



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 OCTOBER 23, 2019

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, October 23, 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)
 - 9 October 2019 Meeting Minutes – Decisions
- VI. CORRESPONDENCE
 - A. Request to Release Tax Map Update Funds for 2020 Aerial Imagery Flyover by Elvis Dhima, Town Engineer, dated October 15, 2019.
- VII. NEW BUSINESS
 - A. Syntech Microwave – Accessory Garage 8 Rebel Road
 SP# 08-19 Map 101/Lot 021

 Purpose of Plan: To replace an existing concrete pad with a 2,000 square foot accessory-use storage garage. Application Acceptance & Hearing.
 - B. Flagstone Crossing Site Plan Lowell Rd. / Flagstone Dr.
 SP# 09-19 Map 222/Lots 3, 4, 5, & 6

 Purpose of Plan: To create a multi-use commercial development consisting of a 2,200+/- square foot restaurant with drive-thru, a 5,000+/- square foot bank with drive-thru, and a 10,700+/- square foot of retail space. Application Acceptance & Hearing.

VIII. ADJOURNMENT

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

Brian Groth, Town Planner

POSTED: Town Hall, Library & Post Office – 10-16-19

**MINUTES/DECISIONS OF THE PLANNING BOARD
MEETING DATE: OCTOBER 9, 2019**

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Tim Malley Chair <u> X </u>	Jordan Ulery Vice-Chair <u> X </u>	William Collins Secretary <u> X </u>	Charlie Bracket Member <u> E </u>
Dillon Dumont Member <u> X </u>	Ed Van der Veen Member <u> X </u>	Elliott Veloso Alternate <u> X </u>	Roger Coutu Select. Rep <u> X </u>
Marilyn McGrath Alt. Select. Rep. <u> X </u>	Brian Groth Town Rep. <u> X </u>		



- I. CALL TO ORDER BY CHAIRPERSON AT 7:05 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES
- V. MINUTES OF PREVIOUS MEETING(S)

- 18 September 19 Meeting Minutes – Decisions
 - Deferred to the 23 October 19 Planning Board Meeting.

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.

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

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

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 \$29,664.90 for Orchard Park Lane, Hudson, NH.

Mr. Coutu moved 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 \$29,664.90.

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

3. Laurel Landing (700 feet)

Reference Memo dated 9-24-19 from Elvis Dhima, Town Engineer, to Brian Groth, Town Planner, requesting the release of \$85,688.13 cash surety to replace with a two-year maintenance bond in the amount of \$40,605.49 for Laurel Landing.

Mr. Collins moved to release the cash surety of \$85,688.13 for Laurel Landing, Hudson, NH, and replaced with a two-year maintenance bond in the amount of \$40,605.49.

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

B. Laurel Landing Off-Site Improvement Bond Release Request

Reference Memo dated 9-20-19 from Elvis Dhima, Town Engineer, to Brian Groth, Town Planner, requesting the release of a one-year \$2,708.16 off-site Improvement cash surety for Speare Road, which was completed on September of 2018.

Mr. Collins moved to release the cash surety of \$2,708.16 for Laurel Landing Off-Site Improvement to Speare Road, which was completed on September of 2018.

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

C.. Request to Release Corridor Impact Funds from both Impact Fee Account 2070-000-701, Corridor – Zone 1 Traffic Improvements, and Impact Fee Account 2070-000-702, Corridor – Zone 2 Traffic Improvements, not to exceed \$109,972.50. Reference Memo dated 9-24-19 from Elvis Dhima, Town Engineer, to Brian Groth, Town Planner, requesting the release of Corridor Impact Funds for three intersection camera upgrades (Lowell & Birch, Lowell & Executive, & Lowell & Oblate).

Mr. Veloso moved to recommend to the Board of Selectman the release of Impact Fee Funds from Account 2070-000-701, Corridor – Zone 1 Traffic Improvements for all three Intersection Upgrades (Lowell & Birch, Lowell & Executive, & Lowell & Oblate), not to exceed \$54,986.25 in accordance with the written request for same from the Town Engineer (please see attached memo from Town Engineer, Elvis Dhima, dated 24 SEPT 2019).

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

Mr. Veloso moved to recommend to the Board of Selectman the release of Impact Fee Funds from Account 2070-000-702, Corridor – Zone 2 Traffic Improvements for all three Intersection Upgrades (Lowell & Birch, Lowell & Executive, & Lowell & Oblate), not to exceed \$54,986.25 in accordance with the written request for same from the Town Engineer (please see attached memo from Town Engineer, Elvis Dhima, dated 24 SEPT 2019).

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

- D.. VHB’s update on the Belknap Road Extension – Conceptual Plans and Cost Estimates (reference email dated 09-19-19 from Elvis Dhima, Town Engineer, to Brian Groth, Town Planner. - Discussion Tabled.

VII. PERFORMANCE SURETIES

A. Eagle’s Nest Subdivision Performance Bond

Mr. Coutu moved to establish to establish a performance surety in the amount of \$947,171.72 for the Eagle’s Nest Estates Subdivision, Map 186/Lots 20-4 & 24, Map 194/Lots 9 & 10, Map 195/Lot 1, Map 201/Lot 7 Bush Hill Road, Hudson, NH, in its entirety, and in accordance with the written recommendation of the Town Engineer, Elvis Dhima’s Interoffice Memo on file, dated October 3, 2019, together with the Road Guarantee Estimate Form. Note: said surety shall be established in the form of a Hampton-style letter of credit or cash deposit held by the Town.

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

VIII. ZBA INPUT ONLY

A. Amendment to ZBA Application #01-19, Wetland Special Exception, 161 Lowell Road.

Mr. Ulery voted to forward correspondence to the ZBA concerning the Wetland Buffer Impact associated with the extension of Friars Drive which includes the

reconstruction plans to reflect the 32-foot curbed width for Map 209/Lot 001. The Planning Board recommended that the Wetland Special Exception be granted provided the applicant follow Best Management Practices.

IX. OLD BUSINESS

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.

Mr. Collins moved to accept the site plan application for 292 & 294 Derry Road, Map 109/Lot 007.

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

Mr. Dumont moved to continue the public hearing for 292 & 294 Derry Road, Map 109/Lot 007, date certain, October 23, 2019.

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

WAIVERS GRANTED:

1. §275-8.C.4 – Parking Space Dimensions

Mr. Ulery moved to grant the requested waiver of §275-8.C.4 – Parking Space Dimensions – based on the testimony of the Applicant’s representative, the Board’s discussion, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Collins. Motion carried 4/3/0 (Veloso/Coutu)

2. §275-8.C.6 – Loading Spaces

Mr. Van der Veen moved to grant the requested waiver of §275-8.C.6 – Loading Spaces – based on the testimony of the Applicant’s representative, the Board’s discussion, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

3. §276-11.1.B.16 – Features within 200 feet

Mr. Ulery moved to grant the requested waiver of §276-11.1.B.16 – Features within 200 feet - based on the testimony of the Applicant's representative, the Board's discussion, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

4. §276-11.1.B.22 – Green Area

Mr. Ulery moved to grant the requested waiver of §276-11.1.B.22 – Green Area - based on the testimony of the Applicant's representative, the Board's discussion, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

OTHER BUSINESS

A. Master Plan Discussion

Mr. Groth explained that as part of the Master Plan update, public outreach sessions will be held on the following dates, times and places:

Session #1 – October 26, 2019, 10am-12pm, Nottingham West Elementary Cafeteria; October 30, 2019, 7pm-9pm, Hudson Memorial School Library.

Session #2 – November 20, 2019, 7pm-9pm, Hudson Memorial School Library; November 23, 2019, 10am-12pm, Hills Garrison Elementary Cafeteria.

Mr. Groth also informed the Board that the Master Plan web-based survey would be launched by the end of the week.

B. Zoning Amendments – Discussion Tabled.

X. ADJOURNMENT

Motion to adjourn by Mr. Coutu. Seconded by Mr. Van der Veen. All in favor – motion carried.

Meeting adjourned at 9:13 p.m.

