shall designate, and a demand for payment is made by the Town, \$38,250.00 is to be forwarded by Enterprise Bank and Trust Company to the Town Treasurer to be used exclusively for the purpose of completing the improvements at 24 Constitution Drive, Hudson NH.

Any funds not needed by the Town to complete the improvements required shall be returned to Enterprise Bank and Trust Company.

In the event of default, termination or cancelation of this Letter of Credit by Enterprise Bank and Trust Company, the Town shall receive 60 days' notice thereof which shall be delivered to the Town by US Certified Mail at the following address:

Planning Board, Town of Hudson
12 School Street
Hudson NH 03051

This Letter of Credit is neither assignable for transferable without the written consent of the issuer.

Dated: January 22, 2019

Deborah Novotny
Deborah Novotny, SVP
Commercial Lending

11/21

Dubowik, Brooke

From: Dhima, Elvis
Sent: Tuesday, June 4, 2019 11:45 AM
To: michael@jennexc.com; 'Jillian Shedd'; 'Scott Cornett'; Groth, Brian; Dubowik, Brooke
Cc: 'Andreas Meyer'; ben@jennexc.com; dave@jennexc.com; Stickney, Doreena
Subject: RE: Princeton re Fire Hydrant Extension & extension update
Attachments: LOC 24 Constitution Drive.docx

Excellent, thank you Mike

Brian, you can have PB release the bond , I have no issues

Thank you all

E

Elvis Dhima, P.E.
Town Engineer

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

-----Original Message-----

From: michael@jennexc.com [mailto:michael@jennexc.com]
Sent: Tuesday, June 04, 2019 11:25 AM
To: 'Jillian Shedd' <jshedd@northpointcm.com>; 'Scott Cornett' <scornett@northpointcm.com>; Dhima, Elvis <edhima@hudsonnh.gov>
Cc: 'Andreas Meyer' <ameyer@jennexc.com>; ben@jennexc.com; michael@jennexc.com; dave@jennexc.com
Subject: Princeton re Fire Hydrant Extension & extension update

Good morning,

Attached please find pictures of the fire hydrant indicator and the 6 inch extension installed today, per your request.

I do believe this completes our site work punch list for Pricecape, Hudson.

Regards,

Michael A. Tagliareni, asla
Jennings Excavation, Inc.

www.JennExc.com

ABUTTERS:

OWNER:
Map 190 Lot 109
Michael Shumsky & Mary Ellen Bourassa
16 Fulton Street
Hudson, NH 03051

Map 190 Lot 119 *
Jaqueline Shumsky
11 Gillis Street
Hudson, NH 03051

Map 182 Lot 10
Paul & Priscilla Gagnon
4 Chapin Street
Hudson, NH 03051

Map 190 Lot 120 *
Donald J. Couillard
14 Fulton Street
Hudson, NH 03051

Map 182 Lot 11
Domingo Rivera
2 Chapin Street
Hudson, NH 03051

Engineer:
Maynard & Paquette Eng. Associates
31 Quincy Street
Nashua, NH 03060

Map 182 Lot 12
Christopher M. & Makila A. Lucier
8 Fulton Street
Hudson, NH 03051

* Abutters within 200'

Map 182 Lot 36
Shannon B. Gaer & Patrick A. Lacasse
7 Fulton Street
Hudson, NH 03051

Map 190 Lot 108
Town of Hudson
12 School Street
Hudson, NH 03051

Map 190 Lot 110
Robert Williamson life estate & Leane Bergeron
3 Chapin Street
Hudson, NH 03051

Map 182 Lot 13 *
James D. & Kimberly Bertrand
6 Fulton Street
Hudson, NH 03051

Map 182 Lot 14 *
Michael A. & Nancy Iarrobion
13 Reed Street
Hudson, NH 03051

Map 182 Lot 15 *
Jacques Poulin
15 Reed Street
Hudson, NH 03051

Map 182 Lot 37 *
Kade N. & Tomomi Stewart
5 Fulton Street
Hudson, NH 03051

Map 182 Lot 38 *
Mark E. & Mary K. O'Connor
7 Reed Street
Hudson, NH 03051

Map 182 Lot 42 *
Town of Hudson
12 School Street
Hudson, NH 03051

Map 190 Lot 103 *
Christopher Caron
19 Maple Ave.
Hudson, NH 03051

Map 190 Lot 104 *
Scott & Colleen Baker
17 Maple Ave.
Hudson, NH 03051

Map 190 Lot 105 *
Thomas Brennan & Jennifer Leigh Stafford
18 Maple Ave.
Hudson, NH 03051

Map 190 Lot 106 *
Joseph R. & Katherine M. Nardoni
20 Maple Ave.
Hudson, NH 03051

Map 190 Lot 107 *
Christopher Lane and Emily C. Eastman Brown
22 Maple Ave.
Hudson, NH 03051

Map 190 Lot 111 *
Angela R. & Gregg W. Dickman
5 Chapin Street
Hudson, NH 03051

WAIVERS:

- HTC 289-19 UNDERGROUND UTILITIES
- HTC 289-38 DEVELOPMENT AGREEMENT
- HTC 193-104 DRIVEWAY IN SIDE SETBACK
- HTC 289-238(5) ITEMS WITHIN 200'
- HTC 276-11.1B(3) REVISION BLOCK LOCATION

APPROVED BY THE TOWN OF HUDSON PLANNING BOARD
DATE OF MEETING: _____

SIGNATURE DATE: _____
MICHAEL SHUMSKY DATE

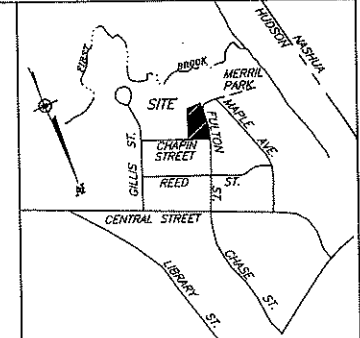
SIGNATURE DATE: _____
MARY ELLEN BOURASSA DATE

SUBDIVISIONS ARE VALID FOR ONE (1) YEAR FROM THE DATE OF THE PLANNING BOARD MEETING FINAL APPROVAL OR AS SPECIFIED ON THE PERMIT IF SUBSTANTIAL DEVELOPMENT HAS NOT OCCURRED UNLESS THE PERMIT IS EXTENDED BY MAJORITY VOTE OF THE BOARD.
FOR AN APPLICATION TO OBTAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE N.H. RSA 674:39

PLAN REFERENCES:

- HOUSE LOTS HUDSON, NH OWNED BY J.F. GILLIS
NO DATE, TRACED FROM BARTLETT, GAY AND YOUNG, C.E.
FILED HC RD AS PLAN No. 544.

- STONE BOUND FOUND
- STONE BOUND TO BE SET
- IRON PIN FOUND
- IRON PIN TO BE SET
- MINIMUM BUILDING SETBACK
- ===== EXISTING BUILDING



LEGEND

VICINITY

NOTES:

- PRESENT ZONING - TR
- EXISTING & PROPOSED USE - RESIDENTIAL
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE MAP 190 LOT 109 INTO 2 LOTS.
- TOTAL AREA OF PARCEL - 22,148 S.F. / 0.508 Ac.
- LOTS ARE SERVED BY TOWN WATER AND SEWER.
- ALL MONUMENTATION SHALL BE SET OR BONDED FOR PRIOR TO THE PLANNING BOARD ENDORSING THE PLAN OF RECORD.
- DIMENSIONAL REQUIREMENTS -
MINIMUM LOT AREA - 10,000 S.F.
FRONT YARD SETBACK - 30 FEET
SIDE YARD SETBACK - 15 FEET
REAR YARD SETBACK - 15 FEET
MIN. LOT FRONTAGE - 90 FEET
- N.F.I.P. FIRM MAP NUMBER 33011C0514E INDICATES THAT THE SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.
- THERE ARE NO WETLANDS OR WETLANDS SOILS ON THIS SITE.
- A C.A.P. FEE OF \$1,664.00, SUBJECT TO ANNUAL INFLATION INDEXING, AS PERMITTED BY THE IMPACT FEE METHODOLOGY SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- A PUBLIC SCHOOL IMPACT FEE OF \$3,578.00 SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- A RECREATION CONTRIBUTION OF \$400.00 SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- CONSTRUCTION ACTIVITIES INVOLVING THE PROPOSED UNDEVELOPED LOTS SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 AM AND 7:00 PM, MONDAY THROUGH SATURDAY. NO EXTERIOR CONSTRUCTION ACTIVITIES SHALL OCCUR ON SUNDAY.

RECEIVED

JUN 19 2019

TOWN OF HUDSON
PLANNING DEPARTMENT

PROPOSED LOT CRITERIA

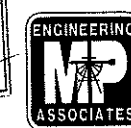
LOT NO.	GROSS AREA	WETLANDS	STEEP SLOPE	NET AREA
109	10,610 SF	0	0	10,610 SF
109-1	11,538 SF	0	0	11,538 SF

SUBDIVISION PLAN MAP 190 / LOT 109

**ONE CHAPIN STREET
HUDSON, NEW HAMPSHIRE**

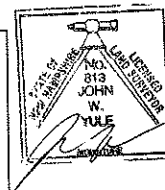
OWNER OF RECORD:
MICHAEL SHUMSKY & MARY ELLEN BOURASSA
16 FULTON STREET
HUDSON, NH 03051
Bk. 8814 Pg. 1363

SCALE: 1" = 20' DATE: MAY 20, 2019



**Maynard & Paquette
Engineering Associates, LLC**
Consulting Engineers and Land Surveyors
31 Quincy Street, Nashua, NH 03060
Phone: (603)883-8433 Fax: (603)883-7227

I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCE 1 AND A FIELD SURVEY LAST MADE ON THE GROUND IN pril 2019 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000.



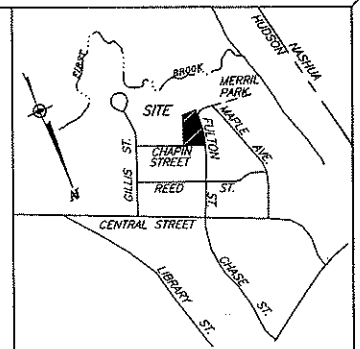
JWY	JWY	CHECKED	APPROVED	BOOK & PAGE	740/27	1	D	12625
DESIGNED	DRAFTED	CHECKED	APPROVED	BOOK & PAGE	REVISION	SIZE	JOB NUMBER	

© COPYRIGHT, ALL RIGHTS RESERVED 2019
 MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC
 UNLAWFUL TO COPY THIS PLAN/PRINT WITHOUT WRITTEN PERMISSION.
 DWG. NO. 1
 1
 OF 2

PLAN REFERENCES:

1. HOUSE LOTS HUDSON, NH OWNED BY J.F. GILLIS
NO DATE, TRACED FROM BARTLETT, GAY AND YOUNG, C.E.
FILED HC RD AS PLAN No. 544.

