



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 SEPTEMBER 18, 2019

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, September 18, 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)
- VI. CORRESPONDENCE

A. Street Acceptance.

1. Rebecca Circle

Release of Surety Bond for Hawthorne Woods “Rebecca Circle”

Reference Memo dated 08-20-19 from Elvis Dhima, Town Engineer, to Brian Groth, Town Planner, requesting the release of \$40,500.00 to replace with a two-year maintenance bond in the amount of \$33,715.00 for Rebecca Circle, Hudson, NH.

2. Orchard Park Lane

Reference Memo dated 8-15-19 from Elvis Dhima, Town Engineer, to Brian Groth, Town Planner, requesting the release of \$29,664.90 cash surety to replace with a two-year maintenance bond in the amount of \$29,664.80 for Orchard Park Lane, Hudson, NH.

- B. Request to release of two-year maintenance bond for Moose Hill Road & Bush Hill Road Improvements, also known as Sky Farm Estates, by Elvis Dhima, Town Engineer (Email dated 9/10/19)

- C. Request to Release Corridor Impact Fees for Traffic Camera Software Licenses by Elvis Dhima, Town Engineer (Memo dated 9-6-19)

VII. NEW BUSINESS/PUBLIC HEARINGS

- A. 292 Derry Road Site Plan
SP# 04-19

292 Derry Road
Map 109/Lot 007

Purpose of Plan: to add a 8,250 sf warehouse with an office to the existing 1,800 sf professional offices, 88 student daycare, and 10 student karate studio. Application Acceptance & Hearing.

- B. Morgan Advanced Materials Amended Site Plan
SP# 07-19

4 Park Avenue
Map 161/Lot 030

Purpose of Plan: to expand the existing tank storage area. Application Acceptance & Hearing.

VIII. OTHER BUSINESS

- A. Review of Capital Improvements Plan (CIP) submitted by Capital Improvements Committee (CIC)

IX. ADJOURNMENT

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

Brian Groth
Town Planner

POSTED: Town Hall, Library & Post Office – 08-29-19

Rebecca Circle Street Acceptance Surety

Staff Report
September 18, 2019

SITE: Hawthorne Woods, Rebecca Circle, Hudson, NH

PURPOSE OF PETITION: To release a \$40,500.00 cash surety for Hawthorne Woods, Rebecca Circle, Hudson, NH, and replace with a two-year maintenance bond in the amount of \$33,715.00.

ATTACHMENTS:

- A. Memo from Elvis Dhima dated August 20, 2019
- B. Letter of Credit from First Colebrook Bank in the amount of \$40,500.00 dated April 10, 2013
- C. Letter of Credit from Bangor Savings Bank in the amount of \$33,715.00 dated August 15, 2019
- D. Road Guarantee Estimate Form

RECOMMENDATION: Per the recommendation of street acceptance from the Police, Fire, and Public Works Department, staff recommends release of the current \$40,500.00 cash surety, to be replaced with a \$33,715.00 two-year maintenance bond.

DRAFT MOTION:

I move to release the cash surety of \$40,500.00 for Hawthorne Woods, Rebecca Circle, Hudson, NH, and replaced with a two-year maintenance bond in the amount of \$33,715.00.

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

"A"



TOWN OF HUDSON

Engineering Department



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

INTEROFFICE MEMORANDUM

TO: Brian Groth, Town Planner
Planning Department

FROM: Elvis Dhima P.E., Town Engineer

DATE: August 20, 2019

RE: Street Acceptance
Rebecca Circle

The Planning Board currently holds a cash surety of \$40,500.00. The developer wishes to replace this bond with a two-year maintenance period for the amount of \$33,715.00.

We have received positive recommendations from the Police, Fire, and Public Works Department (attached) and recommend acceptance of Orchid Park Lane.

Once the Planning Board takes action we will forward all recommendations to the Board of Selectmen.

\\hd-filesrvth\Engineering\$\Private Developments\Hawthorne Woods - Rebecca Circle\Street Acceptance\Street Acceptance Memo.doc

FIRST COLEBROOK BANK

"B"



69 ROUTE 101A • AMHERST, NH 03031-2217
603-673-1440 • Fax 603-673-1290

CREDIT NUMBER 9082801
IRREVOCABLE STANDBY LETTER OF CREDIT
ISSUE DATE: APRIL 10, 2013
EXPIRATION DATE: APRIL 10, 2017

EFFECTIVE APRIL 10, 2013

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

Account Party
Gary Francoeur
Hawthorne Woods

BENEFECIARY:
Town of Hudson
Hudson, NH

Amount:
\$40,500.00

RE: Subdivision Plan entitled
"Subdivision of land in Hudson,
N.H. for Gary Francoeur
Hawthorne Woods"

Dear Planning Board:

By this document, First Colebrook Bank (hereinafter "issuee") hereby issues an irrevocable Letter of Credit in the amount of \$40,500.00 to the Town of Hudson on behalf of Gary Francoeur, Hawthorne Woods (hereinafter "developer"). This irrevocable Letter of Credit is issued to guarantee completion of all improvements required by the Hudson Planning Board and the Town of Hudson Subdivision and/or Site Plan Review Regulations in conjunction with a plan entitled "Subdivision of land in Hudson, NH for Gary Francoeur, Hawthorne Woods" on last revised, dated July 7, 2011, prepared by Keach-Nordstrom Associates and approved by the Hudson Planning Board on June 22, 2011.

It is understood that the improvements guaranteed by this irrevocable Letter of Credit include, but are not limited to, the following:

1. Wearing course pavement;
2. Curbing;
3. Sidewalk pavement;
4. Final loaming and seeding;
5. As built plans

It is agreed and understood by the issue of this Letter of Credit that it shall be issued for a period of 48 months. If all improvements guaranteed by the Letter of Credit are not completed by April 10, 2017 and if a certificate indicating completion of all improvements have not been issued by the Town Engineer or such other individuals as the Town of Hudson shall designate, then this Letter of Credit shall be automatically considered to have been called and without further action of the Town of Hudson or its Planning Board, First Colebrook Bank shall forthwith forward a check in the amount of \$40,500.00 to the Treasurer of the Town of Hudson, the funds so forwarded to the Town Treasurer shall be used exclusively for the purpose of completing the improvements which are guaranteed by this Letter of Credit. Any funds not needed by the Town to complete improvements required by the subdivision and/or Site Plan referred to above shall be returned to First Colebrook Bank.

132 MAIN STREET
COLEBROOK, NH 03576-3067
603-237-5551 • Fax 603-237-5736

100 LOUDON ROAD
CONCORD, NH 03301-5655
603-228-1300 • Fax 603-228-1680

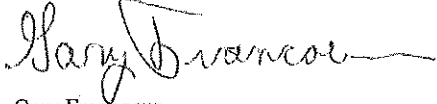
118 MAPLEWOOD AVENUE, UNIT #12
PORTSMOUTH, NH 03801-3787
603-436-2324 • Fax 603-436-0069



Toll free: 1-888-225-1782 • Moose Line 24-hr. Banking: 1-877-34MOOSE (66673)
Web site: firstcolebrookbank.com • E-Mail: bank@firstcolebrookbank.com

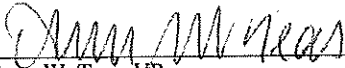
Member
FDIC

Sincerely,



Gary Francoeur
Hawthorne Woods

By:



Amy W. Teas, YP
First Colebrook Bank, Commercial Loans

Date 4/10/13

"C"



Irrevocable Standby Letter of Credit
Number 9082801

You matter more.

Original Date of Issue: April 10, 2013

Revision Date: August 15, 2019

Expiration Date: September 30, 2021

August 15, 2019

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

Applicant:

Gary Francoeur
Hawthorne Woods

Beneficiary:

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

Amount:

\$33,715.00 USD

RE: Maintenance bond for

"subdivision of land in Hudson, NH for Gary Francoeur,
Hawthorne Woods"

Dear Planning Board:

By this document, Bangor Savings Bank (successor to Granite Bank) hereby issues an irrevocable Letter of Credit in the amount of \$33,715.00 USD to the Town of Hudson on behalf of Gary Francoeur. This irrevocable Letter of Credit is issued as a maintenance bond for Hawthorne Woods subdivision.

It is agreed and understood that this Letter of Credit is issued with an expiration date of September 30, 2021 and modifies the Letter of Credit the Town of Hudson has been holding for the same project with a maturity date of September 30, 2021. With acceptance of this modification, the Town of Hudson acknowledges that the previous version of this Letter of Credit is null and void.

Should this letter of credit be called at the request of the Town of Hudson or its Planning Board, Bangor Savings Bank shall forthwith forward a check in the amount of \$33,715.00 USD to the Treasurer of the Town of Hudson, the funds shall be used exclusively for the purpose of completing maintenance for the project known as Hawthorne Woods and is guaranteed by this Letter of Credit. Any funds not needed by the Town to complete the necessary maintenance shall be returned to Bangor Savings Bank.

This modification is not in effect until it is endorsed by Michael Rasmussen (BSB), Gary Francoeur (Hawthorne Woods), and an authorized Town of Hudson Official.

Sincerely,




Michael Rasmussen
Vice President/Commercial Banking Relationship Manager
Bangor Savings Bank

Irrevocable Standby Letter of Credit
Number 9082801

I have read this Letter of Credit and agree to its terms:

Gary R. Francoeur

By: 
Gary R. Francoeur, an Individual

Date: 8/15/19

Town of Hudson Planning Board

Name & Title of Official: _____

By: _____
Signature of Town of Hudson Official

Date: _____

(11)

TOWN OF HUDSON, NH
ROAD GUARANTEE ESTIMATE FORM

I hereby certify that, in addition to any work already completed, the following itemized statement and estimate unit costs will complete all improvements required by the Hudson, NH Planning Board for the following Streets:

Owner/Developer Name: Gary Francoeur

Date: 8/8/2019

Project Name: Rebecca Circle

Map: 135

15

Street Name: Rebecca Circle

Street Length: 858 ft

Item	Quantity	Unit Price	Total	Bond Remaining	Date
Site					
Grubbing	1 AC	@ \$ 7,500.00 = \$	7,500.00		
Common Excavation/Borrow	C.Y.	@ \$ 8.00 = \$	-		
Granite Curbing	1,716 L.F.	@ \$ 22.00 = \$	37,752.00		
Guardrail	L.F.	@ \$ 23.00 = \$	-		
EAGRT	EA	@ \$ 3,000.00 = \$	-		
Retaining Wall	SF	@ \$ 18.00 = \$	-		
Loam & Seed	1,900 S.Y.	@ \$ 5.00 = \$	9,500.00		
Sidewalk	355 S.Y.	@ \$ 35.00 = \$	12,425.00		
Tack Coat	2,669 S.Y.	@ \$ 0.20 = \$	533.80		
Roadway					
6" Crushed Gravel	445 C.Y.	@ \$ 30.00 = \$	13,350.00		
12" Bank Run Gravel	890 C.Y.	@ \$ 24.00 = \$	21,360.00		
2.5" Base Course	380 TON	@ \$ 85.00 = \$	32,300.00		
1.25" Wearing Course	190 TON	@ \$ 85.00 = \$	16,150.00		
Storm Drain					
12" HDPE	358 L.F.	@ \$ 52.00 = \$	18,616.00		
15" HDPE	459 L.F.	@ \$ 52.00 = \$	23,868.00		
18" HDPE	L.F.	@ \$ 55.00 = \$	-		
24" HDPE	L.F.	@ \$ 58.00 = \$	-		
6" Underdrain	450 L.F.	@ \$ 18.00 = \$	8,100.00		
4' Catch Basins	7 EA.	@ \$ 2,300.00 = \$	16,100.00		
5' Catch Basins	EA.	@ \$ 2,600.00 = \$	-		
4' Drain Manholes	1 EA.	@ \$ 2,300.00 = \$	2,300.00		
Headwalls	2 EA.	@ \$ 1,300.00 = \$	2,600.00		
Outlet Structures	1 EA.	@ \$ 3,000.00 = \$	3,000.00		
Rip-Rap	233 S.Y.	@ \$ 36.00 = \$	8,388.00		
Rain Garden(s)	0 EA.	@ \$ 2,000.00 = \$	-		
Box Culvert	EA.	@ \$ 15,000.00 = \$	-		

Erosion Control

Silt Fence	1,200 L.F.	@ \$ 2.85 = \$	3,420.00		
Stabilized Construction Entrance	1 EA.	@ \$ 1,500.00 = \$	1,500.00		

Utilities

Utility Trench (Elec/Tel/TV)	858 L.F.	@ \$ 35.00 = \$	30,030.00		
Utility Pole	0 L.S.	@ \$ 10,000.00 = \$	-		

Landscaping

Trees	0 EA.	@ \$ 400.00 = \$	-		
Bushes	0 EA.	@ \$ 200.00 = \$	-		
Perennials	0 EA.	@ \$ 10.00 = \$	-		

Miscellaneous

Pins	12 EA.	@ \$ 175.00 = \$	2,100.00		
Bounds	12 EA.	@ \$ 325.00 = \$	3,900.00		
Stop Bar	15 L.F.	@ \$ 4.00 = \$	60.00		
Stop Sign(s)	1 EA.	@ \$ 75.00 = \$	75.00		
Street Sign(s)	0 EA.	@ \$ 85.00 = \$	-		
Speed Limit Sign(s)	0 EA.	@ \$ 125.00 = \$	-		
Cistern	10,000 GAL	@ \$ 2.00 = \$	20,000.00		
As-Built Plans	858 LF	@ \$ 4.00 = \$	3,432.00		

Subtotal:	\$	298,359.80		
3% Mobilization	\$	8,950.79		
10% Engineering & Contingencies	\$	29,835.98		
Subtotal:	\$	337,146.57		
10% Maintenance Level:	\$	33,714.66		
Total Estimate:	\$	370,861.23		

Preparer's Name: Elvis Dhima Date: 8-8-2019

Orchard Park Lane Street Acceptance Surety

Staff Report
September 18, 2019

SITE: Orchard Park Lane, Hudson, NH

PURPOSE OF PETITION: To release a \$29,664.90 cash surety for Orchard Park Lane, Hudson, NH, and replace with a two-year maintenance bond in the amount of \$29,664.80.

ATTACHMENTS:

- A. Memo from Elvis Dhima dated August 15, 2019
- B. Letter of Credit from Enterprise Bank in the amount of \$29,664.90

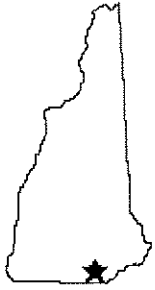
RECOMMENDATION: Per the recommendation of street acceptance from the Police, Fire, and Public Works Department, staff recommends release of the current \$29,664.90 cash surety, to be replaced with a \$29,664.80 two-year maintenance bond.

DRAFT MOTION:

I move to release the cash surety of \$29,664.90 for Orchard Park Lane, Hudson, NH, and replaced with a two-year maintenance bond in the amount of \$29,664.80.

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

"A"



TOWN OF HUDSON

Engineering Department



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

INTEROFFICE MEMORANDUM

TO: Brian Groth, Town Planner
Planning Department

FROM: Elvis Dhima P.E., Town Engineer

DATE: August 15, 2019

RE: Street Acceptance
Orchard Park Lane

The Planning Board currently holds a cash surety of \$29,664.90. The developer wishes to replace this bond with a two-year maintenance period for the amount of \$29,664.80.

We have received positive recommendations from the Police, Fire, and Public Works Department (attached) and recommend acceptance of Orchard Park Lane.

Once the Planning Board takes action we will forward all recommendations to the Board of Selectmen.

"B"



NORTH SHORE BANK

Credit No: 47196268
Irrevocable Standby Letter of Credit
Date and Place of Expiry:
September 15, 2020
North Shore Bank
248 Andover Street
Peabody, MA, 01960

October 3, 2018

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

Account Party:
K.L.N. Construction Co. Inc.
70 Bridge Street, Unit 1
Pelham, NH 003076-3419

Beneficiary:
Town of Hudson
Hudson, NH 03051

Amount:
\$29,664.90

Re: Subdivision of land in Hudson, NH
for land on Gowing Street (a/k/a
Stonewall Drive) Orchard at
Nottingham Subdivision

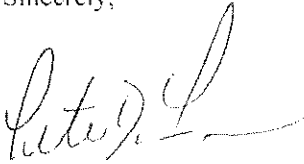
Dear Planning Board:

By this document, North Shore Bank (hereinafter "issues") hereby issues an Irrevocable Letter of Credit in the amount of \$29,664.90 (Twenty Nine Thousand Six Hundred Sixty Four Dollars 90/100) to the Town of Hudson on behalf of K.L.N. Construction Co., Inc. (hereinafter "developer"). This Irrevocable Letter of Credit is issued to guarantee completion of all improvements required by the Hudson Planning Board and the Town of Hudson Subdivision and/or Site Plan Review Regulations in conjunction with a plan entitled "Orchard at Nottingham in Hudson, NH for K.L.N. Construction" dated 01/20/15 prepared by Meisner Brem Corporation and approved by the Hudson Planning Board on 01/20/15.

It is understood that the improvements guaranteed by this Irrevocable Letter of Credit, include, but are not limited to the following: Road Improvements to Gowing Street (A/K/A Stonewall Drive) as described in the Road Guarantee Estimate worksheet dated 08/30/16.

It is agreed and understood by the issuer of this Letter of Credit that it shall be issued for a period of 24 Months. If all improvements guaranteed by this Letter of Credit are not completed by 9/15/2020 and if a certificate indicating completion of all improvements have not been issued by the Town Engineer or such other individuals as the Town of Hudson shall designate, then this Letter of Credit shall be automatically considered to have been called and without further action of the Town of Hudson or its Planning Board, North Shore Bank shall forthwith forward a check in the amount of \$29,664.90 to the Treasurer of the Town of Hudson, the funds go forwarded to the Town Treasurer shall be used exclusively for the purpose of completing the improvement which are guaranteed by this Letter of Credit. Any funds not needed by the Town to complete improvements required by the Subdivision and/or site plan referred to above shall be returned to North Shore Bank.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter D. Fenn", with a long horizontal flourish extending to the right.

Peter D. Fenn
Senior Vice President

I have read this Letter of Credit and agree to its terms:

Karen L. Nicolls
President and Treasurer
K.L.N. Construction Co., Inc.

Moose Hill Road & Bush Hill Surety Release

Staff Report
September 18, 2019

SITE: Moose Hill Road & Bush Hill Road

PURPOSE OF PETITION: To release the two-year maintenance bond of \$29,328.00 for completion of site improvements at Moose Hill Road & Bush Hill Road.

ATTACHMENTS:

- A. Email from Elvis Dhima dated September 10, 2019
- B. Letter of Credit from Enterprise Bank in the amount of \$29,328.00
- C. Memo from Steve Malizia, Town Administrator, dated August 24, 2017

RECOMMENDATION: Per field verification of work completed, staff recommends release of the two-year maintenance bond that was in place for Moose Hill Road & Bush Hill Road after the Street Acceptance on September 12, 2017.

DRAFT MOTION:

I move to release the two-year maintenance bond for Moose Hill Road & Bush Hill Road, in the amount of \$29,328.00.

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

"A"

Dubowik, Brooke

From: Dhima, Elvis
Sent: Tuesday, September 10, 2019 11:17 AM
To: Groth, Brian
Cc: Forrence, Jess; Dubowik, Brooke; Stickney, Doreena
Subject: Moose Hill Road and Bush Hill Improvements - 2 Year Bond Release
Attachments: Street Acceptance BOS Apprvl-Bush Hill & Moose Hill Rd.pdf; 2 year maintenance bond.pdf

Brian

Town took ownership of the above August 24, 2017 and at that time the applicant put in place a two year bond

The applicant has requested a release of the maintenance bond.

Public Works and Engineering have inspected the sites and have no objections to the release of the 2 year bond for the amount \$29,328.

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



Town of Hudson
NEW HAMPSHIRE 03051

"B"



Enterprise Bank

Credit No.: 24306
Irrevocable Standby Letter of Credit
Date and Place of Expiry:
06/30/2019
Enterprise Bank and Trust Company
88 Main Street
Nashua, NH 03060

June 26, 2017

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

Account Party
Sousa Realty and Development Corporation
46 Lowell Road
Hudson, NH 03051

Beneficiary
Town of Hudson
Hudson, NH 03051

Amount
\$29,328 USD

Re: Subdivision of land in Hudson, NH for land on Bush Hill Road known as Sky Farm Estates

Dear Planning Board:

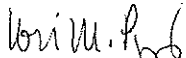
By this document, Enterprise Bank (hereinafter "issues") hereby amends irrevocable Letter of Credit in the amount of \$29,328 to the Town of Hudson on behalf of Sousa Realty and Development Corporation (hereinafter "developer"). This irrevocable Letter of Credit is issued to guarantee completion of all improvements required by the Hudson Planning Board and the Town of Hudson Subdivision and/or Site Plan Review Regulations in conjunction with a plan entitled "Subdivision of land in Hudson, NH for Sousa Realty and Development Corporation on last revised, dated 10/7/2011 prepared by Keach Nordstrom Associates and approved by the Hudson Planning Board on 12/13/2011.

It is understood that the improvements guaranteed by this irrevocable Letter of Credit, include, but are not limited to the following: Road improvements to Moose Hill Road/Bush Hill Road as described in the Road Guarantee Estimate worksheet dated 12/26/2013.

It is agreed and understood by the issuer of this Letter of Credit that it shall be issued for a period of 24 Months. If all improvements guaranteed by this Letter of Credit are not completed by 06/30/2019 and if a certificate indicating completion of all improvements have not been issued by the Town Engineer or such other individuals as the Town of Hudson shall designate, then this Letter of Credit shall be automatically considered to have been called and without further action of the Town of Hudson or its Planning Board, Enterprise Bank shall forthwith forward a check in the amount of \$29,328 to the Treasurer of the Town of Hudson, the funds go forwarded to the Town Treasurer shall be used exclusively for the purpose of

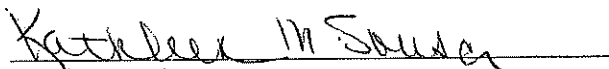
completing the improvements which are guaranteed by this Letter of Credit. Any funds not needed by the Town to complete improvements required by the subdivision and/or site plan referred to above shall be returned to Enterprise Bank.

Sincerely,



Lori M. Piper
Senior Vice President, Commercial Lending

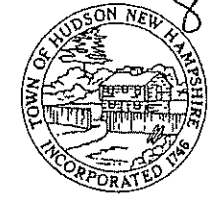
I have read this Letter of Credit and agree to its terms:



Kathleen M. Sousa
President of Sousa Realty and Development Corporation



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



Agenda "C"
 9-12-17
 S.E.

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

To: Board of Selectmen

From: Steve Malizia, Town Administrator

Date: August 24, 2017

Re: Public Hearing – Street Acceptance – Moose Hill Road, Improved Portion of Bush Hill Road

ac/ac
 cc - Assessing
 Fire
 Highway
 Police
 Land Use

The Planning Board is recommending that the Board of Selectmen accept Moose Hill Road and the portion of Bush Hill Road which was improved by the developer of Moose Hill Road. The Road Agent, Town Engineer, Police Chief and the Fire Chief are recommending the street acceptances. The Board of Selectmen is required to hold a public hearing in order to accept the streets. That public hearing has been scheduled for September 12, 2017. After holding the public hearing the following motion is appropriate if the Board votes to accept Moose Hill Road and the Improved Portion of Bush Hill Road.

Motion: To accept Moose Hill Road and the portion of Bush Hill Road which was improved by the developer as Town streets as recommended by the Planning Board and Town Staff, with a two (2) year maintenance bond.

Costo/
 MC Brook
 4-0

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

Town Engineer Request to Release Traffic Improvement Impact Fees

Staff Report
September 18, 2019

Attached, hereto, please find a Request to Release Corridor Impact Fees by Elvis Dhima, Town Engineer (Email dated 09-06-19) for the traffic light license installation for Kimball Hill & Route 111, and Elm Ave/Route 102. In his memo, Mr. Dhima includes a quote from Electric Light Company, Inc. for such improvements, and requests the Planning Board to favorably recommend to the BOS the release of \$4,500.00 from Impact Fee Account 2000-2070-000-086, Corridor – Route 111 Improvements, and the release of \$4,500.00 from Impact Fee Account 2000-2070-000-091, Corridor – Route 102 Improvements.

DRAFT MOTIONS:

I move to recommend to the Board of Selectman the release of \$4,500.00 from Impact Fee Account 2000-2070-000-086, Corridor – Route 111 Improvements for the purchase of one traffic light license for the Kimball Hill & Route 111 intersection in accordance with the written request for same from the Town Engineer (please see attached memo from Town Engineer, Elvis Dhima, dated 06 SEPT 2019).

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

I move to recommend to the Board of Selectman the release of \$4,500.00 from Impact Fee Account 2000-2070-000-091, Corridor – Route 102 Improvements for the purchase of one traffic light module license for the Elm Ave & Route 102 intersection in accordance with the written request for same from the Town Engineer (please see attached memo from Town Engineer, Elvis Dhima, dated 06 SEPT 2019).

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



TOWN OF HUDSON

Engineering Department



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

TO: Brian Groth, Town Planner
Planning Board

FROM: Elvis Dhima, P.E., Town Engineer
Brian Groth, Town Planner

DATE: September 6, 2019

RE: Request for Approval of Funds from Corridor Accounts

The Town of Hudson is projected to have 11 out of 14 town owned intersections on a Transparity software platform, which provides 24/7 access to our cabinet boxes, utilizing portable devices and a stationary control center at Town Hall. We also have access to the camera/ detection parameters located at Kimball Hill and Route 111, state owned intersection.

Of the 11 town owned intersections, Elm Ave & Route 102 is not equipped with traffic performance modulus which provides daily traffic counts, analysis of vehicle types and in depth analysis of the intersection. This is also the case for Kimball Hill and Route 111. These licenses will provide daily traffic data for two "gate" town intersections.

This will require a onetime expenditure per intersection.

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

- | | |
|------------------------|------------|
| 1. Kimball & Route 111 | \$4,500.00 |
| 2. Elm Ave/ Route 102 | \$4,500.00 |

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

This feature will be beneficial to the Town for current and future traffic mitigation and planning.

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

First Motion:

To approve and proceed with the purchase of one license using Corridor Account#: 2000-2070-000-091, not to exceed \$4,500.

Second Motion:

To approve and proceed with the purchase of one license using Corridor Account#: 2000-2070-000-086, not to exceed \$4,500.



QUOTATION

Quote Number: 19121
 Quote Date: Sep 6, 2019
 Page: 1

One Morgan Way
 Cape Neddick, ME 03902

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

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

Customer ID	Good Thru	Payment Terms	Sales Rep
NH-HUDJOB	10/6/19	Net 30 Days	

Qty	Item	Description	Unit Price	Amount
2.00	EA	Supply and install Gridsmart Performance Plus Licensed Modules into the existing systems. Kimball / Rt. 111, Elm / Rt 102	4,500.00	9,000.00

Subtotal	9,000.00
Sales Tax	
TOTAL	9,000.00

QUOTE IS GOOD FOR 30 DAYS

292 & 294 DERRY ROAD

SITE PLAN APPLICATION SP#04-19

STAFF REPORT
September 18, 2019

SITE: 292 & 294 Derry Road – Map 109 Lot 007

ZONING: General-1 (G-1)

PURPOSE OF PLANS: to add an 8,250 square-foot warehouse with office to the site where there is existing 1,800 square-foot office building, an 88-student daycare and a 10-student karate studio.

PLANS UNDER REVIEW: Non Residential Site Plan – Richard Hook Revocable Trust; prepared by McCourt Engineering Associates, PLLC, 42 Ezekiel Smith Rd., Henniker, NH 03242 and Promised Land Survey, LLC, 60 Crystal Avenue Unit A, Derry, NH 03038; prepared for Richard Hook Revocable Trust, 54 Old Nashua Rd., Londonderry, NH 03053; consisting of 9 sheets, notes 1-9 on sheet 2, and notes 1-17 on sheet 3; and Elevations, sheet A-2, prepared by Flynn Construction Corp., 17 Old Nashua Road, Ste #15, Amherst, NH 03031; last revised on September 9, 2019.

ATTACHMENTS:

- A. Project Narrative
- B. Fuss & O'Neill review comments, June 20, 2019
- C. Applicant response to review comments, August 21, 2019
- D. Town department review comments (Zoning, Fire, Assessing, Engineering)
- E. CAP fee worksheet

APPLICATION TRACKING:

- September 26, 2018 – Design Review Phase completed.
- May 31, 2019 – Site Plan application received.
- June 7, 2019 – Zoning Determination issued deeming variance required.
- July 2019 – Town Planner determined application valid due to completion of Design Review Phase per RSA 676:12.
- September 18, 2019 – Public hearing scheduled.

COMMENTS & RECOMMENDATIONS:

Access Management

The application proposes and improved condition along Derry Road with respect to Access Management. The plan consolidates a driveway expanse that occupies roughly a third of the frontage into one 25-foot curb cut. The extraneous asphalt is proposed to be replaced with landscaping. The proposed condition improves access management and aesthetics.

Zoning

In March 2019, a zoning amendment was approved by town vote to limit mixed-use applications to the Business and Industrial zones. Although this site is in the G-1 zone, the applicant completed the design review phase in September 2018, prior to the proposal of the amendment. Therefore, this application is exempt from the mixed-use zoning change pursuant to RSA 676:12 and is deemed to be in conformity with the Zoning Ordinance.

Parking

As identified in Fuss & O'Neill's letter (*Attachment B*, items 1.b-d), the application does not conform to Hudson's parking regulations. Fuss & O'Neill item 1.p states that the application does not show all roadways, driveways travel or parking areas within 200 feet of the tract, a requirement of §276-11.1.B (16).

At the time of this report, no waivers requests have been received for the above items. While the proposed parking plan is an improvement over existing conditions, should demonstrate that the parking and circulation plan is safe and adequate.

Vehicular Circulation Safety

The site design directs tractor-trailer traffic toward a playground. During the design review phase, the applicant was asked to provide for structural separation of the two uses to prevent conflict, in the form of bollards or otherwise capable of preventing conflict. The current application proposes a fabric lining along the existing chain link fence. Staff does not find this to be a satisfactory solution. This is also mentioned in Fuss & O'Neill's letter (item 3.b).

This issue is a good example of the challenges faced by a mixed-use site.

Fire Protection

The current application does not sufficiently address the Fire Chief's comments (*Attachment D*) of which there are two primary concerns: fire hydrant and storage. First, the Fire Chief has requested a fire hydrant be installed near the proposed warehouse due to the distance from the road. Second, it should be noted that the proposed warehouse does not require sprinklers so long as it is not used to store hazardous materials, liquids or chemicals. The intended use of the warehouse should be clearly defined to confirm proper fire protection is in place.

Property Deed

As pointed out by the Chief Assessor (*Attachment D*), the deed includes for the provision of a 25-foot strip of land on the east side of the parcel to be used for a road. The applicant should clarify this agreement.

Water Service

Per the Town Engineer, the diameter of the water line extending to the proposed warehouse should be determined at a later date, when demand and distance are better understood. The plans currently propose a 1" line which may not be adequate. It is recommended that the plans state that the water line size is "to be determined."

DRAFT MOTIONS

ACCEPT the application:

I move to accept the site plan application for 292 & 294 Derry Road, Map 109 Lot 007.

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

CONTINUE the public hearing to a date certain:

I move to continue the public hearing for 292 & 294 Derry Road, Map 109 Lot 007, date certain, October 9, 2019.

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

APPROVE the application:

I move to approve the site plan amendment for the plan set entitled: Non Residential Site Plan – Richard Hook Revocable Trust; prepared by McCourt Engineering Associates, Promised Land Survey, LLC and Flynn Construction Corp; prepared for Richard Hook Revocable Trust; consisting of 9 sheets, notes 1-9 on sheet 2, and notes 1-17 on sheet 3; and Elevations, sheet A-2; last revised on September __, 2019; subject to the following stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Plan.
2. A cost allocation procedure (CAP) amount of \$5,610.00 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. A fire hydrant shall be located as directed by the Fire Chief.
6. Active and substantial development will have occurred when:
 - A. The site grading has been completed

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

**PROJECT NARRATIVE
Richard Hook Revocable Trust
Map 109; Lot 7
292 & 294 Derry Road
May 30, 2019**

RECEIVED

MAY 31 2019

**TOWN OF HUDSON
PLANNING DEPARTMENT**

The existing property contains a Daycare center, Karate Studio and Professional offices with two curb cuts onto Derry Road and located to the front of the property. The area of the property is 119,594 sf or 2.745 acres and zoned General One. The property is not located within the FEMA flood plain.

