



TOWN OF HUDSON

Planning Board

Glenn Della-Monica, Chairman

Marilyn McGrath, Selectmen Liaison



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

PUBLIC MEETING TOWN OF HUDSON, NH APRIL 11, 2018

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, April 11, 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)
 - 14 March 18 Meeting Minutes - Decisions

- VI. CASES REQUESTED FOR DEFERRAL
- VII. CORRESPONDENCE
- VIII. PERFORMANCE SURETIES
- IX. ZBA INPUT ONLY
- X. PUBLIC HEARINGS
- XI. OLD BUSINESS/PUBLIC HEARINGS
- XII. DESIGN REVIEW PHASE

- XIII. CONCEPTUAL REVIEW ONLY

A. Abucewicz 4-Lot Subdivision Plan
CSB#01-18

63 Kimball Hill Road
Map 178/Lot 030

Purpose of Plan: to subdivide Map 178/Lot 030 into 4 lots which contains 27.819 acres. Application Acceptance & Hearing.

B. Reeds Ferry Sheds Change In Use Site Plan
CSP#02-18

7 Tracy Lane
Map 101/Lot 014

Purpose of Plan: to change the current use to a Manufacturing/Fabrication shop with associated office space. Application Acceptance & Hearing.

XIV. NEW BUSINESS/PUBLIC HEARINGS

XV. OTHER BUSINESS

- A. Request for Driveway Waiver – American Tower Corporation Site Plan, 143 Dracut Road, Map 259/Lot 011.

Reference Memo dated 1 MAR 18 from John J. O’Brien, Deputy Fire Chief, to George Theborge, Land Use Director.

- B. Request for Naming of Private Way – American Tower Corporation Site Plan, 143 Dracut Road, Map 259/Lot 011.

Reference Memo dated 26 MAR 18 from John J. O’Brien, Deputy Fire Chief, to George Theborge, Land Use Director.

XVI. 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 Theborge, AICP
Land Use Director

POSTED: Town Hall, Library & Post Office – 03-30-18

**MINUTES/DECISIONS OF THE PLANNING BOARD
MEETING DATE: MARCH 14, 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> X </u>
Jordan Ulery Member <u> X </u>	Dillon Dumont Member <u> X </u>	Elliott Veloso Alternate <u> X </u>	Ed Van der Veen Alternate <u> X </u>
Ethan Meinhold Alternate <u> E </u>	Marilyn McGrath Select. Rep. <u> X </u>	David Morin 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
- V. ELECTION OF OFFICERS
- VI. MINUTES OF PREVIOUS MEETING(S)
 - 28 February 18 Meeting Minutes – Decisions.

Mr. Malley moved to approve the 28 February 18 Meeting Minutes (as written/amended).

Motion seconded by Mr. Collins. Motion carried 6/0/1 (McGrath)
- VII. CASES REQUESTED FOR DEFERRAL
- VIII. CORRESPONDENCE
- IX. PERFORMANCE SURETIES
- X. ZBA INPUT ONLY
- XI. PUBLIC HEARINGS
- XII. OLD BUSINESS/PUBLIC HEARINGS
- XIII. DESIGN REVIEW PHASE
- XIV. CONCEPTUAL REVIEW ONLY

XV. NEW BUSINESS/PUBLIC HEARINGS

A. Steele Hill Farm, LLC, Site Plan
SP#03-18

2 Friel Golf Road
Map 234/Lot 001

Purpose of Plan: to show proposed change of use from offices to personal services establishment (salon) with up to ten (10) operators, and show proposed parking lot and septic system improvements. Application Acceptance & Hearing.

Mr. Malley moved to accept the Site Plan application for 2 Friel Golf Road, Map 234/Lot 1.

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

WAIVER MOTION:

1) HR 276-11.B (12)(b) – No commercial improvements within 100 feet of a residential property

Ms. McGrath moved to grant the requested waiver of HR 276-11.B (12)(b), no commercial improvements within 100 feet of a residential property, based on the testimony of the Applicant's representative here this evening.

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

MOTION TO APPROVE:

Mr. Malley moved to approve the Site Plan entitled: Proposed Site Plan, Steele Farm, LLC, 2 Friel Golf Road, Hudson, NH, prepared by Haynor/Swanson, Inc. 3 Congress St., Nashua, N.H., dated 16 January 2018 (with revisions through 20 Feb. 2018) and consisting of Sheets 1 – 7 with Notes 1 – 23:

1. All stipulations of approval shall be incorporated into the Notice of Decision, 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. All signs, including the proposed free-standing sign, are subject to all requirements of the Zoning Ordinance as determined during the sign permit application process. Note 10 on Sheet 1 shall be revised to this effect.
5. The onsite drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems.

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 Friday only.
8. The parking lot shall be constructed with thirty (30) parking spaces and the stormwater treatment shall be expanded accordingly subject to review and approval by Town Engineering and CLD.
9. Note 3.A. on Sheet 1 shall be revised to establish a limit of ten (10) suites for salon operators.

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

B. Derry Road 3-Lot Subdivision
SB#04-18

120 & 126 Derry Road
Map 156/Lots 015 & 016

Purpose of Plan: to propose the lot consolidation of Map 156, Lots 15 & 16, and subdivide three (3) lots with frontage on Derry Road. Application Acceptance & Hearing.

Ms. McGrath moved to accept the 3-lot subdivision and amended site plan application for 120 Derry Road, Map 156/Lots 015 & 016.

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

WAIVER MOTIONS:

- 1) HR 276 – 11.1.B. (12) – No parking or driveways to be located within required building setbacks

Mr. Malley moved to grant the requested waiver of HR 276 – 11.1.B. (12) – No parking or driveways to be located within required building setbacks, based on the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Ulery. Motion carried – 6/1/0 (McGrath)

Mr. Malley moved to approve the subdivision plan and amended site plan entitled: SUBDIVISION PLAT “120 DERRY ROAD”, Tax Map 156, Lots 15 & 16, Derry Road (Rte. 102) Hudson, NH, prepared by Jones & Beach Engineers, Inc., 85 Portsmouth Ave., Stratham, NH, dated February 20, 2018, consisting of Sheets S-1 and S-2 and AMENDED SITE PLAN “120 DERRY ROAD”, Tax Map 156, Lots 15 & 16, Derry Road (Rte. 102) Hudson, NH, prepared by Jones & Beach Engineers,

Inc., 85 Portsmouth Ave., Stratham, NH, dated 14 AUG 17 (Revised 2-1-18), consisting of Sheet C2-A subject to the following stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Subdivision Plan and Amended Site Plan.
2. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Subdivision Plan-of-Record.
3. The applicant shall install street signs meeting the requirements of the Highway Department for the private road prior to Planning Board endorsing of the Subdivision Plan-of-Record.
4. All stipulations of the Site Plan of Record approved by the Planning Board on October 11, 2017 shall remain in effect for the amended site plan, and Note 30 of the amended site plan shall be revised to state that all approval conditions of H.C.R.D 39564 remain in effect.
5. Prior to construction of any improvements within the 225-foot utility easement along the north property line of Lot 16, the applicant shall obtain a joint use agreement with the holder of that easement for those improvements.
6. The applicant shall record a hold harmless agreement for improvements within the 30-foot sewer easement along the north property line of Lot 16 per the requirements of the Town Engineer prior to the Planning Board endorsing the Subdivision Plan-of-Record.
7. All cross easements for the subdivision lots are subject to review and approval by the Town Attorney.
8. The plans shall be reviewed by CLD to determine if the creation of the three subdivision lots and amended site plan affect any engineering aspects of the project site.

Motion seconded by Mr. Malley. Motion carried – 5/2/0 (McGrath & Brackett)

- XVI. OTHER BUSINESS
XVII. ADJOURNMENT

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

Meeting adjourned at 8:38 p.m.

William Collins
Secretary

**63 Kimball Hill Road
Conceptual Plan Review Only**

STAFF REPORT

April 11, 2018

SITE: 63 Kimball Hill Road - Map 178/Lot 30 - CSP# 01-18

ZONING: G

PURPOSE OF PLAN: To subdivide Map 178, Lot 30 into 4 lots using a common driveway to access three of the lots. **Conceptual Review Only.**

PLAN UNDER REVIEW: Abucewicz Subdivision Plan (Map 178/Lot 30) 63 Kimball Hill Road, Hudson, NH, prepared by Edward N. Herbert Assoc., Inc., 1 Frost Rd., Windham, NH, dated 19 February 2018 (no revisions) and consisting of Sheets 1 through 10.

ATTACHMENTS:

- 1) Conceptual Subdivision Plan Application, together with narrative, date stamped Mar. 14, 2018 – Attachment “A”.

STAFF COMMENTS:

The proposed development consists of splitting the 28-acre lot into four separate lots, with three going to family members and the remainder staying with the existing residence. The lot has adequate road frontage for four lots, but sight distances are limited, and under NHDOT rules, the applicant will only be allowed access at two points on the property. The applicant is proposing access to three of the four lots via a common driveway easement as shown on the subdivision plan. Due to the purpose of providing lots to family members, the applicant will be seeking a waiver of road construction requirements to allow the common driveway access. Concerns from a staff review standpoint would be ensuring that the common driveway is adequate for public safety vehicle access, both in terms of the width of the drive and its steepness. Long-term maintenance of the common driveway is another concern as the lots may eventually be sold to non-family members.

APPLICATION TRACKING:

- 14 MAR 2018 - Application submitted.
- 11 APR 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. Submission of a full subdivision plan application will follow Planning Board guidance on whether a common driveway and driveway easement are acceptable for this project.

DRAFT MOTIONS: N/A

UA4

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

Date of Application: 3-12-18 Tax Map # 178 Lot # 30

Name of Project: ABUCEWICZ SUBDIVION PLAN

Zoning District: G, General General CSB# 01-18
(For Town Use) (For Town Use)

ZBA Action: _____

PROPERTY OWNER: DEVELOPER:

Name: ABUCEWICZ FAMILIY REV. TRUST SAME

Address: 63 KIMBALL HILL ROAD

Address: HUDSON, NH 03051

Telephone # 603-759-3291

Fax # _____

Email: Walter Abucewicz <wabucewicz@gmail.com>

PROJECT ENGINEER SURVEYOR

Name: Michael Gospodarek Paul Zarnowski

Address: Edward N. Herbert Assoc. Inc.

Address: 1 Frost Road, Windham, NH 03087

Telephone # 603-432-2462

Fax # 603-425-2519

Email: engineering@enhinc.net Paul Zarnowski <Paul@enhinc.net>

PURPOSE OF PLAN:

To subdivide Map 178, Lot 30 inot 4 lots. The subject parcel is located at 63
Kimball Hill Road and consists of 27.819 acres.

CONCEPTUAL SUBDIVISION PLAN DATA SHEET

PLAN NAME: ABUCEWICZ SUBDIVION PLAN

PLAN TYPE: CONCEPTUAL SUBDIVISION PLAN

LEGAL DESCRIPTION: MAP 178 LOT 30

DATE: 3-12-18

Location by Street 63 KIMBALL HILL ROAD

Zoning: G, General

Proposed Land Use: Residential

Existing Use: Residential

Surrounding Land Use(s): Residential

Number of Lots Occupied: One

Existing Area Covered by Building: 1,010 +/- s.f.

Existing Buildings to be Removed: 1,043 +/- s.f.

Proposed Area Covered by Building: 5,400 +/- s.f.

Open Space Proposed: 0

Open Space Required: 0

Total Area: S.F.: 1,211,792 Acres: 27.819

Area in Wetland: 522 s.f. Area Steep Slopes: -

Required Lot Size: 1 acre

Existing Frontage: 692.050 ft.

Required Frontage: 150 ft.

Building Setbacks: Required* Proposed

Front: 50 ft. 50 ft.

Side: 15 ft. 15 ft.

Rear: 15 ft. 15 ft.

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

Flood Zone Reference: No Flood Zone

Width of Driveways: varies from 20 ft. to 15 ft.

Number of Curb Cuts: Two

Proposed Parking Spaces: -

Required Parking Spaces: -

Basis of Required Parking (Use): -

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

(FOR TOWN USE)	
Data Sheet Checked By: _____	Date: _____

Land Surveyors & Consulting Engineers	EDWARD N. HERBERT ASSOCIATES, INC.	One Frost Road Windham, NH 03087
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Narrative Description
Abucewicz Family Revocable Trust Subdivision Plan



Project Location: Map 178 - Lot 030, 63 Kimball Hill Road
Date: March 12, 2018

Abucewicz Family Revocable Trust Subdivision consist of 27.819 acres of land located on Kimball Hill Road. This subdivision will create 3 new building lots leaving a remainder lot of 23.205 acres. The purpose of this subdivision is that the owners would like to give the 3 newly created lots to their children, so they may build their own homes and remain close to their family.

The existing house & shed on the remainder lot will remain while the garage on proposed lot 178-34 will be removed. The existing driveway entrance will be abandoned and relocated to newly created Lot 178-34 and will provide a shared driveway access for Lots 178-030, 34 & 35. Lot 178-33 will have its own driveway access.

A. Natural Features:

The property is mostly wooded with mixed hardwood, evergreen, brush with some maintained field and garden area. Slopes are fairly gentle, generally 8-15% from the southerly portion towards Kimball Hill Road. There is one very small isolated pocket of wetland on the north side of the parcel within the newly created Lot 178-034. The area does not include any land within the flood hazard as evident on the current FIRM Map Number 330100C0519D.

The area is partially surrounded with existing residential lots to the north and west. The southerly and easterly sides are mostly currently undeveloped woodland.

The soils within the proposed building lots are acceptable as determined by on site testing. Site Specific Soil Mapping and wetland delineation was performed by Gove Environmental Services, Inc.

B. Residential Use:

Each lot will be maintained by the individual lot owner. Each lot will have a private well and septic system..

C. Lot Areas:

Total Original Parcel area:	1,211,792 S.F. or 27.819 ac.
Lot 178-030	1,010,796 S.F. or 23.205 ac.
Lot 178-033	76,555 S.F. or 1.757 ac.
Lot 178-034	64,940 S.F. or 1.491 ac.
Lot 178-035	59,501 S.F. or 1.366 ac.

