



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 JUNE 13, 2018

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, June 13, 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)
 - 23 May 18 Meeting Minutes - Decisions

- VI. CASES REQUESTED FOR DEFERRAL
- VII. CORRESPONDENCE
- 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. Garage Conversion Conceptual Site Plan 114 Dracut Road
CSP# 03-18 Map 254/Lot 017

Purpose of Plan: to create an in-law apartment out of the existing space in a detached garage that was once a pet grooming center. Application Acceptance & Hearing.

- B. 5 Hudson Park Drive Change of Use Site Plan 5 Hudson Park Drive
CSP# 04-18 Map 169/Lot 017

Purpose of Plan: to change a portion of the current use from office/warehouse to public charter school, an allowed use in the Industrial zone. Application Acceptance & Hearing.

- C. Reeds Ferry Conceptual Site Plan 3, 5, & 7 Tracy Lane
CSP# 05-18 Map 101/Lots 14, 15, & 16

Purpose of Plan: to internally connect the three parcels that are bisected by the Hudson/Londonderry Town line to create additional parking, storage, and display areas. Application Acceptance & Hearing.

XIV. OTHER BUSINESS

A. Presentation of NRPC Hudson Economic Development Baseline Analysis.

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.

George Thebarg, AICP
Interim Town Planner

POSTED: Town Hall, Library & Post Office – 06-01-18

**MINUTES/DECISIONS OF THE PLANNING BOARD
MEETING DATE: MAY 23, 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> X </u>	William Collins Secretary <u> X </u>	Charles Brackett Member <u> E </u>
Jordan Ulery Member <u> X </u>	Dillon Dumont Member <u> X </u>	Elliott Veloso Alternate <u> E </u>	Ed Van der Veen Alternate <u> X </u>
Ethan Meinhold 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. Meinhold seated for Mr. Brackett.

Mr. Van der Veen seated for Mr. Dumont. (Mr. Van der Veen stepped down - Mr. Dumont seated at 7:10 p.m.)

V. ELECTION OF OFFICERS

VI. MINUTES OF PREVIOUS MEETING(S)

- 25 April 18 Meeting Minutes – Decisions.

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

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

VII. CASES REQUESTED FOR DEFERRAL

MOTION TO APPROVE:

Mr. Malley moved to approve the Site Plan entitled: Proposed Industrial Building, 24 Constitution Drive, Hudson, NH, for Princecape Realty, LLC, 33 Constitution Drive, Hudson, NH, prepared by Hayner/Swanson, Inc. 3 Congress St., Nashua, N.H., dated April 2, 2018 (with revisions through May 3, 2018) and consisting of Sheets 1 – 13 with Notes 1 – 23 on Sheet 1:

1. 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.
2. All improvements shown on the Site Plan-of-Record, including Notes 1-23, shall be completed in their entirety and at the expense of the Applicant or his assigns.
3. 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.
4. A cost allocation procedure (CAP) amount of \$18,653.00 shall be paid prior to the issuance of a Certificate of Occupancy. Note 21 shall be revised to correct the amount based on light industrial use.
5. The onsite drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems.
6. Prior to Planning Board endorsement of the plan, it shall be subject to final review by the Town Engineer and CLD.
7. 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.
8. 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 seconded by Mr. Dumont. All in favor – motion carried.

XVI. OTHER BUSINESS

- A. Review of Draft Land Use Guidelines
 1. Change of Use Review
 2. Developments of Regional Impact
 3. Wetland Buffers

Mr. Thebarg reviewed the purposes of the draft Land Use Guidelines and the three latest drafts to address these issues.

The Board endorsed moving forward with the draft Change of Use Review guideline with the addition of a statement to address allowing change of tenants in multi-tenant buildings and malls where there is an approved site plan.

The Board endorsed moving forward with the draft Developments of Regional Impact guideline working with NRPC to develop regional guidelines to review projects for potential impacts.

The Board endorsed moving forward with the draft Wetland Buffers guideline and drafting amendments to the Zoning Ordinance to address buffers around poorly drained soils and for streamlining the permitting process.

XVII. ADJOURNMENT

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

Meeting adjourned at 8:47 p.m.

William Collins
Secretary

114 Dracut Rd Site Plan Approval Conceptual Review

STAFF REPORT

June 13, 2018

SITE: 114 Dracut Rd - Map 254/Lot 17 - CSP# 03-18

ZONING: R2 & G1

PURPOSE OF PLAN: To create an in-law apartment out of the existing space in a detached garage that was once a pet grooming center.

PLAN UNDER REVIEW: Mortgage Inspection Plan 114 Dracut Road, Hudson, NH, for Dominique Construction prepared by Reney, Moran & Tivnan Registered Land Surveyors, 75 Hammond St., Worcester, Mass. dated 30 JANUARY 2018.

ATTACHMENTS:

- 1) Conceptual Site Plan Application, together date stamped Mar. 14, 2018 together with mortgage survey plan and septic system design drawings – Attachment “A”.
- 2) Zoning Determination #18-64 by Zoning Administrator Bruce Buttrick dated May 3, 2018 – Attachment “B”.

STAFF COMMENTS:

The applicant is seeking to convert an existing detached garage last used as a pet grooming center into a separate dwelling unit on the same premises as his single family home. Zoning Ordinance §334-16. C. (2)(e) allows multiple single family dwellings on the same property with Planning Board site plan approval. Both the single family home and the garage that will be converted to a residence have existing septic systems adequate for the proposed use. There is also adequate parking for the two residences.

Given that there will be no exterior site modifications, the applicant is requesting a waiver of the site plan submission requirements.

REQUESTED WAIVERS:

- 1) HR Chapter 275, Article II – Application Procedures

APPLICATION TRACKING:

- 8 MAY 2018 - Application submitted.
- 13 JUN 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. Given that no site changes are proposed, the applicant has requested a waiver of formal site plan submissions to allow the conversion of the garage to create a second dwelling unit.

DRAFT MOTIONS:

WAIVER MOTION:

- 1) HR 275, Article II – Application Procedures

I move to grant the requested waiver of HR Article II – Application Procedures for 114 Dracutt Road to convert an existing garage into a second dwelling unit based on the testimony of the Applicant’s representative here this evening and the submitted waiver request form.

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

MOTION TO APPROVE:

I move to grant site plan approval for the conversion of an existing garage into a second dwelling unit at 114 Dracut Road Map 254/Lot 17.

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

"A"



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

Date of Application: 5-8-18 Tax Map # 254 Lot # 017
Name of Project: Dracut Road Garage Conversion
Zoning District: General CSP# 03-18
ZBA Action: ZD # 18-104

PROPERTY OWNER: DEVELOPER:

Name: Roland Dominique
Address: 114 Dracut Rd
Address:
Telephone # 508 414 2700
Fax #
Email: dominiqueconst@yahoo.com

PROJECT ENGINEER SURVEYOR

Name:
Address:
Address:
Telephone #
Fax #
Email:

PURPOSE OF PLAN:

My property on 114 dracut rd is 5.19 Acres and has a 5 bedroom house and a two car garage and pet grooming center that is existing. We do not want to change the foot print of the buildings we are requesting to remove the pet grooming center and make a in law apartment for my son. The pet grooming has an approved septic system also has water and electric

CONCEPTUAL SITE PLAN DATA SHEET

PLAN NAME: _____

PLAN TYPE: CONCEPTUAL SITE PLAN

LEGAL DESCRIPTION: MAP _____ LOT _____

DATE: _____

Location by Street 114th AVE ST.

Zoning: _____

Proposed Land Use: RESIDENTIAL

Existing Use: RESIDENTIAL + BUSINESS

Surrounding Land Use(s): RESIDENTIAL

Number of Lots Occupied:

Existing Area Covered by Building: _____

Existing Buildings to be removed: _____

Proposed Area Covered by Building: _____

Open Space Proposed: _____

Open Space Required: _____

Total Area: S.F.: _____ Acres: 5.18

Area in Wetland: _____ Area Steep Slopes: _____

Required Lot Size: _____

Existing Frontage: _____

Required Frontage: _____

Building Setbacks:	Required*	Proposed
Front:	<u>900' I</u>	_____
Side:	<u>36'</u>	_____
Rear:	<u>800' I</u>	_____

RENEY, MORAN & TIVNAN

REGISTERED LAND SURVEYORS
 75 HAMMOND STREET - FLOOR 2
 WORCESTER, MA 01610-1723
 PHONE: 508-752-8885
 FAX: 508-752-8895
 RMT@HSTGROUP.NET

A Division of H. S. & T. Group, Inc.

MORTGAGE INSPECTION PLAN

NAME DOMINIQUE CONSTRUCTION, LLC

LOCATION 114 DRACUT ROAD

HUDSON, NH

SCALE 1" = 200' DATE 1/30/18

JOB # 01-792-18

REGISTRY HILLSBOROUGH

BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE INSPECTION PLAN. IN OUR JUDGEMENT ALL VISIBLE EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS REGARDING STRUCTURES TO PROPERTY LINE OFFSETS (UNLESS OTHERWISE NOTED IN DRAWING BELOW).
 NOTE: NOT DEFINED ARE ABOVEGROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS. THIS IS A MORTGAGE INSPECTION PLAN; NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRUBS. LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS EITHER IN COMPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION, UNLESS OTHERWISE NOTED. THIS CERTIFICATION IS NON-TRANSFERABLE. THE ABOVE CERTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ACCURATE AND THAT THE MEASUREMENTS USED ARE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.

DEED BOOK/PAGE 8542/2122

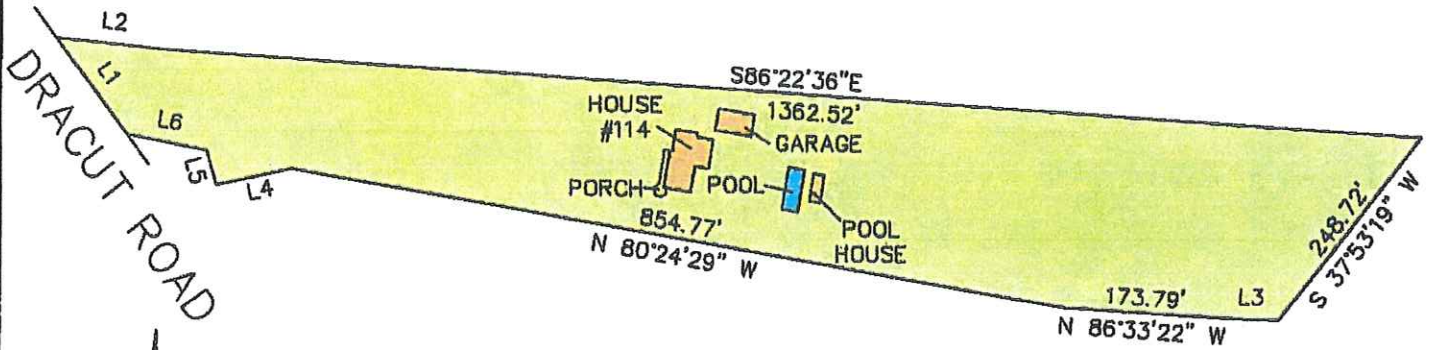
PLAN BOOK/PLAN 24099

WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE FEMA MAP:

659D DTD 09-25-09

FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY FEMA AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.