- STONE BOUND FOUND
- STONE BOUND TO BE SET
- IRON PIN FOUND
- IRON PIN TO BE SET
- MINIMUM BUILDING SETBACK
- ===== EXISTING BUILDING

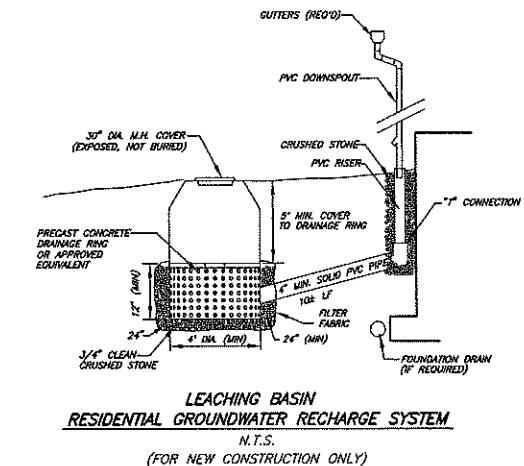
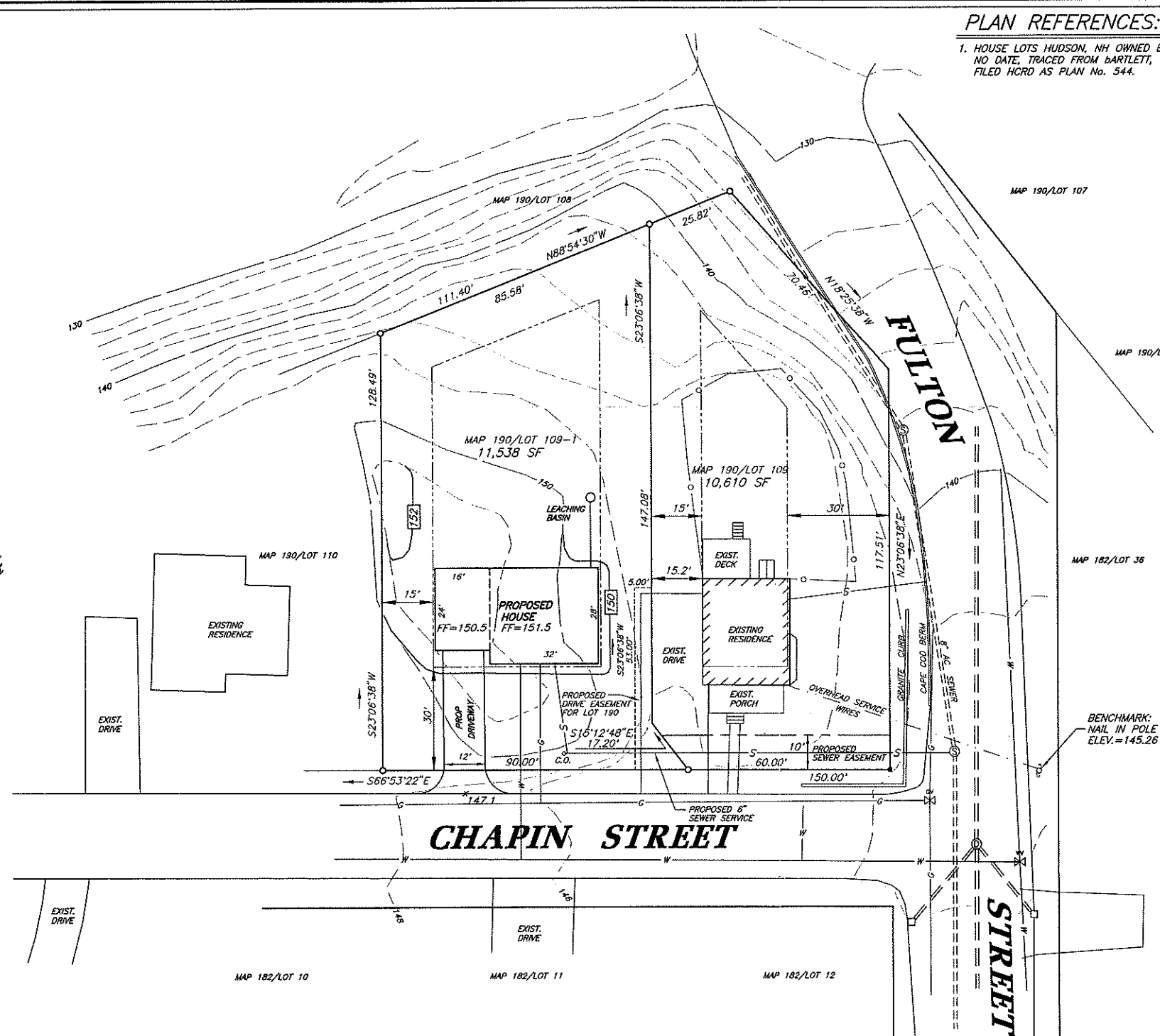
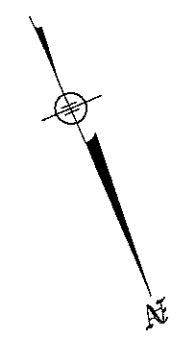


LEGEND

VICINITY

NOTES:

1. HOUSE SHOWN IS ILLUSTRATIVE ONLY. ACTUAL HOUSE, UTILITY LAYOUT AND GRADING SHALL BE PART OF BUILDING PERMIT APPLICATION.

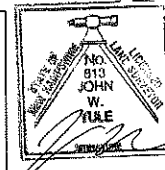


PROPOSED LOT CRITERIA

LOT NO.	GROSS AREA	WETLANDS	STEEP SLOPE	NET AREA
109	10,610 SF	0	0	10,610 SF
109-1	11,538 SF	0	0	11,538 SF

APPROVED BY THE TOWN OF HUDSON PLANNING BOARD
DATE OF MEETING: _____
SIGNATURE DATE: _____
SIGNATURE DATE: _____
SUBDIVISIONS ARE VALID FOR ONE (1) YEAR FROM THE DATE OF THE PLANNING BOARD MEETING
FINAL APPROVAL OR AS SPECIFIED ON THE PERMIT IF SUBSTANTIAL DEVELOPMENT HAS NOT
OCCURRED UNLESS THE PERMIT IS EXTENDED BY MAJORITY VOTE OF THE BOARD.
FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION
REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE
N.H. RSA 674:39

I CERTIFY THAT THIS PLAN WAS PREPARED FROM
BOUNDARY INFORMATION SHOWN ON PLAN REFERENCE
1 AND A FIELD SURVEY LAST MADE ON THE GROUND
IN pril 2019 HAVING A MAXIMUM ERROR OF
CLOSURE OF 1:10,000.



SCALE: 1" = 20' DATE: MAY 20, 2019

ENGINEERING MP ASSOCIATES
Maynard & Paquette
Engineering Associates, LLC
Consulting Engineers and Land Surveyors
31 Quincy Street, Nashua, NH, 03060
Phone: (603)883-8433 Fax: (603)883-7227

NO.	DATE	REVISION
1	6-17-19	REVISIONS PER TOWN REVIEW 6-14-19
2		
3		
4		
5		
6		
7		

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 MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC
 ILLEGAL TO COPY THIS PLAN/PRINT WITHOUT WRITTEN PERMISSION.
 DWG. NO. 2
 AD:121262512625902 Tue Jun 18 14:16:26 2019 JY

1 CHAPIN STREET SUBDIVISION PLAN

STAFF REPORT

June 26, 2019

SITE: 1 Chapin Street – Map 190 Lot 109

ZONING: Town Residential (TR)

PURPOSE OF PLANS: to subdivide Map 190 Lot 109 into two lots.

PLANS UNDER REVIEW: Subdivision Plan One Chapin Street; prepared by Maynard & Paquette Engineering Associates, LLC, 31 Quincy Street, Nashua, NH 03060; prepared for Michael Shumsky & Mary Ellen Bourassa, 16 Fulton Street, Hudson, NH 03051; consisting of 2 sheets and notes 1-12 on sheet 1 and note 1 on sheet 2.

ATTACHMENTS:

- A. Departmental Review Comments (Engineering, Fire)
- B. Waiver Request Forms

APPLICATION TRACKING:

- May 28, 2019 – Application received.
- June 19, 2019 – Revised plans and waiver requests received.
- June 26, 2019 – Public hearing scheduled.

STAFF COMMENTS:

The subdivision largely meets the requirements of Zoning and Subdivision Regulations. The plan demonstrates compliance with lot area and setback requirements. Staff has identified three items that the applicant should address with the Planning Board: Addressing, Sewer Connection, and Driveway Location.

Addressing

The new lot is proposed to have 90 feet of frontage on Chapin Street, also conforming to the TR zone. The parent lot is a corner lot at the intersection of Chapin St. and Fulton St. As a result of this subdivision, the parent lot would be left with 60 feet of frontage on Chapin St. and 187.97 feet of frontage on Fulton St., thus meeting the frontage requirements on Fulton St. Although it conforms to zoning, the applicant will have to work with Inspectional Services in the addressing of these lots (see Fire Chiefs comment in Attachment A). This is a solvable issue that does not impact the Board's ability to make a decision on the application. It is likely that the existing home will have its address changed to Fulton St.

Sewer Connection

The application proposes providing a sewer connection to the new lot through the parent lot, requiring an easement. At the time of this report staff has not received a copy of the proposed easement document. More importantly though, the Town Engineer does not recommend the sewer service be provided on a private easement, and instead recommends that the service be provided through a sewer main extension on Chapin Street. This revision can be considered an administrative task reviewed and approved by the Town Engineer, and can therefore be a condition of approval.

Driveway Location & Easement

The proposed lot line bisects the existing driveway for the parent lot. In order to approve this plan, the Planning Board must first waive the driveway requirement §193-10.H that prohibits driveways in the side setback area. Furthermore, it will require an easement on the child lot for the benefit of the parent lot for continued use of the overlapping area of the driveway. At the time of this report staff has not received a copy of the proposed easement document.

WAIVER MOTIONS/REQUESTS:

1. §276.1.B.3 – location of revision block

I move to grant the requested waiver of §276.1.B.3 – Location of revision block, based on the Board’s discussion as recorded in the meeting minutes, 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. §289-26.B (5) – Existing Conditions

I move to grant the requested waiver of §289-26.B (5), based on the Board’s discussion as recorded in the meeting minutes, the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form.

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

(continued on next page)

3. §289-38 – Development Agreement

I move to grant the requested waiver of §289-38, based on the Board’s discussion as recorded in the meeting minutes, the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form.

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

4. §289-19 – Underground Utilities

I move to grant the requested waiver of §289-19 that requires new utilities to be underground, based on the Board’s discussion as recorded in the meeting minutes, the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form.

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

5. §193-10.H – Driveway Location

I move to grant the requested waiver of §193-10.H that does not permit driveways to be in the side setback without Planning Board approval, based on the Board’s discussion as recorded in the meeting minutes, the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form.