ABUCEWICZ SUBDIVISION PLAN

TAX MAP 178 LOT 30
63 KIMBALL HILL ROAD
HUDSON, NH

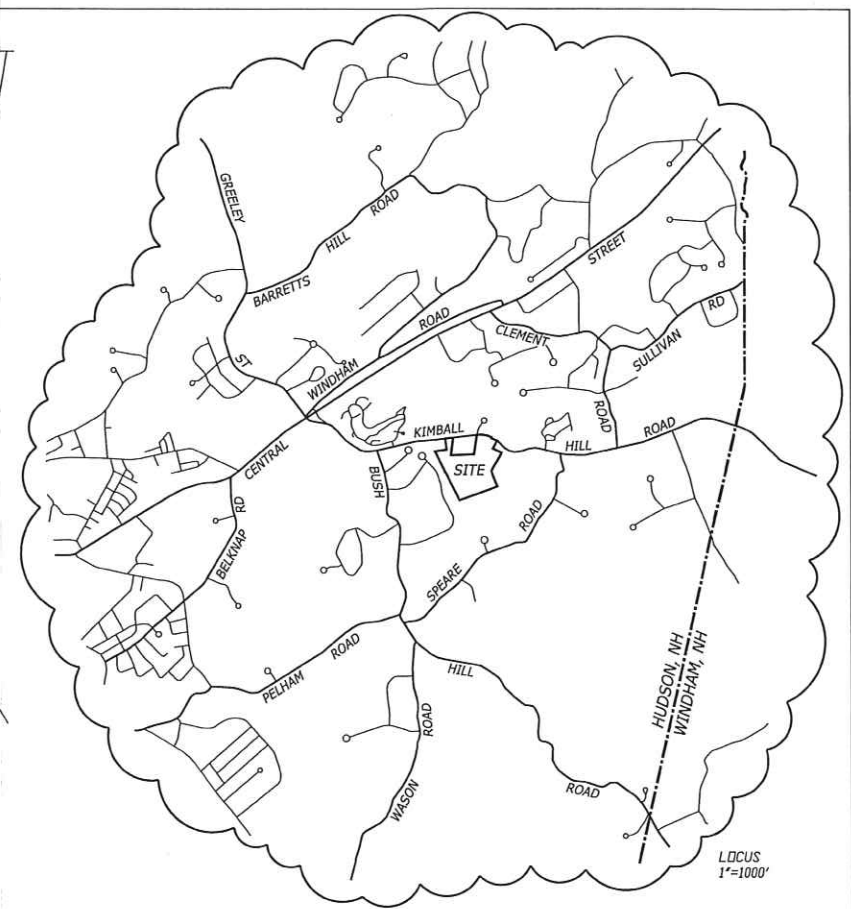
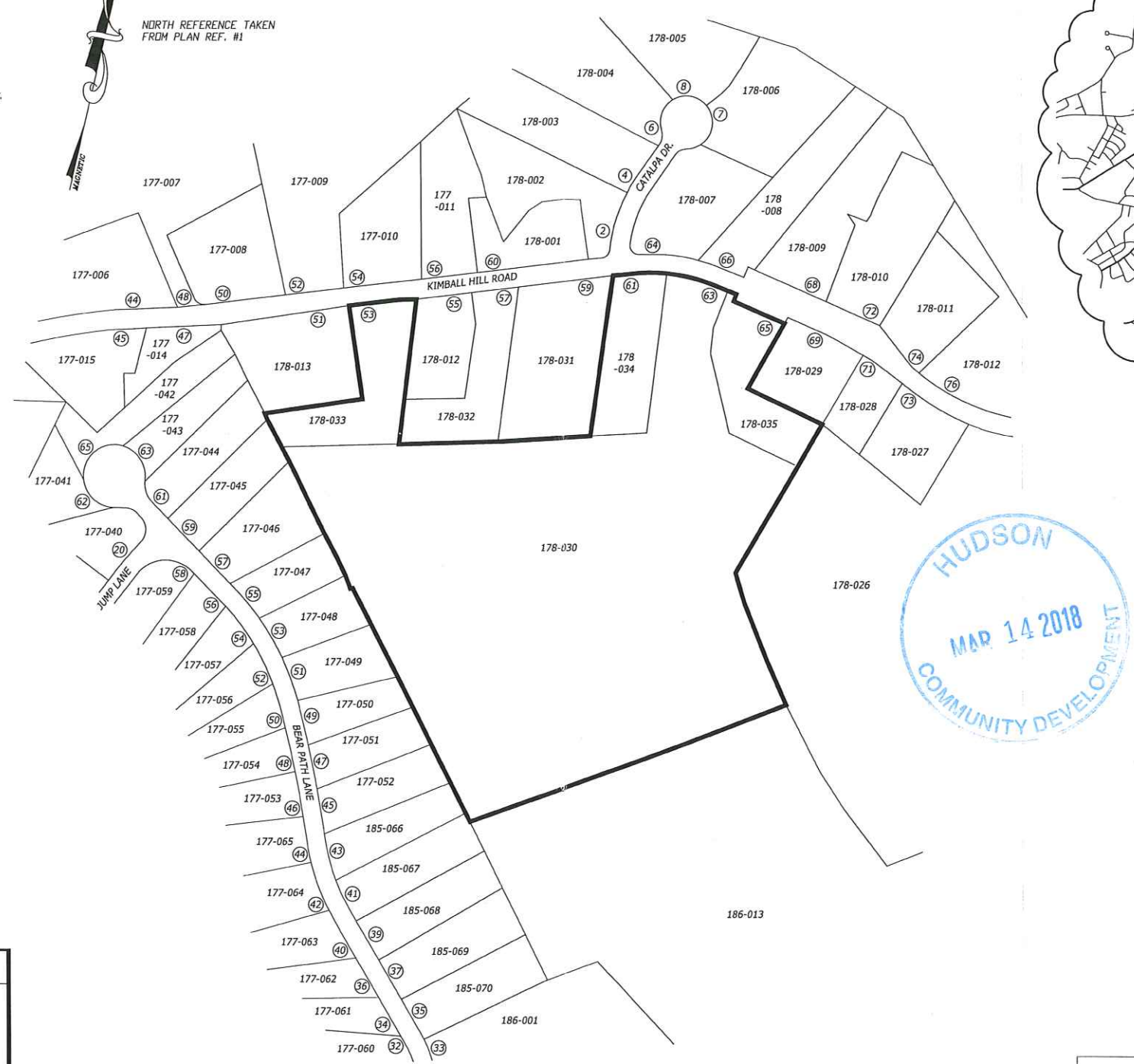
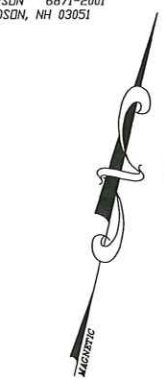
LOT #	PROPERTY OWNERS WITHIN 200 FEET
177-009-000	MICHAEL & LISA MCELHINNEY 7482-2513
177-010-000	STEVE & RENEE LACASSE 7401-1451
177-011-000	MELISSA DICARLO 8750-2895
177-012-000	JOSEPH & VANESSA BRUNELLE 7800-859
177-013-000	WILLIAM BRYANT 8917-2809
177-044-000	BRETT & REBECCA PRINCE 7771-591
177-045-000	KEN CHAN & KERRY DUN 7015-1817
177-046-000	SHELLY B. CHASE 2006 TRUST 7812-2152
177-047-000	BRIAN & KELLY GODDU 6130-715
177-048-000	EDWARD & EILEEN CUMMINGS 6120-969
177-049-000	ELAINE & FRANK YEN 6171-47
177-050-000	ROBERT & JEAN WILKIE 6180-1993
177-051-000	KANSTANTIN AUSTANNIKAU 8009-1795
177-052-000	TODD & KATHRYN COPPI 7008-1938
178-001-000	SYDILLA, L.L.C. 8825-1173
178-002-001	CRAIG SHEA 8293-1065
178-002-002	ANKUSH SAVANT & VEENA PATWARDHAN 7935-2142
178-007-000	MARLOWE FAMILY REVOCABLE TRUST 8726-392
178-008-000	SETH & ANDREA KINGSLEY 8869-273
178-009-000	NICHOLAS & JENNIFER LEARY REVOCABLE TRUST 8530-1756
178-026-000	STATE OF NEW HAMPSHIRE DEPT. OF TRANSPORTATION P.O. BOX 483, 1 HAZEN DRIVE/ROOM 204 CONCORD, NH 03302
178-028-000	BENJAMIN NABEAU 8347-985
178-029-000	RICHARD TATE 8878-2864
178-030-000	ABUCEWICZ FAMILY REVOCABLE TRUST 8687-1321
178-031-000	DAVID SUPREHANT 8653-2975
178-032-000	PAUL ASELLAS 8486-1252
185-066-000	MATTHEW & LAURIE MEDEIROS 8801-1037
185-067-000	ROBERT SR. & JEANNE FLOHR 5377-216
186-013-000	HAMPshire VENTURES, INC. 8993-2321

ADDITIONAL PEOPLE TO NOTIFY:
PAUL ZARNDWSKI, LLS
EDWARD N. HERBERT ASSOC., INC.
1 FROST ROAD, WINDHAM, NH 03087

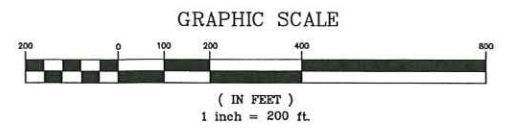
MICHAEL GOSPODAREK, PE
EDWARD N. HERBERT ASSOC., INC.
1 FROST ROAD, WINDHAM, NH 03087

SHAYNE GENDRON
EDWARD N. HERBERT ASSOC., INC.
1 FROST ROAD, WINDHAM, NH 03087

LUKE HURLEY, CSS, CWS
GOVE ENVIRONMENTAL SVCS, INC.
8 CONTINENTAL DRIVE - UNIT H
EXETER, NH 03833-7507



PLAN REFERENCE:
1) CONSOLIDATION & SUBDIVISION PLAN "THURSTON'S LANDING (EAST) KIMBALL HILL & BUSH HILL ROADS, HUDSON, N.H., AS SURVEYED FOR THURSTON'S LANDING REALTY CO., SCALE: 1"=50', DATE: NOV., 1987. BY: MAYNARD & PAQUETTE, INC. RECORDED AT THE H.C.R.D. PLAN #28607.
2) HILLTOP ESTATES CONSOLIDATION & SUBDIVISION PLAN, OWNER MARSTON CONSTRUCTION CO., SURVEY BY RONALD R. BURD, SCALE: 1"=100', DATE: MAY 24, 2000. RECORDED AT THE H.C.R.D. PLAN #30807.
3) BOUNDARY SUBDIVISION PLAN KIMBALL HILL ROAD HUDSON, NEW HAMPSHIRE, AS SURVEYED FOR DAVID J. & JUDITH A. BIELECKI BY: L. W. SZUGDA AND SONS PROFESSIONAL ASSOC., SCALE: 1"=50', DATED OCTOBER 18, 1976, RECORDED AT THE H.C.R.D. PLAN #12041.
4) LOT LINE REVISION PLAN AS SURVEYED FOR HAROLD A. HOLT BY: GRANITE STATE SURVEY INC., SCALE: 1"=40', DATED JANUARY 5, 1989.
5) SLOPE EASEMENT BOOK 6279 PAGE 1950.
6) TEMPORARY EASEMENT BOOK 6279 PAGE 1948.



THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE MAP 178, LOT 30 INTO 4 LOTS. THE SUBJECT PARCEL IS LOCATED AT 63 KIMBALL HILL ROAD AND CONSISTS OF 1,211,792 SF. OR 27.819 ACRES.

THE HOUSE WILL REMAIN ON THE EXISTING LOT 30 AND WILL CONTAIN 23,205 ACRES WITH 171.61 FEET OF FRONTAGE ON KIMBALL HILL ROAD. THIS LOT IS SERVICED BY A PRIVATE WELL AND SEPTIC SYSTEM AND WILL MEET ALL TOWN CODES SETBACKS. THE GARAGE ON PROPOSED LOT 178-034 IS TO BE REMOVED.

PROPOSED LOTS:
178-033 WILL CONTAIN 1.57 ACRES WITH 181.68 FEET FRONTAGE ON KIMBALL HILL ROAD
178-034 WILL CONTAIN 1.491 ACRES WITH 150.00 FEET FRONTAGE ON KIMBALL HILL ROAD
178-035 WILL CONTAIN 1.366 ACRES WITH 188.76 FEET FRONTAGE ON KIMBALL HILL ROAD

ALL PROPOSED LOTS TO BE SERVICED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS AND WILL MEET ALL TOWN CODES.

1) THIS SITE IS CONTAINED WITHIN THE G - GENERAL DISTRICT
2) ORIGINAL LOT AREA: 1,211,792 SF. 27.819 ACRES.
3) THE OWNER OF RECORD: ABUCEWICZ FAMILY REVOCABLE TRUST WALTER & MURRAYANN ABUCEWICZ, TRUSTEES, 63 KIMBALL HILL ROAD, HUDSON, NH 03051.
4) BEED REFERENCE: HCRD BOOK 8687 PAGE 1321.
5) THE BUILDING LOCATIONS SHOWN FOR ABUTTING LOTS WERE DIGITIZED FROM THE TOWN OF HUDSON TAX MAPS #177 & 178.
6) BEARINGS SHOWN HEREON ARE BASED ON PLAN REFERENCE #1.
7) ALL BENCHMARKS ARE BASED ON NGVD 1929, DESIGNATION 229-0280 SURVEY DISK IN BOULDER MONUMENTED BY NHDOT, LAST RECOVERY 11-11-2010 BY NHDOT.

WAIVERS REQUESTED FROM SUBDIVISION REGULATIONS:
193-10 G TO ALLOW A DRIVEWAY TO BE WITHIN THE SIDE SETBACK
193-10 I TO ALLOW A SHARED DRIVEWAY FOR 3 LOTS

WAIVERS REQUESTED FROM THE SUBDIVISION/SITE PLAN CHECKLIST:
ITEM C (PLAN SCALE) TO ALLOW SOME SHEETS TO BE AT A SCALE OF 1"=100' AS OPPOSED TO THE REQUIRED 1"=50'

ITEM D (LOCATION OF WELLS & SEPTICS WITHIN 200' OF PARCEL TRACT) TO ALLOW WELLS & SEPTICS WITHIN 200' OF TRACT NOT BE SHOWN ON PLAN.

APPROVED BY THE HUDSON PLANNING BOARD

DATE OF MEETING _____

PLANNING BOARD CHAIRMAN _____ SIGNATURE DATE _____

SECRETARY _____ SIGNATURE DATE _____

SUBDIVISIONS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL, FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE N.H. RSA 674:39.