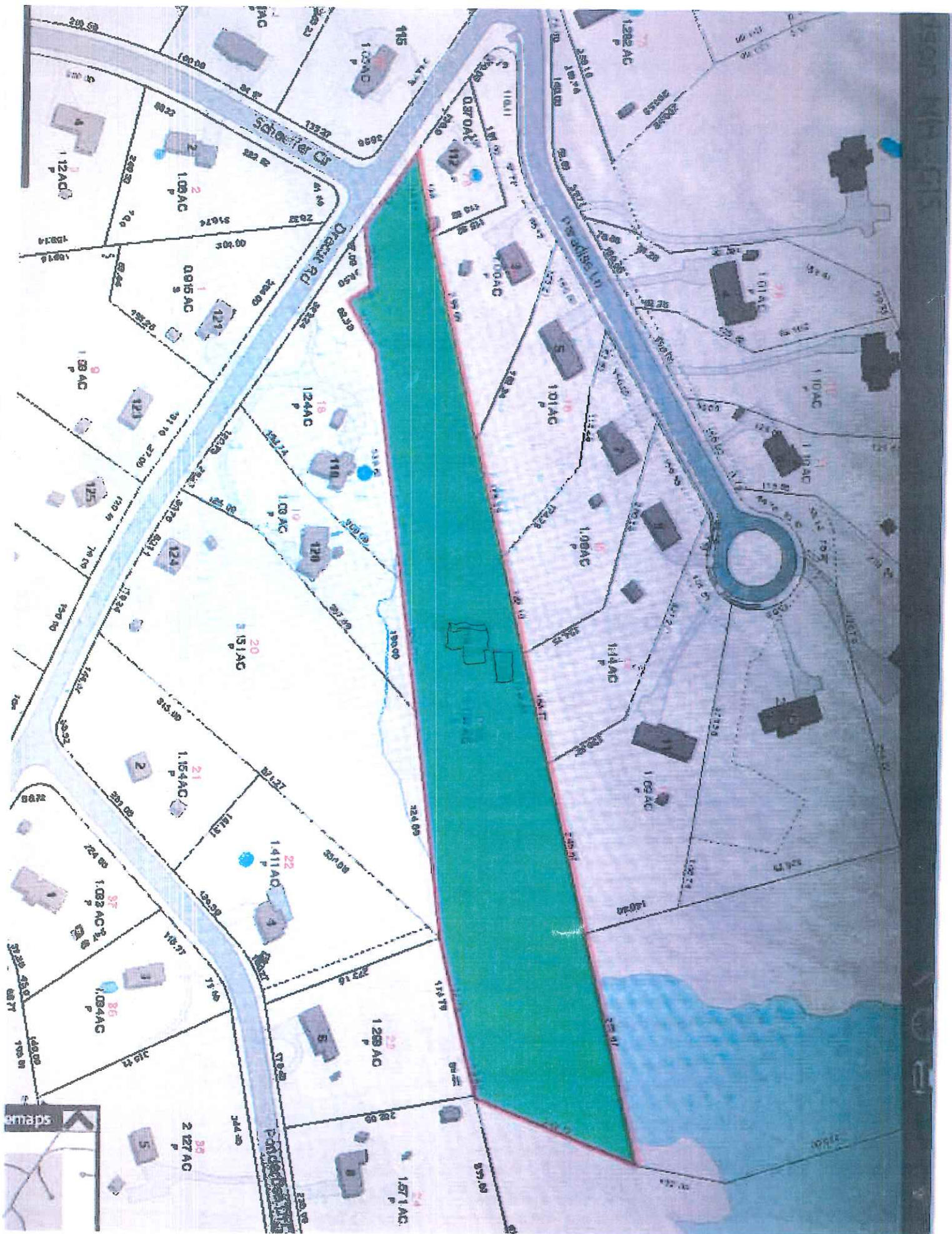
CERTIFIED TO:
 LOWELL FIVE CENT SAVINGS BANK



LINE TABLE		
LINE	LENGTH	BEARING
L1	130.15	N37°02'20"W
L2	125.55	S84°26'15"E
L3	59.60	N87°53'36"W
L4	82.50	S77°27'05"W
L5	38.50	N15°57'59"W
L6	88.20	N79°12'06"W

REQUESTING OFFICE: LAW OFFICE OF JOSEPH CLERMONT
 REQUESTED BY:

DRAWN BY: DA
 CHECKED BY:





TOWN OF HUDSON

Land Use Division



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

Zoning Determination #18-64

May 3, 2018

Roland Dominique
114 Dracut Road
Hudson, NH 03051

Re: 114 Dracut Road Map 254 Lot 017
Districts: Residential Two (R-2) and General One (G-1)

Dear Mr. Dominique,

Your request: Can you convert an existing detached garage to create an additional dwelling unit within the garage, in addition to the existing dwelling unit in the house.

Zoning Review / Determination:

This lot is bisected with 2 zones: R-2 in front and the majority of the parcel with the 2 structures in the G-1 district.

According to our records this property is an existing non-conforming lot regarding frontage having 130.15 ft where 150 ft is required. The lot area is conforming in both zones. This lot has two structures: A single family dwelling and a detached garage.

The conversion of the garage into another (additional) dwelling unit would require a site plan review approval by the Planning Board, per §334-16 C (2) (e): *"No more than one single family home or duplex shall be constructed on one lot without Planning Board site plan approval."*

Sincerely,

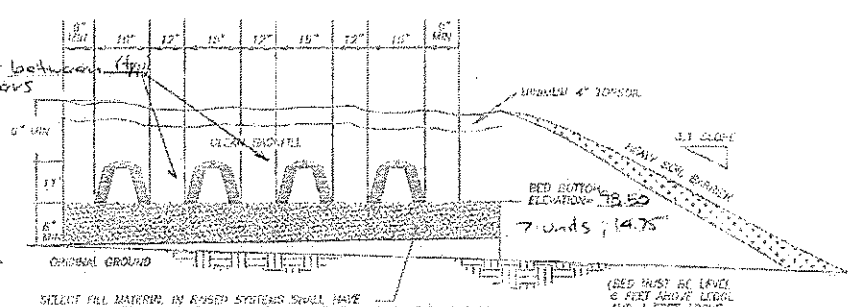
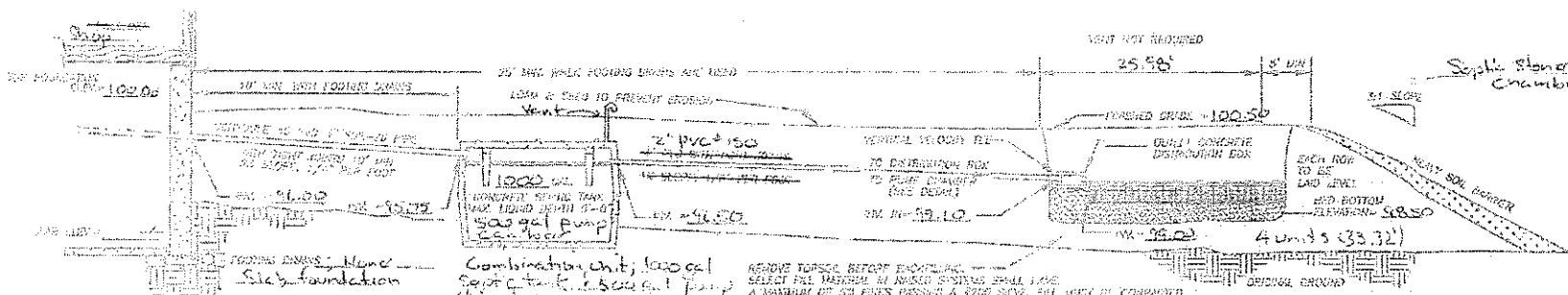
NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.



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

cc: Zoning Board of Adjustment
J. Michaud, Town Assessor
G. Theborge, Interim Planner
Owner
Selectmen: N. Martin and D. Morin
File

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



SOIL TYPE:
 SOIL CATEGORY: C-1 - Canton
 SOIL DESCRIPTION (IF ANY):
 BASED ON "SOIL SURVEY OF HUDSON COUNTY, NH" ISSUED BY THE U.S.D.A.-S.D.C. DATED 10/1/81 AND SHOWN AS SHEET NUMBER 33
 Canton, stony fine sandy loam. 8 to 15% slopes.

COMBINATION UNIT LOCAL SEPTIC TANK & SEPTIC PUMP (1000 GAL)
 REMOVE TOPSOIL BEFORE INSTALLING. SELECT FILL MATERIAL IN AREAS SYSTEMS SHALL HAVE A MINIMUM OF 30 FEET PASSING A 2000 SIEVE. FILL MUST BE COMPACTED TO PREVENT UNIFORM SETTLEMENT.
 THE 6" PVC SHALL HAVE EQUAL DISTRIBUTION TO EACH TRENCH.
 MATERIALS TO BE SUPPLIED BY MANUFACTURER.
 A 2" PVC TRENCH SHALL BE INSTALLED IN 6" PVC TRENCH RECOMMENDED (NOT REQUIRED) TO BE INSTALLED IN 6" PVC TRENCH.

TYPICAL PROFILE OF PROPOSED SANITARY SYSTEM
 NOT TO SCALE

SELECT FILL MATERIAL IN AREAS SYSTEMS SHALL HAVE A MINIMUM OF 30 FEET PASSING A 2000 SIEVE. FILL MUST BE COMPACTED TO PREVENT UNIFORM SETTLEMENT.
 NOTE: 6" GRAVEL LAYER NOT REQUIRED

PLEASE CONTACT CHRIS STEWART OF INTERHARV SYSTEMS AT (703) 685-7350 WITH ANY QUESTIONS ON THE CHAMBERS.