William Collins, Secretary

**Town Engineer Request to Release Tax Map Update
Fees
Staff Report
October 23, 2019**

Attached, hereto, please find a Request to Release Tax Map Update Fees by Elvis Dhima, Town Engineer (Memo dated 10-15-19) for the 2020 aerial imagery flyover. In his memo, Mr. Dhima has been notified of a state flyover from our consultant for 6 inch resolution and would like to take advantage to this opportunity to compete a 3 inch resolution of the Town in Spring of 2020. Mr. Dhima has received a quote for the amount of \$23,500, at approximately 50 percent discount, and is requesting funds from the Tax Map Update Account # 1312-505, in the amount of \$13,500.

DRAFT MOTION:

I move to recommend to the Board of Selectman the release of \$13,500.00 from Tax Map Update Fee Account 1312-505 for the 2020 aerial flyover in accordance with the written request for same from the Town Engineer (please see attached memo from Town Engineer, Elvis Dhima, dated 15 OCT 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
Jim Michaud, Chief Assessor

DATE: October 15, 2019

RE: Request for Approval of Funds from Planning Board Tax Map Update

Town of Hudson currently has 4 inch resolution from Spring of 2017. This was partially funded (50%) by Planning Board's Tax Map Update Account 1312-505, which currently hold \$24,546.50.

We have been notified of a state flyover from our consultant for 6 inch resolution and would like to take advantage to this opportunity to complete a 3 inch resolution of the Town in Spring of 2020. We have received a quote for the amount of \$23,500, at approximately 50 percent discount.

Pros:

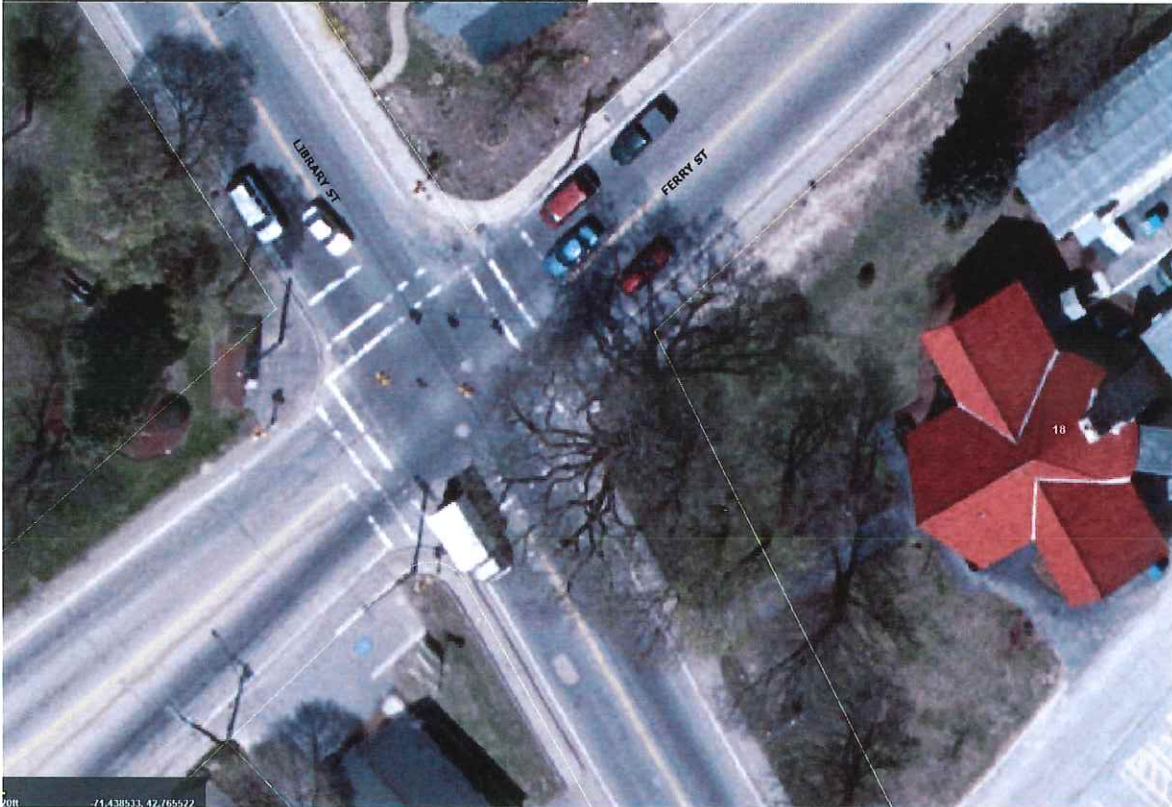
1. High resolution 2020 images will be beneficial to all departments, including Police, Fire, Public Works, Engineering, Planning, Zoning and Assessing.
2. High resolution 2020 images will be beneficial to all public users in Town, including residential, commercial and industrial users.
3. High resolution 2020 images will be purchased at 50 % reduction in price.
4. High resolution 2020 images will be beneficial to Planning and Zoning Board.

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

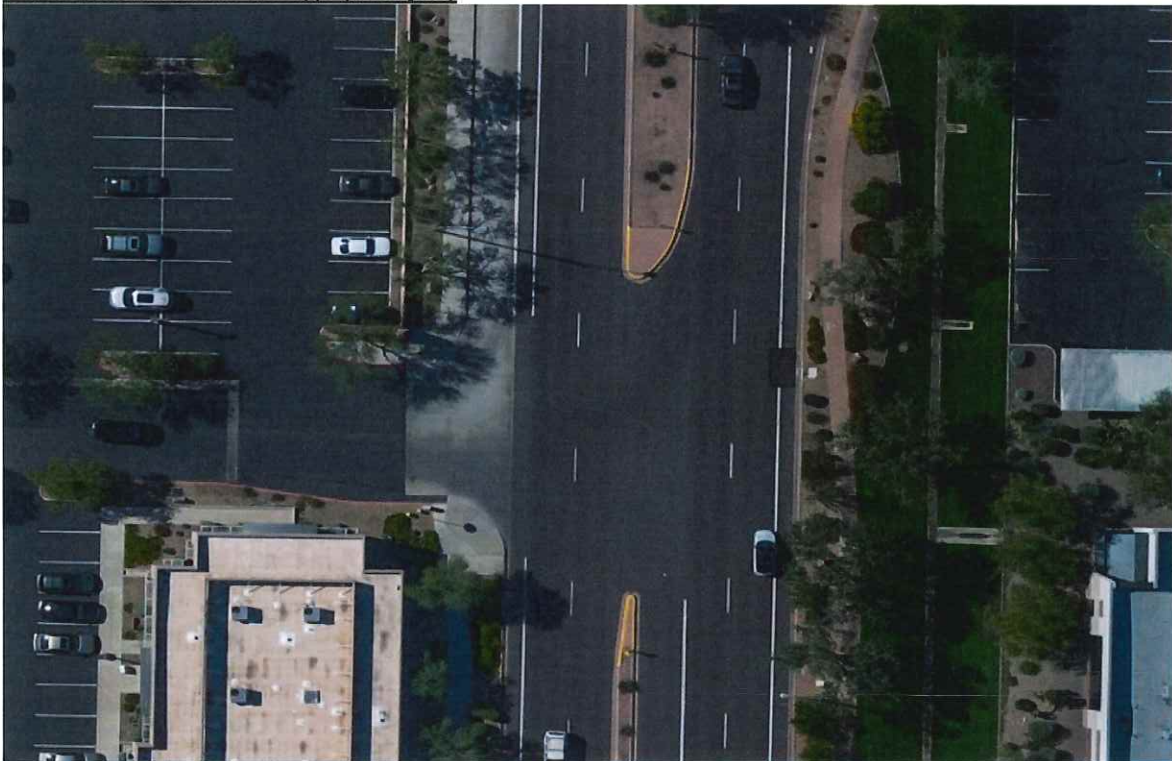
Motion:

To approve and recommend 2020 aerial imagery flyover using Account #: 1312-505, for the amount of \$13,500.

