



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 AUGUST 14, 2019

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, August 14, 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)
 - 24 JULY 2019 Meeting Minutes – Decisions

- VI. CORRESPONDENCE
 - A. Request to Release School Impact Fees by Karen Burnell, Hudson School District Business Administrator (Letter dated 07-22-19)

 - B. Palmer CTE Building Addition (Alvirne High School) Update

- VII. OLD BUSINESS
 - A. Granite Subaru Amended Site Plan 193 Lowell Road
 SP# 05-19 Map 216/Lot 011

 Purpose of Plan: to propose the removal of the second building on-site and to expand the existing Subaru building with supporting infrastructure, while maintaining the same impervious footprint. Application Acceptance & Hearing.

 - B. Roosevelt Ave Self-Storage Site Plan 23 & 27 Roosevelt Ave
 SP# 06-19 Map 191/Lots 116 & 115

 Purpose of Plan: the purpose of the plan is to show a proposed 3-story storage facility and parking improvements. Application Acceptance & Hearing.

- VIII. ADJOURNMENT

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

Brian Groth, Town Planner

POSTED: Town Hall, Library & Website – 08-02-19

**MINUTES/DECISIONS OF THE PLANNING BOARD
MEETING DATE: JULY 24, 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 Ed Member <u> X </u>	Van der Veen Member <u> E </u>	Elliott Veloso Alternate <u> S </u>
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Roger Coutu Select. Rep. <u> X </u>	Marilyn McGrath Alt. Select. Rep. <u> X </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

Mr. Veloso seated for Mr. Van der Veen.

V. MINUTES OF PREVIOUS MEETING(S)

- 10 JULY 19 Meeting Minutes – Decisions

Mr. Coutu moved to approve the 10 JULY 19 Meeting Minutes (as written/amended).

Motion seconded by Mr. Brackett. Motion carried 6/0/1 (Collins abstained).

VI. CORRESPONDENCE

VII. OLD BUSINESS

A. Granite Subaru Amended Site Plan SP# 05-19	193 Lowell Road Map 216/Lot 011
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Purpose of Plan: to propose the removal of the second building on-site and to expand the existing Subaru building with supporting infrastructure, while maintaining the same impervious footprint. Application Acceptance & Hearing.

A. Regulation Amendment Proposal - §276 Administrative Requirements & Definitions – Plan Expiration.

Purpose of proposal: to change the regulation language that says plans expire one year from the date of Planning Board approval if substantial development has not occurred, to two years, or twenty-four months.

Mr. Dumont moved to schedule a public hearing on August 14, 2019, for amendments regarding plan validity in accordance with RSA 674:39 to §276 of the Hudson Land Use Regulations.

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

XI. ADJOURNMENT

Motion to adjourn by Mr. Coutu. Seconded by Mr. Dumont. Motion Carried 7/0/0

Meeting adjourned at 8:53 p.m.

William Collins
Secretary

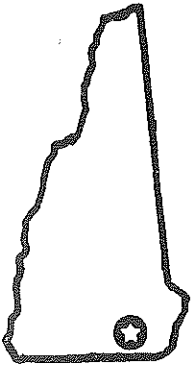
Hudson School District Request to Release CAP Fees
Staff Report
August 14, 2019

Attached, hereto, please find a Request to Release School Impact Fees by Karen Burnell, Hudson School District Business Administrator (Letter dated 07-22-19). In her letter, Ms. Burnell, in accordance with action taken by the Hudson School Board, requests the Planning Board to favorably recommend to the BOS, the release of \$250,000.00, leaving a balance of \$152,395.97 in the School Impact Fee Account # 09-2000-2080-000-051, i.e., after the release of the subject \$250,000.00. Also attached, herewith, is a memorandum from Town Admin., Steve Malizia, dated 25 JUL 19.

DRAFT MOTION:

I move to recommend to the Board of Selectman the release of \$250,000.00 from the Hudson School Impact Fee Account # 09-2000-2080-000-051, in accordance with the written request for same from the Hudson School Board (please see attached memo from Hudson School District Business Administrator, Karen Burnell, dated 22 JUL 2019).