OWNER'S ACKNOWLEDGMENT

OWNER _____ DATE _____

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	FINAL PLAN
SHEET 3	DRIVEWAY EASEMENT PLAN
SHEET 4	EXISTING CONDITIONS & SOILS PLAN
SHEETS 5-6	PROPOSED CONDITIONS PLAN
SHEETS 7-8	SIGHT DISTANCE PLAN & PROFILES
SHEET 9	PRESENTATION PLAN
SHEET 10	AERIAL OVERVIEW PLAN

REVISIONS:

ABUCEWICZ SUBDIVISION PLAN

COVER SHEET MAP 178/LOT 30
63 KIMBALL HILL ROAD
HUDSON, NH
PREPARED FOR:
ABUCEWICZ FAMILY REVOCABLE TRUST
WALTER & MURRAYANN ABUCEWICZ, TRUSTEES
63 KIMBALL HILL ROAD
HUDSON, NH 03051

SCALE: 1"=200' DATE: FEBRUARY 19, 2018

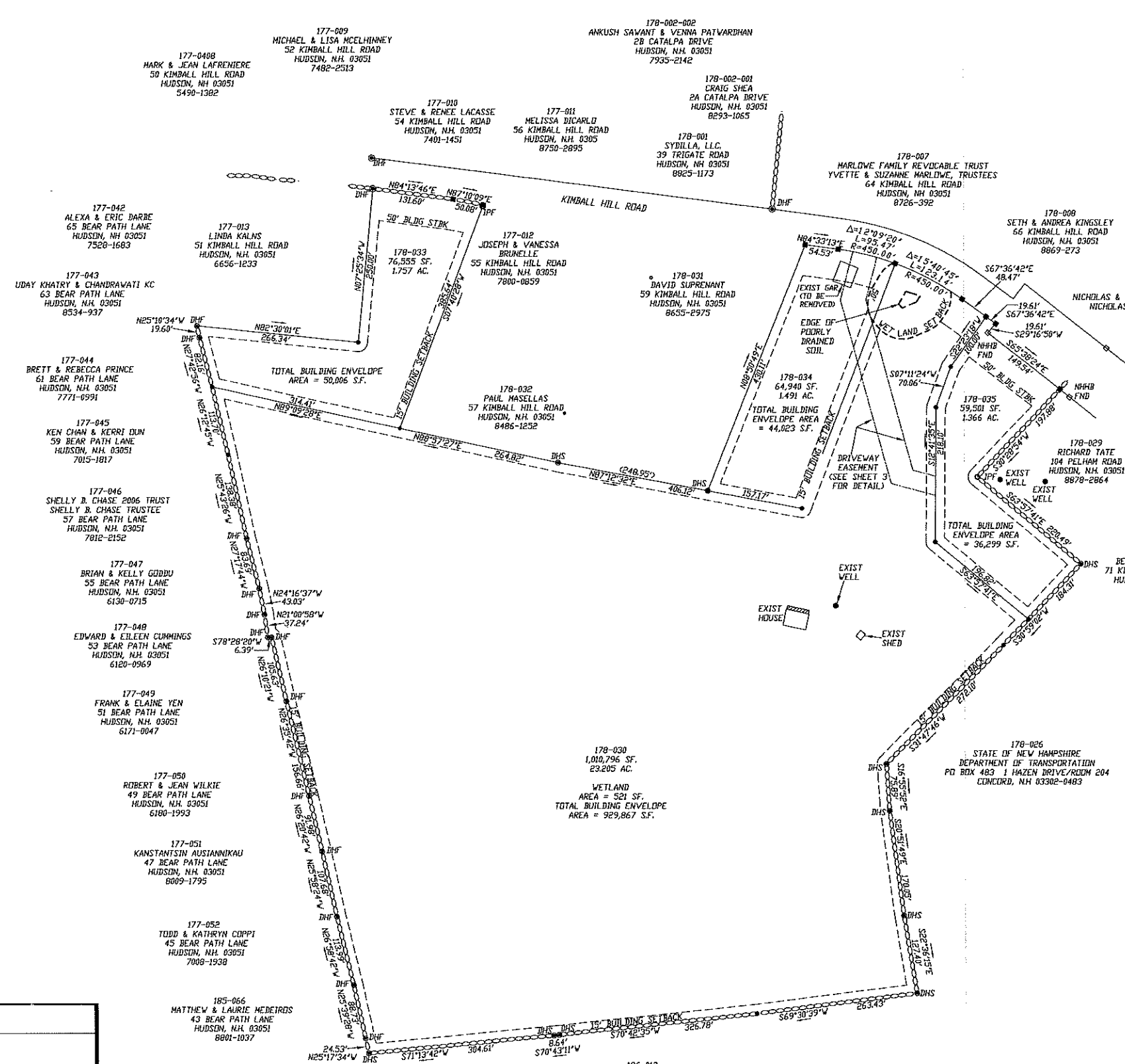
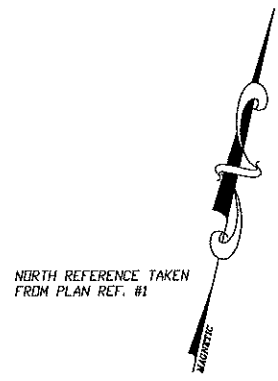
EDWARD N. HERBERT ASSOC., INC.
LAND SURVEYORS - CIVIL ENGINEERS
1 FROST ROAD WINDHAM, NH 03087 (603) 432-2462

SHEET 1 OF 10

WETLAND NOTES:

THE LIMITS OF JURISDICTIONAL WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. IN ACCORDANCE WITH:

- 1) US ARMY CORPS OF ENGINEERS REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR-10-1 VERSION 2.0, JANUARY 2012.
- 2) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0.
- 3) NORTH AMERICAN DIGITAL FLORA NATIONAL WETLAND PLANT LIST, VERSION 2.1 (2009)
- 4) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, USFW MANUAL FWS/OBS-79/31 (1979)



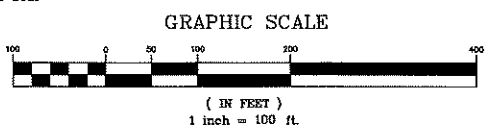
- LEGEND**
- STONE WALL
 - ⊙ DRILL HOLE FOUND
 - ⊙ DHS DRILL HOLE SET
 - IRF IRON ROD FOUND
 - IRP IRON PIPE SET
 - IRS IRON ROD SET 3/29/2011
 - BOUND FOUND

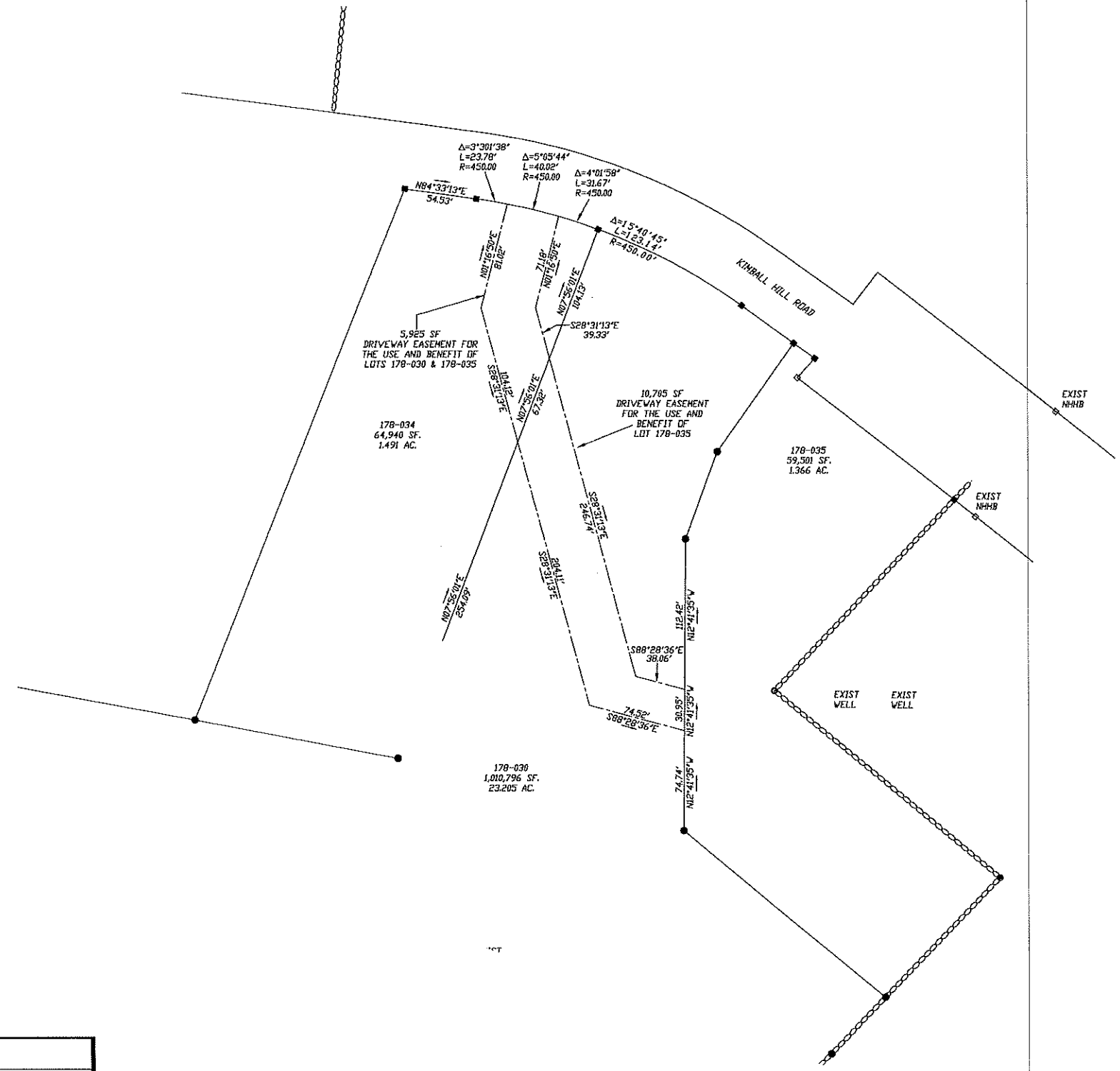
I CERTIFY THAT THIS PLAN IS THE RESULT OF A CLOSED BOUNDARY TRAVERSE AND MEETS THE STANDARDS OF AN URBAN/SUBURBAN CLASS SURVEY WITH AN ERROR OF CLOSURE OF 1 IN 10,000 OR BETTER.

EDWARD N. HERBERT ASSOCIATES, INC.
BY: PAUL W. ZARNOWSKI, LLS

REVISIONS:	
ABUCEWICZ SUBDIVISION PLAN	
FINAL PLAN MAP 178/LOT 30 63 KIMBALL HILL ROAD HUDSON, NH	
PREPARED FOR: ABUCEWICZ FAMILY REVOCABLE TRUST WALTER & MURRAYANN ABUCEWICZ, TRUSTEES 63 KIMBALL HILL ROAD HUDSON, NH 03051	
SCALE: 1"=100'	DATE: FEBRUARY 19, 2018
EDWARD N. HERBERT ASSOC., INC. LAND SURVEYORS - CIVIL ENGINEERS 1 FROST ROAD WINDHAM, NH 03087 (603) 432-2462	
SHEET 2 OF 10	

APPROVED BY THE HUDSON PLANNING BOARD	
DATE OF MEETING _____	SIGNATURE DATE _____
PLANNING BOARD CHAIRMAN _____	SIGNATURE DATE _____
SECRETARY _____	SIGNATURE DATE _____
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- LEGEND**
- ○ ○ ○ STONE WALL
 - DHF DRILL HOLE FOUND
 - DHS DRILL HOLE SET
 - IRF IRON ROD FOUND
 - IFS IRON PIPE SET
 - IRS IRON ROD SET 3/29/2011
 - BOUND FOUND

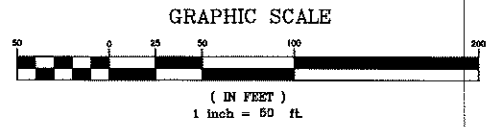
APPROVED BY THE HUDSON PLANNING BOARD

DATE OF MEETING _____

PLANNING BOARD CHAIRMAN _____ SIGNATURE DATE _____

SECRETARY _____ SIGNATURE DATE _____

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REVISIONS:

ABUCEWICZ SUBDIVISION PLAN

FINAL PLAN MAP 178/LOT 30
63 KIMBALL HILL ROAD
HUDSON, NH

PREPARED FOR:
ABUCEWICZ FAMILY REVOCABLE TRUST
WALTER & MURRAYANN ABUCEWICZ, TRUSTEES
63 KIMBALL HILL ROAD
HUDSON, NH 03051

SCALE: 1"=50' DATE: FEBRUARY 19, 2018

EDWARD N. HERBERT ASSOC., INC.
LAND SURVEYORS - CIVIL ENGINEERS
1 FROST ROAD WINDHAM, NH 03087 (603) 432-2462

SHEET 3 OF 10

SITE SPECIFIC SOILS CHART		
NUMBER	DENOMINATOR	SOIL TAXONOMIC NAME
42		CANTON
89		CHAFFIELD
546	P	WALPOLE, POORLY DRAINED

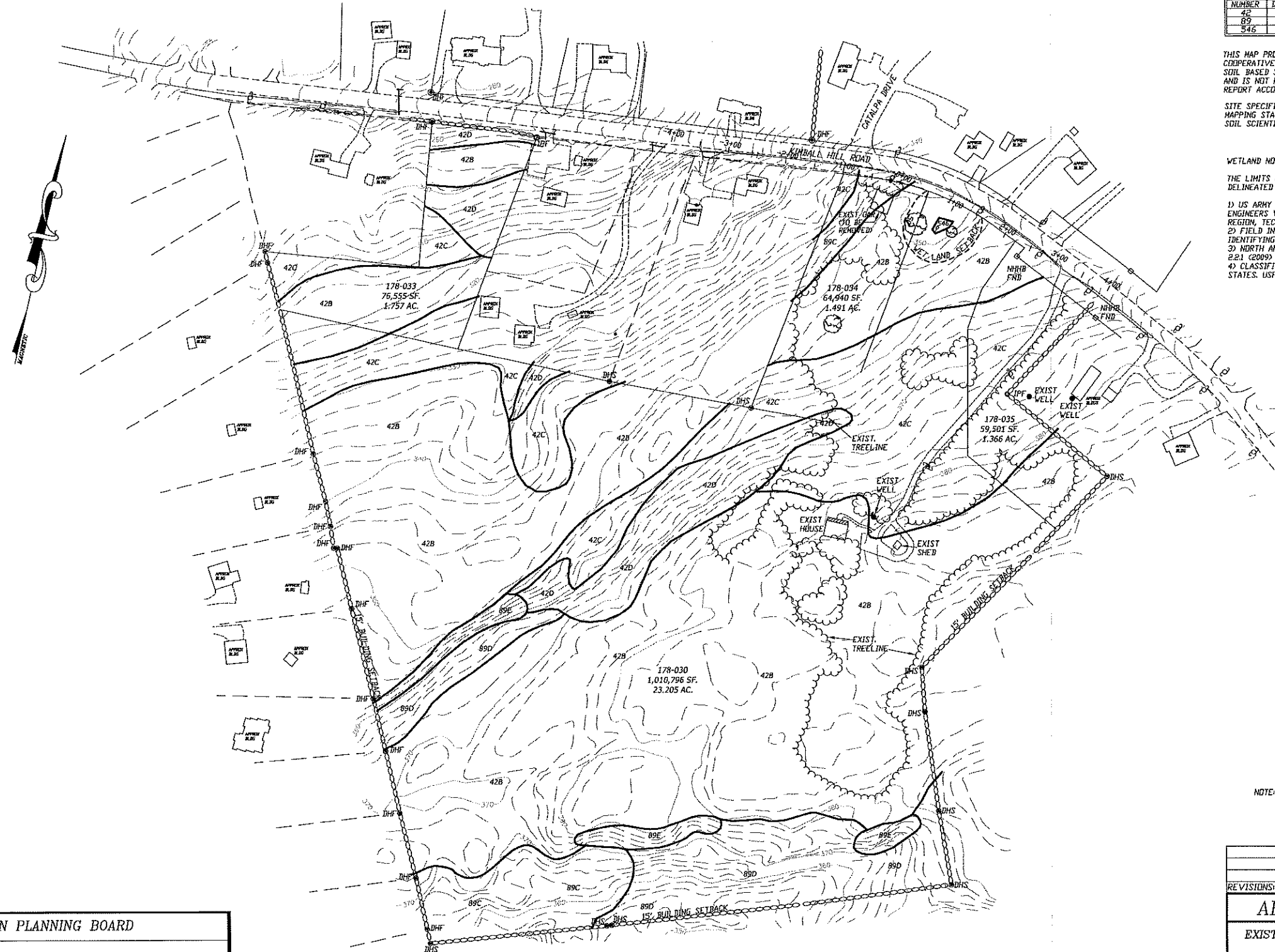
THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT INTENDED FOR SOIL BASED SUBDIVISION. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST AND IS NOT PART OF THE USDA NATURAL RESOURCES CONSERVATION SERVICE. A REPORT ACCOMPANIES THIS MAP.