6 Inch Resolution Image (Library & Ferry)



3 Inch Resolution Image (sample)





TOWN OF HUDSON

Engineering Department



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

FROM: Elvis Dhima, P.E., Town Engineer
DATE: March 6, 2017
RE: GIS Ortho Images History

1998- 2004

- Full start-up of Town's GIS system, full deed/plan/research re-tax mapping of the entire Town as the 1st step towards GIS implementation. Aerial photography done in spring of 1998, 1 foot pixel resolution imagery, East Coast Mapping was the contractor for the aerial photography as well as the entire project, total cost of the entire project at \$222,562, this project established our base map layer and included planimetrics. Planimetrics has not been updated since 1998.
 - Planimetric feature extraction involves the creation of maps that show only the horizontal position of features on the Earth's surface, revealing geographic objects, natural and cultural physical features, and entities without topographic properties. Topographic features not captured such as roads, buildings, and bodies of water that are visible and identifiable on aerial photographs can be compiled into map features through photogrammetric surveying procedures

2005 –

- This aerial photography is at 6" pixel resolution imagery; collected in the spring of 2005
- Cost was \$24,820 + some costs involved in "knitting" it into our GIS layers, vendor was Aerial Map & Survey.

2010 –

- This aerial photography is at 6" pixel resolution imagery; collected in the Spring of 2010
- Received from NHDOT
- Cost= Free for the data, some costs involved in "knitting" it into our GIS layers; originally this was to cost us \$9,000 and the Planning Board at the time did agree, unanimously, to take that

whole \$9,000 out of the "Planning Board's Tax Map Update Account" (BOS unanimously agreed as well), it ended up not being needed.

2013 –

- GIS Implementation Services agreement with CDM-Smith , redevelop interface to the standards of the day, to match software configurations, conversion to Geodatabase formats and the like, 1st time since 1998
- Cost = \$11,000, Planning Board at the time did agree, unanimously, to take that whole \$11,000 out of the "Planning Board's Tax Map Update Account", BOS agreed as well

2015 –

- GIS Services agreement with CDM Smith, Gas System GIS Migration, WebGIS Updates, , Fire Alarm System integration layer
- Cost = \$9,000, source – utility accounts

2015 –

- Aerial photography at 1 foot pixel resolution imagery received for free from UNH-GRANIT, NHDOT paid for the aerial photography of the whole state; Cost was free except for some implementation costs in "knitting" the data together into our GIS layers.

2017 -

- Aerial photography at 4" resolution



TOWN OF HUDSON

Engineering Department



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

FROM: Elvis Dhima, P.E., Town Engineer
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2017 -

- Aerial photography at 4" resolution



October 15, 2019

Town of Hudson
ATTN: Elvis Dhima – Town Engineer
12 School Street
Hudson, NH 03051

RE: 2020 Quote for Hudson, NH Orthos

Dear Mr. Dhima,

Thank you for considering Quantum Spatial in providing you with a quote for Hudson, NH digital orthophotos. This request for quote is to acquire, produce and deliver a 3in digital orthophoto solution. Based on this request please find our scope understanding, an initial flight line, ground control layout and quote.

Scope Understanding:

Location: Hudson, NH

Project Area: 32.5mi²

Aerial specs:

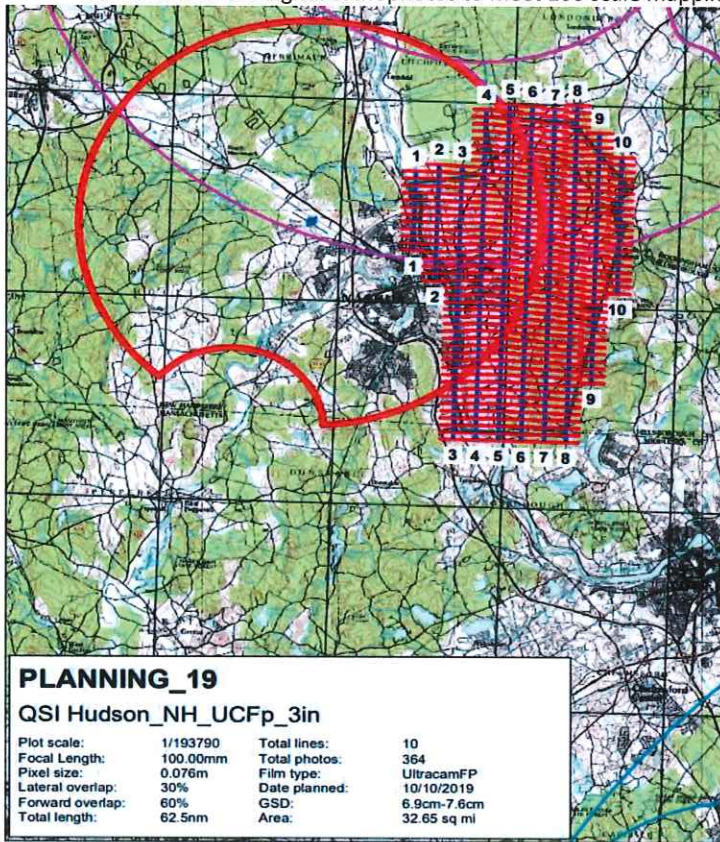
3in (7.5cm) 4 band imagery

Ground Control: Suitable for digital orthophoto generation.

FAAT and Ortho DEM: processing suitable for orthophoto generation.

Orthophoto specs:

3in Color and CIR digital orthophotos to meet 100 scale mapping*



Proposed 3in flight line collection

SYNTECH MICROWAVE; 8 REBEL RD. SITE PLAN APPLICATION SP#08-19

STAFF REPORT

October 23, 2019

SITE: 8 Rebel Road – Map 101 Lot 021

ZONING: Business (B)

PURPOSE OF PLANS: to replace and existing concrete pad with a 2,000 square foot accessory-use storage garage.

PLANS UNDER REVIEW: Site Plan; prepared by The Dubay Group, Inc., 84 Range Rd., Windham, NH 03087; prepared for Syntech Microwave Incorporated, 8 Rebel Rd., Hudson, NH 03051; consisting of 5 sheets, notes 1-12 on sheet 3; dated September 17, 2019.

ATTACHMENTS:

- A. Site Plan Application
- B. Fuss & O'Neill Review Memoranda, dated October 2, 2019

APPLICATION TRACKING:

- September 4, 2019 – Preliminary consultation with staff.
- September 17, 2019 – Site Plan application received.
- October 23, 2019 –Public hearing scheduled.

COMMENTS & RECOMMENDATIONS:

This site plan application proposes replacing an existing concrete pad with a garage. A portion of the concrete pad is within the side-yard setback. This application proposes to remove it and replace it with a garage that fully complies with zoning. The plan also proposes replacing the propane tank and adding protective bollards.

Fuss & O'Neill has identified several minor issues. Some may require waivers, while others are simple plan revisions that are appropriate as conditions of approval.

WAIVER REQUESTS

As noted in Fuss & O'Neill's review letter, the applicant may require waivers from the items below. At the time of this report, staff has not received any waiver requests for this application.

1. §275-8.C.6 – Loading Spaces
2. §276-11.1.B.14 – Lighting
3. §276-11.1.B.16 – Features within 200 feet

DRAFT MOTIONS

ACCEPT OR DEFER the application: (defer to date certain if application is not complete)

I move to accept/defer the site plan application for Syntech Microwave, 8 Rebel Road, Map 101 Lot 21.

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

CONTINUE the public hearing to a date certain: (if accepted but not ready for approval)

I move to defer the public hearing for Syntech Microwave, 8 Rebel Road, Map 101 Lot 21, date certain, November 13, 2019.

