

# TOWN OF HUDSON

## Planning Board

Glenn Della-Monica, Chairman

David Morin, Selectmen Liaison



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

### **PUBLIC MEETING TOWN OF HUDSON, NH SEPTEMBER 26, 2018**

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, September 26, 2018 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)
  - 8 August 18 Meeting Minutes – Decisions
- VI. CASES REQUESTED FOR DEFERRAL
- VII. CORRESPONDENCE
  - A. Request of Bond Reduction for Orchard Park Lane  
  
Reference Memo dated 09-04-18 from Don Nicolls, KLN Construction, to Town of Hudson Planning Board.
  - B. Driveway Waiver Requests – 4 Sandalwood Drive  
  
Request of two waivers from Driveway Regulations §193-10.C and §193-10.G by Heath Ebbeson of 4 Sandalwood Drive, Map 133/Lot 020.
- VIII. PERFORMANCE SURETIES
- IX. ZBA INPUT ONLY
- X. OLD BUSINESS/PUBLIC HEARINGS
- XI. DESIGN REVIEW PHASE
- XII. CONCEPTUAL REVIEW ONLY

XIII. NEW BUSINESS/PUBLIC HEARINGS

A. 292 Derry Road Conceptual Site Plan  
CSP# 07-18

292 Derry Road  
Map 109/Lot 007

Purpose of Plan: to add a 9,600 square foot warehouse with an office to the existing 1,800 square foot professional offices and 88 student day-care uses on site. Application Acceptance & Hearing.

B. Mal-Mar, LLC Amended Site Plan  
SP# 16-18

2 Tracy Lane  
Map 101/Lot 011

Purpose of Plan: to amend the previously approved site plan to allow a 20' x 60' building addition. Application Acceptance & Hearing.

XIV. OTHER BUSINESS

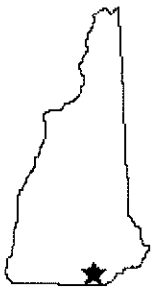
XV. ADJOURNMENT

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

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Jay Minkarah  
Interim Town Planner

POSTED: Town Hall, Library & Post Office – 09-14-18



# TOWN OF HUDSON

## Planning Board

Glenn Della-Monica, Chairman

David Morin, Selectmen Liaison



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

**PUBLIC MEETING  
TOWN OF HUDSON, NH  
September 26, 2018  
(Addendum#1)**

In addition to items already scheduled and posted for review at the September 26, 2018 Planning Board Meeting, the following item is scheduled to be heard:

### **X. OLD BUSINESS/PUBLIC HEARING**

A. Rebel Square Garage Site Plan  
SP# 15-18

1 Rebel Road  
Map 101/Lot 030

Purpose of Plan: to propose a 5-stall in the existing parking area. Application Acceptance & Hearing.

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

The public is invited to attend.

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Brian Groth  
Town Planner

POSTED: Town Hall, Library, Town Website – 9/19/18

**MINUTES/DECISIONS OF THE PLANNING BOARD**  
**MEETING DATE: AUGUST 8, 2018**

In attendance = X; Alternates Seated = S; Partial Attendance = P; Excused Absence = E

Glenn Della-Monica Chairman <u>  X  </u>	Timothy Malley Vice-Chair <u>  E  </u>	William Collins Secretary <u>  X  </u>	Charles Brackett Member <u>  A  </u>
Jordan Ulery Member <u>  E  </u>	Dillon Dumont Member <u>  X  </u>	Ed Van der Veen Alternate <u>  X  </u>	Elliott Veloso Alternate <u>  X  </u>
David Morin Select. Rep. <u>  X  </u>	Roger Coutu Alt. Select. Rep. <u>  E  </u>		

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Meeting called to order at approximately 7:00 p.m.

- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL

IV. SEATING OF ALTERNATES

Mr. Van der Veen seated for Mr. Malley.  
Mr. Veloso seated for Mr. Ulery.

V. ELECTION OF OFFICERS

VI. MINUTES OF PREVIOUS MEETING(S)

- 25 JULY 18 Meeting Minutes – Decisions.

Mr. Dumont moved to approve the 25 JULY 18 Meeting Minutes (as written/amended).

Motion seconded by Mr. Van der Veen. Motion carried 5/0/1 (Veloso)

VII. CASES REQUESTED FOR DEFERRAL



foot paved parking area; and construction of a new stormwater management area; all located on Lot 14. In addition, Lot 15 will include a new slide gate and security fence. Application Acceptance & Hearing.

Mr. Dumont moved to accept the Site Plan application for Reeds Ferry Small Building at 3, 5, & 7 Tracy Lane – Map 101/Lots 017, 015, & 014.

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

**WAIVER MOTIONS:**

- 1) HR 275-8. (7)(a) & [(b)] – Interior parking landscaping

Mr. Van der Veen moved to grant the requested waiver of HR 275-8. (7)(a) & [(b)] – Interior parking landscaping, based on the testimony of the Applicant's representative, and in accordance with the language included in the submitted waiver request.

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

- 2) HR 276-11.1.B (12) – [Display area in front setback] and HR 276-11.1.B. (12) – [Display area within 35 foot green frontage area]
- 3) Mr. Dumont moved to grant the requested waiver of HR 276-11.1.B (12) – [Display area in front setback] and HR 276-11.1.B. (12) – [Display area within 35 foot green frontage area], based on the testimony of the Applicant's representative, and in accordance with the language included in the submitted waiver request.

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

Mr. Veloso moved to approve the Site Plan entitled: Reeds Ferry Small Buildings, 3, 5, 7 Tracy Lane, Hudson, NH, prepared by TFMoran, Inc., 48 Constitution Drive, Bedford, NH, dated June 22, 2018 (last revised July 25, 2018), consisting of Sheets 1 – 17 and Notes 1 – 11 on Sheet 2 and Notes 1 – 34 on Sheet 6 subject to the following conditions:

1. Town of Londonderry Planning Board approval of the Site Plan entitled: Reeds Ferry Small Buildings, 3, 5, 7 Tracy Lane, Hudson, New Hampshire, prepared by TFM, 48 Constitution Drive, Bedford, NH, dated June 22, 2018, (last revised July 25, 2018), consisting of Sheets 1 - 17 and Notes 1 – 11 on Sheet 2 and Notes 1 – 34 on Sheet 6.
2. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Site Plan-of-Record.

3. All improvements shown on the Site Plan-of-Record, including Notes 1-11 on Sheet 2 and Notes 1-34 on Sheet 6, shall be completed in their entirety and at the expense of the Applicant or his assigns.
4. 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 Department, confirming that the site conforms to the Planning Board approved site plan.
5. The onsite drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems.
6. The Site Plan shall be amended to include a catch basin or shallow concrete chamber with mechanical separator and the addition of a Note 14 on Sheet 9 to affirmatively state that the Applicant will comply new MS4 rules and regulations per memo from Town Engineer Elvis Dhima dated June 28, 2018.
7. Prior to Planning Board endorsement of the plan, it shall be subject to final review by the Town Engineer and CLD.
8. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M. No exterior construction activities shall be allowed on Sundays. Note 19 on Sheet 6 shall be revised to match this stipulation.
9. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M. Monday through Saturday only. A new Note shall be added to Sheet 6 to match this stipulation.

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

C. Fairview Nursing Home (Extension) SP# 11-18	203 Lowell Road Map 216/Lot 002
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Purpose of Plan: to request a one-year extension to the Planning Board approved Site Plan on 07/19/17, which expired on 07/19/18. Application Acceptance & Hearing.

Mr. Dumont moved to grant a two-year extension (from July 19, 2018 to July 19, 2019) for the Amended Non-Residential Site Plan, Fairview Nursing Home dated May 18, 2016, located at 205 & 203 Lowell Road, Hudson, NH, Map 216/Lot 002.

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

## XVI. OTHER BUSINESS

- A. Interim Town Planner Input – Jay Minkarah – Overlay Zone for affordable housing.

Discussion of interest in new Zoning Regulation to allow work force housing in an Industrial Zone.

Planning Board members want a presentation with more details.

XVII. ADJOURNMENT

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

Meeting adjourned at 8:14 p.m.

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



# Orchard Park Lane Bond Reduction

## STAFF REPORT

September 26, 2018

**SITE:** Orchard at Nottingham Subdivision

### ATTACHMENTS:

- 1) Memo from Elvis Dhima, Town Engineer, to Brian Groth, Town Planner with recommendation for acceptance – Attachment “A”
- 2) Memo from Department of Public Works to Elvis Dhima, Town Engineer– Attachment “B”
- 3) Correspondence from Don Nicolls, KLN Construction dated September 4, 2018 – Attachment “C”

**RECOMMENDATION:** Per the written recommendation of the Town Engineer, the Board should vote to reduce the bond for Orchard Park Lane to \$29,664.90. A DRAFT MOTION is provided below:

### MOTION TO RECOMMEND ACCEPTANCE:

I move to reduce the bond for Orchard Park Lane to \$29,664,90 in accordance with the recommendation of the Town Engineer.

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

"A"

**Groth, Brian**

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**From:** Dhima, Elvis  
**Sent:** Friday, September 21, 2018 11:48 AM  
**To:** Groth, Brian  
**Cc:** Forrence, Jess; Twardosky, Jason  
**Subject:** Re: Orchard Park Lane Bond Reduction

Brian

I have reviewed it and I'm ok with it

Jess, let me know if you are ok with it

They will still come for a street acceptance at same point and renew this bond as a two year bond

Thanks

E

Elvis Dhima P.E.  
Town Engineer  
12 School Street  
Hudson, NH 03051  
Sent from my iPhone

On Sep 21, 2018, at 11:24 AM, Groth, Brian <[bgroth@hudsonnh.gov](mailto:bgroth@hudsonnh.gov)> wrote:

Elvis,

Orchard Park Lane is requesting a bond reduction, for it to be reduced to \$29,664.90. Please let me know if you find this appropriate.