SITE SPECIFIC SOIL MAP WAS PREPARED IN ACCORDANCE WITH 'SITE SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT VERSION 2.0, SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND' PUBLICATION #3, 1999.

WETLAND NOTES:

THE LIMITS OF JURISDICTIONAL WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED BY GIVE ENVIRONMENTAL SERVICES, INC. IN ACCORDANCE WITH:

- 1) US ARMY CORPS OF ENGINEERS REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/VEL TR-12-1 VERSION 2.0, JANUARY 2012.
- 2) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0.
- 3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.81 (2009).
- 4) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1979).



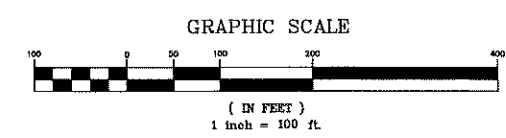
LEGEND

—○—	STONE WALL
⊙ DHF	DRILL HOLE FOUND
⊙ DHS	DRILL HOLE SET
⊙ IRF	IRON ROD FOUND
⊙ IRS	IRON PIPE SET
⊙ IRS	IRON ROD SET 3/29/2011
□	BOUND FOUND

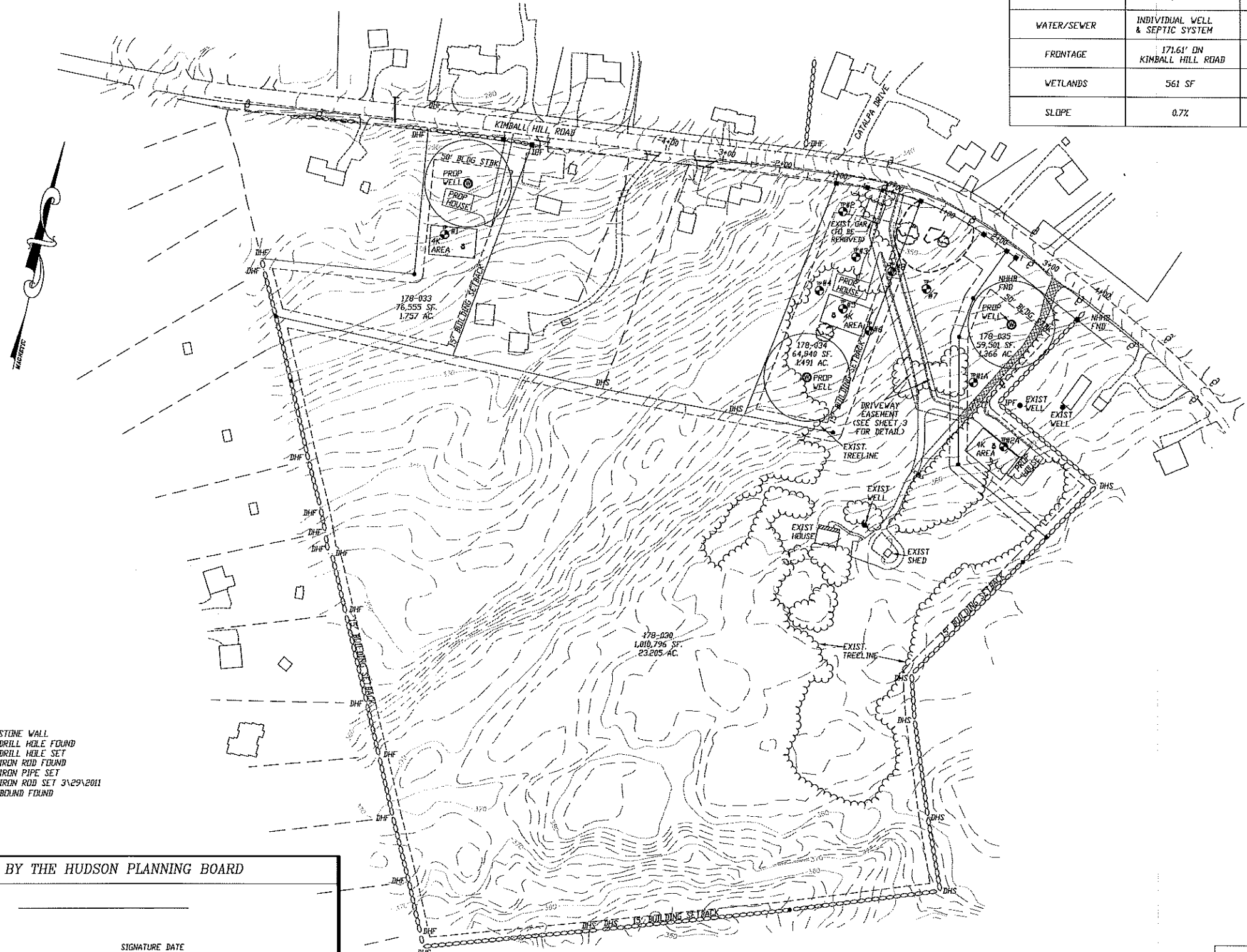
NOTE: SEE SHEET 6 FOR DESCRIPTION OF EXISTING DRAINAGE AND UTILITY POLES

REVISIONS:	
ABUCEWICZ SUBDIVISION PLAN	
EXISTING CONDITIONS & SOIL PLAN MAP 178/LOT 30 63 KIMBALL HILL ROAD HUDSON, NH	
PREPARED FOR: ABUCEWICZ FAMILY REVOCABLE TRUST WALTER & MURRAYANN ABUCEWICZ, TRUSTEES 63 KIMBALL HILL ROAD HUDSON, NH 03051	
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EDWARD N. HERBERT ASSOC., INC. LAND SURVEYORS - CIVIL ENGINEERS 1 FROST ROAD WINDHAM, NH 03087 (603) 432-2462	
SHEET 4 OF 10	

APPROVED BY THE HUDSON PLANNING BOARD	
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SECRETARY _____	SIGNATURE DATE _____
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	EXISTING	LOT 178-033	LOT 178-034	LOT 178-035	TOWN CODE
DISTRICT	G	G	G	G	G
LOT SIZE	1,010,796 SF OR 23.205 AC	76,555 SF OR 1.757 AC	64,940 SF OR 1.491 AC	59,501 SF OR 1.366 AC	43,560 SF OR 1.000 AC
BUILDING ENVELOPE	929,867 SF	50,006 SF	44,023 SF	36,299 SF	-
WATER/SEWER	INDIVIDUAL WELL & SEPTIC SYSTEM	INDIVIDUAL WELL & SEPTIC SYSTEM	INDIVIDUAL WELL & SEPTIC SYSTEM	INDIVIDUAL WELL & SEPTIC SYSTEM	-
FRONTAGE	171.61' ON KIMBALL HILL ROAD	181.68' ON KIMBALL HILL ROAD	150' ON KIMBALL HILL ROAD	188.76' ON KIMBALL HILL ROAD	150'
WETLANDS	561 SF	0	0	0	-
SLOPE	0.7%	0%	0%	0%	LESS THAN 25%



- TEST PIT INFORMATION: TP 1-B DUG ON OCTOBER 31, 2017
TP 1A & 2A DUG ON JANUARY 3, 2018
- TP#1 0'-0.4' 10YR3/3 FINE SANDY LOAM
0.4'-1.9' 10YR4/6 FINE SANDY LOAM, GRANULAR, FRIABLE
1.9'-3.4' 2.5Y5/4 SANDY LOAM, MASSIVE, FRIABLE
SHWT 1.8', ROOTS 1.8', LEDGE 3.4', NO WATER ENC. PERC RATE 1"/10 MIN.
 - TP#2 0'-0.5' 10YR3/3 FINE SANDY LOAM
0.5'-1.8' 10YR4/6 FINE SANDY LOAM, GRANULAR, FRIABLE
SHWT 1.8', ROOTS 1.8', LEDGE 1.8', NO WATER ENC.
 - TP#3 LEDGE 1.6'
 - TP#4 0'-1.2' 10YR3/3 FINE SANDY LOAM
1.2'-2.2' 10YR4/4 FINE SANDY LOAM, MASSIVE, FRIABLE
2.2'-3.1' 2.5Y5/3 SANDY LOAM, MASSIVE, FRIABLE
SHWT 1.8', ROOTS 1.8', LEDGE 3.1', NO WATER ENC.
 - TP#5 0'-1.2' 10YR3/3 FINE SANDY LOAM
1.2'-2.2' 10YR4/4 FINE SANDY LOAM, MASSIVE, FRIABLE
2.2'-3.1' 2.5Y5/3 SANDY LOAM, MASSIVE, FRIABLE
SHWT 1.8', ROOTS 1.8', LEDGE 3.1', NO WATER ENC.
 - TP#6 0'-0.7' 10YR3/3 FINE SANDY LOAM
0.7'-2.8' 10YR5/4 LOAMY SAND, GRANULAR, FRIABLE
2.8'-4.1' 2.5Y4/3 SANDY LOAM, MASSIVE, FRIABLE
SHWT 1.5', ROOTS 1.5', LEDGE 4.1', NO WATER ENC. PERC RATE 1"/12 MIN.
 - TP#7 0'-0.6' 10YR3/3 FINE SANDY LOAM, GRANULAR, FRIABLE
0.6'-1.4' 10YR5/4 SANDY LOAM, GRANULAR, FRIABLE
1.4'-3.4' 2.5Y5/4 SANDY LOAM, MASSIVE, FRIABLE
SHWT 1.4', ROOTS 1.4', LEDGE 3.4', NO WATER ENC.
 - TP#8 0'-0.6' 10YR3/3 FINE SANDY LOAM
0.6'-2.2' 10YR5/6 FINE SANDY LOAM, GRANULAR, FRIABLE
2.2'-3.2' 2.5Y5/4 SANDY LOAM, MASSIVE, FRIABLE
SHWT 1.8', ROOTS 1.8', LEDGE 3.2', NO WATER ENC.
 - TP#1A 0'-0.5' 10YR3/2 FINE SANDY LOAM
0.5'-2.8' 10YR5/6 LOAMY SAND, MASSIVE, FRIABLE
2.8'-4.4' 2.5Y6/4 LOAMY SAND, MASSIVE, FRIABLE
SHWT 2.8', LEDGE 4.4', NO WATER ENC.
 - TP#2A 0'-0.7' 10YR3/2 FINE SANDY LOAM, GRANULAR, FRIABLE
0.7'-2.5' 10YR5/6 LOAMY SAND, MASSIVE, FRIABLE
2.5'-5.3' 2.5Y6/4 LOAMY SAND, MASSIVE, FRIABLE
SHWT 3.0', ROOTS 3.0', LEDGE 4.4', NO WATER ENC., PERC RATE 1"/12 MIN.

- LEGEND**
- ○ ○ ○ STONE WALL
 - ⊙ DHF DRILL HOLE FOUND
 - ⊙ DHS DRILL HOLE SET
 - IRF IRON ROD FOUND
 - IFS IRON PIPE SET
 - IRS IRON ROD SET 3/12/9/2011
 - BOUND FOUND

NOTE: SEE SHEET 6 FOR DESCRIPTION OF EXISTING DRAINAGE AND UTILITY POLES

REVISIONS:

ABUCEWICZ SUBDIVISION PLAN

PROPOSED CONDITIONS PLAN MAP 178/LOT 30
63 KIMBALL HILL ROAD
HUDSON, NH

PREPARED FOR:
ABUCEWICZ FAMILY REVOCABLE TRUST
WALTER & MURRAYANN ABUCEWICZ, TRUSTEES
63 KIMBALL HILL ROAD
HUDSON, NH 03051

SCALE: 1"=100' DATE: FEBRUARY 19, 2018

EDWARD N. HERBERT ASSOC., INC.
LAND SURVEYORS - CIVIL ENGINEERS
1 FROST ROAD WINDHAM, NH 03087 (603) 432-2462

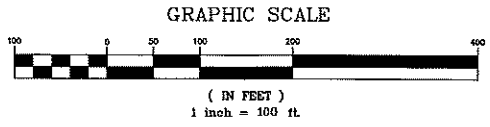
APPROVED BY THE HUDSON PLANNING BOARD

DATE OF MEETING _____

PLANNING BOARD CHAIRMAN _____ SIGNATURE DATE _____

SECRETARY _____ SIGNATURE DATE _____

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- LEGEND**
- D&H DRILL HOLE FOUND
 - D&H DRILL HOLE SET
 - IRF IRON ROD FOUND
 - IPS IRON PIPE SET
 - IRS IRON ROD SET 3/29/2011
 - BOUND FOUND
 - STONE WALL

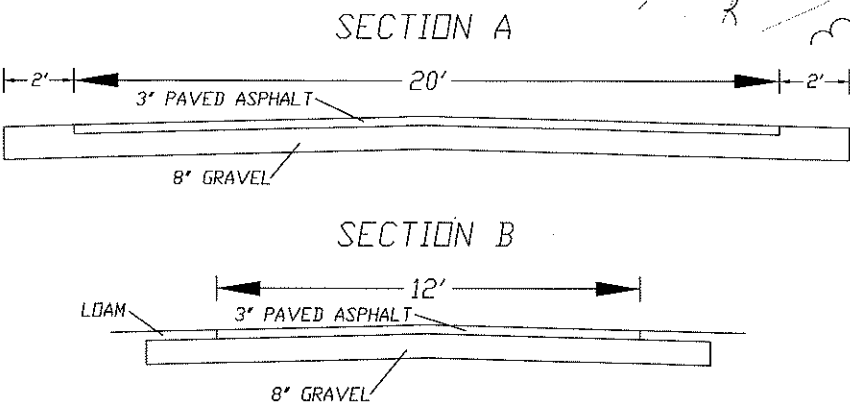
APPROVED BY THE HUDSON PLANNING BOARD

DATE OF MEETING _____

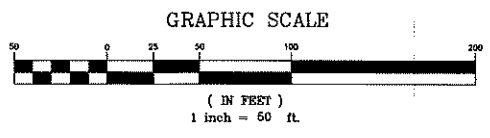
PLANNING BOARD CHAIRMAN _____ SIGNATURE DATE _____