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

(continued on next page)

DRAFT MOTION to APPROVE:

Subdivision Plan One Chapin Street; prepared by Maynard & Paquette Engineering Associates, LLC, 31 Quincy Street, Nashua, NH 03060; prepared for Michael Shumsky & Mary Ellen Bourassa, 16 Fulton Street, Hudson, NH 03051; consisting of 2 sheets and notes 1-12 on sheet 1 and note 1 on sheet 2, subject to the following stipulations:

1. All waivers and stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Plan.
2. Easement documents shall be reviewed and favorably recommended on by Town Counsel prior to Planning Board endorsement of the Plan.
3. A traffic impact fee amount of \$1,276.00 per residential unit shall be paid prior to the issuance of a Certificate of Occupancy in accordance with the cost allocation procedure (CAP).
4. A school impact fee amount of \$898.00 per residential unit shall be paid prior to the issuance of a Certificate of Occupancy in accordance with the cost allocation procedure (CAP).
5. A recreation contribution amount of \$400.00 per residential unit shall be paid prior to the issuance of a Certificate of Occupancy in accordance with the cost allocation procedure (CAP).
6. All monumentation shall be set or bonded for prior to issuance of building permits.
7. Approval of this plan shall be subject to final review and approval by the Town Engineer.
8. Construction activities involving this plan 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.

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

RECEIVED

MAY 28 2019

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

TOWN OF HUDSON
PLANNING DEPARTMENT

Date of Application: 5/22/19 Tax Map # 190 Lot # 187

Name of Project: ONE CHAPIN STREET SUBDIVISION

Zoning District: TR General SB# _____
(For Town Use) (For Town Use)

ZBA Action: N/A

PROPERTY OWNER:

DEVELOPER:

Name: MICHAEL SHUMWAY & MARY ELLEN BOUKASSA SALES

Address: 16 FULTON ST

Address: HUDSON, NH 03051

Telephone # 603 493 2427

Fax # _____

Email: _____

PROJECT ENGINEER

Name: MATTHEW PEAUCHE ENGINEERING Telephone # 607-883-8433

Address: 31 QUINCY ST Fax # 883 7227

Address: NASHUA NH 03060 Email: MPEAU@AOL.COM

PURPOSE OF PLAN:

SUBDIVIDE ONE LOT INTO TWO

(FOR TOWN USE)

Plan Routing Date: 5/28/19 Sub/Site Date: 4/26/19

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

ELO Title: TOWN ENGINEER. Date: 5/31/19
(Initials)

DEPT:

Zoning Engineering Assessor Police Fire Planning

Consultant Highway Department

Fees Paid \$534.40

Dhima, Elvis

From: Dhima, Elvis
Sent: Friday, May 31, 2019 3:11 PM
To: Groth, Brian
Cc: Dubowik, Brooke
Subject: 1 Chapin Street Technical Review

Brian

Please find below my comments related the above:

1. Plans indicate that the proposed sewer service for the new lot will be located on private sewer easement on 1 Chapin Street. The proposed sewer service is not recommended and the plans should be revised to show a sewer main extension on Chapin Street.
2. Plans don't have any information related to the depth of the existing sewer main in Fulton Street.
3. Plans don't show proposed water service.
4. Plans don't show proposed grading.
5. Plans don't show proposed driveway slope.

Thank you

E

Elvis Dhima, P.E.
Town Engineer

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



RECEIVED

MAY 28 2019

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

TOWN OF HUDSON
PLANNING DEPARTMENT

Date of Application: 5/22/19 Tax Map # 190 Lot # 107
Name of Project: ONE CLAPIN STREET SUBDIVISION
Zoning District: TR General SB# 03-19
(For Town Use) (For Town Use)

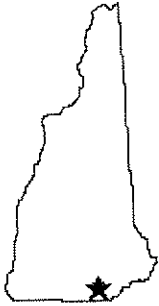
ZBA Action: N/A

PROPERTY OWNER: DEVELOPER:
Name: MICHAEL SHUMSKY & MARY ELLEN BOUKASSA SHANE
Address: 16 FULTON ST HUDSON, NH 03051
Address: HUDSON, NH 03051
Telephone # 603 483 2477
Fax # —
Email: —

PROJECT ENGINEER
Name: MATTHEW SPADUCCO ENGINEERING Telephone # 603-883-8493
Address: 31 QUINCY ST Fax # 883 7227
Address: NASHUA NH 03060 Email: MPEALLC@AOL.COM

PURPOSE OF PLAN:
SUBDIVIDE ONE LOT INTO TWO

(FOR TOWN USE)
Plan Routing Date: 5/28/19 Sub/Site Date: 6/26/19
 I have no comments I have comments (attach to form)
Title: FIRE CHIEF Date: 6/2/2019
DEPT: Zoning Engineering Assessor Police Fire Planning
 Consultant Highway Department
Fees Paid \$534.40



TOWN OF HUDSON

FIRE DEPARTMENT

39 FERRY STREET, HUDSON, NEW HAMPSHIRE 03051



Emergency 911
Business 603-886-6021
Fax 603-594-1164

Robert M. Buxton
Chief of Department

TO: Brian Groth, Town Planner

FR: Robert M. Buxton, Fire Chief *RMB*

DT: 3 June 2019

RE: Map 190 Lot 109

A review was completed of the proposed plan for One Chapin Street Subdivision (Map 190 Lot 109). This review was completed using plans provided for the location dated May 20, 2019.

The following is a list of concerns for this project:

1. The adjusted lots will require updated addressing set by the Fire Department.
 - The current lot is addressed as 1 Chapin. With the lot line relocation there currently is not an option for addressing that will comply with the State of New Hampshire addressing standard. The developer shall require addressing as soon as possible once the adjustment is approved.

The following life safety and fire protection concerns provided are for informational purposes to the applicant and Planning Board for this project. Final determinations on these issues occur after further review of the project.

1. In accordance with **Life Safety Code 2015 Edition- Egress Code**, please make sure all necessary documentation is provided proving this code requirement is met with your building permit application.
2. A blasting permit will be required for any blasting on the site in accordance with **HTC Chapter 202**.

These are all of the Hudson Fire Department's concerns as of this time. If you have any further questions, please call me directly and thank you for your continued cooperation.

cc: Engineering
Property Owner
File

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM

Name of Subdivision/Site Plan: ONE CHAPIN STREET SUBDIVISION

Street Address: 1 CHAPIN ST

I MICHAEL SKOWSKI hereby request that the

Planning Board waive the requirements of item 276-11-1-BB - REVISIONS BLOCK LOC of the

Subdivision/Site Plan Checklist in reference to a plan presented by MAYNARD

PARQUETTE ENGINEERS (name of surveyor and engineer) dated

MAY 20, 2019 for property tax map(s) 190 and lot(s)

109 in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Subdivision/Site Plan regulations.

Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):

LOCATION OF REVISION BLOCK ON LEFT PLAN MARGIN HAS BEEN THE MGP STREET LAYOUT ON NUMEROUS PLANS OVER PAST MANY DECADES. ITS LOCATION HAS NEVER BEEN A PROBLEM

Reason(s) for granting this waiver, relative to not being contrary to the Spirit and Intent of the Subdivision/Site Plan regulations: (if additional space is needed please attach the appropriate documentation hereto):

• REVISIONS BLOCK AND NOTATIONS ARE READILY AND EASILY FOUND AND UNDERSTOOD BY ALL

Signed:

Richard H. Maynard

Applicant or Authorized Agent

Planning Board Action:

Waiver Granted: _____

Waiver Not Granted: _____

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM

Name of Subdivision/Site Plan: ONE CHAPIN STREET SUBDIVISION

Street Address: 1 CHAPIN ST

I MICHAEL SUTOWSKY

hereby request that the

Planning Board waive the requirements of item HTC 289 - 26 B (5) - 07P - ITEMS W/IN 200FT of the

Subdivision/Site Plan Checklist in reference to a plan presented by MAYNARD

PARQUETTE ENGINEERING (name of surveyor and engineer) dated

MAY 20, 2019 for property tax map(s) 190 and lot(s)

109 in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Subdivision/Site Plan regulations.

Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):

(ITEMS LISTED FOR ITEM 07P ARE MAINLY LOCATED ON PRIVATE PROPERTY AND TEND TO BE OF NO CONSEQUENCE. ADJACENT DRIVEWAYS, ETC ARE SHOWN. PLAN HAS ONE S.P. AND PROPOSES TO SET L.P.'S AT NEW EXIST LOT CORNERS

Reason(s) for granting this waiver, relative to not being contrary to the Spirit and Intent of the Subdivision/Site Plan regulations: (if additional space is needed please attach the appropriate documentation hereto):

• STIPULATION OF APPROVAL TYPICALLY REQUIRES ALL LOT CORNERS TO BE SET OR BOWDED.. ITEMS W/IN 200FT THAT MIGHT IMPACT SUBDIVISION SUCH AS DRIVEWAYS ARE SHOWN

Signed:

Richard Maynard
Applicant or Authorized Agent

Planning Board Action:

Waiver Granted: _____

Waiver Not Granted: _____

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM

Name of Subdivision/Site Plan: ONE CHAPIN STREET SUBDN

Street Address: 1 CHAPIN ST

I MICHAEL SHUMSKY hereby request that the

Planning Board waive the requirements of item ARC 289-38 - DEV AGREEMENT of the

Subdivision/Site Plan Checklist in reference to a plan presented by MAYNARD &

PRAGUE ENGINEERING (name of surveyor and engineer) dated

MAY 20, 2019 for property tax map(s) MAP 190 and lot(s)

109 in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Subdivision/Site Plan regulations.

Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):

SIMPLE SUBDIVISION, INTO 2 LOTS, WITH NO
LINENING REQUIREMENTS BEYOND PLG PD APPROVAL. THE
BLDG LOT CREATED WILL BE A TYPICAL BLDG PERMIT
MATTER WITH BONDING, ETC

Reason(s) for granting this waiver, relative to not being contrary to the Spirit and Intent of the Subdivision/Site Plan regulations: (if additional space is needed please attach the appropriate documentation hereto):

DEV AGREEMENT IS FOR LARGER PROJECTS WITH
NEW ROAD CONSTRUCTION, SEWER EXTENSIONS, ETC

Signed:

Michael Shumsky

Applicant or Authorized Agent

Planning Board Action:

Waiver Granted: _____

Waiver Not Granted: _____

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM

Name of Subdivision/Site Plan: ONE CHAPIN STREET SUBDIV

Street Address: 1 CHAPIN ST

I MICHAEL SHUMSKY hereby request that the

Planning Board waive the requirements of item ATE 289-19/UNDERGROUND UTILITIES of the

Subdivision/Site Plan Checklist in reference to a plan presented by MICHAEL +

PAQUETTE ENGINEERING (name of surveyor and engineer) dated

MAY 20, 2019 for property tax map(s) MAP 190 and lot(s)

109 in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Subdivision/Site Plan regulations.

Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):

EXISTING ESTABLISHED NEIGHBORHOOD WITH ALL HOMES SERVED BY OVERHEAD UTILITIES. REQUIRING UNDERGROUND UTIL IS AN UNNECESSARY EXPENSE WHICH ALSO DISRUPTS EXISTING TOWN ROAD PAVEMENT, ETC

Reason(s) for granting this waiver, relative to not being contrary to the Spirit and Intent of the Subdivision/Site Plan regulations: (if additional space is needed please attach the appropriate documentation hereto):

EXISTING NEIGHBORHOOD IS ALL OVERHEAD. REQUIREMENT FOR UNDERGROUND UTILITIES IS INTENDED FOR NEW ROADWAYS AND NEW NEIGHBORHOODS

Signed:

Richard M. Maynor A

Applicant or Authorized Agent

Planning Board Action:

Waiver Granted: _____

Waiver Not Granted: _____

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM

Name of Subdivision/Site Plan: ONE CUMPIN STREET SPRAIN

Street Address: 1 CUMPIN ST

I MICHAEL SACHS hereby request that the Planning Board waive the requirements of item HTC 193-104 - DRIVEWAY IN SETBACK of the

Subdivision/Site Plan Checklist in reference to a plan presented by MATNARD

PARQUETTE ENGINEERING (name of surveyor and engineer) dated

MAY 20, 2019 for property tax map(s) 190 and lot(s) 109 in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Subdivision/Site Plan regulations.

Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):

HOUSE AND DRIVEWAY ARE EXISTING. NEW DRIVEWAY TO OTHER (WEST) SIDE OF HOUSE FOR THIS CORNER LOT WOULD NOT BE IN ACCORD WITH GOOD ENGINEERING PRACTICES

Reason(s) for granting this waiver, relative to not being contrary to the Spirit and Intent of the Subdivision/Site Plan regulations: (if additional space is needed please attach the appropriate documentation hereto):

DRIVEWAY EXISTS AND DRIVEWAY IS WELL AWAY FROM STREET INTERSECTION ALSO PROVIDING GOOD AND SAFE SIGHT DISTANCE

Signed:

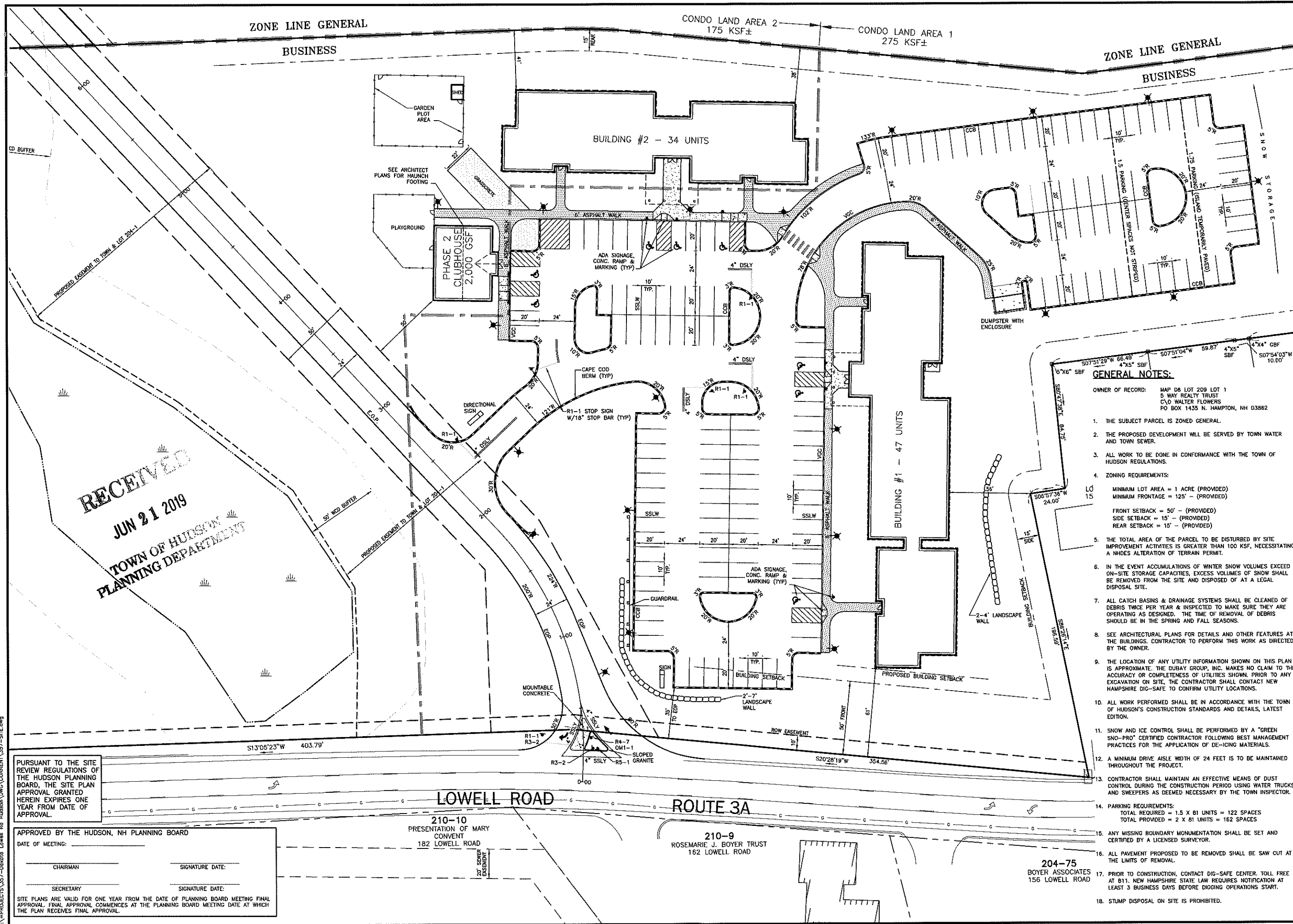
Michael Sachs

Applicant or Authorized Agent

Planning Board Action:

Waiver Granted: _____

Waiver Not Granted: _____



RECEIVED
JUN 21 2019
TOWN OF HUDSON
PLANNING DEPARTMENT

GENERAL NOTES:

- OWNER OF RECORD: MAP 08 LOT 209 LOT 1
 5 WAY REALTY TRUST
 C/D WALTER FLOWERS
 PO BOX 1435 N. HAMPTON, NH 03862
- THE SUBJECT PARCEL IS ZONED GENERAL.
 - THE PROPOSED DEVELOPMENT WILL BE SERVED BY TOWN WATER AND TOWN SEWER.
 - ALL WORK TO BE DONE IN CONFORMANCE WITH THE TOWN OF HUDSON REGULATIONS.
 - ZONING REQUIREMENTS:
 LO 15
 MINIMUM LOT AREA = 1 ACRE (PROVIDED)
 MINIMUM FRONTAGE = 125' - (PROVIDED)
 FRONT SETBACK = 50' - (PROVIDED)
 SIDE SETBACK = 15' - (PROVIDED)
 REAR SETBACK = 15' - (PROVIDED)
 - THE TOTAL AREA OF THE PARCEL TO BE DISTURBED BY SITE IMPROVEMENT ACTIVITIES IS GREATER THAN 100 KSF, NECESSITATING A NOTES ALTERATION OF TERRAIN PERMIT.
 - IN THE EVENT ACCUMULATIONS OF WINTER SNOW VOLUMES EXCEED ON-SITE STORAGE CAPACITIES, EXCESS VOLUMES OF SNOW SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A LEGAL DISPOSAL SITE.
 - ALL CATCH BASINS & DRAINAGE SYSTEMS SHALL BE CLEANED OF DEBRIS TWICE PER YEAR & INSPECTED TO MAKE SURE THEY ARE OPERATING AS DESIGNED. THE TIME OF REMOVAL OF DEBRIS SHOULD BE IN THE SPRING AND FALL SEASONS.
 - SEE ARCHITECTURAL PLANS FOR DETAILS AND OTHER FEATURES AT THE BUILDINGS. CONTRACTOR TO PERFORM THIS WORK AS DIRECTED BY THE OWNER.
 - THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. THE DUBAY GROUP, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE, THE CONTRACTOR SHALL CONTACT NEW HAMPSHIRE DIG-SAFE TO CONFIRM UTILITY LOCATIONS.
 - ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE TOWN OF HUDSON'S CONSTRUCTION STANDARDS AND DETAILS, LATEST EDITION.
 - SNOW AND ICE CONTROL SHALL BE PERFORMED BY A "GREEN SNO-PRO" CERTIFIED CONTRACTOR FOLLOWING BEST MANAGEMENT PRACTICES FOR THE APPLICATION OF DE-ICING MATERIALS.
 - A MINIMUM DRIVE AISLE WIDTH OF 24 FEET IS TO BE MAINTAINED THROUGHOUT THE PROJECT.
 - CONTRACTOR SHALL MAINTAIN AN EFFECTIVE MEANS OF DUST CONTROL DURING THE CONSTRUCTION PERIOD USING WATER TRUCKS AND SWEEPERS AS DEEMED NECESSARY BY THE TOWN INSPECTOR.
 - PARKING REQUIREMENTS:
 TOTAL REQUIRED = 1.5 X 81 UNITS = 122 SPACES
 TOTAL PROVIDED = 2 X 81 UNITS = 162 SPACES
 - ANY MISSING BOUNDARY MONUMENTATION SHALL BE SET AND CERTIFIED BY A LICENSED SURVEYOR.
 - ALL PAVEMENT PROPOSED TO BE REMOVED SHALL BE SAW CUT AT THE LIMITS OF REMOVAL.
 - PRIOR TO CONSTRUCTION, CONTACT DIG-SAFE CENTER, TOLL FREE AT 811. NEW HAMPSHIRE STATE LAW REQUIRES NOTIFICATION AT LEAST 3 BUSINESS DAYS BEFORE DIGGING OPERATIONS START.
 - STUMP DISPOSAL ON SITE IS PROHIBITED.

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.

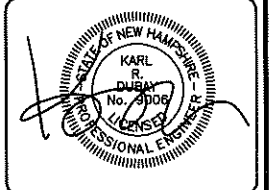
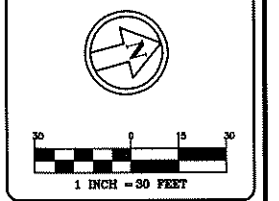
210-10
 PRESENTATION OF MARY
 CONVENT
 182 LOWELL ROAD

210-9
 ROSEMARIE J. BOYER TRUST
 152 LOWELL ROAD

204-75
 BOYER ASSOCIATES
 156 LOWELL ROAD



The Dubai Group, Inc.
 84 Range Road
 Windham, NH 03087
 603-458-6462
 Engineers
 Planners
 Surveyors
 TheDubayGroup.com