The applicant/owner is proposing to add, in two phases, warehouse with a small portion for offices. Each phase of the warehouse/office is 4,125 square feet for a total of 8,250 square feet. One of the curb cuts will be eliminated to create an organized internal traffic pattern. The parking will be split between the front uses and the rear use. The traffic flow for the front uses will be to come in the single driveway, continue around the back of the Professional building where the traffic flow is two way. As the traffic continues around to the Professional Building, past the Daycare and Karate Studio, for pickup and delivery the isle becomes one way out. Both the existing development and the proposed will have an accessible parking space as required. The Proposed building will be located in the rear with the loading docks located to the west side of the property that abuts the loading area for the strip mall. The traffic flow for the proposed warehouse will be one way down the front of the building, around to the loading docks and two way traffic on the south side to accommodate the parking.

The new building will be serviced by municipal water and onsite septic system. The existing onsite septic system will be replaced with a new system that will serve all three buildings. The cable, electric and phone will be underground to the new building. The stormwater is treated and detained as required per the regulations. The landscaping is per the regulations and most of it is placed between the uses to create a separation between uses and a screening for the new use to the public.



FUSS & O'NEILL

June 20, 2019

Mr. Brian Groth
Town Planner
Town of Hudson
12 School Street
Hudson, NH 03051

Re: Town of Hudson Planning Board Review
292-294 Derry Road Site Plan
Tax Map 109, Lot 7; Acct. #1350-929
Fuss & O'Neill Reference No. 20030249.1800

Dear Mr. Groth:

Fuss & O'Neill, Inc. has reviewed the first submission of the materials received on June 7, 2019, related to the above-referenced project. Authorization to proceed was received on June 7, 2019. A list of items reviewed is enclosed. The scope of our review is based on the Site Plan Review Codes, Stormwater Codes, Driveway Review Codes, Sewer Use Ordinance 77, Zoning Regulations, and criteria outlined in the CLD Consulting Engineers Proposal approved September 16, 2003, revised September 20, 2004, June 4, 2007, September 3, 2008, and October 2015.

We have included a copy of Fuss & O'Neill's evaluation of the checklist for your reference. We note that several items could not be verified by Fuss & O'Neill and require action by the Town.

The project would further develop an existing 2.745 acre lot with the phased addition of an 8,250 sf warehouse building with offices as depicted on the plans. Proposed improvements to the site include the phased construction of the new building, additional paved parking and driveway areas, revisions to the existing traffic patterns within the site, drainage improvements, landscaping, lighting and other associated site improvements. The site will be serviced by a private septic system and Municipal water.

The following items are noted:

1. Site Plan Review Codes and Administrative Requirements and Definitions

- a. Hudson Regulation (HR) 275-6.I. The scope of this review does not include the adequacy of any fire protection provisions for the site. No proposed measures were included in Fuss & O'Neill's review package.
- b. HR 275-8.C.(2) and ZO 334-15.A. The applicant has provided parking calculations for the proposed uses. The applicant should provide further documentation of the methodology used to determine the minimum parking space requirements for the karate studio and day care as they don't appear to be adequate for the existing or intended uses. For example, the Karate Studio as calculated only requires 2 parking spaces for up to 20 students. We do note that the warehouse usage parking as calculated appears to be acceptable.

540 No Commercial Street
Manchester, NH
03101
† 603.668.8223
800.286.2469
† 603.668.8802
www.fanda.com

California
Connecticut
Maine
Massachusetts
New Hampshire
Rhode Island
Vermont



Mr. Brian Groth

June 20, 2019

Page 2 of 6

- c. HR 275-8.C.(4). Some of the proposed parking spaces do not meet the minimum dimensions of 10 feet by 20 feet required by the Regulation. The Regulation allows spaces measuring nine feet by 18 feet with approval of the Planning Board
- d. HR 275-8.C.(6). The applicant has not shown specific loading spaces on the plan set for the existing buildings at #292 and #294 Derry Road.
- e. HR 275-8.C.(6)(b). The dimensions of the loading spaces at the proposed warehouse buildings do not meet the required 12 feet width. No information was provided about the types of trucks expected to use these spaces.
- f. HR 275-8.C.(11). The applicant should clarify the rationale behind the location of the accessible space near the proposed warehouse building as it appears to be located away from the building entrance. The applicant should also clarify the proposed route from the handicapped accessible parking space to the warehouse buildings as it is unclear on the plan.
- g. HR 275-8.C.(11). The applicant has not provided a handicapped accessible parking space at #294 Derry Road.
- h. HR 275-8.C.(11). The applicant should provide details for the handicap parking space to ensure it is constructed in compliance with ADA guidelines.
- i. HR 275-8.C.(11). The applicant has not provided the required note indicating that the project complies with the latest ADA requirements.
- j. HR 275-9.F. and 276-11.1.B.(20). The applicant has not noted any existing easements, covenants, or deed restrictions on the plan set or lack thereof
- k. HR 276-11.1.B.(4)(b). The applicant has not provided an approval block that meets the Regulation. The approval block is not located in the lower left corner of each sheet of the plan set.
- l. HR 276-11.1.B.(5). The applicant has not provided the one-year expiration statement block adjacent to the approval block with required language.
- m. HR 276-11.1.B.(8). The applicant has not provided a locus plan that meets the one inch equals 1,000 feet scale required by the Regulation. The locus plan provided has a scale of one inch equals 2,500 feet.
- n. HR 276-11.1.B.(9). The applicant has not stated the error of closure on the plans.
- o. HR 276-11.1.B.(13). The applicant has not proposed any signs other than traffic signs and handicapped parking signs within the site. The applicant has not provided the required note on the plan set stating that, "All signs are subject to approval by the Hudson Planning Board prior to installation thereof."
- p. HR 276-11.1.B.(16). The applicant has not shown all roadways, driveways, travel or parking areas within 200 feet of the tract.
- q. HR 276-11.1.B.(21)(a). The applicant should clarify the limits of new paving on the plans.
- r. HR 276-11.1.B.(22). The existing site does not have a green area between the Right-of-Way line and pavement that meets the current Regulation. The changes proposed by the applicant do not comply with the Regulation either.
- s. HR 276-11.1.B.(23). The applicant has not noted any pertinent highway projects on the plan set.



Mr. Brian Groth

June 20, 2019

Page 3 of 6

- t. HR 276-11.1.B.(25). There is existing parking with the front setback. The applicant has proposed changes to the parking area within this front setback where this existing parking will remain.

2. Driveway Review Codes (HR 275-8.B. (34)/Chapter 193)

- a. HR 193. The applicant has proposed changes to the existing driveway and noted that an NHDOT Driveway Permit is required. It is not clear from the plans if the existing pavement at the new driveway layout is to remain or if it will be replaced. The applicant should clarify the proposed paving limits at the driveway.
- b. HR 193.10.C. The applicant has not provided spot grades for the driveway to ensure that drainage is adequate where the driveway meets the roadway.
- c. HR 193.10.G. The applicant has proposed eliminating one of the two existing driveways at the subject parcel.

3. Traffic

- a. HR 275-9.B. The applicant has not provided a Traffic Study for this project. Given the nature of the proposed project and configuration of driveways/road access, Fuss & O'Neill believes the preparation of a Traffic Study is not warranted for this project. However, we do offer the following general traffic related comments.
- b. HR 275-6.A. The applicant is proposing a traffic pattern for trucks using the warehouse where they will be driving immediately adjacent to the fenced-in playground area of the existing day care. There is no buffer between the travel way that trucks will use and the playground, and the chain link fence is only four feet high which could be climbed by curious children. The applicant should review this layout to determine if any additional safety features are needed at this location for protection of the playground area.
- c. HR 275-9.B. When in use the proposed loading areas on the west side of the warehouse building could potentially block traffic travelling around the building. The applicant should review planned warehouse operations for impacts due to these potential flow disruptions.
- d. HR 193.10.B. The applicant has proposed a painted stop bar at the driveway exit that is not adjacent to the proposed stop sign.
- e. HR 193.10.E. The applicant has not shown sight distances for the proposed driveway on the plan set. We note that the proposed driveway is an existing connection to Derry Road.
- f. The applicant has not provided any truck turning radius information with respect to the ability of the anticipated truck fleet to circulate in and around the site. Similar information should be provided for the size of Town fire equipment that may need to respond to an event on-site.
- g. The on-site vehicular circulation plan is poorly defined. Additional signage and pavement markings should be considered to clarify how traffic moves within the site as well as to and from the various buildings.



Mr. Brian Groth

June 20, 2019

Page 4 of 6

4. Utility Design/Conflicts

- a. HR 276-13.D. The applicant has not proposed any screening around the proposed transformer.
- b. HR 276-13.G. The applicant has provided septic system design information and noted that an NHDES ISDS permit is required.
- c. HR 276-13.G. Hudson Construction Standards require a cleanout at all changes of direction for sewer services. The applicant should review the proposed sewer system layouts with the Town of Hudson to determine if this standard is applicable to septic systems also.
- d. HR 276-13.G. The applicant should review the proposed cover for pipes entering and exiting the new septic tank behind the Professional Building as they appear to have less than the minimum cover required by Env-Wq 1009.04 for pipe under wheel loads.
- e. HR 276-15. The applicant has not provided the Dig Safe logo on the plan but has noted that the contractor must notify Dig Safe 72 hours prior to construction.
- f. HR 275-9.E and 276-13. The applicant should provide confirmation from the water utility that there is adequate capacity in the existing water system for the proposed use.
- g. HR 275-9.E. and 276-13. The applicant should include a detail for the proposed warehouse water service connection to the existing water main.

5. Drainage Design/Stormwater Management (HR 275-9.A./Chapter 290)

- a. HR 275-9.A.(3) The applicant should provide the infiltration rate calculations utilized to support the use of 1.0 inches per hour utilized within the Stormwater Management Report (Infiltration rate testing or similar to Env-Wq 1504.14).
- b. HR 275-9.A.(3) The applicant should provide test pit information for the proposed infiltration systems, and provide the required NHDES separation to the ESHWT for proper treatment.
- c. HR 290-4.C. The applicant should discuss the proposed design of all basin bottoms: type of soil or filter media, compaction of soil, type of grass seed/plantings, specific maintenance requirements, etc.
- d. HR 290-5.B. The applicant should provide the NRCS soils data utilized for the stormwater calculations.
- e. HR 290-5.H. The applicant has not taken frozen ground conditions into account in the calculations. The applicant should provide additional information/insight into their design as it relates to frozen ground conditions or request a waiver from this requirement.
- f. HR 290-5.L.(7). We note the north arrow on the Drainage Area plans does not have a similar orientation as the north arrow in the plan set. The applicant should coordinate the north arrows appropriately.
- g. HR 290-5.L.(7). We note the ponds and reaches are not labeled upon the Proposed Drainage Plan. The applicant should label all HydroCAD nodes appropriately.
- h. HR 290-9.B. The applicant should note the need for the preparation of a Stormwater Pollution Prevention Plan (SWPPP) on the plans.



Mr. Brian Groth

June 20, 2019

Page 5 of 6

6. Zoning (ZO 334)

- a. ZO 334-10 and ZO 334-21. The applicant has proposed a mixed use for the subject lot located entirely within the General-One (G-1) zoning district that is not currently allowed. Although the warehouse use is allowed within this district, multiple principal uses are not. The applicant should review and request a variance from the Ordinance to allow the proposed mixed use as needed.
- b. ZO 334-14 and ZO 334-25. The applicant has not provided architectural drawings with the plan set so we are unable to verify if the height of the proposed warehouse structure conforms with the Ordinance.
- c. ZO 334-27. The lot and proposed building layout meet the minimum dimensional requirements of the Ordinance as detailed in ZO 334 Attachment 4.
- d. ZO 334-35. The applicant has not shown any existing wetlands within the subject lot, or noted the lack thereof.
- e. ZO 334-58. The applicant has not proposed any new signage other than traffic signs within the site.
- f. ZO 334-83. The applicant has noted on the plans that the subject parcel does not fall within a special flood hazard area.

7. Erosion Control/Wetland Impacts

- a. HR 290-5.K.(14). The applicant has not indicated the proposed areas of earth stockpiles.
- b. HR 290-5.K.(15). The applicant has not indicated the proposed areas of equipment storage and staging.
- c. HR 290-5.K.(20). The applicant has not shown the location of a proposed stabilized construction exit.
- d. HR 290-5.K.(20). The applicant should review the need for erosion controls at the northwest side of the site.
- e. HR 290-5.K.(22). The applicant should show permanent snow storage areas on the plan set. The snow storage note and arrow north of the warehouse building is pointing to the paved driveway. The applicant should review and correct as needed.
- f. The Town should reserve the right to require additional erosion control measures.

8. Landscaping (HR 276-11.1.B.(20)) and Lighting (HR 276-11.1.B.(14))

- a. HR 276-11.1.B.(14). The applicant has not provided information detailing the proposed hours of operation for the site lighting.
- b. HR 276-11.1.B.(14). The applicant has provided a photometric plan showing proposed lighting levels at the new parking spaces on site. We note that the plan does not include lighting levels for any of the parking spaces adjacent to Derry Road.

9. State and Local Permits (HR 275-9.G.)

- a. HR 275-9.G. No copies of applicable approvals or permits were provided in the package received for review.



Mr. Brian Groth

June 20, 2019

Page 6 of 6

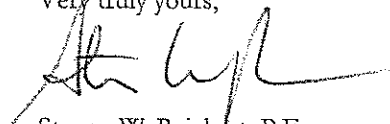
- b. HR 275-9.G. The applicant has noted that a NHDES ISDS permit is required. The applicant should forward all relevant documentation for this permit to the Town for their records.
- c. HR 275-9.G. The applicant has noted that a New Hampshire Department of Transportation (NHDOT) Driveway permit is required. The applicant should forward all relevant NHDOT permit documentation to the Town for their records.
- d. Additional local permitting may be required.

10. Other

- a. The applicant should note that all work will be performed in accordance with the Town of Hudson's Engineering Technical Guidelines and Typical Details.
- b. The applicant has included duplicate Utility Trench Details on plan sheet #8.
- c. The applicant has shown two dumpsters to be installed on the west side of the warehouse building. The applicant should clarify if these are to be placed on concrete pads, enclosed in dumpster enclosures, and provide appropriate details.

Please feel free to call if you have any questions.

Very truly yours,



Steven W. Reichert, P.E.



Paul Konieczka, AICP

SWR:PK:mjt

Enclosure

cc: Town of Hudson Engineering Division – File
McCourt Engineering Associates, PLLC
42 Ezekiel Smith Road
Henniker, NH 03242
mccourtengineering@tds.net

August 21, 2019

Mr. Timothy Malley, Chairman
Office of the Planning Board
12 School Street
Hudson, NH 03051

**Subject: Richard Hook Revocable Trust
Map 109; Lot 7
292 & 294 Derry Road
MEA Project # 218-0723-1**

Dear Mr. Malley:

Please find enclosed the following revised plans for your next regularly scheduled Planning Board Public Hearing on September 11th for consideration of receipt of acceptance and approval:

3 full sized sets of the Site Plans including the building elevations;
12 -11"x17" plan sets, and
One copy of Test Pits

The following is a written response to the June 20th letter from Steven W. Reichert, PE of Fuss & O'Neill, town consulting engineer using the same numbering system.

1. Site Plan Review Codes and Administrative Requirements and Definitions

- a. The fire protection provisions include the proposed building is one story of only 8,250 square feet of mainly warehouse with small office areas which do not require fire suppression system. Reasonable access is provided to four sides of the building.
- b. The Daycare parking calculations came from a combination of regulations and observance of usage of the site. The hours of daycare are 6:30 am to 6:00 pm with the busiest the first hour and the last hour. The hours for the Karate studio are 4:00 to 8:30 pm with small class sizes. The theory of parking spaces is what model formula can be applied to reach enough parking spaces. The Daycare has 5 designated spaces for picking up and dropping off if you need to go inside, infants, meetings, etc. The remainder do not use parking spaces and just drive by and drop off. The highest shift of employees doesn't occur during the first hour or the last hour of the day, but the calculation assumes the largest shift of 14 employees plus the 5 spaces for drop off/pickup that exist equals a total of 19 spaces. Most of the employees park perpendicular to the east side of the building that is only 27 feet in depth. The proposal is to create the legal 19 spaces, add 2 more for the Karate Studio, provide emergency access and create a safer access to NH Route 102. The number of parking spaces works to day and will work in the future.

Mr. Timothy Malley, Chair
292 & 294 Derry Road
August 21, 2019

- c. The parking spaces that are 9'x18' are proposed for mainly employees for the Daycare, Karate and Professional building. These spaces will be used by people that are on site most working days and not rushing in and out. Keeping these spaces smaller is a good way of reducing the impervious coverage on site. This issue will be raised at the planning board meeting for approval.
 - d. No further comment required.
 - e. A dashed line is added to the Warehouse loading spaces to indicate the 12 foot width required. The 8-foot-wide striping will remain to assist in truck parking.
 - f. The Warehouse accessible parking space is the closest parking space to the doorway. The route would be across the driveway to the building entrance.
 - g. The western parking space along the front of the building is converted to an accessible parking space.
 - h. Sheet 8 of 9 has the striping detail for the accessible parking added.
 - i. On sheet 3 of 9 note number 13 is added to meet this requirement
 - j. On sheet 2 of 9 note 8 indicates the only deeded agreement. There are no other existing easements covenants or deeded restrictions.
 - k. The required approval block is added to the remaining sheets
 - l. The required one-year expiration not is within the approval block.
 - m. The locus plan is updated
 - n. The error of closer is added to sheet 2 of 9 in note 6.
 - o. No new signs are being proposed besides the directional signs. Note number 14 is added to sheet 3 of 9.
 - p. See note 7 on sheet 2 of 9.
 - q. The existing pavement line is added to the site plan to indicate the extent of new impervious.
 - r. The proposed layout was presented to the Planning Board as a conceptual. The purpose is to make an existing condition better, not bring it into conformance. To be able to keep the Professional building as a viable use the parking in front is imperative. The access drive in front of the Professional building provides key traffic flow for the daycare and karate studio. The owner/developer chose to improve the situation instead of trying to leave it as originally approved.
 - s. The note 9 on sheet 2 of 9 indicates no pertinent highway projects.
 - t. No further comment required.
- 2. Driveway Review Codes (HR 275-S.B. (34)/Chapter 193)**
- a. The existing pavement at the driveway is fairly new and won't be replaced.
 - b. The grading, drainage, erosion control and utility plan indicates spot elevations. A note is added to the plan to indicate that any pavement matching will be at the grade of the existing pavement to ensure the appropriate surface water flow as depicted on the plan.
 - c. No further comment required.
- 3. Traffic**
- a. No further comment required.
 - b. The fence will be supplemented with a screen fabric to keep odors, noise and light away from the children. The Daycare is a professional established business and the primary duty is to watch for the safe keeping of the children. No children, curious or not will be allowed unattended out side the playground area. The very few trucks utilizing the warehouse site will not be a cause for concern.
 - c. The very few deliveries and the short time the delivery will take will not cause concern for the flow of traffic around the building.
 - d. The stop sign is repositioned.

Mr. Timothy Malley, Chair
292 & 294 Derry Road
August 21, 2019

- e. The driveway access is the purview of NHDOT and positioned as required. The driveway is NOT being reconstructed and is just being upgraded to meet current standards. Site line profiles should not be required for an existing driveway.
 - f. The site for the warehouse is designed for a tractor trailer access from Derry Road. The access around the Professional building and to the Daycare is just being further defined but still allows access for a WB-40 to negotiate around the Professional building.
 - g. Additional signage and markings are added to sheet 3 of 9.
- 4. Utility Design/ Conflicts**
- a. Screening is added to around the proposed transformer as indicated on sheet 5 of 9.
 - b. No further comment required.
 - c. HR 276-13.G requires that the septic system be designed per New Hampshire Department of Environmental Services Subsurface Disposal Regulations. Those regulations do not require cleanouts at every change in direction of pipe.
 - d. An insulation note is added to the septic plans to ensure that the proposed septic service pipes are installed correctly.
 - e. Dig Safe logos are added to the plan set.
 - f. The connection to the water utility is under review.
 - g. The detail for the proposed warehouse water service connection is depicted on sheet 8 of 9.
- 5. Drainage Design/Stormwater Management (HR 275-9.A./Chapter 290)**
- a. The Stormwater report indicates that the NRCS soil for the site is Canton Fine Sandy Loam. The Canton lowest SSSNNE Ksat in the most restrictive layer(B) is 2.0 in/hr. Env-Wq 1504.(c)(3) requires multiplying the recorded Ksat value by 0.5 and the result is a design infiltration rate of 1.0 in/hr that was utilized.
 - b. Enclosed are the additional test pits that were completed on site other than the septic test pit. The BMP sheets within the Stormwater Report indicates that the appropriate separation to the seasonal water table is maintained for each practice.
 - c. The design discussion for each of the basins are contained within the Stormwater Management Report within the BMP's. The construction requirements of each basin are contained within the plan set either on sheet 4 of 9 or with in the details on sheet 9 of 9.
 - d. The Stormwater Management Report describes the NHCS soils data utilized.
 - e. Frozen ground is not taken into consideration for the since UNH Stormcenter has done extensive testing that indicates that if the infiltration practices are designed per NHDES standards (that are based on UNH Stormcenter standards) take into consideration the minimal time delay that occurs between the ground thawing within the infiltration areas once the rain fall commences.
 - f. The north arrows on the Drainage area plans are revised.
 - g. The proposed ponds and reaches are all labeled upon the proposed drainage area plan. The legend indicates that the Subcatchment, reach and ponds use all the same symbol. In other words, since this is such a simple system the Subcatchment area 40 flow into Pond 40. NHDES AoT accepts this practice for and has for over 25 years.
 - h. Note number 15 is added to sheet 3 of 9.
- 6. Zoning (ZO 334)**
- a. Since the plan was reviewed prior to the posting of the new regulations it is grandfathered.
 - b. The Architectural Drawings are attached.
 - c. No further comment required.
 - d. Note 3 is added to sheet 2 of 9.
 - e. No further comment required.

Mr. Timothy Malley, Chair
292 & 294 Derry Road
August 21, 2019

- f. No further comment required.
- 7. Erosion Control/Wetland Impacts**
- a. As the Federal Government has acknowledged that location of earth stock piles is not practical because it is the contractor's purview. Since a EPA NOI SWPPP is required that information will be indicated on that plan prior to construction.
 - b. As the Federal Government has acknowledged that location of equipment storage is not practical because it is the contractor's purview. Since a EPA NOI SWPPP is required that information will be indicated on that plan prior to construction.
 - c. The label for the proposed stabilized exit is now indicated on sheet 4 of 8.
 - d. The silt fence is extended into the northwest corner.
 - e. Sheet 3 of 9 indicates the permeant snow storage areas. The label is corrected.
 - f. No further comment required.
- 8. Landscaping (HR 276-11.1.B.(20)) and Lighting (HR 276-11.1.B.(14))**
- a. The proposed hours of illumination for the non-security site lighting are during the time of year it is needed from 6 am to sunrise and from dusk to 9 pm.
 - b. The photographic plan for the Professional Building and Daycare Building was not indicated where the lighting fixtures are not changing.
- 9. State and Local Permits (HR 275-9.G.)**
- a. The only two state permits that are being applied for are the NHDOT driveway permit and the NHDES Septic permit. They will be supplied when approved.
 - b. See response in 9.a.
 - c. See response in 9.a.
 - d. No further comment required.
- 10. Other**
- a. Even though it is not a requirement, note 16 is added to sheet 3 of 9.
 - b. The duplicate detail is removed.
 - c. The dumpsters are enclosed on two sides and located away from the public. There doesn't appear to be a reason to also put up a stockade fence that always looks terrible.

Please feel free to contact me, should you have any questions or concerns. Thank you.

Sincerely,

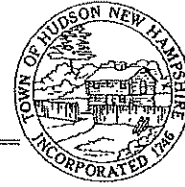
Jennifer B. McCourt, P.E.
Manager



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

DT: June 11, 2019

RE: 292 Derry Road (Map 109/Lot 7)

The following is a list of site plan concerns for this project. This review was completed utilizing plans submitted by McCourt Engineering Associates, LLC, dated May 29, 2019.

1. Please provide the markings for fire apparatus access in accordance with NFPA 1.
2. Please provide three (3) hydrant maps signed by the Hudson Fire Department, the Hudson Water Company and the property owner. There shall be a hydrant flag and painting acceptable to the current Town of Hudson Engineering Department's specifications provided for all water supply appurtenances.

The Fire Department will request a hydrant located along the common drive prior to the location of the new building. We do have concerns regarding the water main extension from the property next door and not from Derry Road.

3. The common driveway shall have a permanent sign approved by the Hudson Fire Department noting the addresses of the buildings that are accessed from that driveway. These signs shall be approved and installed before issuance of any building permits.
4. Addressing will need to be obtained from the Hudson Fire Department prior to a building permit being issued.
5. Please make sure that the proposed snow storage area shown on the plan in the area of the cistern, is cut back to make sure access is maintained.

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

- A. The proposed building may require an approved sprinkler system. The Hudson Fire Department upon review of the building plans makes this determination. This requirement is in accordance with the **International Building Code (IBC)** and **Hudson Town Code (HTC)**, current revision, **Chapter 210, Article VI**. It may be possible following the IBC

to separate the tenants by providing firewalls in the building. This would eliminate the need to sprinkle the building according to the HTC. Separate occupancies may still require a sprinkler system according to the IBC, State Code, and applicable codes or ordinances. Further plan reviews will uncover those requirements.

- B. Any fire protection system shall be monitored by an approved fire alarm system. The fire alarm system shall be connected to the Hudson Fire Department's municipal fire alarm system or a substantially equivalent system in accordance with the **Hudson Town Code, Chapter 210**. A site plan detailing the aerial or underground layout to the municipal fire alarm connection must be provided before the utilities are completed for this project. Any required fire alarm system component must remain accessible and visible at all times.
- C. Will there be inside or outside storage above the exempt amounts of hazardous materials, liquids or chemicals presenting a physical or health hazard as listed in the **International Building Code, Sections 307, 414 or 415**?
- D. A blasting permit will be required for any blasting on the site in accordance with the **Hudson Town Code, Chapter 202**.
- E. All storage either inside or outside of hazardous materials, liquids or chemicals presenting a physical or health hazard as listed in **NFPA 1, Section 20.15.2.2** shall be in accordance with the applicable portions of the following:

- NFPA 13, Standard for the Installation of Sprinkler Systems**
- NFPA 30, Flammable and Combustible Liquids Code**
- NFPA 30B, Code for the Manufacture and Storage of Aerosol Products**
- NFPA 230, Standard for the Fire Protection of Storage**
- NFPA 430, Code for the Storage of Liquid and Solid Oxidizers**
- NFPA 432, Code for the Storage of Organic Peroxide Formulations**
- NFPA 434, Code for the Storage of Pesticides**

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: Project Engineer
File



TOWN OF HUDSON

Land Use Division



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

Zoning Determination #19-067

June 7, 2019

Jennifer McCourt, PE Mgr
42 Ezekiel Smith Road,
Henniker, NH 03242

Re: 292/294 Derry Road Map 109 Lot 007-000
District: General One (G-1)

Dear Jennifer,

Your request: to add 8,250 sq ft building of warehouse (with offices) use to a developed site with Daycare (C-2) Karate (D-20) and Professional Office (D-17) uses.

Zoning Review / Determination:

This is an established and developed site, your proposed construction of an additional building with warehousing/office use (E-8) is a **mixed/dual use on a lot** per §334-10 and such mixed/dual use would require a Variance from the Zoning Board of Adjustment to allow mixed/dual use.

Sincerely,

Bruce Buttrick, MCP
Zoning Administrator/Code Enforcement Officer
(603) 816-1275

Encl: March 2019 Amended Zoning Ordinance (§334-10)
cc: Public Folder
B. Groth - Town Planner
File

NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.

Dhima, Elvis

From: Dhima, Elvis
Sent: Wednesday, June 05, 2019 3:13 PM
To: Dubowik, Brooke; Groth, Brian
Subject: RE: Dept. Sign Off - 292 Derry St Site Plan

Brian

Below are my comments

1. Applicant is showing the proposed 1" water service connecting to an 8 inch private service located at 290 Derry Road. Applicant shall revise this service to connect to the water main on Derry Road.
2. Existing Conditions Plan is missing
3. Applicant shall add a note stating that they meet the new MS4 requirements.

Thank you

E

Elvis Dhima, P.E.
Town Engineer

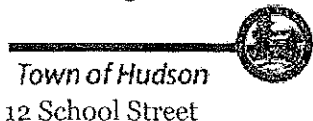
Town of Hudson, NH
12 School Street
Hudson, NH 03051
Phone: (603) 886-6008
Mobile: (603) 318-8286



From: Dubowik, Brooke
Sent: Wednesday, June 05, 2019 2:56 PM
To: Bianchi, Dave <dbianchi@hudsonnh.gov>; Buttrick, Bruce <bbuttrick@hudsonnh.gov>; Buxton, Robert <RBuxton@hudsonnh.gov>; Dhima, Elvis <edhima@hudsonnh.gov>; Forrence, Jess <jforrence@hudsonnh.gov>; Groth, Brian <bgroth@hudsonnh.gov>; Michaud, Jim <jmichaud@hudsonnh.gov>
Subject: Dept. Sign Off - 292 Derry St Site Plan

Hi all,
Attached is a department sign off for a proposed Site Plan at 292 Derry Road. This Application is on the Agenda for June 26th, so please have your comments back to me no later than June 12th.
Full size Plans are available to view in our office if needed.
Thank you,

Brooke Dubowik
Planning Administrative Aide II



Town of Hudson
12 School Street



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: Site Plan for Richard Hook Revocable Trust - Tax Map 109 Lot 7

In reviewing the proposed site plan I offer the following comment;

1. Per attached deed, there is a provision in the existing deed, circa 1970, to allow for a street on the east side of the lot, an allowance for a 25 foot strip of land for that, is that being extinguished via recorded document as a condition of plan approvals?



TOWN OF HUDSON

Planning Board

Timothy Malley, Chairman



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

CAP FEE WORKSHEET - 2019

Date: 09-18-19 Zone # G-1 Map/Lot: 109/Lot 007
292 & 294 Derry Rd.

Project Name: Richard Hook - Warehouse

Proposed ITE Use #1: Warehouse (\$0.68 per s.f.)

Proposed Building Area (net square footage): 8,250 S.F.

CAP FEES: (ONE CHECK NEEDED)

1.	(Bank 09)		
	2070-701	Zone 1	\$ <u>5,610.00</u>

Check should be made payable to the Town of Hudson.

Thank you,

Brian Groth

Town Planner

NON RESIDENTIAL SITE PLAN
 RICHARD HOOK REVOCABLE TRUST
 TAX MAP 109, LOT 7
 HUDSON, NEW HAMPSHIRE
 2.745 ACRES

OWNER & APPLICANT:

RICHARD HOOK REVOCABLE TRUST
 54 OLD NASHUA ROAD
 LONDONDERRY, NH 03053
 (603) 882-0079

PREPARED BY:

CIVIL ENGINEER:

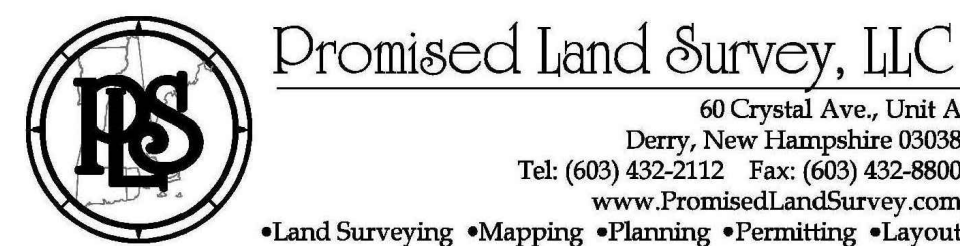
MCCOURT ENGINEERING ASSOCIATES, PLLC
 42 EZEKIEL SMITH ROAD
 HENNIKER, NEW HAMPSHIRE 03242
 (603) 428-6682

SURVEYOR:

PROMISED LAND SURVEY, LLC
 60 CRYSTAL AVENUE, UNIT A
 DERRY, NEW HAMPSHIRE 03038
 (603)432-2112

SHEET TITLE

EXISTING CONDITIONS PLAN	2
SITE PLAN	3
GRADING, EROSION CONTROL & UTILITY PLAN	4
LANDSCAPING & LIGHTING PLAN	5
SEPTIC DESIGN PLANS	6&7
CONSTRUCTION DETAIL PLANS	8&9



MAY 29, 2019
 LAST REVISED SEPTEMBER 9, 2019

LAND OWNERS/DEVELOPERS SIGNATURE

PROJECT NO. 218-0723-1

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.