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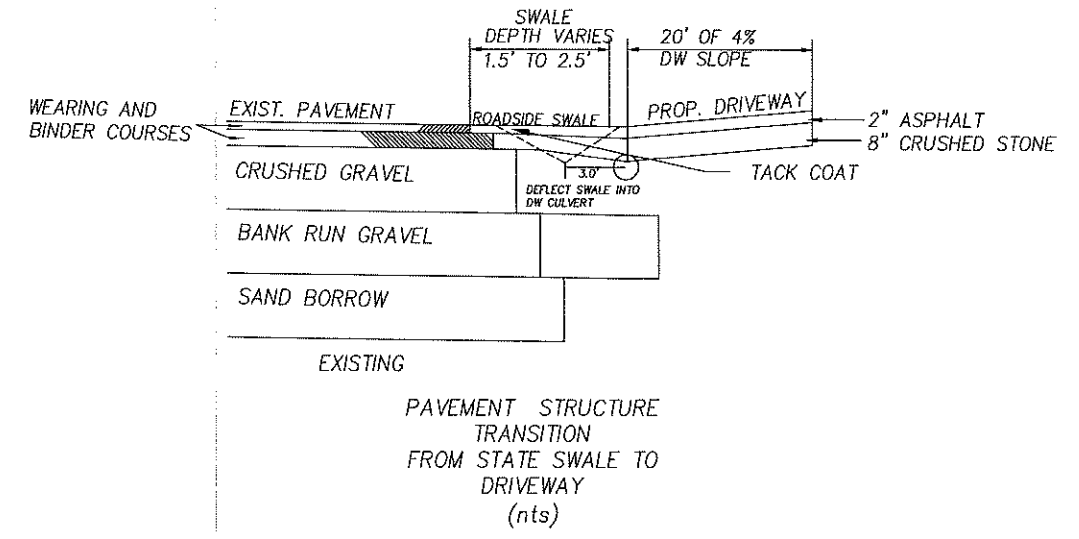
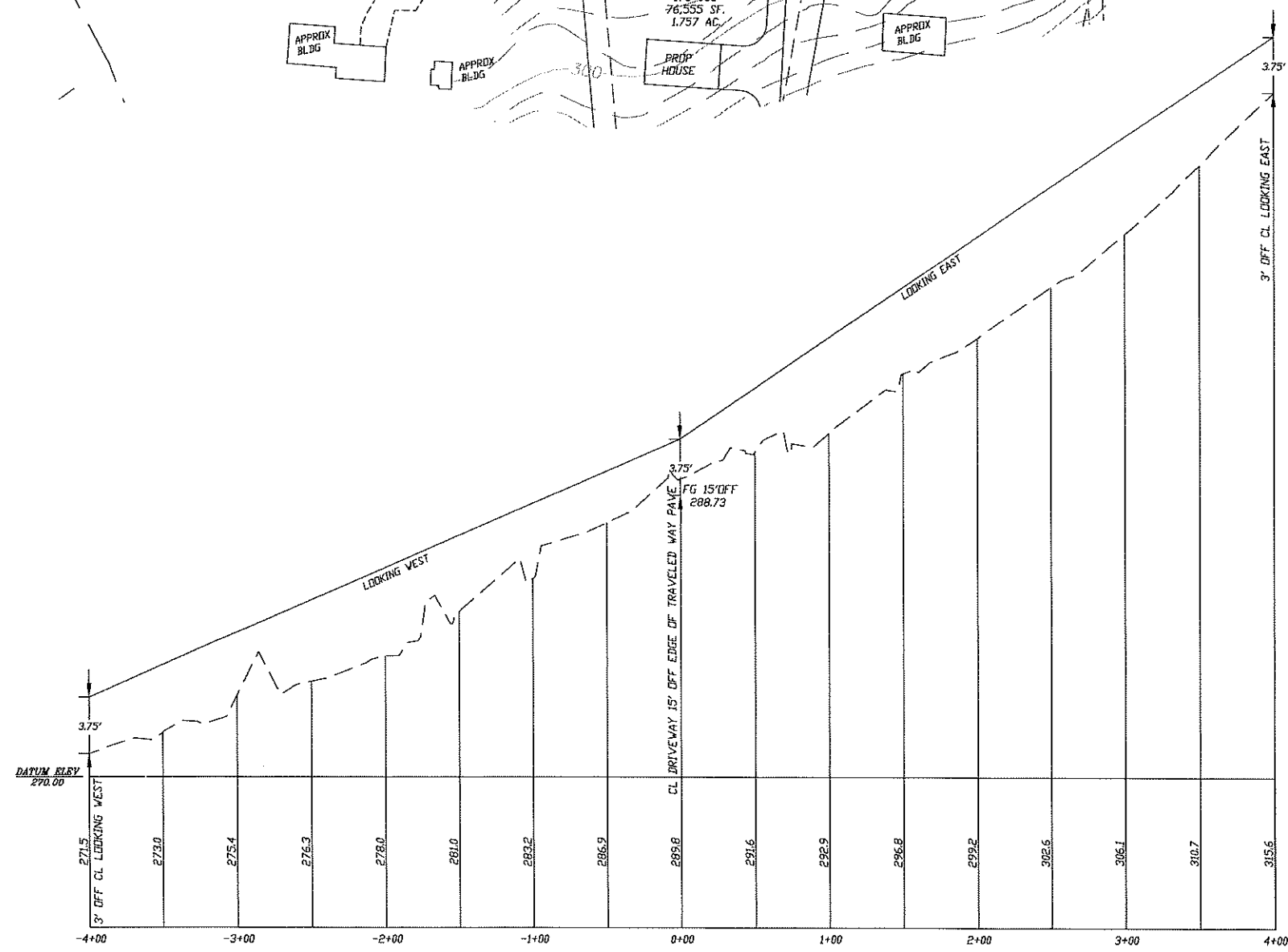
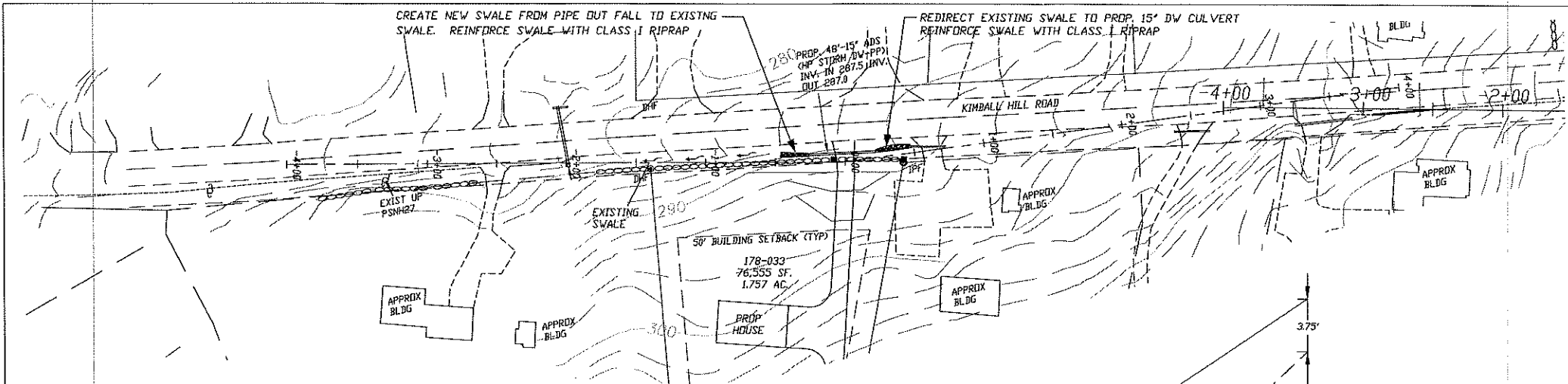
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NOTE: SEE SHEET 4 FOR TESTPIT DATA



REVISIONS:	
ABUCEWICZ SUBDIVISION PLAN	
PROPOSED CONDITIONS PLAN MAP 178/LOT 30 63 KIMBALL HILL ROAD HUDSON, NH PREPARED FOR: ABUCEWICZ FAMILY REVOCABLE TRUST WALTER & MURRAYANN ABUCEWICZ, TRUSTEES 63 KIMBALL HILL ROAD HUDSON, NH 03051	
SCALE: 1"=50'	DATE: FEBRUARY 19, 2018
EDWARD N. HERBERT ASSOC., INC. LAND SURVEYORS - CIVIL ENGINEERS 1 FROST ROAD WINDHAM, NH 03097 (603) 432-2462	
SHEET 6 OF 10	



APPROVED BY THE HUDSON PLANNING BOARD

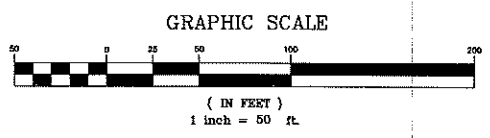
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PROPOSED DRIVEWAY LOT 033
 SCALE: VERT: 1"=5'
 HORIZ: 1"=50'



REVISIONS:

ABUCEWICZ SUBDIVISION PLAN

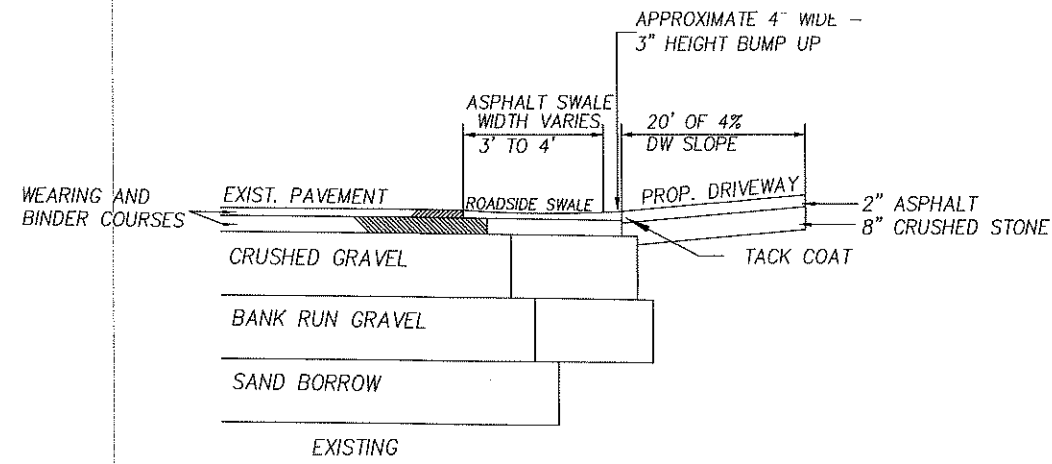
SIGHT DISTANCE PLAN MAP 178/LOT 30
 63 KIMBALL HILL ROAD
 HUDSON, NH

PREPARED FOR:
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SCALE: 1"=50' DATE: NOVEMBER, 2017

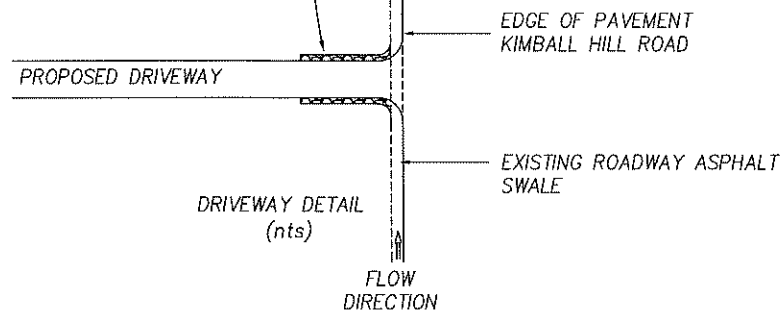
EDWARD N. HERBERT ASSOC., INC.
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SHEET 7 OF 10

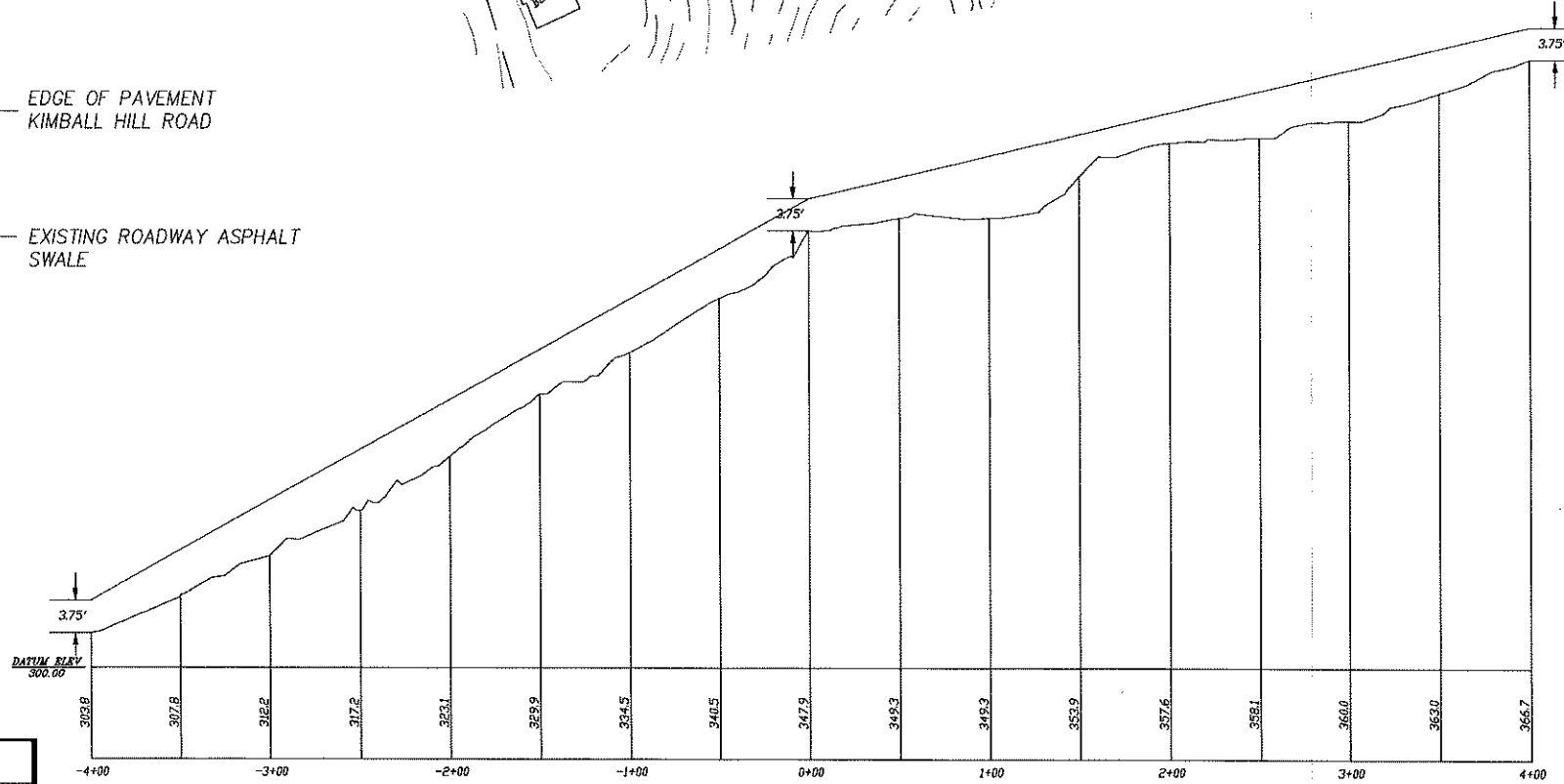
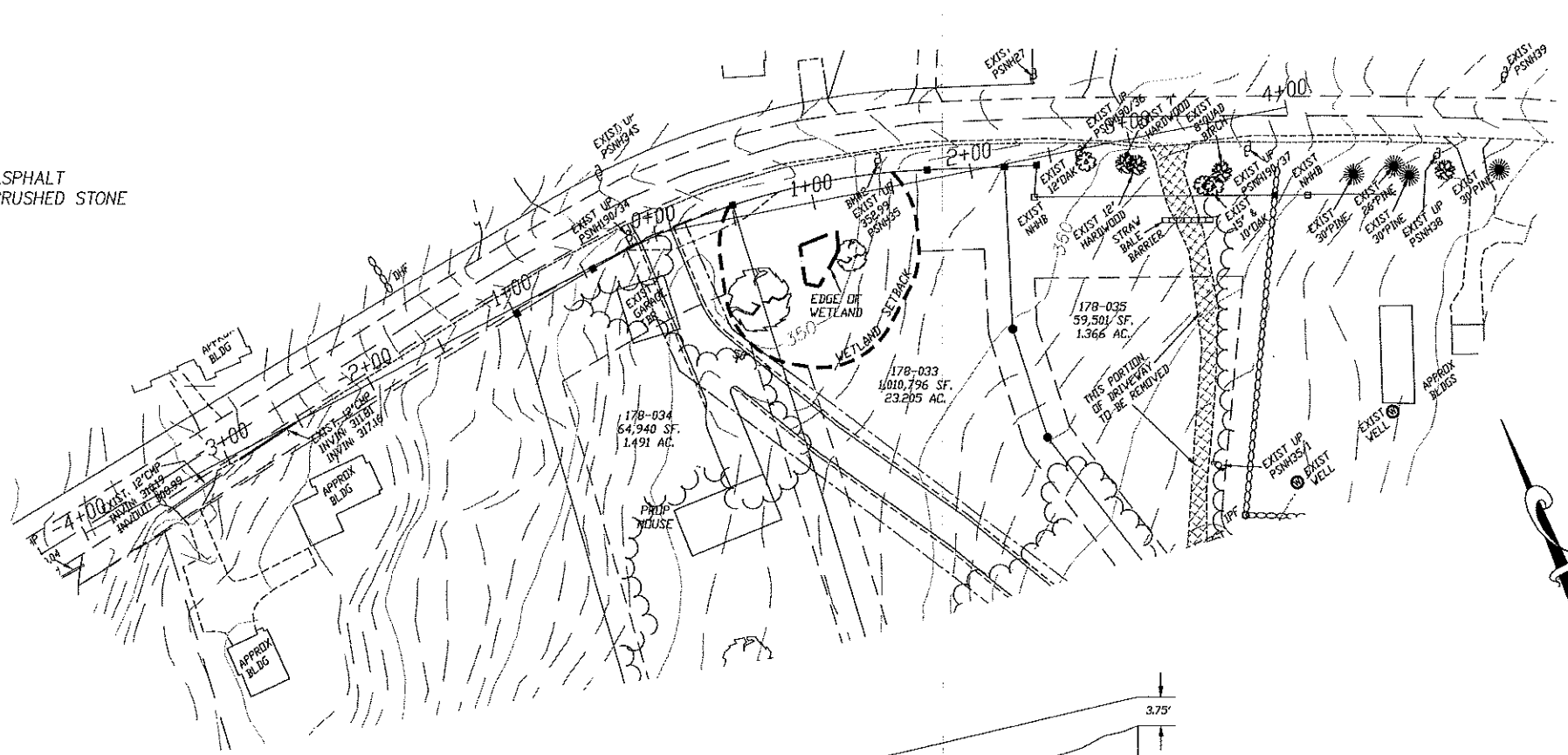