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



TOWN OF HUDSON
Office of the Town Administrator
12 School Street
Hudson, New Hampshire 03051



Stephen A. Malizia, Town Administrator – smalizia@hudsonnh.gov – Tel: 603-886-6024 Fax: 603-598-6481

To: Brian Groth, Town Planner
From: Steve Malizia, Town Administrator
Date: July 25, 2019
Re: School Impact Fee Release Request



RECEIVED

JUL 26 2019

**TOWN OF HUDSON
PLANNING DEPARTMENT**

Attached please find a request from Karen Burnell, the Business Administrator for the Hudson School District requesting the release of \$250,000 from School Impact Fee Account # 09-2000-2080-000-051. This request is to offset the School District's Fiscal Year 2020 bond payment for the Hills Garrison School. The balance available in this account as of June 30, 2019 is \$402,395.97. Please place this request on the next available Planning Board agenda so that the Board can vote to authorize the release of \$250,000 from the School Impact Fee account. Please advise when the Planning Board approves the request so that I can place this item on the Board of Selectmen's agenda.

Should you have any questions or need additional information, please feel free to contact me. Thank you.

RECEIVED

JUL 24 2019

TOWN OF HUDSON
SELECTMEN'S OFFICE

HUDSON SCHOOL DISTRICT

SAU # 81

20 Library Street

Hudson, NH 03051-4240

phone (603) 883-7765 fax (603) 886-1236

Dr. Phyllis Schlichter

Interim Superintendent of Schools

(603) 886-1235

pschlichter@sau81.org

Mary Wilson

Assistant Superintendent

(603) 886-1269

mwilson@sau81.org

Lawrence W. Russell, Jr.

Director of Special Services

(603) 886-1253

lrussell@sau81.org

Karen Burnell

Business Administrator

(603) 886-1258

kburnell@sau81.org

To: Hudson Board of Selectmen and
Hudson Planning Board

From: Karen Burnell, Business Administrator
Hudson School District

KB

Re: Request for release of Impact Fees

Date: July 22, 2019

The Hudson School District requests that the Board of Selectmen and the Planning Board release impact fees for \$250,000 to the school district for Fiscal Year 2019.

The impact fees the School Board is currently requesting will be applied as offset to this year's bond payment. The payment for this fiscal year is \$824,772. By applying impact fees of \$250,000, there will be a reduction in the bond payment of approximately 30.3% for this fiscal year.

\$250,000 was anticipated as revenue during the setting of the 2019 tax rate.

Please inform the school board as to the balance of the impact fees held by the town after the release of \$250,000.

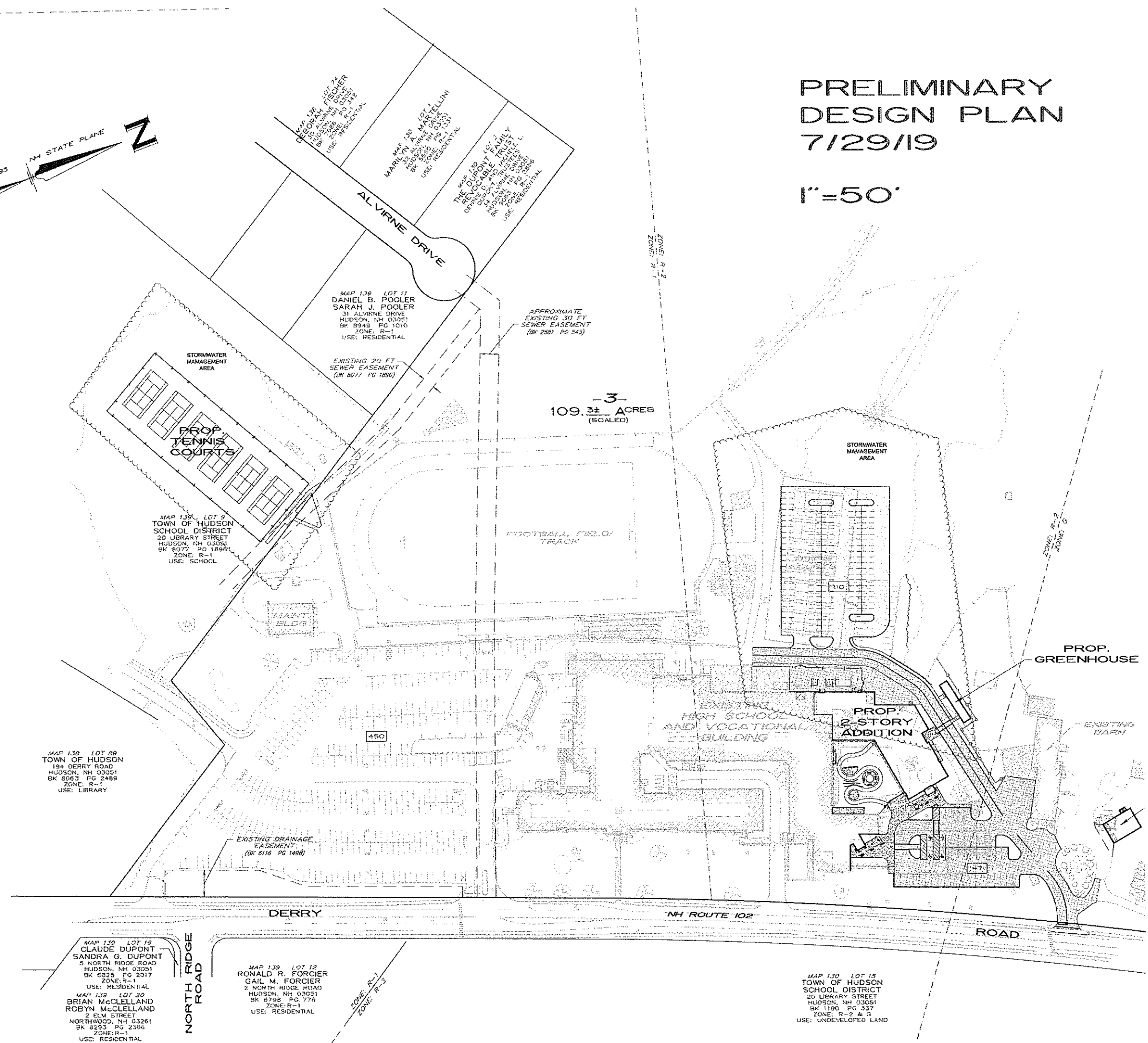
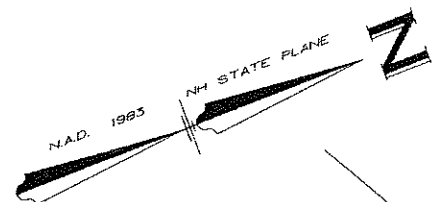
Thank you for your consideration of this request.