REVISIONS	
DATE	DESCRIPTION

NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING SITE CONDITIONS OF TAX MAP 109 LOT 7, #292 & #294 DERRY ROAD IN HUDSON, NEW HAMPSHIRE.
- 2) THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED IN AUGUST OF 2019.
- 3) NO WETLANDS WERE DELINEATED, LOCATED, OR OBSERVED WHILE CONDUCTING THIS SURVEY.
- 4) THE BEARING SYSTEM REFERENCED ON THIS PLAN IS BASED ON NH STATE PLANE NAD83-2011.
- 5) THIS PARCEL OF LAND (MAP 109, LOT 7) DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, BUT IS WITHIN ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD AREA) AS INTERPOLATED FROM THE FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR HILLSBOROUGH COUNTY, ALL JURISDICTIONS #33011005080, HAVING AN EFFECTIVE DATE OF 09/25/2009.
- 6) THE FIELD SURVEY PERFORMED IN PREPARATION OF THIS PLAN HAS A LINEAR ERROR OF CLOSURE OF 1:61,285.
- 7) ALL ROADWAYS, DRIVEWAYS, TRAVEL OR PARKING AREAS WITHIN 200' OF TRACT NOT SHOWN HEREON DUE TO SCALING OF THIS PLAN. ADDITIONAL EXHIBIT, SHOWING SAID FEATURES, CAN BE PROVIDED IF NECESSARY OR REQUESTED.
- 8) THIS PARCEL OF LAND (MAP 109, LOT 7) IS SUBJECT TO A DEEDED AGREEMENT BETWEEN BENHARD F. AND PHYLLIS N. MCAROLE, AND R.E. KIERSTEAD, INCORPORATED, THAT IF EITHER DESIRE TO ESTABLISH A STREET ALONG THE EAST LINE OF THE PREMESIS, EACH WILL CONTRIBUTE A STRIP OF LAND 25' IN WIDTH TO ACCOMODATE A ROAD 50' IN WIDTH.
- 9) THERE ARE NO CURRENT HIGHWAY PROJECTS KNOWN TO BE AFFECTING THIS SITE.

PLANS OF REFERENCE

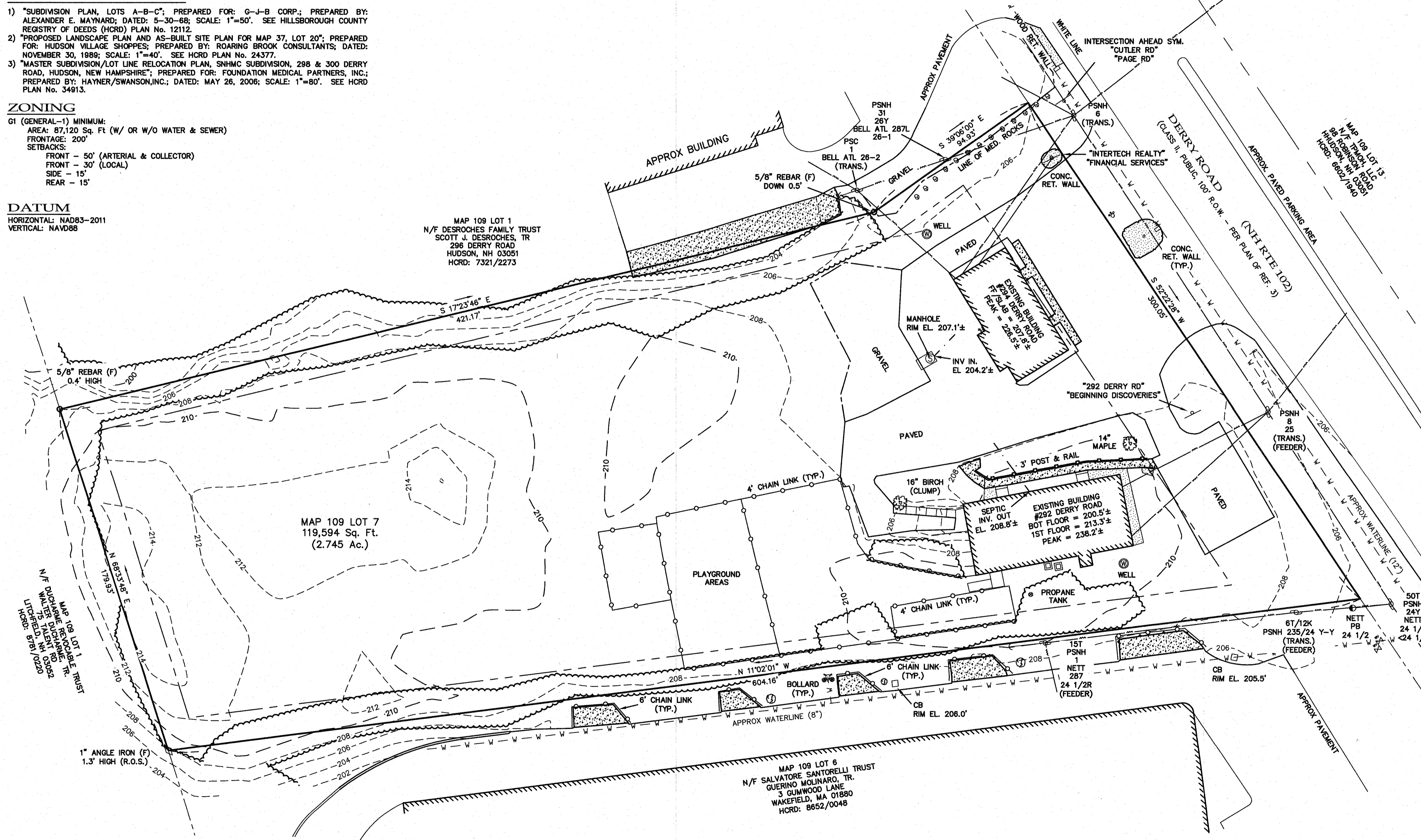
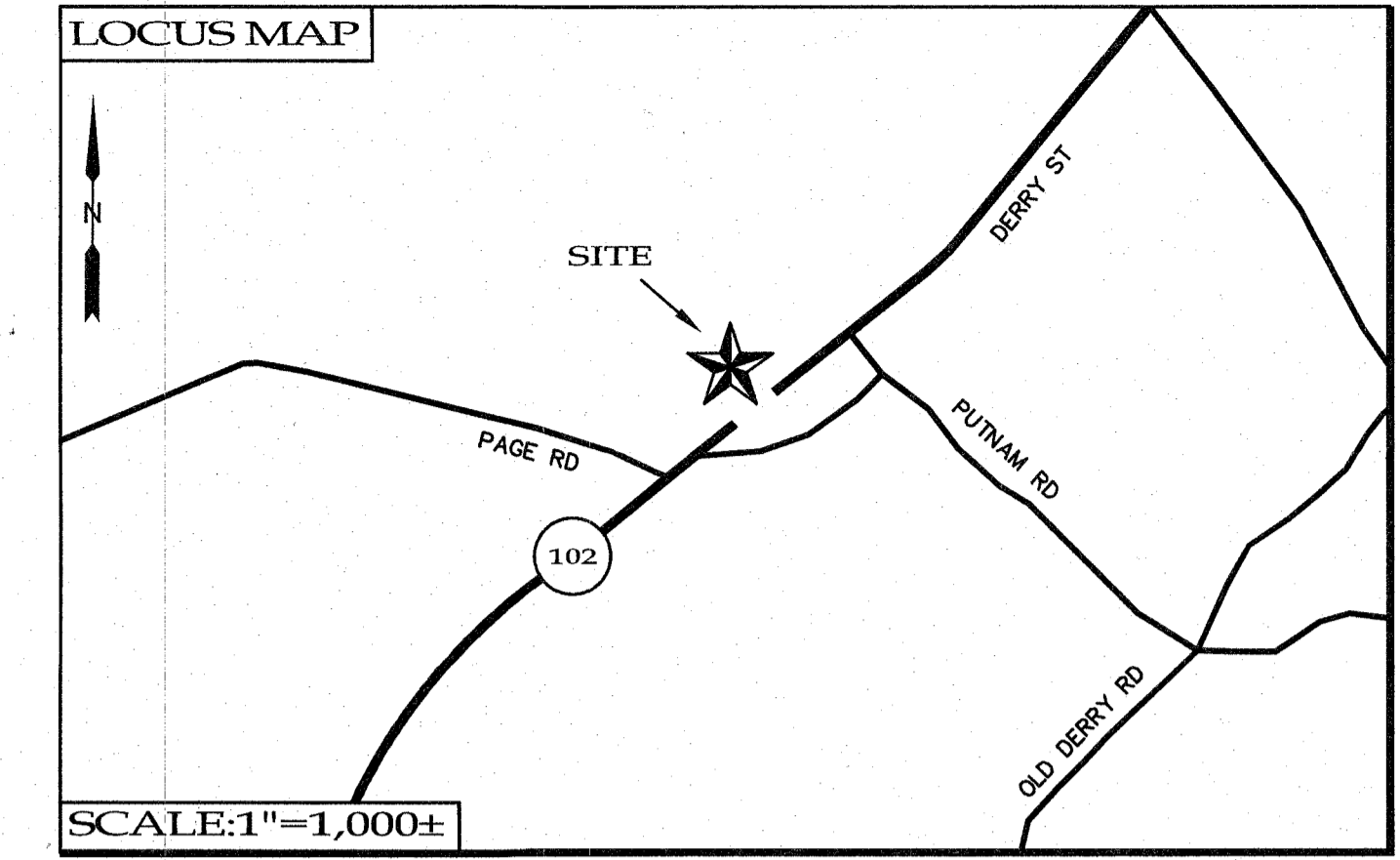
- 1) "SUBDIVISION PLAN, LOTS A-B-C"; PREPARED FOR: G-J-B CORP.; PREPARED BY: ALEXANDER E. MAYNARD; DATED: 5-30-68; SCALE: 1"=50'. SEE HILLSBOROUGH COUNTY REGISTRY OF DEEDS (HCRD) PLAN No. 12112.
- 2) "PROPOSED LANDSCAPE PLAN AND AS-BUILT SITE PLAN FOR MAP 37, LOT 20", PREPARED FOR: HUDSON VILLAGE SHOPS; PREPARED BY: ROARING BROOK CONSULTANTS; DATED: NOVEMBER 30, 1989; SCALE: 1"=40'. SEE HCRD PLAN No. 24377.
- 3) "MASTER SUBDIVISION/LOT LINE RELOCATION PLAN, SNHC SUBDIVISION, 298 & 300 DERRY ROAD, HUDSON, NEW HAMPSHIRE"; PREPARED FOR: FOUNDATION MEDICAL PARTNERS, INC.; PREPARED BY: HAYNER/SWANSON, INC.; DATED: MAY 26, 2006; SCALE: 1"=80'. SEE HCRD PLAN No. 34913.

ZONING

G1 (GENERAL-1) MINIMUM:
 AREA: 87,120 Sq. Ft. (W/ OR W/O WATER & SEWER)
 FRONTAGE: 200'
 SETBACKS:
 FRONT - 50' (ARTERIAL & COLLECTOR)
 FRONT - 30' (LOCAL)
 SIDE - 15'
 REAR - 15'

DATUM

HORIZONTAL: NAD83-2011
 VERTICAL: NAVD88



LAND SURVEYOR'S CERTIFICATION
 I CERTIFY THAT THIS SURVEY PLAT 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 FURTHER CERTIFY THAT I HAVE FILED A COPY OF THIS PLAT WITH THE TOWN OF HUDSON, NH IN ACCORDANCE WITH RSA 676.18 IV.
 TIMOTHY A. PELOQUIN, LLS
 08-21-2019
 DATE

APPROVED BY THE TOWN OF HUDSON, NH PLANNING BOARD ON:
 CERTIFIED BY: _____
 CHAIRMAN _____ DATE _____
 SECRETARY _____ DATE _____

LAND OWNER OF RECORD
 RICHARD HOOK REV. TRUST
 54 OLD NASHUA ROAD
 LONDONDERRY, NH 03053
 HILLSBOROUGH COUNTY REGISTRY OF DEEDS BOOK 7572 / PAGE 1912
 RICHARD HOOK REV. TRUST _____ DATE _____

EXISTING CONDITIONS PLAN
 MAP 109 LOT 7
 RICHARD HOOK, REVOCABLE TRUST
 292 & 294 DERRY ROAD
 HUDSON, NEW HAMPSHIRE
 MARCH 25, 2019
 PREPARED FOR: RICHARD HOOK REV. TRUST
 54 OLD NASHUA ROAD
 LONDONDERRY, NH 03053
 SCALE: 1"=30' SHEET 1 OF 1

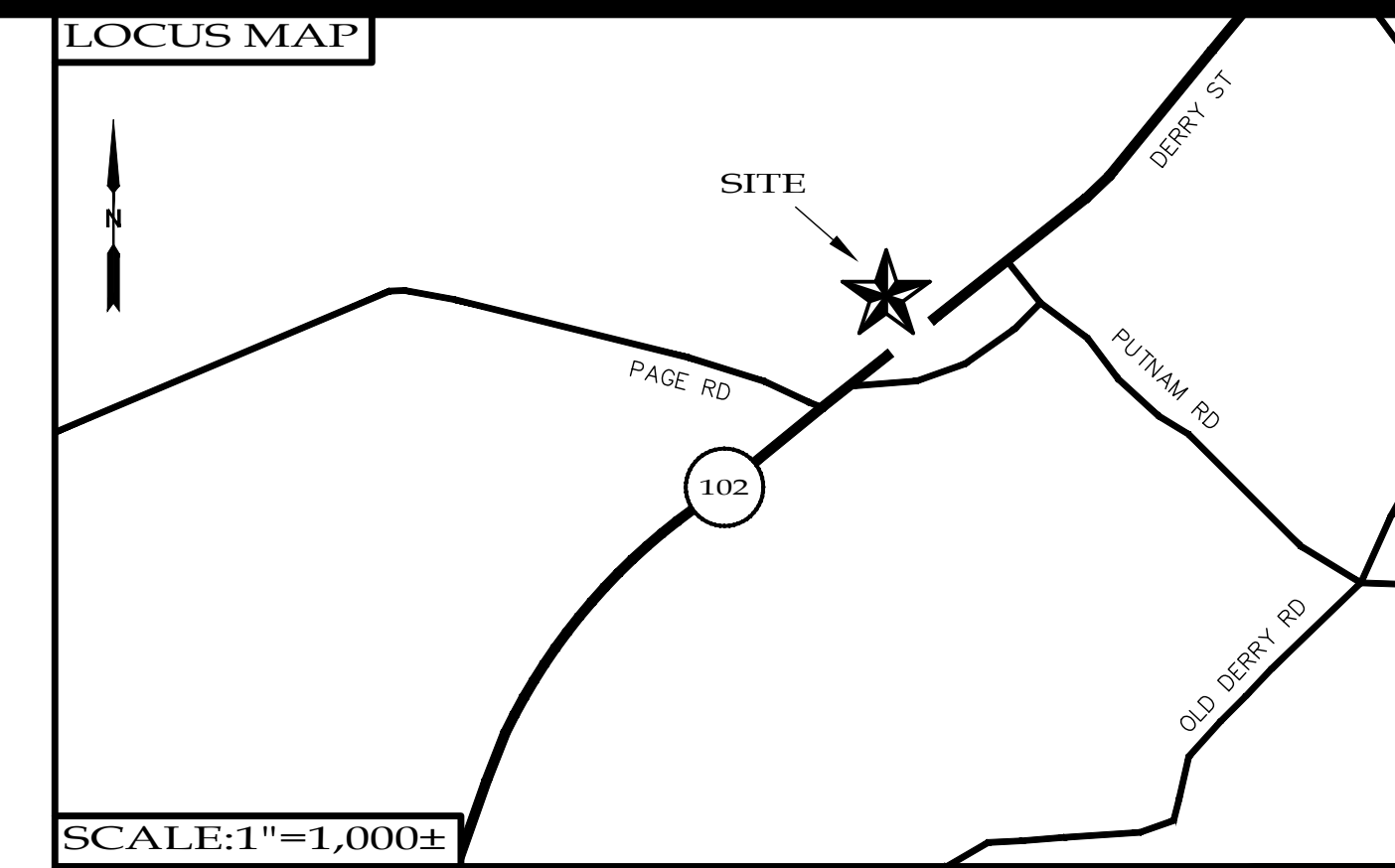
PREPARED BY:

Promised Land Survey, LLC
 60 Crystal Ave., Unit A
 Derry, New Hampshire 03038
 Tel: (603) 432-2112 Fax: (603) 432-8800
 www.PromisedLandSurvey.com
 •Land Surveying •Mapping •Planning •Permitting •Layout

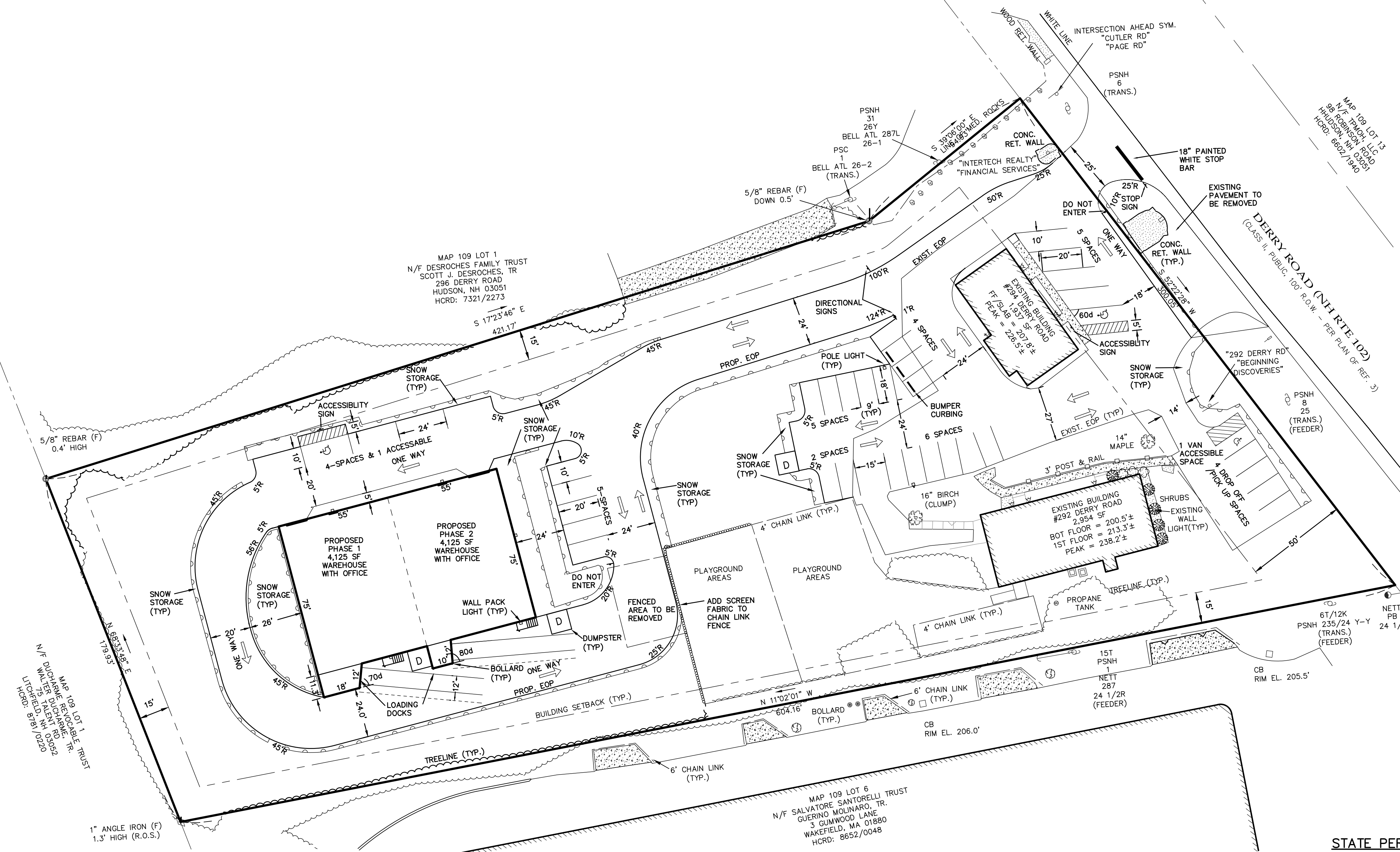
REVISIONS

NO.	DATE	PER REVIEW ENGINEER COMMENTS DESCRIPTION	BY
1	08/20/19	PER REVIEW ENGINEER COMMENTS	BJW

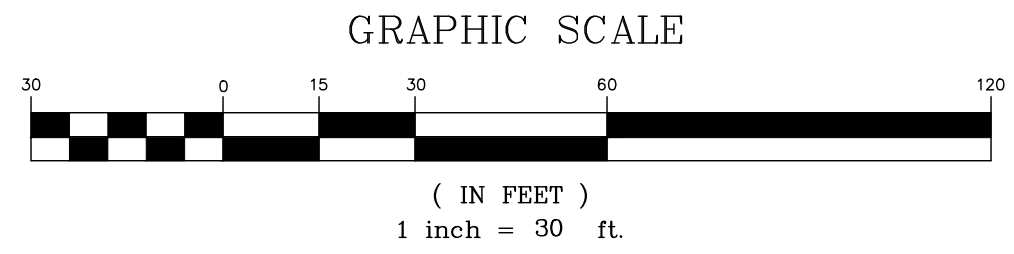
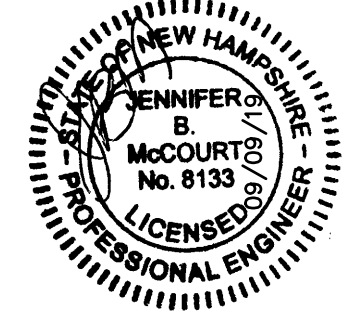
APPROVED BY THE HUDSON, NH PLANNING BOARD
 DATE OF MEETING: _____
 CHAIRMAN: _____ SIGNATURE DATE: _____
 SECRETARY: _____ SIGNATURE DATE: _____
 SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING
 FINAL APPROVAL: FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE
 AT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



- NOTES:**
- THE INTENT OF THIS PROJECT IS TO ADD AN 8,250 SF WAREHOUSE WITH OFFICE TO THE EXISTING 1,800 SQUARE FOOT PROFESSIONAL OFFICES, 88 STUDENT DAYCARE AND 10 STUDENT KARATE STUDIO USES ON THIS PARCEL.
 - THE SUBJECT PARCEL IS LOT 7 ON THE TOWN OF HUDSON TAX MAP 109. THE OWNER OF THE PROPERTY IS RICHARD HOOK REVOCABLE TRUST, 54 OLD NASHUA ROAD, LONDONDERRY, NH 03053. THE TOTAL AREA OF THE PARCEL IS 119,594 S.F., 2.745 ACRES.
 - THE SUBJECT PARCEL IS WITHIN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE "FLOOD INSURANCE RATE MAP, HILLSBOROUGH COUNTY, NEW HAMPSHIRE," COMMUNITY PANEL NUMBER 3300920508D, EFFECTIVE DATE SEPTEMBER 25, 2009
 - THE PRESENT ZONING FOR THIS PARCEL ACCORDING TO THE TOWN OF HUDSON IS G1 - GENERAL ONE.
 - THE ZONING REQUIREMENTS FOR THIS PARCEL ARE:
 REQUIRED
 FRONT YARD 50 FEET
 SIDE YARD 15 FEET
 REAR YARD 15 FEET
 FRONTAGE 150 FEET
 MIN. LOT AREA 87,120 SQUARE FEET
 - PARKING CALCULATIONS:
 PROPOSED REQUIRED PARKING:
 DAYCARE:
 1 SPACE PER EMPLOYEE AT HIGHEST SHIFT = 14 SPACES
 1 SPACE PER 20 STUDENTS = 5 SPACES
 KARATE STUDIO:
 1 SPACE PER EMPLOYEE AT HIGHEST SHIFT = 1 SPACE
 1 SPACE PER 20 STUDENTS = 1 SPACE
 PROFESSIONAL BUILDING:
 1 SPACE PER 300 SF = 6 SPACES
 TOTAL REQUIRED = 27 SPACES
 TOTAL PROVIDED = 27 SPACES INCLUDING 1 ACCESSIBLE SPACE
 WAREHOUSE BUILDING:
 1 SPACE PER EMPLOYEE AT HIGHEST SHIFT = 8 SPACES
 1 SPACE PER COMPANY VEHICLE = 2 SPACE
 TOTAL REQUIRED = 10 SPACES
 TOTAL PROVIDED = 10 SPACES INCLUDING 1 ACCESSIBLE SPACE
 - IMPERVIOUS AREA ALLOWED = 60% MAXIMUM, PROVIDED = 46.4%.
 - THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE. CONTRACTOR TO NOTIFY DISSAFE 72 HOURS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES DISCOVERED SHALL BE IMMEDIATELY REPORTED TO MEA FOR RESOLVE.
 - THE LOT IS SERVED BY ON SITE SEPTIC AND MUNICIPAL WATER.
 - ALL PROPOSED DRIVEWAY ACCESS WILL BE PRIVATE AND MAINTAINED BY THE PROPERTY OWNER.
 - SURVEY PERFORMED BY:
 PROMISED LAND SURVEY, LLC
 60 CRYSTAL AVE, UNIT A
 DERRY, NH 03038
 - TO THE BEST OF THE DESIGNERS KNOWLEDGE THE PROPOSED PARKING DESIGN MEETS THE LATEST ADA REQUIREMENTS AS OF REVISION 2010.
 - ALL PROPOSED SIGNS ARE SUBJECT TO APPROVAL BY THE HUDSON PLANNING BOARD PRIOR TO INSTALLATION.
 - NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT THROUGH THE NOTICE OF INTENT PROCESS TO BE COMPLETED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - UNLESS SPECIFICALLY WAIVED, ALL PROPOSED WORK SHALL CONFORM TO HUDSON'S ENGINEERING TECHNICAL GUIDELINES AND TYPICAL DETAILS.
 - TO THE BEST OF THE DESIGNERS KNOWLEDGE THE PROPOSED STORMWATER MANAGEMENT SYSTEM MEETS THE NEW MS4 REQUIREMENT.



STATE PERMITS:
 NHDES ISDS (SEPTIC) CONSTRUCTION APPROVAL #
 NHDOT DRIVEWAY PERMIT #



- LEGEND**
- PROPERTY LINE
 - SETBACKS
 - APPROX. ABUTTER PROP. LINE
 - ZONE LINE
 - EXISTING EDGE OF PAVEMENT
 - EXISTING CONTOURS
 - JURISDICTIONAL WETLANDS
 - EXISTING TREELINE
 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED ASPHALT CURBING
 - PROPOSED STRIPING
 - PROPOSED BUILDING
 - PROPOSED TREELINE
 - PROPOSED SNOW STORAGE
 - PROPOSED WALL PACK LIGHT

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.

IN ASSOCIATION WITH:

Promised Land Survey, LLC
 60 Crystal Ave., Unit A
 Derry, New Hampshire 03038
 Tel: (603) 432-2112 Fax: (603) 432-8800
 www.PromisedLandSurvey.com
 •Land Surveying •Mapping •Planning •Permitting •Layout

REVISIONS

DATE	DESCRIPTION
8/20/19	REVISED PER TOWN COMMENTS
9/9/19	REVISED PER TOWN COMMENTS

SITE PLAN PREPARED FOR:
RICHARD HOOK REVOCABLE TRUST
 MAP 109 LOT 7, 292 & 294 DERRY ROAD, HUDSON, NEW HAMPSHIRE

ENGINEER:

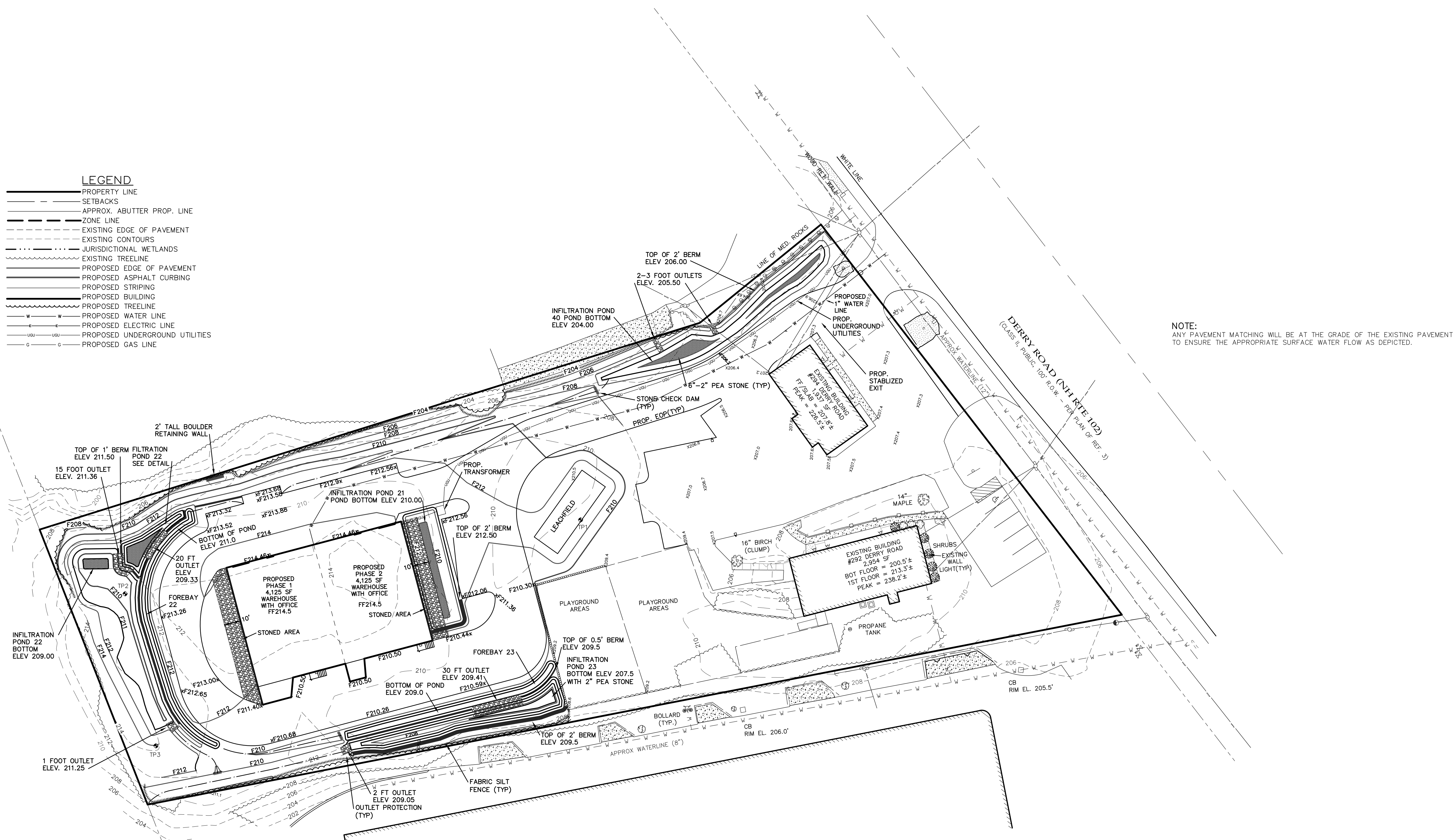
McCOURT ENGINEERING ASSOCIATES, PLLC
 Civil Engineering & Land Planning
 42 Ezekiel Smith Road, Henniker, NH 03242
 mccourtengineering@ids.net
 (603) 428-6662

OWNER:
 RICHARD HOOK REVOCABLE TRUST
 54 OLD NASHUA ROAD
 LONDONDERRY, NH 03053

PROJECT NO. 21807231 DATE: 5/29/19 SCALE: 1"=30' SHEET: 3 OF 9



- LEGEND**
- PROPERTY LINE
 - - - SETBACKS
 - · - · - APPROX. ABUTTER PROP. LINE
 - - - ZONE LINE
 - · - · - EXISTING EDGE OF PAVEMENT
 - · - · - EXISTING CONTOURS
 - · - · - JURISDICTIONAL WETLANDS
 - · - · - EXISTING TREELINE
 - · - · - PROPOSED EDGE OF PAVEMENT
 - · - · - PROPOSED ASPHALT CURBING
 - · - · - PROPOSED STRIPING
 - · - · - PROPOSED BUILDING
 - · - · - PROPOSED TREELINE
 - · - · - PROPOSED WATER LINE
 - · - · - PROPOSED ELECTRIC LINE
 - · - · - PROPOSED UNDERGROUND UTILITIES
 - · - · - PROPOSED GAS LINE



NOTE:
ANY PAVEMENT MATCHING WILL BE AT THE GRADE OF THE EXISTING PAVEMENT TO ENSURE THE APPROPRIATE SURFACE WATER FLOW AS DEPICTED.