Thank you,  
Brian

**Brian Groth**  
**Town Planner**

Town of Hudson, NH  
12 School Street  
Hudson, NH 03051  
Phone: (603) 886-6008  
Fax: (603) 594-1142  
<image001.png>

**K.L.N. CONSTRUCTION COMPANY, INC**

**70 BRIDGE STREET UNIT 1  
PELHAM NH 03076  
PHONE: (603) 635 0807  
FAX: (603) 635 0806**

"C"



September 4, 2018

Town of Hudson  
Planning Board

Ref; Orchard Park Lane  
Bond Reduction

We, KLN Construction, are requesting a bond reduction for Orchard Park Lane.  
We would request the bond to be reduced to \$29,664.90. Please let us know if you have  
any questions.

Thank you,

A handwritten signature in blue ink that reads "Don Nicolls".

Don Nicolls  
KLN Construction

**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 Street:

Owner/Developer: KLN Construction Company

Project Name: \_Orchard At Nottingham Map: 231

Street Name: Stonewall Drive Street Length: 1300'

**Total**

Clearing, 50' width	1	A.C.	@	\$ 7,500.00	=	\$ 7,500.00
Excavation	4200	C.Y.	@	\$ 5.00	=	\$ 21,000.00
Ledge Removal Mass		C.Y.	@	\$ 25.00	=	
Trench Ledge		C.Y.	@	\$ 50.00	=	

Drainage Swales		L.F.	@	\$ 5.00	=	
Drainage Swale w/Riprap		L.F.	@	\$ 7.00	=	
Hay Bale Dike		EA	@	\$ 4.00	=	
Silt Fence	750	L.F.	@	\$ 4.00	=	\$ 3,000.00

**Storm Drains Size/Type**

12" RCP	426	L.F.	@	\$ 30.00	=	\$ 12,780.00
15" RCP	300	L.F.	@	\$ 34.00	=	\$ 10,200.00
18" RCP		L.F.	@	\$ 38.00	=	
21" RCP		L.F.	@	\$ 42.00	=	
24" RCP	104	L.F.	@	\$ 46.00	=	\$ 4,784.00
30" RCP		L.F.	@	\$ 54.00	=	
36" RCP		L.F.	@	\$ 66.00	=	
6" PVC		L.F.	@	\$20.00	=	

6" Underdrain		L.F.	@	\$ 15.00	=	
8" Underdrain		L.F.	@	\$ 16.00	=	
Additional Excavation for Str		C.Y.	@	\$ 6.00	=	

4' Catch Basins	48	V.F.	@	\$ 250.00	=	\$ 12,000.00
5' Catch Basins		V.F.	@	\$ 275.00	=	
4' Drain Manholes	16	V.F.	@	\$ 275.00	=	\$ 4,400.00
5' Drain Manholes		V.F.	@	\$ 310.00	=	

Headwalls	1	EA.	@	\$ 1,300.00	=	\$ 1,300.00
Rip-Rap	135	S.Y.	@	\$ 36.00	=	\$ 4,860.00

Town of Hudson Road Guarantee Estimate

Subdivision Name: Orchard At Nottingham

**Total**

ite  
ets:

Date: 8/30/2016

Lot: 052

**Bond Remaining**

**Date**









**Bond Remaining**

**Date**

**Sanitary Sewer Siz No Sewe**

6" PVC Service Connectid		L.F.		@	\$ 20.00	=	
8" PVC							
0' - 12' Depth		L.F.		@	\$ 50.00	=	
12' - 18' Depth		L.F.		@	\$ 75.00	=	
10" PVC		L.F.		@	\$ 75.00		
Other		L.F.		@			

Sanitary Sewer Manholes 4'		V.F.		@	\$ 300.00	=	
Sanitary Sewer Manholes 5'		V.F.		@	\$ 325.00	=	
Service Cleanout		EA.		@	\$ 110.00	=	

**Water Main Size (valves included) No Water**

4" DIP Class 52		L.F.		@	\$ 53.00	=	
6" DIP Class 52		L.F.		@	\$ 40.00	=	
8" DIP Class 52		L.F.		@	\$ 47.00	=	
10" DIP Class 52		L.F.		@	\$ 52.00	=	
12" DIP Class 52		L.F.		@	\$ 55.00	=	
T/S&V		L.F.		@	\$3,500.00	=	

Hydrants		EA		@	\$ 3,000.00	=	
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1" Copper Service (stops inc		EA.		@	\$ 400.00	=	
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Bank Run Gravel	1450	C.Y.		@	\$ 14.00	=	\$ 20,300.00
Crushed Bank Run Gravel	720	C.Y.		@	\$ 18.00	=	\$ 12,960.00
Sand Cushion		C.Y.		@	\$12.00	=	

**Hot Bituminous Pavement 28' width**

2" Base Course Type C	502	TONS		@	\$ 85.00	=	\$ 42,670.00
1 1/2" Wearing Course Typ	378	TONS		@	\$ 85.00	=	\$ 32,130.00
Other				@		=	
Tack Coat	4045	S.Y.		@	\$ 0.20	=	\$ 809.00

**Curbing**

Granite	2280	L.F.		@	\$ 22.00	=	\$ 50,160.00
Cape Cod		L.F.		@	\$ 6.00	=	

**Sidewalks**

5' Wide bituminous	722	S.Y.		@	\$ 30.00	=	\$ 21,660.00
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**Loam and Seed**

Easement areas		L.F.		@	\$ 6.00	=	
R.O.W. areas	2600	L.F.		@	\$ 5.00	=	\$ 13,000.00

**Town of Hudson Road Guarantee Estimate**

Subdivision Name: Orchard At Nottingham \_\_\_\_\_

**Total**

**Bounds and Pins**

Property Pins	54	EA.		@	\$ 175.00	=	\$ 9,450.00
Road Bounds	16	EA.		@	\$ 325.00	=	\$ 5,200.00




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\$	32,130.00	
\$	809.00	

	28,710.00	

	21,660.00	
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	6,500.00	
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Page 3

**Bond Remaining**

**Date**

	9,450.00	
	5,200.00	

Stop Signs		1	EA.		@	\$ 75.00	=	\$ 75.00
Street Signs		1	EA.		@	\$ 85.00	=	\$ 85.00
As-Built Plans		1300	L.F.		@	\$ 4.00	=	\$ 5,200.00
Landscaping								
Trees		3	EA.		@	\$ 375.00	=	\$ 1,125.00
Bushes		N/A	EA.		@	\$ 200.00	=	
Guard Rails		N/A	L.F.		@	\$ 50.00	=	
Utility Trench (Elec/Tel/TV)		N/A	L.F.		@	\$35.00	=	
Other required improvements								
(itemize on separate sheet		N/A	S.F.		@	\$0.50	=	
Subtotal:								\$ 296,648.00
3% Mobilization								\$ 8,899.44
Engineering & Contingencies								
(10% subtotal):								\$ 29,664.80
10% Maintenance Level:								\$ 29,664.80
Bond Reduction 9/3/18								
Total Estimate:								\$ 364,877.04
Prepares Name: Don Nicolls <i>Donald Nicolls 9-5-18</i> Date: September 4, 2018								
rev 9/4/18								
rev 3/21/16								
rev 7/9/10								
excel bond form								



5,200.00		





109,659.00		
3,289.77		
10,965.90		
10,965.90		
-105,215.77		
29,664.80		

2018

# 4 Sandalwood Rd Driveway Waiver Request

## STAFF REPORT

September 20, 2018

**SITE:** 4 Sandalwood Road - Map 133/Lot 020

**ZONING:** TR

**PURPOSE OF PLAN:** to allow a second driveway for a residential lot to improve access to a single-family home with an accessory dwelling unit.

**PLAN UNDER REVIEW ENTITLED:** Driveway Design Plan, prepared for Heath Ebbeson, Map 133 Lot 20, 4 Sandalwood Rd., Hudson, NH, prepared by S & H Land Services, LLC. dated: August 27, 2018, consisting of one sheet (said plans are attached hereto).

### ATTACHMENTS:

- 1) Memo from Elvis Dhima, Town Engineer, to Brian Groth, Town Planner, September 20, 2018– Attachment “A”

### REQUESTED WAIVERS:

- 1) HTC 193-10.C – Establishment of grades.
- 2) HTC 193-10.G – Only one driveway per parcel.

### APPLICATION TRACKING:

- September 6, 2018 – driveway waiver request application submitted.
- September 26, 2018 – Application scheduled.

### REQUESTED WAIVERS:

- 1) HTC 193-10.C – Establishment of grades.

I move to grant the requested waiver - HTC 193-10.C, Establishment of grades - based on the testimony of the Applicant’s representative here this evening, and in accordance with the language included in the submitted Waiver Request Form.

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

2) HTC 193-10.G – Number of driveways per parcel.

I move to grant the requested waiver - HTC 193-10.G, Number of driveways per parcel - based on the testimony of the Applicant's representative here this evening, and in accordance with the language included in the submitted Waiver Request Form.

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

"A"

**Groth, Brian**

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**From:** Dhima, Elvis  
**Sent:** Thursday, September 20, 2018 3:30 PM  
**To:** Groth, Brian  
**Cc:** Forrence, Jess; Twardosky, Jason  
**Subject:** RE: 4 Sandalwood Rd Driveway Waiver Request  
**Attachments:** Driveway access plan\_june2018.pdf

Brian

I have seen the plan and profile and I have no issues with the proposed second driveway

Jess, they are asking the Planning Board for a waiver, are you ok with it

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



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**From:** Groth, Brian  
**Sent:** Thursday, September 20, 2018 3:03 PM  
**To:** Dhima, Elvis <edhima@hudsonnh.gov>  
**Subject:** 4 Sandalwood Rd Driveway Waiver Request

Elvis:

Do you have any comments or concerns regarding the driveway waiver requests for 4 Sandalwood Road?

