



# TOWN OF HUDSON

## Planning Board

Glenn Della-Monica, Chairman

Marilyn McGrath, Selectmen Liaison



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

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### **PUBLIC MEETING TOWN OF HUDSON, NH November 8, 2017**

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, November 8, 2017 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)
  - 25 October 17 Meeting Minutes – Decisions
- VI. CASES REQUESTED FOR DEFERRAL
- VII. CORRESPONDENCE
- VIII. PERFORMANCE SURETIES
  - K&M Developers – Chestnut Street Reconstruction Bond Reduction
- IX. OLD BUSINESS/PUBLIC HEARINGS
  - Change of Use & Minor Site Plan – Domino’s Pizza – 16 Chase St – Map 182/Lot 68 – MSP#03-17
- X. NEW BUSINESS/PUBLIC HEARINGS
  - 2-Lot Residential Subdivision – 19 Library Street– Map 182/Lot 111 – SB #09-17  
Purpose of Plan – to depict the subdivision of a residential lot into two separate house lots.  
Acceptance and Public Hearing.
- XI. OTHER BUSINESS
  - Planning Board workshop on Draft Amendments to Chapter 334 Hudson Zoning Ordinance
  - Discussion of Condominium Approvals by the Planning Board
- XII. 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

# DRAFT

## MINUTES/DECISIONS OF THE PLANNING BOARD MEETING DATE: OCTOBER 25, 2017

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

Glenn Della-Monica   Timothy Malley   William Collins   Charles Brackett  
Chairman   X     Vice-Chair   E     Secretary   X     Member   X  

Jordan Ulery   Dillon Dumont   Elliott Veloso   Ed Van der Veen  
Member   X     Member   X     Alternate   X     Alternate   X  

Ethan Meinhold   Marilyn McGrath   David Morin  
Alternate   S     Select. Rep.   X     Alt. Select. Rep.   X  



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

Chairman Della Monica appointed Mr. Meinhold as a voting member in the absence of Mr. Malley.

**V. MINUTES OF PREVIOUS MEETING(S)**

- **11 OCT 17 Meeting Minutes – Decisions**

Miss McGrath moved to approve the draft 11 OCT 17 Meeting Minutes with amendments on the hours of refuse removal for 120 Derry Road and correction of misspelled name.

Motion seconded by Mr. Brackett. 7 yeas, 0 nays and 0 abstentions. Motion carried.

**VI. CORRESPONDENCE**

- **Letter from Suellen Seabury**

Mr. Thebarga indicated that Suellen Seabury had sent a letter to Town Engineer Elvis Dhima and copied the Planning Board. Mr. Dhima is working with the contractor to resolve the drainage issues and is communicating with Ms. Seabury.

## VII. OLD BUSINESS/PUBLIC HEARINGS

- **Commercial Development Site Plan – 140 Old Derry Rd. – Map 105/Lot 32 – SP#14-17**

### WAIVER MOTIONS:

- 1) HR 275 – 8. C.7. – Requirement for a landscaping plan

Mr. Ulery moved to grant the requested waiver HR 275- 8. C.7. – Requirement for a landscaping plan based on the testimony of the Applicant's representative here this evening, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Meinhold. 7 yeas, 0 nays and 0 abstentions. Motion carried.

- 2) HR 276-11.1.B.(12)(a) – Requirement for 200 ft. setback between industrial development and an abutting residential property line

Mr. Ulery moved to grant the requested waiver HR 276-11.1.B.(12)(a) – Requirement for 200 ft. setback between industrial development and an abutting residential property line based on the testimony of the Applicant's representative here this evening, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Dumont. 7 yeas, 0 nays and 0 abstentions. Motion carried.

### MOTION TO APPROVE:

Mr. Ulery moved to approve the Site Plan entitled: Site Plan Proposed Contractor's Industrial Use Facility (Map 105/Lot 34) 140 Old Derry Road, Hudson, NH, prepared by HSI Hayner/Swanson, Inc., 3 Congress St., Nashua, NH, dated 21 August 2017 (Revisions through 10 October 2017) and consisting of Sheets 1-9 and 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 and all agreed upon easement deeds, which shall be favorably reviewed by Town Counsel prior to Planning Board endorsement of the Plan.
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 Community Development Department, confirming that the site conforms to the Planning Board approved site plan.

4. Maintenance of the onsite drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems.
5. A cost allocation procedure (CAP) amount of \$5625.00 shall be paid prior to the issuance of a Certificate of Occupancy, and this fee shall be reflected as new Note 24 on the Site Plan.
6. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No 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 and specifically prohibited on Saturday and Sunday.
8. This plan shall be subject to final engineering review and approval by CLD and Town staff.
9. Because of the concern for odors, there shall be no outside storage of vehicles on weekends and no storage of vehicles with septage or other waste products at any time.
10. Per the applicant's testimony and agreement, there shall be no residential use of the existing building.
11. In order to address traffic safety sight distance looking north on Old Derry Rd from the project entrance/exit, the owner/operator shall clear and maintain vegetation within the road right of way subject to review and approval of the Highway Department and Town Engineer. In the event that said vegetative clearing compromises buffering along the front of the property, the owner/operator shall install landscaping within the site to establish adequate buffering subject to review and approval by the Land Use Director.
12. Per the grant of the waiver on the 200-foot setback for industrial uses abutting a residential property, any change of use of the property outside of a contractor's facility for drain service shall require Planning Board site plan approval.

Motion seconded by Ms. McGrath. 7 yeas, 0 nays and 0 abstentions. Motion carried.

## VIII. NEW BUSINESS/PUBLIC HEARINGS

- **Non-Residential Site Plan – 4 Bridle Bridge Rd – Map 145/Lot 6 – SP#13-17**

- 1) HR 275 – 8. C.(2) – Required number of parking spaces

Mr. Collins moved to grant the requested waiver HR 275- 8. C.7. – Required number of parking spaces based on the testimony of the Applicant's representative here this evening, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Brackett. 7 yeas, 0 nays and 0 abstentions. Motion carried.



- 2) HR 276-11.1.B.(12)(a) – Requirement for 200 ft. setback between industrial development and an abutting residential property line

Mr. Collins moved to grant the requested waiver of HR 276 – 11.B (12)(a), requirement for 200 ft. setback between industrial development and an abutting residential property line based on the testimony of the Applicant's representative here this evening, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Brackett. 7 yeas, 0 nays and 0 abstentions. Motion carried.

Mr. Collins moved to approve the Site Plan entitled: Non-Residential Site Plan Flying Crusher, LLC Map 145/Lot 6, 4 Bridle Bridge Road, Hudson, NH, prepared by Keach-Nordstrom Associates, 10 Commerce Park North, Bedford, NH, dated 20 July 2017 (No revisions) and consisting of Sheets 1-15 and Notes 1 – 33 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 and all agreed upon easement deeds, which shall be favorably reviewed by Town Counsel prior to Planning Board endorsement of the Plan.
2. All improvements shown on the Site Plan-of-Record, including Notes 1- 33, 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 Community Development Department, confirming that the site conforms to the Planning Board approved site plan.
4. Maintenance of the onsite drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems.
5. A cost allocation procedure (CAP) amount of \$12,000.00 shall be paid prior to the issuance of a Certificate of Occupancy, and this fee shall be reflected as new Note 34 on the Site Plan.
6. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No construction activities shall be allowed on Sundays.
7. Hrs. of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M. Monday through Friday only and specifically prohibited on Saturday and Sunday.
8. This plan shall be subject to final engineering review and approval by CLD and Town staff.
9. Per the waiver of required parking, the applicant shall install additional parking spaces in the area designated for future parking at any point that employee parking exceeds what is provided on the approved site plan. Construction is authorized

without further Planning Board review provided that all stormwater and design standards are met.

10. Due to concerns for potential groundwater contamination, crushed vehicles shall not be stored on site longer than four (4) consecutive days.

Motion seconded by Miss McGrath. 7 yeas, 0 nay and 0 abstention. Motion carried.

- **Crimson Properties Subdivision – 36 Speare Rd – Map 194/Lot 1 – SB#8-17**

Mr. Ulery moved to accept the 3-Lot Subdivision application for 36 Speare Rd, Hudson, NH, Tax 194/Lot 001.

Motion seconded by Ms. McGrath. 7 yeas, 0 nay and 0 abstention. Motion carried.

Mr. Ulery moved to approve the subdivision plan entitled: Residential Subdivision Plan, Crimson Properties, Map 194, Lot 1, 36 Speare Road, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., 10 Commerce Park N, Bedford, NH, dated: August 1, 2015 (no revision date), consisting of Sheets 1 - 6 and Notes 1 – 18:

1. All stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Plan.
2. A cost allocation procedure (CAP) amount of \$5693 per residential lot shall be paid prior to the issuance of a Certificate of Occupancy for each of the three lots. Note 15 shall be revised to indicate a traffic impact fee portion of \$1715.
3. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of -Record.
4. Approval of this plan shall be subject to final engineering review, including the locations of driveways. Any change of driveway location from that shown on the subdivision plans shall require review and approval by the Town Engineer.

Motion seconded by Ms. McGrath. 7 yeas, 0 nays and 0 abstentions. Motion carried.