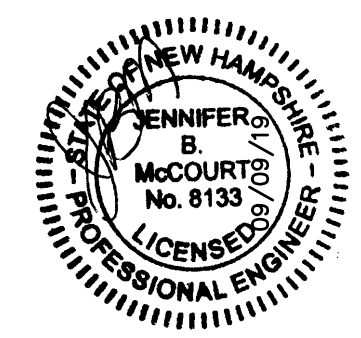
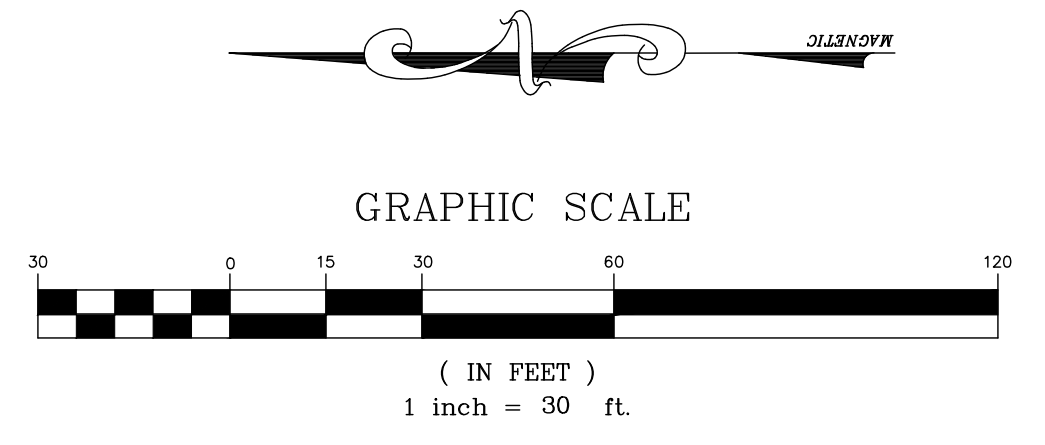
APPROVED BY THE HUDSON, NH PLANNING BOARD

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.



IN ASSOCIATION WITH:

Promised Land Survey, LLC
60 Crystal Ave., Unit A
Derry, New Hampshire 03838
Tel: (603) 432-2112 Fax: (603) 432-8800
www.PromisedLandSurvey.com
•Land Surveying •Mapping •Planning •Permitting •Layout

REVISIONS	DESCRIPTION
DATE: 8/20/19	REVISED PER TOWN COMMENTS
9/9/19	REVISED PER TOWN COMMENTS

GRADING, DRAINAGE, EROSION CONTROL & UTILITY PLAN PREPARED FOR: RICHARD HOOK REVOCABLE TRUST MAP 109 LOT 7, 292 & 294 DERRY ROAD, HUDSON, NEW HAMPSHIRE	
ENGINEER: McCOURT ENGINEERING ASSOCIATES, PLLC Civil Engineering & Land Planning 42 Ezekiel Smith Road, Henniker, NH 03242 mccourtengeering@tds.net (603) 426-6662	OWNER: RICHARD HOOK REVOCABLE TRUST 54 OLD NASHUA ROAD LONDONDERRY, NH 03053
PROJECT NO. 21807231	DATE: 5/29/19
SCALE: 1"=30'	SHEET: 4 OF 9

PLANTING SCHEDULE

Symbol	Qty	Label	Arrangement	Description
[Symbol]	1	S3	SINGLE	RZRM-PLD-III-48LED-350ma-NW/ SNTS204-7-1 (20' AFG)
[Symbol]	1	S5	SINGLE	RZRM-PLD-VSQ-48LED-1050ma-NW/ SNTS204-7-1 (20' AFG)
[Symbol]	4	W3	SINGLE	RZR-WM2-III-40PLED-525ma-NW-HS/ WALL MTD 15' AFG
[Symbol]	1	W4	SINGLE	RZR-WM2-IV-FT-40PLED-525ma-NW-HS/ WALL MTD 15' AFG

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
Trees				
3	ACER R. 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	1 1/2-2" C.	B&B
3	QUERCUS RUBRA	RED OAK	1 1/2-2" C.	B&B

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
Shrubs				
16	CORNUS SERICEA 'ALLEMANS COMPACTA'	ALLEMAN'S COMPACT RED-OSIER	#3	CONT.
4	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	#3	CONT.
23	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	#3	CONT.
4	PHYSOCARPUS OPULUS NANUS	DWARF GREEN NINEBARK	#3	CONT.
10	SORBARIA SORBIFOLIA	URAL FALSEPIREA	#3	CONT.
4	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	#5	CONT.

NOTE: LANDSCAPE CONTRACTOR TO VERIFY THAT THE QUANTITIES OF PLANT MATERIALS SHOWN ON THE PLAN ARE EQUIVALENT TO THE PLANT LIST; IF DISCREPANCIES ARE FOUND, THE QUANTITY OF PLANT MATERIAL SHOWN ON THE PLAN SHALL PREVAIL.

NOTES:

1. PLANTING REQUIREMENTS:
NEW PAVEMENT = 22,384 SF
REQUIRED & PROVIDED SHADE TREES = 14
NEW PARKING SPACES = 20
REQUIRED & PROVIDED SHRUBS = 32
2. ALL PLANTING BEDS SHALL BE MULCHED WITH 2"-3" OF SHREDDED PINE BARK MULCH WITHOUT LANDSCAPE FABRIC UNDER MULCH.
3. ALL TREES NOT IN PLANTING BEDS SHALL BE SURROUNDED WITH 3' DIAMETER MULCH BEDS. SHRUBS PLANTED IN A GROUP ARE TO BE MULCHED AS A GROUP AND NOT INDIVIDUALLY.
4. NO SUBSTITUTIONS FOR PLANT MATERIAL WITHOUT PRIOR APPROVAL OF THE TOWN OF AUBURN.
5. ALL TAGS, ROPE, PLASTIC FLAGGING, WIRE, ETC. ARE TO BE REMOVED AFTER PLANTING.
6. ALL TREES AND SHRUBS ARE TO BE FERTILIZED WITH AN ALL PURPOSE SLOW RELEASE FERTILIZER AFTER THE FIRST GROWING SEASON, NOT AT THE TIME OF PLANTING.
7. ALL PLANT MATERIAL TO BE WATERED AT TIME OF PLANTING.
8. ALL OTHER AREAS WITH OUT A SPECIFIC FINISH TREATMENT SHALL BE LOAMED AND SEEDING IN ACCORDANCE WITH THE TURF ESTABLISHMENT SCHEDULE

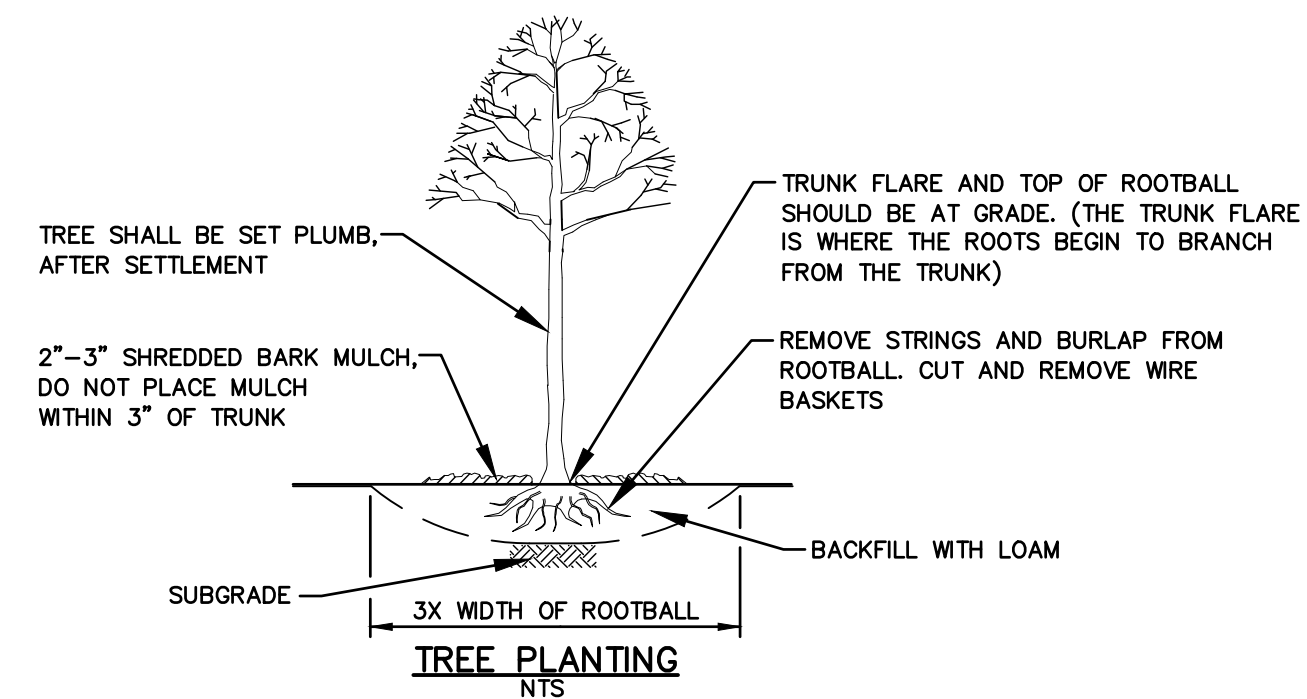
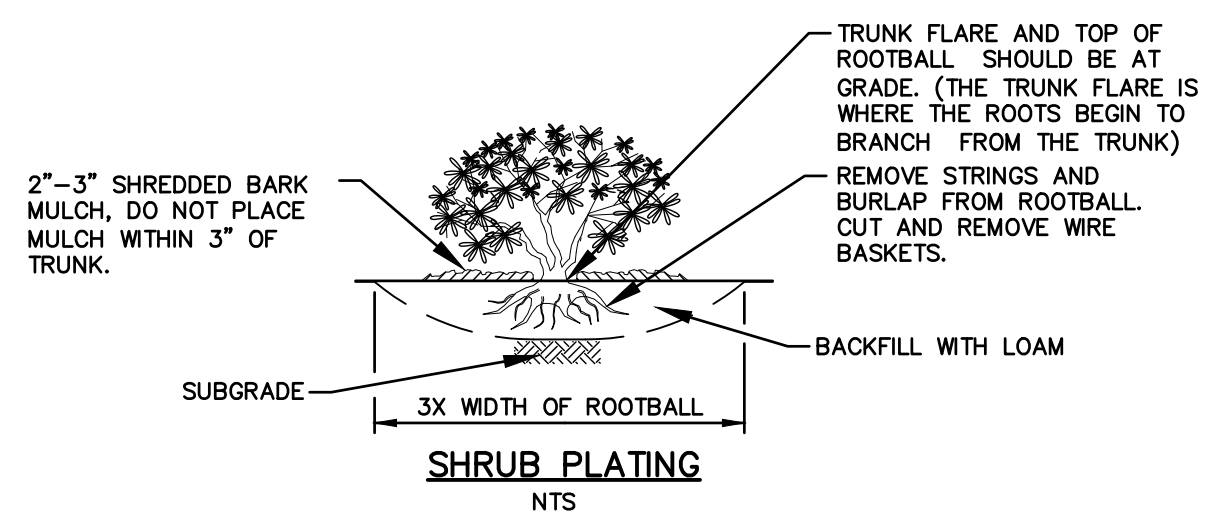
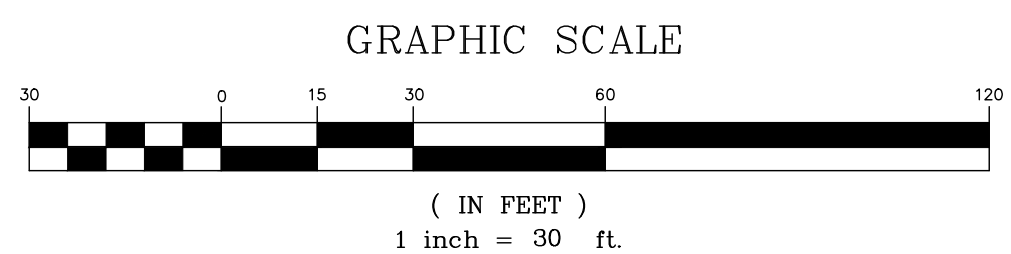
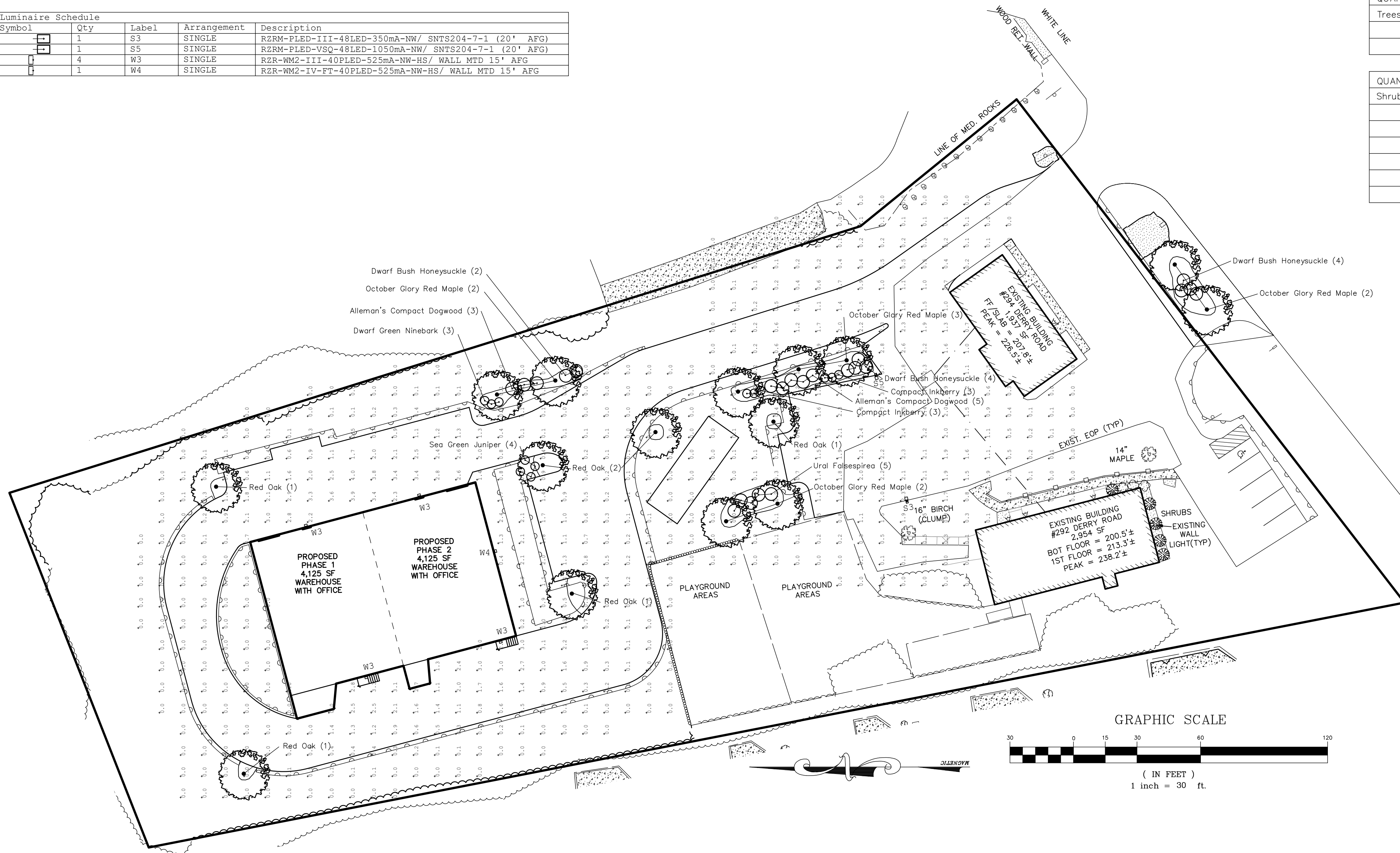
TURF ESTABLISHMENT SCHEDULE:

SEED BED PREPARATION:

1. PLACE 4-INCH (MINIMUM) COMPACTED THICKNESS OF CLEAN SUITABLE LOAM;
2. RAKE OUT LOAM TO FREE SOIL OF DEBRIS AND STONES GREATER THAN 1-INCH IN DIAMETER;
3. FINE GRADE SURFACE AND SUPPLEMENT WITH LOAM WHERE NEEDED TO CREATE UNIFORM SURFACE;
4. APPLY AGRICULTURAL LIMESTONE AT A RATE OF 90-POUNDS PER 1,000 S.F.;
5. APPLY 10-20-20 FERTILIZER AT A RATE OF 11-POUNDS PER 1,000 S.F.

SEEDING SPECIFICATIONS:

1. SEED SHALL BE SPREAD UNIFORMLY BY BROADCASTING, DRILLING OR HYDROSEEDING. IF HYDROSEEDING, USE 4-TIMES THE RECOMMENDED RATE OF INOCULATE.
2. SEEDING FOR WINTER FROST COVER SHALL OCCUR BETWEEN OCTOBER 15 AND MAY 1.
3. SEEDING SHALL BE MULCHED WITH HAY, STRAW OR OTHER ACCEPTABLE MATERIAL AT A RATE OF 2-TONS PER ACRE. SEED MIXTURE FOR FROST SEEDING SHALL BE A PERENNIAL RYE GRASSES MIXTURE AND SHALL BE WELL TRACKED INTO THE LOAM.
4. SEEDING FOR PERMANENT COVER SHALL OCCUR BETWEEN MAY 1 AND SEPTEMBER 15. ALL AREAS SEEDING SHALL BE MULCHED WITH HAY, STRAW OR OTHER ACCEPTABLE MATERIAL AT A RATE OF 2-TONS PER ACRE.
5. SEED MIXTURE FOR SLOPED AREAS SHALL CONFORM WITH NHDOT "SLOPE STABILIZATION MIX."
6. AREAS HAVING FINISH GRADES STEEPER THAN 3:1 SHALL BE STABILIZED WITH JUTE MATTING OR WHEN AND IF FIELD CONDITIONS WARRANT, OR IF SO ORDERED, JUTE MATTING INSTALLED TO CONFORM WITH THE RECOMMENDED BEST MANAGEMENT PRACTICE OUTLINED IN "STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE".



LEGEND

- PROPERTY LINE
- - - SETBACKS
- - - APPROX. ABUTTER PROP. LINE
- ZONE LINE
- - - EXISTING EDGE OF PAVEMENT
- - - EXISTING CONTOURS
- - - JURISDICTIONAL WETLANDS
- - - EXISTING TREELINE
- - - PROPOSED EDGE OF PAVEMENT
- - - PROPOSED STRIPING
- - - PROPOSED BUILDING
- - - PROPOSED TREELINE



NO LANDSCAPE FABRIC TO BE USED WITH PLANTINGS

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

CHAIRMAN: _____ SIGNATURE DATE: _____

SECRETARY: _____ SIGNATURE DATE: _____

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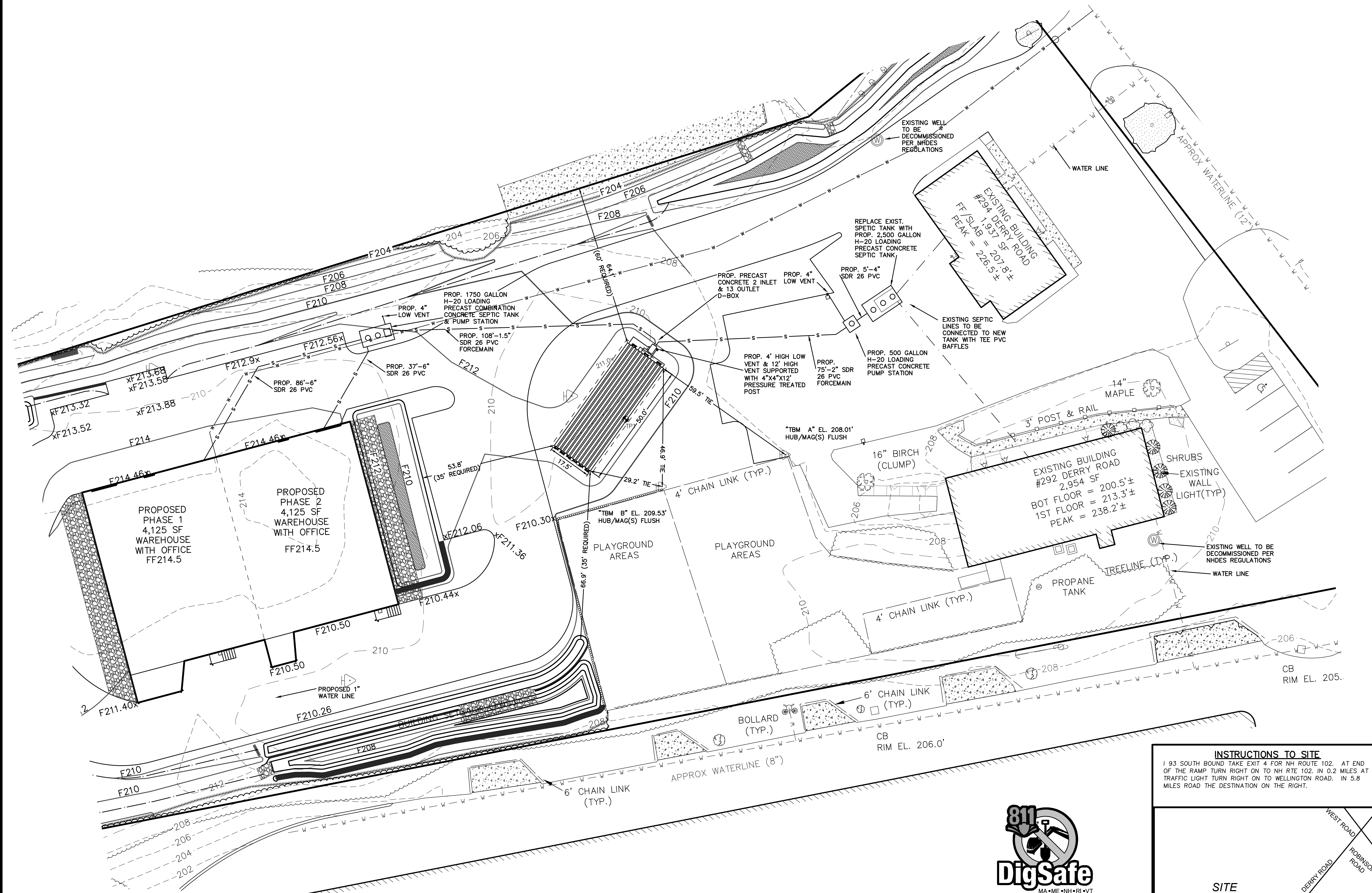
REVISIONS	DATE	DESCRIPTION

LANDSCAPE & LIGHTING PLAN PREPARED FOR:
RICHARD HOOK REVOCABLE TRUST
MAP 109 LOT 7, 292 & 294 DERRY ROAD, HUDSON, NEW HAMPSHIRE

ENGINEER:
McCOURT ENGINEERING ASSOCIATES, PLLC
Civil Engineering & Land Planning
42 Ezekiel Smith Road, Henniker, NH 03242
mccourtengineering@tds.net
(603) 426-6662

OWNER:
RICHARD HOOK REVOCABLE TRUST
54 OLD NASHUA ROAD
LONDONDERRY, NH 03053

PROJECT NO. 21807231 | DATE: 5/29/19 | SCALE: 1"=30' | SHEET: 5 OF 9



- NOTES**
- 1) ENVIRO-SEPTIC® WASTEWATER TREATMENT SYSTEMS ARE APPROVED BY NHDES AS ITA #2008-03-01 IN ACCORDANCE WITH PART ENV-WS 1024. THE SYSTEM IS DESIGNED IN ACCORDANCE WITH THE NEW HAMPSHIRE ENVIRO-SEPTIC® MANUAL.
 - 2) SYSTEM TO BE INSTALLED IN ACCORDANCE WITH PRODUCT DESIGN AND INSTALLATION MANUAL, STATE AND LOCAL REGULATIONS. FOR PRODUCT INFORMATION OR THE NEAREST DEALER CONTACT PRESBY ENVIRONMENTAL, INC. ROUTE 117 - PO BOX 617 SUGAR HILL, NH 03585 - PHONE 1-800-473-5298 - WWW.PRESBYENVIRONMENTAL.COM
 - 3) ALL CONFIGURATIONS OF ENVIRO-SEPTIC® REQUIRE A MINIMUM OF 6" OF SYSTEM SAND SURROUNDING THE CIRCUMFERENCE OF THE PIPE. THIS SAND, TYPICALLY GRAVELY COARSE SAND, MUST ADHERE TO THE FOLLOWING PERCENTAGE AND QUALITY RESTRICTIONS. PERCENTAGE RESTRICTIONS 35% OR LESS OF THE TOTAL SAND MAY BE GRAVEL. 40%-90% OF THE TOTAL SAND IS TO BE COARSE AND VERY COARSE SAND. GRAVEL QUALITY RESTRICTIONS: NO GRAVEL IS TO EXCEED 3/4" IN DIAMETER. NO GRAVEL IS SMALLER THAN 2MM/.0787" IN DIAMETER. (IT MUST NOT PASS THROUGH A #10 SIEVE.) COARSE SAND QUALITY RESTRICTIONS: NO COARSE SAND IS SMALLER THAN 0.5MM/.0196" IN DIAMETER. (IT MUST NOT PASS THROUGH A #35 SIEVE.) FINES QUALITY RESTRICTIONS: NO MORE THAN 2% OF THE TOTAL SAND MAY PASS THROUGH A #200 SIEVE. ASTM STANDARD: C-33 (CONCRETE SAND) MEETS THE ABOVE REQUIREMENTS.
 - 4) INSTALLER TO CONTACT DIG SAFE PRIOR TO CONSTRUCTION.
 - 5) DO NOT INSTALL SYSTEM ON FROZEN GROUND OR LEAVE SYSTEM UNCOVERED FOR EXTENDED PERIODS OF TIME.
 - 6) NO DRAINS, HOT TUBS, SAUNAS, GARBAGE DISPOSALS, HAZARDOUS WASTE ETC. SHALL BE INCORPORATED INTO THIS SYSTEM UNLESS OTHERWISE SPECIFIED.
 - 7) MAINTENANCE: RECOMMEND INSPECTION OF SEPTIC TANKS AT LEAST ONCE EVERY TWO YEARS AND CLEAN IF COMBINED THICKNESS OF SLUDGE AND SCUM EQUALS MORE THAN 1/4 OF THE LIQUID DEPTH INSIDE THE TANK.
 - 8) THIS DOCUMENT IS FOR THE CONSTRUCTION OF THE EFFLUENT DISPOSAL SYSTEM SHOWN. ANYONE USING INFORMATION FROM THIS DOCUMENT FOR ANY OTHER PURPOSE DOES SO AT THEIR OWN RISK.
 - 9) SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH ENV-WS 1000. APPROVAL FOR CONSTRUCTION IS VALID FOR 4 YEARS FROM DATE OF ISSUE.
 - 10) ALL CONNECTIONS BETWEEN A SEPTIC TANK AND THE PIPES LEADING TO AND EXITING FROM THE SEPTIC TANK SHALL BE SEALED WITH A WATERTIGHT, FLEXIBLE JOINT CONNECTOR.
 - 11) NO KNOWN BURIAL SITE OR CEMETERY IS WITHIN 100 FEET OF ANY COMPONENT OF THE ISDS.
 - 12) THE WETLANDS WERE DELINEATED IN ACCORDANCE WITH NHDES SUBSURFACE REGULATION ENV-WQ 1014.06
 - 13) WHERE 4FEET OF COVER CANNOT BE OBTAIN OVER SEWER PIPES UNDER PAVEMENT THEN 1" RIGID INSULATION WILL BE PLACED OVER THE PIPE 1' WIDE.

DESIGN INTENT
 BOTTOM OF ENVIRO-SEPTIC PIPE EDA TO BE CONSTRUCTED AT 211.00 ELEVATION.
 THERE IS APPROXIMATELY AT ORIGINAL GROUND ON THE HIGH CONTOUR OF THE DESIGNED EFFLUENT DISPOSAL AREA.

- DESIGN CRITERIA**
- LOADING: DAYCARE CENTER:
 - 14 STAFF @ 10 GPD/PERSON = 140 GPD
 - 88 STUDENTS @ 10 GPD/PERSON = 880 GPD
 - KARATE STUDIO: (NO SHOWERS)
 - 1 STAFF @ 5 GPD/PERSON = 5 GPD
 - 10 STUDENTS @ 5 GPD/PERSON = 50 GPD
 - OFFICE BUILDING:
 - 4 PEOPLE @ 10 GPD/PERSON = 40 GPD
 - TOTAL FROM EXISTING BUILDINGS = 1115 GPD
 - WAREHOUSE:
 - 8 PEOPLE @ 10 GPD/PERSON = 80 GPD
 - TOTAL FLOW TO EDA = 1195 GPD
 - SERVED BY MUNICIPAL WATER
 - PERCOLATION RATE: 6 MIN./INCH
 - ENVIRO-SEPTIC PIPE REQUIRED: 598 LINEAR FEET
 - ENVIRO-SEPTIC PIPE PROVIDED: 600 LINEAR FEET
 - INSTALL 12 LINES OF ENVIRO-SEPTIC PIPE 50' LONG
 - DAYCARE, KARATE & OFFICE SEPTIC TANK VOLUME REQUIRED: 2,230 GALLONS
 - DAYCARE, KARATE & OFFICE SEPTIC TANK VOLUME PROVIDED: 2,500 GALLONS
 - WAREHOUSE SEPTIC TANK VOLUME REQUIRED: 1,250 GALLONS
 - WAREHOUSE SEPTIC TANK VOLUME PROVIDED: 1,250 GALLONS
 - NITRATE SETBACKS - 60' DOWNHILL
 - ALL PRECAST CONCRETE PRODUCTS BY SHEA CONCRETE PRODUCTS - NO PRODUCT SUBSTITUTIONS PERMITTED WITHOUT PRIOR APPROVAL OF DESIGNER.