Thank you,  
Brian

*Brian Groth*  
*Town Planner*

Town of Hudson, NH  
12 School Street  
Hudson, NH 03051  
Phone: (603) 886-6008  
Fax: (603) 594-1142

**SUBDIVISION/SITE PLAN WAIVER REQUEST FORM**  
**Town of Hudson, New Hampshire**

Name of Subdivision/Site Plan: \_\_\_\_\_

Street Address: 4 SANDALWOOD RD

I HEATH EBBERSON hereby request that the Planning Board waive the requirements of item 143-10.C of the Subdivision/Site Plan Checklist in reference to a plan presented by DH LAND SERVICES (name of surveyor and engineer) dated Aug 27, 2018 for property tax map(s) 133 and lot(s) 20 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. (For Subdivisions) and RSA 674:44, III (e) (For Site-Plans). Without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Subdivision/Site Plan regulations.

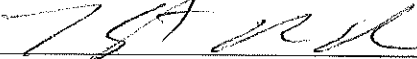
Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):

EXISTING DRIVEWAY IN SERVICE WITH GRADE OF 18.20%,  
REASONABLE LENGTH OF DRIVEWAY INCLUDES GRADE OF 12.5%  
WITH AN AVERAGE GRADE OF 9.9%

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):

AVERAGE GRADE OF DRIVEWAY IS LESS THAN 10%

Signed:



Applicant or Authorized Agent

Planning Board Action:

Waiver Granted \_\_\_\_\_

Waiver Not Granted \_\_\_\_\_

**SUBDIVISION/SITE PLAN WAIVER REQUEST FORM**  
**Town of Hudson, New Hampshire**

Name of Subdivision/Site Plan: \_\_\_\_\_

Street Address: 41 SANDALWOOD RD

I HEATH ERIBESON hereby request that the Planning Board waive the requirements of item 193-10.6 of the Subdivision/Site Plan Checklist in reference to a plan presented by S+H LAND SERVICES (name of surveyor and engineer) dated NOV 27, 2010 for property tax map(s) 133 and lot(s) 20 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. (For Subdivisions) and RSA 674:44, III (e) (For Site-Plans). Without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Subdivision/Site Plan regulations.

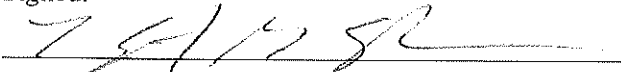
Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):

EXISTING DRIVEWAY IN SERVICE WITH A GRADE OF 18-20% IS NOT ADEQUATE TO SERVICE RESIDENCE AND ADV SAFELY. ADDING A LOOP DRIVEWAY WITH AN ADDITIONAL CURB CUT WILL ALLOW FOR SAFE ACCESS TO RESIDENCE AND ADV.

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):

GRANTING THIS WAIVER WOULD ALLOW FOR SAFE AND EFFECTIVE ACCESS TO RESIDENCE AND ADV FOR RESIDENTS AND EMERGENCY SERVICES

Signed:



Applicant or Authorized Agent

Planning Board Action:

Waiver Granted \_\_\_\_\_

Waiver Not Granted \_\_\_\_\_

**292 Derry Road**  
**Conceptual Plan Review Only**  
**STAFF REPORT**  
September 26, 2018

**SITE:** 292 Derry Road - Map 109/Lot 007 - CSP# 07-18

**ZONING:** G-1

**PURPOSE OF PLAN:** to add a 9,600 square foot warehouse with an office to the existing 1,800 square foot professional offices and 88 student day-care uses on site. Conceptual Review Only.

**PLAN UNDER REVIEW:** Conceptual Site Plan (Map 109/Lot 7) 292 & 294 Derry Road, Hudson, NH, prepared by McCourt Engineering Associates, PLLC, 42 Ezekiel Smith Rd., Henniker, NH, dated 14 August 2018 (no revisions) and consisting of 1 Sheet and Notes 1 – 11.

**ATTACHMENTS:**

1) Conceptual Site Plan Application, date stamped Aug. 22, 2018 – Attachment “A”.

**STAFF COMMENTS:**

This proposal consists of the following: construction of a 9,600 square foot warehouse with an office, and construction of an access way and parking lot to accommodate the new building. Presently, the site has two buildings: a 1,800 square foot office building and; an approximately 2,800 square foot daycare building. The proposed building is planned to be placed behind these existing buildings, to the rear of the lot. The lot consists of 2.745 acres in the G-1 zone, and abuts a shopping center to the west, an auto-body shop to the east and industrial zoned land to the north (rear of property). The general vicinity of this property is comprised of mostly commercial properties, making the proposed building consistent with the scale and character of the subject area.

Taking the above proposed description into consideration, together with the attached documents, at the Conceptual Plan Review the Applicant’s Engineer seeks board input on the proposed development.

Items for discussion:

1. Compatibility of uses and traffic circulation patterns within the site.
2. Since the site will contain three buildings, the site will be required to have a private way for emergency response purposes.
3. Screening around the daycare playground area is recommended for discussion.
4. Applicant should provide a calculated percentage of impervious surface (60% maximum), per HTC 276-11.1 (24).
5. While the building is identified as “warehouse,” the parking calculation is based on “Wholesale establishments,” HTC 275-8.2 (r).

Note: all abutters within 200 feet of the property were notified of this Conceptual Review hearing, via 1<sup>st</sup> class mail. Also note, all associated engineering work for stormwater management, traffic flow, landscaping, etc, will be addressed during the Site Plan Review phase.

**APPLICATION TRACKING:**

- 22 AUG 2018 - Application submitted.
- 26 SEP 2018 - Conceptual Review hearing scheduled.

**RECOMMENDATION:**

For this Conceptual Review, staff recommends for the Planning Board to hold the hearing and receive input from the public.

**DRAFT MOTIONS: N/A**



"A"



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

Date of Application: 8/22/18 Tax Map # 109 Lot # 7  
Name of Project: Richard Hook Revocable Trust 292 Derry Rd.  
Zoning District: General 1-G1 General CSP# 07-18  
(For Town Use)  
ZBA Action: \_\_\_\_\_

PROPERTY OWNER:

DEVELOPER:

Name: Richard Hook Revocable Trust Same as Owner  
Address: 54 Old Nashua Road  
Address: Londonderry, NH 03053  
Telephone # \_\_\_\_\_  
Fax # \_\_\_\_\_  
Email: \_\_\_\_\_

PROJECT ENGINEER

SURVEYOR

Name: McCourt Eng. Assoc. PLLC Promised Land Survey, LLC  
Address: 42 Ezekiel Smith Road 60 Crystal Ave, Unit A  
Address: Henniker, NH 03242 Derry, NH 03038  
Telephone # (603)428-6682 (603)432-2112  
Fax # \_\_\_\_\_  
Email: mccourtengineering@tds.net

PURPOSE OF PLAN:

The intent of the project is to add a 9,600 square foot warehouse with an office to the existing 1,800 square foot professional offices and 88 student day care uses on site.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CONCEPTUAL SITE PLAN DATA SHEET**

PLAN NAME: Conceptual Site plan prepared for Richard Hook Revocable Trust

PLAN TYPE: CONCEPTUAL SITE PLAN

LEGAL DESCRIPTION: MAP 109 LOT 7

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

Location by Street	<u>292 &amp; 294 Derry Road</u>	
Zoning:	<u>G1</u>	
Proposed Land Use:	<u>Adding warehouse for flooring business</u>	
Existing Use:	<u>Daycare and professional offices</u>	
Surrounding Land Use(s):	<u>Shopping centers and Automotive</u>	
Number of Lots Occupied:	<u>1</u>	
Existing Area Covered by Building:	<u>4892 sf</u>	
Existing Buildings to be removed:	<u>0 sf</u>	
Proposed Area Covered by Building:	<u>16,892 sf</u>	
Open Space Proposed:	<u>N/A</u>	
Open Space Required:	<u>N/A</u>	
Total Area:	<u>S.F.: 119,594    Acres: 2.745</u>	
Area in Wetland:	<u>0 sf    Area Steep Slopes: N/A</u>	
Required Lot Size:	<u>87,120 sf</u>	
Existing Frontage:	<u>305 ft</u>	
Required Frontage:	<u>150 ft</u>	
Building Setbacks:	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50</u>	<u>355</u>
Side:	<u>15</u>	<u>32</u>
Rear:	<u>15</u>	<u>65</u>



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

SCHEDULE OF FEES

A. Review Fees

1. Conceptual Review Only  
\$100.00

\$ 100.00

B. Postage

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

\$ 4.90

C. Advertising (PUBLIC NOTICE) for all site plans

\$ 40.00

TOTAL

\$ 144.90

For Office Use

AMOUNT DUE

\$ 144.90

DATE RECEIVED

8/22/18

AMOUNT RECEIVED

\$ 144.90

RECEIPT NO.

519,075

RECEIVED BY:

Brooke



## **2 Tracy Lane Site Plan**

### **Staff Report**

September 26, 2018

**SITE:** 2 Tracy Lane -- Map 101/Lot 11 -- SP# 16-18

**ZONING:** B

**PURPOSE OF PLAN:** the applicant initially intended to amend the previously approved site plan to allow a 20' x 60' building addition. However, staff has determined that this cannot be processed as an amendment, but rather a regular Site Plan Application.

**PLAN UNDER REVIEW ENTITLED:** Amended Site Plan, Mal-Mar, LLC, Map 101 Lot 11, 2 Tracy Ln., Hudson, NH, prepared by Joseph M. Wichert, LLS, Inc. dated: September 17, 2018, consisting of one sheet (title should be changed to remove "Amended," said plan is attached hereto).

#### **ATTACHMENTS:**

- 1) Site Plan application, date stamped August 22, 2018 – Attachment A.
- 2) Project Narrative – Attachment B.
- 3) Comments from Town Engineer Elvis Dhima dated August 23, 2018 – Attachment C.
- 4) Comments from Bruce Buttrick, Zoning Admin., dated August 30, 2018 – Attachment D.
- 5) Joseph M. Wichert, LLS, Inc response to Engineer and Zoning Admin. review comments dated September 17, 2018 – Attachment E.
- 6) Request for Zoning Determination dated June 9, 2009 and response dated June 24, 2009 – Attachment F.
- 7) CAP Fee worksheet – Attachment "6"

#### **REQUESTED WAIVERS:**

- 1) Waiver request form incomplete

#### **APPLICATION TRACKING:**

- August 22, 2018 – Site Plan application submitted.
- September 17, 2018 – Revised Site Plan submitted.
- September 26, 2018 – Public Hearing scheduled.