TEST PIT DATA:

DATE	DEPTH	SOIL DESCRIPTION
2/20/03	0" - 6"	10YR 5/6 yellowish brown sandy loam
	6" - 42"	10YR 7/2 light gray silty sand, friable, stony
	42" - 78"	
	78" - 96"	

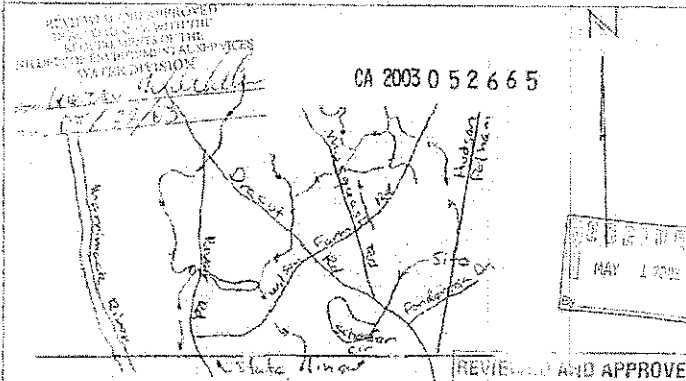
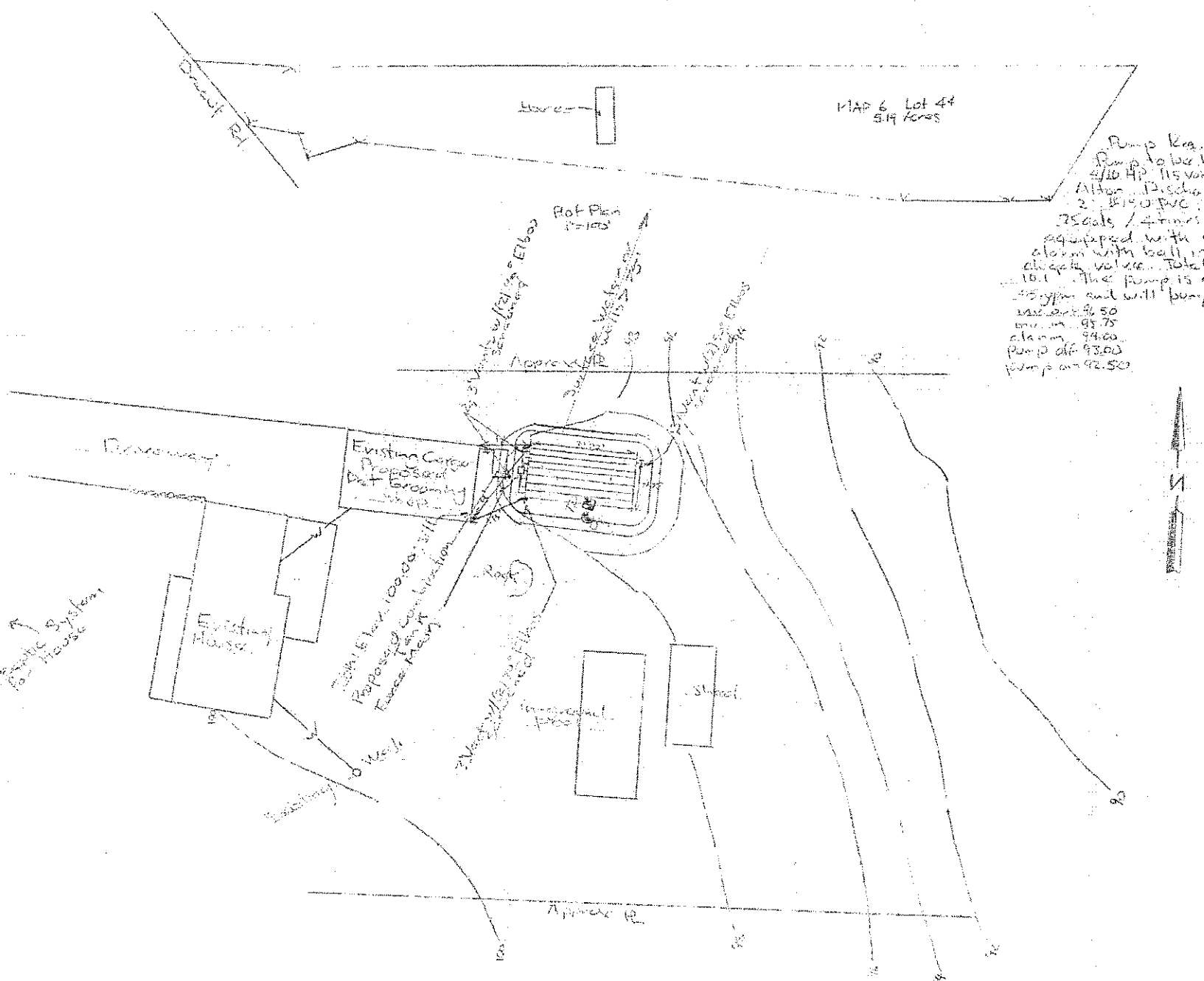
ROOTS TO: 42"
 EDGE NONE TO: -"
 WATER NONE TO: -"
 SH.W.T. EST. @: 42"
 HARDPAN NONE TO: -"

LEACH AREA REQUIREMENTS
 PERC. RATE: 1" PER 10 MINUTES
 NUMBER OF BEDROOMS:
 NUMBER OF EQUALIZER 20 CHAMBERS PER STANDARDS: 3 day washing/day @ 50 gals/wash = 250 gpd
 LEACH AREA SIZE: USE: min. system design for commercial at 300 gpd
 USE: 28 units .7 (1478) x 3 (3332)
 DESIGN INTENT: BOTTOM OF TRENCHES TO BE SET NO LESS THAN 0.5 FEET ABOVE THE ORIGINAL GROUND TO MAINTAIN 4.0 FEET ABOVE THE ESTIMATED SEASONAL HIGH WATER TABLE AND 7.0 FEET ABOVE LEDGE DEPTH.

- S.A.S. BOTTOM PREPARATION & FILL SPECIFICS
- CHECK DESIGN INTENT AND VERIFY THE ELEVATION OF EXISTING GROUND - SLOPE SIDE - BEFORE DETERMINING SIZE. DESIGN INTENT MUST BE MAINTAINED.
 - REMOVE ALL TREES, BRUSH, STUMPS, AND DEBRIS FROM THE AREA TO BE FILLED.
 - REMOVE TOPSOIL IN FILL AREA. LEAVE SUBSOIL IN PLACE. DO NOT COMPACT SUBSOIL WITH MACHINERY. NEARBY AS NEEDED BEFORE FILLING. USE 30% BEST DOSE WITH THE TECH OF AN EXCAVATOR. SCOURY PARALLEL WITH CONTIGUOUS WORKING FROM THE CENTER OUTWARD.
 - FILL TO RAISE THE SYSTEM AND FOR SOIL SLOPES TO MEET THE FOLLOWING SPECIFICATIONS: GROUND TO BE RAISED TO NO GREATER THAN 10% PASSING THE NUMBER 200 SIEVE, AND NO PARTICLES LARGER THAN 3 INCHES.
 - SAND FILL TO BE PLACED ONTO PREPARED SURFACE FROM ONE SIDE TO OTHER IN 4" LAYERS. ON THE SURFACE TOP SURFACE PLACE FILL IN 12" LAYERS USING TRACK-TYPE TRACTOR WITH BLADE. ALWAYS KEEP A MINIMUM OF 6" OF FILL MATERIAL BETWEEN TRENCHES OR TRENCH TO MAINTAIN COHESION OF MATERIAL. EACH LAYER SHALL BE SPREAD IN 10' WIDE STRIPS FROM TO PLACING NEXT LAYER. CONTIGUOUS GRADING AND SHAPING SHALL BE CARRIED OUT TO ASSURE UNIFORM DENSITY THROUGHOUT EACH LAYER.
 - DISPENSIBLE MATERIAL TO BE CLEAN, PERMEABLE SOIL, FREE OF ORGANIC, ROOTS, STUMPS, AND OTHER GREATER THAN 6" SAND IS RECOMMENDED.
 - PLACEMENT OF TOPSOIL BLANKET AROUND SLOPES.
 - EROSION PROTECT AREA SHOULD BE LOCATED AND CARRIED AS SOON AS POSSIBLE AFTER BACKFILLING TO PREVENT EROSION.
 - FINISH GRADE OVER SYSTEM SHOULD BE SLIGHTLY CROWNED TO PROMOTE DRAINAGE.
 - BACKFILL SEPTIC TANK SYSTEM TO BE MINIMUM 6" ALL STONE SHALL BE WASHED AND FREE OF WOOD, CLAY, SPTS, AND OTHER FINE MATERIALS.
 - 4" SOLID PIPE LAD LEVEL WITH HIGH WATER TO BE USED LEADING FROM DISTRIBUTION BOX TO TRENCH LEADING TRENCH.

ALL STONE SHALL BE WASHED AND FREE OF WOOD, CLAY, SPTS, AND OTHER FINE MATERIALS.
 4" SOLID PIPE LAD LEVEL WITH HIGH WATER TO BE USED LEADING FROM DISTRIBUTION BOX TO TRENCH LEADING TRENCH.
 ALL TRENCHES OUTSIDE OF THE LEACHING AREA SHALL BE WATER TIGHT.
 THE INSTALLED SYSTEM SHALL BE LEFT EXPOSED UNTIL INSPECTED BY A REPRESENTATIVE OF THE N.H. WATER SUPPLY & POLLUTION CONTROL COMMISSION.
 NO SURFACE WATER OR WELLS WITHIN 25' OF SEPTIC SYSTEM.
 THIS SYSTEM MUST BE INSTALLED IN STRICT ACCORDANCE WITH THE APPROVED PLANS. ANY CHANGES MUST BE APPROVED BEFORE ANY CONSTRUCTION IS STARTED. ANY DISCREPANCIES IN THE APPROVED PLANS AND THE ACTUAL SITE CONDITIONS MUST BE REPORTED TO THE INSTALLER TO THE DESIGNER PRIOR TO CONSTRUCTION.
 IT IS RECOMMENDED THAT THE SEPTIC TANK BE PUMPED EVERY TWO YEARS, TO AVOID UNIFORM WEAR, OIL, OR SOLID CHEMICALS INTO SEPTIC SYSTEM. NO ANY PART OF DRIVE VEHICLES FROM TRENCH HOLD HOME. ASSUMES NO LIABILITY IN THE PREPARATION OF THIS PLAN WITH RESPECT TO INSTALLATION AND OPERATION UNLESS CONTRACTED TO INSPECT AND APPROVE ALL MATERIALS AND PROCEDURES USED TO INSTALL SYSTEM AS DESIGNED AND TO CONVEY AND INSTALLATION.