REV.	DATE	COMMENT	BY
1	5/6/19	MISC. REVS	WA
4	6/5/19	REV. PER TOWN COMMENTS	SK
5	6/20/19	MISC. REVS	SK

DRAWN BY: WA
 CHECKED BY: KRD
 DATE: APRIL 25, 2019
 SCALE: 1"=30'
 FILE: 357-SITE
 DEED REF: -

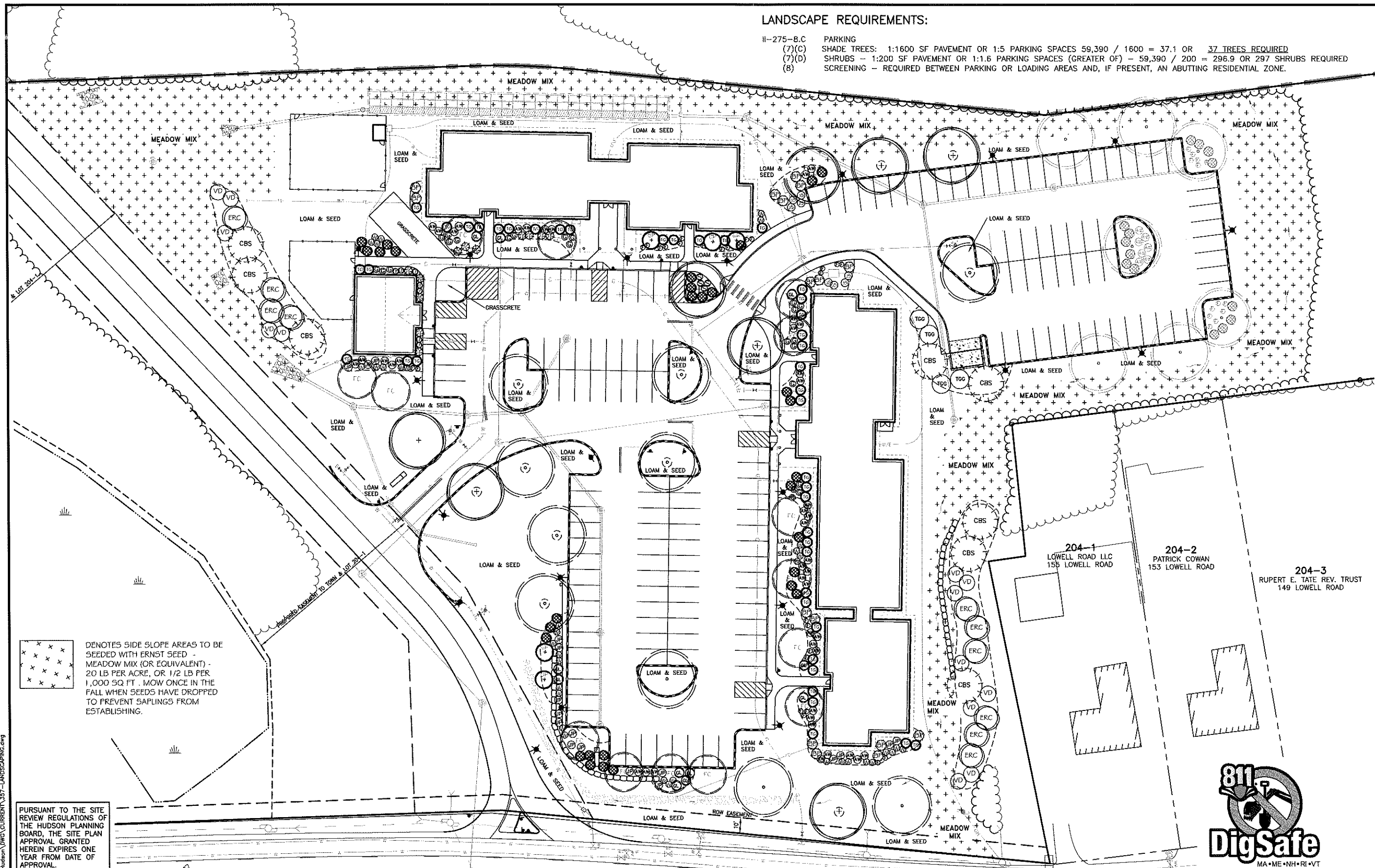
PROJECT:
FRIARS COURT
MAP 209 LOT 1
 161 LOWELL ROAD
 HUDSON, NH

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

SHEET TITLE:
SITE LAYOUT PLAN

LANDSCAPE REQUIREMENTS:

ii-275-B.C
 (7)(C) PARKING
 (7)(D) SHADE TREES: 1:1600 SF PAVEMENT OR 1:5 PARKING SPACES 59,390 / 1600 = 37.1 OR 37 TREES REQUIRED
 (8) SHRUBS - 1:200 SF PAVEMENT OR 1:1.6 PARKING SPACES (GREATER OF) - 59,390 / 200 = 296.9 OR 297 SHRUBS REQUIRED
 SCREENING - REQUIRED BETWEEN PARKING OR LOADING AREAS AND, IF PRESENT, AN ABUTTING RESIDENTIAL ZONE.



DENOTES SIDE SLOPE AREAS TO BE SEEDED WITH ERNST SEED - MEADOW MIX (OR EQUIVALENT) - 20 LB PER ACRE, OR 1/2 LB PER 1,000 SQ FT. MOW ONCE IN THE FALL WHEN SEEDS HAVE DROPPED TO PREVENT SAPPLINGS FROM ESTABLISHING.

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.

LOWELL ROAD
 210-10 PRESENTATION OF MARY CONVENT 182 LOWELL ROAD
ROUTE 3A
 210-9 ROSEMARIE J. BOYER TRUST 162 LOWELL ROAD

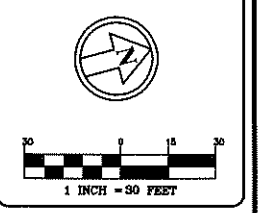
204-75 BOYER ASSOCIATES 156 LOWELL ROAD



THE LOCATION OF UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. WE MAKE NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. 72 HOURS PRIOR TO ANY EXCAVATION ON SITE, THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 1-888-DIG-SAFE.



The Dubay Group, Inc.
 84 Range Road
 Windham, NH 03087
 603-458-6462
 Engineers
 Planners
 Surveyors
 TheDubayGroup.com



REVISIONS:			
REV.	DATE:	COMMENT:	BY:
1	5/6/19	MISC. REVS	WA
4	6/5/19	REV. PER TOWN COMMENTS	SK
5	6/20/19	MISC. REVS	SK

DRAWN BY: REK
 CHECKED BY: KRD
 DATE: APRIL 29, 2019
 SCALE: 1"=30'
 FILE: 357-LANDSCAPING
 DEED REF: -

PROJECT:
FRIARS COURT
MAP 209 LOT 1
 161 LOWELL ROAD
 HUDSON, NH
 FOR _____
DAKOTA
PARTNERS, INC.
 1264 MAIN STREET
 WALTHAM, MA 02451

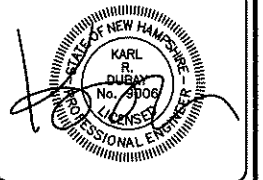
SHEET TITLE:
LANDSCAPE PLAN

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



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

Engineers
 Planners
 Surveyors
 TheDubayGroup.com



REVISIONS:			
REV.	DATE:	COMMENT:	BY:
1	5/6/19	MISC. REVS	WA
2	5/14/19	REV. PER DRAINAGE/GRADING MODS.	WA
3	5/21/19	MISC. SEWER PER NHDES	SK
4	6/5/19	REV. PER TOWN COMMENTS	SK
5	6/20/19	MISC. REVS	SK

DRAWN BY: WA
 CHECKED BY: KR
 DATE: APRIL 29, 2019
 SCALE: 1"=30'
 FILE: 357-GU
 DEED REF: -

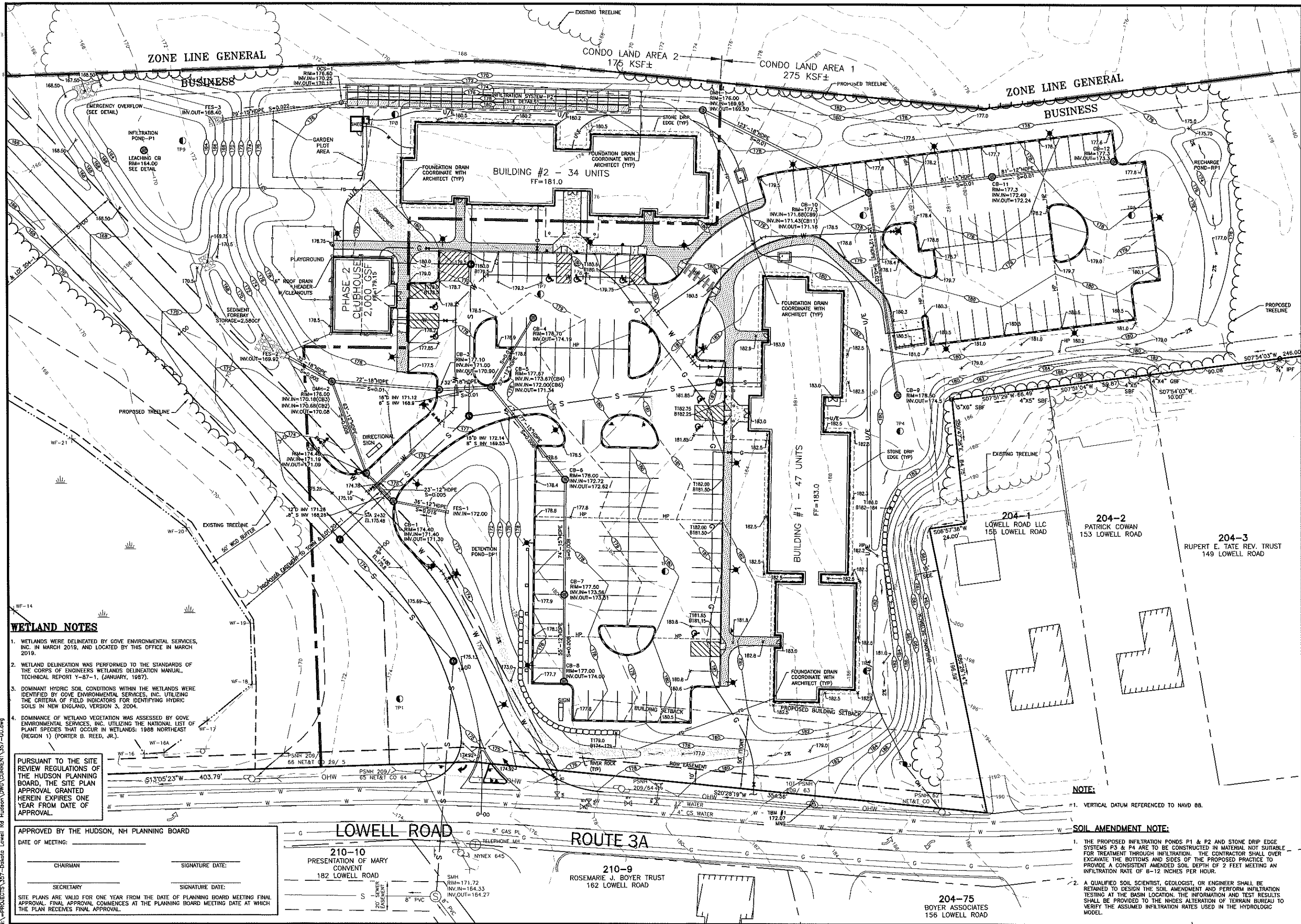
PROJECT:
**FRIARS COURT
 MAP 209 LOT 1**
 161 LOWELL ROAD
 HUDSON, NH

FOR

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

SHEET TITLE:
**GRADING &
 DRAINAGE
 PLAN**

PROJECT #357 SHEET 12 of 33



WETLAND NOTES

1. WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. IN MARCH 2019, AND LOCATED BY THIS OFFICE IN MARCH 2019.
2. WETLAND DELINEATION WAS PERFORMED TO THE STANDARDS OF THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, (JANUARY, 1987).
3. DOMINANT HYDRIC SOIL CONDITIONS WITHIN THE WETLANDS WERE IDENTIFIED BY GOVE ENVIRONMENTAL SERVICES, INC. UTILIZING THE CRITERIA OF FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, 2004.
4. DOMINANCE OF WETLAND VEGETATION WAS ASSESSED BY GOVE ENVIRONMENTAL SERVICES, INC. UTILIZING THE NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: 1988 NORTHEAST (REGION 1) (PORTER B. REED, JR.).