Trial Balance
Agency Reports for S, J, E, B
Town of Hudson, NH
July 2018, GL Year 2019 - June 2019, GL Year 2019

Account Number	Beginning Balance		Total Debits	Total Credits	Ending Balance
09-2000-2080-000-051	School Impact Fees	← -308,479.57	3,578.00	97,494.40	-402,395.97 ←
Totals	Impact Fees	Total Actual	328,958.79	263,768.49	-1,458,814.77
		Total <ENC>	298,178.50	288,864.50	87,687.00
		Fund Total	627,137.29	552,632.99	-1,371,127.77
Performance Bonds & Inspection					
16-2000-2060-000-025	Agency Fees - Timber Lane	-2,493.97	0.00	57.96	-2,551.93
16-2000-2060-000-033	Agency Fees - Leed Assoc	-1,353.40	0.00	31.46	-1,384.86
16-2000-2060-000-037	Agency Fees - Hillsborough Equipment	-1,542.70	0.00	35.86	-1,578.56
16-2000-2060-000-039	Agency Fees - Gowing Road	-323.16	323.16	0.00	0.00
16-2000-2060-000-040	Agency Fees - Realty Brook Drive	-1,107.49	0.00	25.75	-1,133.24
16-2000-2060-000-048	Agency Fees - Hawkview	-1,347.14	0.00	31.31	-1,378.45
16-2000-2060-000-066	Agency Fees - Abbott Farms	-26,315.23	0.00	611.62	-26,926.85
16-2000-2060-000-077	Agency Fees - 7-11 Site Bond	-2,702.00	0.00	62.80	-2,764.80
16-2000-2060-000-082	Agency Fees - Briar Oaks Road Bond	-554.97	0.00	12.89	-567.86
16-2000-2060-000-089	Agency Fees - Twin Meadows Subdivision	-13,164.69	0.00	305.98	-13,470.67
16-2000-2060-000-102	Agency Fees - Cousins Realty Driveway Bond	-3,549.16	0.00	82.48	-3,631.64
16-2000-2060-000-110	Agency Fees - Compass Point Bond	-8,382.95	0.00	194.83	-8,577.78
16-2000-2060-000-119	Agency Fees - Glen Drive Reconstruction	-1,417.31	0.00	32.95	-1,450.26
16-2000-2060-000-152	Agency Fees - Pinewood Meadows II	-1,297.25	0.00	30.14	-1,327.39
16-2000-2060-000-170	Agency Fees - Wason Solar Heights	-5,865.08	0.00	136.31	-6,001.39
16-2000-2060-000-199	Agency Fees - Greely Acres Phase II Rd Bond	-14,821.26	0.00	344.49	-15,165.75
16-2000-2060-000-245	Agency Fees - McDuffy Petroleum Site Plan	-375.66	0.00	8.73	-384.39
16-2000-2060-000-262	Agency Fees - Shepherds Hill Sewer Inspections	-1,626.12	0.00	37.79	-1,663.91
16-2000-2060-000-316	Agency Fees - Dunkin Donuts 14 Brady Dr	-5,474.02	0.00	127.22	-5,601.24
16-2000-2060-000-321	Agency Fees - Telecommunications Facility Bond	-44,390.92	0.00	1,031.72	-45,422.64