NOTE:
 Property lines were drawn graphically and may not be the result of a survey. The installer must verify the boundaries prior to start of construction.



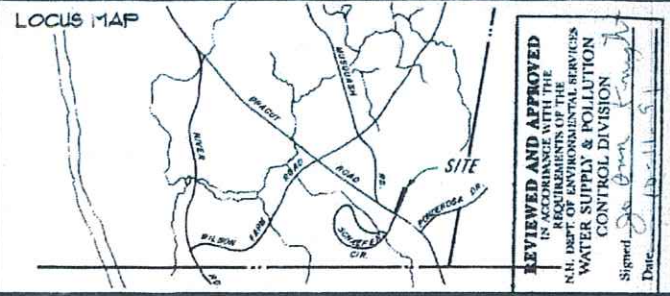
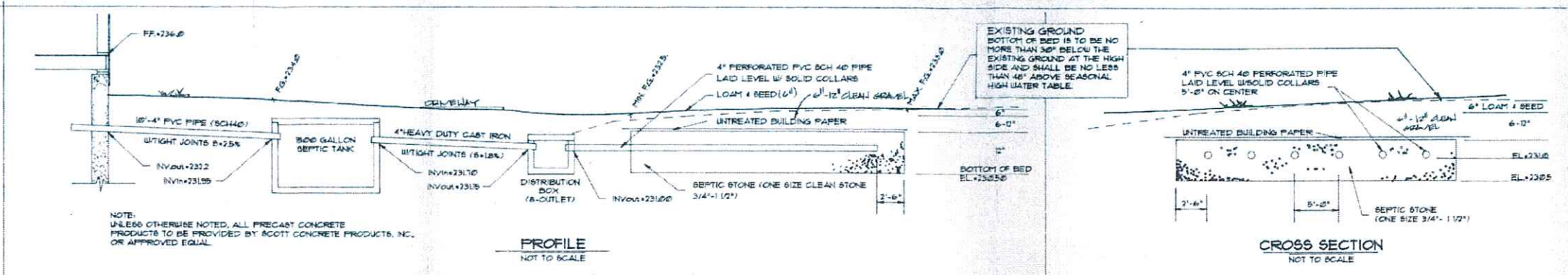
REVIEWED AND APPROVED
 IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF HUDSON, N.H. HEALTH OFFICER
 DATE: 2/20/03

VICINITY PLAN
 NTS
 SUBSURFACE SEPTIC DESIGN FOR LOT NO. 44

STATE OF N.H. - W.S. & P.O.C. SUBDIVISION APPROVAL NO. N/A over 5.0 Ac.
 OWNER: John & Dana Moran
 114 Dracut Road
 Hudson, N.H.

APPLICANT: Hamm Septic Service
 ADDRESS: 2 West Road, Hudson, NH
 PHONE: 603-434-7701
 DESIGNER PERMIT NO. 1350
 DATE: 3/29/03
 SCALE: 1" = 20'
 DESD REFERENCE: HK 5783 - FD 765





SOIL TEST DATA

TEST(S) BY: BRIAN ROY, CCI TEST DATE(S) 8/8/91

PERC RATE(S) 6 MIN/INCH, 92-F

NO. 1-T

ELEV. 232.0	6-4\"/>
10YR 3/3	6-4\"/>
10YR 5/4	6-10\"/>
10YR 6/2	28-30\"/>

ESTIMATED SEASONAL HIGH WATER TABLE = 64\"/>

DESIGN DATA:

PERC RATE = 6 MIN/INCH

DESIGN FLOW = 4 BEDROOM x 150 GPD/BEDROOM = 600 GPD.

AREA REQUIRED = 900 SQFT.

AREA PROVIDED = 900 SQFT.

SEPTIC TANK SIZE = 1000 GAL. (2x250) x 1500 GAL.

SEPTIC TANK PROVIDED = 1500 GAL.

- NOTES:**
1. ALL TREES, BUSHES, BOULDERS, TOPSOIL AND DEBRIS MUST BE REMOVED AND SOIL SURFACE IS TO BE RAKED PRIOR TO PLACING ACCEPTABLE SEPTIC FILL OR STONE TO THE LEACH FIELD AREA.
 2. BED BOTTOM TO BE SET NO DEEFER THAN 30\"/>

LEGEND:

—	BOUNDARY LINE	—	SELECTION BARRIER
- - -	EXISTING CONTOUR	—	WATER LINE
- - -	PROPOSED CONTOUR	—	FOUNDATION
—	EDGE OF WETLAND	—	DEEP HOLE TEST
—	WETLAND	—	PERCOLATION TEST
		—	TREE LINE
		—	LOAM & SEED

NO.	DATE	REVISIONS	BY
1	8/30/91	MINWELL SOIL COLORS, 2 ND CONTOUR POINT	BER

SEPTIC SYSTEM DESIGN RECEIVED

MAP 6 LOT 44

OCT 31 1991

DRACUT ROAD
HUDSON, NH

TOWN OF HUDSON
ZONING ADMINISTRATION

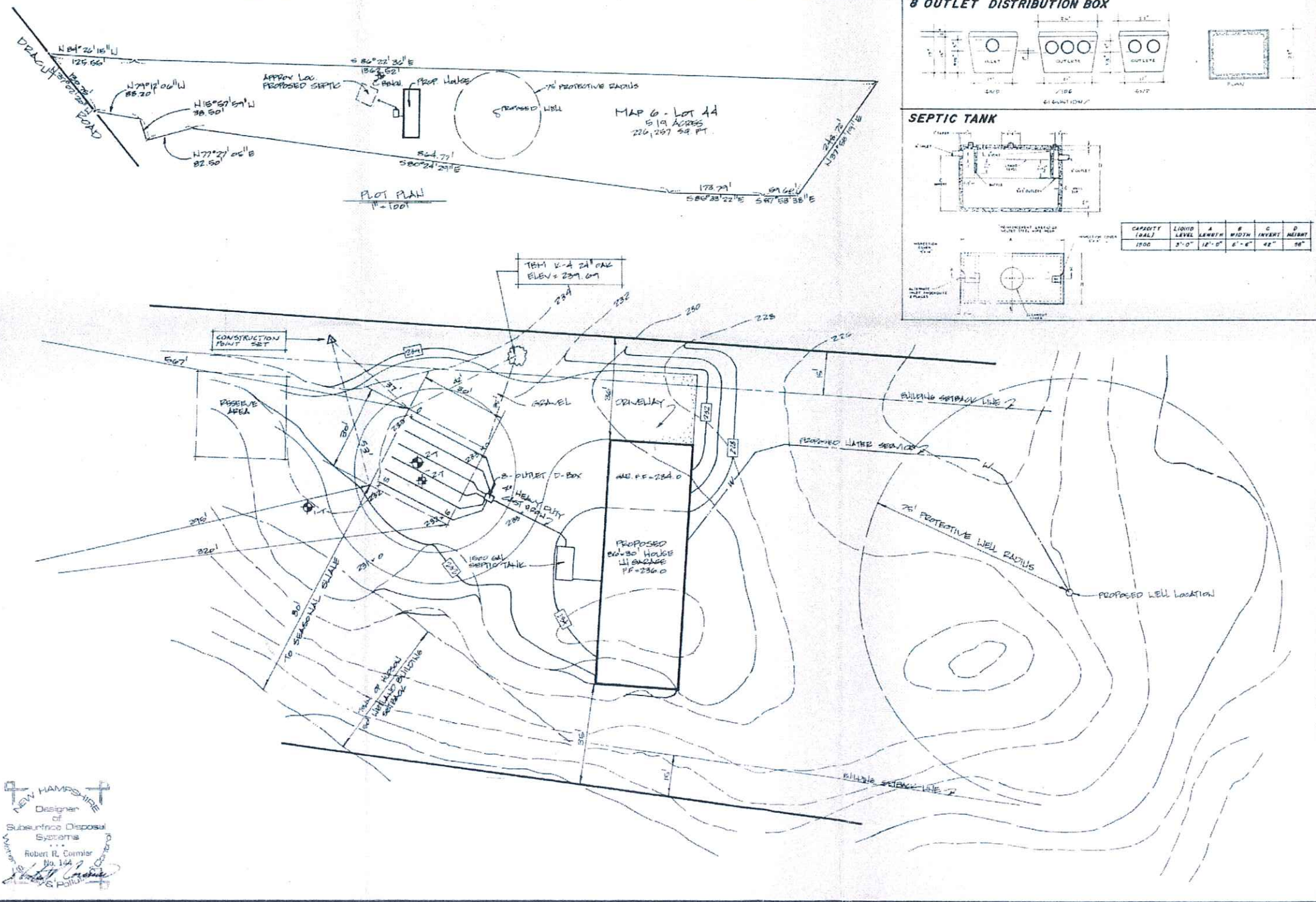
PREPARED FOR
JOHN KAZANJIAN
52 FOREST PARK ROAD - DRACUT, MA - 01826

SCALE IN FEET
AUGUST 14, 1991 - SCALE 1" = 20'

CCI CUOCO & CORMIER, INC.
CIVIL ENGINEERS - LAND SURVEYORS

158 MAINTENANCE RD. NASHUA, NH 03060-6028 603-882-1512
170 MAIN ST. UNIT 202 - TOWNSBURY, MA 01876-5068 603-3607

FILE 5065



NEW HAMPSHIRE
Designer of
Subsurface Disposal
Systems
Robert R. Cormier
No. 144

17952

**5 Hudson Park Drive Site Plan Approval
Conceptual Review
STAFF REPORT
June 13, 2018**

SITE: 5 Hudson Park Dr - Map 169/Lot 17 - CSP# 04-18

ZONING: I

PURPOSE OF PLAN: Tenant change of a small portion of the existing warehouse to school.

PLAN UNDER REVIEW: Century Park, Hudson NH, (Map 169/Lot 17), prepared for Century Park LLC, 1 Wall St., Hudson, NH by The Dubay Group, Inc. 84 Ranger Rd., Windham, NH, dated 15 May 2018 and consisting of Sheets 1-3.