PAVEMENT STRUCTURE TRANSITION FROM STATE SWALE TO DRIVEWAY (nts)

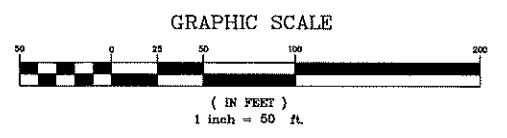
30' LONG - 2' WIDE - 6" DEEP EROSION STONE (CLASS D) ALONG EDGE OF DRIVEWAY TIE INTO ROADWAY ASPHALT SWALE



DRIVEWAY DETAIL (nts)



H: 1"=10'



APPROVED BY THE HUDSON PLANNING BOARD

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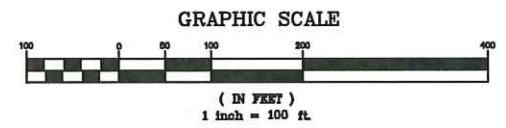
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SHEET 8 OF 10

ABUCEWICZ SUBDIVISION PLAN

TAX MAP 178 LOT 30
63 KIMBALL HILL ROAD
HUDSON, NH

- EXISTING ON SITE STRUCTURES
- EXISTING ROAD/DRIVEWAYS
- WETLAND
- EXISTING ABUTTING STRUCTURES
- PROPOSED HOUSE LOCATION
- PROPOSED SEPTIC SYSTEM AREA
- PROPOSED DRIVEWAYS
- EXISTING PORTION OF DRIVEWAY TO BE ABANDONED
- BOUNDARY OF ENTIRE PARCEL
- PROPOSED LOT LINES
- 50' WETLAND SETBACK
- EXISTING TREELINE
- BUILDING ENVELOPE



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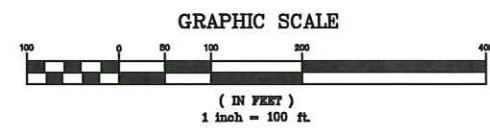
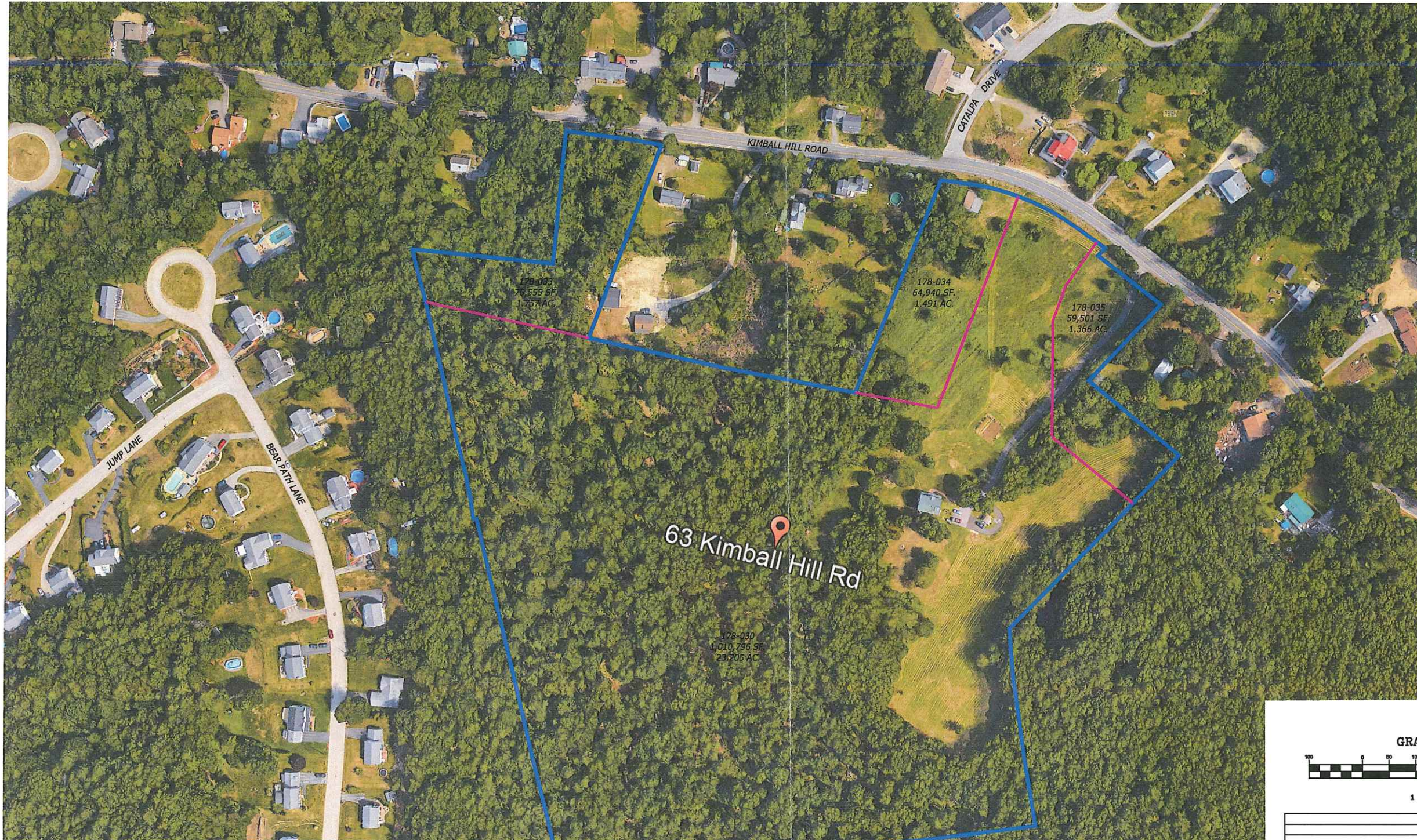
COVER SHEET MAP 178/LOT 30
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SHEET 9 OF 10



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COVER SHEET MAP 178/LOT 30
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LAND SURVEYORS - CIVIL ENGINEERS
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SHEET 10 OF 10

7 Tracy Lane Change of Use Conceptual Review

STAFF REPORT

April 11, 2018

SITE: 7 Tracy Lane - Map 101/Lot 14 - CSP# 02-18

ZONING: B

PURPOSE OF PLAN: To change use of the site to a manufacturing/fabrication shop with associated office space using two existing buildings with no site changes.

PLAN UNDER REVIEW: Existing Conditions Plan (Map 101/Lot 14) 7 Tracy Lane, Hudson, NH, prepared by TFM Engineers, Surveyors, Landscape Architects, 48 Constitution Drive, Bedford, NH, dated 27 DEC 2016 (no revisions) and consisting of Sheet 1.

ATTACHMENTS:

- 1) Conceptual Site Plan Application, together with narrative, date stamped Mar. 14, 2018 – Attachment “A”.
- 2) Waiver Request Form seeking waiver of full site plan submissions for change of use, date stamped Mar. 30, 2018 – Attachment “B”.

STAFF COMMENTS:

Reeds Ferry Sheds is expanding and has purchased the nearby property at 7 Tracy Lane to use as a manufacturing site for shed components. No site changes are needed or proposed for the change of use. The applicant received approval for a variance to allow manufacturing in the Business District at the March 22, 2018 meeting of the Zoning Board of Adjustment.

§334-16.1 of the Hudson Zoning Ordinance requires Planning Board site plan approval for a change of use classification or use category. The Planning Board in the past has used the conceptual review process to consider a waiver of full site plan submissions for changes of use where there are no proposed site modifications. At the February 28th meeting, the Board unanimously endorsed treating change of use applications where no exterior changes are involved as conceptual reviews with option to waive site plan review submissions.

REQUESTED WAIVERS:

- 1) HR 275-8 – Site plan application submissions

APPLICATION TRACKING:

- 14 MAR 2018 - Application submitted.
- 11 APR 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 change of use.

DRAFT MOTIONS:

WAIVER MOTION:

- 1) HR 275-8 – Site plan application submissions

I move to grant the requested waiver of HR 275-8 – site plan application submissions for Reeds Ferry Sheds to change the use of the buildings and existing site to manufacturing based on the testimony of the Applicant’s representative here this evening and the submitted waiver request form.

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



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

Date of Application: 3/12/18 Tax Map # 101 Lot # 14

Name of Project: Change In Use Plan - Reeds Ferry Sheds

Zoning District: Business General CSP# 02-18
(For Town Use)

ZBA Action: Variance for Proposed Use : Fabrication Shop

PROPERTY OWNER:

DEVELOPER:

Name: SMT 7 Tracey Lane LLC Same

Address: 3 Tracy Lane

Address: Hudson, NH 03051

Telephone # 603-883-1362

Fax # _____

Email: lblanchette@reedsferry.com

PROJECT ENGINEER

SURVEYOR

Name: Jason Hill, PE ;TFMoran Inc.

Address: 48 Constitution Drive

Address: Bedford NH 03110

Telephone # 603-472-4488

Fax # _____

Email: jhill@tfmoran.com

PURPOSE OF PLAN:

Change in use of site to Manufacturing/Fabrication shop with associated office space.

The site contains two existing buildings (8000 GSF) which will be utilized.

There are no proposed improvements to the structures or site infrastructure associated with this plan.

11A

CONCEPTUAL SITE PLAN DATA SHEET

PLAN NAME: Change In Use Plan - Reeds Ferry Sheds

PLAN TYPE: CONCEPTUAL SITE PLAN

LEGAL DESCRIPTION: MAP 101 LOT 14

DATE: Dec 27, 2016

Location by Street 7 Tracy Lane

Zoning: Business

Proposed Land Use: Fabrication shop & office space

Existing Use: Hydraulic cylinder manufacturing (Mailhot Industries)

Surrounding Land Use(s): Equipment sales, Shed sales, retail strip mall

Number of Lots Occupied: 1

Existing Area Covered by Building: 8,000 SF primary / 832 SF accessory

Existing Buildings to be removed: None

Proposed Area Covered by Building: 8,000 SF primary / 832 SF accessory

Open Space Proposed: None

Open Space Required: None

Total Area: S.F.: 93,792 Acres: 2.1532

Area in Wetland: 0 sf Area Steep Slopes: 0 sf

Required Lot Size: 43,560 sf

Existing Frontage: 384 ft

Required Frontage: 150 ft

Building Setbacks: Required* Proposed

Front: 50 ft 105 ft

Side: 15 ft 68 ft

Rear: 15 ft 45 ft

CONCEPTUAL SITE PLAN DATA SHEET
(Continued)

Flood Zone Reference: X

Width of Driveways: 27' (south); 36' (north) * measured at ROW

Number of Curb Cuts: 2

Proposed Parking Spaces: 28

Required Parking Spaces: 14

Basis of Required Parking (Use): Warehousing
8000 SF / 600 SF= 14 spaces (1 ADA)

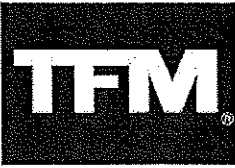
Dates/Case #/Description/Stipulations
of ZBA, Conservation Commission,
NH Wetlands Board Actions:
(Attach stipulations on separate sheet)

ZBA Variance for use is pending.

Applicant is meeting with ZBA on 3/22/18

For Office Use

Data Sheet Checked By: _____ Date: _____



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists



March 11, 2018
Revised March 16, 2018

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

Re: Proposed Change in Use
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 change in use of 7 Tracy Lane to permit fabrication/manufacturing. We respectfully request that this application be considered for acceptance and public hearing at the April 11 Planning Board meeting, if possible.

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. 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.

The prior occupant/owner of the property, Mailhot Industries, performed repair and assembly of hydraulic pistons at the 7 Tracy Lane property for many years. The current owner, Reeds Ferry Sheds, proposes to convert the use of the two primary onsite structures (5700 sf and 2300 sf) to fabrication/manufacturing and accessory office space. The facility will be used for assembly of trusses, cutting of plywood, as well as employee parking and storage of inventory (one-piece buildings) and equipment.

All work will take place indoors, the size of the building will not change, and the appearance of the building will be improved, consistent with the look of our property at 3 Tracy Lane and 2 Rebel Road. The existing fire alarm system in the building will be replaced to bring it up to code and ensure it is working properly.

The site is currently served by a private on-site septic and water well. The sewer/water consumption will be domestic use only; there will be no process water used at the facility.

Traffic Impacts

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

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

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 7 Tracy, it will likely already be delivering product to 3 Tracy, and then delivering the balance to 7 Tracy. Some occasional product may be moved from time to time by smaller company-owned vehicles between the two sites, typically less than once daily.