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.

LOWELL ROAD

ROUTE 3A

210-10
 PRESENTATION OF MARY
 CONVENT
 182 LOWELL ROAD

210-9
 ROSEMARIE J. BOYER TRUST
 162 LOWELL ROAD

204-75
 BOYER ASSOCIATES
 156 LOWELL ROAD

NOTE:

1. THE PROPOSED INFILTRATION PONDS P1 & P2 AND STONE DRIP EDGE SYSTEMS P3 & P4 ARE TO BE CONSTRUCTED IN MATERIAL NOT SUITABLE FOR TREATMENT THROUGH INFILTRATION. THE CONTRACTOR SHALL OVER EXCAVATE THE BOTTOMS AND SIDES OF THE PROPOSED PRACTICE TO PROVIDE A CONSISTENT AMENDED SOIL DEPTH OF 2 FEET MEETING AN INFILTRATION RATE OF 8-12 INCHES PER HOUR.
2. A QUALIFIED SOIL SCIENTIST, GEOLOGIST, OR ENGINEER SHALL BE RETAINED TO DESIGN THE SOIL AMENDMENT AND PERFORM INFILTRATION TESTING AT THE BASIN LOCATION. THE INFORMATION AND TEST RESULTS SHALL BE PROVIDED TO THE NHDES ALTERNATION OF TERRAIN BUREAU TO VERIFY THE ASSUMED INFILTRATION RATES USED IN THE HYDROLOGIC MODEL.

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

161 LOWELL ROAD – FRIARS COURT SUBDIVISION & SITE PLAN

STAFF REPORT

June 26, 2019

SITE: 161 Lowell Road – Map 209 Lot 1

ZONING: Business/General/Industrial

PURPOSE OF PLANS: to subdivide Map 209, Lot 1 and to develop multifamily housing on the newly created 11-acre lot that is the Business Zone. Other than the extension of Friars Drive, no development is being proposed on remaining land in the General and Industrial zones

PLANS UNDER REVIEW:

SB# 02-19: 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 29, 2019, last revised June 21, 2019, and consisting of 33 sheets.

SP# 03-19: 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 29, 2019, last revised June 21, 2019, and consisting of 33 sheets.

ATTACHMENTS:

- A. Subdivision Application & Plans – SB# 02-19 (plans at end of e-packet)
- B. Site Plan Application & Plans – SP# 03-19 (plans at end of e-packet)
- C. Town Engineer response to right-in/right-out curb revision.
- D. Fire Chief's response to revisions per Fire Department comments.
- E. Waiver Request Forms

NOTE: PLEASE REFER TO THE APRIL 24, 2019 & JUNE 12, 2016 STAFF REPORTS FOR BACKGROUND AND ADDITIONAL INFORMATION

PROJECT TRACKING

- April 2, 2019 – Conceptual plans received.
- April 24, 2019 – Design Review Phase.
- May 8, 2019 – Site Walk.
- May 15, 2019 – Site Plan & Subdivision Applications received.
- May 23, 2019 – Wetland Special Exception granted by ZBA.
- May 29, 2019 – Fuss & O'Neill peer review received.
- June 4, 2019 – Dubai Group response and additional materials received.
- June 12, 2019 – Public hearing scheduled.
- June 26, 2019 – Continuance of public hearing.

PREVIOUS MEETING JUNE 12, 2019

At the June 12, 2019 Planning Board meeting, the Board:

- Accepted the application,
- Conducted the public input portion of the hearing,
- Granted a waiver for existing conditions that were not within the area of the proposed development activity (§276-11.1 subsections 15 & 16), and,
- Directed the applicant to pursue the right-in/right-out curb cut on Lowell Road.

The Board also conveyed to the applicant that the following items were still to be deliberated:

- The design of the right-in/right-out curb cut on Lowell Road,
- Defining the conditions of the extension of Friars Drive and associated ROW easement,
- Parking ratio, and,
- Satisfying the concerns of the Fire Chief.

RECOMMENDATIONS

Right-In/Right-Out Design

The applicant has provided the Town Engineer with a revised design for the curb cut in response to his, and the Board's feedback. The Town Engineer has found this revision to be acceptable.

Roadway Requirements

Staff has provided the Board with a detailed motion to grant a waiver from §289-28 (Roadway Requirements). The waiver motion defines the extension of Friars Drive in its state as a Private way and its eventual state as a Public way. While this waiver grants flexibility to the applicant under Private way conditions, it requires the extension to match the design conditions of the existing portion of Friars Drive prior to Town acceptance. It is worth noting that under RSA 674:41 (Minimum Road Access Requirements) and Hudson's Zoning Ordinance, that the parent lot (209-001) will have legal frontage on Friars Drive upon approval of this plan, notwithstanding its status as a Private or Public way. This motion was drafted by the Town Attorney and Town Planner.

Parking Ratios

The applicant has requested that the parking ratio be 1.5 per unit rather than the prescribed 2.0 per unit, based on previous experience. Several Board members have expressed concern over the adequacy of a 1.5 per unit ratio. Staff has previously expressed support for reducing the parking ratio to avoid unnecessary impervious surface, but recognizes the Board's concerns. An option that hasn't yet been discussed is looking at parking ratios specific to unit type. In other words, a waiver could stipulate the ratio to be 1.5 per 1-bedroom unit and 2.0 per 2-bedroom unit. This would result in a ratio of approximately 1.75 spaces per unit. Staff offers this as an idea for the Board's consideration, recognizing that the ratio must be found acceptable to the Board. If neither 1.5 nor 1.75 is acceptable to the Board, no action needs to be taken.

WAIVER REQUESTS:

1. §289.28 – Roadway Requirements

I move to grant the requested waiver of §289.28 – To waive the roadway requirements to allow for a 24-foot wide roadway without sidewalks or granite curbing for the extension of Friars Drive from the existing as-built part of Friars Drive to Lowell Road, to be constructed by the Applicant. Other than the width of the road to be 24 feet, Friars Drive extension shall otherwise be in full compliance with Town's standards. At such time as a subdivision or site plan application may be approved for Map 209 Lot 001-000, Friars Drive extension shall be upgraded and widened to 32 feet, together with sidewalks and granite curbing, and otherwise in full compliance with § 289.28, in order to match the existing condition of the portion of Friars Drive that is currently a town-accepted road. Notwithstanding the requested waiver, the Applicant may elect to construct Friars Drive extension to its full 32 foot width, with associated improvements, at any time prior to the development of Map 209, Lot 001-000. All roadway construction to be approved by the Town Engineer.

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

2. §275-8.C.2.o –Number of Parking Spaces

I move to grant the requested waiver of §275-8.C.2.o – to allow for **1.5 parking spaces per unit where 2.0 is required**, based on the Board's discussion as recorded in the meeting minutes, the testimony of the Applicant's representative, and in accordance with the language included in the submitted Waiver Request Form.

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

I move to grant the requested waiver of §275-8.C.2.o – to allow for **1.5 parking spaces per 1-bedroom unit and 2.0 parking spaces per 2-bedroom unit, where 2.0 is required**, based on the Board's discussion as recorded in the meeting minutes, the testimony of the Applicant's representative, and in accordance with the language included in the submitted Waiver Request Form.

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

DRAFT MOTIONS:

To continue the public hearing:

I move to continue the public hearing for 161 Lowell Road, Map 209/Lot 1, date certain, to July 10, 2019.

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

To approve:

I move to approve the subdivision & site plan applications for the Plan Set entitled: Friars Court Site Plan; prepared for Dakota Partners, 1264 Main Street, Waltham, MA 02451; prepared by The Dubai Group, Inc., 84 Range Road, Windham, NH 03087; dated April 29, 2019, last revised June 21, 2019; and consisting of 33 Sheets and Notes on Sheet 2; subject to the following stipulations:

1. Friars Drive shall be extended and dedicated as a public right of way (the "Public Way") from the existing as-built port of Friars Drive to Lowell Road as shown on the Plans.
2. The dedication of the Public Way shall be evidenced by a deed approved by and acceptable to the Town's attorney.
3. The entire area south of the Public Way on Map 209, Lot 001-001 shall be subject to a Conservation Easement, said Easement Deed to be approved by the Town's attorney.
4. The site plan for Map 209 Lot 001-001 consisting of 11.198 acres is approved as a multifamily residential rental complex. It is approved for financing and construction in two phases: Phase I is approved for 47 residential units in Building 1, Phase II is approved for 34 residential units in Building 2. Each phase shall include the required parking for the phase. The clubhouse is approved and shall be constructed as part of Phase II.
5. The subdivision plan shall not be recorded unless and until the deed for Public Way and the Conservation Easement ("Instruments") are executed and available for recording. The Subdivision Plan and the Instruments shall be recorded simultaneously.
6. All waivers and stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Plan.
7. A traffic impact fee amount of \$1,276.00 per residential unit shall be paid prior to the issuance of a Certificate of Occupancy in accordance with the cost allocation procedure (CAP).
8. A school impact fee amount of \$898.00 per residential unit shall be paid prior to the issuance of a Certificate of Occupancy in accordance with the cost allocation procedure (CAP).

9. A recreation contribution amount of \$400.00 per residential unit shall be paid prior to the issuance of a Certificate of Occupancy in accordance with the cost allocation procedure (CAP).
10. All monumentation shall be set or bonded for prior to the issuance of building permits.
11. The onsite drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems.
12. Approval of this plan shall be subject to final review by the Town Engineer and the Town's peer-review engineering consultant.
13. 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.
14. Active and substantial development will have occurred when:
 - A. Tree clearing within dedicated right of way
 - B. Stump removal within dedicated right of way
 - C. Top soil removal within the dedicated right of way
 - D. Construction entrance installation
 - E. Erosion control in place
 - F. Rough grading of the proposed road envelope

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

"C"

Groth, Brian

From: Dhima, Elvis
Sent: Friday, June 21, 2019 9:45 AM
To: Koczalka, Francis
Cc: Plourde, Jason; Mark Pilotte; Groth, Brian; Dubowik, Brooke
Subject: RE: Friars Court - modified right-in layout
Attachments: 52587.00-Modified Right-In Figure (2019-06-17).pdf

Francis

I have reviewed the layout and I'm ok with it

Thank you for making the changes that PB asked for

E

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: Koczalka, Francis [mailto:fkoczalka@VHB.com]
Sent: Monday, June 17, 2019 3:21 PM
To: Dhima, Elvis <edhima@hudsonnh.gov>
Cc: Plourde, Jason <jplourde@vhb.com>
Subject: Friars Court - modified right-in layout

Elvis,

Jason provided me the update from last week's Planning Board meeting, where the Planning Board requested lengthening the delta island along Lowell Road and into Friars Court. It is my understanding that the intent of this design is to accommodate the site traffic for the proposed residential development and that it may change in the future with more development within the park and the potential development across Lowell Road.

The attached PDF shows the right-in shifted to the north, which would lengthen the delta island approx. 8'-10'. This also lengthens the delta approx. 10'-15' along Friars Court. Is this acceptable?