ATTACHMENTS:

- 1) Conceptual Site Plan Application, together date stamped Mar. 16, 2018 together cover letter and conceptual plans – Attachment “A”.
- 2) Zoning Determination #18-72 by Zoning Administrator Bruce Buttrick dated May 24, 2018 – Attachment “B”.

STAFF COMMENTS:

The applicant is seeking to convert an existing vacant warehouse to a public charter school. The existing parking lot will be repaved and restriped for a new circulation and parking arrangement, and some landscaping and fencing will be installed.

Given the limited site modifications needed, the applicant is requesting a waiver of the site plan submission requirements.

REQUESTED WAIVERS:

- 1) HR Chapter 275, Article II – Application Procedures

APPLICATION TRACKING:

- 8 MAY 2018 - Application submitted.
- 13 JUN 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. Given that limited site changes are proposed, the applicant has requested a waiver of formal site plan submissions to allow the conversion of the garage to create a second dwelling unit.

DRAFT MOTIONS:

WAIVER MOTION:

- 1) HR Chapter 275, Article II – Application Procedures

I move to grant the requested waiver of HR Chapter 275, Article II – Application Procedures for 5 Hudson Park Drive to convert an existing warehouse unit into a charter school based on the testimony of the Applicant’s representative here this evening and the submitted waiver request form.

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

MOTION TO APPROVE:

I move to grant site plan approval for the change of use of an existing warehouse into a charter school at 5 Hudson Park Drive, Map 169/Lot 17.

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

"A"



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

Date of Application: 15 May 2018 Tax Map # 169 Lot # 17

Name of Project: Tenant change at 5 Hudson Park Drive

Zoning District: I General CSP# 04-18 (For Town Use)

ZBA Action:

PROPERTY OWNER: DEVELOPER: Name: Century Park, LLC (same via long term lease) Address: One Wall Street Hudson, NH 03051 Telephone # 578-1705 Fax # (use email) Email: srussell@chartwellproperties.com

PROJECT ENGINEER SURVEYOR Name: The Dubay Group, Inc. Karl Dubay, PE, Tim Sutherland, LLS Address: 84 Range Road Windham, NH 03087 Telephone # 458-6462 Fax # (use email) Email: karl@thedubaygroup.com

PURPOSE OF PLAN:

Tenant change of a small portion of the existing warehouse building to school.

Horizontal lines for additional text or notes.

CONCEPTUAL SITE PLAN DATA SHEET

PLAN NAME: Tenant change at 5 Hudson Park Drive

PLAN TYPE: CONCEPTUAL SITE PLAN

LEGAL DESCRIPTION: MAP 169 LOT 17

DATE: 15 May 2018

Location by Street: 5 Hudson Park Drive

Zoning: I - Industrial

Proposed Land Use: Warehouse & School (permitted uses)

Existing Use: Warehouse (permitted use)

Surrounding Land Use(s): Office, retail, warehouse, State Lands, mixed use

Number of Lots Occupied: (existing lot)

Existing Area Covered by Building: 79 KSF per tax card

Existing Buildings to be removed: (retain existing)

Proposed Area Covered by Building: (retain existing)

Open Space Proposed: (retain existing)

Open Space Required: (existing lot of record with no change proposed)

Total Area: S.F.: 226 KSF Acres: 5.2 per tax card

Area in Wetland: (none where occupied) Area Steep Slopes: (none where occupied)

Required Lot Size: 30 KSF (wtr & swr)

Existing Frontage: 205 LF

Required Frontage: 150 LF

Building Setbacks:	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50 FT</u>	<u>retain existing</u>
Side:	<u>15</u>	<u>retain existing</u>
Rear:	<u>15</u>	<u>retain existing</u>

**CONCEPTUAL SITE PLAN DATA SHEET
(Continued)**

Flood Zone Reference: n/a per map 33011C0519D 09-25-2009

Width of Driveways: Retain existing 12-24 ft

Number of Curb Cuts: Retain existing dedicated curbcut serving warehouse.
Retain existing two curbcuts for school and existing overflow parking.

Proposed Parking Spaces: 31 striped 10' x 20' spaces plus plenty of overflow existing paved areas.

Required Parking Spaces: School use is what is reasonably anticipated by Board. Proposed is more than 5 spaces per classroom, not including existing paved overflow.

Basis of Required Parking (Use): Also plenty of queueing spaces are provided for safe dropoff/pickup.
Retain 1 per truck for wholesale warehouse = 12 (no on site employees)

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

(retain existing site)

For Office Use

Data Sheet Checked By: Brooke Date: 5/16/18



The Dubai Group, Inc.

84 Range Road, Windham, NH 03087

(603) 458-6462 thedubaygroup.com



M E M O R A N D U M

To: Hudson Planning Board

Date: 15 May 2018

From: Karl Dubay

Re: 5 Hudson Park Drive, Lot 169-17
Tenant Change

A portion of the existing building at 5 Hudson Park Drive will be changed from office/warehouse to public charter school, an allowed use in the zone. Town staff have been very helpful in coordinating the fitup including coordination with the fire inspector.

The building and site are well-suited for the tenant change in Century Park. All codes will be in compliance. Access to the park is excellent. The existing pavement striping will be refreshed back to the original one-way conditions and parking configuration, which will serve the school well. The existing lawn in the front of the school will be cleaned up and include playground fencing, and the existing lighting fixtures will be updated.

The school will focus on STEM (science/technology/engineering/math), is scheduled to open in the Fall with a total of six classrooms (K through 3), and is fully approved by the State. It is a free public school and will efficiently serve Hudson and surrounding communities. We are inviting Hudson families in upcoming parent information nights. Applications from families are very strong, recognizing the alternative choice in education. The school will be a vibrant partner in the Hudson community, as well as Century Park, where several STEM-based companies are located.

The tenant change is straightforward and the existing site easily accommodates the use with no additional pavements or new site work. Thus, in working with Town Staff, we respectfully ask that the Board waive the site plan process, with the condition that we continue to work with the Fire Inspector to ensure delivery of the fitup to code. We look forward to opening and being welcomed as another high quality school in Hudson!

UB11



TOWN OF HUDSON

Land Use Division



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

Zoning Determination #18-72

May 24, 2018

Sandra Russell
Century Park, LLC
1 Wall Street
Hudson, NH 03051

Re: 5 Hudson Park Drive Map 169 Lot 017
District: Industrial (I)

Dear Ms. Russell,

Your request: Can you have a public charter school at this location?

Zoning Review / Determination:

This is a permitted use (C7) in the Table of Principal Uses §334-21.
You would need a site plan review with Planning Board approval.

Sincerely,

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

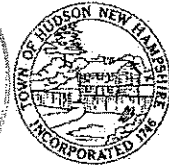
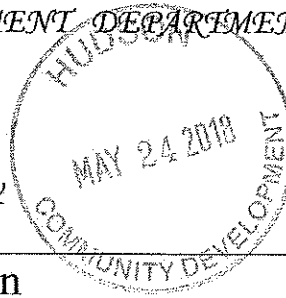
cc: Zoning Board of Adjustment
J. Michaud, Town Assessor
G. Thebarger, Interim Planner
Selectmen: N. Martin and D. Morin
File

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



COMMUNITY DEVELOPMENT DEPARTMENT

12 School Street
Hudson, NH 03051
(603)886-6005
www.hudsonnh.gov



Town of Hudson

REQUEST FOR ZONING and/or PLANNING INFORMATION / DETERMINATION

18-72

Date of request 05/24/2018

Property Location 5 Hudson Park Drive, Hudson, NH
Map 170 Lot 40

Zoning District if known Industrial

Type of Request

Zoning District Determination Use Determination Set-Back Requirements
 Process for Subdivision/ Site Plan if required
 Other

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

Public Charter School
Currently developing floor plan layout and life safety system
design for six (6) classroom public charter STEM school within
the existing building at 5 Hudson Park Drive on the ground level
and will be coordinating the details with the Hudson Fire
Department for September 2018 occupancy.

Applicant Contact Information:

Name: Sandra Russell, Century Park, L.L.C.
Address: 1 Wall Street Hudson, NH 03051
Phone Number: 578-1705 srussell@chartwellproperties.com