NHDES MINIMUM LOT SIZE:
 DESIGN FLOW BASED ON NHDES Env-Wq 1008.03 TABLE 1008-1
 SEE LOADING ABOVE = 1,195 GPD

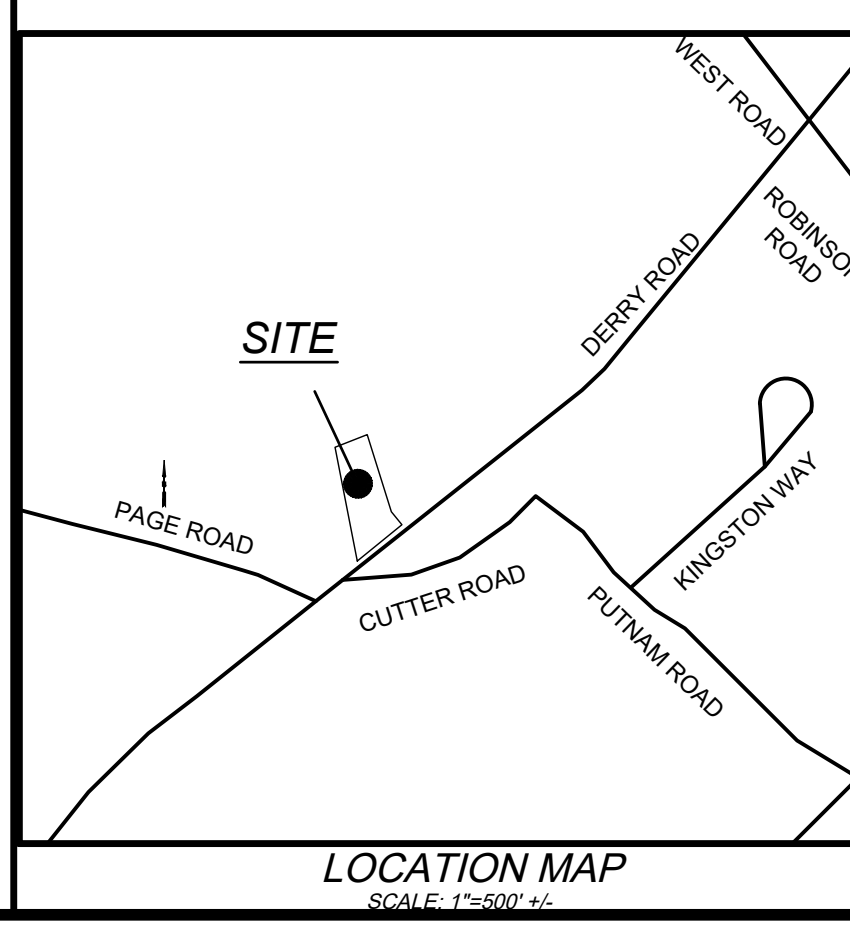
LOT LOADING BASED ON:
 2.745 ACRES OF CmC-CANTON FINE SANDY LOAM, 8-15% SLOPES, VERY STONY.
 1,195 GPD REQUIRES 0.66 ACRES OF CmC WHICH IS LESS THAN 2.745 ACRES PROVIDED.

PREPARED BY: **M McCOURT ENGINEERING ASSOCIATES, PLLC**
 Civil Engineering & Land Planning
 42 Ezekiel Smith Road, Henniker, NH 03242
 mcmcourtengeering@digsafe.net
 (603) 428-6682

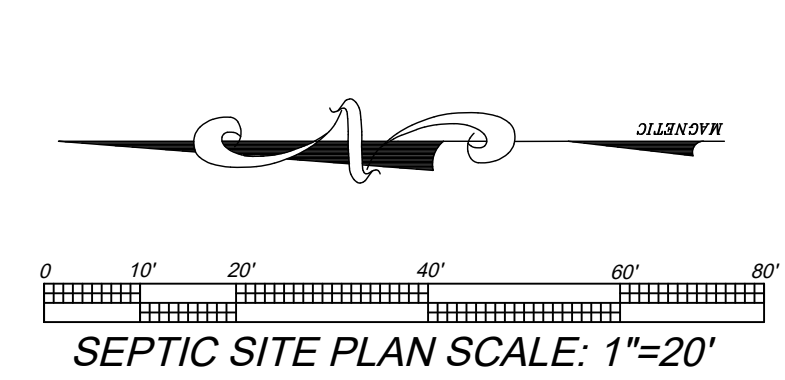
EFFLUENT DISPOSAL SYSTEM DESIGN
SEPTIC PLAN
 MAP 109 - LOT 7
 292 & 294 DERRY ROAD, HUDSON, NH
 OWNED BY:
 RICHARD HOOK REVOCABLE TRUST
 54 OLD NASHUA ROAD, LONDON DERRY, NH 03053
 MAY 2019 SCALE: 1" = 20'

REVISID:
 JOB # 218-0723-1-SEPTIC SHEET 1 OF 2 ~ SHEET 6 OF 9

INSTRUCTIONS TO SITE
 1 93 SOUTH BOUND TAKE EXIT 4 FOR NH ROUTE 102. AT END OF THE RAMP TURN RIGHT ON TO NH RTE 102. IN 0.2 MILES AT TRAFFIC LIGHT TURN RIGHT ON TO WELLINGTON ROAD. IN 5.8 MILES ROAD THE DESTINATION ON THE RIGHT.



APPROVED BY THE HUDSON, NH PLANNING BOARD
 DATE OF MEETING: _____
 CHAIRMAN: _____ SIGNATURE DATE: _____
 SECRETARY: _____ SIGNATURE DATE: _____
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LEGEND

EXISTING

- TEST PIT
- UTILITY POLE
- BENCH MARK
- CONTOUR NORMAL
- CONTOUR HIGH
- PROPERTY LINE
- STONE WALL
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- DRAIN LINE

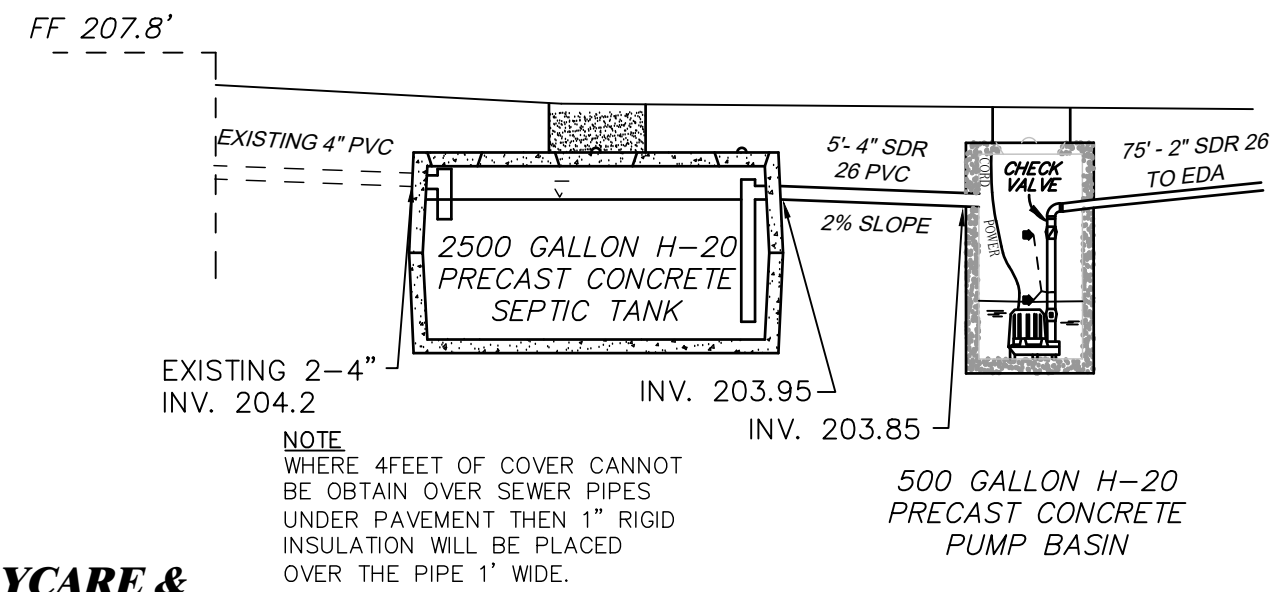
PROPOSED

- SEPTIC SYSTEM

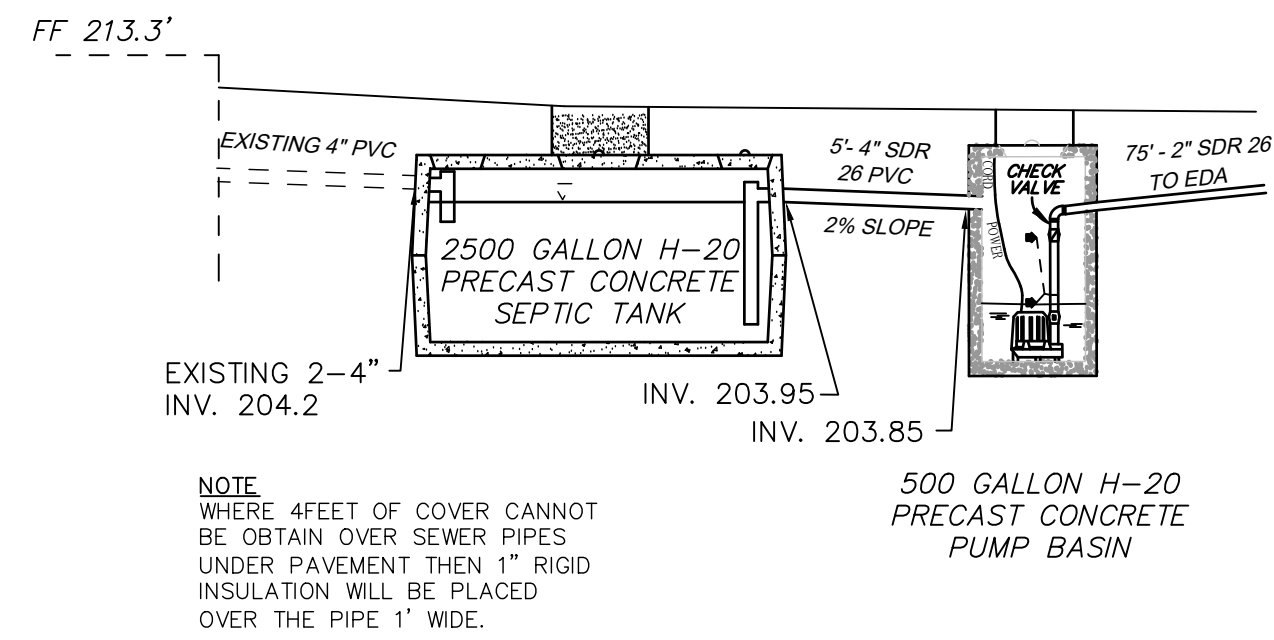


DESIGNER OF
 Subsurface Disposal
 Systems
 ★ ★ ★
 JENNIFER B. MCCOURT
 No. 1359
 DEPARTMENT OF ENVIRONMENTAL SERVICES

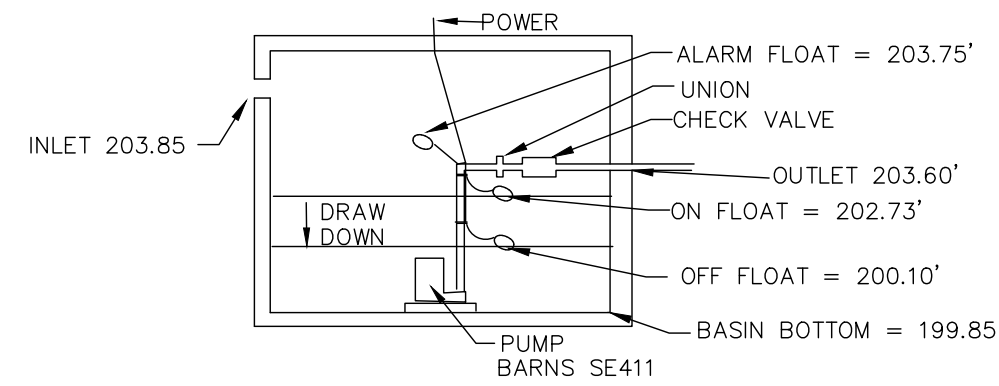
PROFESSIONAL OFFICES



DAYCARE & KARATE STUDIO



PROFESSIONAL OFFICES, DAYCARE & KARATE STUDIO



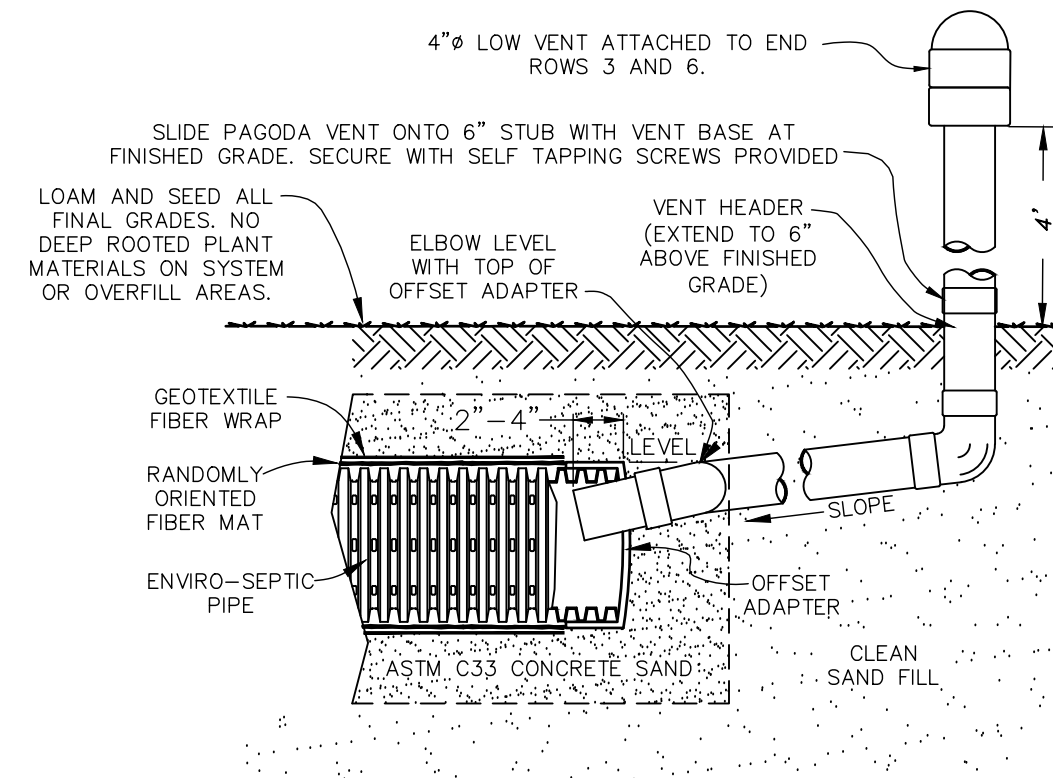
PROPOSED PUMP INFORMATION

ELEV. HEAD = 12.1 FT.
FRICTION HEAD = 4.9 FT @ 52 GPM
TOTAL HEAD (TDH) = 17.0 FT.

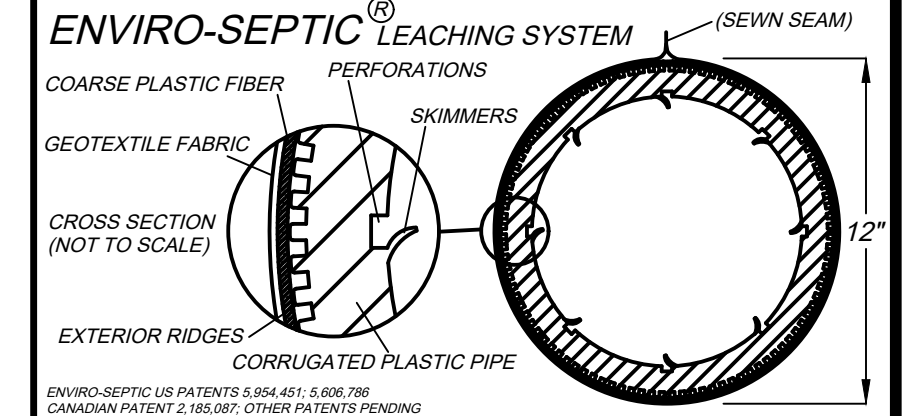
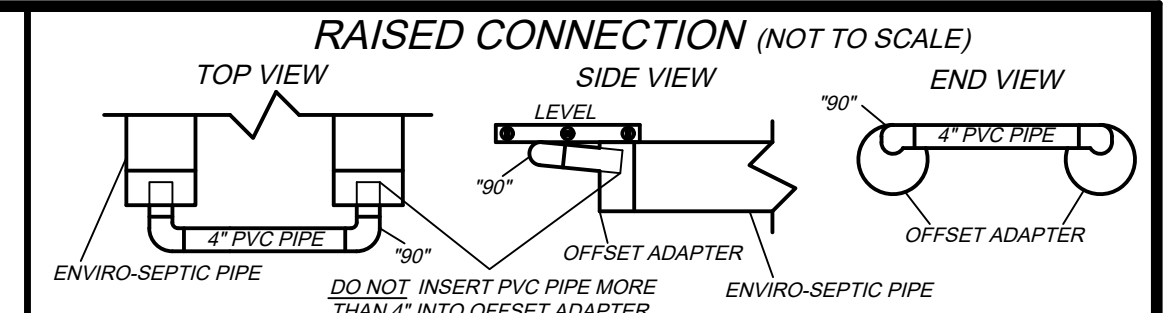
DOSING

MIN DOSING = 3 DOSES/DAY
VOLUME OF DOSE = 398 GALLONS (OR TOTAL 3 DOSES/DAY)
PUMPING TIME PER DOSE = 7.7 MIN. @ 52 GPM
VELOCITY IN DISCHARGE LINE = 4.6 FPS

PROPOSED PUMP IS (1) BARNES SE411 SUBMERSIBLE EFFLUENT PUMP WITH 0.4 HP MOTOR & 5.44 IMPELLER DIAMETER, WHICH OPERATES ON A 115 VOLT SINGLE PHASE POWER SUPPLY AT 1750 RPM. PROVIDE COMPATIBLE BARNES AUTOMATIC LEVEL CONTROL FLOATS, INTERIOR MOUNTED CONTROL PANEL WITH MANUAL OVERRIDE, AUDIBLE ALARM WITH FLOAT AND A GALVANIZED STEEL LIFT RAIL SYSTEM. FLOATS AND PUMP WIRING TO BE ATTACHED TO THE JUNCTION BOX IN SUCH A FASHION AS TO FACILITATE PUMP AND/OR FLOAT MAINTENANCE WITHOUT NEED TO ENTER THE PUMP CHAMBER. ALL WIRING TO BE IN ACCORDANCE WITH APPLICABLE LOCAL ELECTRIC CODES. PUMP DISCHARGE LINE TO BE FITTED WITH CHECK VALVE AND GATE VALVE. GATE VALVE TO HAVE STEM RISER TO ENABLE OPERATION WITHOUT NEED TO ENTER PUMP CHAMBER. ALARM TO BE LOCATED IN THE STRUCTURE.



VENT SIDE DETAIL (NOT TO SCALE)



SEPTIC TANK, D-BOX & VENTING NOTES

- 1) LOW VENTS TO BE A MINIMUM OF 4' ABOVE FINISH GRADE.
- 2) INLET AND OUTLET BAFFLES TO BE VENTED TEES AND CONFORM TO NHDES ENV-WQ 1010.07.
- 3) IN THE EVENT OF SYSTEM FAILURE, THIS SYSTEM WILL HAVE TO BE REBUILT IN PLACE OR REJUVENATED.

SOIL INFORMATION

TEST PIT 1
date: JANUARY 31, 2019

SOIL TYPE: CmC~CANTON FINE SANDY LOAM

0-3" SOD

3"-30" 10 YR 6/4 LIGHT YELLOWISH BROWN LOAMY SAND GRANULAR FRIABLE

30"-60" 10YR 6/4 LIGHT YELLOWISH BROWN, LOAMY SAND, FINE GRANULAR, FRIABLE, MANY STONES

NO OBSERVED WATER LEDGE AT 60"

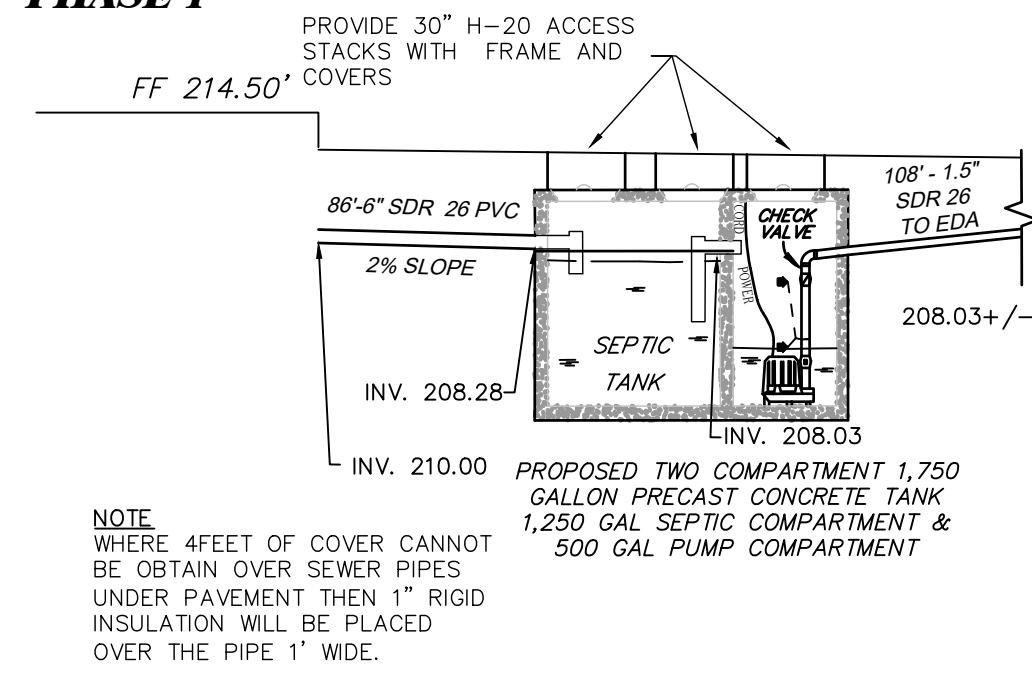
ESHWT OBSERVED @ 30"

ROOTS TO 36"

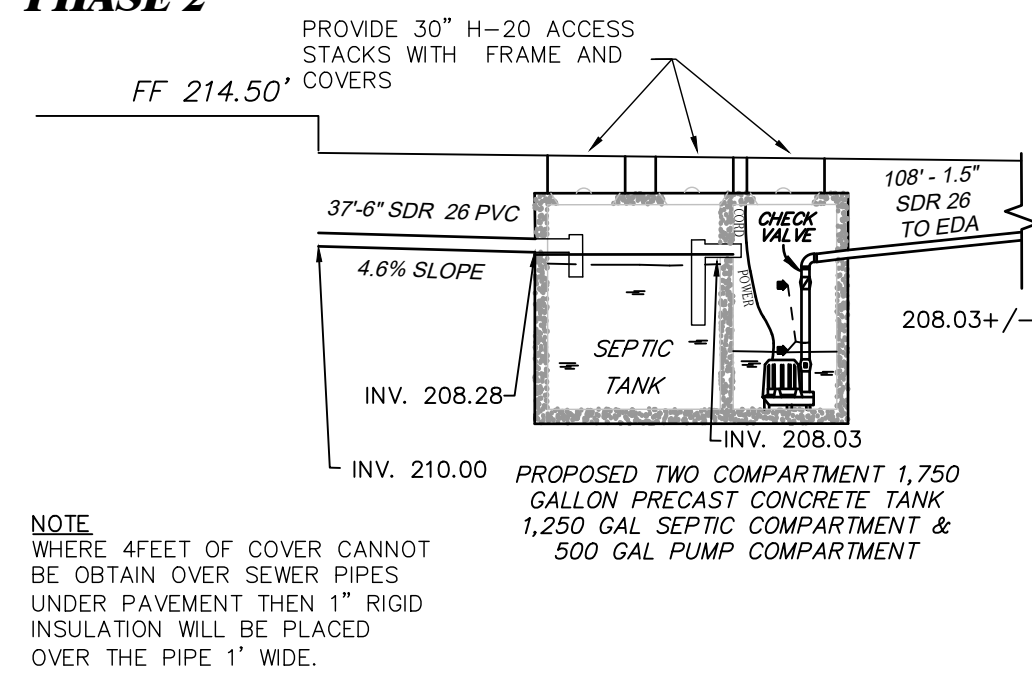
PERC. TEST estimated, date: JANUARY 31, 2019
6 min./in. @ 20 inches

NOTE: BEFORE INSTALLATION, INSTALLER MUST VERIFY ALL ELEVATIONS AND DISTANCES. CONTACT DESIGNER IF ANY DISCREPANCIES ARE FOUND.

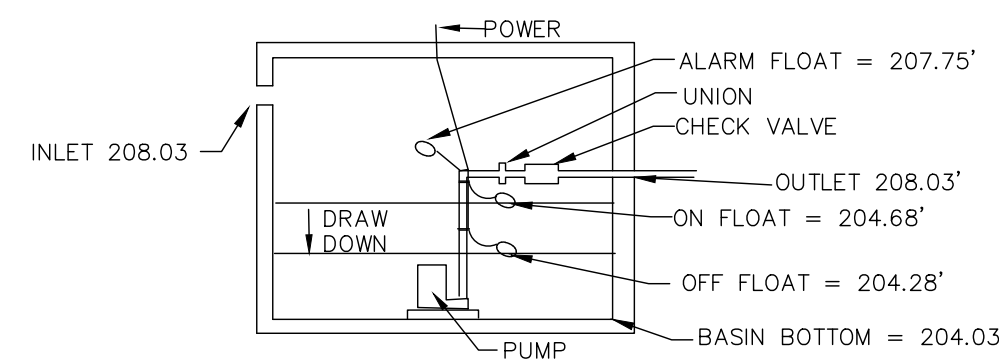
WAREHOUSE PHASE 1



WAREHOUSE PHASE 2



WAREHOUSE PHASES 1 & 2



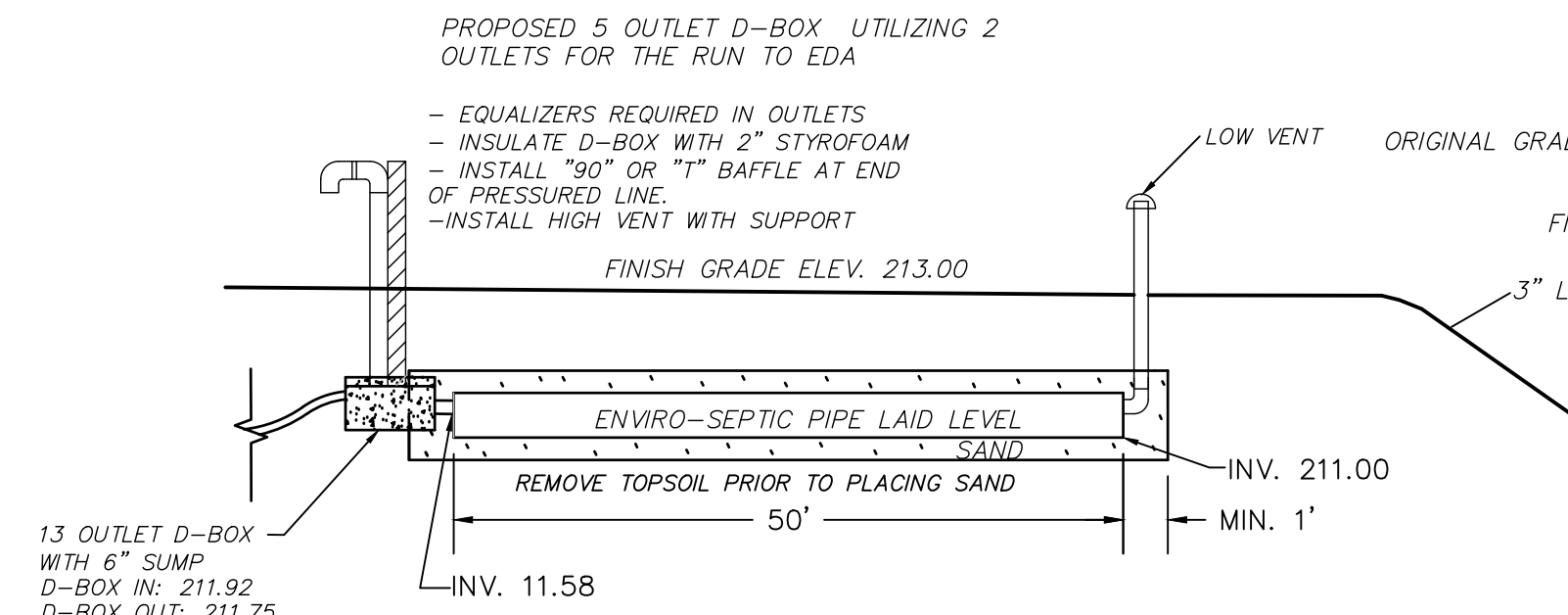
PROPOSED PUMP INFORMATION

ELEV. HEAD = 7.9 FT.
FRICTION HEAD = 7.1 FT @ 25 GPM
TOTAL HEAD (TDH) = 15.0 FT.

DOSING

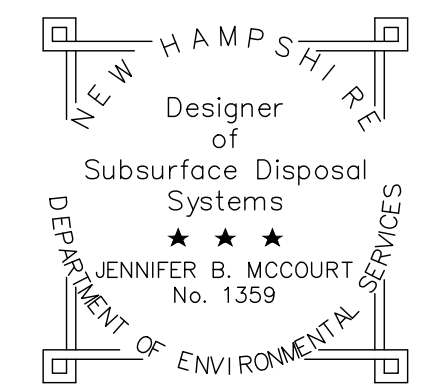
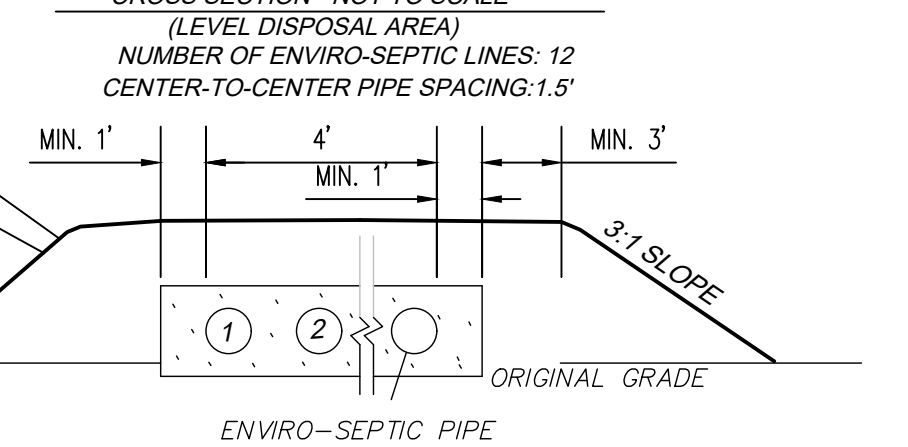
MIN DOSING = 1 DOSES/DAY
VOLUME OF DOSE = 60 GALLONS (OR TOTAL 1 DOSES/DAY)
PUMPING TIME PER DOSE = 2.4 MIN. @ 25 GPM
VELOCITY IN DISCHARGE LINE = 3.4 FPS

PROPOSED PUMP IS (1) BARNES SE411 SUBMERSIBLE EFFLUENT PUMP WITH 0.4 HP MOTOR & 4.25 IMPELLER DIAMETER, WHICH OPERATES ON A 115 VOLT SINGLE PHASE POWER SUPPLY AT 1750 RPM. PROVIDE COMPATIBLE BARNES AUTOMATIC LEVEL CONTROL FLOATS, INTERIOR MOUNTED CONTROL PANEL WITH MANUAL OVERRIDE, AUDIBLE ALARM WITH FLOAT AND A GALVANIZED STEEL LIFT RAIL SYSTEM. FLOATS AND PUMP WIRING TO BE ATTACHED TO THE JUNCTION BOX IN SUCH A FASHION AS TO FACILITATE PUMP AND/OR FLOAT MAINTENANCE WITHOUT NEED TO ENTER THE PUMP CHAMBER. ALL WIRING TO BE IN ACCORDANCE WITH APPLICABLE LOCAL ELECTRIC CODES. PUMP DISCHARGE LINE TO BE FITTED WITH CHECK VALVE AND GATE VALVE. GATE VALVE TO HAVE STEM RISER TO ENABLE OPERATION WITHOUT NEED TO ENTER PUMP CHAMBER. ALARM TO BE LOCATED IN THE STRUCTURE.