PRELIMINARY DESIGN PLAN 7/29/19

1"=50'



MAP 139 LOT 10
DEBORAH FISCHER
31 ALVIRNE DRIVE
HUDSON, NH 03051
BK 8048 PG 1010
ZONE: R-1
USE: RESIDENTIAL

MAP 139 LOT 11
DANIEL B. POOLER
SARAH J. POOLER
31 ALVIRNE DRIVE
HUDSON, NH 03051
BK 8048 PG 1010
ZONE: R-1
USE: RESIDENTIAL

EXISTING 20 FT
SEWER EASEMENT
(BK 8077 PG 1896)

APPROXIMATE
EXISTING 30 FT
SEWER EASEMENT
(BK 2581 PG 543)

-3-
109.3± ACRES
(SCALED)

MAP 139 LOT 9
TOWN OF HUDSON
SCHOOL DISTRICT
20 LIBRARY STREET
HUDSON, NH 03051
BK 8077 PG 1896
ZONE: R-1
USE: SCHOOL

MAP 139 LOT 89
TOWN OF HUDSON
194 DERRY ROAD
HUDSON, NH 03051
BK 8083 PG 2489
ZONE: R-1
USE: LIBRARY

EXISTING DRAINAGE
EASEMENT
(BK 6116 PG 1498)

MAP 139 LOT 19
CLAUDE DUPONT
SANDRA G. DUPONT
5 NORTH RIDGE ROAD
HUDSON, NH 03051
BK 6828 PG 2017
ZONE: R-1
USE: RESIDENTIAL

MAP 139 LOT 20
BRIAN McCLELLAND
ROBYN McCLELLAND
2 ELM STREET
NORTHWOOD, NH 03261
BK 8293 PG 2386
ZONE: R-1
USE: RESIDENTIAL

MAP 139 LOT 12
RONALD R. FORCIER
GAIL M. FORCIER
2 NORTH RIDGE ROAD
HUDSON, NH 03051
BK 6738 PG 776
ZONE: R-1
USE: RESIDENTIAL

MAP 139 LOT 15
TOWN OF HUDSON
SCHOOL DISTRICT
20 LIBRARY STREET
HUDSON, NH 03051
BK 1190 PG 337
ZONE: R-2 & G
USE: UNDEVELOPED LAND

NORTH RIDGE ROAD

DERRY

NH ROUTE 102

ROAD

ZONE: R-1
ZONE: R-2

ZONE: R-2
ZONE: G

GRANITE SUBARU

SITE PLAN AMENDMENT SP#05-19

STAFF REPORT

August 14, 2019

Please refer to the July 24, 2019 Staff Report for additional information

SITE: 193 Lowell Road – Map 216 Lot 11

ZONING: Business (B)

PURPOSE OF PLANS: to remove a building and expand the existing Subaru building with supporting infrastructure.

PLANS UNDER REVIEW: Granite Subaru Amended Site Plan; prepared by The Dubai Group, Inc., 84 Range Rd., Windham, NH 03087; prepared for AMR Real Estate Holdings – Hudson LLC, 425 Providence HWY, Westwood, MA 02090; consisting of 11 sheets and notes 1-20 on sheet 5; and Elevations, sheet A-201, prepared by Claris Construction/Ballina Group, LLC; last revised on August 8, 2018.

ATTACHMENTS:

- A. Revised Sheet 5, Site Plan
- B. Departmental Review Comments (Fire, Engineering, Zoning)

APPLICATION TRACKING:

- June 4, 2019 – Application received.
- June 21, 2019 – Peer review fee received.
- July 10, 2019 – Public hearing scheduled, application deferred.
- July 24, 2019 – Public hearing began, and continued.
- August 14, 2019 – Continued public hearing scheduled.

STAFF COMMENTS:

At the previous meeting, the Planning Board accepted the plan, held the public input portion of the hearing, granted a waiver to allow for 9'x18' parking spaces, and continued to the August 14, 2019 meeting to allow for plan revisions per the comments of the Fire Chief and Town Engineer.

At the time of this report, staff has not yet received Fuss & O'Neill's final review.

The Fire Chief and Town Engineer have both indicated they are satisfied with the revised plan (*Attachments A & B*).