- **Non-Residential Site Plan Renewal – 143 Lowell Rd – Map 204/Lot 5 – SP#13-14 (EP#2-17)**

Mr. Ulery moved to grant a two-year extension (i.e., from December 10, 2017 to December 10, 2019) for the Zheng Garden Site Plan, which calls for the construction of a 2,360 sq. ft. restaurant and associated site appurtenances at 143 Lowell Rd., Map 204/Lot 005.

Motion seconded by Mr. Brackett. 5 yeas, 2 nays and 0 abstentions. Motion carried.

Ms. McGrath and Mr. Collins both voted in opposition citing that the applicant had previously been granted a two-year extension from the original date of acceptance of the site plan and felt that the applicant should return to the planning board yearly for any further extensions.

**IX. OTHER BUSINESS**

- **Change of Use & Minor Site Plan – Domino’s Pizza – 16 Chase St – Map 182/Lot 68 – MSP#03-17**

Ms. McGrath moved to defer consideration of the application to the November 8, 2017 meeting.

Motion seconded by Mr. Brackett. 7 yeas, 0 nays and 0 abstentions. Motion carried.

- **Review and Discussion of Zoning Determination #17-82R 4 Site Drive Units A&B**

Mr. Brackett moved to communicate to the Zoning Administrator and property owner that the Planning Board sees the need for a presentation of facts to the Planning Board regarding proposed usage of the property before any determination of compliance with the terms of the approved site plan can be made.

Motion seconded by Mr. Meinhold. 5 yeas, 2 nays and 0 abstentions. Motion carried.

Mr. Ulrey and Mr. Dumont both voted in opposition to the motion.

**X. ADJOURNMENT**

Meeting adjourned at 10:39 p.m.

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

# Chestnut Street Surety Reduction

Staff Report  
8 November 2017

**SITE:** Chestnut Street, Lucier Park Drive & Eayer Pond Rd. Map 247/Lots 045 & 051

**ZONING:** TR

**PURPOSE OF PETITION:** To reduce the established surety of \$268,068.75 to \$92,061.75 for the Chestnut St. reconstruction and of \$457,716.25 to \$170,887.25 for construction of Lucier Park Dr. and reconstruction of a portion of Eayer Pond Rd. in accordance with Town Engineer, Elvis Dhima's attached email dated 18 OCT 2017 and Road Guarantee Estimate Form, dated 9 SEPT 2017. These road projects are associated with the development of an old platted subdivision that did not require subdivision review by the Planning Board.

**RECOMMENDATION:** Per the written recommendation of the Town Engineer, the Board should vote to reduce said surety amounts for these road projects from \$268,068.75 to \$92,061.75 for Chestnut St. and from \$457,716.25 to \$170,887.25 for Lucier Park Dr. and Eayer Pond Rd.

**DRAFT MOTION:**

I move to reduce the established surety of \$268,068.75 to \$92,061.75 for Chestnut St. and from \$457,716.25 to \$170,887.25 for Lucier Park Dr. and Eayer Pond Rd Map 247/Lots 045 051; this surety reduction is in accordance with the written recommendation of the Town Engineer, Elvis Dhima's email in file, dated 18 OCT 2017, together with the Road Guarantee Estimate Form, dated 9 SEPT 2017. Note: said surety shall be established in the form of a Hampton-style letter of credit or cash deposit held by the Town.

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

## Thebarge, George

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**From:** Dhima, Elvis  
**Sent:** Wednesday, October 18, 2017 3:39 PM  
**To:** Thebarge, George  
**Cc:** Patrick Colburn  
**Subject:** RE: Lucier & Chestnut Bond Reduction Request  
**Attachments:** 20170914140006689.pdf

George

Can you please make sure this bond reduction gets PB approval?

Engineering & Highway has already approved the amount

Thank you

E

*Elvis Dhima, P.E.*  
*Town Engineer*

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



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**From:** Dhima, Elvis  
**Sent:** Friday, September 15, 2017 8:56 AM  
**To:** Thebarge, George <gthebarga@hudsonnh.gov>  
**Subject:** FW: Lucier & Chestnut Bond Reduction Request

George

Hwy and Engineering is all set with this request

Thanks

E

*Elvis Dhima, P.E.*  
*Town Engineer*

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

Mobile: (603) 318-8286



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**From:** Burns, Kevin  
**Sent:** Friday, September 15, 2017 8:51 AM  
**To:** Dhima, Elvis <[edhima@hudsonnh.gov](mailto:edhima@hudsonnh.gov)>  
**Subject:** Re: Lucier & Chestnut Bond Reduction Request

Good

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

**From:** "Dhima, Elvis" <[edhima@hudsonnh.gov](mailto:edhima@hudsonnh.gov)>  
**Date:** 9/15/17 8:30 AM (GMT-05:00)  
**To:** "Burns, Kevin" <[kburns@hudsonnh.gov](mailto:kburns@hudsonnh.gov)>  
**Subject:** Lucier & Chestnut Bond Reduction Request

Kevin

This is for Lucier and Chestnut bond reduction

I'm good with it

Let me know if ok with it

E

Elvis Dhima, P.E.  
Town Engineer

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

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

**From:** Patrick Colburn [<mailto:pcolburn@keachnordstrom.com>]  
**Sent:** Thursday, September 14, 2017 2:18 PM  
**To:** Dhima, Elvis <[edhima@hudsonnh.gov](mailto:edhima@hudsonnh.gov)>  
**Cc:** Work <[msousa@sousarealtynh.com](mailto:msousa@sousarealtynh.com)>  
**Subject:** bond reduction request

Elvis:

Attached are the revised bond amounts based on an inspection conducted by this office on 9/13. As discussed, the figures at the end of the form remain from the original estimate, and only the unit items were reduced based on the work completed to date. I spoke to Manny Sr. and he advised that the existing Letter of Credit would be replaced with the reduced amount upon your approval of the reduction. Please let me know if you need anything further from me to get this done. Thank you Sir.

Patrick R. Colburn, P.E.  
Project Manager  
Keach-Nordstrom Associates, Inc.  
10 Commerce Park No. Suite 3  
Bedford, NH 03110  
P: (603) 627-2881  
D: (603) 782-7442  
F: (603) 627-2915  
[www.keachnordstrom.com](http://www.keachnordstrom.com)

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

From: [gharley@keachnordstrom.com](mailto:gharley@keachnordstrom.com) [<mailto:gharley@keachnordstrom.com>]  
Sent: Thursday, September 14, 2017 2:00 PM  
To: PRC <[pcolburn@keachnordstrom.com](mailto:pcolburn@keachnordstrom.com)>  
Subject: Message from "RNP372765"

This E-mail was sent from "RNP372765" (Aficio MP 6001).

Scan Date: 09.14.2017 14:00:06 (-0400)  
Queries to: [gharley@keachnordstrom.com](mailto:gharley@keachnordstrom.com)

**TOWN OF HUDSON, NH  
ROAD GUARANTEE ESTIMATE FORM**

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

Owner/Developer Name: K & M Developers LLC

Date: 1-Mar-17

Project Name: Chestnut Street (Reconstruction)

Map: 247

Lots: 51-1 to 51-5 &  
45-1 to 45-5

Street Name: Chestnut Street

Street Length: Approx: 600ft

						Total	Bond Remaining	Date
Clearing	0.4 A.C.	@	\$ 8,500.00	=	\$ 3,400.00	\$0.00		9/13/2017
Excavation	2400 C.Y.	@	\$ 8.00	=	\$ 19,200.00	\$0.00		9/13/2017
Ledge Removal Mass	C.Y.	@	\$ 30.00	=	\$ -			
Trench Ledge	C.Y.	@	\$ 50.00	=	\$ -			
Drainage Swales	450 L.F.	@	\$ 7.00	=	\$ 3,150.00	\$3,150.00		
Drainage Swale w/Riprap	L.F.	@	\$ 10.00	=	\$ -			
Hay Bale Dike	EA	@	\$ 5.00	=	\$ -			
Silt Fence	85 L.F.	@	\$ 5.00	=	\$ 425.00	\$0.00		9/13/2017
Storm Drains Size/Type								
12" (HDPE) at Driveway Culverts	120 L.F.	@	\$ 50.00	=	\$ 6,000.00	\$6,000.00		
15" (HDPE)	L.F.	@	\$ 50.00	=	\$ -			
18" RCP	L.F.	@	\$ 55.00	=	\$ -			
21" RCP	L.F.	@	\$ 65.00	=	\$ -			
24" RCP	L.F.	@	\$ 72.00	=	\$ -			
30" RCP	L.F.	@	\$ 85.00	=	\$ -			
36" RCP	L.F.	@	\$ 120.00	=	\$ -			
6" PVC	L.F.	@	\$30.00	=	\$ -			
6" Underdrain	L.F.	@	\$ 18.00	=	\$ -			
8" Underdrain	L.F.	@	\$ 20.00	=	\$ -			
Additional Excavation for Structures	C.Y.	@	\$ 10.00	=	\$ -			
4' Catch Basins	V.F.	@	\$ 2,500.00	=	\$ -			
5' Catch Basins	V.F.	@	\$ 3,000.00	=	\$ -			
4' Drain Manholes	V.F.	@	\$ 2,500.00	=	\$ -			
5' Drain Manholes	V.F.	@	\$ 3,000.00	=	\$ -			
Headwalls (15" Precast Concrete)	EA.	@	\$ 1,500.00	=	\$ -			
Rip-Rap (Min 12" thick)	C.Y.	@	\$ 40.00	=	\$ -			