LEACH FIELD EFFLUENT DISPOSAL SYSTEM (PROFILE - NOT TO SCALE)

SECTION 1 EFFLUENT DISPOSAL AREA



APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

CHAIRMAN: _____ SIGNATURE DATE: _____

SECRETARY: _____ SIGNATURE DATE: _____

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PREPARED BY: **M** McCOURT ENGINEERING ASSOCIATES, PLLC

Civil Engineering & Land Planning
42 Ezekiel Smith Road, Henniker, NH 03242
mccourteengineering@tda.net
(603) 428-6682

EFFLUENT DISPOSAL SYSTEM DESIGN

SEPTIC PLAN

MAP 109 - LOT 7
292 & 294 DERRY ROAD, HUDSON, NH

OWNED BY:
RICHARD HOOK REVOCABLE TRUST
54 OLD NASHUA ROAD, LONDONDERRY, NH 03053

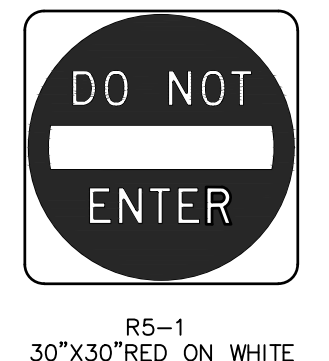
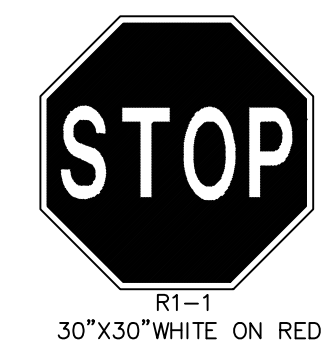
MAY 2019 SCALE: 1" = 20'

REVISED:

4" BITUMINOUS PAVEMENT:
 BASE COURSE-2-1/2" (AFTER COMPACTION) TYPE "B" 3/4"
 WEARING COURSE-1-1/2" (AFTER COMPACTION) TYPE "E" 3/8"
 6" CRUSHED GRAVEL (NHDOT #304.3)

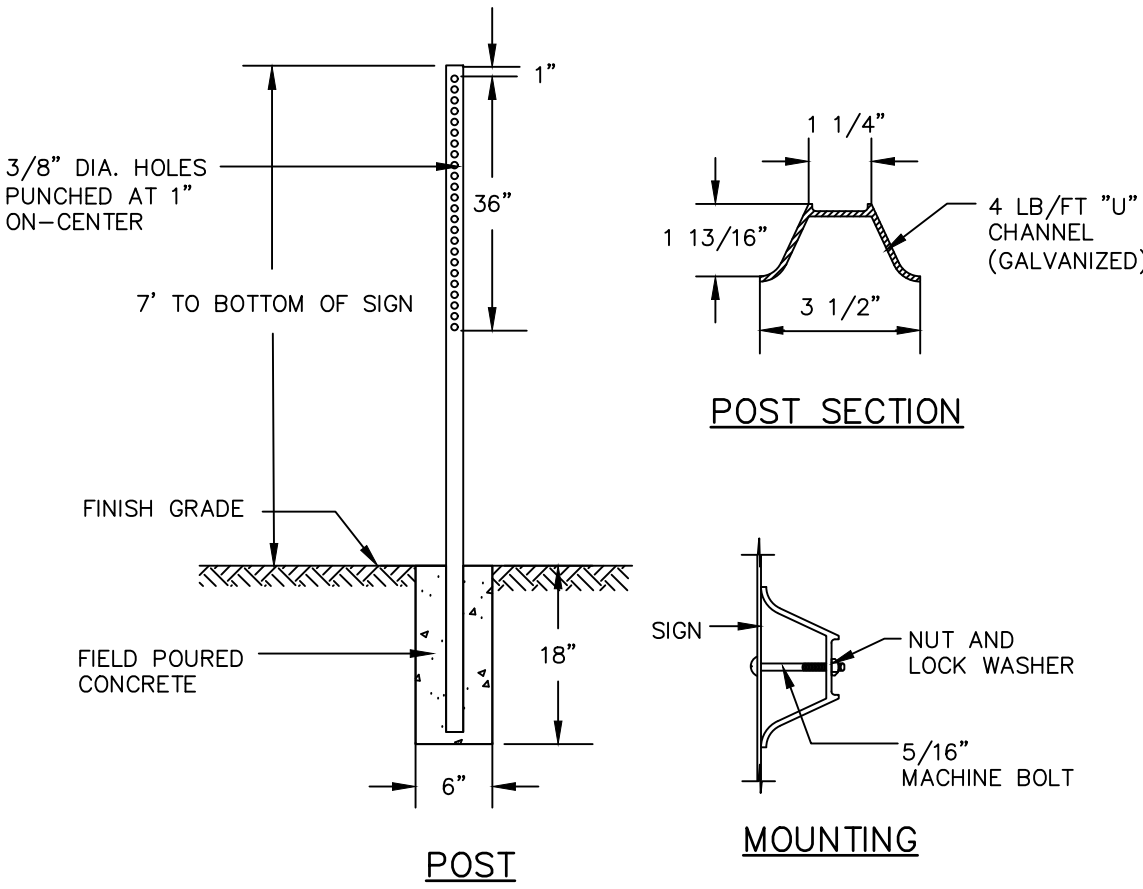
12" GRAVEL (NHDOT #304.2)
NOTES:
 1. ALL AGGREGATE SHALL BE
 COMPACTED TO AT LEAST 95%
 MODIFIED PROCTOR DENSITY.
 2. GRANULAR BACKFILL SHALL BE
 USED TO FILL AREAS WHERE
 UNSUITABLE MATERIAL IS
 REMOVED.
 3. GRANULAR BACKFILL SHALL MEET
 THE FOLLOWING GRADATION:
 100% PASSING 6" SIEVE
 25 TO 70% PASSING #4 SIEVE

CONSTRUCTION OF TYPICAL PAVEMENT AREAS
 -NOT TO SCALE-



TRAFFIC CONTROL SIGN DETAIL
 NOT TO SCALE

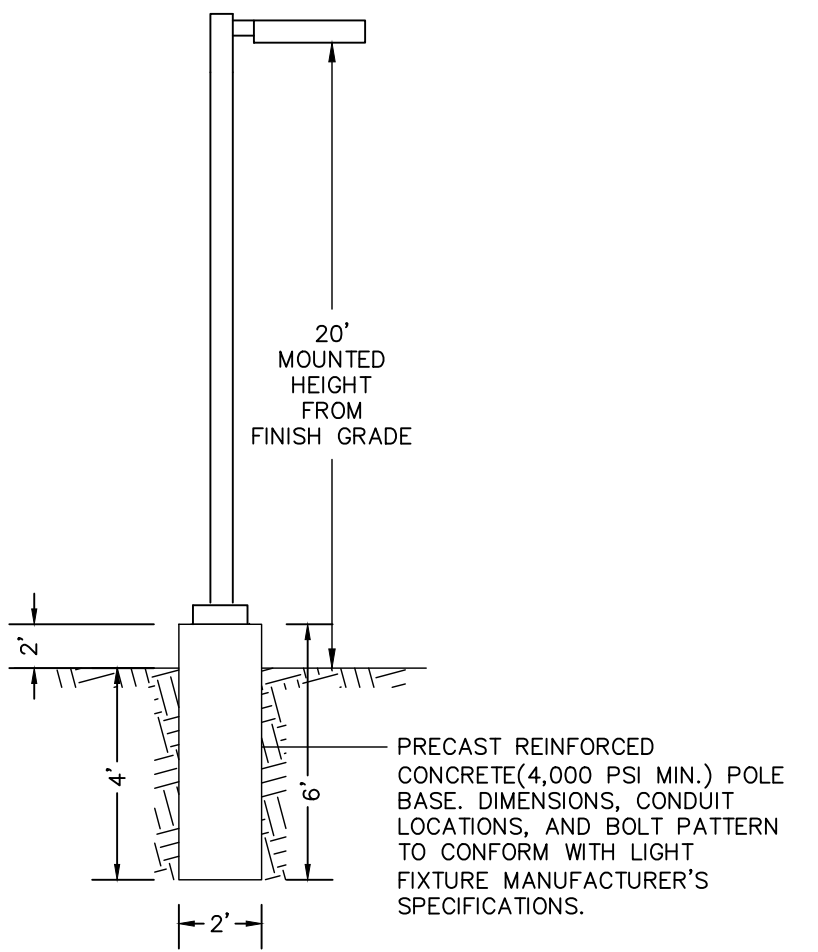
TRAFFIC SIGNS
 1. ALL TRAFFIC SIGN FACES
 AND SHAPES SHALL
 CONFORM WITH THE MUTCD.
 2. ALL SIGN POST MOUNTS
 SHALL CONFORM WITH THE
 AASHTO AND NHDOT
 SPECIFICATIONS



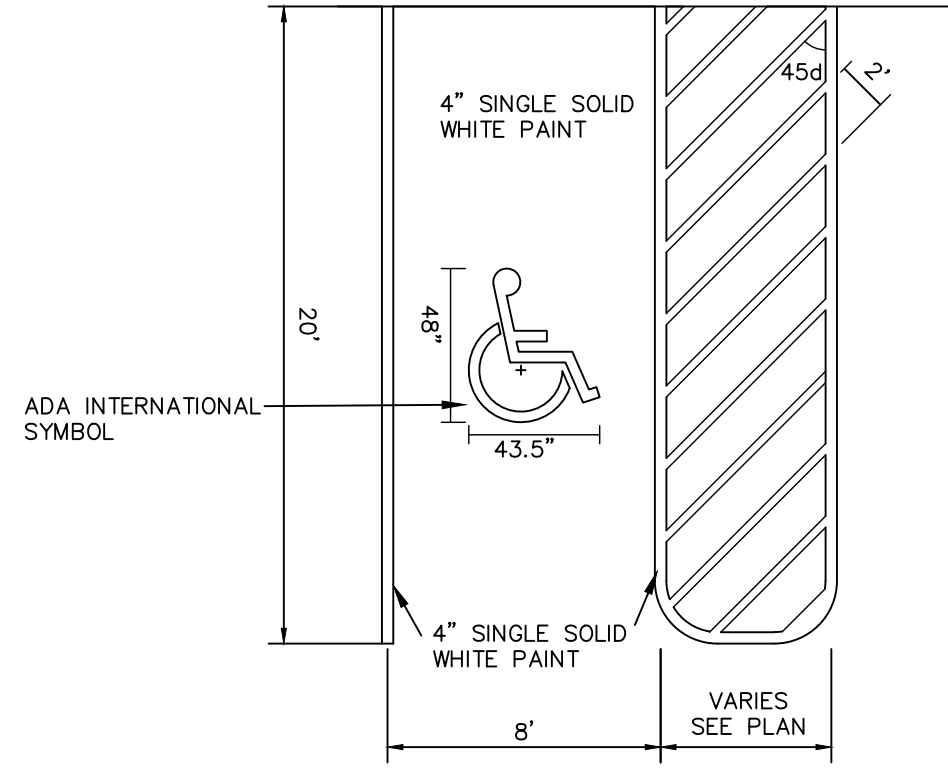
TYPICAL SIGN POST DETAIL
 NOT TO SCALE



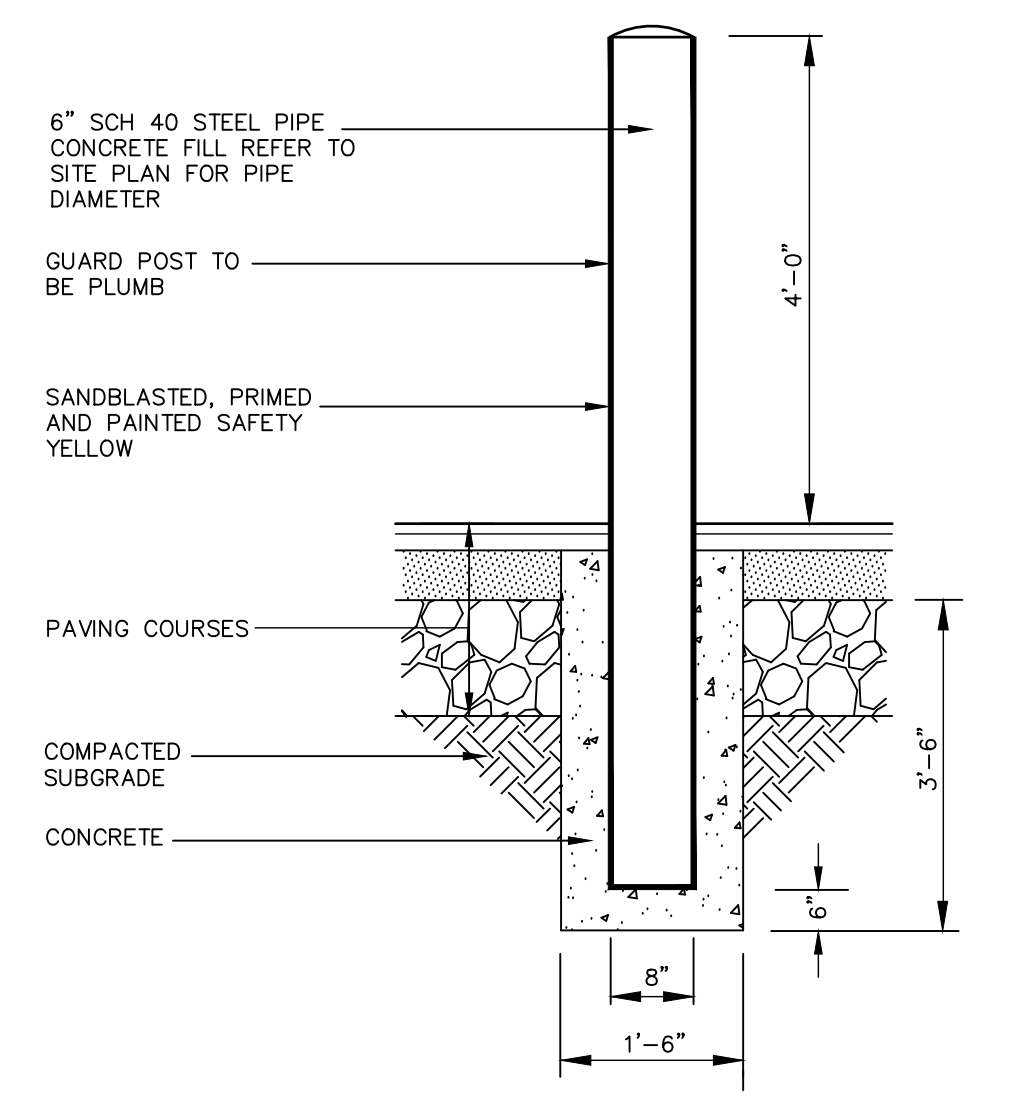
POLE FIXTURE PICTURE-S3 & S5
 WALL PACK LIGHT DETAIL -W3 & W4
 NOT TO SCALE



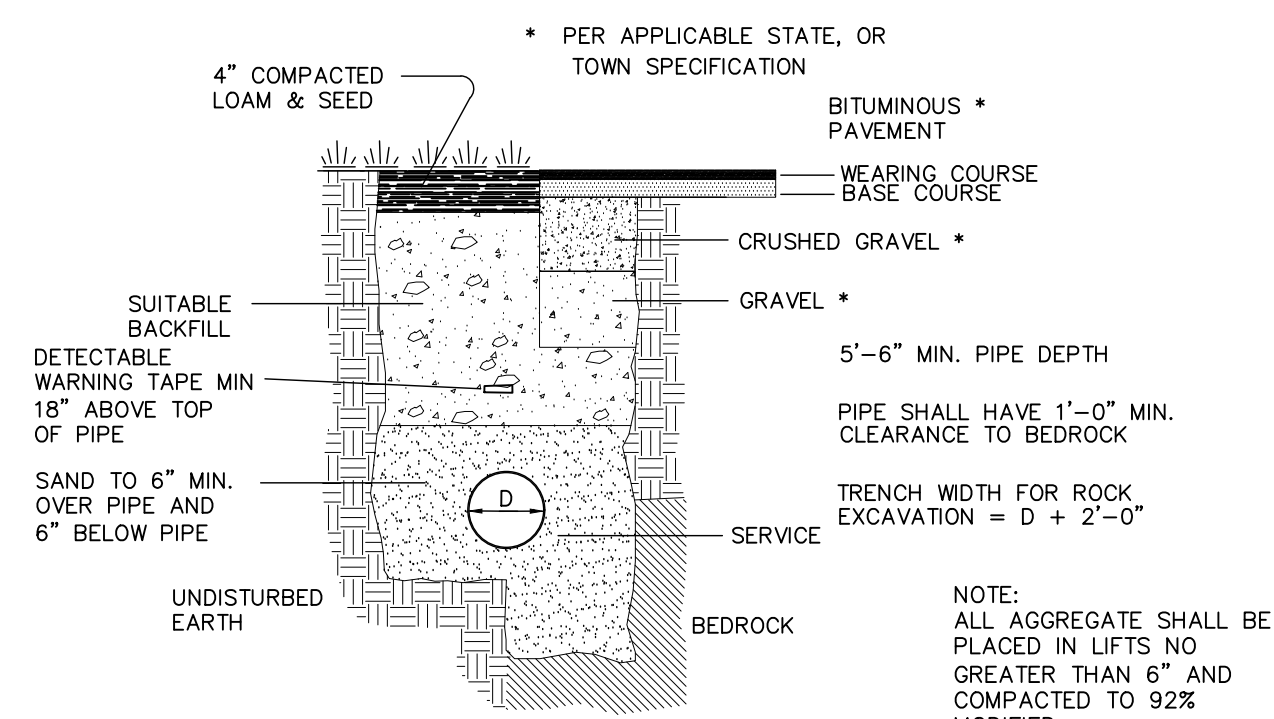
POLE LIGHT DETAIL
 NOT TO SCALE



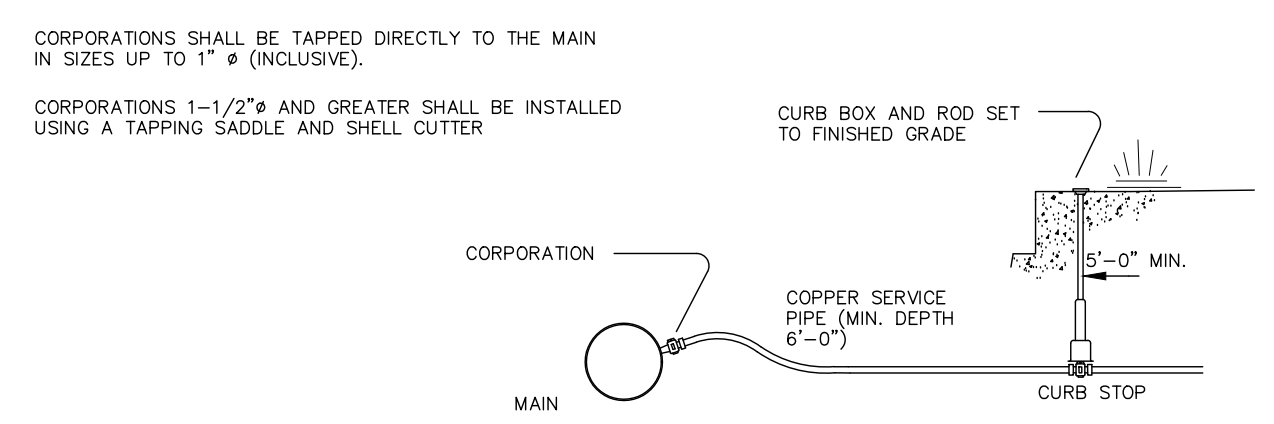
ACCESSIBLE PARKING DETAIL
 NOT TO SCALE



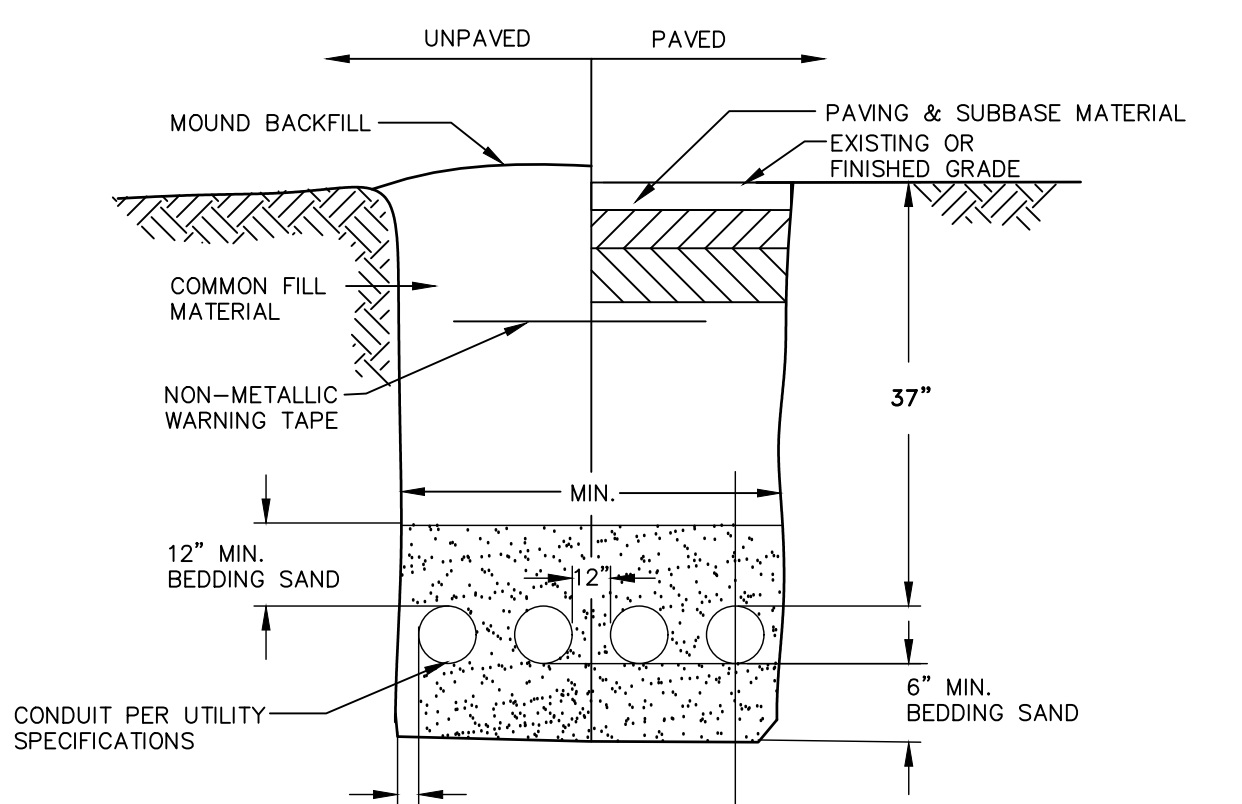
TYPICAL BOLLARD DETAIL
 NOT TO SCALE



TYPICAL WATER TRENCH DETAIL
 NOT TO SCALE



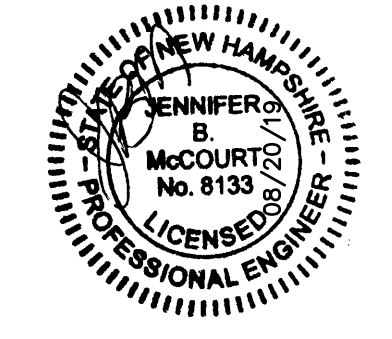
TYPICAL SERVICE CONNECTION
 NOT TO SCALE



UTILITY TRENCH DETAIL
 NOT TO SCALE

NOTES:
 1. INSTALLATION AND MATERIALS OF
 UNDERGROUND UTILITIES SHALL BE PER
 SERVICE COMPANY SPECIFICATIONS.
 2. ALL AGGREGATE SHALL BE COMPACTED TO
 AT LEAST 95% MODIFIED PROCTOR DENSITY.

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.



IN ASSOCIATION WITH: Promised Land Survey, LLC 60 Crystal Ave., Unit A Derry, New Hampshire 03038 Tel: (603) 432-2112 Fax: (603) 432-8800 www.PromisedLandSurvey.com •Land Surveying •Mapping •Planning •Permitting •Layout	
REVISIONS DATE 8/20/19	DESCRIPTION REVISED PER TOWN COMMENTS

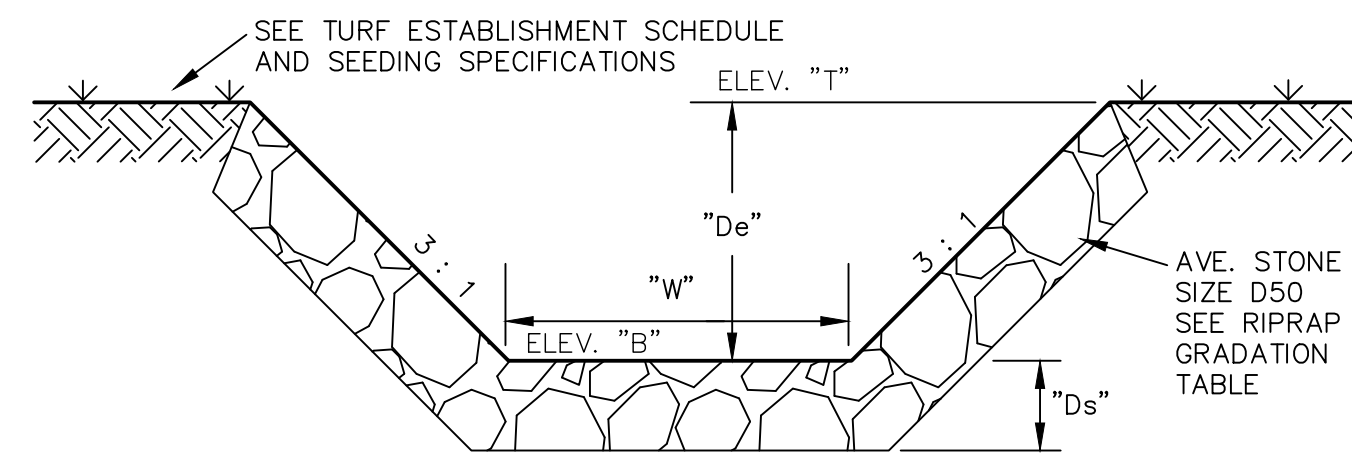
CONSTRUCTION DETAILS PREPARED FOR: RICHARD HOOK REVOCABLE TRUST MAP 109 LOT 7, 292 & 294 DERRY ROAD, HUDSON, NEW HAMPSHIRE	
ENGINEER: McCOURT ENGINEERING ASSOCIATES, PLLC Civil Engineering & Land Planning 42 Ezekiel Smith Road, Henniker, NH 03242 mccourtengeering@lds.net (603) 426-6662	OWNER: RICHARD HOOK REVOCABLE TRUST 54 OLD NASHUA ROAD LONDONDERRY, NH 03053
PROJECT NO. 21807231	DATE: 5/29/19 AS SHOWN SHEET: 8 OF 9

CONSTRUCTION SEQUENCE

1. CONTRACTOR TO NOTIFY DIG-SAFE 72-HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. PRIOR TO GRUBBING OF CLEARED AREAS, ALL SILTATION BARRIERS DESIGNED FOR USE AS TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED AS CALLED FOR ON PROJECT PLANS, INCLUDING BUT NOT LIMITED TO THE STABILIZED CONSTRUCTION EXIT, SILT FENCE AND INLET SEDIMENT FILTERS.
3. CUT AND CLEAR TREES AND BRUSH FROM CONSTRUCTION AREAS TO THE EXTENT NECESSARY. ALL BRANCHES, TOPS AND BRUSH TO BE PROPERLY DISPOSED OF BY CONTRACTOR.
4. COMPLETE GRUBBING OPERATIONS. ALL STUMPS AND SIMILAR DEBRIS SHALL BE PROPERLY DISPOSED OF BY CONTRACTOR. ORGANIC MATERIAL SUITABLE FOR USE AS TOPSOIL SHALL BE STOCKPILED IN UPLAND AREAS. ALL STOCKPILES SHALL BE SEEDED WITH WINTER RYE AND IF NECESSARY SURROUNDED WITH HAY BALES IN ORDER TO PREVENT LOSS DUE TO EROSION.
5. CONSTRUCT TEMPORARY CULVERTS AS NECESSARY TO FACILITATE CONSTRUCTION ACTIVITIES. ALL SUCH CROSSINGS SHALL BE PROTECTED WITH SILT FENCE BARRIERS TO LIMIT EROSION.
6. STABILIZE ALL SWALES, DITCHLINES AND PONDS PRIOR TO SITE GRADING AND PRIOR TO DIRECTING FLOW INTO THEM, CONSTRUCT DRAINAGE SYSTEM, AND OTHER SUBSURFACE UTILITIES.
7. COMMENCE CONSTRUCTION OF SITE INCLUDING ALL ROADWAYS, AND UTILITIES. PERFORM EXCAVATION ACTIVITIES REQUIRED TO ACHIEVE SUBGRADE ELEVATION. ALL EXCAVATED EMBANKMENTS, DITCHES, SWALES AND CULVERTS SHALL BE INSTALLED AND STABILIZED. ALL SWALES AND DITCHLINES SHALL BE PROTECTED FROM EROSION BY IMPLEMENTATION OF SILT FENCE BARRIERS AS SHOWN ON PROJECT PLANS. DIVERT STORMWATER RUNOFF THROUGH THE USE OF TEMPORARY CULVERTS, OR OTHER MEANS NECESSARY PRIOR TO THE COMPLETION OF A FUNCTIONAL STORM DRAINAGE SYSTEM. SLOPES AND EMBANKMENTS SHALL BE STABILIZED BY TRACKING AND TEMPORARY SEEDING WITH WINTER RYE PRIOR TO TURF ESTABLISHMENT. ALL DITCHES & SWALES SHALL BE STABILIZED PRIOR TO HAVING RUNOFF DIRECTED TO THEM.
8. COMPLETE CONSTRUCTION OF EMBANKMENTS BY ADDING APPROPRIATE BASE MATERIALS GRADED TO PROPER ELEVATION.
9. APPLY TOPSOIL TO SLOPES AND OTHER AREAS DISTURBED BY CONSTRUCTION. TOPSOIL USED MAY BE NATIVE ORGANIC MATERIAL SCREENED SO AS TO BE FREE OF ROOTS, BRANCHES, STONES, AND OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL BE APPLIED SO AS TO PROVIDE A MINIMUM OF A 4-INCH COMPACTED THICKNESS. UPON COMPLETION OF TOPSOILING, FINISHED SECTIONS ARE TO BE LIMED, SEEDED AND MULCHED. CONSTRUCTION PERSONNEL SHALL INSPECT COMPLETED SECTIONS OF WORK ON A REGULAR BASIS AND REMEDY ANY PROBLEM AREAS UNTIL A HEALTHY STAND OF GRASS HAS BECOME ESTABLISHED.
10. PERFORM FINE GRADING OF PAVEMENT BASE MATERIALS.
11. INSTALL THE BINDER COURSE OF PAVEMENT OVER ALL DESIGNATED AREAS.
12. COMPLETE INSTALLATION OF LANDSCAPING, SIGNAGE AND OTHER SITE AMENITIES.
13. MAINTAIN, REPAIR, AND REPLACE AS NECESSARY TEMPORARY EROSION CONTROL MEASURES UNTIL SUCH TIME AS THE ENTIRE CONSTRUCTION AREA HAS BEEN STABILIZED (A MINIMUM OF ONE WINTER SHALL HAVE PASSED).
14. AFTER STABILIZATION REMOVE AND SUITABLY DISPOSE OF TEMPORARY EROSION CONTROL MEASURES.