**STAFF COMMENTS:** The applicant sought to file a site plan amendment to build a 20' x 60' addition to an existing building. However, the last approved plan for this site is for a convenience store and gas station in 1984, with an amendment for auto-sales display area in 1997. Subsequently, the now current owner asked for a zoning determination in 2009 on whether or not he could operate a Bobcat service, rental and sales business at the site, to this he was informed he would need Planning Board approval. The owner never received such approval, but moved forward with operating the Bobcat business at this location anyhow. Therefore, the 20' x 60' addition does not represent an amendment to an approved site plan, as the site is essentially operating without one. Further, staff has informed the applicant's representative, Joe Wichert, that a full site plan application is required. At the time of this report, staff had not received the necessary application materials, including the waiver request forms.

**RECOMMENDATION:** Staff recommendation is dependent upon forthcoming application materials. DRAFT MOTIONS are provided below for consideration by the Board:

**DRAFT MOTIONS:**

I move to accept the Site Plan application for 2 Tracy Lane, Map 101/Lot 11.

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

**REQUESTED WAIVERS:**

- 1) HTC reference – TBD.

I move to grant the requested waiver (code reference), (description) - based on the testimony of the Applicant's representative here this evening, and in accordance with the language included in the submitted Waiver Request Form.

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

**MOTION TO DEFER CONSIDERATION OF THE APPLICATION:**

I move to defer further review of the 2 Tracy Lane - Map 101/Lot 11 Site Plan application to a date certain, the October 24, 2018 meeting.

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

**MOTION to APPROVE:**

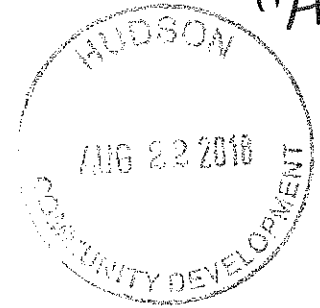
Amended Site Plan, Mal-Mar, LLC, Map 101 Lot 11, 2 Tracy Ln., Hudson, NH, prepared by Joseph M. Wichert, LLS, Inc. dated: September 17, 2018, consisting of one sheet, subject to the following condition:

1. All improvements shown on the Site Plan-of-Record, including Notes 1- 7 together with any additional notes added to comply with these conditions of approval, shall be completed in their entirety and at the expense of the Applicant or his assigns.
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 Department, confirming that the site conforms to the Planning Board approved site plan.
3. A note shall be added to the plan confirming compliance with MS4 requirements.
4. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M. No exterior construction activities shall be allowed on Sundays.
5. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M. Monday through Saturday only.

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



11A



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

Date of Application: August 20, 2018 Tax Map # 101 Lot # 11

Name of Project: Mal-Mar, LLC ~ Amended Site Plan

Zoning District: \_\_\_\_\_ General SP# 16-18  
(For Town Use) (For Town Use)

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

PROPERTY OWNER:

DEVELOPER:

Name: Mal-Mar, LLC

\_\_\_\_\_

Address: 9 Dover Road

\_\_\_\_\_

Address: Chichester, NH 03258-6515

\_\_\_\_\_

Telephone # 603 765 0013

\_\_\_\_\_

Fax # \_\_\_\_\_

\_\_\_\_\_

Email: blanchman01@gmail.com

\_\_\_\_\_

PROJECT ENGINEER

SURVEYOR

Name: \_\_\_\_\_

Joseph M. Wichert, LLS, Inc

Address: \_\_\_\_\_

802 Amherst Street

Address: \_\_\_\_\_

Manchester, NH 03104

Telephone # \_\_\_\_\_

\_\_\_\_\_

Fax # \_\_\_\_\_

\_\_\_\_\_

Email: \_\_\_\_\_

\_\_\_\_\_

PURPOSE OF PLAN:

To amend the perviously approved site plan to allow a 20' x 60' building addition.

<i>For Town Use</i>	
Plan Routing Date: <u>8/23/18</u>	Sub/Site Date: <u>9/26/18</u>
<input type="checkbox"/> I have no comments <input type="checkbox"/> I have comments (attach to form)	
Title: _____	Date: _____
(Initials)	
DEPT:	
<input type="checkbox"/> Zoning <input type="checkbox"/> Engineering <input type="checkbox"/> Assessor <input type="checkbox"/> Police <input type="checkbox"/> Fire <input type="checkbox"/> Planning	
<input type="checkbox"/> Consultant <input type="checkbox"/> Highway Department	
Fees Paid: <u>\$572.81</u>	

**SITE DATA SHEET**

PLAN NAME: Amended Site Plan for Mal-Mar, LLC

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 101 LOT 11

DATE: August 20, 2018

Location by Street	<u>2 Tracy Lane</u>	
Zoning:	<u>B - Business</u>	
Proposed Land Use:	<u>Sales &amp; service - Bobcat construction equipment</u>	
Existing Use:	<u>Same as above</u>	
Surrounding Land Use(s):	<u>Business/Commercial</u>	
Number of Lots Occupied:	<u>1</u>	
Existing Area Covered by Building:	<u>4,280 s.f.</u>	
Existing Buildings to be removed:	<u>none</u>	
Proposed Area Covered by Building:	<u>4,280 sf + 1,200 sf addition = 5,480 sf</u>	
Open Space Proposed:	<u>no change</u>	
Open Space Required:	<u>71,604 x 40% = 28,642 sf</u>	
Total Area:	S.F.: <u>71,604</u>	Acres: <u>1.644</u>
Area in Wetland:	<u>no change</u> Area Steep Slopes: <u>no change</u>	
Required Lot Size:	<u>43,560 sf</u>	
Existing Frontage:	<u>717.60'</u>	
Required Frontage:	<u>150'</u>	
Building Setbacks:	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50'</u>	<u>81.5'</u>
Side:	<u>15'</u>	<u>54.8'</u>
Rear:	<u>15'</u>	<u>none</u>

**SITE PLAN DATA SHEET  
(Continued)**

Flood Zone Reference: Zone X - outside of 0.2% annual chance floodplain

Width of Driveways: 24.8' existing

Number of Curb Cuts: 2 existing

Proposed Parking Spaces: None required

Required Parking Spaces: \_\_\_\_\_

Basis of Required Parking (Use): Proposed addition will not result in any additional employees

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: \_\_\_\_\_

*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>JMW</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>JMW</u>	b) A Site Plan narrative, describing the purpose, locations, long-range plans, impacts on traffic, schools, and utilities	_____
<u>JMW</u>	c) Plan scale at not less the one inch equals fifty feet (1" = 50')	_____
<u>JMW</u>	d) Locus plan with 1,000' minimum radius of site to surrounding area	_____
<u>JMW</u>	e) Plan date by day/month/year	_____
<u>JMW</u>	f) Revision block inscribed on the plan	_____
<u>JMW</u>	g) Planning Board approval block inscribed on the plan	_____
<u>JMW</u>	h) Title of project inscribed on the plan	_____
<u>JMW</u>	i) Names and addresses of property owners and their signatures inscribed on the plan	_____
<u>JMW</u>	j) North point inscribed on the plan	_____
<u>JMW</u>	k) Property lines: exact locations and dimensions	_____
<u>JMW</u>	l) Square feet and acreage of site	_____
<u>JMW</u>	m) Square feet of each building (existing and proposed)	_____
<u>JMW</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
<u>JMW</u>	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	_____
<u>JMW</u>	p) Locations of existing and proposed permanent monuments and bench marks within 200 feet of the development tract	_____
<u>N/A</u>	q) Pertinent highway projects	_____
<u>JMW</u>	r) Assessor's Map and Lot number(s)	_____
<u>✓</u>	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	_____
<u>JMW</u>	t) Delineate zoning district on the plan	_____
<u>WAIVER REQ.</u>	u) Storm water drainage plan	_____
<u>WAIVER REQ.</u>	v) Topographical elevations at 2-foot intervals contours: existing and proposed	_____
_____	w) Utilities: existing and proposed	_____
<u>NO STRIPING</u>	x) Parking: existing and proposed	_____
<u>NO STRIPING</u>	y) Parking space: length and width	_____
<u>NO STRIPING</u>	z) Aisle width/maneuvering space	_____
<u>WAIVER REQ.</u>	aa) Landscaping: existing and proposed	_____
<u>JMW</u>	ab) Building and wetland setback lines	_____
<u>JMW</u>	ac) Curb cuts	_____
<u>JMW</u>	ad) Rights of way: existing and proposed	_____
<u>N/A</u>	ae) Sidewalks: existing and proposed	_____
<u>WAIVER REQ.</u>	af) Exterior lighting plan	_____
<u>EXISTING ONLY</u>	ag) Sign locations: size and design	_____
<u>WAIVER REQ.</u>	ah) Water mains and sewerage lines	_____
<u>JMW</u>	ai) Location of dumpsters on concrete pads	_____
<u>JMW</u>	aj) All notes from plats	_____

Applicant Initials		Staff Initials
NO CHANGE	ak) Buffer as required by site plan regulations	_____
NO CHANGE	al) Green and open space requirements met with both types of spaces inscribed on the plan	_____
<u>JMW</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.	_____
WAIVER REQ.	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>JMW</u>	ao) "Valid for one year after approval" statement inscribed on the plan.	_____
<u>JMW</u>	ap) Loading bays/docks	_____
<u>JMW</u>	aq) State of New Hampshire engineer's stamp, signature, surveyor's stamp, and signature	_____
<u>JMW</u>	ar) Error of closure (1 in 10,000 or better)	_____
<u>?</u>	as) Drafting errors/omissions	_____
<u>JMW</u>	at) Developer names, addresses, telephone numbers and signatures	_____
WAIVER REQ.	au) Photographs, electronic/digital display or video of site and area	_____
_____	av) Attach one (1) copy of the building elevations	_____
WAIVER REQ.	aw) Fiscal impact study	_____
WAIVER REQ.	ax) Traffic study	_____
WAIVER REQ.	ay) Noise study	_____

Applicant  
Initials

Staff  
Initials

JMW 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 accordance with RSA483-B
- if applicable, review application with Lower Merrimack River Local Advisory Committee (LMRLAC) and attach LMRLAC project comments hereto.