Subdivision Name: Chestnut Street (Reconstruction)

Date: 1-Mar-17

					<b>Total</b>	<b>Bond Remaining</b>	<b>Date</b>
<b>Sanitary Sewer Size</b>							
6" PVC Service Connection	L.F.	@	\$ 50.00 = \$	-			
8" PVC							
0' - 12' Depth	L.F.	@	\$ 80.00 = \$	-			
12' - 18' Depth	L.F.	@	\$ 150.00 = \$	-			
10" PVC	L.F.	@	\$ 125.00 = \$	-			
Other	L.F.	@					
Sanitary Sewer Manholes 4' dia.	V.F.	@	\$ 2,500.00 = \$	-			
Sanitary Sewer Manholes 5' dia.	V.F.	@	\$ 3,000.00 = \$	-			
Service Cleanout	EA.	@	\$ 500.00 = \$	-			
<b>Water Main Size (valves included)</b>							
4" DIP Class 52	L.F.	@	\$ 80.00 = \$	-			
6" DIP Class 52	L.F.	@	\$ 90.00 = \$	-			
8" DIP Class 52	910 L.F.	@	\$ 100.00 = \$	91,000.00	\$0.00	9/13/2017	
10" DIP Class 52	L.F.	@	\$ 110.00 = \$	-			
12" DIP Class 52	L.F.	@	\$ 125.00 = \$	-			
T/S&V	L.F.	@	\$3,500.00 = \$	-			
Hydrants	2 EA	@	\$ 3,500.00 = \$	7,000.00	\$0.00	9/13/2017	
				\$ -			
1" Copper Service (stops included)	10 EA.	@	\$ 1,000.00 = \$	10,000.00	\$0.00	9/13/2017	
Bank Run Gravel	725 C.Y.	@	\$ 16.00 = \$	11,600.00	\$0.00	9/13/2017	
Crushed Bank Run Gravel	365 C.Y.	@	\$ 21.00 = \$	7,665.00	\$0.00	9/13/2017	
Sand Cushion	C.Y.	@	\$12.00 = \$	-			
<b>Hot Bituminous Pavement 24' width</b>							
2 1/2" Base Course Type C	245 TONS	@	\$ 85.00 = \$	20,825.00	\$0.00	9/13/2017	
1 1/2" Wearing Course Type F	150 TONS	@	\$ 85.00 = \$	12,750.00	\$12,750.00		
Other (Temporary Pavement)	25 TONS	@	\$ 85.00 = \$	2,125.00	\$0.00	9/13/2017	
Tack Coat	1700 S.Y.	@	\$ 0.20 = \$	340.00	\$340.00		
<b>Curbing</b>							
Granite	L.F.	@	\$ 30.00 = \$	-			
Cape Cod	L.F.	@	\$ 15.00 = \$	-			
<b>Sidewalks</b>							
5' Wide bituminous	S.Y.	@	\$ 40.00 = \$	-			
<b>Loam and Seed</b>							
Easement areas	L.F.	@	\$ 10.00 = \$	-			
R.O.W. areas	600 L.F.	@	\$ 10.00 = \$	6,000.00	\$6,000.00		

Subdivision Name: Chestnut Street (Reconstruction)

Date: 1-Mar-17

					<b>Total</b>	<b>Bond Remaining</b>	<b>Date</b>
Bounds and Pins							
Property Pins	5 EA.	@	\$ 200.00 = \$	1,000.00	\$1,000.00		
Road Bounds	10 EA.	@	\$ 400.00 = \$	4,000.00	\$4,000.00		
Stop Signs	1 EA.	@	\$ 150.00 = \$	150.00	\$150.00		
Street Signs	1 EA.	@	\$ 150.00 = \$	150.00	\$150.00		
As-Built Plans	600 L.F.	@	\$ 4.00 = \$	2,400.00	\$2,400.00		
Landscaping							
Trees	EA.	@	\$ 400.00 = \$	-			
Bushes	EA.	@	\$ 200.00 = \$	-			
Guard Rails	L.F.	@	\$ 50.00 = \$	-			
Utility Trench (Elec/Tel/TV)	L.F.	@	\$50.00 = \$	-			
Other required improvements (See attached itemized list)	1 L.S.	@	\$5,275.00 = \$	5,275.00	\$2,508.00		9/13/2017
<b>Subtotal:</b>					\$ 214,455.00	\$38,448.00	9/13/2017
<b>Mobilization (5%)</b>					\$ 10,722.75	\$10,722.75	
<b>Engineering &amp; Contingencies</b> (10% subtotal)					\$ 21,445.50	\$21,445.50	
Maintenance Level (10%)					\$ 21,445.50	\$21,445.50	
<b>Total Estimate:</b>					<b>\$ 268,068.75</b>	<b>\$92,061.75</b>	

Prepares Name: Inspected By Alex Cote

Date: 9/13/2017

Rev 2/17/15  
 rev 7/9/10  
 rev1129/07  
 rev 2/27/17  
 rev 9/13/17



**TOWN OF HUDSON, NH  
ROAD GUARANTEE ESTIMATE FORM**

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

Owner/Developer Name: K & M Developers LLC

Date: 1-Mar-17

Project Name: Lucier Park Drive & Eayer Pond Road

Map: 247

Lots: 45-6 to 45-16

Street Name: See Above

Street Length: Approx: 1195 ft

	Total	Bond Remaining	Date
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Clearing	1 A.C.	@	\$ 8,500.00	=	\$ 8,500.00	\$0.00	9/13/2017
Excavation	2360 C.Y.	@	\$ 8.00	=	\$ 18,880.00	\$0.00	9/13/2017
Ledge Removal Mass	C.Y.	@	\$ 30.00	=	-		
Trench Ledge	C.Y.	@	\$ 50.00	=	-		
Drainage Swales	645 L.F.	@	\$ 7.00	=	\$ 4,515.00	\$4,515.00	
Drainage Swale w/Riprap	L.F.	@	\$ 10.00	=	-		
Hay Bale Dike	EA	@	\$ 5.00	=	-		
Silt Fence	L.F.	@	\$ 5.00	=	-		
<b>Storm Drains Size/Type</b>							
12" (HDPE) at Driveway Culverts	220 L.F.	@	\$ 50.00	=	\$ 11,000.00	\$11,000.00	
15" (HDPE)	120 L.F.	@	\$ 50.00	=	\$ 6,000.00	\$0.00	9/13/2017
18" RCP	L.F.	@	\$ 55.00	=	-		
21" RCP	L.F.	@	\$ 65.00	=	-		
24" RCP	L.F.	@	\$ 72.00	=	-		
30" RCP	L.F.	@	\$ 85.00	=	-		
36" RCP	L.F.	@	\$ 120.00	=	-		
6" PVC	L.F.	@	\$30.00	=	-		
6" Underdrain	L.F.	@	\$ 18.00	=	-		
8" Underdrain	L.F.	@	\$ 20.00	=	-		
Additional Excavation for Structures	C.Y.	@	\$ 10.00	=	-		
4' Catch Basins	V.F.	@	\$ 2,500.00	=	-		
5' Catch Basins	V.F.	@	\$ 3,000.00	=	-		
4' Drain Manholes	V.F.	@	\$ 2,500.00	=	-		
5' Drain Manholes	V.F.	@	\$ 3,000.00	=	-		
Headwalls (15" Precast Concrete)	4 EA.	@	\$ 1,500.00	=	\$ 6,000.00	\$0.00	9/13/2017
Rip-Rap (Min 12" thick)	84 C.Y.	@	\$ 40.00	=	\$ 3,360.00	\$0.00	9/13/2017