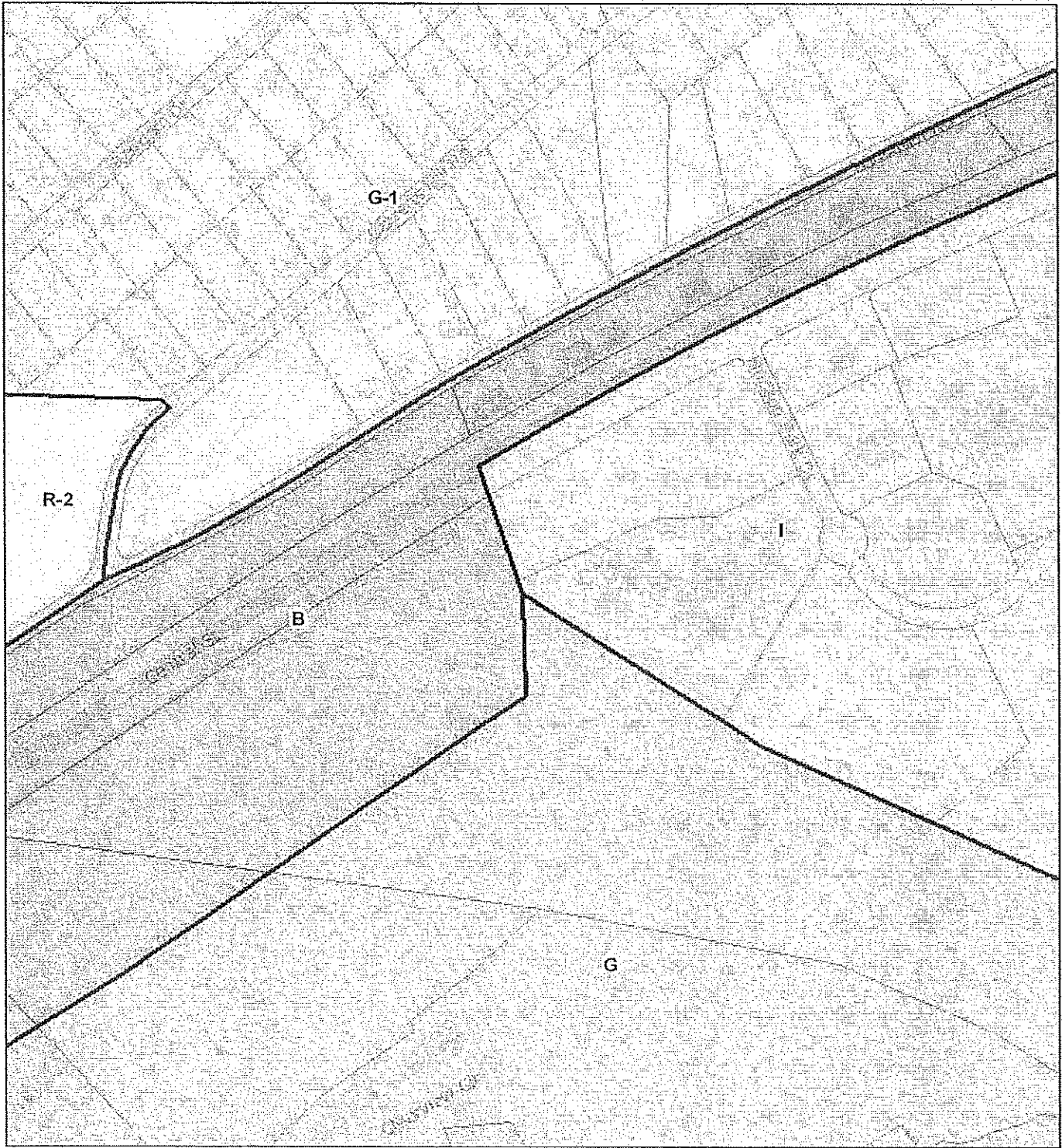
For Office use

ATTACHMENTS: TAX CARD GIS

NOTES: _____

ZONING DETERMINATION LETTER SENT DATE: 5-24-18








5 Hudson Park Drive

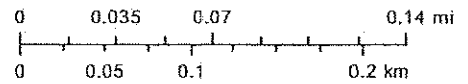


May 24, 2018

1:4,170

Legend

- | | |
|---|---|
|  Zoning Outlines |  I - Industrial |
|  B - Business |  R-2 - Residential 2 |
|  G - General |  Parcels |
|  G-1 - General 1 | |





The Dubai Group, Inc.

84 Range Road
Windham, NH 03087
603-459-6462

Engineers
Planners
Surveyors
TheDubaiGroup.com



1 INCH = 10 FEET

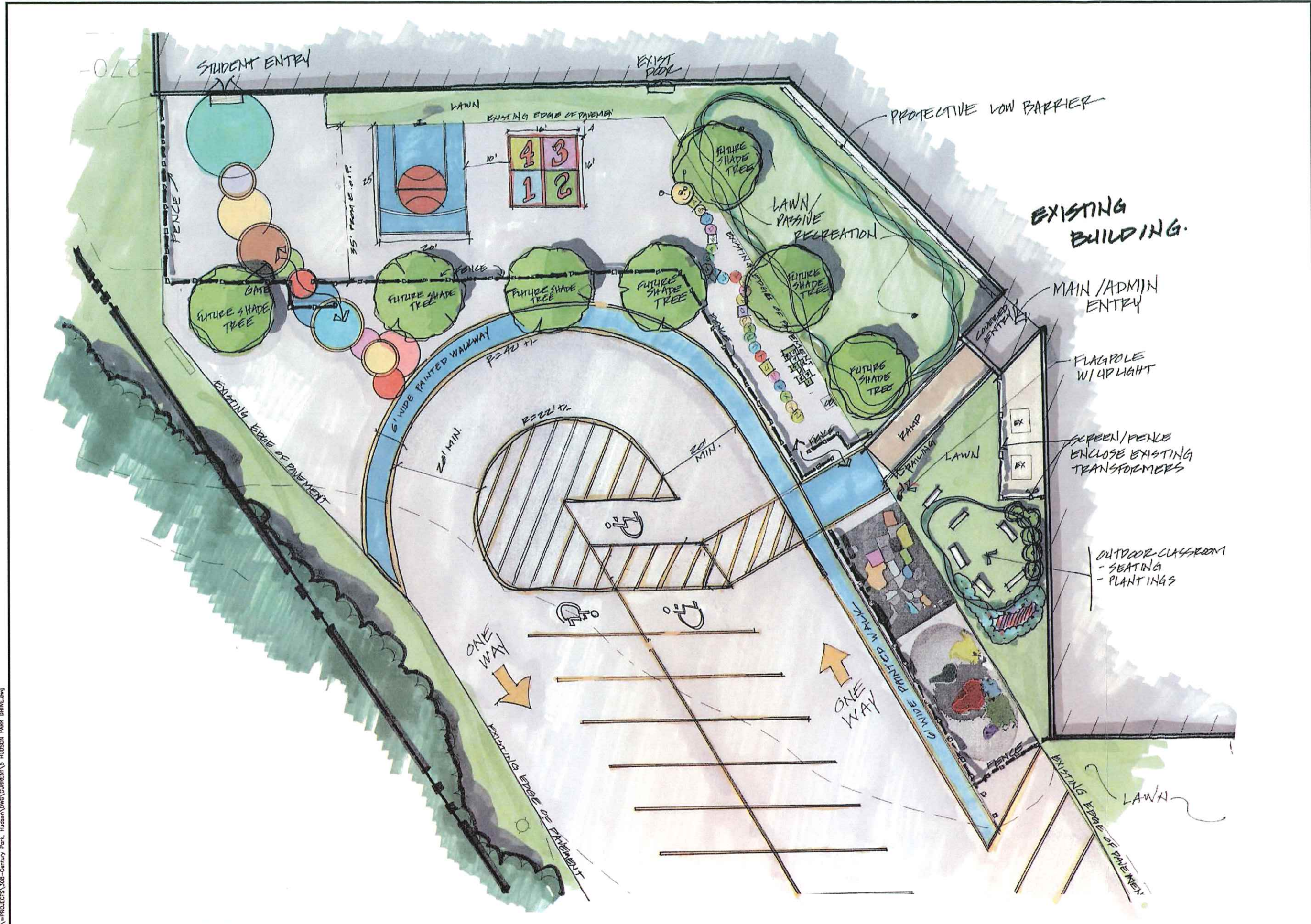
REVISIONS:			
REV#	DATE	COMMENT	BY

DRAWN BY: WA
 CHECKED BY: KRD
 DATE: MAY 15, 2018
 SCALE: 1"=10'
 FILE: 5 HUDSON PARK DRIVE
 DEED REF: -

PROJECT:
**CENTURY PARK
 HUDSON, NH**
 169-17
 5 HUDSON PARK DRIVE
 HUDSON, NH

FOR
CENTURY PARK L.L.C.
 1 WALL STREET
 HUDSON, NH 03051

SHEET TITLE:
**PLAY YARD &
 RESTRIPIING
 PLAN**



N:\PROJECTS\308-Century Park, Hudson\DWG\CURRENT\3 HUDSON PARK DRIVE.dwg



The Dubay Group, Inc.

84 Range Road
Windham, NH 03087
603-456-6462

Engineers

Planners

Surveyors

TheDubayGroup.com



1 INCH = 50 FEET

REVISIONS:

REV#	DATE	COMMENT	BY

DRAWN BY: WA
 CHECKED BY: KRD
 DATE: MAY 15, 2018
 SCALE: 1"=50'
 FILE: 5 HUDSON PARK DRIVE
 DEED REF: -

PROJECT:

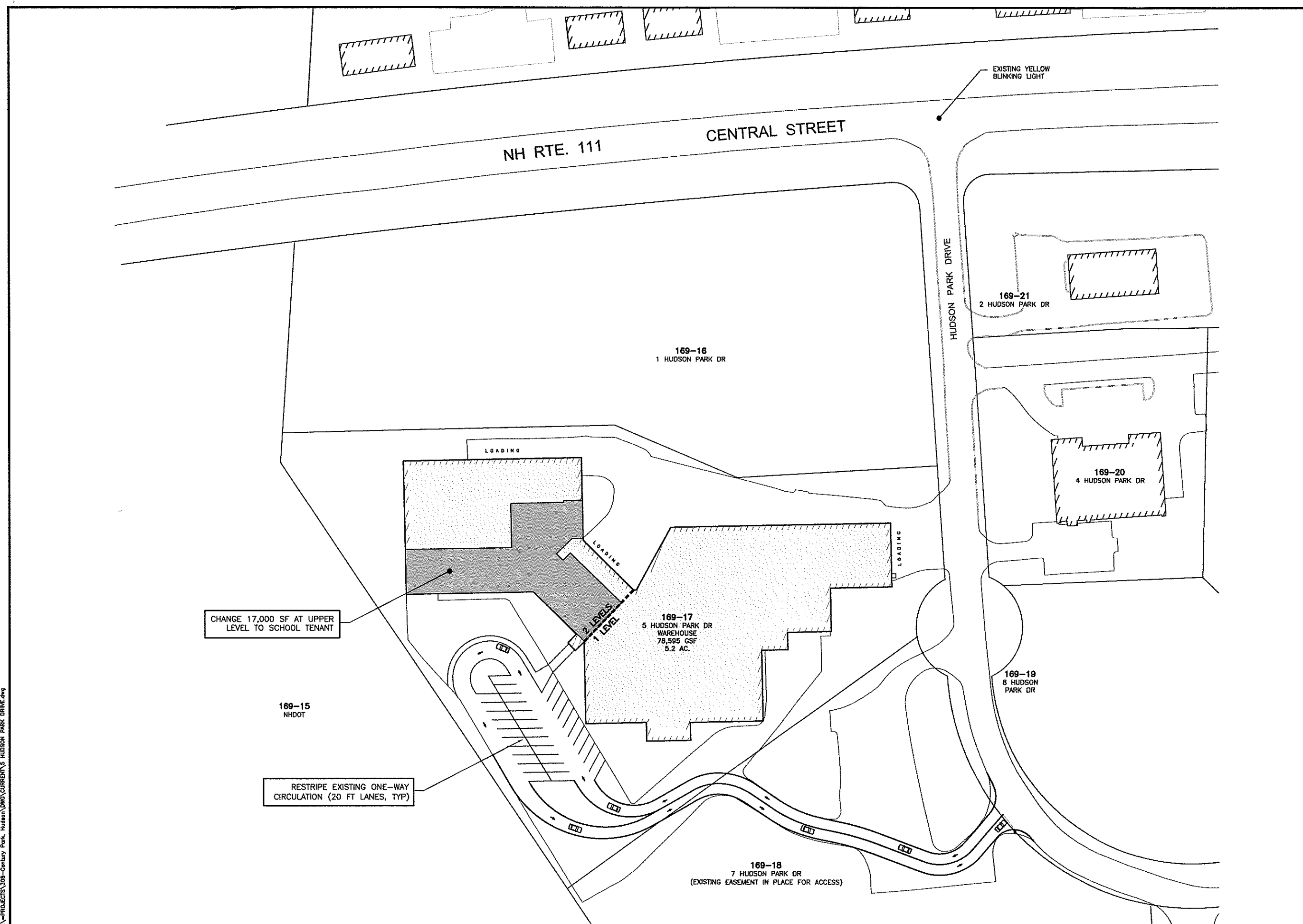
CENTURY PARK
 HUDSON, NH
 169-17
 5 HUDSON PARK DRIVE
 HUDSON, NH

FOR

CENTURY PARK L.L.C.
 1 WALL STREET
 HUDSON, NH 03051

SHEET TITLE:

**PAVEMENT
 RESTRIPIPING
 PLAN**



N:\PROJECTS\308-Century Park, Hudson, NH\CURRENT\5 HUDSON PARK DRIVE.dwg

**3, 5, & 7 Tracy Lane Site Plan
Conceptual Review
STAFF REPORT
June 13, 2018**

SITE: 3, 5, & 7 Tracy Lane - Map 101/Lot 14, 15, & 16 - CSP# 05-18

ZONING: B

PURPOSE OF PLAN: To construct new parking, driveway connectors, covered storage, and a building addition, with most of the improvements occurring in Londonderry. New employee parking, pavement to access truck parking and rear of buildings, and new display areas occur on Lot 14 in Hudson.