DRAFT MOTIONS

To approve the application:

I move to approve the site plan amendment for 193 Lowell Road, Map 216 Lot 11 entitled: Granite Subaru Amended Site Plan; prepared by The Dubay Group, Inc., 84 Range Rd., Windham, NH 03087; prepared for AMR Real Estate Holdings – Hudson LLC, 425 Providence HWY, Westwood, MA 02090; consisting of 11 sheets and notes 1-20 on sheet 5; and Elevations, sheet A-201, prepared by Claris Construction/Ballina Group, LLC; last revised on August 8, 2018.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 \$87,085.05 shall be paid prior to the issuance of a Certificate of Occupancy.
3. Approval of this plan shall be subject to final review and approval by the Town Engineer.
4. 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.
5. Active and substantial development will have occurred when:
 - A. The existing building designated for demolition has been demolished.
 - B. The site grading has been completed.

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

To continue the public hearing to a date certain:

I move to continue the public hearing for 193 Lowell Road, Map 216 Lot 11, date certain, _____.

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

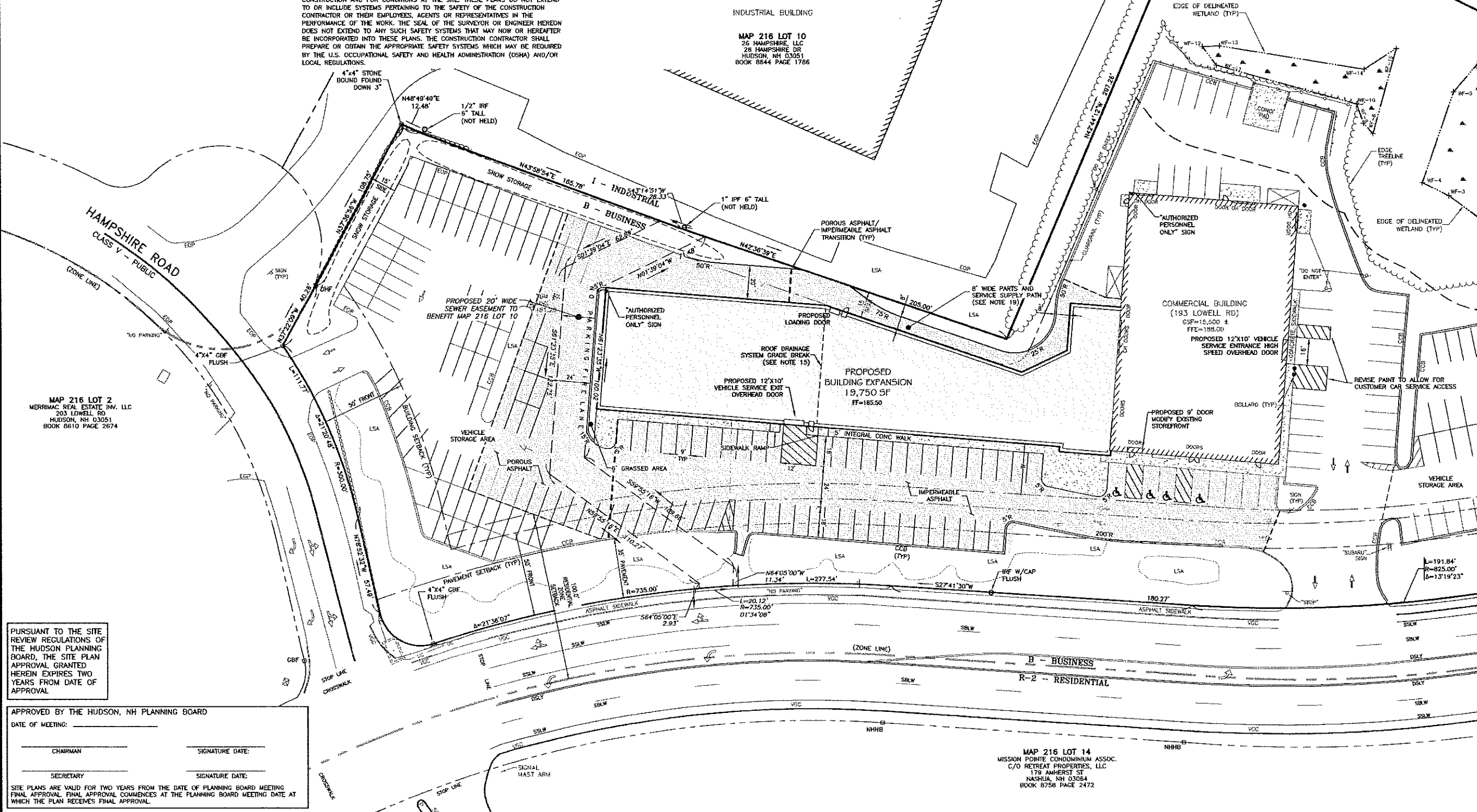
GENERAL NOTES:

OWNER OF RECORD: MAP 216 LOT 11 250,809 SF (5.99 AC)
 AMR R.E. HOLDINGS - HUDSON LLC
 425 PROVIDENCE HWY
 WESTWOOD, MA 02090

- THE PURPOSE OF THIS PLAN IS TO REMOVE THE SECONDARY COMMERCIAL BUILDING AND TO EXPAND THE PRIMARY SUBARU BUILDING WITH SUPPORTING INFRASTRUCTURE.
- THE SUBJECT PARCEL 216-11 IS ZONED AS BUSINESS.
- THE PROPOSED LOT WILL BE SERVED BY TOWN WATER AND TOWN SEWER.
- ALL WORK TO BE DONE IN CONFORMANCE WITH THE TOWN OF HUDSON REGULATIONS, ALL ROADS, STRUCTURES, AND DRAINAGE TO MEET TOWN OF HUDSON SPECIFICATIONS.
- SEWER PERMIT SHALL BE OBTAINED FOR THIS PROJECT.
- CURRENT BUSINESS ZONING REQUIREMENTS:
 MINIMUM LOT AREA = 30,000 SF
 MINIMUM FRONTAGE = 150'
 MAXIMUM BUILDING HEIGHT = 38'
 FRONT SETBACK = 50'
 SIDE SETBACK = 15'
 REAR SETBACK = 15'

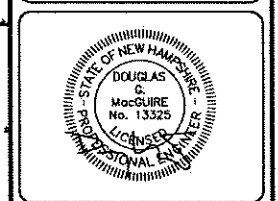
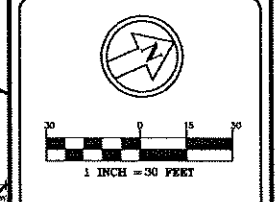
- PARKING CALCULATIONS:
 RETAIL BUSINESS AND PERSONAL SERVICE ESTABLISHMENT USE REQUIRES 1 SPACE PER 200 SQUARE FEET OF GROSS LEASABLE AREA.
 PROPOSED BUILDING RETAIL SQUARE FOOTAGE = 5450 SF.
 TOTAL REQUIRED SPACES = 5450 SF/200 SF = 27 SPACES.
 AUTOMOTIVE SERVICE AREA USE REQUIRES 2 SPACES PER WORKING BAY AND 1 PER EMPLOYEE.
 30 WORKING BAYS + 2 SPACES/BAY = 60 SPACES.
 13 EMPLOYEES DURING LARGEST SHIFT.
 TOTAL SPACES REQUIRED = 27 + 60 + 13 = 100 SPACES.
 TOTAL SPACES PROVIDED = 317 SPACES (COMPLIES).
 TOTAL ADA COMPLIANT SPACES = 4 ADA SPACES FOR 100 REQUIRED SPACES.
 TOTAL ADA COMPLIANT SPACES PROVIDED = 4 SPACES (COMPLIES).
- ALL GRASS AND LANDSCAPED AREA MAINTENANCE SHALL BE PERFORMED WITH JUDICIOUS USE OF ORGANIC PESTICIDES, HERBICIDES AND FERTILIZERS, ALL OF WHICH SHALL BE APPLIED BY A LICENSED APPLICATOR.
- ALL CATCH BASINS 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 WALKWAYS AND OTHER FEATURES AT THE BUILDINGS. CONTRACTOR TO PERFORM THIS WORK AS DIRECTED BY THE OWNER.
- ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE TOWN OF HUDSON'S CONSTRUCTION STANDARDS AND DETAILS, LATEST EDITION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.

- 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.
- 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 DUMPING SITE.
- 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.
- THE SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP 33011C0856D WITH EFFECTIVE DATE OF SEPTEMBER 25, 2009.
- SEE ARCHITECTURAL PLANS FOR SIGNAGE ON THE BUILDING. ALL SIGNS ARE SUBJECT TO APPROVAL BY THE HUDSON PLANNING BOARD PRIOR TO INSTALLATION THEREOF.
- THERE ARE NO PERTINENT HIGHWAY PROJECTS REGARDING THE PROPOSED AMENDMENT.
- SHOWN PATH SHALL BE USED FOR OPERATIONAL PARTS AND SUPPLY TRANSPORT BY FORKLIFT ONLY FROM EXISTING BUILDING TO THE EXPANDED SERVICE AREA. NO VEHICLES OR MATERIALS SHALL BE PARKED OR STORED IN THIS LOCATION.
- THIS SITE PLAN MEETS THE EPA'S 2018 MS4 REQUIREMENTS.