Subdivision Name: Lucier Park Drive & Eayer Pond Road

Date: 1-Mar-17

					Total	Bond Remaining	Date
<b>Sanitary Sewer Size</b>							
6" PVC Service Connection	L.F.	@	\$ 50.00 = \$	-			
8" PVC							
0' - 12' Depth	L.F.	@	\$ 80.00 = \$	-			
12' - 18' Depth	L.F.	@	\$ 150.00 = \$	-			
10" PVC	L.F.	@	\$ 125.00 = \$	-			
Other	L.F.	@					
Sanitary Sewer Manholes 4' dia.	V.F.	@	\$ 2,500.00 = \$	-			
Sanitary Sewer Manholes 5' dia.	V.F.	@	\$ 3,000.00 = \$	-			
Service Cleanout	EA.	@	\$ 500.00 = \$	-			
<b>Water Main Size (valves included)</b>							
4" DIP Class 52	L.F.	@	\$ 80.00 = \$	-			
6" DIP Class 52	L.F.	@	\$ 90.00 = \$	-			
8" DIP Class 52	1000 L.F.	@	\$ 100.00 = \$	100,000.00	\$0.00		9/13/2017
10" DIP Class 52	L.F.	@	\$ 110.00 = \$	-			
12" DIP Class 52	L.F.	@	\$ 125.00 = \$	-			
T/S&V	L.F.	@	\$3,500.00 = \$	-			
Hydrants	2 EA	@	\$ 3,500.00 = \$	7,000.00	\$0.00		9/13/2017
				\$ -			
1" Copper Service (stops included)	11 EA.	@	\$ 1,000.00 = \$	11,000.00	\$0.00		9/13/2017
Bank Run Gravel	1175 C.Y.	@	\$ 16.00 = \$	18,800.00	\$0.00		9/13/2017
Crushed Bank Run Gravel	600 C.Y.	@	\$ 21.00 = \$	12,600.00	\$0.00		9/13/2017
Sand Cushion	C.Y.	@	\$12.00 = \$	-			
<b>Hot Bituminous Pavement 24' width</b>							
2 1/2" Base Course Type C	460 TONS	@	\$ 85.00 = \$	39,100.00	\$0.00		9/13/2017
1 1/2" Wearing Course Type F	280 TONS	@	\$ 85.00 = \$	23,800.00	\$23,800.00		
Other		@	\$	-			
Tack Coat	3190 S.Y.	@	\$ 0.20 = \$	638.00	\$683		
<b>Curbing</b>							
Granite	L.F.	@	\$ 30.00 = \$	-			
Cape Cod	L.F.	@	\$ 15.00 = \$	-			
<b>Sidewalks</b>							
5' Wide bituminous	S.Y.	@	\$ 40.00 = \$	-			
<b>Loam and Seed</b>							
Easement areas	300 L.F.	@	\$ 10.00 = \$	3,000.00	\$3,000.00		
R.O.W. areas	1195 L.F.	@	\$ 10.00 = \$	11,950.00	\$11,950.00		

Subdivision Name: Lucier Park Drive & Eayer Pond Road

Date: 1-Mar-17

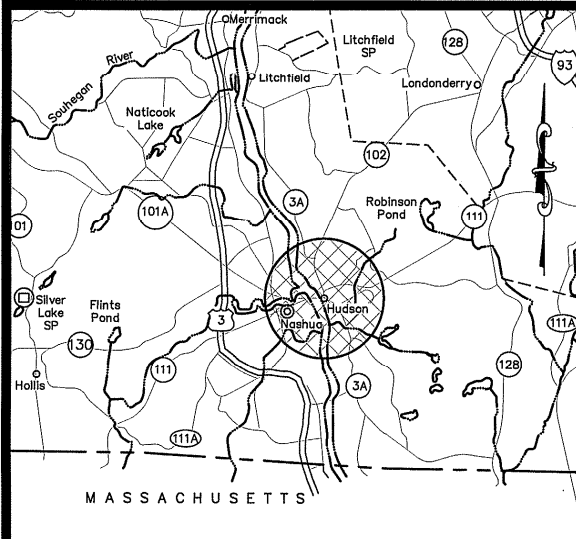
					Total	Bond Remaining	Date
<b>Bounds and Pins</b>							
Property Pins	11 EA.	@	\$ 200.00 =	\$	2,200.00	\$2,200.00	
Road Bounds	17 EA.	@	\$ 400.00 =	\$	6,800.00	\$6,800.00	
<b>Stop Signs</b>							
Stop Signs	2 EA.	@	\$ 150.00 =	\$	300.00	\$300.00	
<b>Street Signs</b>							
Street Signs	2 EA.	@	\$ 150.00 =	\$	300.00	\$300.00	
<b>As-Built Plans</b>							
As-Built Plans	1195 L.F.	@	\$ 4.00 =	\$	4,780.00	\$4,780.00	
<b>Landscaping</b>							
Trees	EA.	@	\$ 400.00 =	\$	-		
Bushes	EA.	@	\$ 200.00 =	\$	-		
<b>Guard Rails</b>							
Guard Rails	L.F.	@	\$ 50.00 =	\$	-		
<b>Utility Trench (Elec/Tel/TV)</b>							
Utility Trench (Elec/Tel/TV)	600 L.F.	@	\$50.00 =	\$	30,000.00	\$0.00	9/13/2017
<b>Other required improvements</b>							
(See attached itemized list)	1 L.S.	@	\$35,650.00 =	\$	35,650.00	\$10,016.00	9/13/2017
<b>Subtotal:</b>					\$ 366,173.00	\$79,344.00	9/13/2017
<b>Mobilization (5%)</b>					\$ 18,308.65	\$18,308.65	
<b>Engineering &amp; Contingencies</b>					\$ 36,617.30	\$36,617.30	
(10% subtotal)							
<b>Maintenance Level (10%)</b>					\$ 36,617.30	\$36,617.30	
<b>Total Estimate:</b>					\$ 457,716.25	\$170,887.25	

Prepares Name: Inspected by Alex Cote

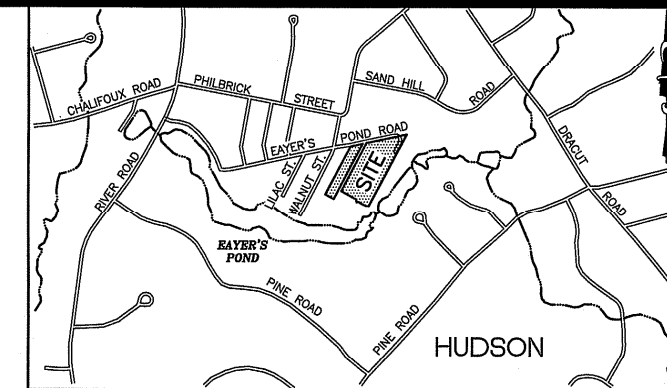
Date: 9/13/17

Rev 2/17/15  
 rev 7/9/10  
 rev1129/07  
 rev 2/27/17  
 rev 9/13/17





VICINITY PLAN  
NOT TO SCALE



VICINITY MAP  
SCALE: 1" = 1,000'

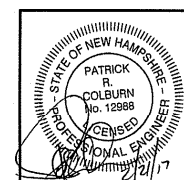
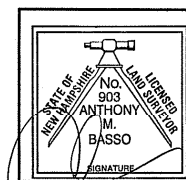
# ROADWAY CONSTRUCTION PLANS

## LUCIER PARK DRIVE & EAYER'S POND ROAD

### HUDSON, NEW HAMPSHIRE

**PREPARED FOR:**  
**K&M DEVELOPERS, LLC**  
 46 LOWELL ROAD  
 HUDSON, NEW HAMPSHIRE 03051

**PREPARED BY:**  
**KEACH-NORDSTROM ASSOCIATES, INC.**  
 10 COMMERCE PARK NORTH, SUITE 3B  
 BEDFORD, NEW HAMPSHIRE 03110  
 (603) 627-2881



**KMA** KEACH-NORDSTROM ASSOCIATES, INC.  
 Civil Engineering Land Surveying Landscape Architecture  
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

JANUARY 24, 2017

LAST REVISED: FEBRUARY 15, 2017

PROJECT NO. 16-0608-2

**SHEET TITLE**

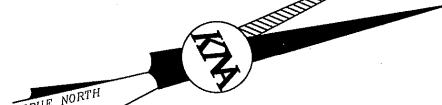
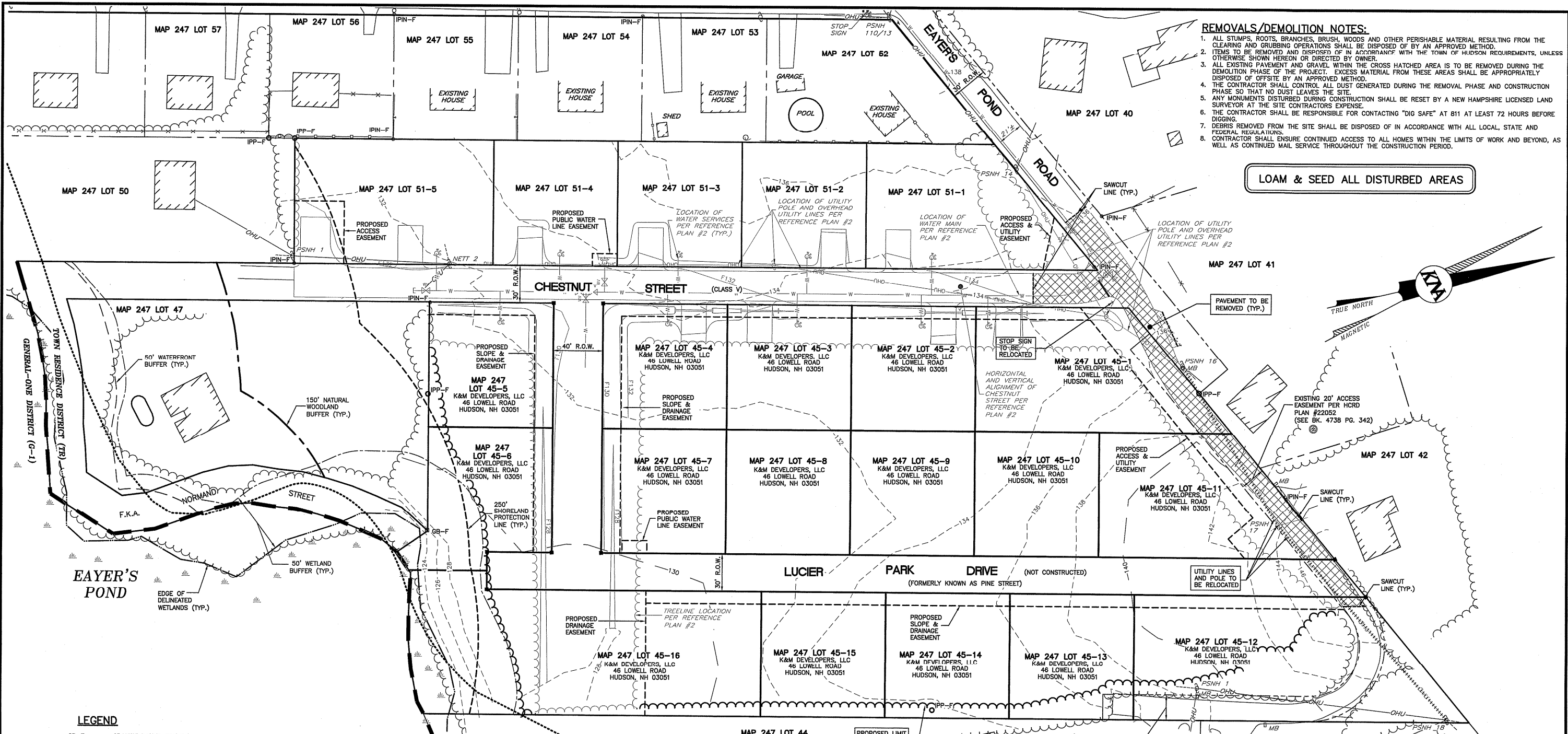
**SHEET No.**