Parking Impacts

The site contains an existing parking field capable of providing 28 standard parking spaces. 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 existing 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

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



Name of Subdivision/Site Plan: Change In Use Plan- SMT 7 Tracey Lane LLC

Street Address: 7 Tracy Lane, Hudson NH

I Timothy Carleton, of SMT 7 Tracey Lane LLC hereby request that the Planning Board waive the requirements of item HR 275-8, Application Submission of the Subdivision/Site Plan Checklist in reference to a plan presented by TFMoran Inc. dated December 27, 2016 for property tax map(s) 101 and lot 14 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):

There are no proposed building footprint changes or exterior/site improvements to the site as a result of this project. As such, a complete application of the regular site plan requirements is not prudent or feasible and would result in an unnecessary financial hardship to the applicant.

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):

There is no significant change to the proposed use of the property. The Zoning Board has granted a Use Variance to permit the manufacturing use on the property. The building has been historically utilized in a similar manner, as such no improvements are necessary to the site or building to allow this use. For these reasons, granting the waiver is not contrary to the Spirit and Intent of the Site Plan Regulations.

Signed:

Applicant or Authorized Agent

Planning Board Action:

Waiver Granted _____

Waiver Not Granted _____



002 35 7
STATE OF NEW HAMPSHIRE
DEPT. OF PUBLIC WORKS
85 LOUDDIN ROAD
CONCORD, NH 03301
BK. 2258 PG. 1280 (RCRD)

002 034 4
MARTIN, LLC
15 TULLY ST
WINDHAM, NH 03087
BK. 3572 PG. 389 (RCRD)

101-15
MARTIN, LLC
15 TULLY ST
WINDHAM, NH 03087
BK. 6403 PG. 310 (HCRD)

101-11
MAL-MAR LLC
BK. 8144 PG. 2494 (HCRD)

101-10
RYFF 1 LLC
BK. 8711 PG. 926 (HCRD)

101-9
RYFF 1 LLC
BK. 8711 PG. 926 (HCRD)

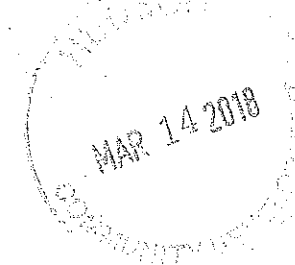
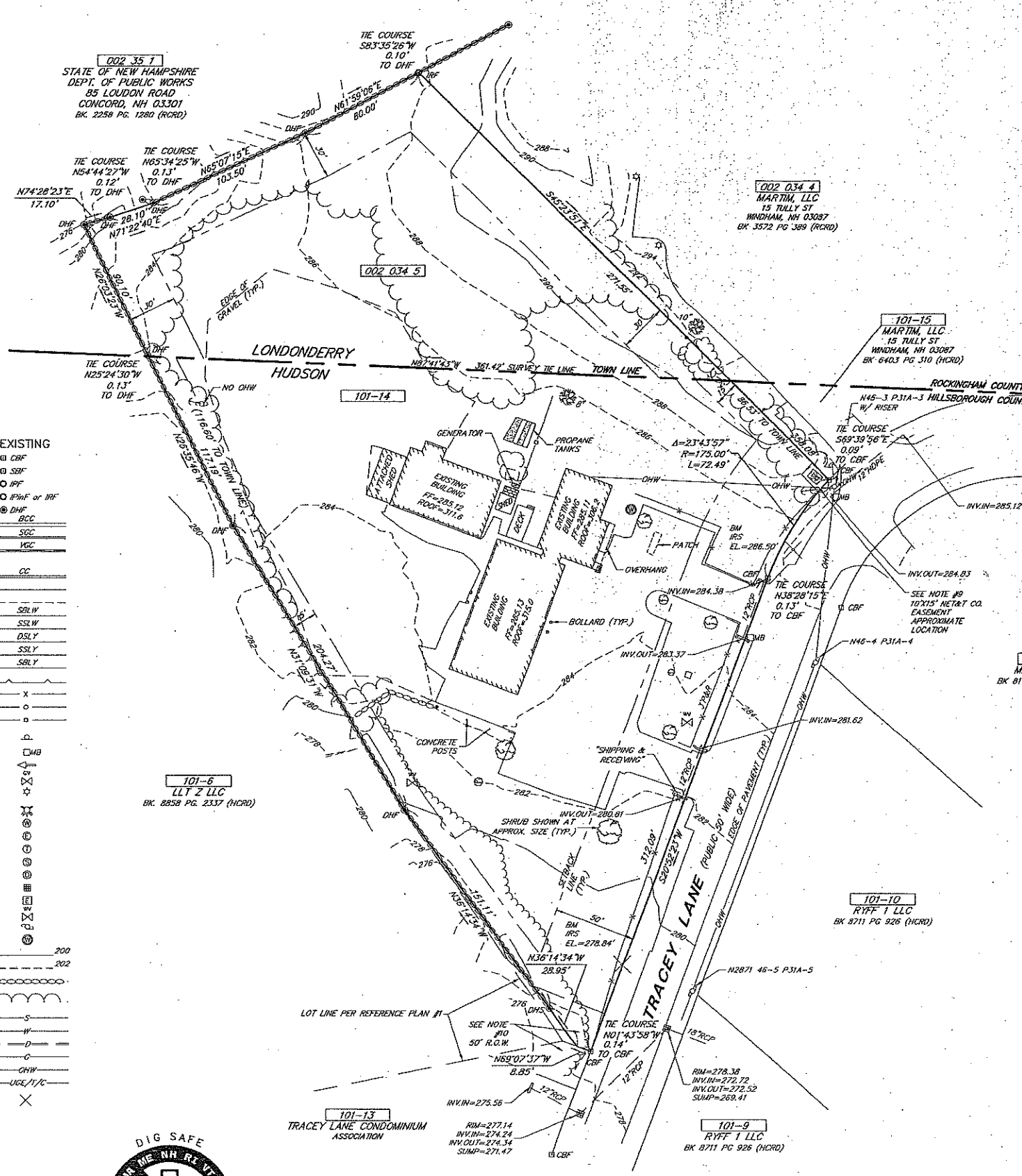
101-6
LLT 2 LLC
BK. 8858 PG. 2337 (HCRD)

- LEGEND**
- CONCRETE BOUND
 - STONE BOUND
 - IRON PIPE
 - IRON PIN
 - DRILL HOLE
 - BITUMINOUS CONCRETE CURB
 - SLOPED GRANITE CURB
 - VERTICAL GRANITE CURB
 - INTEGRAL CONCRETE CURB
 - CONCRETE CURB
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - SINGLE BROKEN WHITE LINE
 - SINGLE SOLID WHITE LINE
 - DOUBLE SOLID YELLOW LINE
 - SINGLE SOLID YELLOW LINE
 - SINGLE BROKEN YELLOW LINE
 - RETAINING WALL
 - WIRE FENCE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - SIGN
 - MAILBOX
 - PAINTED ARROW
 - GAS GATE
 - LIGHT POLE
 - HYDRANT
 - WATER MANHOLE
 - ELECTRIC MANHOLE
 - TELEPHONE MANHOLE
 - SEWER MANHOLE
 - DRAIN MANHOLE
 - CATCH BASIN
 - TRANSFORMER PAD
 - WATER GATE
 - UTILITY POLE
 - WELL
 - INDEX CONTOUR 200
 - INTERMEDIATE CONTOUR 202
 - STONEWALL
 - TREELINE
 - SEWER LINE
 - WATER LINE
 - DRAIN LINE
 - GAS LINE
 - OVERHEAD UTILITIES
 - UNDERGROUND UTILITIES
 - BENCHMARK



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This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.

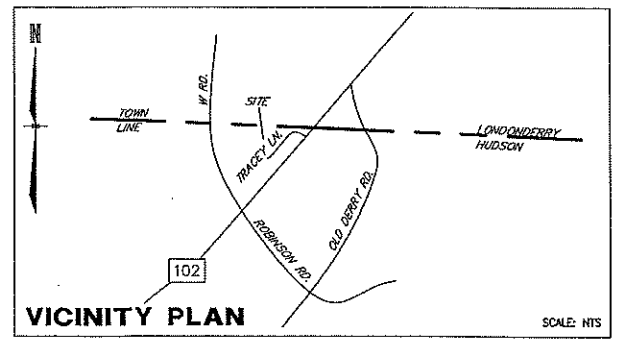
CONTACT DIG SAFE, 72 BUSINESS HOURS PRIOR TO CONSTRUCTION



I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 8/23/01, EFFECTIVE 8/24/01.

I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

12/28/16



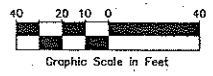
- REFERENCE PLANS**
- SUBDIVISION PLAN: MAP 41 LOT 6 LEE J. ALLARD ET. UX NH ROUTE 102 HUDSON & LONDONDERRY N.H., SCALE 1"=40' DATED MARCH 23 1984, AND RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN # 16964 AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN # 0-12769.

- NOTES**
- OWNER OF RECORD OF MAP 101 LOT 14 & MAP 002 LOT 034 ±: Y.M. REALTY CORP. DEED REFERENCE TO PARCEL IS BK. 5216 PG. 490 (H.C.R.D.), BK. 2854 PG. 1122 (R.C.R.D.) AREA OF PARCEL = 93,782 S.F. ± OR 2.1532 ACRES ± (HUDSON), AREA OF PARCEL 42,494 S.F. ± OR 0.9755 ACRES ± (LONDONDERRY), TOTAL AREA 136,286 S.F. ± OR 3.1287 ACRES ±.
 - [101-14] INDICATES TAX MAP AND LOT NUMBER.
 - THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS AT 7 TRACEY LANE.
 - CURRENT ZONING IS C-II (LONDONDERRY) & B (HUDSON)

	LONDONDERRY	HUDSON
MIN. LOT SIZE	1.0 AC.	43,360 S.F.
MIN. LOT FRONTAGE	150'	150'
MIN. BUILDING SETBACKS		
FRONT	60'	50'
SIDE	30'	15'
REAR	30'	15'
MAX. BUILDING HEIGHT	30'	38'

 - EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR HILLSBOROUGH COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), MAP NUMBER 3301100500B, EFFECTIVE DATE SEPTEMBER 25, 2009, AND ROCKINGHAM COUNTY MAP NUMBER 330105000B, EFFECTIVE DATE MAY 17, 2005 INDICATES THAT THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA.
 - VERTICAL DATUM: NAVD83 BENCHMARKS SET, AS NOTED.
 - EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE HILLSBOROUGH AND ROCKINGHAM COUNTY REGISTERS OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TOWNMAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
 - APPROXIMATE LOCATION 10'X15' NET&T CO. EASEMENT RESERVED IN BK 3351 PG 38 (HCRD) EASEMENT DEED NOT FOUND.
 - 50' RIGHT OF WAY RECORDED IN BK 3351 PG 38 (HCRD).

TAX MAP 002 LOT 034 5 (LONDONDERRY)
TAX MAP 101 LOT 14 (HUDSON)
EXISTING CONDITIONS PLAN
7 TRACEY LANE, HUDSON, & LONDONDERRY NH
OWNED BY
Y.M. REALTY CORP.
PREPARED FOR
REEDS FERRY SHEDS
SCALE: 1"=40' DECEMBER 27, 2016



REV.	DATE	DESCRIPTION	DR.	CK.

 Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists	48 Constitution Drive Bedford, NH 03110 Phone (603) 472-4488 Fax (603) 472-9747 www.tfmoran.com
	17851.01 DR XX FB CK HGM CADFILE 17851-01 Survey SHEET 1 OF 1

American Tower Corporation
Driveway Grade Waiver and Private Way Name
Staff Report
11 April 2018

SITE: 143 Dracut Road - Map 259/Lot 11

ZONING: R2 & G1

PURPOSE OF PLAN: To seek a waiver of the maximum driveway grade from 10 percent to 10.9 percent and to approve the access drive as a private way for 911 addressing purposes.

PLAN UNDER REVIEW ENTITLED: American Tower, Hudson, NH, ATC Site #: 202096, 143 Dracut Rd., Hudson, NH, prepared by: Patrick P. Barry, NH LPE, Site Plan and Profile dated: 15 NOV 17, last revised 13 MAR 18, consisting of Sheet C401 (said plan attached hereto).

ATTACHMENTS:

- 1) Driveway Waiver request form – Attachment “A”.
- 2) Memo from Deputy Fire Chief John O’Brien dated 4/26/17 citing NFPA 1141 Sec 5.2.4 driveway grade maximum of 10 percent – Attachment “B”.
- 3) Memo from Deputy Fire Chief John O’Brien dated 3/1/18 stating Fire Department acceptance of 10.9 percent driveway grade with 8 percent grade at the base approach – Attachment “C”.
- 4) Emails from 3/6/2018 to 3/8/2018 related to street addressing for 911 system – Attachment “D”.

REQUESTED WAIVERS: HR 193-10. Driveway design criteria.

STAFF COMMENTS/ ISSUES:

The Planning Board approved the site plan and conditional use permit for American Tower to install a wireless telecommunications tower at 143 Dracut Road in August of last year. Stipulation #5 made the approval subject to final engineering review. Town Engineering and the Fire Department determined that the proposed grade of 14 percent for the tower access road was not in compliance with driveway design standards and would not provide adequate access for emergency services. As a result, the applicant submitted a new design reducing the grade steepness from 14 percent down to 10.9 percent. As indicated in the March 1, 2018 memo from Deputy Fire Chief O’Brien, the Fire Department is accepting of the proposed road grade and supports granting the requested waiver.

The second issue that came up is the need for a street address for the tower for 911 purposes. To address this concern, the driveway that serves the existing home and will serve the proposed tower will be designated as a private way on the same plan to be approved by the Planning Board.

RECOMMENDATION: For this hearing, staff recommends consideration of the road grade waiver and street naming request in accordance with the below-cited DRAFT motions.

APPLICATION TRACKING:

- 2 MAR 18 - Driveway Waiver Request form submitted.
- 11 APR 18 - Planning Board review scheduled.

DRAFT MOTIONS:

WAIVER MOTION:

- 1) HR 193-10. Driveway design criteria .

I move to grant the requested waiver of HR 193-10 driveway design criteria, based on the testimony of the Applicant's representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

PRIVATE WAY APPROVAL MOTION:

I move to approve the plan titled: American Tower, Hudson, NH, ATC Site #: 202096, 143 Dracut Rd., Hudson, NH, prepared by: Patrick P. Barry, NH LPE, Site Plan and Profile dated: November 15, 2017, last revised March 13, 2018, consisting of Sheet C401 subject to the following stipulation:

1. The applicant shall install a street sign meeting the requirements of the Highway Department for the private way prior to Planning Board endorsing of the site plan.

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

DRIVEWAY WAIVER REQUEST FORM
Town of Hudson, New Hampshire

"A"

Street Address: 143 Dracut Street, Hudson NH 03051

I E Michael Eacho hereby request that the Planning Board waive the requirements of item 10% grade of Chapter 193 Driveways in reference to a plan presented by Frank Wenz and Patrick Barry (name of surveyor and engineer) dated 1/3/2018 for property tax map(s) 259 and lot(s) 11 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 Driveway regulations.

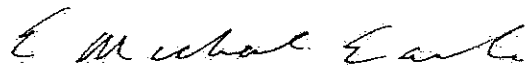
Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):

This waiver is regarding a driveway extension onto an existing driveway for a tower access with emergency vehicle turnaround. There is not enough length between the existing driveway and the compound to achieve the 10% grade. We have reduced the grade from +14% to 10.9%. The access is further hindered by steep slopes on one side and an abutter on the other side.