Frank M. Koczalka, PE
Project Manager – Transportation

Licensed in NH/ME

"D"

Groth, Brian

From: Buxton, Robert
Sent: Tuesday, June 11, 2019 12:03 PM
To: Mark Pilotte
Cc: Groth, Brian
Subject: RE: FC - building relocation for fire access

Mark,

As we discussed we are OK with the proposed update. As we get to construction we would want to review the construction practices for the driveway under the grass.

Great job, thank you for taking our comments into consideration.

Any questions please contact me,

Rob

From: Mark Pilotte [mailto:mpilotte@dakotapartners.net]
Sent: Monday, June 10, 2019 11:58 AM
To: Buxton, Robert <RBuxton@hudsonnh.gov>
Cc: Groth, Brian <bgroth@hudsonnh.gov>
Subject: FC - building relocation for fire access

Robert,

Based on last week's meeting please see the attached sketch that show access to the side of the phase two building. Please give me a call to my cell when you have a minute to go over.

--

MARK PILOTTE
VP of Development



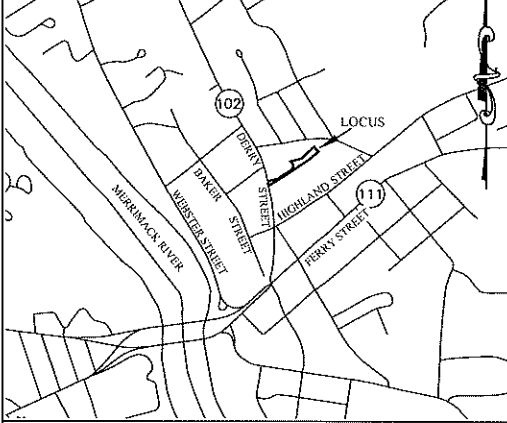
DAKOTA
P A R T N E R S

1264 Main Street
Waltham, MA 02451
Office: 781-899-4002 ext.201
Cell: 617-759-3027
mpilotte@dakotapartners.net

ABUTTERS
DIRECT ABUTTERS
 MAP 174 LOT 76
 JOHN K. ABBOTT
 PRICILLA QUIGLEY
 9 HAVERHILL STREET
 HUDSON, NH 03051
 MAP 174 LOT 79-1
 MARCY A. NORSE
 13 HAVERHILL STREET
 HUDSON, NH 03051
 TAX MAP 174 LOT 79-4
 POSEY INVESTMENTS, LLC
 195R CENTRAL STREET
 HUDSON, NH 03051
 MAP 174 LOT 80
 KENNETH & CATHERINE RICHARD
 21 DERRY STREET
 HUDSON, NH 03051
 MAP 174 LOT 85
 SCOTT K. HERBERT REVOCABLE TRUST
 SCOTT K. HERBERT, TRUSTEE
 4 FOSTER ROAD
 MERRIMACK, NH 03051
 MAP 174 LOT 87
 RICHARD SCOTT TEAL
 10 HIGHLAND STREET
 HUDSON, NH 03051
 MAP 174 LOT 88
 MICHAEL RENEY
 12 HIGHLAND STREET
 HUDSON, NH 03051

MAP 174 LOT 89
 PAUL J. & JUDITH A. LABONTE
 16 HIGHLAND STREET
 HUDSON, NH 03051
 MAP 174 LOT 90
 LLOYD D. SURPLUS
 20 HIGHLAND STREET
 HUDSON, NH 03051
 MAP 174 LOT 91
 JEREMIAH A. & AIMEE L. SMITH
 24 HIGHLAND STREET
 HUDSON, NH 03051
PROPERTY OWNERS WITHIN 200 FT.
 MAP 174 LOT 79-2
 ROBERT HUGH & BARBARA ELLEN
 CHIRONE YOUNG
 25 DERRY STREET
 HUDSON, NH 03051
 TAX MAP 174 LOT 79-3
 POSEY INVESTMENTS, LLC
 195R CENTRAL STREET
 HUDSON, NH 03051
 MAP 174 LOT 78
 GENGHI ZHANG
 ISABEL, CECILIA CHIN YI CHAC
 12B CHANDLER COURT
 HUDSON, NH 03051
 MAP 174 LOT 77
 FRANK B. KUPCIUNAS, JR.
 29 DERRY STREET
 HUDSON, NH 03051
 MAP 174 LOT 24
 ROBERT L. & MARY A. MARTIN

MAP 174 LOT 4
 FRANCIS C. CORCORAN
 ROB C. CROWLEY
 3 HIBBOSUS WAY
 NASHUA, NH 03062
 MAP 174 LOT 5
 ROGER D. & ELAINE M. MEUSE
 18 DERRY STREET
 HUDSON, NH 03051
 MAP 174 LOT 6
 TIMOTHY W. MELANSON
 20 DERRY STREET
 HUDSON, NH 03051
 MAP 174 LOT 7
 ZACHARIAS ANDRE-NEFO
 MARIA ELIZABETH Z. ANDRE
 22 DERRY STREET
 HUDSON, NH 03051
 MAP 174 LOT 8
 JUSTINE MARY HOLDINGS, INC.
 214 CENTRAL STREET
 HUDSON, NH 03051
 MAP 174 LOT 22
 THOMAS J. & MARY C. DONAHUE
 1 LESLIE STREET
 HUDSON, NH 03051
 MAP 174 LOT 23
 26 DERRY ROAD REALTY HOLD, LLC
 26 DERRY STREET
 HUDSON, NH 03051
 MAP 174 LOT 21
 ROBERT L. & MARY A. MARTIN

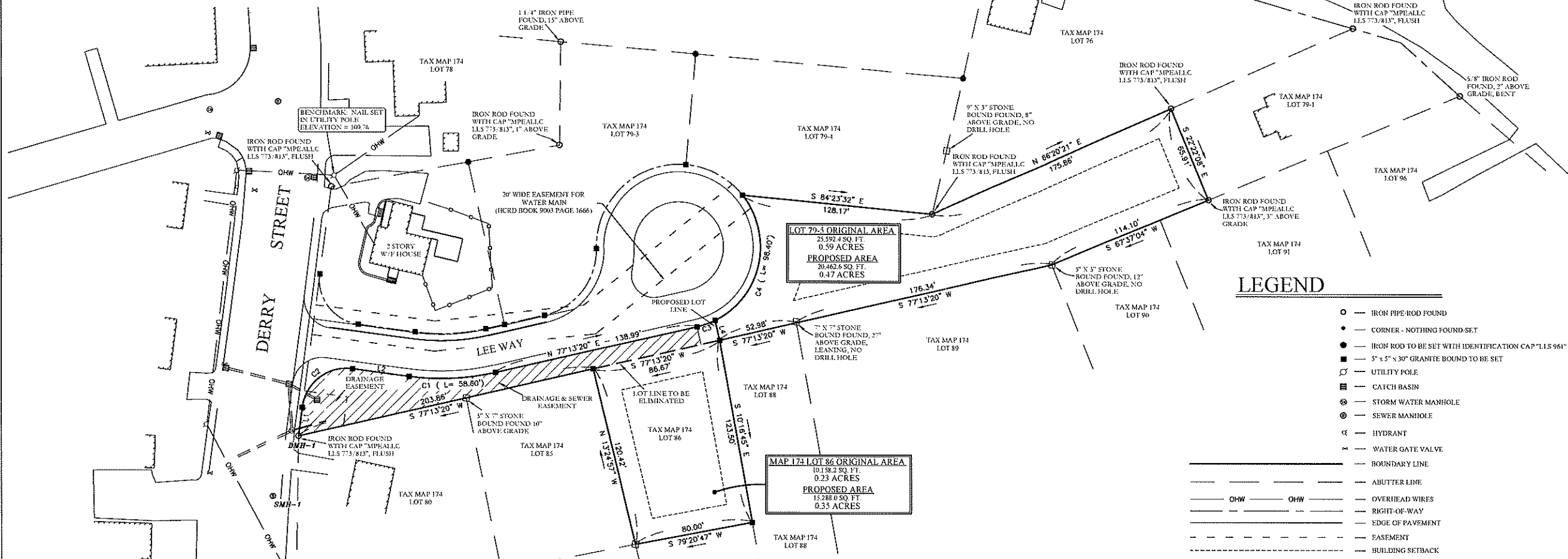


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JUN 04 2019
TOWN OF HUDSON
PLANNING DEPARTMENT

LOCATION MAP
 SCALE: 1" = 1,000'

- NOTES:**
- REFERENCE: TAX MAP 174 LOT 79-5 H.C.R.D. BOOK 9107 PAGE 818 7 LEE WAY, HUDSON, NH
 TAX MAP 174 LOT 86 H.C.R.D. BOOK 9174 PAGE 1140 10R HIGHLAND STREET, HUDSON, NH
 - EXISTING PARCEL AREAS: TAX MAP 174 LOT 79-5 23,592.4 SQ. FT. OR 0.59 AC. TAX MAP 174 LOT 86 10,138.2 SQ. FT. OR 0.23 AC.
 PROPOSED PARCEL AREAS: 20,462.6 SQ. FT. OR 0.47 AC. 15,288.0 SQ. FT. OR 0.35 AC.
 - OWNER OF RECORD: POSEY INVESTMENTS, LLC 195R CENTRAL STREET HUDSON, NH 03051
 - ZONE: TR-TOWN RESIDENTIAL DIMENSIONAL REQUIREMENTS:
 MINIMUM LOT AREA 10,000 sq. ft.
 MINIMUM FRONTAGE 90 ft.
 MINIMUM FRONT SETBACK 30 ft.
 MINIMUM SIDE SETBACK 15 ft.
 MINIMUM REAR SETBACK 15 ft.
 MAXIMUM BUILDING HEIGHT (PER SECTION 334-14 OF THE HUDSON ZONING ORDINANCE) 38 ft.
 - HORIZONTAL DATUM IS BASED ON PLAN REFERENCE 1. VERTICAL DATUM IS ASSUMED TO CONVERT TO NAVD83. ADD 53.82' TO ALL ELEVATIONS SHOWN.
 - THE INTENT OF THIS PLAN IS TO SHOW A LOT LINE ADJUSTMENT BETWEEN PROPERTY OF TAX MAP 174 LOT 79-5 AND PROPERTY OF TAX MAP 174 LOT 86.
 - THERE ARE NO WETLANDS ON SITE.
 - NO PART OF THIS LOT FALLS WITHIN THE 100 YEAR FLOOD ZONE, AS SHOWN ON N.F.P. F.I.R.M. COMMUNITY PANEL 330110051-E, EFFECTIVE 4-18-2011.
 - FOR MORE INFORMATION PERTAINING TO THIS SUBDIVISION, PLEASE REFER TO PLAN REFERENCE 3.

- PLAN REFERENCES:**
- PLAN TITLED "SUBDIVISION PLAN TAX MAP 174 LOT 79 25 DERRY STREET HUDSON, NEW HAMPSHIRE" DATED JULY 13, 2012, PREPARED BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC. H.C.R.D. PLAN 37562.
 - PLAN TITLED "RIGHT-OF-WAY PLANS FEDERAL AID PROJECT STP-X-0006(216) NH PROJECT NO. 12460, NH ROUTE 102", DATED 7-20-2006, PREPARED BY NHDOT.
 - PLAN TITLED "SUBDIVISION PLAN PREPARED FOR ARNE, LLC" DATED JULY 18, 2017, PREPARED BY THIS OFFICE, H.C.R.D. PLAN 39423 DRAWER 182.