ROADWAY EXISTING CONDITIONS & REMOVALS PLAN	1
EAYER'S POND ROAD ROADWAY RECONSTRUCTION PLAN & PROFILE	2
LUCIER PARK DRIVE ROADWAY CONSTRUCTION PLAN & PROFILE	3 & 4
CONSTRUCTION DETAILS	5 - 9



- REMOVALS/DEMOLITION NOTES:**
1. ALL STUMPS, ROOTS, BRANCHES, BRUSH, WOODS AND OTHER PERISHABLE MATERIAL RESULTING FROM THE CLEARING AND GRUBBING OPERATIONS SHALL BE DISPOSED OF BY AN APPROVED METHOD.
  2. ITEMS TO BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH THE TOWN OF HUDSON REQUIREMENTS, UNLESS OTHERWISE SHOWN HEREON OR DIRECTED BY OWNER.
  3. ALL EXISTING PAVEMENT AND GRAVEL WITHIN THE CROSS HATCHED AREA IS TO BE REMOVED DURING THE DEMOLITION PHASE OF THE PROJECT. EXCESS MATERIAL FROM THESE AREAS SHALL BE APPROPRIATELY DISPOSED OF OFFSITE BY AN APPROVED METHOD.
  4. THE CONTRACTOR SHALL CONTROL ALL DUST GENERATED DURING THE REMOVAL PHASE AND CONSTRUCTION PHASE SO THAT NO DUST LEAVES THE SITE.
  5. ANY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE RESET BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR AT THE SITE CONTRACTORS EXPENSE.
  6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
  7. DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
  8. CONTRACTOR SHALL ENSURE CONTINUED ACCESS TO ALL HOMES WITHIN THE LIMITS OF WORK AND BEYOND, AS WELL AS CONTINUED MAIL SERVICE THROUGHOUT THE CONSTRUCTION PERIOD.

**LOAM & SEED ALL DISTURBED AREAS**

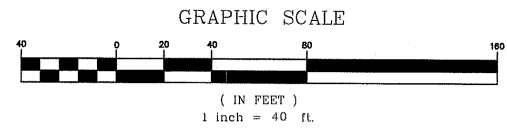


**LEGEND**

- GB-F GRANITE BOUND FOUND
- IPIN-F IRON PIN FOUND
- IPP-F IRON PIPE FOUND
- UTILITY POLE
- SIGN
- WATER VALVE
- HYDRANT
- WATER SHUT OFF
- WELL
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- CHAIN LINK FENCE
- STOCKADE FENCE
- OHU OVERHEAD UTILITIES
- W WATER LINE
- DRAINAGE LINE
- TREELINE
- EDGE OF PAVEMENT
- 10' CONTOUR
- 2' CONTOUR
- EDGE OF GRAVEL
- BUILDING SETBACK
- EXISTING EASEMENT
- 50' WATERFRONT BUFFER
- 150' NATURAL WOODLAND BUFFER
- 250' SHORELAND PROTECTION LINE
- FLOOD LINE
- SAWCUT LINE

**REFERENCE PLANS:**

1. MAP OF LUCIER PARK, HUDSON N.H., SCALE: 1"=80', APRIL 1917, PLATE NO. 1 AND PLATE NO. 2.
2. "BOUNDARY PLAT, LAND OF K&M DEVELOPERS, LLC" MAP 247 LOTS 51-1 THROUGH 51-5, HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, SCALE: 1"=40', DATED JANUARY 9, 2017, PREPARED BY KEACH-NORDSTROM ASSOCIATES, INC.
3. "DEDICATION PLAN, LAND OF K&M DEVELOPERS, LLC," CHESTNUT STREET AND EAYER'S POND ROAD, HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, SCALE: 1"=40', DATED JANUARY 24, 2017, PREPARED BY KEACH-NORDSTROM ASSOCIATES, INC.
4. "BOUNDARY PLAT, LAND OF K&M DEVELOPERS, LLC" MAP 247 LOTS 45-1 THROUGH 45-16, HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, SCALE: 1"=40', DATED JANUARY 24, 2017, PREPARED BY KEACH-NORDSTROM ASSOCIATES, INC.
5. "ROADWAY RECONSTRUCTION PLAN, CHESTNUT STREET," HUDSON, NEW HAMPSHIRE, DATED JANUARY 9, 2017, PREPARED BY KEACH-NORDSTROM ASSOCIATES, INC. (7 SHEETS).



**ROADWAY EXISTING CONDITIONS & REMOVALS PLAN**  
**LUCIER PARK DRIVE & EAYER'S POND ROAD**  
 HUDSON, NEW HAMPSHIRE  
 HILLSBOROUGH COUNTY

**PREPARED FOR:**  
 K&M DEVELOPERS, LLC  
 46 LOWELL ROAD  
 HUDSON, NH 03051

**KEACH-NORDSTROM ASSOCIATES, INC.**  
 Civil Engineering Land Surveying Landscape Architecture  
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	02/15/2017	REVISED PER TOWN COMMENTS	PRC

DATE: JANUARY 24, 2017      SCALE: 1" = 40'  
 PROJECT NO: 16-0608-2      SHEET 1 OF 9

# **Domino's Minor Site Plan & Change of Use**

## **STAFF REPORT**

08 November 2017

**SITE:** 16 Chase St -- Map 182/Lot 068 -- MSP#03-17, SP#15-17

**ZONING:** B - Business

**PURPOSE OF PLAN:** to add six parking spaces with associated landscaping and drainage and allow change of use to a Pizza restaurant.

**PLAN UNDER REVIEW ENTITLED:** Domino's Pizza Site Plan, 16 Chase Street, Hudson NH, prepared by OCG Oak Consulting Group, P.O. Box 1123, Newburyport, MA, 01950 dated 14 SEPT 2017 (with revisions through 24 OCT 2017) and consisting of C-1 and C-2.

### **ATTACHMENTS:**

- 1) Minor Site Plan Application & Project Narrative, dated 15 SEPT 17 – Exhibit “A”.
- 2) Waiver request dated 31 OCT 17 – Exhibit “B”.

### **REQUESTED WAIVERS:**

- 1) HR § 276-11.1 (12) & (25) no parking within required property line setbacks.
- 2) HR § 275-8 C. (4) width of parking spaces.

**RECOMMENDATION:** For this hearing, staff recommends conduct the hearing and consider application for Minor Site Plan approval and change of use to the Site Plan-of-Record.

### **APPLICATION TRACKING:**

- 25 SEPT 17 - Minor Site Plan Application submitted.
- 23 OCT 17 – Special Site Review Committee reviewed application and referred it to the Planning Board.
- 25 OCT 17 – Planning Board deferred consideration to Nov. 8 meeting.
- 8 NOV 17 – Public hearing scheduled.

### **OUTSTANDING ISSUES:**

- 1) This application was deferred at the October 25 meeting to allow clarification of the limitations on locating parking within property line setbacks. Current parking is located within the setbacks and appears to be grandfathered. HR§ 276-11.1.B (12) states that no parking can be located within the property line setbacks established by the Zoning Ordinance. Setbacks for the Business District are 50 feet from the front property line and 15 feet from side and rear property lines. The 3 new parking spaces adjacent to the loading area are located 10 feet from the Ferry Street property line. The 2 new parking spaces on the opposite side of the Ferry Street entrance are located 4 feet from the side property line and 28 feet from the Chase Street, front property line.