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

GRANT a waiver:

I move to grant a waiver from § _____, 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: _____

APPROVE the application:

I move to approve the site plan amendment for Site Plan; prepared by The Dubay Group, Inc., 84 Range Rd., Windham, NH 03087; prepared for Syntech Microwave Incorporated, 8 Rebel Rd., Hudson, NH 03051; consisting of 5 sheets, notes 1-12 on sheet 3; dated September 17, 2019; subject to, and revised per, 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 Land Use Division, confirming that the site conforms to the Planning Board approved site plan.
3. This plan is subject to final engineering review.
4. Construction activities involving this plan shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.
5. Active and substantial development will have occurred when:
 - A. The existing concrete pad has been removed.

additional stipulations may be required for minor administrative plan revisions

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

RECEIVED

SEP 17 2019



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

TOWN OF HUDSON
PLANNING DEPARTMENT

MEMORANDUM

To: Hudson Planning Board Date: September 17, 2019
From: Karl Dubay Re: Syntech Microwave – Accessory Building
8 Rebel Road

Enclosed are the site plans and application materials for the small accessory garage building proposed at the rear of the existing site.

1. The 2,000 SF building will be a slab on grade, and will essentially replace the existing concrete pad at the same location.
2. We are replacing an existing propane tank and electrical conduit, and will replace the existing pavement at the building area to match existing conditions.
3. No net increase is proposed in impervious area. Green area is met in the front, and Open space is 47% (complies). Parking complies.
4. No work is proposed in the landlocked WCD Hudson parcel which was delineated and surveyed off the rear of the property.
5. We are providing a small rain garden with reference specifications in accordance with NHDES "Soak up the Rain NH" published guidelines, for extra measure.
6. No other work is proposed, and the project meets all applicable known regulations and ordinances.

RECEIVED

SEP 17 2019

PRELIMINARY & FINAL SITE PLAN APPLICATION
FOR PLAN REVIEW (Also for Wireless)
TOWN OF HUDSON, NEW HAMPSHIRE

TOWN OF HUDSON
PLANNING DEPARTMENT

Date of Application: 17 Sept 2019 Tax Map # 101 Lot # 021-000

Name of Project: Syntech Microwave - Accessory Garage

Zoning District: B General SP# 56-19
(For Town Use) (For Town Use)

ZBA Action: _____

PROPERTY OWNER: DEVELOPER:

Name: MASON FAMILY REV TRUST (same)

Address: MATT & LYNN MASON, TRUSTEES

Address: 13 CUTLER RD, LITCHFIELD, NH 03052

Telephone # 880-9767

Fax # (USE EMAIL)

Email: MATT.M@SYNTECHMICROWAVE.COM

PROJECT ENGINEER

SURVEYOR

Name: KARL DUBAY, PE Tim Sutherland, ULS

Address: _____

Address: The Dubay Group, Inc. 84 Range Rd, Wilton, NH 03087

Telephone # 458-6462

Fax # (use email)

Email: Karl@thedubaygroup.com

PURPOSE OF PLAN:

Replace an existing concrete pad with an accessory garage storage building.

For Town Use

Plan Routing Date: _____ Sub/Site Date: _____

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

Title: _____ Date: _____
(Initials)

DEPT:

_____ Zoning _____ Engineering _____ Assessor _____ Police _____ Fire _____ Planning
_____ Consultant _____ Highway Department

Fees Paid: _____

**PLANNING BOARD
NOTICE TO SITE PLAN APPLICANTS**

The following information is required to be filed with the Community Development Department at the time of site plan application.

Note: An appointment is required to file applications.

1. One original and one copy of the completed application.
2. Submission of eight (8) full sets of Site Plans (sheet size: 22" x 34") shall be submitted at the time of application filing, followed by the submission of seventeen (17) 11" X 17" plan sets (revised if applicable) to the Community Development Department no later than 10:00 A.M. Tuesday the week prior to the scheduled public hearing.
3. One (1) copy of the project narrative, describing the project, shall be attached to each submitted plan set.
4. All plans shall be folded and all pertinent data shall be attached to the plans with an elastic band.
5. All plan revisions and supporting documentation must be submitted to the Community Development Department no later than 10:00 A.M., Tuesday the week prior to the scheduled Planning meeting.
6. Five (5) 22" x 34" copies of the plan shall be brought to the Planning Board meeting and distributed to the Planning Board members at the meeting.
7. Three (3) sets of mailing labels for abutter notifications.
8. Applications and plans shall be made in writing and by electronic filing (in pdf format).
9. **Applications shall include the submission of a Zoning Determination prepared by the Zoning Administrator.**

2012 SITE PLAN APPLICATION FEES

FEE TYPE	AMOUNT	ACCOUNT
Consultant Review	\$600.00/acre of total lot area* or \$1,250.00 (whichever is greater)* *Estimated cost, billing based on actual hours expended multiplied by hourly rates, plus expenses	1350-***
Town General Review Fees/Application Fee		
Multi-Family	\$105.00/unit for 3-50units;	
Commercial/Semi-Public/Civic/Recreational	\$157.00/1,000 sf. for first 100,000 sf of bldg. area; \$78.50/1,000 sf thereafter	GEN 4313
Industrial	\$150.00/1,000 sf for first 100,000 sf of bldg. area; 78.50/1,000 sf thereafter	
No-Buildings	\$30.00 per 1,000 sf of proposed developed area	
Conceptual Review	\$100.00	GEN 4313
ZBA Input	\$100.00	GEN 4313
On Site Signs Advertising	\$15.00 \$40.00 (flat fee)	GEN 4313 GEN 4313
Tax Map Updating	\$275.00 (flat fee)	1312-505
Postage	USPS Current Rates	GEN 4313
Recording Fees Plan Easements	\$24.00/sheet + \$2.00 surcharge \$10.00/ first sheet \$4.00 thereafter+ \$2.00 surcharge + first class postage (fees dictated by HCRD) \$25.00 Land & Community Heritage Investment Program (LCHIP) fee	GEN 4313

SITE DATA SHEET

PLAN NAME: Syntech Microwave - Accessory Garage

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 101 LOT 021-000

DATE: 17 Sept 2019

Location by Street: 8 REBEL RD

Zoning: B

Proposed Land Use: (SAME AS EXISTING W/ ACCESSORY GARAGE)

Existing Use: COMMERCIAL

Surrounding Land Use(s): (COMMERCIAL, & WCD OFF ROAD)

Number of Lots Occupied: 1

Existing Area Covered by Building: 5400SF

Existing Buildings to be removed: N/A

Proposed Area Covered by Building: 5400 EXIST + 2000 PROP = 7400 SF

Open Space Proposed: 47%

Open Space Required: 40% (MIN)

Total Area: S.F.: 46,767 Acres: 1.074

Area in Wetland: ∅ Area Steep Slopes: ∅

Required Lot Size: 43,560

Existing Frontage: 161

Required Frontage: 150

Building Setbacks:

	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50</u>	<u>77 (EXIST)</u>
Side:	<u>15</u>	<u>15</u>
Rear:	<u>15</u>	<u>15</u>

SITE PLAN DATA SHEET
(Continued)

Flood Zone Reference: (N/A) 33011C0508D 09/25/2009

Width of Driveways: 24' +/- (EXIST)

Number of Curb Cuts: 1 (EXIST)

Proposed Parking Spaces: 15

Required Parking Spaces: 13

Basis of Required Parking (Use): 1:600 SF COMMERCIAL

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

Hudson Town Code

<u>Waivers Requested:</u>	<u>Reference</u>	<u>Regulation Description</u>
1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____

(Left column for Town Use)

Impact Fees:

C.A.P Fee: _____

Development Agreement
Proposed:

(TBD)

For Town Use

Data Sheet Checked By: _____ Date: _____

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

Thirty (30) days prior to Planning Board Meeting, a complete site plan to include all supporting materials/documents must be submitted in final form. The site plan shall comply with the following specifications/requirements:

Applicant Initials		Staff Initials
<u>KD</u>	a) Submission of nine (9) full sets of Site Plans (sheet size: 22" x 34") shall be submitted at the time of application filing, followed by the submission of seventeen (17) 11" X 17" plan sets (revised if applicable) to the Community Development Department no later than 10:00 A.M., Tuesday the week prior to the scheduled public hearing/conceptual review date.	_____
<u>KD</u>	b) A Site Plan narrative, describing the purpose, locations, long-range plans, impacts on traffic, schools, and utilities	_____
<u>KD</u>	c) Plan scale at not less the one inch equals fifty feet (1" = 50')	_____
<u>KD</u>	d) Locus plan with 1,000' minimum radius of site to surrounding area	_____
<u>KD</u>	e) Plan date by day/month/year	_____
<u>KD</u>	f) Revision block inscribed on the plan	_____
<u>KD</u>	g) Planning Board approval block inscribed on the plan	_____
<u>KD</u>	h) Title of project inscribed on the plan	_____
<u>KD</u>	i) Names and addresses of property owners and their signatures inscribed on the plan	_____
<u>KD</u>	j) North point inscribed on the plan	_____
<u>KD</u>	k) Property lines: exact locations and dimensions	_____
<u>KD</u>	l) Square feet and acreage of site	_____
<u>KD</u>	m) Square feet of each building (existing and proposed)	_____
<u>KD</u>	n) Names and addresses of bordering abutters, as shown on Tax Assessor's records not more than five (5) days prior to application date to be listed on the plan.	_____

Applicant
Initials

Staff
Initials

- KS o) Location of all structures, roads, wetlands, hydrants, wells, septic systems, 4k reserve areas, floodways/floodplains, driveways, travel areas, parking areas and natural features within 200 feet of the tract _____
- KS p) Locations of existing and proposed permanent monuments and bench marks within 200 feet of the development tract _____
- KS q) Pertinent highway projects _____
- KS r) Assessor's Map and Lot number(s) _____
- s) Waiver application form shall be submitted with the site plan application, note on plan listing waivers requested/granted; and all waivers granted to the site plan regulations shall be listed on the final plan; waivers to checklist shall be reduced to writing and be signed by the Planning Board Chairman and Planning Board Secretary and recorded with the plan _____
(NONE KNOWN)
- KS t) Delineate zoning district on the plan _____
- KS u) Storm water drainage plan _____
- KS v) Topographical elevations at 2-foot intervals contours: existing and proposed _____
- KS w) Utilities: existing and proposed _____
- KS x) Parking: existing and proposed _____
- KS y) Parking space: length and width _____
- KS z) Aisle width/maneuvering space _____
- KS aa) Landscaping: existing and proposed _____
- KS ab) Building and wetland setback lines _____
- KS ac) Curb cuts _____
- KS ad) Rights of way: existing and proposed _____
- KS ae) Sidewalks: existing and proposed _____
- KS af) Exterior lighting plan _____
- KS ag) Sign locations: size and design _____
- KS ah) Water mains and sewerage lines _____
- KS ai) Location of dumpsters on concrete pads _____
- KS aj) All notes from plats _____

Applicant
Initials

Staff
Initials

- | | | | |
|-------------------------|-----|---|-------|
| <u>KD</u> | ak) | Buffer as required by site plan regulations | _____ |
| <u>KD</u> | al) | Green and open space requirements met with both types of spaces inscribed on the plan | _____ |
| <u>KD</u>
<u>N/A</u> | am) | Soil types and boundaries, Note: If site contains marginal or questionable soils, a High Intensity Soil, Survey (HISS) may be deemed necessary to submit as part of the application. Said HISS, if required, shall be performed by a State of New Hampshire Certified Soil Scientist, who shall affix his/her stamp and signature shall be inscribed on the plan. | _____ |
| <u>N/A</u> | an) | Wetlands (and poorly-drained and very poorly-drained soils, also identified as Class 5 and Class 6 High Intensity Soil Survey (HISS soils), and permanent and seasonal wetlands shall be identified on the plan by a New Hampshire certified wetland or soil scientist, who shall affix his/her stamp and signature to the respective plan. | _____ |
| <u>KD</u> | ao) | “Valid for ^{two years} one year after approval” statement inscribed on the plan. | _____ |
| <u>KD</u> | ap) | Loading bays/docks | _____ |
| <u>KD</u> | aq) | State of New Hampshire engineer’s stamp, signature, surveyor’s stamp, and signature | _____ |
| <u>KD</u> | ar) | Error of closure (1 in 10,000 or better) | _____ |
| <u>KD</u> | as) | Drafting errors/omissions | _____ |
| <u>KD</u> | at) | Developer names, addresses, telephone numbers and signatures | _____ |
| <u>(GIS)</u> | au) | Photographs, electronic/digital display or video of site and area | _____ |
| <u>KD</u> | av) | Attach one (1) copy of the building elevations | _____ |
| <u>N/A</u> | aw) | Fiscal impact study | _____ |
| <u>N/A</u> | ax) | Traffic study | _____ |
| <u>N/A</u> | ay) | Noise study | _____ |

Applicant
Initials

Staff
Initials

MA az) Copies of any proposed or existing easements, covenants, deed restrictions,
right of way agreements or other similar documents _____

N/A ba) Copy of applicable Town, State, Federal approval/permits to include but
not limited to the following: _____

- industrial discharge application
- sewer application
- flood plain permit
- wetlands special exception
- variance
- erosion control permit (149:8a)
- septic construction approval
- dredge and fill permit
- curb cut permit
- shore-land protection certification in
in accordance with RSA483-B
- if applicable, review application with Lower Merrimack River Local
Advisory Committee (LMRLAC) and attach LMRLAC project
comments hereto.

10 bb) Presentation plan (colored, with color-coded bar chart) _____

10 bc) Fees paid to clerk _____

10 bd) Five (5) 22" x 34" copies of the plan shall be brought to the Planning
Board meeting and distributed to the Planning Board members at the
meeting. Note: for all subsequent meetings involving revised plans,
five 22" x 34" copies of said plan shall be brought to the meeting for
distribution to the board members. _____

*Under the purview of the Planning Board, any and all items may be waived.

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

I hereby apply for Site Plan Review and acknowledge I will comply with all of the Ordinances of the Town of Hudson, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the items listed under the Site Plan specifications or application form are incomplete, the application will be considered rejected.

Pursuant to RSA 674:1-IV, the owner(s) by the filing of this application as indicated above, hereby given permission for any member of the Hudson Planning Board, the Town Engineer, the Conservation Commission and such agents or employees of the Town or other persons as the Planning Board may authorize, to enter upon the property which is the subject of this application at all reasonable times for the purpose of such examinations, surveys, tests and inspections as may be appropriate. The owner(s) release(s) any claim to or right he/she (they) may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and/or inspections conducted on his/her (their) property in connection with this applications.

Signature of Owner: 

- ❖ If other than an individual, indicate name of organization and its principal owner, partners, or corporate officers.

Signature of Developer: (SAME)

- ❖ The developer/individual in charge must have control over all project work and be available to the Code Enforcement Officer/Building Inspector during the construction phase of the project. The Code Enforcement Officer/Building Inspector must be notified within two (2) working days of any change by the individual in charge of the project.

APPLICATION IS DUE AT NOON 21 days prior to the Planning Board Meeting. (The date the Agenda is CLOSED.) Any applications received after that time will be deferred until the next available meeting.

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM

Name of Subdivision/Site Plan: _____

Street Address: _____

I _____ hereby request that the Planning Board waive the requirements of item _____ of the Subdivision/Site Plan Checklist in reference to a plan presented by _____ (name of surveyor and engineer) dated _____ for property tax map(s) _____ and lot(s) _____ 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):

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):

Signed:

Applicant or Authorized Agent

Planning Board Action:

Waiver Granted: _____

Waiver Not Granted: _____

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

FOOTNOTES:

1. In the event of the denial of a plan, the recording fees collected will not be reimbursed, but will instead be used as an additional fee to help defray administrative costs associated with a denial.
2. The "Review Fees" are fees estimated necessary to offset costs incurred to review and/or compile plans, data, or other information relative to the proposal.
3. The "Amount Due" does not include fees for studies or reviews as authorized in Section G-2 of this regulation.
4. Fees must be paid in full prior to the commencement of any formal review by the Town of Hudson.