LOT 79-5 ORIGINAL AREA
 23,592.4 SQ. FT.
 0.59 ACRES
 PROPOSED AREA
 20,462.6 SQ. FT.
 0.47 ACRES

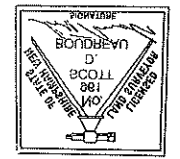
MAP 174 LOT 86 ORIGINAL AREA
 10,138.2 SQ. FT.
 0.23 ACRES
 PROPOSED AREA
 15,288.0 SQ. FT.
 0.35 ACRES

LINE	BEARING	DISTANCE
L1	N 07°34'21" E	19.25'
L2	S 89°25'40" E	138.42'
L3	N 12°46'40" W	112.08'
L4	S 12°46'40" E	113.61'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	58.60'	165.00'	20°21'00"	N 87°23'50" E	158.30'
C2	47.12'	30.00'	89°59'40"	N 52°34'30" E	142.42'
C3	13.01'	65.00'	13°33'10"	N 70°28'43" E	12.98'
C4	98.40'	55.00'	102°30'28"	N 12°24'52" E	185.79'

- LEGEND**
- — IRON PIPE ROD FOUND
 - — CORNER - NOTHING FOUND/SET
 - — IRON ROD TO BE SET WITH IDENTIFICATION CAP "L.L.S. 961"
 - 5" x 5" x 30" GRANITE BOUND TO BE SET
 - UTILITY POLE
 - CATCH BASIN
 - STORM WATER MANHOLE
 - SEWER MANHOLE
 - HYDRANT
 - WATER GATE VALVE
 - BOUNDARY LINE
 - ABUTTER LINE
 - OVERHEAD WIRES
 - RIGHT-OF-WAY
 - EDGE OF PAVEMENT
 - EASEMENT
 - BUILDING SETBACK

PURSUANT TO RSA 676:18, III
 "I CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."
 I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY IS THE RESULT OF AN ACTUAL FIELD SURVEY USING A TOTAL STATION, HAVING A RELATIVE ERROR OF CLOSURE OF LESS THAN 1 FOOT IN 15,000 FEET, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

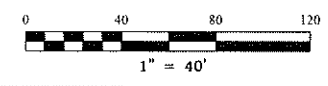


JUNE 3, 2019 DATE
 L.L.S. #961

PLAN SHOWING LOT LINE ADJUSTMENT
 BETWEEN
TAX MAP 174 LOT 79-5 & LOT 86
 PREPARED FOR
POSEY INVESTMENTS, LLC
 7 LEE WAY & 10R HIGHLAND STREET
 HUDSON, NH

DRAWN BY: SDB	DATE: JUNE 3, 2019
CHECKED BY: ARB	DRAWING NAME: 16011H
JOB NAME: 16011	SHEET 1 OF 1

Boudreau Land Surveying P.L.L.C.
 SCOTT D. BOUDREAU, L.L.S. #961
 2 BEATRICE LANE
 NEWMARKET, NH 03857
 (603) 659-3468



HIGHLAND STREET/LEE WAY LOT LINE RELOCATION

STAFF REPORT

June 26, 2019

SITE: 10 R Highland Street (Map 174 Lot 86) & 7 Lee Way (Map 174 Lot 79-005)

ZONING: Town Residential (TR)

PURPOSE OF PLAN: to relocate the lot line between 10R Highland Street and 7 Lee Way.

PLAN UNDER REVIEW: Plan Showing Lot Line Adjustment between Tax Map 174 Lot 79-5 & Lot 86; prepared by Boundreau Land Surveying, PLLC, 2 Beatrice Lane, Newmarket, NH 03857; prepared for Posey Investments, LLC, 195R Central Street, Hudson, NH 03051; consisting of 1 sheet.

ATTACHMENTS:

- A. Drainage easement
- B. Department review comments (Assessing, Zoning)

APPLICATION TRACKING:

- June 4, 2019 – Application received.
- June 26, 2019 – Public hearing scheduled.

STAFF COMMENTS:

The lot known as 10R Highland Street was created before Hudson had a zoning ordinance, and today is a pre-existing non-conforming lot as it does not have adequate frontage. In its historic and current state, the lot's access is from a 10-foot wide Right-of-Way stemming from Highland Street over 200-feet away.

The lot line relocation plan before the Board proposes to essentially “turn around” the lot and provide frontage on Lee Way. In effect, the proposal changes the lot from a non-conforming lot, to a conforming one.

The proposal takes land area and Lee Way frontage from Map/Lot 79-5 and gives it to Map/Lot 174-86. The “donor” lot remains a conforming lot, with 20,464 SF in lot area where 10,000 SF is required, and 98.4’ of frontage where 90’ is required. The “receiving” lot, though already conforming in lot area, increases to 15,288 SF where 10,000 SF is required, and more importantly, increases its frontage from 10’ to 315.4’ where 90’ is required.

RECOMMENDATION:

The easement documents concerning drainage, utilities and road maintenance are being revised to reflect the addition of the lot. These documents should be reviewed and approved by Town Counsel, which is a common condition of Planning Board approval. Staff recommends this application for acceptance and conditional approval.

DRAFT MOTION:

I move to approve the lot line relocation plan entitled: Plan Showing Lot Line Adjustment between Tax Map 174 Lot 79-5 & Lot 86; prepared by Boundreau Land Surveying, PLLC, 2 Beatrice Lane, Newmarket, NH 03857; prepared for Posey Investments, LLC, 195R Central Street, Hudson, NH 03051; consisting of 1 sheet in accordance with the following terms and conditions:

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. Easement documents shall be reviewed and favorably recommended on by Town Counsel prior to Planning Board endorsement of the Plan.
3. A cost allocation procedure (CAP) amount of \$1,835.00, per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.
4. A public school impact fee in the amount of \$3,578.00, per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.
5. A recreation contribution in the amount of \$400.00, per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.
6. All monumentation shall be set or bonded for prior to issuance of building permits.
7. Approval of this plan shall be subject to final engineering review.
8. 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.

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

RECEIVED

JUN 04 2019

LOT LINE RELOCATION APPLICATION FOR REVIEW TOWN OF HUDSON
TOWN OF HUDSON, NEW HAMPSHIRE PLANNING DEPARTMENT

Date of Application: 6/3/19 Tax Map #: 174 Lot #: 86

Name of Project: Lot Line Adjustment

Zoning District: TR General SB#: 04-19
(For Town Use) (For Town Use)

Z.B.A. Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Posey Investments LLC

Derek Management

Address: 195R Central St.

195R Central St

Address: Hudson NH 03051

Hudson NH 03051

Telephone #: 603-231-7344

603-231-7344

Fax #: _____

Email: derekmanagement@aol.com

derekmanagement@aol.com

PROJECT ENGINEER:

Name: Boudreau Land Surveying

Telephone #: 603-659-3468

Address: 2 Beatrice Lane

Fax #: _____

Address: Newmarket NH 03857

Email: _____

PURPOSE OF PLAN:

To relocate the lot line between 7 Lee Way and 10R Highland, to make a legal non-conforming lot Conforming by giving it adequate frontage on Lee Way.

(For Town Use)

Plan Routing Date: 6/4/19 Deadline Date: 6/12/19 Sub/Site Date: 6/26/19

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

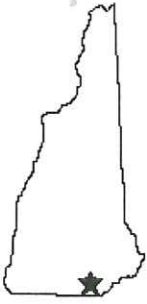
dm Title: Chief Assessor Date: 6-6-19
(Initials)

Department:

Zoning: _____ Engineering: _____ Assessor: _____ Police: _____

Fire: _____ DPW: _____ Planning: _____ Consultant: _____

Fees Paid: \$ 497.35



TOWN OF HUDSON

Office of the Assistant Assessor


Jim Michaud
Chief Assessor, CAE
email: jmichaud@hudsonnh.gov
www.hudsonnh.gov



12 School Street · Hudson, New Hampshire 03051 · Tel: 603-886-6009 · Fax: 603-594-1160

To: Brian Groth, Town Planner

June 6, 2019

From: Jim Michaud, Chief Assessor 

Re: Lot Line Adjustment = Tax Map 174 Lot 86

In reviewing the proposed lot line adjustment I offer the following comments;

1. Is the frontage countable and/or able to be utilized when almost the entire frontage of a lot is encumbered by both drainage and sewer easements?
2. Is the recorded 10 foot +/- ROW that Tax Map 174 Lot 86 has deeded rights to going to be abandoned, as a condition of approval, via recorded instrument at the registry, or, will this lot be able to have 2 driveways, access points etc?

RECEIVED

JUN 04 2019

LOT LINE RELOCATION APPLICATION FOR REVIEW TOWN OF HUDSON
TOWN OF HUDSON, NEW HAMPSHIRE PLANNING DEPARTMENT

Date of Application: 6/3/19 Tax Map #: 174 Lot #: 86

Name of Project: Lot Line Adjustment

Zoning District: TR General SB#: 04-19
(For Town Use) (For Town Use)

Z.B.A. Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Posey Investments LLC

Derek Management

Address: 195R Central St

195R Central St

Address: Hudson NH 03051

Hudson NH 03051

Telephone #: 603-231-7344

603-231-7344

Fax #: _____

Email: derekmanagement@aol.com

derekmanagement@aol.com

PROJECT ENGINEER:

Name: Boudreau Land Surveying

Telephone #: 603-659-3468

Address: 2 Beatrice Lane

Fax #: _____

Address: Newmarket NH 03857

Email: _____

PURPOSE OF PLAN:

To relocate the lot line between 7 Lee Way and 10R Highland, to make a legal non-conforming lot Conforming by giving it adequate frontage on Lee Way.

(For Town Use)

Plan Routing Date: 6/4/19 Deadline Date: 6/12/19 Sub/Site Date: 6/20/19

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

BM
(Initials)

Title: Zoning Administrator

Date: 6-6-19

Department:

Zoning: Engineering: _____ Assessor: _____ Police: _____

Fire: _____ DPW: _____ Planning: _____ Consultant: _____

Fees Paid: \$ 497.35



TOWN OF HUDSON

Land Use Division



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

June 6, 2019

Subdivision Review
Zoning Review/Comments

Re: Case: SB 04-19
Proposed lot line adjustment
Address: 10R Highland St and 7 Lee Way
Map 174 /Lot 79-5 and Map 174 / Lot 86
Zoning district: Town Residence (TR)

Based on submitted plan dated June 3, 2019

This proposal enhances an existing non-conforming lot (w/o sufficient frontage) and creates compliant frontage with the new layout.

Verify that the access from this new frontage along Lee Way is not encumbered by any existing easement(s).

Sincerely,

Bruce Buttrick, MCP
Zoning Administrator/Code Enforcement Officer
(603) 816-1275
bbuttrick@hudsonnh.gov

encl: June 3, 2019 plan submitted
cc: Public Folder
B. Groth - Town Planner
file