- 2) HR§ 276-11.1.B (25) states that parking is not allowed in the side and rear setbacks except that the Planning Board may allow parking in said areas in exchange for “an equal amount of frontage green area.” The intent of the regulation appears to provide an incentive for landscaping along front property lines on the Town’s road corridors. The applicant’s 24 OCT 17 site plan shows planting beds along the existing parking on Chase Street and one of the new parking areas along Ferry Street. Whether this satisfies the requirement for “frontage green area” is a judgment call for the Planning Board.
- 3) HR§ 276-7 gives the Planning Board authority to grant waivers of Land Use Regulations subject to the following criteria:
  - (1) Said requirements are unnecessary for an application;
  - (2) Granting of the waiver shall not violate the purposes or general standards of those regulations; and
  - (3) Granting of the waiver shall result in a general benefit to the Town or surrounding properties, such as protection of natural features, increased separation of incompatible uses or the accommodation of future HIGHWAY projects.
- 4) There appear to be at least three options available for the Planning Board to consider.
  - a. The first would be to grant a waiver of the location of added parking within the property line setbacks if you consider that the proposed landscaping satisfies the intent of the regulations; or,
  - b. The second option would be to grant a waiver of the number of required parking spaces (17 existing spaces, 23 required) if you consider that the landscaping does not adequately address the parking location restrictions but that parking is adequate for the proposed uses; or,
  - c. The Board could also deny the minor site plan and change of use application if you consider the landscaping inadequate and that more parking is needed than currently provided for the proposed use as a restaurant.

**RECOMMENDATION:** Staff recommends conduct of the public hearing and for possible final action to be considered in accordance with the below DRAFT MOTIONS. That is, depending on whether or not the Board deems that more time is needed to come to a conclusion on this application.

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

I move to defer further review of the 16 Chase Street Minor Site Plan application, date specific, to the 13 DEC 17 meeting.

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

**WAIVER MOTION 1:**

- 1) HR 276-11.1.B (12) & (25) – Restrictions on parking within property line setbacks

I move to grant the requested waiver of HR 276-11.1.B (12) & (25) – Restrictions on parking within property line setbacks based on the testimony of the Applicant's representative here this evening, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

**ALTERNATIVE WAIVER MOTION 1:**

- 1) HR 275-8 C. (2) (c) – Required parking for eating and drinking establishments

I move to grant the requested waiver of HR 275-8 C. (2)(c) – Required parking for eating and drinking establishments based on the testimony of the Applicant's representative here this evening, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

**MOTION TO APPROVE:**

I move to approve the Site Plan entitled: Domino's Pizza Site Plan, 16 Chase Street, Hudson NH, prepared by OCG Oak Consulting Group, P.O. Box 1123, Newburyport, MA, 01950 dated 14 SEPT 2017 (with revisions through 24 OCT 2017) and consisting of C-1 and C-2:

- 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 which shall be favorably reviewed by Town Counsel prior to Planning Board endorsement of the Plan.
- 2. All improvements shown on the Site Plan-of-Record 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 Community Development Department, confirming that the site conforms to the Planning Board approved site plan.
- 4. Maintenance of the onsite drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems.
- 5. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No construction activities shall be allowed on Sundays.
- 6. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 9:00 P.M. Monday to Saturday only and prohibited on Saturday and Sunday.
- 7. Property owner to enforce no-left turn out of Chase Street entrance/exit during the hours of 3 P.M. and 7 P.M.

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



September 15, 2017

Hudson Special Site Plan Review Committee  
12 School Street  
Hudson, New Hampshire 03051

RE: Minor Site Plan Review Application  
Domino's Pizza  
16 Chase Street  
Hudson, New Hampshire



Project 14034

Dear Members of the Committee:

On behalf of HudsonDom, LLC (Applicant), Oak Consulting Group, LLC (OCG) is submitting the following application for Minor Site Plan Review to change the use of an existing commercial building and construct six (6) new parking spaces at 16 Chase Street. Enclosed with this application please find:

- Application for Minor Site Plan Review forms;
- Site Plan C-1 dated September 14, 2017;
- Site location map Figure 1 (Attachment A);
- Zoning Determination #17-70 (Attachment B);
- Building Elevations (Attachment C);
- Sign Detail (Attachment D);
- Site Photographs (Attachment E); and
- Filing fee check in the amount of \$1,723.38.

## PROJECT DESCRIPTION

The project site is developed with an approximately 2,600-square foot (sf) building currently occupied by Title Cash offices. The Applicant proposes to remodel the building to provide 1,800 sf for a new Domino's store and reduce the area of the Title Cash offices to the remaining 800 sf. No addition of the existing building footprint is proposed. However, to accommodate the additional parking needs for the change in use, the parking lot will be expanded to provide six (6) additional parking spaces (23 spaces total). In addition, a new enclosed dumpster pad is proposed in the southeastern corner of the site.

The existing building and 17-space parking lot were approved by the Hudson Planning Board on June 4, 1985. Current site conditions are consistent with the approved site plan prepared by Maynard & Pacquette, Inc. and dated October 1984 except that an area designated for three (3) parking spaces on the south side of the building is now occupied by a fenced enclosure. As part of this project, the fence will be removed and these three spaces will be restored. Six (6) new spaces will be provided by:

- Consolidating and expanding the spaces facing Chase Street for one extra space;
- Constructing two new spaces west of the existing site sign; and
- Expanding the existing loading area on the north side of the building to provide three spaces.

Construction activities to create these new parking will require removing a tree along the Ferry Street frontage and adding a total of approximately 1,870 sf of new pavement as shown on the site plan.

In accordance with Town of Hudson standards, most of the parking spaces will be 10' x 20' with the following exceptions:

- The width of the spaces in the existing row facing Chase Street will be reduced to 9' to increase the parking in this area from eight (8) spaces to nine (9) spaces while only expanding the length of the row by approximately four (4) feet; and
- The tree new spaces adjacent to the loading zone will also be only nine (9) feet wide.

It is OCG's opinion that a parking space width of 9 feet is adequate and conforms to standard engineering practice and that benefits of minimizing the extents of new pavement and associated impacts to the landscape area along Ferry Street are greater than the benefits of wider parking spaces at these locations.

### **APPLICATION REQUIREMENTS**

As indicated on the Application for Minor Site Plan Review checklist, this application includes all required elements with the following exceptions:

#### Item p – Stormwater Drainage Plan

The project will result in a minor increase in the area of the paved parking lot. As indicated by the proposed grading on the Site Plan, stormwater will continue to flow offsite following existing patterns. No new stormwater management structures are proposed.

#### Item r – Utilities: Existing and Proposed

No new site utilities are proposed. The utilities servicing the existing building will remain. As such, utility locations have not been surveyed or compiled from available documents and are not shown on the Site Plan.

#### Item aa – Exterior Lighting Plan

The locations of the existing light poles are shown on the Site Plan. No changes in site lighting are proposed.

#### Item ac – Water Mains and Sewerage Lines

As noted above no new water or sewer services are proposed.

#### Item ae - All Notes from Plats

The site plan references the survey performed by Maynard & Pacquette in 1984. No further site survey has been performed.

#### Items ak and al– Error of Closure Buffer and Drafting Errors/Omissions

The Site Plan is based on the approved Maynard & Pacquette Plan No further site survey has been performed.

Hudson Special Site Plan Review Committee  
12 School Street

Item bq – Easements

No new easements are proposed.

Item bq – Other Approvals

No other state or local approvals are required. A copy of the Zoning Determination is enclosed as Attachment B.

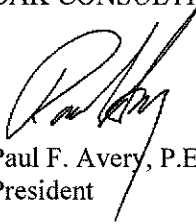
Items br and bt – Presentation Plans and Plan Copies

Presentation plans and additional plan copies will be provided at the meeting with the Special Site Plan Review Committee.

We look forward to meeting with the Special Site Plan Review Committee to discuss the project in greater detail.

Sincerely,

OAK CONSULTING GROUP, LLC



Paul F. Avery, P.E.  
President



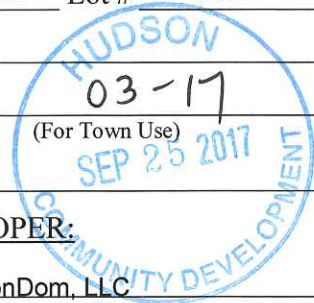
**SPECIAL SITE REVIEW COMMITTEE  
TOWN OF HUDSON, NEW HAMPSHIRE**

Date of Application: September 15, 2017 Tax Map # 182 Lot # 068

Name of Project: Domino's Pizza

Zoning District: B - Business General MSP# \_\_\_\_\_

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



PROPERTY OWNER:

Name: Aldebaran Properties, LLC

Address: 16 Chase Street

Address: Hudson, NH 03064

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

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

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

DEVELOPER:

HudsonDom, LLC

100 Conifer Hill Drive

Danvers, MA 01923

978 777-8044

Cell:617-908-4413

david@bostonpie.com

PROJECT ENGINEER

Name: Oak Consulting Group, LLC

Address: P.O. Box 1123

Address: Newburyport, MA 01950

Telephone # 978 312-3120

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

Email: pavery.ocg@gmail.com

PURPOSE OF PLAN:

To change site use to include Restaurant, fast food or drive-in (D-16) and provide 6 additional parking spaces.