WAIVER REQ. bb) Presentation plan (colored, with color-coded bar chart) \_\_\_\_\_

JMW bc) Fees paid to clerk \_\_\_\_\_

JMW 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.

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Amended Site Plan Narrative for  
For Mal-Mar, LLC  
DBA Bobcat of New Hampshire  
Hudson Tax Map 101 Lot 11  
2 Tracy Lane  
Hudson, New Hampshire

Mal-Mar, LLC owns the subject property and operates Bobcat of New Hampshire at the site. The business sells, leases and repairs Bobcat construction equipment. There is an existing 4,280 SF one-story building with a sales and maintenance service area along with a large paved parking area. Previously the Hudson Planning Board approved a site plan for the construction of the building and the paved parking area. The current owner purchased the property in 2009 and has been using the site since then for the Bobcat of New Hampshire business. The site consists of 1.644 Acres of land located in the business zone and is improved with a building, paved area for display/storage of equipment, employee and customer parking, storage trailers and 2 entrances on to Tracy Lane.

The intent of the proposed amendment to the previously approved site plan is to add a 20' x 60' addition to the rear existing building. The addition will be used to expand the maintenance and service area for the construction equipment, will accessed by a garage type door on both ends of the addition and the existing service facility. No additional pavement is proposed and since the addition will be built on an existing paved area, there will be no decrease in open space and no increase in storm water runoff. The reason for the proposed addition is that the existing service facility is undersized and this expansion will allow the applicant to better service their existing clients and improve the work areas of his existing employees. There are no immediate plans to hire any additional employees due to this proposed expansion.

After discussing the proposal with the interim planner, the applicant's surveyor has tied into existing boundary monumentation from the record subdivision plan, located the existing improvements on the property, showed the location of the proposed addition and treated this as a site plan amendment. The applicant needs the 1,200 SF of space (28% expansion) so we cannot utilize the minor site plan approval process as the maximum increase allowed is 20%. As the site is fully developed and the addition is relatively minor, multiple waivers have been requested. The majority of these requests involve not having to show the detail typical of a new site plan application. As the site was previously approved, the site is already developed and this is relatively minor expansion to the building and site, we believe these requests are reasonable.

Approval of this application by the Hudson Planning Board will result in the construction of a 20' x 60' addition to the rear of the existing building. We believe the proposed amended site plan meets the intent of the regulations and will comply with all of the Town requirements with the exception of the items that waivers have been requested for.

**Dhima, Elvis**

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**From:** Dhima, Elvis  
**Sent:** Thursday, August 23, 2018 1:24 PM  
**To:** JayM@nashuarpc.org  
**Cc:** Dubowik, Brooke  
**Subject:** 2 Tracy Lane - Engineering Technical Review

Jay

Please see below

1. Applicant shall state if there is an increase in impervious area.
2. If there is an increase, the applicant shall meet drainage requirements.
3. Applicant shall state on the plan, stamped by a NH PE, if they meet the new MS4 requirements or not.

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



D



# TOWN OF HUDSON

## Land Use Division



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

August 30, 2018

**Site Plan Review**  
**Zoning Review/Comments**

BB 8/30/18

Re: Case: SP# 16-18  
Proposed 20' x 60' addition for service and maint.  
Address: 2 Tracy Lane  
Map 101 /Lot 011  
Zoning district: Business (B)

Garaging of heavy commercial vehicles and equipment (D-32) is not a permitted use per §334-21 Table of Permitted Uses in this zone.  
I note that there are two "existing" box trailers in the setback shown on the proposed "amended" site plan. I attach a 2015 aerial (no trailers) and a 2017 aerial showing the trailers.

Sincerely,

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

encl: 2015 aerial & 2017 aerial  
cc: Public Folder  
J. Minkarah - Interim Town Planner  
file

"E"

Joseph M. Wichert, L.L.S., Inc.

# Memo



**To:** Brian Groth, Hudson Town Planner  
**From:** Joseph Wichert  
**CC:** Brooke Dubowik, Town of Hudson, client & File  
**Date:** 17 September 2018  
**Re:** 2 Tracy Lane – ~~Minor~~ Site Plan for Building Addition

Brian;

Per our emails and conversations with Town staff, attached please find 9 full sized and 17 half sized copies of the revised plan for the above referenced project. Am also enclosing a copy of the initial zoning determination paperwork the client had submitted in 2009 and a copy of the original site plan that the client had from that time. Mr. Blanchard's father will continue to look for the Town response but recently had some surgery so he is a little limited right now. Per the emails and staff comments, we have made the following changes to the plan:

#### ENGINEERING COMMENTS:

1. Added note 8 which states there will be no increase in impervious area
2. Added note regarding MS4 compliance stamped by our engineer

#### ZONING COMMENTS:

1. Still trying to get the copy of the original Town response but see the request submitted
2. Revised note 4 regarding no parking/garaging of heavy commercial vehicles or equipment. In addition, Bruce asked what the GVW of the equipment was. The client has indicated that the majority of the equipment is under 4 tons. They do sell a few 8.5 ton units/year (less than 10 out of 400 units total/year)
3. Added a note to the plan that the trailers in the setback will be relocated. The units were actually moved on Friday but we did not have time to locate them and resubmit today. I will locate them prior to the meeting to verify they comply with the setback requirements. If they do not, we will move them to a complying location.

I believe these changes will resolve the issues listed in the review comments that we were provided. Let me know if you think I have missed something. Thank you for your time and assistance in this matter, please feel free to contact me if you have any questions or concerns.

Joe Wichert

802 Amherst Street  
Manchester, New Hampshire 03104-5427  
Ph (603) 647-4282 Fax (603) 623-1910  
Email: Joewichert@Jmwlls.com

"F"

09-37

TOWN OF HUDSON

COMMUNITY DEVELOPMENT DEPARTMENT

ZONING DETERMINATION



12 School Street • Hudson, New Hampshire 03051 • 603-886-6005 • Fax 603-594-1142

June 24, 2009

Jeffrey Blanchard  
Bobcat of NH South  
317 Derry Road  
Hudson, NH 03051

Re: 2 Tracey Lane, Hudson (Map 101/Lot 011-000)

Dear Mr. Blanchard:

Your request for information has been reviewed by the Community Development Department. To sell service and rent compact construction equipment, is a permitted use within the Business zoning district. Planning Board approval will be needed in order to conduct this business. Please contact the Planning Department for further information at 603-886-6005.

Please feel free to contact the Community Development Department if you have any further questions.

This decision may be appealed within 30 days.

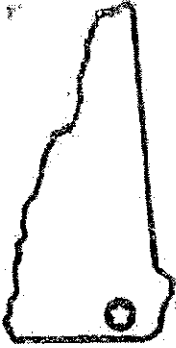
Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT

William A. Oleksak  
Zoning Administrator

cc: Zoning Board of Adjustment  
Planning Board  
Board of Selectmen  
Assistant Town Administrator  
File

WO/jk



TOWN OF HUDSON

COMMUNITY DEVELOPMENT DEPARTMENT

REQUEST FOR ZONING INFORMATION / DETERMINATION



12 School Street Hudson, New Hampshire 03051  
Community Development Department: 603-888-6005 • Engineering Division 603-886-6008 • Fax 603-594-1142

Date of request:

6/09/09

Subject Property specifics:

2 Tracy Lane

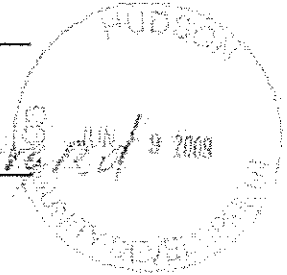
Property Location:

Corner Tracy Lane & Derby Rd

Map 101 Lot 11

Zoning District if known:

"B" Business



Request specifics:

Zoning District Determination  Use Determination  Set-Back Requirements  Other

Description of request / determination (please attach all relevant documentation):

would like to know if I can operate my Business out of that location. We sell Service & Rest Compact const. Equipment use to be used for Auto sales and Auto Repair business Now empty

~~FUEL + FUEL ISLAND REMOVED~~

~~OK ZONING WISE - WOULD THEY NEED SITE PLAN REVIEW?~~

Applicant Contact Information:

Name:

Scotty Blanchard Resident of NH South

Address:

317 Derby Rd Hudson NH 03051

Phone Number:

603-579-9955

For Office use:

ATTACHMENTS:

TAX CARD  GIS

NOTES:

ZONING DETERMINATION LETTER SENT

DATE SENT:

"G"



# TOWN OF HUDSON

## Planning Board



Glenn Della-Monica, Chairman

David Morin, Selectmen Liaison

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

### CAP FEE WORKSHEET - 2018

Date: 09-26-18 Zone # 1 Map/Lot: 101/11

2 Tracy Ln.

Project Name: 2 Tracy Lane. Site Plan

Proposed ITE Use #1: Bobcat Sales, Service addition Light Industrial Buidling

Proposed Building Area (square footage): 1,200

#### CAP FEES: (ONE CHECK NEEDED)

1.	(Bank 09)			
	2070-701	Zone 1		<u>\$ 1,548.00 (1,200sf x \$1.29)</u>

Total CAP Fee	<u>\$ 1,548.00</u>
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Check should be made payable to the Town of Hudson.