The Dubai Group, Inc.
 84 Range Road
 Windham, NH 03097
 603-458-6462

Engineers
 Planners
 Surveyors
 TheDubayGroup.com



REVISIONS:

REV.	DATE	COMMENT	BY
1	7/24/19	REVS PER TOWN	JMM
2	7/29/19	REVS PER TOWN	JMM
3	8/6/19	REVS PER TOWN	JMM

DRAWN BY: JMM
 CHECKED BY: DGM
 DATE: APRIL 30, 2019
 SCALE: 1"=30'
 FILE: 347-SITEPLAN
 DEED REF: BK 8816 PG 0883
 BK 8632 PG 0463

PROJECT:
GRANITE SUBARU
 193 LOWELL ROAD
 HUDSON, NH 03051
 MAP 216 LOT 11

FOR:

AMR REAL ESTATE HOLDINGS - HUDSON, LLC
 425 PROVIDENCE HWY
 WESTWOOD, MA 02090

SHEET TITLE:
SITE PLAN

PROJECT #347 SHEET 5 of 14

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS 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 TWO YEARS 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\347-AngelH, Subaru - Hudson\DWG\CURRENT\347-SITEPLAN.dwg

Groth, Brian

From: Dhima, Elvis
Sent: Thursday, August 8, 2019 10:56 AM
To: Groth, Brian
Subject: RE: Dept. Sign Off - Granite Subaru

I don't have further drainage related issues, as long as they meet pre vs post storm events , which F&O will confirm

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



From: Groth, Brian
Sent: Thursday, August 08, 2019 10:55 AM
To: Dhima, Elvis <edhima@hudsonnh.gov>
Subject: RE: Dept. Sign Off - Granite Subaru

Elvis,

Can you confirm that you have no outstanding issues with the revised plan set?

Brian

From: Dhima, Elvis
Sent: Thursday, June 6, 2019 2:52 PM
To: Dubowik, Brooke <bdubowik@hudsonnh.gov>; Groth, Brian <bgroth@hudsonnh.gov>
Subject: RE: Dept. Sign Off - Granite Subaru

B/B

Please see below

1. Applicant shall state if they meet the new MS4 requirements.
2. The applicant shall state the net total of the impervious area and will include the area of the existing porous pavement that will be removed.
3. Plans show pavement within the building setbacks.

Groth, Brian

From: Buxton, Robert
Sent: Thursday, August 8, 2019 9:15 AM
To: Groth, Brian
Subject: RE: Granite Subaru

Great job! I am good, please let me know if you need us to follow up with a letter.

From: Groth, Brian
Sent: Thursday, August 8, 2019 8:44 AM
To: Buxton, Robert <RBuxton@hudsonnh.gov>
Subject: FW: Granite Subaru

Hi Rob,

They added the note per your request. Do you have any other outstanding issues?

Brian

From: Jessica McNeill [<mailto:jessica@thedubaygroup.com>]
Sent: Tuesday, August 6, 2019 2:38 PM
To: Groth, Brian <bgroth@hudsonnh.gov>
Cc: Doug MacGuire <doug@thedubaygroup.com>
Subject: RE: Granite Subaru

Hi Brian,

Thanks for reaching out about this. Attached is a revised Site Plan which reflects this note. Please let us know if there is anything else!

Thanks,
Jessica

From: Groth, Brian <bgroth@hudsonnh.gov>
Sent: Monday, August 5, 2019 4:34 PM
To: Doug MacGuire <doug@thedubaygroup.com>
Cc: Jessica McNeill <jessica@thedubaygroup.com>
Subject: Granite Subaru

Hi Doug & Jess,

Chief Buxton asked that a note be added to the plan stating vehicles would not be stored or parked in the rear where the forklift path is. Something a little more eloquent than that though.

Brian

Brian Groth
Town Planner

ROOSEVELT AVE SELF-STORAGE SITE PLAN APPLICATION #06-19

STAFF REPORT
August 14, 2019

**Please refer to the July 24, 2019 Staff Report
for additional information and application materials**

SITE: 23 Roosevelt Avenue – Map 191 Lots 115 & 116

ZONING: Business & Town Residential (split-zoned)

PURPOSE OF PLANS: to construct a 3-story storage facility and associated parking.

Plans Under Review: Roosevelt Ave Self-Storage; prepared by Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3, Bedford, NH, 03110; prepared for James D. Allard, 26 Cherokee Ave, Nashua, NH 03062; consisting of 10 Sheets, Notes 1-32 on Sheet 1, and architectural elevations prepared by HL Turner Group, Concord, NH.