PLAN UNDER REVIEW: Conceptual Site Plan "A", 3, 5, & 7 Tracy Lane, Londonderry & Hudson NH, prepared for Reeds Ferry Sheds by TFM, 48 Constitution Dr., Bedford, NH, dated 5 March 2018 and consisting of Concept A.

ATTACHMENTS:

- 1) Conceptual Site Plan Application, together date stamped Mar. 29, 2018 together cover letter and conceptual plan – Attachment "A".

STAFF COMMENTS:

Reeds Ferry Sheds owns three parcels that straddle the Hudson/Londonderry town line. The company has assembled and sold sheds from their primary facility at 3 Tracy Lane for many years. They recently purchased and obtained Hudson ZBA and Planning Board approvals to change the use of 7 Tracy Lane for their business. They have now obtained the intervening property at 5 Tracy Lane and are preparing a master plan to incorporate all three parcels into one interconnected business site.

Hudson has site plan jurisdiction for the driveway entrances for all three parcels and also for the majority of the development site on Lot 14. The master plan development proposal indicates a major expansion of pavement on the 7 Tracy Lane parcel to obtain access to the rear of the building, new truck parking on the Londonderry portion of the property, and an employee parking area that straddles the town line. The conceptual master site plan also shows product

display areas that extend into the front property setbacks, which will require a waiver by the Planning Board.

APPLICATION TRACKING:

- 29 MAY 2018 - Application submitted.
- 13 JUN 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. Conceptual review provides opportunity for the Board to discuss the project informally, before a formal site plan application is submitted to identify issues that may come up.

"A"

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

Date of Application: 23 May 2018 Tax Map # 101 Lot # 14/15/16

Name of Project: Reeds Ferry Small Buildings

Zoning District: Business General CSP# 05-18
(For Town Use)

ZBA Action: Variance (light manufacturing use)

PROPERTY OWNER:

DEVELOPER:

Name: SMT Tracey Lane Holdings, LLC (Lots 15-16)

Address: SMT 7 Tracey Lane LLC (Lot 14)
3 Tracy Lane, Hudson NH 03051

Address: _____

Telephone # 603-883-1362

Fax # _____

Email: lblanchette@reedsferry.com

PROJECT ENGINEER

SURVEYOR

Name: TFMoran Inc.- Jason Hill

TFMoran Inc.- James Oneil

Address: 48 Constitution Drive

48 Constitution Drive

Address: Bedford NH 03110

Bedford NH 03110

Telephone # 603-472-4488

603-472-4488

Fax # _____

Email: jhill@tfmoran.com

PURPOSE OF PLAN:

Construct 18 truck parking spaces at Lot 14 (work to occur on Londonderry portion of property).

Construct 12 employee parking spaces at Lot 14 (portion of work to occur on Londonderry portion of property)

Construct internal connector driveways to connect parcels 14-16 (work to occur on Londonderry portion of property).

Convert portion of parking lot to covered storage area at Lot 15 (work to occur on Londonderry portion of property).

Construct previously approved 2000 SF building addition at Lot 15 (work to occur on Londonderry portion of property).

Additional display space at Lot 14 (portion of work to occur on Londonderry portion of property) and Lot 15 (work to occur on Londonderry portion of property).

CONCEPTUAL SITE PLAN DATA SHEET

PLAN NAME: Reeds Ferry Small Buildings

PLAN TYPE: CONCEPTUAL SITE PLAN

LEGAL DESCRIPTION: MAP 101 LOT 14, 15, 16

DATE: May 23, 2018

Location by Street: 3, 5, 7 Tracy Lane

Zoning: Business District

Proposed Land Use: Light Manufacturing

Existing Use: Light Manufacturing

Surrounding Land Use(s): Business / light industrial

Number of Lots Occupied: 3

Existing Area Covered by Building: 7,500 SF approx (Lot 14)

Existing Buildings to be removed: None

Proposed Area Covered by Building: 7,500 SF approx (Lot 14)

Open Space Proposed: >40%

Open Space Required: 40%

Total Area: S.F.: 93,792 Lot 14
43,821 Lot 15
38,722 Lot 16 Acres: 2.15 Lot 14
0.10 Lot 15
0.889 Lot 16

Area in Wetland: 0 Area Steep Slopes: 0

Required Lot Size: 43,560 sf

Existing Frontage: >150 ft

Required Frontage: 150 ft

Building Setbacks:	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50 ft</u>	<u>> 50 ft</u>
Side:	<u>15 ft</u>	<u>> 15 ft</u>
Rear:	<u>15 ft</u>	<u>> 15 ft</u>



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists



May 25, 2018

George Thebarge
Planning Department
Town of Hudson NH
12 School Street
Hudson NH 03051

Re: Proposed Site Plans Narrative
Map 101 Lot 14 - 7 Tracy Lane, Hudson, New Hampshire

Dear Mr. Thebarge:

On behalf of our client, Reeds Ferry Sheds, TFMoran is submitting plans and supporting documents relative to the proposed site plans for Tax Map 101 Lots 14, 15, and 16 located at 3, 5, and 7 Tracy Lane in Hudson. Because the properties are bisected by the Hudson/Londonderry town line, portions of the subject development include adjacent properties in Londonderry, as depicted on the attached Conceptual Plans. We respectfully request that this application be considered for conceptual hearing at the June 13 Planning Board meeting.

Reeds Ferry Sheds currently manufactures wooden sheds at 3 Tracy Lane, a few hundred feet from the proposed site. That facility is currently at production capacity and must either move all operations to an entirely new location or provide additional production capacity nearby. In March 2018 the Hudson Zoning Board granted a variance to allow the truss cutting operation to be moved to the 7 Tracy Lane property (Lot 14). By moving truss assembly and plywood cutting to the 7 Tracy Lane property, the 3 Tracy Lane facility could increase its output, and allow Reeds Ferry Sheds to employ 6-8 additional employees.

To further increase its production capacity and maximize storage and operational functionality, the former New England Gymnasium site (Lot 15) was purchased recently. As such, improvements will be made to the site to accommodate the change in use. These improvements include construction of a formerly approved 2,000 SF building addition at the front of the building. Additionally, a portion of the parking lot will be converted to a covered storage rack for building materials. All of the proposed improvements to this property are located in the Londonderry portion of the site.

Additionally, 18 truck parking spaces will be constructed on Lot 14- on the Londonderry portion of the property. 12 new employee parking spaces will also be constructed here- with a portion of these new spaces being located on the Londonderry portion of the property.

The three parcels will internally connected via three new- service drives- on the Londonderry portion of the property.

Outdoor display areas will be created along the frontages of Lots 14 and 15 for shed displays similar to the current display at 3 Tracy Lane.

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

All of the properties are currently served by private on-site septic and water wells. The sewer/water consumption will be domestic use only; there will be no process water used at the facility.

Traffic Impacts

The project will not increase the volume of truck traffic serving the sites. In fact, a reduction in truck traffic along Tracy Lane is anticipated due to the interconnectivity of the parcels. The delivery vehicles can travel on the private driveway system to access the three parcels which will have a positive affect on the traffic operations.

The traffic patterns at the site will be similar to the traffic patterns of the previous facility, that is, a relatively low volume of cars and trucks to and from the site on a daily basis. All employees will be first shift. There will be 6 to 7 employees in the truss/plywood area, typically arriving before 6AM and leaving around 3:30 PM. Two office workers will arrive between 8 and 9AM and leave between 5PM and 6PM.

No additional vendor truck delivery is anticipated; if a vendor truck is delivering to 5 and 7 Tracy, it will likely already be delivering product to 3 Tracy, and then delivering the balance to 5 and 7 Tracy. Some occasional product may be moved from time to time by smaller company-owned vehicles between the three sites, typically less than once daily.

Parking Impacts

When everything is complete, we should have the following at each location:

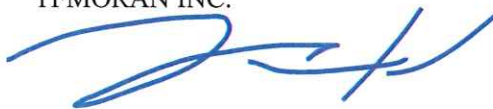
3 Tracy – 13 office workers, 14 shop workers. Minimal customer visits on weekends. There is no proposed change to the parking at this property.

5 Tracy – 3-5 office workers, 10-12 shop workers. We don't anticipate having any customers going to that location, except maybe as overflow during our spring sale for a few weeks in March. 5 Tracy (Lot 15) contains an existing parking field capable of providing 85 spaces. The storage rack system will eliminate 32 spaces therefore remaining parking capacity is 53 spaces. The parking requirement under Hudson Land Development Control Regulations for land use "Manufacturing" is 20 spaces, which will be adequate for the proposed use.

7 Tracy – 3 employees at beginning and end of day only. They will be service employees who are on the road daily but start and end their day at this location. 7 Tracey (Lot 14) contains an existing parking field capable of providing 28 standard parking spaces. Additionally, 12 new spaces will be constructed on the lot. The parking requirement under Hudson Land Development Control Regulations for land use "Manufacturing" is 14 spaces, which will be adequate for the proposed use.

Attached is a completed Site Plan Application and supporting documents. We trust this information and the enclosed conditions plans will be adequate for your consideration of our request, and we look forward to meeting with the Board to review this proposal in detail.