Thank you,

Brooke Dubowik

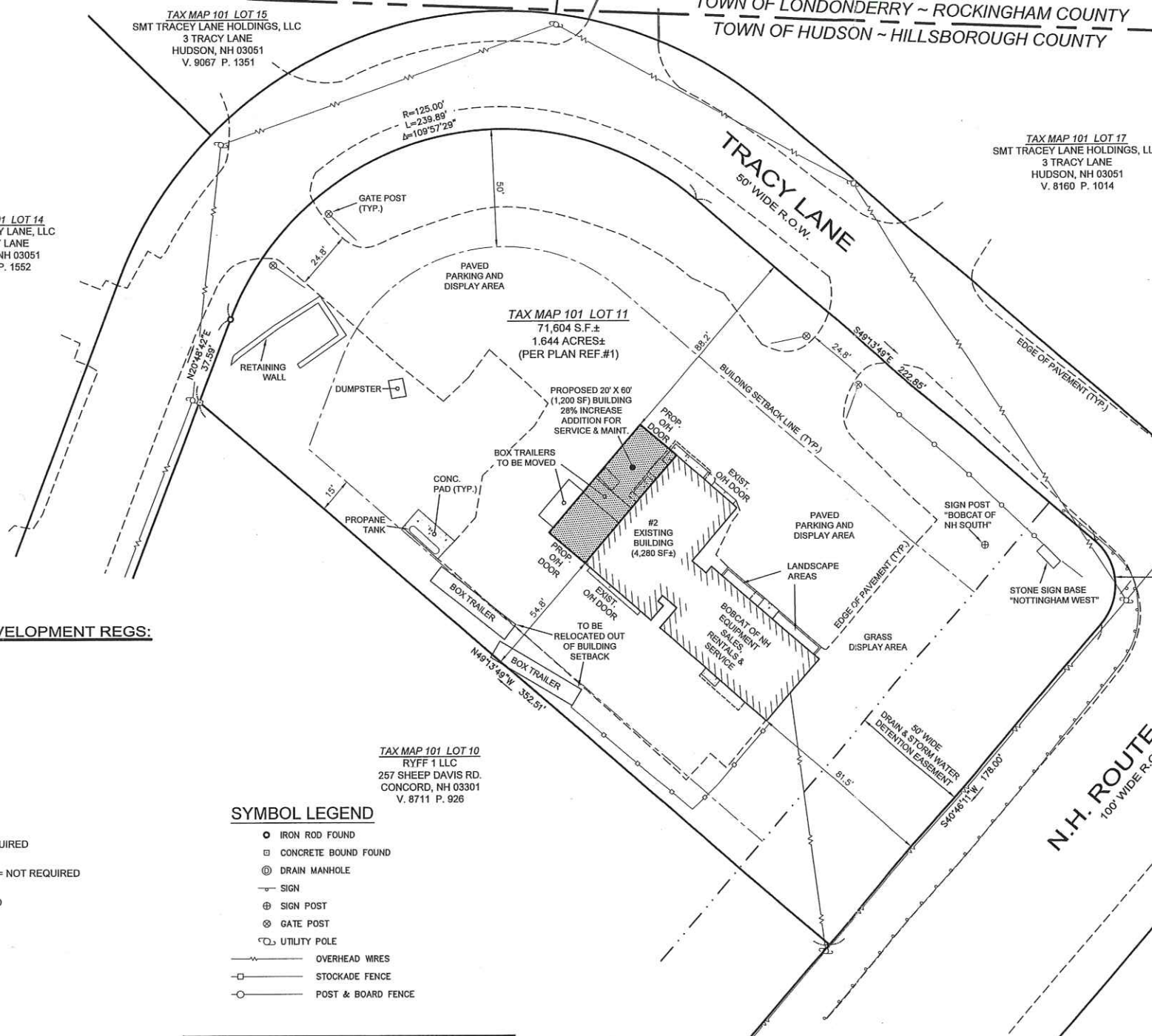
Planning Administrative Aide

**PLAN REFERENCES:**

- 1.) "SUBDIVISION PLAN : MAP 41 LOT 6, LEE J. ALLARD ET. UX., N.H. ROUTE 102, HUDSON & LONDONDERRY N.H.", DATED 23 MARCH 1984, LAST REVISED 7/18/84 AND PREPARED BY GEORGE F. KELLER INC. HCRD PLAN #16964.
- 2.) SEE PREVIOUSLY APPROVED SITE PLAN ON FILE WITH TOWN OF HUDSON PLANNING DEPARTMENT

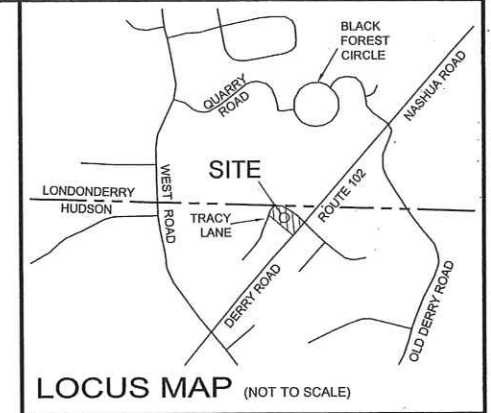


TAX MAP 101 LOT 14  
SMT 7 TRACEY LANE, LLC  
3 TRACEY LANE  
HUDSON, NH 03051  
V. 8941 P. 1552



**NRCS SOILS DATA:**

CPC—CHATFIELD-HOLLIS-CANTON COMPLEX, 8 TO 15 PERCENT SLOPES (ENTIRE SITE)  
SOILS TYPE FROM NRCS WEB SOIL SURVEY - CREATED 8/20/2018



**TOWN OF HUDSON MS4 STATEMENT:**

THE PROPOSED BUILDING ADDITION IS IN AN AREA THAT IS COMPLETELY PAVED AND IMPERVIOUS ALREADY. THERE WILL BE NO OTHER SITE DISTURBANCES OTHER THAN THE SAWCUT AND EXCAVATION FOR THE NEW FOUNDATION. THE EXCAVATED MATERIAL FROM THE FOUNDATION SHALL BE REMOVED OR STOCKPILED WITH APPROPRIATE PERIMETER EROSION CONTROL MEASURES IN PLACE UNTIL REUSED OR REMOVED FROM THE SITE. THERE WILL BE NO OVERALL CHANGE TO THE DRAINAGE VOLUMES OR DRAINAGE PATTERNS AS PART OF THIS IMPROVEMENT DUE TO THE PRE-EXISTING IMPERVIOUS CONDITION. I HAVE DETERMINED THAT THERE WILL BE NO OVERALL AFFECT THE ADDITION WILL HAVE ON THE SITE OR THE MS4 REQUIREMENTS FOR HUDSON.

**NOTES:**

- 1.) THE SUBJECT PARCEL IS LOT 11 ON THE TOWN OF HUDSON TAX MAP 101. THE OWNER OF RECORD IS MAL-MAR, LLC OF 9 DOVER ROAD, CHICHESTER, NEW HAMPSHIRE 03258-6515. SEE HCRD V. 8144 P. 2494.
- 2.) THE SUBJECT PARCEL IS ZONED B. MINIMUM LOT SIZE IS 43,560 SQ. FT. MINIMUM LOT FRONTAGE = 150'. SETBACKS ARE AS FOLLOWS: FRONT = 50', SIDE = 15' AND REAR = 15'. THE SETBACKS SHOWN ARE FOR REFERENCE ONLY AND NEED TO BE VERIFIED WITH THE ZONING COMPLIANCE OFFICER.
- 3.) THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE IN AUGUST OF 2018. I, JOSEPH M. WICHERT, NHLS #783, CERTIFY THAT THE WORK WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.
- 4.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED ADDITION TO THE EXISTING BUILDING IN RELATIONSHIP TO THE BOUNDARY OF THE SUBJECT PARCEL. THE BOUNDARY SHOWN WAS ESTABLISHED BY A FIELD TIE INTO THE PLAN REFERENCE AND IS NOT INTENDED TO BE A NEW BOUNDARY SURVEY. THE PROPOSED ADDITION IS TO EXPAND THE EXISTING MAINTENANCE AND REPAIR AREA. THERE WILL BE NO PARKING/GARAGING OF HEAVY COMMERCIAL VEHICLES OR EQUIPMENT.
- 5.) THE PARCEL IS LOCATED WITHIN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE OF FLOODPLAIN, AS SHOWN ON THE HILLSBOROUGH COUNTY FLOOD INSURANCE RATE MAP #3301100508D, EFFECTIVE DATE SEPTEMBER 25, 2009.
- 6.) THE ELEVATION DATUM USED ON THIS PLAN IS NAVD 1988 AND THE HORIZONTAL DATUM IS NHSPC 83/11. THE DATUM WERE ESTABLISHED ON SITE BY STATIC GPS OBSERVATIONS.
- 7.) THE UTILITY INFORMATION SHOWN IS BASED ON THE ABOVE GROUND LOCATION OF VISIBLE UTILITIES. THE CONTRACTOR NEEDS TO FIELD VERIFY ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THIS OFFICE DOES NOT GUARANTEE THE LOCATION AND ACCURACY OF THE UTILITY DATA. DIG SAFE SHALL BE CONTACTED 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION (811).
- 8.) THE PROPOSED ADDITION WILL BE BUILT ON AN AREA THAT WAS ALREADY IMPERVIOUS SO THERE WILL BE NO CHANGE IN LOT COVERAGE OR INCREASE IN IMPERVIOUS AREA.