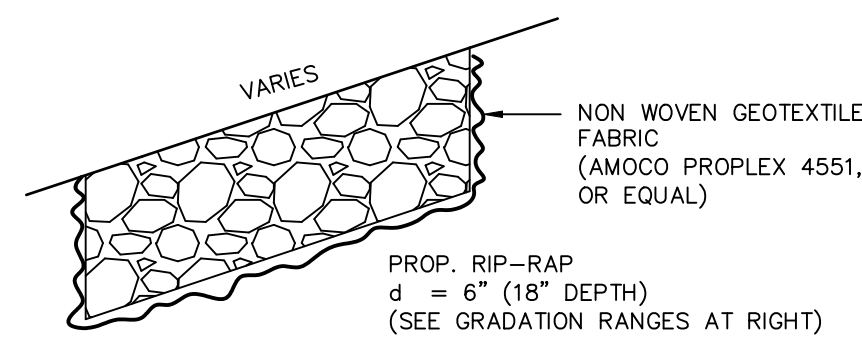
EROSION CONTROL NOTES:

1. EXPOSED EARTHWORK SHALL BE CONFINED TO AS LIMITED AN AREA AS IS PRACTICAL AT ANY GIVEN TIME THROUGHOUT THE CONSTRUCTION SEQUENCE. AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL NOT BE LEFT UNSTABILIZED FOR A PERIOD EXCEEDING 15 DAYS. ALL AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF FINISH GRADE. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EVERY SUBSTANTIAL (0.5 INCHES) RAINFALL.
2. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH PROJECT PLANS. IN ADDITION, SIMILAR MEASURES SHALL BE INSTALLED WHERE AND WHEN FIELD CONDITIONS, OR FIELD OPERATIONS OF THE INDIVIDUAL SITE CONTRACTOR MAY WARRANT. ALL TEMPORARY EROSION CONTROL MEASURES USED SHALL BE PERIODICALLY INSPECTED, CLEANED, MAINTAINED AND OTHERWISE KEPT IN AN EFFECTIVE OPERATIONAL MANNER THROUGHOUT THE CONSTRUCTION PERIOD.
3. ALL DISTURBED AREAS DESIGNATED NOT TO RECEIVE PAVEMENT OR RIP RAP, SHALL RECEIVE A MINIMUM APPLICATION OF 4-INCHES OF LOAM (COMPACTED THICKNESS), PRIOR TO SEEDING AND MULCHING.
4. ALL SWALES AND DITCH LINES SHALL BE PERIODICALLY CLEANED OF DEPOSITED SEDIMENT SO AS TO MAINTAIN AN EFFECTIVE GRADE AND CROSS-SECTION.
5. BALED HAY USED FOR TEMPORARY EROSION CONTROL MEASURES SHALL BE DRY MOWINGS OF ACCEPTABLE HERBACEOUS GROWTH, FREE OF NOXIOUS WEEDS, DEBRIS, AND WOOD.
6. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - A. BASE COURSE GRAVELS ARE INSTALLED.
 - B. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED.
 - C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS RIP-RAP OR STONE HAS BEEN INSTALLED.
 - D. EROSION CONTROL BLANKETS OR EQUAL HAVE BEEN PROPERLY INSTALLED.
7. WINTER SHUT DOWN:
 - A. ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH OR WHICH ARE DISTURBED AFTER OCTOBER 15TH THROUGH MAY 1ST, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS HAY MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
 - B. ALL DITCHES AND SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS; AND
 - C. AFTER OCTOBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.
8. DUST SHALL BE CONTROLLED BY THE USE OF WATER AND/OR SWEEPING AS NECESSARY THROUGHOUT THE CONSTRUCTION PERIOD.
9. IN NO WAY ARE THOSE TEMPORARY EROSION CONTROL MEASURES INDICATED ON THESE PLANS TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGMENT IN INSTALLING SUPPLEMENTARY EROSION CONTROL MEASURES WHERE AND WHEN SPECIFIC SITE CONDITIONS AND/OR CONSTRUCTION METHODOLOGIES MAY WARRANT.



LOCATION	OUTLET WIDTH "W"	OUTLET DEPTH "De"	BERM TOP ELEV. "A"	OUTLET INV. ELEV. "B"	STONE DEPTH "Ds"	AVE. STONE SIZE "D50"
FORBAY 22	20'	0.17'	211.50	211.33	9"	3"
FILTER 22	15'	0.14'	211.50	211.36	9"	3"
POND 22	1'	0.75'	212.00	211.25	9"	3"
FORBAY 23	30'	0.09'	209.50	209.41	9"	3"
POND 23	3'	0.45'	209.50	209.05	9"	3"
POND 40(2)	3'	0.50'	206.00	205.50	9"	3"

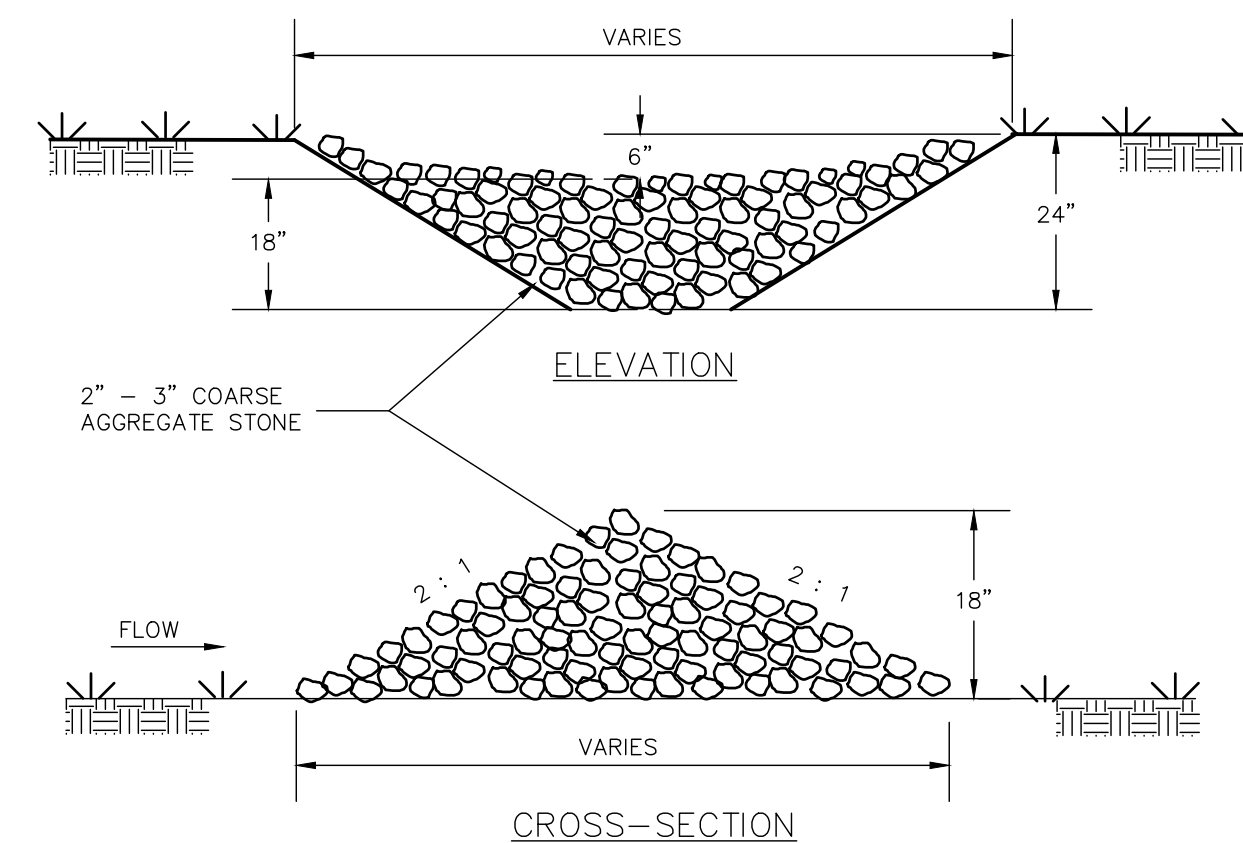
POND OUTLET DETAIL
NOT TO SCALE



STONED AREA DETAIL
NOT TO SCALE

RIP RAP GRADATION TABLE

% OF WEIGHT SMALLER THAN GIVEN SIZE	FOR d ₅₀ = 3"		FOR d ₅₀ = 6"	
	FOR d ₅₀ = 3"	FOR d ₅₀ = 6"	FOR d ₅₀ = 3"	FOR d ₅₀ = 6"
100	5-6"	9-12"		
85	4-5"	8-11"		
50	3-5"	6-9"		
15	1-2"	2-3"		



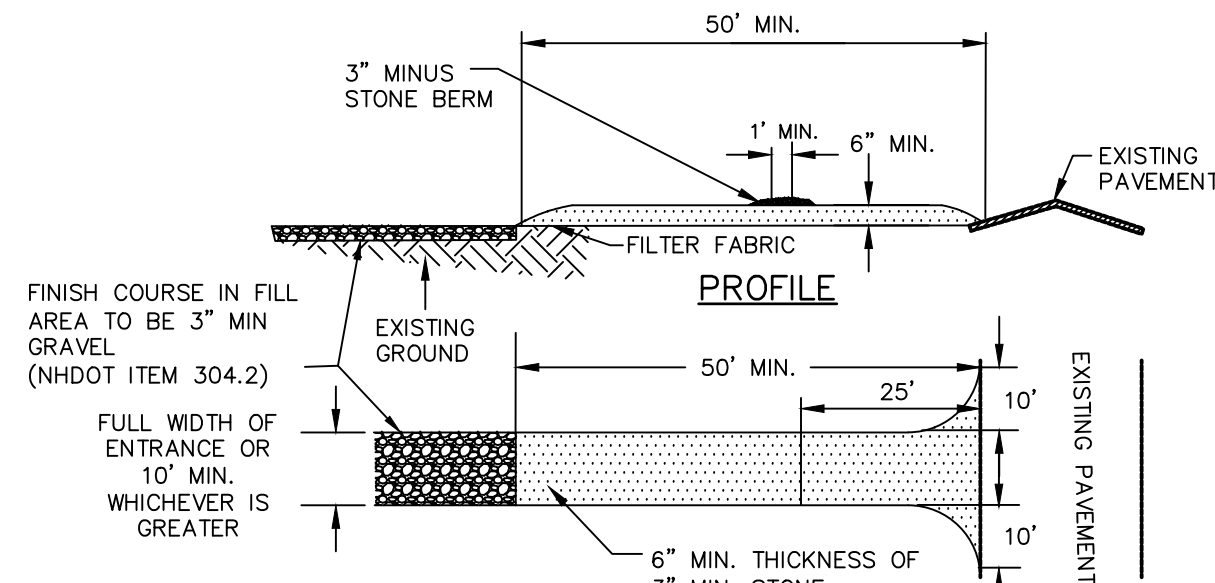
STONE CHECK DAM DETAIL
-NOT TO SCALE-

CONSTRUCTION SPECIFICATIONS

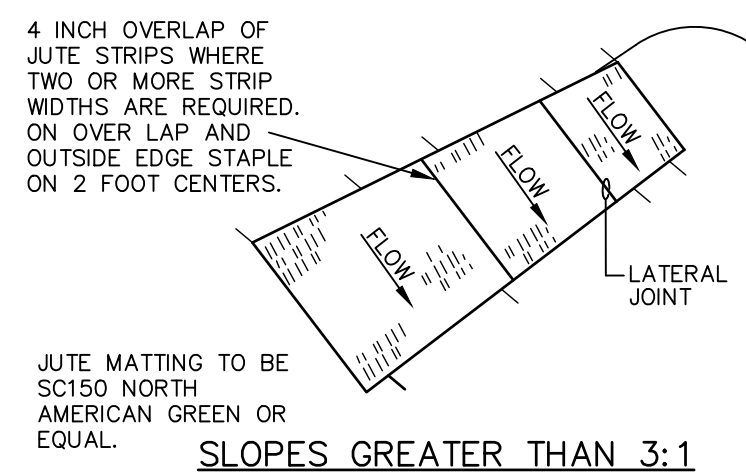
1. CHECK DAMS SHALL BE INSTALLED ACCORDING TO THE DIMENSIONS SHOWN ON THE PLANS AT THE APPROPRIATE SPACING.
2. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER SO THAT EROSION AND AIR AND WATER POLLUTION WILL BE MINIMIZED.
3. SEEDING, FERTILIZING, AND MULCHING SHALL CONFORM TO THE RECOMMENDATIONS IN THE APPROPRIATE VEGETATIVE BMP.
4. CHECK DAMS SHALL BE REMOVED FROM THE CHANNEL WHEN THEIR USEFUL LIFE HAS BEEN COMPLETED.

MAINTENANCE

CHECK DAMS SHOULD BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED STORMS. ANY NECESSARY REPAIRS SHOULD BE MADE IMMEDIATELY. PARTICULAR ATTENTION SHOULD BE GIVEN TO END RUN AND EROSION AT THE DOWNSTREAM TOE OF THE CHECK DAMS. WHEN THE CHECK DAMS ARE REMOVED, THE DISTURBED PORTION SHOULD BE BROUGHT TO THE EXISTING CHANNEL GRADE AND THE AREAS PREPARED, SEEDED, AND MULCHED. WHILE THIS PRACTICE IS NOT INTENDED TO BE USED PRIMARILY FOR SEDIMENT TRAPPING, SOME SEDIMENT WILL ACCUMULATE BEHIND THE CHECK DAM. SEDIMENT SHALL BE REMOVED FROM BEHIND THE CHECK DAM WHEN IT HAS ACCUMULATED TO ONE HALF OF THE ORIGINAL HEIGHT OF THE CHECK DAM.

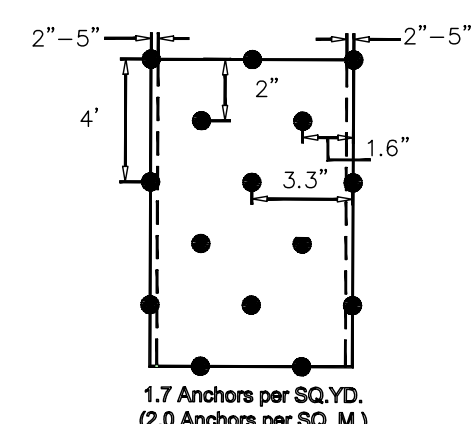


STABILIZED CONSTRUCTION EXIT DETAIL
NOT TO SCALE

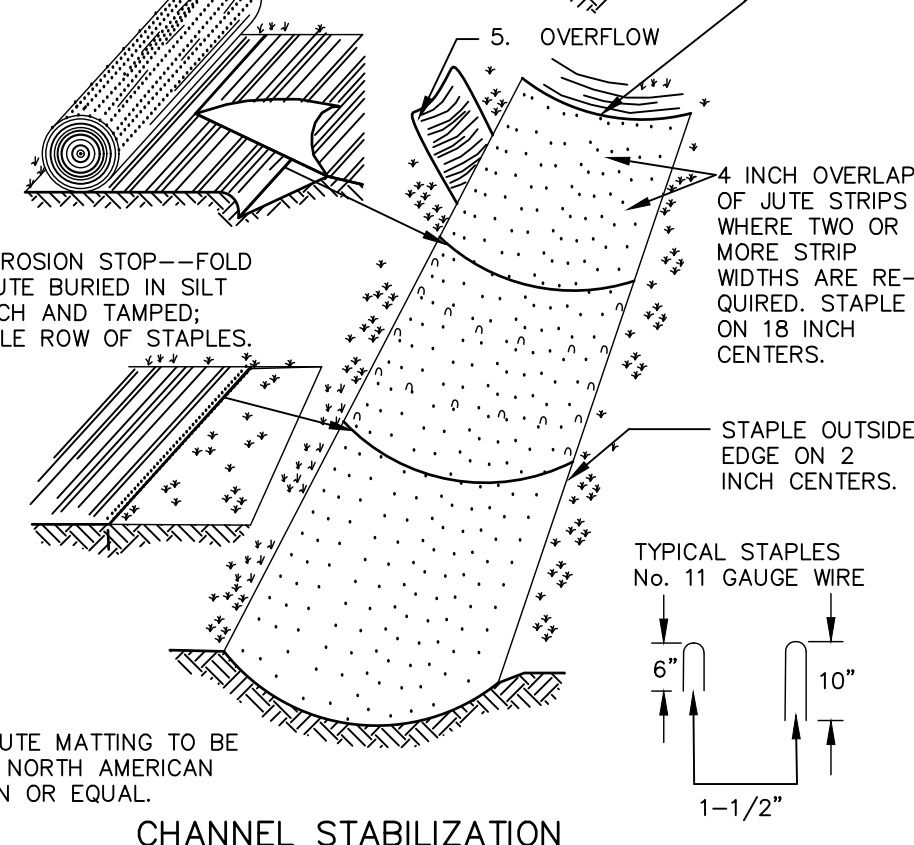


SLOPES GREATER THAN 3:1

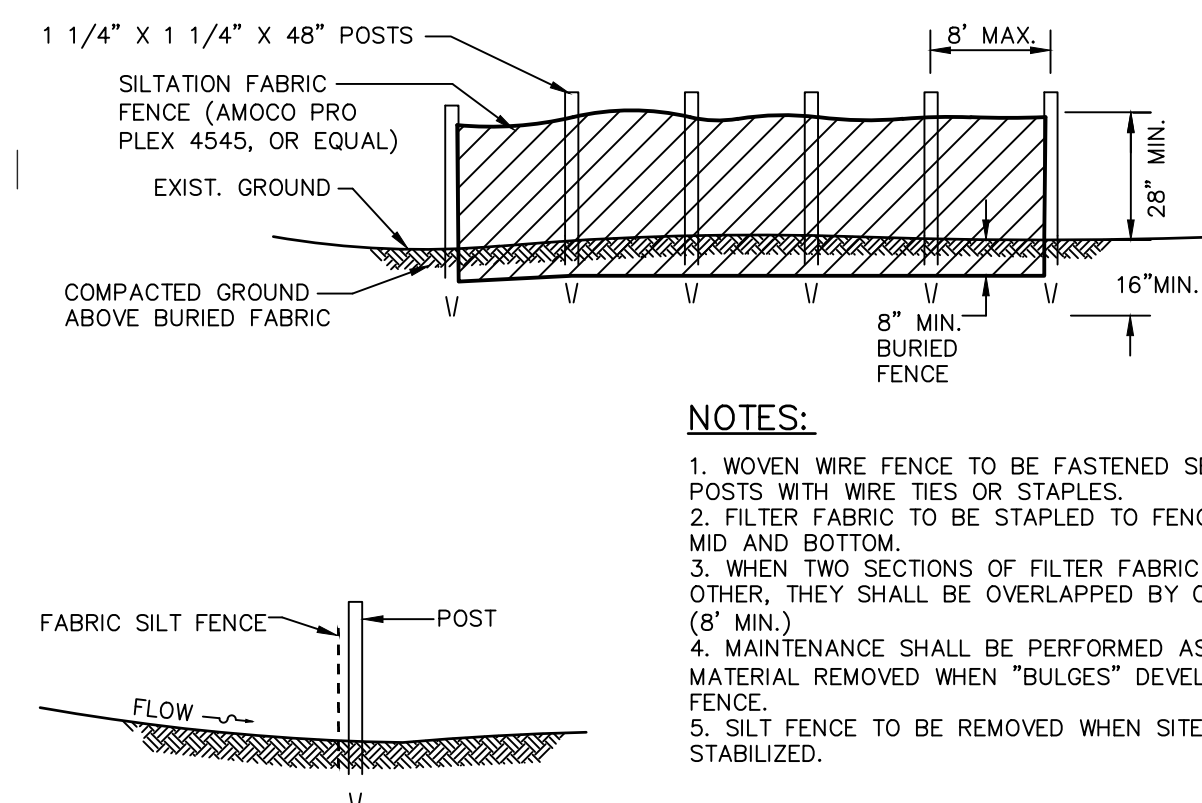
1. BURY THE TOP END OF THE JUTE STRIPS IN A TRENCH 6 INCHES OR MORE IN DEPTH
2. TAMP THE TRENCH FULL OF SOIL. SECURE WITH ROW OF STAPLES, 6 INCH SPACING 4 INCHES DOWN FROM THE TRENCH.
3. OVERLAP--BURY UPPER END OF LOWER STRIP AS IN "A" AND "B". OVERLAP END OF TOP STRIP 4 INCHES AND STAPLE.
4. EROSION STOP--FOLD OF JUTE BURIED IN SILT TRENCH AND TAMPED; DOUBLE ROW OF STAPLES.
5. OVERFLOW



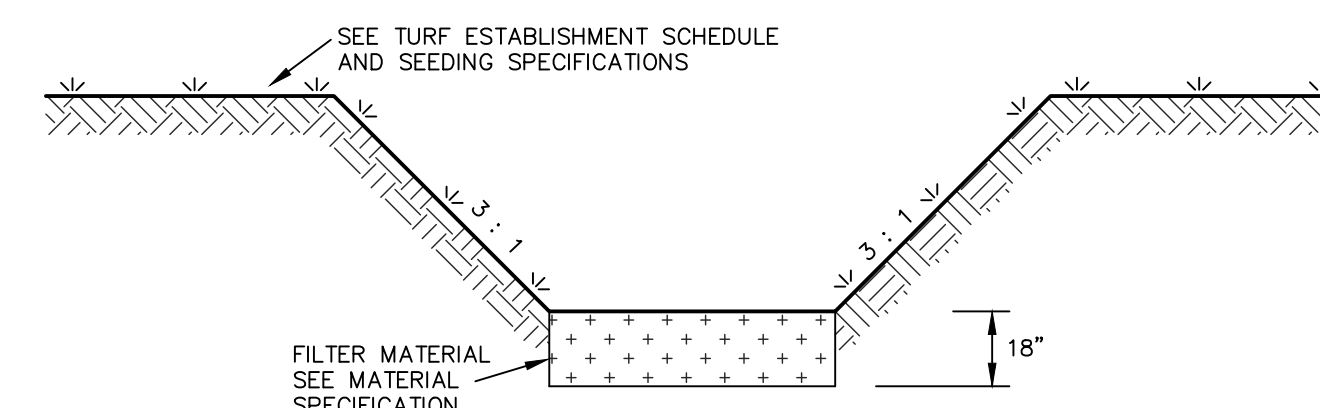
SLOPE ANCHOR DETAIL



CHANNEL STABILIZATION
DETAIL FOR STABILIZING WITH JUTE MATTING
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE



NOTES:

1. FILTER MATERIAL TO BE 20 TO 30% BY VOLUME OF MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH THAT HAS NO MORE THAN 5% PASSING THE NUMBER 200 SIEVE WITH 70 TO 80% BY VOLUME LOAMY COARSE SAND USED IN THE MIXTURE MEETING THE FOLLOWING ANALYSIS SPECIFICATION:
 - A. FROM 85 TO 100% BY WEIGHT PASSING #10 SIEVE
 - B. FROM 70 TO 100% BY WEIGHT PASSING #20 SIEVE
 - C. FROM 15 TO 40% BY WEIGHT PASSING #60 SIEVE
 - D. FROM 8 TO 15% BY WEIGHT PASSING #200 SIEVE
2. THE INTENT IS TO USE STUMP GRINDINGS FOR THE WOOD FIBER MULCH AND ON SITE MATERIAL FOR THE LOAMY COARSE SAND

FILTRATION POND 22
TYPICAL SECTION DETAILS
NOT TO SCALE

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

CHAIRMAN: _____ SIGNATURE DATE: _____

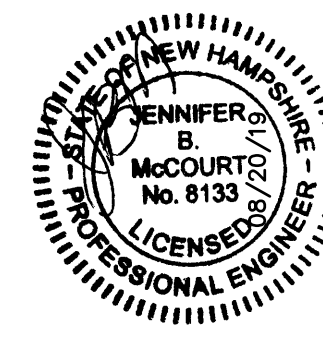
SECRETARY: _____ SIGNATURE DATE: _____

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.

IN ASSOCIATION WITH:

Promised Land Survey, LLC
60 Crystal Ave., Unit A
Derry, New Hampshire 03038
Tel: (603) 432-2112 Fax: (603) 432-8800
www.PromisedLandSurvey.com
•Land Surveying •Mapping •Planning •Permitting •Layout

REVISIONS	DESCRIPTION
DATE: 8/20/19	REVISED PER TOWN COMMENTS



CONSTRUCTION DETAILS PREPARED FOR:
RICHARD HOOK REVOCABLE TRUST
MAP 109 LOT 7, 292 & 294 DERRY ROAD, HUDSON, NEW HAMPSHIRE

ENGINEER:
McCOURT ENGINEERING ASSOCIATES, PLLC
Civil Engineering & Land Planning
42 Ezekiel Smith Road, Henniker, NH 03242
mccourtengineering@lds.net
(603) 426-6662

OWNER:
RICHARD HOOK REVOCABLE TRUST
54 OLD NASHUA ROAD
LONDONDERRY, NH 03053

MORGAN ADVANCED CHEMICALS SITE PLAN APPLICATION SP#07-19

STAFF REPORT
September 18, 2019

SITE: 4 Park Avenue – Map 161 Lot 030

ZONING: Industrial (I)

PURPOSE OF PLANS: to expand the existing tank storage area.

PLANS UNDER REVIEW: Amended Site Plan, Morgan Advanced Material; prepared by Maynard & Paquette Engineering Associates, LLC, 31 Quincy Street, Nashua, NH 03060; prepared for Morgan Advanced Materials, 4 Park Ave, Hudson, NH 03051; consisting of 3 sheets, notes 1-16 on Sheet 1; last revised on August 26, 2019.

ATTACHMENTS:

- A. Town Engineer review comments and Applicant response.
- B. Waiver request form.

APPLICATION TRACKING:

- August 14, 2019 – Site Plan application received.
- September 18, 2019 – Public hearing scheduled.

WAIVER REQUESTS:

- §275.8.C.7 – Landscaping Requirements in parking areas

COMMENTS & RECOMMENDATIONS:

The Applicant originally submitted a plan that included an expanded parking lot and would've required a wetlands special exception. Upon discussion with Town Staff, the Project Engineer revised the plan to reduce its scope and eliminate its impact on the wetland buffer.

The Applicant has requested a waiver from landscaping requirements of parking areas. However, as the application is not proposing the creation of a new parking area, the Board may find this waiver is not needed.

The Project Engineer has adequately addressed the concerns raised by the Town Engineer. The Fire Chief is still seeking additional information regarding the materials to be stored in the tanks.

(draft motions on the next page)

DRAFT MOTIONS

ACCEPT the application:

I move to accept the site plan application for: 4 Park Avenue, Map 161 Lot 030.

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

WAIVER request:

§275.8.C.7. – Parking Requirements

I move to grant the requested waiver of §275.8.C(7) – Landscaping requirements, to not require landscaping in the parking area, 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: _____

CONTINUE the public hearing to a date certain:

I move to continue the public hearing for 4 Park Avenue, Map 161 Lot 030, date certain, October 9, 2019.

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

APPROVE the application:

I move to approve the site plan amendment for the plan set entitled: Amended Site Plan, Morgan Advanced Material; prepared by Maynard & Paquette Engineering Associates, LLC; prepared for Morgan Advanced Materials; consisting of 3 sheets, notes 1-16 on Sheet 1; last revised on August 26, 2019 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. Prior to the issuance of a final certificate of occupancy, a L.L.S. certified "As Built" site plan shall be provided to the Town of Hudson Planning Department, confirming that the site conforms to the Planning Board approved site plan.
3. 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.
4. Approval of this plan shall be subject to final review and approval by the Fire Chief and the Town Engineer.
5. Active and substantial development will have occurred when:
 - A. The site grading has been completed

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

Groth, Brian

From: Dhima, Elvis
Sent: Tuesday, August 27, 2019 11:00 AM
To: mpeallc@aol.com
Cc: Groth, Brian; Dubowik, Brooke
Subject: RE: Morgan Materials response
Attachments: morgan-revised2.pdf

Richard

Please make sure that Brian gets ccd in future correspondence

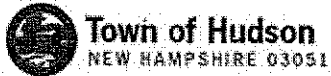
Brian, I have no further comments

Thanks Richard

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: mpeallc@aol.com [mailto:mpeallc@aol.com]
Sent: Tuesday, August 27, 2019 10:51 AM
To: Dhima, Elvis <edhima@hudsonnh.gov>
Subject: Morgan Materials response

Elvis,

In response to your comments:

1. The plans shows two water lines, it's not clear if they are proposed or existing, please label them.
Water line properly located and labeled.
2. The plans indicate additional impervious surface without any treatment. Please revise plan to accommodate treatment for the proposed impervious surface.
The amount of additional runoff due to only 120 SF of new asphalt is extremely small and insignificant, however grading was revised to direct runoff to the east over existing vegetated area thus resulting in well over a minimum of 100 LF of grass/vegetation treatment.
3. Applicant needs to verify that the existing catch basin has a mechanical separator.
Note added to plan (Sheet 3) to provide for mechanical separator on existing pipe.
4. Applicant shall state of the meet the new MS4 requirements.
Note added to plan (Sheet 3) to address.

Attached are revised plans for your review.
Additional copies will be submitted if you agree all issues have been addressed.

Richard A. Maynard P.E. / John W. Yule,LLS

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

From: Groth, Brian <bgroth@hudsonnh.gov>
To: mpeallc@aol.com <mpeallc@aol.com>
Sent: Wed, Aug 21, 2019 8:12 am
Subject: FW: Sign Off - Morgan Advanced Materials Site Plan

Richard,

See Elvis's comments below.

Brian

From: Dhima, Elvis
Sent: Tuesday, August 20, 2019 4:51 PM
To: Dubowik, Brooke <bdubowik@hudsonnh.gov>; Groth, Brian <bgroth@hudsonnh.gov>
Subject: RE: Sign Off - Morgan Advanced Materials Site Plan

Brian

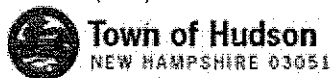
I have the following comments:

1. The plans shows two water lines, it's not clear if they are proposed or existing, please label them.
2. The plans indicate additional impervious surface without any treatment. Please revise plan to accommodate treatment for the proposed impervious surface.
3. Applicant needs to verify that the existing catch basin has a mechanical separator.
4. Applicant shall state of the meet the new MS4 requirements.

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: Dubowik, Brooke
Sent: Tuesday, August 20, 2019 3:16 PM
To: Bianchi, Dave <dbianchi@hudsonnh.gov>; Buttrick, Bruce <bbuttrick@hudsonnh.gov>; Buxton, Robert <RBuxton@hudsonnh.gov>; Dhima, Elvis <edhima@hudsonnh.gov>; Forrence, Jess <jforrence@hudsonnh.gov>; Groth, Brian <bgroth@hudsonnh.gov>; Michaud, Jim <jmichaud@hudsonnh.gov>
Subject: Sign Off - Morgan Advanced Materials Site Plan

Good afternoon,

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM

Name of Subdivision/Site Plan: MORGAN ADVANCED MATERIALS

Street Address: 4 PARK AVE

I RICHARD MAYNARD (AUTH REP) hereby request that the Planning Board waive the requirements of item 275-C(7) of the Subdivision/Site Plan Checklist in reference to a plan presented by MAYNARD & PARLITO

(name of surveyor and engineer) dated JUNE 7, 2019 for property tax map(s) 161 and lot(s) 30 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):

PARKING LOTS HAVE EXISTED FOR SOMETIME. APPLYING LANDSCAPE REGS AT THIS TIME IS NOT APPROPRIATE. ONLY NEW ITEM IS STORAGE TANKS

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):

AMENDED PLAN IS FOR STORAGE TANKS. NO CHANGES TO PARKING AREAS PROPOSED

Signed: 
Applicant or Authorized Agent

Planning Board Action:

Waiver Granted: _____

Waiver Not Granted: _____

ABUTTERS:

- MAP 161/LOT 30 (OWNER)
DONADIO, ROBERT N. TRUSTEE
C/O JOHN DECOSTA
4 PARK AVENUE
HUDSON, NH 03051
- MAP 153/LOT 12
WOODED HILLSIDE, LLC
PO BOX 67141
CHESTNUT HILL, MA 02467
- MAP 153/LOT 14
STATE OF NH, DEPT OF TRANSPORTATION
PO BOX 483
CONCORD, NH 03302-0483
- MAP 153/LOT 15
STATE OF NH, DEPT OF TRANSPORTATION
PO BOX 483
CONCORD, NH 03302-0483
- MAP 153/LOT 38
CHRISTOPHER J. SMITH
PO BOX 7506
NASHUA, NH 03060-7506
- MAP 161/LOT 29
WOODED HILLSIDE, LLC
PO BOX 67141
CHESTNUT HILL, MA 02467
- MAP 161/LOT 34
EXCLUSIVE PARK AVENUE, LLC
55 CENTRAL SQUARE
CHELMSFORD, MA 01824
- MAP 161/LOT 35
JUHARK, LLC
33 CONSTITUTION DRIVE
HUDSON, NH 03051
- MAP 161/LOT 38
ONE PARK AVENUE, LLC
1 PARK AVE.
HUDSON, NH 03051
- MAP 162/LOT 001-001
SBA TOWERS, INC.
TAX DEPT/NH02306-S
8051 CONGRESS AVE.
BOCA RATON, FL 33487-1307
- MAP 162/LOT 001-002
U.S. CELLULAR
P.O. BOX 31369
CHICAGO, IL 60631
- MAP 162/LOT 001-003
SBA TOWERS, INC.
TAX DEPT/NH02306-S
8051 CONGRESS AVE.
BOCA RATON, FL 33487-1307
- MAP 162/LOT 001-004
VERIZON WIRELESS
C/O NETWORK RE
P.O. BOX 2549
ADDISON, TX 75001
- MAP 162/LOT 4
LEONARD F. WORDEN
C/O CONCRETE SYSTEMS, INC.
9 COMMERCIAL STREET
HUDSON, NH 03051
- MAP 162/LOT 5
CONCRETE SYSTEMS, INC.
15 COMMERCIAL STREET
HUDSON, NH 03051
- MAP 162/LOT 31-001
ERIC W. ANGELL
29A LUND DRIVE
HUDSON, NH 03051
- MAP 162/LOT 31-002
JAMES N. MUNROE
29B LUND DRIVE
HUDSON, NH 03051
- MAP 162/LOT 32
MICHAEL A. & JADE E. TYLER
27 LUND DRIVE
HUDSON, NH 03051
- MAP 162/LOT 33-001
JENNIFER M. LARSON
25A LUND DRIVE
HUDSON, NH 03051
- MAP 162/LOT 33-002
FRANCIS J. & MARY R. DONNELLY
25B LUND DRIVE
HUDSON, NH 03051

CIVIL ENGINEER/LAND SURVEYOR:
MAYNARD & PAQUETTE ENG. ASSOC., LLC
31 QUINCY STREET
NASHUA, NH 03060

• - DIRECT ABUTTER

PLAN REFERENCE:

1. CONSOLIDATION & SUBDIVISION PLAN, TAX MAP 32 - LOT 33 & 35, HUDSON, N.H., APPLICANT WILLIAM ZECHEL, SCALE 1"=100', 1 JULY 1981, BY GEORGE F. KELLER, INC., HCRD PLAN No. 14312.
2. SITE PLAN PREPARED FOR WILLIAM ZECHEL, SCALE 1"=20', JUNE 1981, BY HAMILTON ENGINEERING ASSOCIATES. FILED HCRD PLAN No. 14313.
3. AMENDED SITE PLAN MAP 32 / LOT 35 PERFORMANCE MATERIAL, INC. 4 PARK STREET, HUDSON NH, DATED JAN 12, 1998 BY MAYNARD & PAQUETTE. FILED HCRD AS PLAN No. 29217.
4. AMENDED SITE PLAN MAP 161 / LOT 30 MORGAN ADVANCED MATERIAL, 4 PARK STREET, HUDSON NH, DATED MAY 21, 2018 BY MAYNARD & PAQUETTE. FILED HCRD AS PLAN No. 39861.
5. LAND IN HUDSON, NH. BOSTON & MAINE CORP TO CLEMENT IND. PARK OF HUDSON, INC. DATED NOV. 1968. FILED HCRD AS PLAN No. 3993.