STATUS:

DATE:

_____	1. Application incomplete	_____
_____	2. Application complete. Include any applicable requested waivers, fees paid, routing sheet returned	_____
_____	3. Application formally accepted or denied by Planning Board (90-day review clock by RSA 674:43 to start upon acceptance granted)	_____
_____	4. Final approval granted or denied	_____
_____	5. Comments:	

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

SCHEDULE OF FEES

A. Review Fees

<u>1. Site Plan Use</u>	<u>Project Size/Fee</u>	
Multi-Family	\$105/unit for 3-50 units \$78.50/unit for each additional unit over 50	\$ <u>N/A</u>
Commercial/Semi Public/Civic or Recreational	\$157/1,000 sq. ft. for first 100,000 sq.ft. (bldg area); \$78.50/1,000 sq.ft. thereafter.	\$ <u>314</u> $\$157 \times 2 = \314
Industrial	\$150/1,000 sq.ft for first 100,000 sq.ft. (bldg. area);\$78.50/1,000 sq.ft thereafter	\$ <u>N/A</u>
No Buildings	\$30.00 per 1,000 sq.ft. of proposed developed area	\$ <u>N/A</u>

Plus Consultant Review Fee:

Total 1,250 acres @ \$600.00 per acre or \$1,250.00, whichever is greater \$ 1,250

This is an estimate for cost of consultant review. The fee is expected to cover the amount. A complex project may require additional funds. A simple project may result in a refund.

Legal Fee:

The applicant shall be charged attorney costs billed to the Town for the Town's attorney review of any application plan set documents.

2. Conceptual Review Only \$100.00	\$ <u>N/A</u>
3. ZBA Input Only \$100.00	\$ <u>N/A</u>

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

**SCHEDULE OF FEES
(Continued)**

B. Postage

Current "certified mail" postage rate per abutter to proposed Site Plan and current first class postage rate per property Owner within 200 feet of proposed site plan.

5 Abutters @\$6.74 (Certified Mail) \$ 34
7 Property owners within 200 feet \$ 4
 @.49 (First class)

C. On Site Signs \$ 15.00

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

E. Tax Map Updating Fee (FLAT FEE) \$ 275.00

TOTAL \$ 1,932

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

F. Recording Fees

The applicant shall pay the costs of recording the final site plan layout prior to final site plan approval, in accordance with fees established by the County.

Recording of Plan @\$24.00/sheet \$ _____
 +\$2.00/surcharge plan \$ _____
 Land & Community Heritage Investment Program
 (LCHIP) fee +25.00 \$ _____
 Easements/Agreements @\$10.00/first sheet \$ _____
 (if applicable) @\$ 4.00/each sheet \$ _____
 Thereafter +\$2.00/surcharge/doc. \$ _____
 +First Class return postage rate
TOTAL \$ (TBD)

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

**SCHEDULE OF FEES
(Continued)**

PLEASE NOTE: RECORDING FEES SHALL BE COMPUTED WHEN PLANS ARE FINALIZED FOR RECORDING. RECORDING FEES MUST BE PAID BY THE APPLICANT PRIOR TO RECORDING.

THE APPLICANT SHALL BE RESPONSIBLE FOR ALL FEES INCURRED BY THE TOWN FOR PROCESSING AND REVIEW OF THE APPLICANT'S APPLICATION, PLAN AND RELATED MATERIALS. ALL SUCH FEES MUST BE PAID PRIOR TO RECORDING.

E. COST ALLOCATION PROCEDURE AMOUNT CONTRIBUTION AND OTHER IMPACT FEE PAYMENTS:

TO BE DETERMINED BY VOTE OF THE PLANNING BOARD AND SHALL BE PAID BY THE APPLICANT AT THE TIME OF SUBMITTAL OF CERTIFICATE OF OCCUPANCY PERMIT REQUEST.

LIST OF ABUTTERS

(SEE ATTACHED LIST & COPIES)

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

I. ADJACENT PROPERTY OWNERS

MAP _____ LOT _____ NAME _____ ADDRESS _____

MAP _____ LOT _____ NAME _____ ADDRESS _____

MAP _____ LOT _____ NAME _____ ADDRESS _____

MAP _____ LOT _____ NAME _____ ADDRESS _____

MAP _____ LOT _____ NAME _____ ADDRESS _____

MAP _____ LOT _____ NAME _____ ADDRESS _____

MAP _____ LOT _____ NAME _____ ADDRESS _____

MAP _____ LOT _____ NAME _____ ADDRESS _____

MAP _____ LOT _____ NAME _____ ADDRESS _____

MAP _____ LOT _____ NAME _____ ADDRESS _____

MAP _____ LOT _____ NAME _____ ADDRESS _____

MAP _____ LOT _____ NAME _____ ADDRESS _____

MAP _____ LOT _____ NAME _____ ADDRESS _____

MAP _____ LOT _____ NAME _____ ADDRESS _____

MAP _____ LOT _____ NAME _____ ADDRESS _____

MAP _____ LOT _____ NAME _____ ADDRESS _____

MAP _____ LOT _____ NAME _____ ADDRESS _____

II. PROPERTY OWNERS WITHIN 200 FEET

MAP _____ LOT _____ NAME _____ ADDRESS _____

MAP _____ LOT _____ NAME _____ ADDRESS _____

MAP _____ LOT _____ NAME _____ ADDRESS _____

MAP _____ LOT _____ NAME _____ ADDRESS _____

MAP _____ LOT _____ NAME _____ ADDRESS _____

MAP _____ LOT _____ NAME _____ ADDRESS _____

MAP _____ LOT _____ NAME _____ ADDRESS _____

MAP _____ LOT _____ NAME _____ ADDRESS _____

MAP _____ LOT _____ NAME _____ ADDRESS _____

Owner

Parcel: 101-021-000

Owner : Mason Family Rev Trust

Co Owner : Matthew E & Lynn A Mason Trustees

Mailing: 13 Cutler Rd Litchfield, NH 03052

Direct Abutters

Parcel: 101-027-000

Owner Name: Nottingham Square Corp

Mailing: 46 Lowell Rd Hudson, NH 03051

Parcel: 101-020-000

Owner: 4 Rebel Road, LLC

Mailing: 4 Rebel Rd Hudson, NH 03051

Parcel: 101-022-000

Owner: Benjamin P Ellis

Mailing: 10 Rebel Rd Hudson, NH 03051

Parcel: 102-001-000

Owner: Linda K Harvey

Mailing: 11 Avery Rd Londonderry, NH 03053

Parcel: 101-018-000

Owner: Daniel & Judith Dubowik

Mailing: 223 Derry Rd Hudson NH 03051

Indirect Abutters (200 feet)

Parcel: 101-030-000

Owner: Green Mountain Partners Trust

Co Owner: Mario & Denyse Plante Trustees

Mailing: 9 Old Derry Road Hudson, Nh 03051

Parcel: 101-030-001, 101-030-004, 101-030-003, 101-030-005, 101-030-002

Owner: Greenland Investment Reality Trust

Co Owner: Anthony E Dionne Trustee

Mailing: PO BOX 12060 Londonderry, NH 03053

Parcel: 101-026-000

Owner Name: Nottingham Square Corp

Mailing: 46 Lowell Rd Hudson, NH 03051

Parcel: 101-023-000

Owner: Eidam's Inc

Mailing: 23 Putnam Rd Hudson, NH 03051

Parcel ID: 101-025-000

Owner: Anger Properties, LLC

Co Owner: David Anger

Mailing: 5 Gillis Street Hudson, NH 03051

Site Engineer-

Karl Dubay P.E.

The Dubay Group, Inc.

84 Range Road Windham, NH 03087

Surveyor-

Tim Sutherland LLS

The Dubay Group, Inc.