**WAIVERS REQUESTED FROM DEVELOPMENT REGS:**

- 1.) STORM WATER DRAINAGE PLAN
- 2.) TOPOGRAPHY
- 3.) LANDSCAPING PLAN
- 4.) EXTERIOR LIGHTING PLAN
- 5.) UTILITY INFORMATION
- 6.) WETLANDS DELINEATION
- 7.) PHOTOGRAPHS & VIDEO OF SITE
- 8.) FISCAL IMPACT STUDY
- 9.) TRAFFIC STUDY
- 10.) NOISE STUDY

**STATUS OF PERMITS:**

- 1.) NHDES SUBDIVISION APPROVAL = NOT REQUIRED
- 2.) NHDES ALTERATION OF TERRAIN PERMIT = NOT REQUIRED
- 3.) NHDES WETLANDS PERMIT = NOT REQUIRED
- 4.) ARMY CORPS OF ENGINEER DREDGE & FILL PERMIT = NOT REQUIRED
- 5.) EPA NOI/SWPPP APPROVAL = NOT REQUIRED
- 6.) NHDES SEWER DISCHARGE PERMIT = NOT REQUIRED
- 7.) NHDOT DRIVEWAY PERMIT = NOT REQUIRED

**SYMBOL LEGEND**

- IRON ROD FOUND
- CONCRETE BOUND FOUND
- ⊕ DRAIN MANHOLE
- SIGN
- ⊕ SIGN POST
- ⊕ GATE POST
- ⊕ UTILITY POLE
- OVERHEAD WIRES
- STOCKADE FENCE
- POST & BOARD FENCE

**OWNER'S SIGNATURE:**

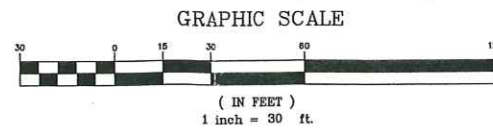
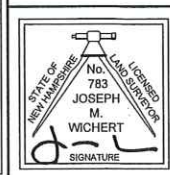
MAL-MAR, LLC

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE WITH A TOPCON GT 503. THE ERROR OF CLOSURE ON ALL LOT LINES WITHIN AND BORDERING THE SUBJECT PROPERTY IS BETTER THAN 1 IN 10,000.

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 HEREBY CERTIFY THAT A COPY OF THIS PLAN HAS BEEN FILED WITH THE HUDSON PLANNING BOARD IN ACCORDANCE WITH RSA 676:18(V).

17 SEPT. 2018  
DATE



COPYRIGHT 2018 JOSEPH M. WICHERT, L.L.S., INC.

NO.	DATE	DESCRIPTION	BY
1	9/17/18	REVISE PER TOWN COMMENTS	JMW

**AMENDED SITE PLAN FOR  
MAL-MAR, LLC  
dba BOBCAT OF NEW HAMPSHIRE  
TAX MAP 101 LOT 11  
2 TRACEY LANE  
HUDSON, NEW HAMPSHIRE**

DATE: AUGUST 17, 2018      SCALE: 1" = 30'

AMENDED SITE PLAN BY:

802 AMHERST STREET  
MANCHESTER, NH 03104  
TEL: (603) 647-4282 OR 736-8203  
FAX: (603) 623-1910  
WEB: WWW.JMWLLS.COM

**Joseph M. Wichert**  
LLS, INC.

**LAND SURVEYOR & SEPTIC SYSTEM DESIGNER**

SHEET S1    SHEET 1 OF 1      F.B. - P. -    JOB #2018167



**Rebel Square Garage Site Plan  
Site Plan Review  
STAFF REPORT  
September 26, 2018**

**SITE: 1 Rebel Road - Map 101/Lot 30 - SP# 15-18**

**ZONING: B - Business**

**PURPOSE OF PLAN:** Construct a 1,500 sq. ft. five-bay garage within an existing surface parking area. Application Acceptance and Public Hearing.

**PLAN UNDER REVIEW:** Proposed Garage Site Plan, Rebel Square Condominium, Land of Greenland Investment Realty Trust & Green Mountain Partners Realty Trust, Tax Map 101, Lot 30, 2 Rebel Road, Hudson, NH; consisting of one Sheet with Notes 1- 7 (said plans are attached hereto).

**ATTACHMENTS:**

- 1) Site Plan Application date stamped August 3, 2018 with waiver requests – Attachment “A”.
- 2) Review comments from Bruce Buttrick, Zoning Administrator, dated Aug. 8, 2018 Attachment “B”.
- 3) Review comments from Elvis Dhima, Town Engineer – Attachment “C”.
- 4) Review comments from Jim Michaud, Assistant Assessor, dated Aug. 3, 2018 – Attachment “D”.
- 5) Review comments from John O’Brian, Deputy Fire Chief, dated Sep 14, 2018 – Attachment “E”.

**WAIVER REQUESTS:**

- 1) Check List Items O and P relative to certain features within 200’ of the site and AF – exterior lighting.

**PROJECT DESCRIPTION:**

The project proposes to construct a 1,500 sq. ft., five bay garage which would take up 5+ spaces in an existing paved parking lot. The proposal is a minor modification of a site plan approved by the Planning Board on July 13, 2008.

**OUTSTANDING ISSUES:**

Although minor in nature, concerns have been raised by staff related to property ownership status. Prior to final action, questions raised by the Assistant Assessor relative to ownership of

the site and proposed ownership of the garage bays should be addressed. No building elevations were provided.

**APPLICATION TRACKING:**

- August 03, 2018 – Application submitted.
- September 12, 2018 – Public hearing scheduled.

**RECOMMENDATION:** Staff recommends application acceptance and conduct of the public hearing and for possible final action to be considered in accordance with the below DRAFT MOTIONS. A motion to defer is included in case the Board considers that more time is needed to review the application.

**MOTION TO ACCEPT THE APPLICATION:**

I move to accept the Site Plan application for 2 Rebel Road - Map 101/Lot 30.

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

**REQUESTED WAIVERS:**

- 1) HTC 276-11.1.B.14, details of exterior lighting.

I move to grant the requested waivers from HTC 276-11.1.B.14, details of exterior, based on the testimony of the Applicant's representative here this evening, and in accordance with the language included in the submitted Waiver Request Form.

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

- 2) HTC 276-11.1.B. 15, location of all buildings within 50 feet of tract.

I move to grant the requested waivers from HTC 276-11.1.B. 15, location of all buildings within 50 feet of tract, based on the testimony of the Applicant's representative here this evening, and in accordance with the language included in the submitted Waiver Request Form.

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

- 3) HTC 276-11.1.B. 16, location of driveways, travel areas or parking areas within 200 feet of the tract.

I move to grant the requested waivers from HTC 276-11.1.B.16, location of driveways, travel areas or parking areas within 200 feet of the tract, based on the testimony of the Applicant's representative here this evening, and in accordance with the language included in the submitted Waiver Request Form.

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

**MOTION TO DEFER CONSIDERATION OF THE APPLICATION:**

I move to defer further review of the 2 Rebel Road - Map 101/Lot 30 Site Plan application to a date certain, the October 10, 2018 meeting.

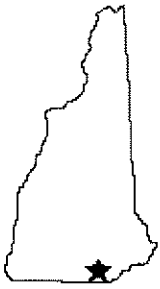
Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_.

**MOTION TO APPROVE:**

I move to approve the Site Plan entitled: Proposed Garage Site Plan, Rebel Square Condominium, Land of Greenland Investment Realty Trust & Green Mountain Partners Realty Trust, Tax Map 101, Lot 30, 2 Rebel Road, Hudson, NH, dated May 31, 2018, prepared by Meridian Land Services, Inc., and consisting of one sheet with Notes 1- 7, subject to the following conditions:

1. All improvements shown on the Site Plan-of-Record, including Notes 1- 7 together with any additional notes added to comply with these conditions of approval, shall be completed in their entirety and at the expense of the Applicant or his assigns.
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 Department, confirming that the site conforms to the Planning Board approved site plan.
3. A note shall be added to the plan confirming compliance with MS4 requirements.
4. A note shall be added to the plan stating that no heavy commercial vehicles, recreational vehicles, busses or boats may be garaged on the site.
5. The plan shall be amended to show an underground conduit for connection to the municipal Fire Alarm system.
6. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M. No exterior construction activities shall be allowed on Sundays.
7. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M. Monday through Saturday only.
8. The new structure shall be used for storage of materials only.
9. Parking requirements shall be recalculated to reflect the new structure and parking shall be added as required.
10. Prior to the issuance of a certificate of occupancy, fire protection shall be provided for the new structure.

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



# TOWN OF HUDSON

FIRE DEPARTMENT

INSPECTIONAL SERVICES DIVISION

"E"



---

12 SCHOOL STREET, HUDSON, NEW HAMPSHIRE 03051

Emergency 911  
Business 603-886-6005  
Fax 603-594-1142

Robert M. Buxton  
Chief of Department

14 Sept, 2018

To: Town of Hudson  
Planning/ Land Use Division  
Attn: Brooke Dubowik

Fr: John J. O'Brien  
Deputy Fire Chief

Re: Rebel Square garage Map 101/Lot 30

A Site plan review was conducted by this office for the above proposed development. Fire Department requirements are listed below.

The Fire Department has no comments. No additional fire protection requirements are necessary.