-----  
**(FOR TOWN USE)**

Plan Routing Date: \_\_\_\_\_ Sub/Site Date: \_\_\_\_\_

\_\_\_\_\_ I have no comments \_\_\_\_\_ I have comments (attach to form)

\_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_  
(Initials)

DEPARTMENT:

\_\_\_ Zoning \_\_\_ Engineering \_\_\_ Assessor \_\_\_ Police \_\_\_ Fire \_\_\_ Planning

\_\_\_ Highway Dept. \_\_\_ Consultant

-----  
Fees Paid: \_\_\_\_\_



**SITE DATA SHEET**

PLAN NAME: Dominos Pizza 16 Chase Street

PLAN TYPE: MINOR SITE PLAN

LEGAL DESCRIPTION: MAP 182 LOT 068

DATE: September 15, 2017

Location by Street: 16 Chase Street

Zoning: B- Business

Proposed Land Use: Restaurant (D16) & Office (D17)

Existing Use: Business/professional office (D17)

Surrounding Land Use(s): Commercial, Residential, & Town Offices

Number of Lots Occupied: 1

Existing Area Covered by Building: 2,600 sf

Existing Buildings to be Removed: 0

Proposed Area Covered by Building: 2,603 sf

Open Space Proposed: 7,898 (35%)

Open Space Required: 35%

Total Area: S.F.: 22,598 Acres: 0.52

Area in Wetland: 0 Area Steep Slopes: 0

Required Lot Size: 30,000 sf

Existing Frontage: 369'

Required Frontage: 150'

Building Setbacks:	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50'</u>	<u>51'</u>
Side:	<u>15'</u>	<u>50'</u>
Rear:	<u>15'</u>	<u>15'</u>

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

Flood Zone Reference: None. FIRM Panel 33011C0514E

Width of Driveways: +/-11' (Ferry Street) +/-18' (Chase Street)

Number of Curb Cuts: 2 (existing)

Proposed Parking Spaces: 23

Required Parking Spaces: 22

Basis of Required Parking (Use): 1 space/100 sf (Restaurant)  
1 space/200 sf (Office)

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: \_\_\_\_\_

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

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

Applicant Initials		Staff Initials
✓ _____	a) Submission of one (1) full set of Minor Site Plans (sheet size: 22" x 34") and four (4) 11" X 17" plan sets no later than thirty (30) days prior to the scheduled Special Site Review Committee meeting.	_____
✓ _____	b) A Minor Site Plan narrative, describing the purpose of the project.	_____
✓ _____	c) Plan scale at not less the one inch equals fifty feet (1" = 50').	_____
✓ _____	d) Plan date by day/month/year.	_____
✓ _____	e) Revision block inscribed on the plan.	_____
✓ _____	f) Special Site Review Committee approval block inscribed on the plan.	_____
✓ _____	g) Title of project inscribed on the plan.	_____
✓ _____	h) Names and addresses of property owners and their signatures inscribed on the plan.	_____
✓ _____	i) North point inscribed on the plan.	_____
✓ _____	j) Property lines: exact locations and dimensions.	_____
✓ _____	k) Square feet and acreage of site.	_____
✓ _____	l) Square feet of each building (existing and proposed).	_____
✓ _____	m) Names and addresses of bordering abutters, as shown on Tax Assessor's records not more than five (5) days prior to application date to be listed on the plan.	_____
✓ _____	n) Assessor's Map and Lot number(s).	_____
✓ _____	o) Delineate zoning on the plan.	_____
_____	p) Storm-water drainage plan.	_____
✓ _____	q) Topographical elevations at 2-foot intervals contours: existing and proposed.	_____

Applicant  
Initials

Staff  
Initials

- |                                     |     |   |       |
|-------------------------------------|-----|---|-------|
| <input type="checkbox"/>            | r)  | Utilities: existing and proposed.   | _____ |
| <input checked="" type="checkbox"/> | s)  | Parking: existing and proposed.   | _____ |
| <input checked="" type="checkbox"/> | t)  | Parking space: length and width.  | _____ |
| <input checked="" type="checkbox"/> | u)  | Aisle width/maneuvering space.  | _____ |
| <input checked="" type="checkbox"/> | v)  | Landscaping: existing and proposed.   | _____ |
| <input checked="" type="checkbox"/> | w)  | Building and wetland setback lines.   | _____ |
| <input checked="" type="checkbox"/> | x)  | Curb cuts.  | _____ |
| <input checked="" type="checkbox"/> | y)  | Rights of way: existing and proposed.   | _____ |
| <input checked="" type="checkbox"/> | z)  | Sidewalks: existing and proposed.   | _____ |
| <input type="checkbox"/>            | aa) | Exterior lighting plan.   | _____ |
| <input checked="" type="checkbox"/> | ab) | Sign locations: size and design.  | _____ |
| <input type="checkbox"/>            | ac) | Water mains and sewerage lines.   | _____ |
| <input checked="" type="checkbox"/> | ad) | Location of dumpsters on concrete pads.   | _____ |
| <input type="checkbox"/>            | ae) | All notes from plats.   | _____ |
| <input checked="" type="checkbox"/> | af) | Buffer as required by site plan regulations.  | _____ |
| <input checked="" type="checkbox"/> | ag) | Green and open space requirements met with percentages of both types of spaces inscribed on the plan.                           | _____ |
| <input checked="" type="checkbox"/> | ah) | “Valid for one year after approval” statement inscribed on the plan.  | _____ |
| <input checked="" type="checkbox"/> | ai) | Loading bays/docks.   | _____ |
| <input checked="" type="checkbox"/> | aj) | State of New Hampshire engineer’s stamp and signature and surveyor’s stamp and signature.                                       | _____ |
| <input type="checkbox"/>            | ak) | Error of closure (1 in 10,000 or better).   | _____ |
| <input type="checkbox"/>            | al) | Drafting errors/omissions.  | _____ |
| <input checked="" type="checkbox"/> | am) | Developer names, addresses, telephone numbers and signatures  | _____ |
| <input checked="" type="checkbox"/> | an) | Photographs, electronic/digital display or video of site and area.  | _____ |
| <input checked="" type="checkbox"/> | ao) | Attach one (1) copy of the building elevations  | _____ |
| <input type="checkbox"/>            | bp) | copies of any proposed or existing easements, covenants, deed restrictions, right of way agreements or other similar documents. | _____ |



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

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

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

Signature of Owner: *Aldebaran Properties LLC*  
*By: John W. Jany, Manager*  
*James N. Tampori, Jr., Manager*

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

Signature of Developer: *David*

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

**APPLICATION IS DUE AT 10 A.M. 30 days prior to the Special Site Review Committee Meeting. (The date the Agenda is CLOSED.) Any applications received after that time will be deferred until the next available meeting.**

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

FOOTNOTES:

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

STATUS:

DATE:

_____	1.	Application incomplete	_____
_____	2.	Application complete. Include any applicable requested waivers. fees paid, routing sheet returned	_____
_____	3.	Application formally approved or disapproved by the Special Site Review Committee (45-day review clock by RSA 674:43 III to start upon submission of completed application)	_____
_____	4.	Final approval granted or denied	_____
_____	5.	Comments:	
		_____	
		_____	
		_____	
		_____	
		_____	
		_____	

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

SCHEDULE OF FEES

**A. Review Fees**

1. Minor Site Plan Use      Project Size/Fee      \$ 100

**Plus consultant review fee (if applicable):**

Total 0.52 acres @ \$600.00      \$ 1,250  
per acre or \$1,250.00, whichever is greater.

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

**Legal Fee (if applicable):**

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

**B. Postage**

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

6 abutters @\$6.74 (Certified Mail)      \$ 40.44  
6 property owners within 200 feet      \$ 2.94  
@.49 (First class)

**C. On-Site Signs**      \$ 15.00

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

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

**TOTAL**      \$ 1,723.38

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



**SPECIAL SITE REVIEW COMMITTEE  
TOWN OF HUDSON, NEW HAMPSHIRE**

**SCHEDULE OF FEES  
(Continued)**

THE APPLICANT SHALL BE RESPONSIBLE FOR ALL FEES INCURRED BY THE TOWN FOR PROCESSING AND REVIEW OF THE APPLICATION, PLAN AND RELATED MATERIALS.

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

TO BE DETERMINED BY VOTE OF THE SPECIAL SITE REVIEW COMMITTEE AND SHALL BE PAID BY THE APPLICANT AT THE TIME OF SUBMITTAL OF CERTIFICATE OF OCCUPANCY PERMIT REQUEST.

**LIST OF ABUTTERS**

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

**I. ADJACENT PROPERTY OWNERS**

MAP	182	LOT	064	NAME	Willam Conte, Martial Tr.	ADDRESS	15 Ferry Street
MAP	182	LOT	066	NAME	Flenniken Enterprises	ADDRESS	4 School Street
MAP	182	LOT	067	NAME	Charles Kalil	ADDRESS	6 School Street
MAP	182	LOT	101	NAME	Town of Hudson	ADDRESS	12 School Street
MAP	182	LOT	100	NAME	David Archambault	ADDRESS	29 Ferry Street
MAP	182	LOT	69	NAME	Blue Hills Fuels, LLC	ADDRESS	18 Ferry Street
MAP		LOT		NAME		ADDRESS	
MAP		LOT		NAME		ADDRESS	
MAP		LOT		NAME		ADDRESS	
MAP		LOT		NAME		ADDRESS	
MAP		LOT		NAME		ADDRESS	
MAP		LOT		NAME		ADDRESS	
MAP		LOT		NAME		ADDRESS	
MAP		LOT		NAME		ADDRESS	
MAP		LOT		NAME		ADDRESS	
MAP		LOT		NAME		ADDRESS	

**II. PROPERTY OWNERS WITHIN 200 FEET**

MAP	182	LOT	065	NAME	Arga Homes, LLC	ADDRESS	4 Campbell Ave.
MAP	182	LOT	114	NAME	Alexandra Mead	ADDRESS	15 Chase Street
MAP	182	LOT	099	NAME	Leonard R. Burton	ADDRESS	31Ferry Street
MAP	182	LOT	059	NAME	Sumate Tumsaroch	ADDRESS	5 School Street
MAP	182	LOT	058	NAME	Kelly R. Fraser	ADDRESS	12 Chase Street
MAP	182	LOT	074	NAME	Bertha Lucy Paredes	ADDRESS	4 Baker Street
MAP		LOT		NAME		ADDRESS	
MAP		LOT		NAME		ADDRESS	
MAP		LOT		NAME		ADDRESS	
MAP		LOT		NAME		ADDRESS	



# TOWN OF HUDSON

## Land Use Division



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

### Code Enforcement Violations

Sept 21, 2017

Lindsey Kelloway  
Property Manager/Bookkeeper  
100 Conifer Hill Drive  
#402  
Danvers, MA 01923

Re: **16 Chase Street 182/068-000**  
**District: Business (B)**

Dear Ms. Kelloway,

Your request: Are there any code violations within the last 24 months?