84 Range Road Windham, NH 03087

Abutter Notification Labels

Rebel Road- Hudson

September 17, 2019

Parcel 101-021-000

SHEET 1 OF 1

ANGER PROPERTIES, LLC
DAVID ANGER
5 GILLIS STREET
HUDSON, NH 03051

NOTTINGHAM SQUARE CORP
46 LOWELL ROAD
HUDSON, NH 03051

GREENLAND INVESTMENT REALTY TR
MARIO & DENYSE PLANTE TRUSTEE
9 OLD DERRY ROAD
HUDSON, NH 03051

GREENLAND INVESTMENT REALTY
TRUST
ANTHONY E DIONNE TRUSTEE
PO BOX 12060
LONDONDERRY, NH 03053

4 REBEL ROAD, LLC
4 REBEL ROAD
HUDSON, NH 03051

MASON FAMILY TRUST
MATTHEW E & LYNN MASON TRUSTEES
13 CUTLER ROAD
LITCHFIELD, NH 03052

BENJAMIN P ELLIS
10 REBEL ROAD
HUDSON, NH 03051

EIDAM'S INC.
23 PUTMAN ROAD
HUDSON, NH 03051

LINDA K HARVEY
11 AVERY ROAD
LONDONDERRY, NH 03053

DANIEL & JUDITH DUBOWIK
223 DERRY ROAD
HUDSON, NH 03051

KARL DUBAY, PE
THE DUBAY GROUP, INC.
84 RANGE ROAD
WINDHAM, NH 03087

TIM SUTHERLAND, LLS
THE DUBAY GROUP, INC.
84 RANGE ROAD
WINDHAM, NH 03087





FUSS & O'NEILL

October 2, 2019

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

Re: Town of Hudson Planning Board Review
Syntech Microwave Site Plan, 8 Rebel Road
Tax Map 101, Lot 021-000; Acct. #1350-937
Reference No. 03-0249.1830

Dear Mr. Groth:

Fuss & O'Neill, Inc. has reviewed the first submission of the materials received on September 23, 2019, related to the above-referenced project. Authorization to proceed was received on September 23, 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 appears to consist of the construction of a 2,000 square foot accessory garage building in the same general location as where a concrete pad currently exists. Proposed improvements to the site also include the construction of a rain garden for drainage improvements, site grading, paving, and other associated site improvements. The proposed building is not shown to be serviced by water or sewer. The existing building on the site is serviced by a private septic system and on-site well.

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 proposed building. No proposed measures were included in Fuss & O'Neill's review package. We note that no water connection to the proposed building is shown on the plans.
- b. HR 275-8.C.(2) and ZO 334-15.A. The applicant has noted that the proposed building will be used as a garage. The applicant has noted that the garage will provide two interior parking spaces and that the total parking at the site exceeds the minimum required by the Regulation. The applicant should note the number of employees at the facility and provide a parking space calculation based on employee counts. Also, the applicant should correct the sign shown in the formula in Note #11 on Sheet 3 (+ instead of =).

540 No. Commercial Street
Manchester, NH

03101
1603.668.8223
800.256.2469

www.fandoc.com

California
Connecticut
Maine
Massachusetts
New Hampshire
Rhode Island
Vermont



Mr. Brian Groth

October 2, 2019

Page 2 of 4

- c. HR 275-8.C.(6) and 275-8.C.(6)(d). The applicant has not labeled any specific loading spaces on the plan set. The applicant should confirm that the current site configuration has been adequate for vehicle carrier loading/unloading at the car restoration business and that the loading needs of the accessory garage will be met with the current site layout.
- d. HR 276-11.1.B.(6). The owner's signature does not appear on the plans.
- e. HR 276-11.1.B.(13). The applicant has not proposed any new signage within the site.
- f. HR 276-11.1.B.(16). The applicant has not shown all roadways, driveways, travel or parking areas within 200 feet of the tract.
- g. HR 276-11.1.B.(17). The applicant has not shown existing topography on the plans. Also, we were unable to locate any benchmarks within the plans.
- h. HR 276-11.1.B.(20). The applicant has not shown any existing or proposed easements on the plans.
- i. HR 276-11.1.B.(23). The applicant has not noted any pertinent highway projects on the plan set.
- j. HR 276-11.1.B.(25). The applicant has proposed an undefined paved area on the northwest side of the existing building which could be used for parking. The proposed edge of pavement in this area is noted as matching the edge of pavement currently existing within the site. The applicant should clarify the intended use of this paved area and review the need for a waiver from the Regulation which prohibits parking within a side setback.
- k. HR 276-15. The applicant should include Dig Safe notification information on the plans.

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

- a. HR 193.10. The applicant is not proposing any changes to the existing driveway onto Rebel Road.

3. Traffic

- a. We have no traffic related comments at this time.

4. Utility Design/Conflicts

- a. HR 275-9.E and 276-13. The applicant has not shown water or sewer connections to the proposed accessory garage. The applicant should confirm that none are intended, including no fire service connection.
- b. HR 275-9.E. and 276-13. The applicant has not shown any changes to the existing water and sewer utilities within the site.

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

- a. HR 290-3.A.(5). The applicant should confirm that there are no highly erodible soils present within the subject site which would necessitate the need for a Stormwater Management and Erosion Control Plan.
- b. HR 290-5.K.(22). The applicant has not shown existing or proposed snow storage areas on the plans.



Mr. Brian Groth

October 2, 2019

Page 3 of 4

- c. The applicant has noted that a roof gutter system is to be provided for the proposed building. The plans do not show how or where the gutter system will discharge to the ground.
- d. The applicant should include details on the plans for the construction of the proposed rain garden.

6. Zoning (ZO 334)

- a. ZO 334-14. The applicant has not noted the height of the proposed accessory garage on the plans but based on the rendering provided appears to be well under the maximum allowed by the Ordinance.
- b. ZO 334-21 and 334-22. The applicant has noted that the subject parcel is located within the Town Business (B) zoning district and that the proposed building will be used as an accessory garage. The applicant should clarify what is to be stored in the garage, as per 334 Attachment 1, the garaging or parking of heavy commercial vehicles and equipment is not permitted in this district.
- c. ZO 334-33. The applicant has shown delineated wetlands outside of the subject site. There are no improvements proposed within the wetlands buffer, a portion of which is located within the subject site.
- d. ZO 334-60. The applicant has not proposed any new signage within the subject site.
- e. ZO 334-83. The applicant has noted that the subject parcel is not located within a special flood hazard area.

7. Erosion Control/Wetland Impacts

- a. HR 290-4.A. The applicant has not proposed nor provided a detail for a stabilized construction exit for the site.
- b. The Town should reserve the right to require additional erosion control measures during construction.

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 any information related to site lighting for the proposed accessory garage nor provided the note from the Regulation.
- b. HR 276-11.1.B.(21). The applicant has not proposed any new landscaping in the area around the proposed accessory garage other than loaming and seeding.

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

- a. HR 275-9.G. The applicant did not provide copies of any applicable Town, State or Federal approvals or permits in the review package.
- b. Additional local permitting may be required.



Mr. Brian Groth

October 2, 2019

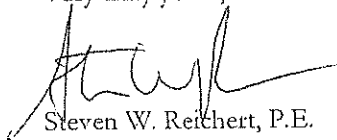
Page 4 of 4

10. Other

- a. The applicant has not shown a dumpster on the plans. The applicant should clarify if a dumpster is currently provided at the existing concrete pad in the northeast corner of the site, or verify that a dumpster is not needed for the current and proposed uses.
- b. The applicant has included a note with an arrow on Sheet #4 saying to "See Note 11". We couldn't find an applicable Note #11 within the plans.
- c. The applicant should either have the land surveyor sign the certification box on Sheet #4 or remove this from that plan sheet.
- d. The applicant should provide more detail for the construction of the 24" landscape wall.
- e. The applicant should provide a detail for the construction of the bollards and pad at the relocated propane tank.

Please feel free to call if you have any questions.

Very truly yours,



Steven W. Reichert, P.E.



Paul Koniczka, AICP

SWR:PK:mjt

Enclosure

cc: Town of Hudson Engineering Division – File
The Dubay Group, Inc.
84 Range Road
Windham, NH 03087
karl@thedubaygroup.com



MEMORANDUM

TO: File

FROM: Steven W. Reichert PE *SWR*

DATE: October 2, 2019

RE: Town of Hudson Planning Board Review
Syntech Microwave Site Plan
Tax Map 101, Lot 021; Acct. #1350-937
Fuss & O'Neill Reference No. 20030249.1830

The following list itemizes the set of documents reviewed related to the Syntech Microwave Site Plan, located at 8 Rebel Road, in Hudson, New Hampshire.