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):

This access has been chosen because it is existing and is the only path down the slope; it will require minor upgrade and minor impact to the surroundings. This will provide access to our wireless site. The site will be accessed less than 2 times per month via small van or truck post-construction. ~~Visits by emergency vehicles would be rare due to lack of occupancy and flammables.~~

Signed:



Applicant or Authorized Agent

Planning Board Action:

Waiver Granted _____

Waiver Not Granted _____



TOWN OF HUDSON

UBU

FIRE DEPARTMENT INSPECTIONAL SERVICES DIVISION



12 SCHOOL STREET, HUDSON, NEW HAMPSHIRE 03051

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

Robert M. Buxton
Chief of Department

26 April, 2017

To: John Cashell
Town Planner

Fr: John J. O'Brien
Deputy Fire Chief

Re: Site Plan review ATC wireless facility 143 Dracut Rd Map 259 Lot 011

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

Access Gate. A Fire Department approved Knox Box shall be installed at gate. This shall contain a key for emergency access.

Site Access. NFPA 1141 Sec 5.2.4 limits road grades to no more than 10 percent. On your plans are depicted a 14 per cent grade. Fire Apparatus including ambulances may not be able to access the facility due to this grade.

In addition a sufficient turnaround for fire equipment must be provided at the end of the gravel road. The depicted area is insufficient for Fire or ambulance use.

Attached to the site plan approval shall be a stipulation that space shall be made available on this tower for the Town of Hudson to improve communication infrastructure. This space shall be at no cost to the Town of Hudson. This stipulation shall be in perpetuity.

If you have any questions [email jobrien@hudsonnh.gov](mailto:jobrien@hudsonnh.gov) or call 886-6021

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



TOWN OF HUDSON

FIRE DEPARTMENT

INSPECTIONAL SERVICES DIVISION

11 C 11



12 SCHOOL STREET, HUDSON, NEW HAMPSHIRE 03051

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

Robert M. Buxton
Chief of Department

1 March, 2018

To: George Thebarger

Fr: John J. O'Brien
Deputy Fire Chief

Re: Waiver request for driveway 143 Dracut Rd. Map 259/Lot 11

The Hudson Fire Dept. does not object to the waiver to allow a 10.9 % grade where 10% is required.

The angle of approach at the base must not exceed 8%. This will prevent bottoming of ambulances and fire apparatus.

If you have questions feel free to email jobrien@hudsonnh.gov or call 603-886-6021

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

4/2/11

Thebarge, George

From: Thebarge, George
Sent: Thursday, March 8, 2018 10:26 AM
To: 'Michael Eacho'
Cc: Dhima, Elvis; O'Brien, John; Triolo, Joe
Subject: FW: Addressing Question

Michael,

We can hopefully get this resolved in one stop at the Planning Board. Can you prepare a plan or have one prepared that lays out an names the shared driveway/private way on the plan that gets approved for the driveway grade waiver? We can have the agenda indicate that in addition to the driveway grade waiver, the Planning Board is approving the private way for 911 purposes.

George

From: Triolo, Joe
Sent: Thursday, March 8, 2018 9:53 AM
To: Thebarge, George <gthebarge@hudsonnh.gov>
Subject: FW: Addressing Question

FYI George

From: Triolo, Joe
Sent: Wednesday, March 7, 2018 8:15 AM
To: 'Michael Eacho' <Michael.Eacho@americantower.com>
Cc: O'Brien, John <jobrien@hudsonnh.gov>; Dube, Steve <SDube@hudsonnh.gov>
Subject: FW: Addressing Question

Michael,

Since we don't have any numbers to assign we will need to name the driveway and assign a new address to each building and the new cell phone tower. Please have the owner submit some names they would like to use so we can approve them. Thank you

Joe Triolo

From: Susan Merritt [<mailto:smerritt@e911.nh.gov>]
Sent: Tuesday, March 6, 2018 4:34 PM
To: Triolo, Joe <JTriolo@hudsonnh.gov>
Cc: O'Brien, John <jobrien@hudsonnh.gov>; Dube, Steve <SDube@hudsonnh.gov>
Subject: RE: Addressing Question

Hi Joe

You could name this shared driveway -- we show a house at #143, and do the other buildings on the lot need their own address? The cell tower will need its own address --

Susan

From: Triolo, Joe [<mailto:JTriolo@hudsonnh.gov>]

Sent: Tuesday, March 06, 2018 4:28 PM

To: Susan Merritt

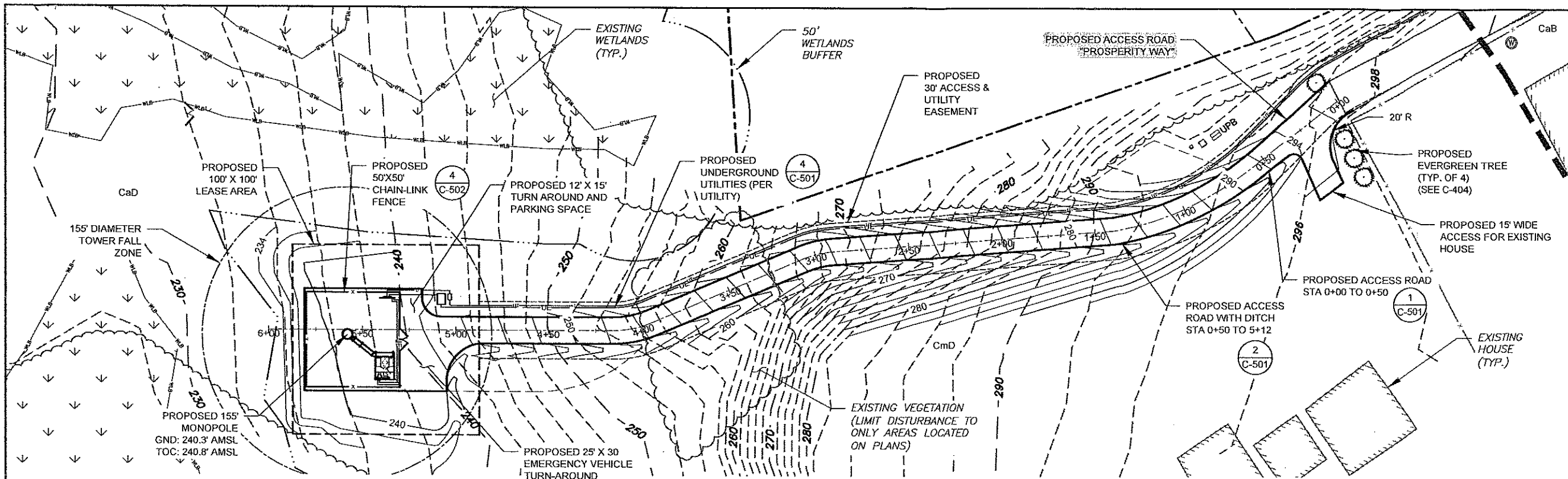
Cc: O'Brien, John; Dube, Steve

Subject: Addressing Question

Sue,

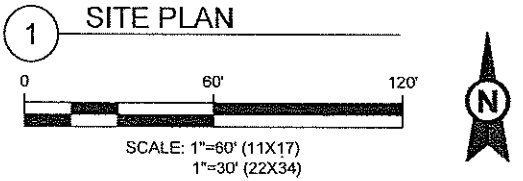
At 143 Dracut road they are building a cell tower. There are currently 4 buildings on this lot and they're adding a cell tower, the existing neighboring homes are 141 and 145 Dracut road. What are your thoughts for addressing this? Thanks

Joe



- NOTES:
- NO EXTERNAL LIGHTING IS PROPOSED.
 - SNOW REMOVAL OPERATIONS WILL NOT BE AFFECTED BY THE PROPOSED STEEP SLOPE OF THE DRIVEWAY.

CUT/FILL VOLUMES	CUT (yd ³)	FILL (yd ³)	NET (yd ³)	
COMPOUND ACCESS ROAD	0	845	845	FILL
	3219	9	3210	CUT
			TOTAL	2365 CUT



STONE REQUIRED FOR ROAD	AVE STONE DEPTH (in)	WIDTH (feet)	LENGTH (feet)	STONE IMPORT (yd ³)	STONE IMPORT (TONS)
ROAD COARSE	6	14	512	132.7	180.7
COMPOUND	6	51	51	48.2	65.6
TURN-AROUND	6	23	30	12.8	17.4
LL DRIVEWAY	6	15	30	8.3	11.3
			TOTAL	189.2	257.6

* CUT / FILL CALCULATIONS ARE APPROXIMATE. THE AMOUNT OF TOPSOIL THAT WILL NEED TO BE REMOVED AND THE COMPACTION AND SHRINKAGE FACTORS WILL VARY BASED ON SITE CONDITIONS.

* AMOUNT OF STONE TO IMPORT IS APPROXIMATE. THE CONTRACTOR SHALL FOLLOW THE DETAILS ON THE PLANS TO THE APPROPRIATE STONE DEPTHS

SOIL CLASSIFICATIONS:

CaD-CANTON FINE SANDY LOAM (15-25% SLOPES)

CaB-CANTON FINE SANDY LOAM (0-8% SLOPES)

CmD-CANTON FINE SANDY LOAM, VERY STONY (15-25% SLOPES)

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

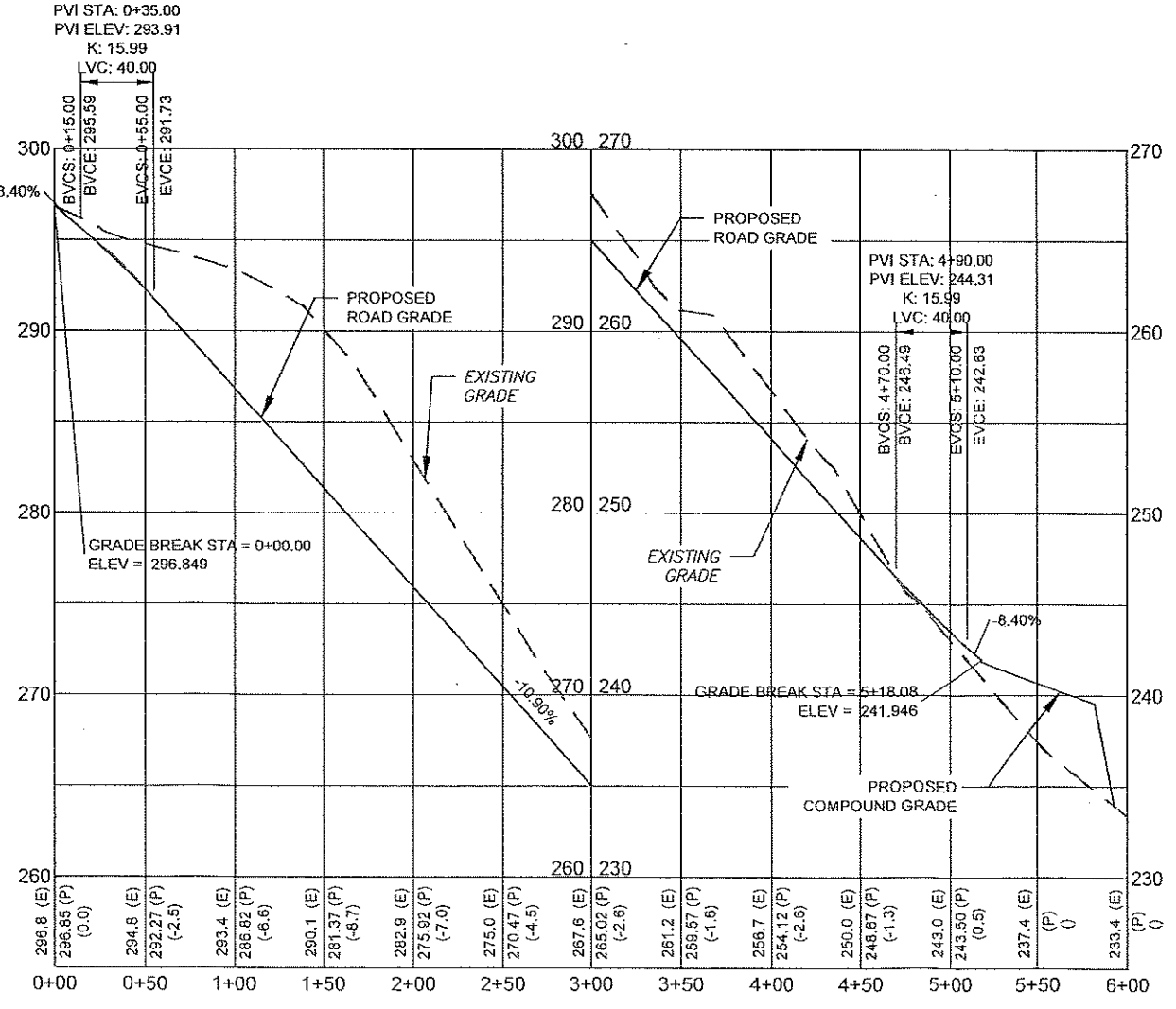
PROPERTY OWNER:
TOM W. & ROSA C. CHAN
143 DRAUT ROAD
HUDSON, NH 03051

LANDLORD SIGNATURE: _____

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

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

- SURVEY LEGEND**
- EXISTING PROPERTY
 - EXISTING ADJ. PROPERTY
 - EXISTING SETBACK
 - XXX--- EXISTING CONTOUR (MAJOR)
 - XXX--- EXISTING CONTOUR (MINOR)
 - XXX--- EXISTING TREELINE
 - XXX--- EXISTING BUILDING
 - XXX--- EXISTING ROAD (STONE)
 - XXX--- EXISTING ROAD (PAVED)
 - XXX--- EXISTING STONE WALL
 - XXX--- EXISTING WELL
 - XXX--- SURVEY BENCHMARK
 - XXX--- EXISTING WETLAND
 - XXX--- PROPOSED LEASE AREA
 - XXX--- PROPOSED EASEMENT
 - XXX--- PROPOSED ACCESS ROAD
 - XXX--- PROPOSED CONTOUR (MINOR)
 - XXX--- PROPOSED CONTOUR (MAJOR)
 - XXX--- PROPOSED LOD
 - XXX--- TEMPORARY ROCK CONSTRUCTION ENTRANCE
 - XXX--- PROPOSED FENCE
 - XXX--- PROPOSED UG POWER
 - XXX--- PROPOSED UG TELCO
 - XXX--- PROPOSED SILT FENCE



2 ROAD PROFILE

AMERICAN TOWER®
dba SPECIALTY TOWER SERVICES
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: 1571

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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	NRP	11/15/17
2	REV GRADING	KF	12/20/17
4	UPDATE ROAD NAME	JDC	03/13/18

ATC SITE NUMBER:
202096

ATC SITE NAME:
HUDSON 3 NH

SITE ADDRESS:
143 DRAUT RD
HUDSON, NH 33011

SEAL:

Authorized by "EOR"
Mar 13 2018 5:09 PM cosign

DRAWN BY:	NRP
APPROVED BY:	PPB
DATE DRAWN:	11/15/17
ATC JOB NO:	12157702

SITE PLAN & PROFILE

SHEET NUMBER: **C-401** REVISION: **4**

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