APPLICATION TRACKING:

- May 2019 – Variance granted by the ZBA to permit self-storage.
- July 2, 2019 – Site Plan application received.
- July 17, 2019 – Fuss & O’Neill review comments received.
- July 24, 2019 – Public Hearing scheduled.
- August 14, 2019 – Public hearing continued.

WAIVER REQUESTS:

1. §276.11.1 (12) (b) – Buffer between non-residential and residential uses.
2. §275-8.C(2) – Parking calculations.

STAFF COMMENTS:

At the time of this report, neither Staff of the peer review consultant, has received a revised plan set. At the previous meeting, the Planning Board accepted the application and continued the hearing to August 14, 2019. No other actions were taken.

Lot Merger

The application concerns two lot under common ownership. Without merging the lots, the plan would not conform to the Zoning Ordinance. After accepting the plan, but prior to taking any other action on this application, the Board should address the Application to Merge Lots. A draft motion for this action is in the Draft Motions section later in this report.

Residential Buffer

Discussed at length in the previous staff report, one of the primary considerations of this application is the buffer between residential and non-residential uses as stipulated by §276.11.1 (12) (b) of Hudson’s Land Use Regulations and the applicant’s requested waiver. At the July 24, 2019 meeting, the applicant was asked to present the Board with a cross-section to illustrate the relationship of this site to abutting residential properties.

Parking

Another Hudson’s site plan regulations do not address self-storage facilities. The applicant’s engineer has submitted a parking study of a comparable site in Bedford, NH to demonstrate the parking usage of such facilities. They have submitted a waiver request in accordance with their proposal. Fuss & O’Neill noted that the study was conducted mid-month and opined that these facilities might be busier at month’s end when leases begin/end.

Security

At the July 24, 2019 meeting, when asked about adding trees or shrubs along the street frontage, Mr. Allard explained that leaving this open (no trees/shrubs) is intentional to allow greater visibility into the site for security purposes. Staff conferred with the Police Department who agreed with Mr. Allard’s approach. Therefore, staff does not recommend the planting of trees or shrubs along the roadway. PD also recommended that Mr. Allard install high-quality infrared cameras to further secure the site.

Other

Staff has not yet received the revised plan set which should incorporate the changes requested by the Fire, Engineering and Planning Departments that are discussed in the July 24, 2019 staff report.

WAIVER MOTIONS/REQUESTS:

- 1. §276.11.1(23)(c) – 100-foot Residential Buffer.

I move to grant the requested waiver of §277.11.1(23)(c) – 100-foot Residential Buffer, based on the Board’s discussion, 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. §275.8.C(2) – Parking Requirements

I move to grant the requested waiver of §275.8.C(2) – Parking Requirements, to allow for 19 spaces, based on the Board’s discussion, 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: _____

DRAFT MOTIONS:

To merge the lots (do only in conjunction with site plan approval):

I move to approve the application to merge lots by James Allard for Tax Map 191, Lots 115 and 116.

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

To continue the public hearing to a date certain:

I move to continue the public hearing for 23 Roosevelt Ave, Map 191 Lot 115 & 116, date certain, _____.

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

(draft motion to approve on the following page)

To approve:

I move to approve the site plan application for the Plan Set entitled: Roosevelt Ave Self-Storage; prepared by Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3, Bedford, NH, 03110; prepared for James D. Allard, 26 Cherokee Ave, Nashua, NH 03062; consisting of 10 Sheets, Notes 1-32 on Sheet 1, and architectural elevations prepared by HL Turner Group, Concord, NH; last revised _____; and as revised per, and 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. A traffic impact fee amount of \$26,100.00 shall be paid prior to the issuance of a Certificate of Occupancy in accordance with the cost allocation procedure (CAP).
3. Where applicable, all monumentation, including adjustments necessary as a result of the lot merger, shall be set or bonded for prior to the issuance of Certificate of Occupancy.
4. The applicant shall have an approved NHDES Alteration of Terrain permit prior to starting construction.
5. The applicant shall be responsible for scheduling a pre-construction meeting with town staff prior to starting construction.
6. The applicant shall not bury stumps within the site.
7. The applicant shall not bring off-site, non-feasible material, such as ledge or byproduct of ledge blasting, for backfill material.
8. Approval of this plan shall be subject to final review by the Town Engineer.
9. 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.
10. Active and substantial development will have occurred when the following activities have been completed:
 - A. Tree clearing
 - B. Stump removal
 - C. Top soil removal
 - D. Construction entrance installation
 - E. Erosion control in place
 - F. Existing building has been demolished

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