- Transmittal Letter received by Fuss & O'Neill, from the Town of Hudson, dated September 18, 2019 and received on September 23, 2019, including the following:
 1. Copy of *Site Plan Application for Plan Review*, Town of Hudson, New Hampshire for Map 101, Lot 021-000, dated September 17, 2019.
 2. Copy of *Project Narrative*, prepared by The Dubai Group, Inc., dated September 17, 2019.
 3. Copy of *Garage Rendering*, not dated.
 4. Copy of *Syntech Microwave Site Plans*, Map 101, Lot 021-000, 8 Rebel Road, Hudson, New Hampshire, prepared by The Dubai Group, Inc., dated September 17, 2019, unless otherwise noted, received on September 23, 2019, and including the following:
 - a. Title Sheet, Sheet 1 of 5.
 - b. Existing Conditions & Site Preparation Plan, Sheet 2 of 5.
 - c. Site Plan, Sheet 3 of 5.
 - d. Grading & Drainage Plan, Sheet 4 of 5.
 - e. Site Details, Sheet 5 of 5.

SWR:mjt

cc: Brian Groth – Town of Hudson
Town of Hudson Engineering Division – File

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

Thirty (30) days prior to Planning Board Meeting, a complete site plan to include all supporting materials/documents must be submitted in final form. The site plan shall comply with the following specifications/requirements.

- | | | |
|---|--|--|
| <p>Applicant Initials _____</p> <p>Staff Initials _____</p> | <p>a) Submission of nine (9) full sets of Site Plans (sheet size: 24" x 34") at the time of application filing, followed by the submission of seventeen (17) 11" x 17" plan sets (revised if applicable) to the Community Development Department no later than 10:00 AM Tuesday of the week prior to the scheduled public hearing/conceptual review date.</p> <p>b) A Site Plan narrative, describing the purpose, locations, long range plans, impacts on traffic, schools and utilities.</p> <p>c) Plan scale at not less the one inch equals fifty feet (1" = 50')</p> <p>d) Locus plan with 1,000' minimum radius of site to surrounding area</p> <p>e) Plan date by day/month/year</p> <p>f) Revision block inscribed on the plan</p> <p>g) Planning Board approval block inscribed on the plan</p> <p>h) Title of project inscribed on the plan</p> <p>i) Names and addresses of property owners and their signatures inscribed on the plan</p> <p>j) North point inscribed on the plan</p> <p>k) Property lines: exact locations and dimensions</p> <p>l) Square feet and acreage of site</p> <p>m) Square feet of each building (existing & proposed)</p> <p>n) Names and addresses of bordering abutters, as shown on Tax Assessor's records not more than five (5) days prior to application date to be listed on the plan</p> | <p>a) One full size set received by Fuss & O'Neill.</p> <p>b) Narrative provided. Impacts on traffic, schools, utilities not noted but shouldn't be substantial.</p> <p>c) Month/day/year</p> <p>d) Signature not provided</p> <p>e) Unable to verify 5-day update criteria.</p> |
|---|--|--|

Applicant Initials _____

o) Location of all structures, roads, wetlands, hydrants, wells, septic systems, 4k reserve areas, floodways/floodplains, driveways, travel areas, parking areas and natural features within 200 feet of the tract

p) Locations of existing and proposed permanent monuments and benchmarks within 200 feet of the development tract

q) Pertinent highway projects

r) Assessor's Map and Lot number(s)

s) Waiver application form shall be submitted with the site plan application, note on plan listing waivers requested/granted; and all waivers granted to the site plan regulations shall be listed on the final plan; waivers to checklist shall be reduced to writing and be signed by the Planning Board Chairman and Planning Board Secretary and recorded with the plan.

t) Delineate zoning district on the plan

u) Stormwater drainage plan

v) Topographical elevations at 2-foot intervals contours: existing and proposed

w) Utilities: existing and proposed

x) Parking: existing and proposed

y) Parking space: length and width

z) Aisle width/maneuvering space

aa) Landscaping: existing and proposed

ab) Building and wetland setback lines

ac) Curb cuts

ad) Rights of way: existing and proposed

ae) Sidewalks: existing and proposed

af) Exterior lighting plan

ag) Sign locations: size and design

ah) Water mains and sewerage lines

ai) Location of dumpsters on concrete pads

aj) All notes from plans

Staff Initials _____

o) Not all driveways, travel ways, parking areas are shown.

p) Couldn't locate benchmarks

q) None are noted

s) No waivers requested.

Fuss & O'Neill/SWR _____

u) Not provided. Not required unless highly erodible soils are present.

Fuss & O'Neill/SWR _____

Fuss & O'Neill/SWR _____

Fuss & O'Neill/SWR _____

Fuss & O'Neill/SWR _____

Fuss & O'Neill/SWR _____

Fuss & O'Neill/SWR _____

Fuss & O'Neill/SWR _____

aa) No new landscaping proposed.

ac) No changes to existing proposed.

ac) No sidewalks proposed

af) No information on lighting for proposed garage provided.

ag) None proposed.

ah) No changes proposed. No connection to new garage shown.

ai) Existing concrete pad shown.

aj) See other comments.

Applicant
Initials

- ak) Buffer as required by site plan regulations
- al) Green and open space requirements met with percentages of both types of spaces inscribed on the plan
- am) Soil types and boundaries, Note: if site contains marginal or questionable soils, a High Intensity Soil Survey (HISS) may be deemed necessary to submit as part of the application. Said HISS, if required, shall be performed by a State of New Hampshire certified Soil Scientist, who shall affix his/her stamp and signature shall be inscribed on the plan.
- an) Wetlands (and poorly-drained and very poorly-drained soils), also identified as Class 5 and Class 6 High Intensity Soil Survey (HISS soils), and permanent and seasonal wetlands shall be identified on the plan by a New Hampshire certified Wetland or Soil Scientist, who shall affix his/her stamp and signature to the respective plan.

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am) Not noted on plans.

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ao) "Valid for one year after approval" statement inscribed on the plan

- ap) Loading bays/docks
- aq) State of New Hampshire engineer's stamp, signature, surveyor's stamp, and signature
- ar) Error of closure (1 in 10,000 or better)
- as) Drafting errors/omissions
- at) Developer names, addresses, telephone numbers and signatures
- au) Photographs, electronic/digital display or video of site and area
- av) Attach one (1) copy of the building elevations
- aw) Fiscal impact study
- ax) Traffic study
- ay) Noise study

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Fuss & O'Neill/SWR

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ap) Not specifically called out on plan

as) Not stated.

au) Not provided.

aw) Not provided.

ax) Not provided.

ay) Not provided.

Applicant
Initials _____

Staff
Initials _____

az) Copies of any proposed or existing easements, covenants, deed restrictions, right of way agreements or other similar documents _____

az) Copy of easements not provided. None noted on plan.

ba) Copy of applicable Town, State, Federal approval/permits to include but not limited to the following: _____

ba) None provided.

- industrial discharge application
- sewer application
- flood plain permit
- wetlands special exception
- variance
- erosion control permit (149.8a)
- septic construction approval
- dredge and fill permit
- curb cut permit
- shoreland protection certification in accordance with RSA483-B
- if applicable, review application with Lower Merrimack River Local Advisory Committee (LMRLAC) and attach LMRLAC project comments hereto.

bb) Presentation plan (colored, with color coded bar chart) _____

bb) No presentation plan received, requires a Town action.

bc) Fees paid to clerk _____

bc) Requires Town action.

bd) Five (5) 22" x 34" copies of the plan shall be brought to the Planning Board meeting and distributed to the Planning Board members at the meeting. Note: for all subsequent meetings involving revised plans, five 22" x 34" copies of said plan shall be brought to the meeting for distribution to the board members. _____

bd) Requires Town action.

* Under the purview of the Planning Board any and all items may be waived.