Sincerely,
TFMORAN INC.



Jason S. Hill, PE
Civil Project Manager

Enclosures

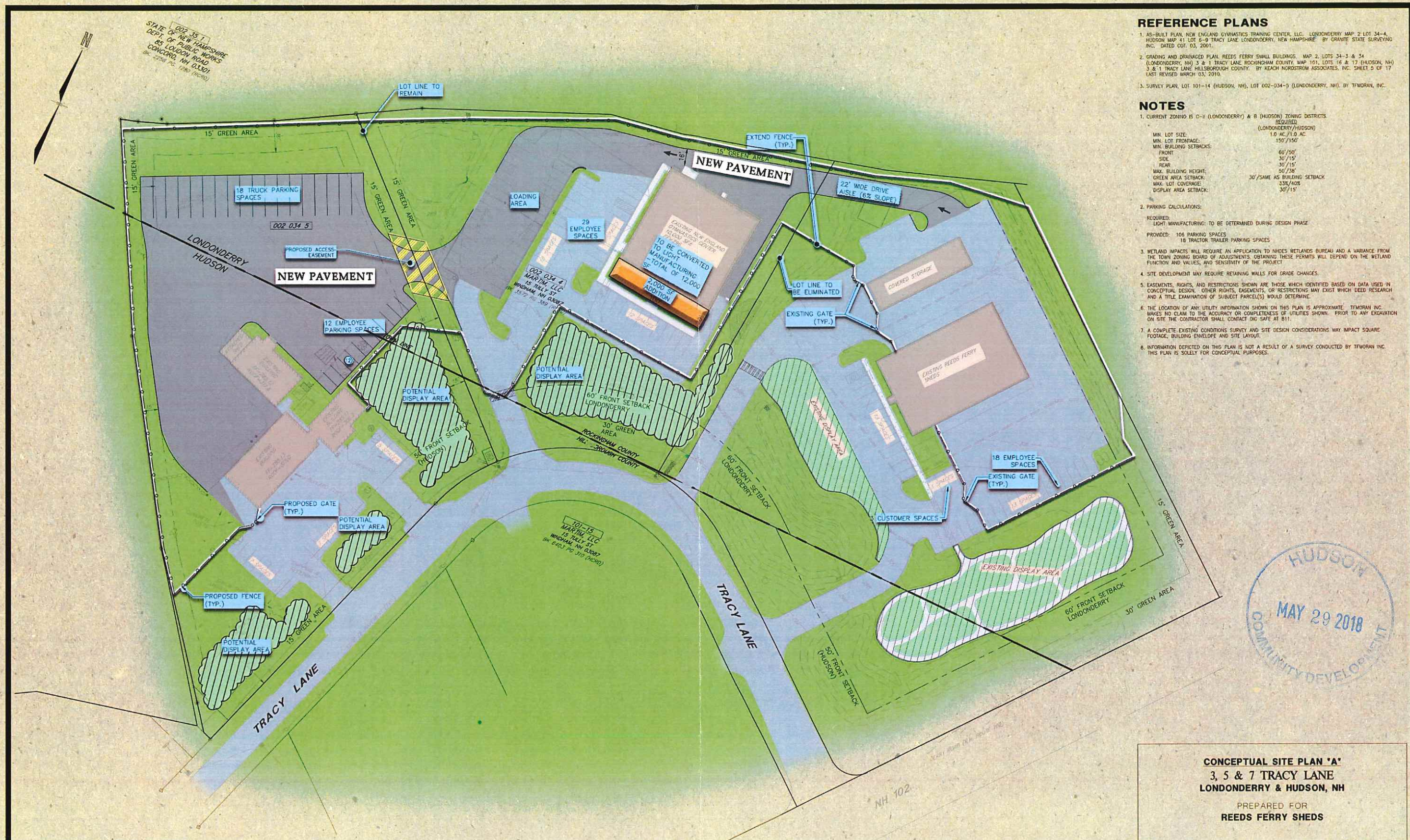
002-35-1
STATE OF NEW HAMPSHIRE
DEPT. OF PUBLIC WORKS
65 LONDON ROAD
CONCORD, NH 03301
BK 2296 PG. 1280 (1/2020)

REFERENCE PLANS

- AS-BUILT PLAN, NEW ENGLAND GYMNASTICS TRAINING CENTER, LLC, LONDONDERRY MAP 2, LOT 34-4, HUDSON MAP #1 LOT 4-9 TRACY LANE LONDONDERRY, NEW HAMPSHIRE BY GRANITE STATE SURVEYING INC., DATED OCT. 03, 2001.
- GRADING AND DRAINAGE PLAN, REEDS FERRY SMALL BUILDINGS, MAP 2, LOTS 34-3 & 34 (LONDONDERRY, NH) 3 & 1 TRACY LANE ROCKINGHAM COUNTY, MAP 101, LOTS 16 & 17 (HUDSON, NH) 3 & 1 TRACY LANE HILLSBOROUGH COUNTY, BY KEACH NORDSTROM ASSOCIATES, INC. SHEET 5 OF 17 LAST REVISED MARCH 03, 2019.
- SURVEY PLAN, LOT 101-14 (HUDSON, NH), LOT 002-034-5 (LONDONDERRY, NH), BY TFMORAN, INC.

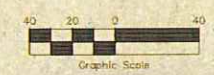
NOTES

- CURRENT ZONING IS D-1 (LONDONDERRY) & B (HUDSON) ZONING DISTRICTS (LONDONDERRY/HUDSON)
REQUIRED:
MIN. LOT SIZE: 1.0 AC./1.0 AC.
MIN. LOT FRONTAGE: 150'/150'
MIN. BUILDING SETBACKS:
FRONT: 60'/50'
SIDE: 30'/15'
REAR: 30'/15'
MAX. BUILDING HEIGHT: 50'/38'
GREEN AREA SETBACK: 30'/SAME AS BUILDING SETBACK
MAX. LOT COVERAGE: 33%/40%
DISPLAY AREA SETBACK: 30'/15'
- PARKING CALCULATIONS:
REQUIRED:
LIGHT MANUFACTURING: TO BE DETERMINED DURING DESIGN PHASE
PROVIDED: 106 PARKING SPACES
18 TRACTOR TRAILER PARKING SPACES
- WETLAND IMPACTS WILL REQUIRE AN APPLICATION TO NHDES WETLANDS BUREAU AND A VARIANCE FROM THE TOWN ZONING BOARD OF ADJUSTMENTS. OBTAINING THESE PERMITS WILL DEPEND ON THE WETLAND FUNCTION AND VALUES, AND SENSITIVITY OF THE PROJECT.
- SITE DEVELOPMENT MAY REQUIRE RETAINING WALLS FOR GRADE CHANGES.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN ARE THOSE WHICH IDENTIFIED BASED ON DATA USED IN CONCEPTUAL DESIGN. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH DEED RESEARCH AND A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE, THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
- A COMPLETE EXISTING CONDITIONS SURVEY AND SITE DESIGN CONSIDERATIONS MAY IMPACT SQUARE FOOTAGE, BUILDING ENVELOPE AND SITE LAYOUT.
- INFORMATION DEPICTED ON THIS PLAN IS NOT A RESULT OF A SURVEY CONDUCTED BY TFMORAN INC. THIS PLAN IS SOLELY FOR CONCEPTUAL PURPOSES.



CONCEPTUAL SITE PLAN 'A'
3, 5 & 7 TRACY LANE
LONDONDERRY & HUDSON, NH
PREPARED FOR
REEDS FERRY SHEDS
SCALE: 1"=40' MARCH 06, 2018

This plan is for conceptual purposes only. It is not necessarily the result of a complete on-site survey, nor is it intended for construction uses. Locations of boundaries and features are approximate, and not necessarily correct or accurate. Compliance with current regulations must be verified.
Copyright 2018 © Thomas F. Moran, Inc.
48 Constitution Drive, Bedford, NH 03110
All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of Thomas F. Moran, Inc.
This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.



REV.	DATE	DESCRIPTION	DR	CR

TFM Civil Engineers, Structural Engineers, Traffic Engineers, Land Surveyors, Landscape Architects, Scientists
48 Constitution Drive, Bedford, NH 03110
Phone: (603) 472-1488
Fax: (603) 472-9747
www.tfmoran.com

17851.00 OR ARJ FB
CR RED CADFILE 17851.00 CONCEPT 2018-02-08
CONCEPT A

NRPC Report

Hudson Economic Development Analysis

Staff Report
13 June 2018

ATTACHMENTS:

- Attachment "A" – Synopsis of Nashua Regional Planning Commission report on economic development analysis of Hudson's Business and Industrial Areas.
- Attachment "B" – Hudson Economic Development Analysis Map

DISCUSSION:

I am attaching a synopsis of the NRPC economic development analysis report of Hudson's business and industrial areas and a map that illustrates the study's findings. The goal of this research was to establish a baseline understanding of the opportunities and challenges Hudson faces as well as the benefits and costs of economic development. From this baseline understanding the community could begin to set specific goals for:

1. Increasing development in existing business and industrial areas;
2. Expanding development into new business and industrial areas;
3. Pursuing both strategies simultaneously or sequentially.

An example of how such an economic development program might proceed from the baseline data would be to identify optimum locations for expanding into new business and industrial areas based on parameters developed in the analysis. The Town could consider working with the property owners and stakeholders to develop master plans for future development of those locations that would address zoning, neighborhood impacts, traffic, and infrastructure

needs. Having master plans in place for strategic properties or development areas would proactively position the community to attract business and industry prospects and to act effectively to facilitate development if such prospects approach the Town.

Another example would be to implement recommendations put forth in the 2016 "Plan to Optimize Hudson's Economic Future." That report called for the Town to negotiate with Nashua for increased sewer treatment capacity. If the Town were successful in that effort or other efforts to increase sewer capacity, it could earmark capacity for expansion of businesses within the existing industrial parks and/or allocate capacity to new business and industrial areas.

The Town could also be selective on the types of business and industrial uses it pursues and supports in an economic development program. A starting assumption is that higher property value, low traffic generating, high wage-paying industries would have the most benefit with the least impact. Policies of the Town could specifically favor those types of uses over lower property value, high traffic, and low wage-paying uses.

To effectively pursue economic development for Hudson will require that the Town provide funds to contract for outside consulting assistance and/or apply for funding through various grant programs. The Town has a limited fund that was donated for the express purpose of pursuing economic development that was used for this project.