WAIVERS

1. HTC 275-C(7) LANDSCAPING

LEGEND

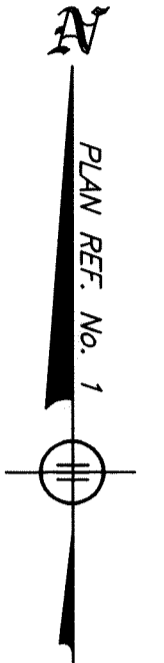
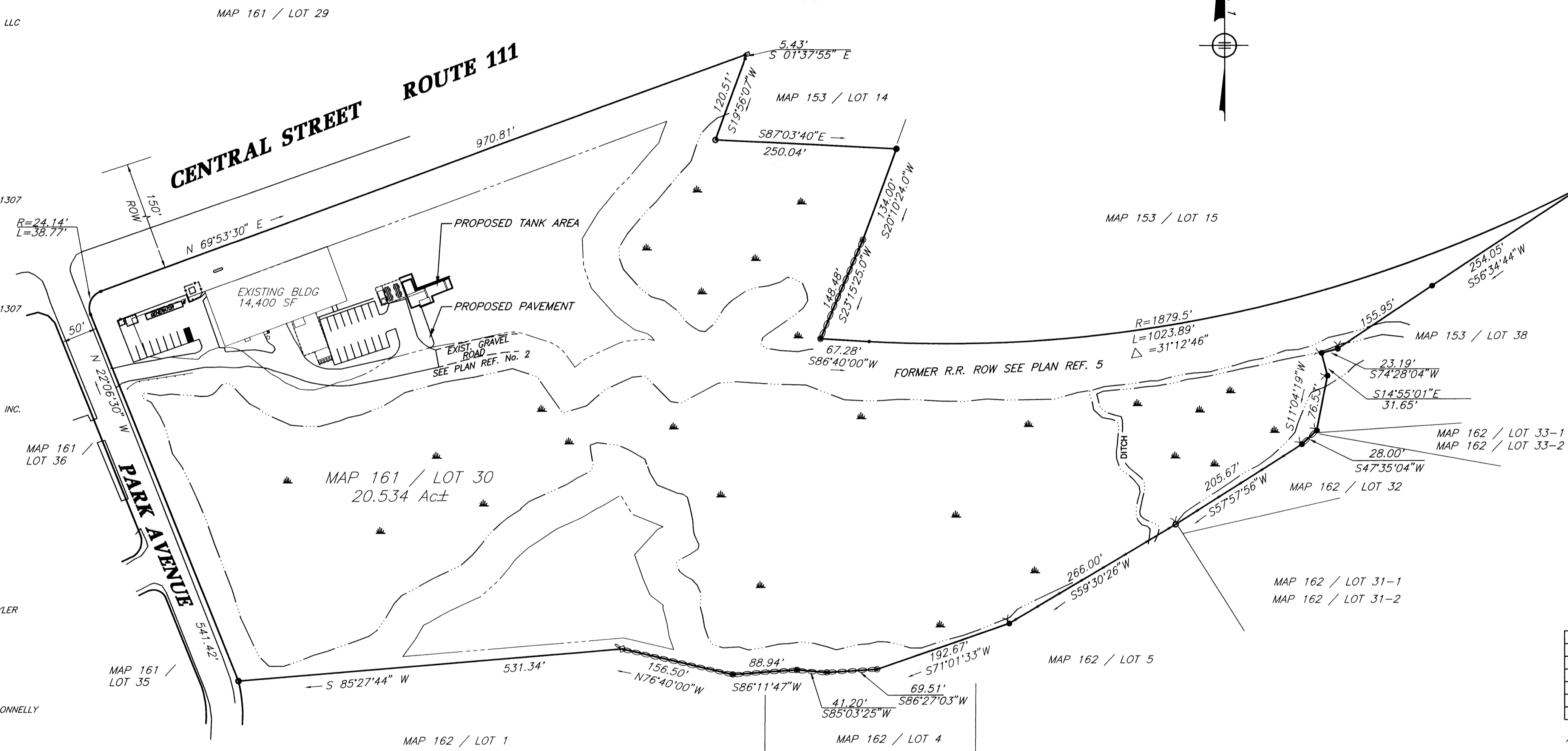
- STONE BOUND FOUND
- STONE BOUND TO BE SET
- IRON PIPE FOUND
- IRON PIPE TO BE SET
- ∞ EXISTING STONE WALL
- DRILL HOLE (LABELLED)
- LIMIT OF BROOK
- LIMIT OF WETLANDS
- MINIMUM BUILDING SETBACK
- EXISTING PAVEMENT
- EXISTING BUILDING
- DRAINAGE / BROOK
- FLOW DIRECTION
- ◀ EXTERIOR BLDG LIGHT

VICINITY

1"=1000'

NOTES:

1. PRESENT ZONING: "I" INDUSTRIAL
2. EXISTING AND PROPOSED USE: INDUSTRIAL
3. THE PURPOSE OF THIS PLAN IS TO EXPAND THE EXISTING ABOVE GROUND STORAGE TANK AREA, PAVE AN EXISTING GRAVEL ROADWAY AND ADD 5 ADDITIONAL PARKING SPACES.
4. TOTAL AREA OF PARCEL: 285,401 OR 6.55± ACRES
5. IRON PINS TO BE SET AT ALL LOT CORNERS AND STONE BOUNDS TO BE SET AT ALL POINTS OF TANGENCY AND CURVATURE ALONG THE RIGHT-OF-WAY BY A LICENSED LAND SURVEYOR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. LOT IS SERVICED BY EXISTING TOWN SEWER AND WATER.
7. MINIMUM BUILDING REQUIREMENTS:
 LOT SIZE = 30,000 S.F.
 ROAD FRONTAGE ON RT. 111 MIN. REQ'D = 150 FT. ACTUAL = 970.81 FT.
 ROAD FRONTAGE ON PARK AVE. MIN. REQ'D = 150 FT. ACTUAL = 541.42 FT.
 BUILDING SETBACKS: FRONT YARD = 50 FT. SIDE AND REAR YARD = 15 FT.
8. SOIL CONSERVATION SERVICE MAPS 16 INSET & 29 LISTS SOILS AS:
 "CmC" - CANTON STONY FINE SANDY LOAM 8-15% SLOPES
 "Sf" - SCARBORO STONY MUCKY LOAMY SAND
 "CSc" - CHATFIELD HOLLIS COMPLEX 8-15% SLOPES
9. GREEN SPACE REQUIRED: 35%
10. GREEN SPACE PROVIDED: 81%
11. PARKING REQUIREMENTS: 1 SP/600 S.F. X 14,400 SF = 24 SPACES
 EXISTING PARKING: 25 SPACES INCL. 2 H/C.
 PROPOSED PARKING: 25 SPACES INCL. 2 H/C (NO CHANGE)
12. N.F.I.P. F.I.R.M. FLOOD MAP NUMBER 33011C0517D INDICATES THAT THIS SITE IS NOT LOCATED WITHIN A THE 100-YEAR FLOOD PLAIN.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND TO BE INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.
14. ALL HANDICAPPED PARKING SPACES SHALL CONFORM TO A.D.A. REQUIREMENTS FOR SIGNAGE AND STRIPING.
15. ALL SITE LIGHTING TO BE HOODED AND DIRECTED ON SITE.
16. WETLANDS PER PLAN REFERENCE NO 1
17. TANKS AND STORAGE AREAS SHALL BE PLACARDED IN ACCORDANCE WITH NFPA 704 - 1996 EDITION, SECTION 1-3.



ROBERT N. DONADIO, TRUSTEE DATE

NO.	DATE	REVISION	BY
2	8-26-19	REVISIONS PER TOWN COMMENTS OF 8-20-2019	JY
1	8-9-19	REVISIONS PER TOWN COMMENTS OF 7-29-2019	JY

AMENDED SITE PLAN MAP 161 / LOT 30

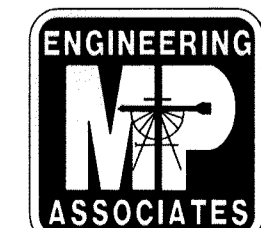
**MORGAN ADVANCED MATERIAL,
CVD MATERIALS
4 PARK AVENUE
HUDSON, NEW HAMPSHIRE**

PREPARED FOR:

PERFORMANCE MATERIALS, INC.
4 PARK AVENUE
HUDSON, NEW HAMPSHIRE 03051

SCALE: 1"=100'

DATE: JUNE 7, 2019



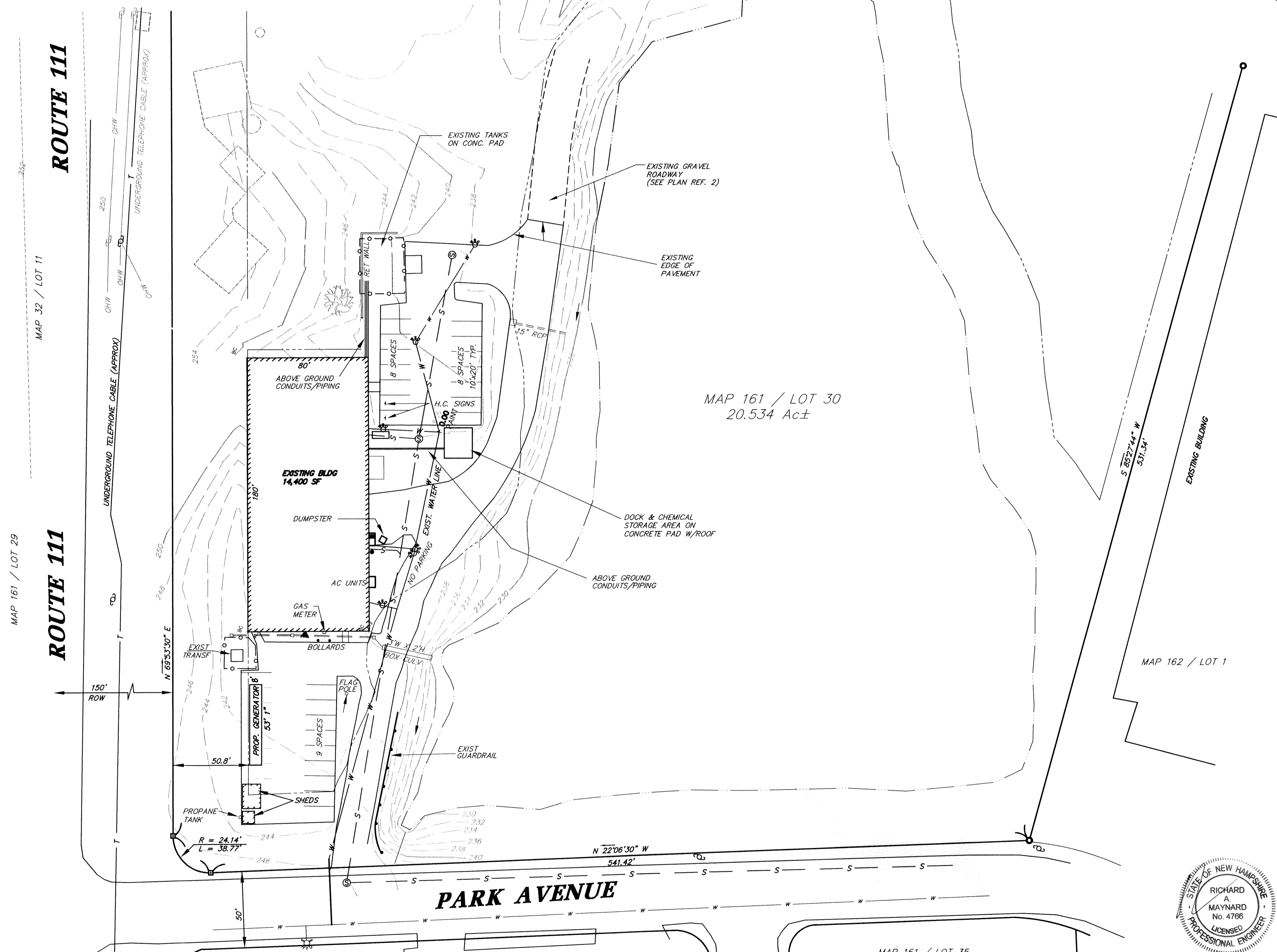
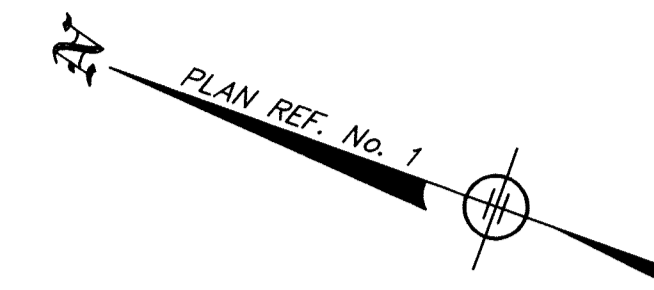
Maynard & Paquette
Engineering Associates, LLC
Consulting Engineers and Land Surveyors
31 Quincy Street, Nashua, N.H. 03060
Phone: (603)883-8433 Fax: (603)883-7227

APPROVED BY THE HUDSON, N.H. PLANNING BOARD
DATE OF MEETING: _____
SIGNATURE DATE: _____
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.

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE (1) YEAR FROM DATE OF APPROVAL.

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 APRIL 2019 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000.

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MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC



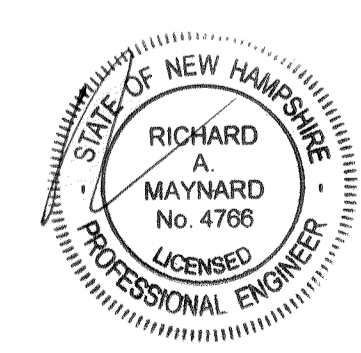
MAP 161 / LOT 30
20.534 Ac±

NO.	DATE	REVISION	BY
2	8-26-19	REVISIONS PER TOWN COMMENTS OF 8-20-2019	JY
1	8-9-19	REVISIONS PER TOWN COMMENTS OF 7-29-2019	JY

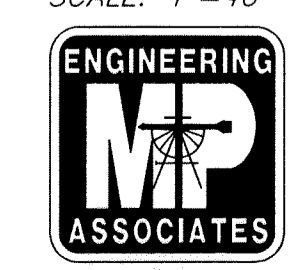
EXISTING CONDITIONS PLAN MAP 161 / LOT 30

**MORGAN ADVANCED MATERIAL,
CVD MATERIALS
4 PARK AVENUE
HUDSON, NEW HAMPSHIRE**

PREPARED FOR:
PERFORMANCE MATERIALS, INC.
4 PARK AVENUE
HUDSON, NEW HAMPSHIRE 03051



SCALE: 1"=40' DATE: JUNE 7, 2019



Maynard & Paquette
Engineering Associates, LLC
Consulting Engineers and Land Surveyors
31 Quincy Street, Nashua, N.H. 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 APRIL 2019 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000.

APPROVED BY THE HUDSON, N.H. PLANNING BOARD
DATE OF MEETING: _____
SIGNATURE DATE: _____
SIGNATURE DATE: _____
SITING 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.

MAP 161 / LOT 36
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE (1) YEAR FROM DATE OF APPROVAL.

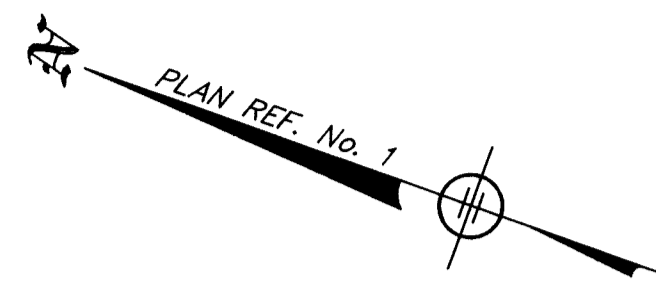
JWY	JWY				2	D	12598
DESIGNED	DRAFTED	CHECKED	APPROVED	BOOK & PAGE	REVISION	SIZE	JOB NUMBER

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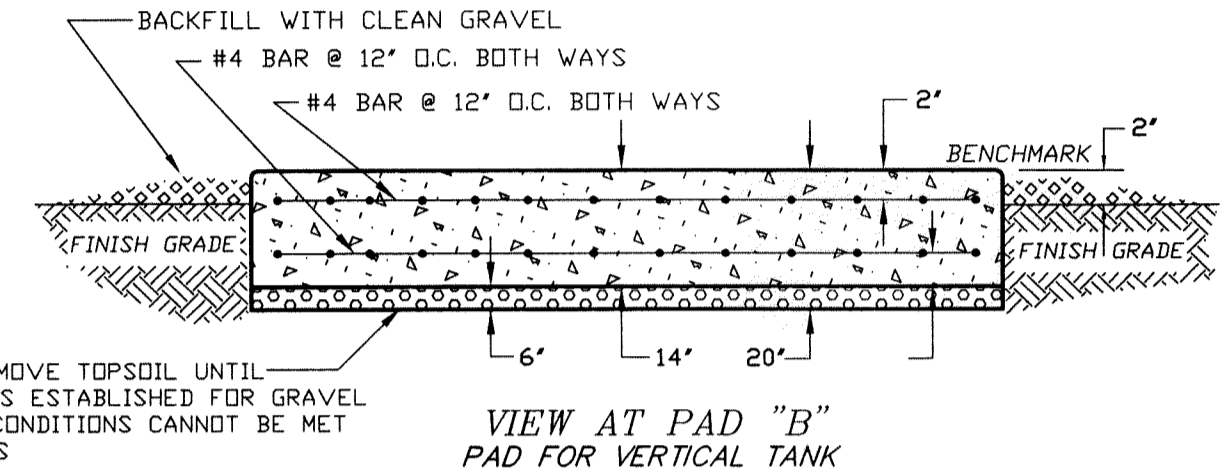
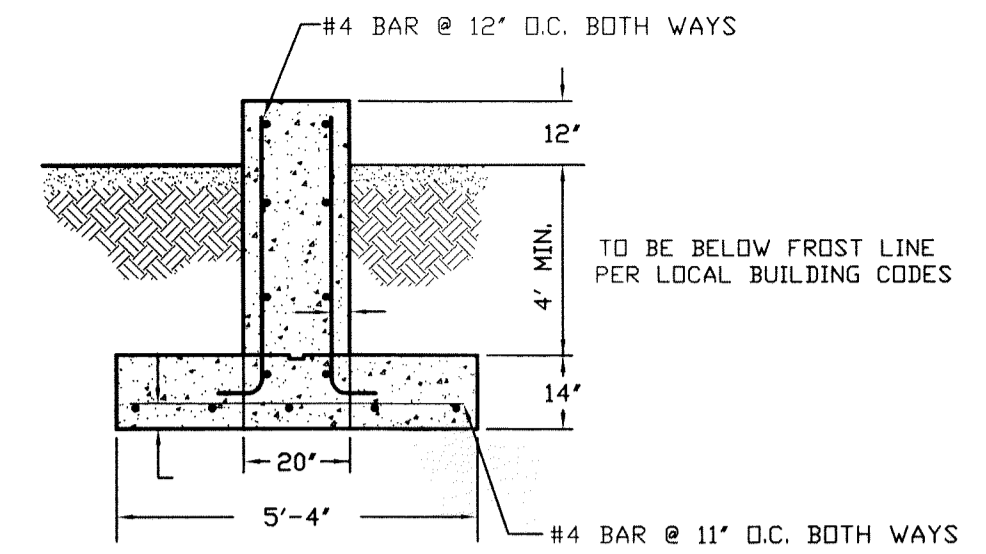
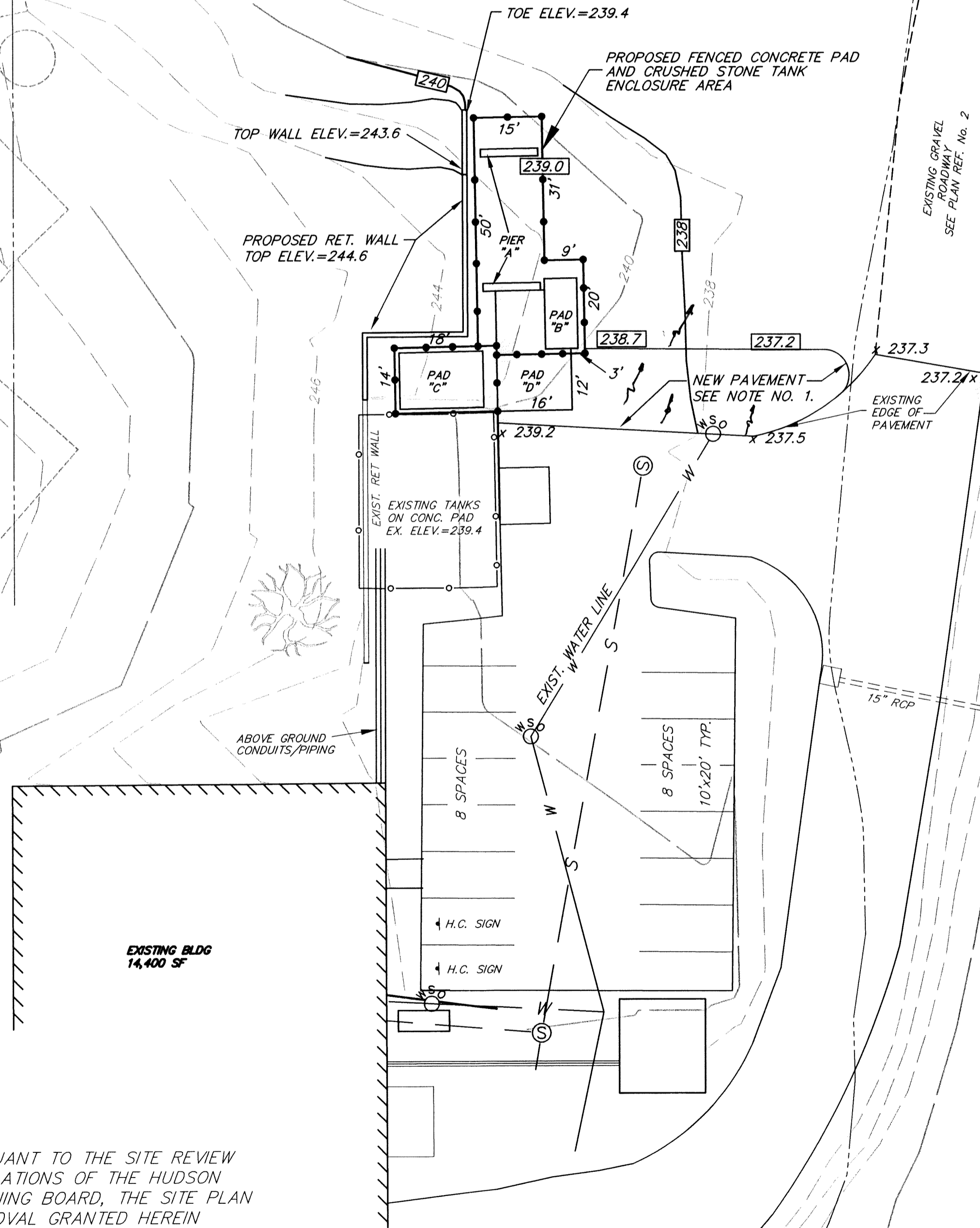
NOTES:

- 1) PROPOSED PAVEMENT TO BE COMPOSED OF 2 1/2" BASE COURSE AND 1 1/2" WEARING COURSE OVER 8" WELL COMPACTED SUBGRADE.
- 2) MECHANICAL SEPARATOR TO BE RETROFITTED TO EXISTING PIPES IN CATCH BASIN(S).
- 3) THE PROPOSED IMPROVEMENTS/ADDITIONS TO THE EXISTING SITE WILL MEET MS4 REQUIREMENTS.

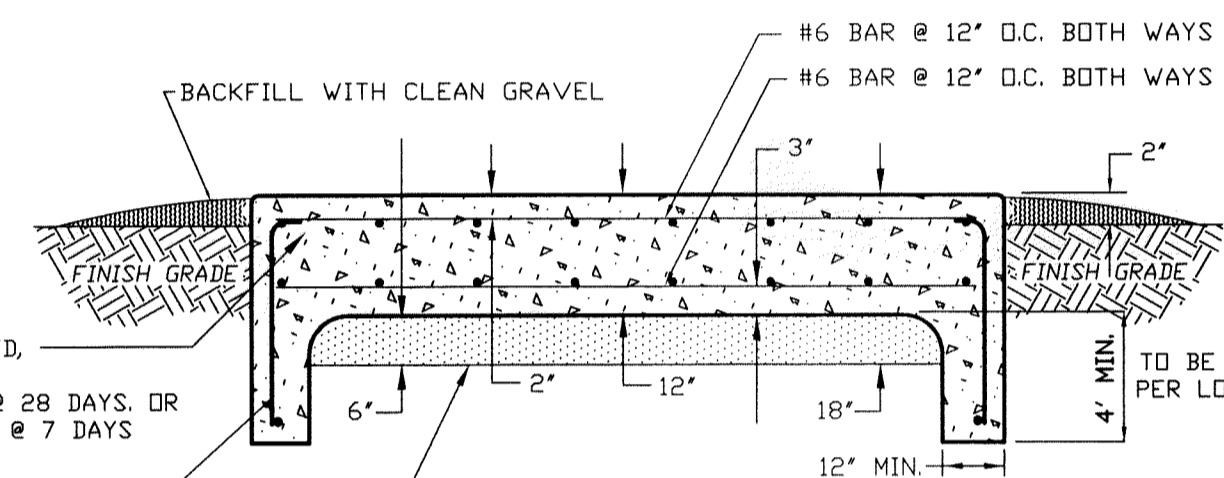
CENTRAL STREET ROUTE 111



MAP 161 / LOT 30
20.534 Ac±

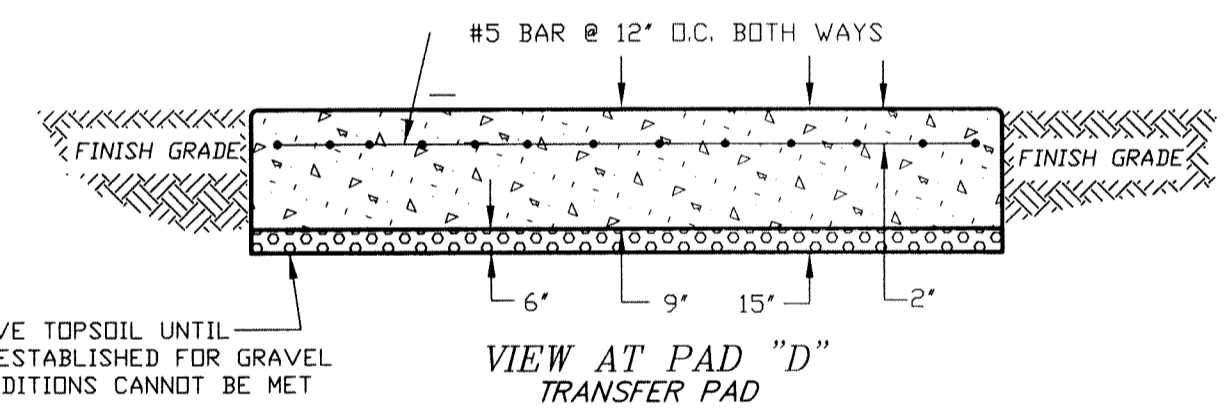


CONTRACTOR TO REMOVE TOPSOIL UNTIL A SUITABLE BASE IS ESTABLISHED FOR GRAVEL UNDERLAYMENT IF CONDITIONS CANNOT BE MET AT DRAWING DEPTHS



CONTRACTOR TO USE AIR ENTRAINED, 4-5" SLUMP CONCRETE
ASTM #C-150 TYPE I, FC=4500psi @ 28 DAYS, OR
ASTM #C-150 TYPE III, FC=4500psi @ 7 DAYS

CONTRACTOR TO REMOVE TOPSOIL UNTIL A SUITABLE BASE IS ESTABLISHED FOR GRAVEL UNDERLAYMENT IF CONDITIONS CANNOT BE MET AT DRAWING DEPTHS

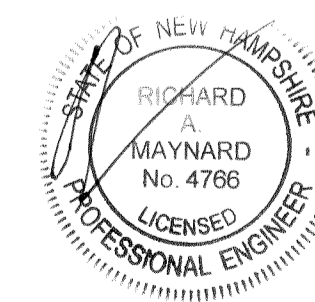


CONTRACTOR TO REMOVE TOPSOIL UNTIL A SUITABLE BASE IS ESTABLISHED FOR GRAVEL UNDERLAYMENT IF CONDITIONS CANNOT BE MET AT DRAWING DEPTHS

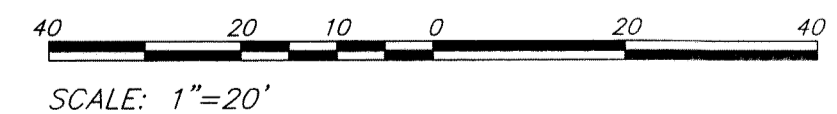
DETAILS
NOT TO SCALE

NO.	DATE	REVISION	BY
2	8-26-19	REVISIONS PER TOWN COMMENTS OF 8-20-2019	JY
1	8-9-19	REVISIONS PER TOWN COMMENTS OF 7-29-2019	JY

GRADING PLAN MAP 161 / LOT 30
**MORGAN ADVANCED MATERIAL,
CVD MATERIALS
4 PARK STREET
HUDSON, NEW HAMPSHIRE**



PREPARED FOR:
PERFORMANCE MATERIALS, INC.
4 PARK AVENUE
HUDSON, NEW HAMPSHIRE 03051



DATE: JUNE 7, 2019

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

APPROVED BY THE HUDSON, N.H. PLANNING BOARD
DATE OF MEETING: _____

SIGNATURE DATE: _____

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.

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE (1) YEAR FROM DATE OF APPROVAL.

JWY	JWY	CHECKED	APPROVED	BOOK & PAGE	2	D	12598
DESIGNED	DRAFTED				REVISION	SIZE	JOB NUMBER

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