If you have questions feel free to email [jobrien@hudsonnh.gov](mailto:jobrien@hudsonnh.gov) or call 603-886-602

John J. O'Brien  
Deputy Fire Chief  
Town of Hudson N.H

**REFERENCE PLANS:**

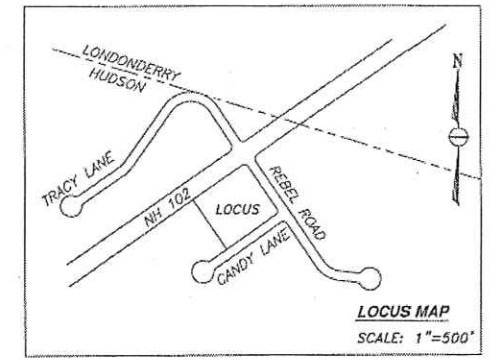
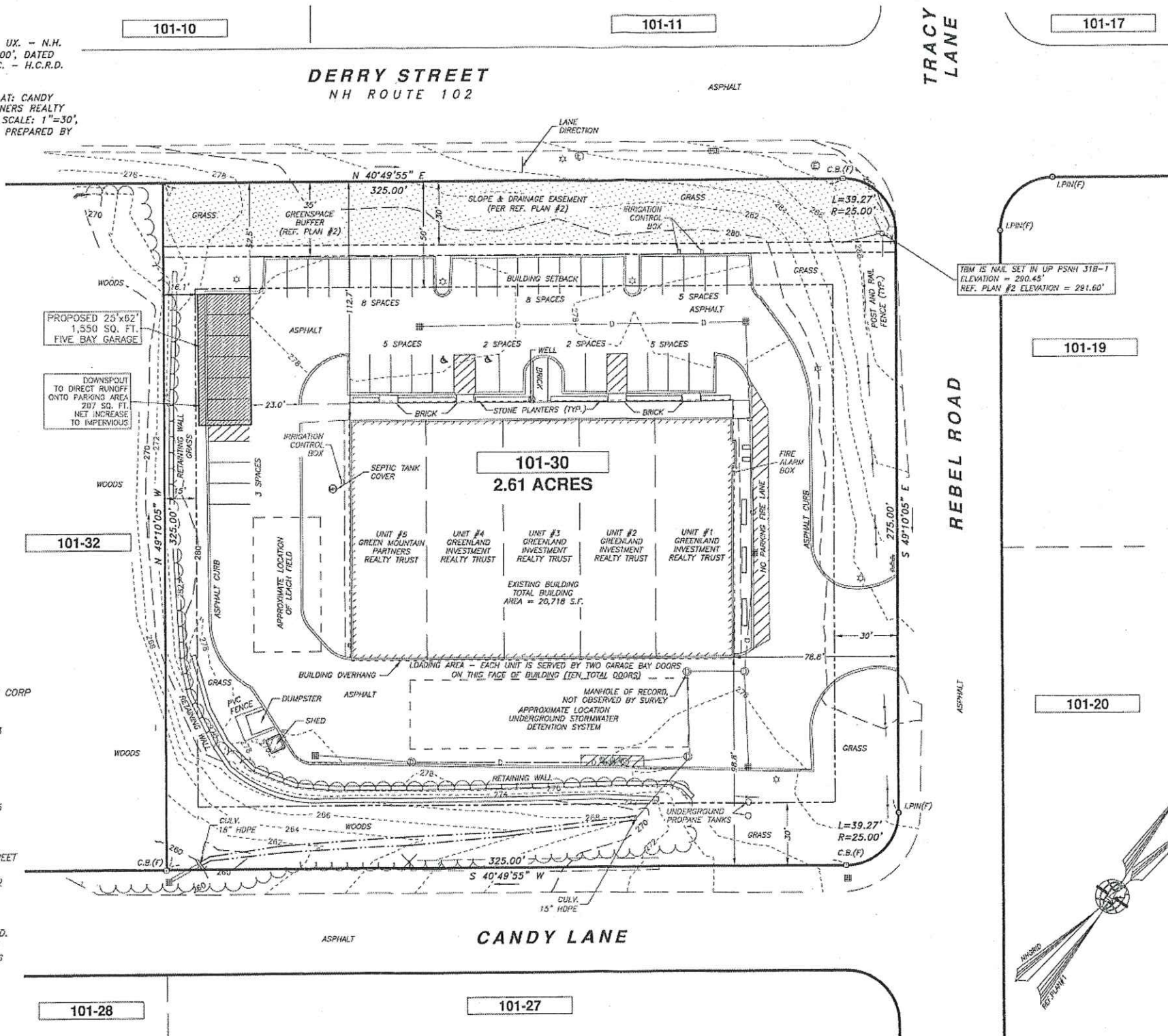
- "SUBDIVISION PLAN: MAP 42 LOT 7 - LEE J. ALLARD ET. UX. - N.H. ROUTE 102 - HUDSON & LONDONDERRY N.H." SCALE: 1"=100', DATED MARCH 23, 1984, AND PREPARED BY GEORGE F. KELLER INC. - H.C.R.D. PLAN #18195.
- "TAX MAP 101 LOT 030 & 031 - SITE PLAN LOCATED AT: CANDY LANE, PREPARED FOR AND LAND OF: GREEN MOUNTAIN PARTNERS REALTY TRUST - 9 OLD DERRY ROAD - HUDSON, NEW HAMPSHIRE" SCALE: 1"=30', DATED FEBRUARY 4, 2003 - REVISED THROUGH 7/17/08 - PREPARED BY BEDFORD DESIGN CONSULTANTS - H.C.R.D. PLAN #36196.

**LEGEND:**

- RIGHT-OF-WAY SIDELINE
  - PROPERTY LINE
  - ABUTTING LOT LINE
  - EASEMENT LINE
  - BUILDING SETBACK LINE
  - EDGE OF PAVEMENT
  - EXISTING GRAVEL ROAD
  - EDGE OF WETLANDS
  - EXISTING CULVERT
  - STONE WALL
  - POST AND RAIL FENCE
  - BUILDING OVERHANG
  - 10' CONTOUR INTERVAL
  - 2' CONTOUR INTERVAL
  - EXISTING TREE LINE
- 2-23** EXISTING TAX MAP AND LOT NUMBER
- EXISTING BUILDING
  - EXIST. CONCRETE FOUND FOUND
  - EXIST. DRILL HOLE FOUND/SET
  - EXIST. IRON PIPE FOUND
  - FIRE HOSE HOOK-UP
  - VENT
  - BOLLARD
  - LIGHT POST
  - DRAIN MAN HOLE
  - MAILBOX

**ABUTTERS:**

- |   |   |
|---|---|
| <p><b>101-11</b><br/>MAL-MAR, LLC<br/>9 DOVER RD.<br/>CHICHESTER NH 03258-6515<br/>VOL. B144 PG. 2494</p> <p><b>101-17</b><br/>SMT TRACEY LANE HOLDINGS, LLC<br/>3 TRACEY LN<br/>HUDSON NH 03051-3031<br/>VOL. B160 PG. 1014</p> <p><b>101-19</b><br/>SMT REBEL ROAD, LLC<br/>3 TRACEY LN<br/>HUDSON NH 03051<br/>VOL. B812 PG. 1401</p> <p><b>101-20</b><br/>4 REBEL ROAD, LLC<br/>4 REBEL ROAD<br/>HUDSON NH 03051<br/>VOL. B638 PG. 2463</p> | <p><b>101-27</b><br/>NOTTINGHAM SQUARE CORP<br/>46 LOWELL RD.<br/>HUDSON NH 03051<br/>VOL. B438 PG. 1363</p> <p><b>101-28</b><br/>GENEST, MICHAEL R.<br/>P.O. BOX 151<br/>SANFORD ME 04073<br/>VOL. 5176 PG. 1655</p> <p><b>101-32</b><br/>GENEST, MICHAEL R.<br/>32 GUILLETTE STREET<br/>SANFORD ME 04073<br/>VOL. 5616 PG. 1772</p> <p><b>101-10</b><br/>RYFF 1 LLC<br/>257 SHEEP DAVIS RD.<br/>CONCORD NH 03301<br/>VOL. B711 PG. 0926</p> |
|---|---|



**NOTES:**

- THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED GARAGE RELATIVE TO THE OBSERVABLE EXISTING IMPROVEMENTS ON LOT 1010-30.
- THE CURRENT OWNERS OF THE UNITS ARE:  
UNITS 1 THROUGH 4  
GREENLAND INVESTMENT REALTY TRUST  
PO BOX 1206, LONDONDERRY, NH 03053-1206.  
HCRD VOL. B785 PG. 2799, 05/01/2015  
UNIT 5  
GREEN MOUNTAIN PARTNERS REALTY TRUST  
9 OLD DERRY ROAD, HUDSON, NH 03051  
HCRD VOL. 7167 PG. 1210, 02/12/2004
- TAX MAP 101 LOT 30 IS ZONED AS BUSINESS, REQUIRING 50' FRONT YARD SETBACK ON ARTERIAL ROADS, 30' FRONT YARD SETBACKS ON LOCAL ROADS AND 15' SIDE YARD SETBACKS.
- HORIZONTAL AND VERTICAL DATUM ARE NHGRID/NAD83/NAVDB8 PER STATIC GPS OBSERVATION AND OPUS SOLUTION 04/30/18
- LOT LINES PER REFERENCE PLAN #1 AND DOES NOT REPRESENT A BOUNDARY SURVEY BY THIS OFFICE.
- THE LOCATION OF UNDERGROUND UTILITIES DEPICTED PER REF. PLAN #2 AND ARE APPROXIMATE.
- THIS PLAN IS THE RESULT OF A SURVEY PERFORMED BY THIS OFFICE ON 04/31/2018 AND 05/01/2018.

**CERTIFICATION:**

I HEREBY CERTIFY THAT THE OBSERVABLE IMPROVEMENTS DEPICTED HEREON WERE LOCATED AS SHOWN ON 04/31/2018 AND 05/01/2018



**PROPOSED GARAGE SITE PLAN**  
**REBEL SQUARE CONDOMINIUM**  
LAND OF  
**GREENLAND INVESTMENT REALTY TRUST & GREEN MOUNTAIN PARTNERS REALTY TRUST**  
TAX MAP 101 LOT 30  
2 REBEL ROAD  
HUDSON, NEW HAMPSHIRE  
SCALE: 1" = 30' MAY 31, 2018

**PARKING REQUIREMENTS:**

(PER REFERENCE PLAN #2)  
PROFESSIONAL OFFICE / BUSINESS - 1 PER 300 S.F.  
5,460 S.F. / 300 S.F. = 18.2 (19)  
WAREHOUSE - 1 PER 800 SF.  
15,108 S.F. / 800 S.F. = 18.9 (19)  
REQUIRED PER PLAN = 38 - PROVIDED = 38



OWNER ENDORSEMENT  
GREENLAND INVESTMENT REALTY TRUST

OWNER ENDORSEMENT  
GREEN MOUNTAIN PARTNERS REALTY TRUST

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

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

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

GRAPHIC SCALE

30'	15'	0'	30'	60'	90'
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REV.	DATE	DESCRIPTION	C/O	DR	CK
A	7/25/18	REVISED FOR MINOR SITE PLAN APP.		MJH	KCC