**Zoning Review / Determination:**

Our records show no current or open violations on this site. There was a violation of multiple unregistered cars on 8/23/2016 and case was closed 8/26/2016.

Sincerely,

*Bruce Buttrick, MCP*

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

cc: G. Theborge, Land Use Dir  
Selectmen: M. McGrath and D. Morin  
Owner  
File

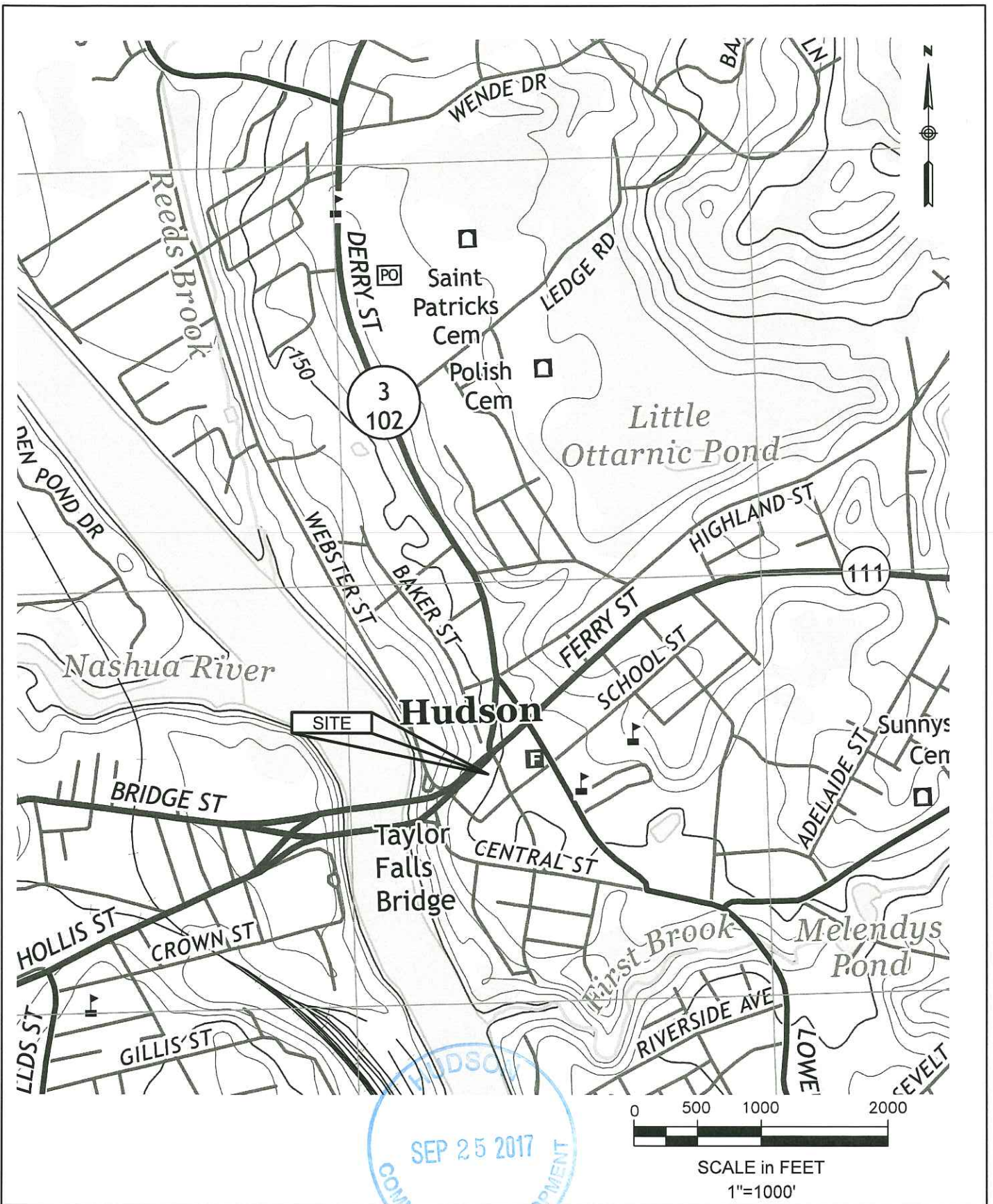
*NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.*

**ATTACHMENT A**

Site Location Map

Domino's Pizza  
16 Chase Street  
Hudson, New Hampshire





**Domino's Pizza**

16 Chase Street  
Hudson, New Hampshire

**OCG** Oak Consulting Group  
P.O. Box 1123  
Newburyport, MA 01950  
Ph. 978.312.3120

**SITE LOCATION USGS MAP**

2015 Nashua North, NH Quardrangle  
7.5 Minute Series

DRAWN BY:  
PFA

SCALE:  
AS NOTED

CHECKED BY:

DATE:  
9/15/17

FIGURE NO.

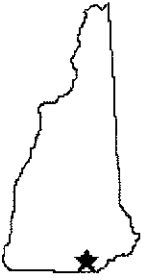
1

**ATTACHMENT B**

Zoning Determination

Domino's Pizza  
16 Chase Street  
Hudson, New Hampshire





# TOWN OF HUDSON

## Land Use Division



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

### Zoning Determination #17-70

August 23, 2017

David Jenks  
#402  
100 Conifer Hill Drive  
Danvers, MA 01923

Re: 16 Chase Street 182/068-000  
**District: Business (B)**

Dear Mr. Jenks,

Your request: Can you have a Domino's pizza restaurant on this property?

**Zoning Review / Determination:**

I would classify this use as "Restaurant, fast-food or drive-in" (C-16) as a permitted use in the Table of Permitted Principle Uses §334-21. I would determine this as a change of use from the existing approved site plan for this property.

This change of use would require Site Plan approval (modification) by the Planning Board per §334-16.1 Any construction activity will require the necessary building permits etc. An occupancy permit application will be required prior to occupying the space.

Sincerely,

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

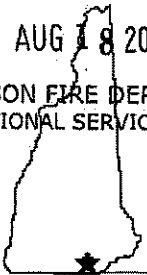
cc: Zoning Board of Adjustment  
J.Michaud, Town Assessor  
J.Cashell, Interim Town Planner  
Selectmen: M.McGrath and D. Morin  
Chief Buxton  
Deputy O'Brien  
File

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

RECEIVED

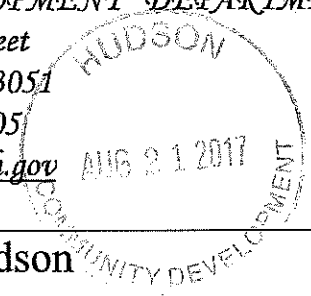
AUG 18 2017

HUDSON FIRE DEPARTMENT  
INSPECTIONAL SERVICES DIVISION



COMMUNITY DEVELOPMENT DEPARTMENT

12 School Street  
Hudson, NH 03051  
(603)886-6005  
[www.hudsonnh.gov](http://www.hudsonnh.gov)



Town of Hudson

REQUEST FOR ZONING and/or PLANNING INFORMATION /  
DETERMINATION

Date of request

8/18/17

#17-70

Property Location

16 CHASE STREET

Map 182 Lot 068

Zoning District if known

D

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)

I REQUEST TO DETERMINE IF DOMINOS  
PIZZA BE ALLOWED.

Applicant Contact Information:

Name:

DAVID JENKS

Address:

100 CONIFER HILL DR #402 DANVERS MA 01923

Phone Number:

617 908-4413 DAVID@BOSTONPIE.COM

For Office use

ATTACHMENTS: TAX CARD

GIS

NOTES:

ZONING DETERMINATION LETTER SENT  DATE: 8-23-17




# 16 Chase




August 18, 2017


Legend

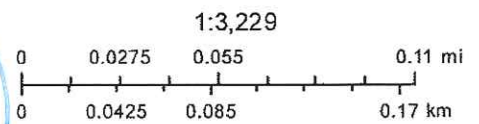
 Zoning Outlines

Zoning

 B - Business

 TR - Town Residential

 Parcels





**ATTACHMENT C**

Building Elevations

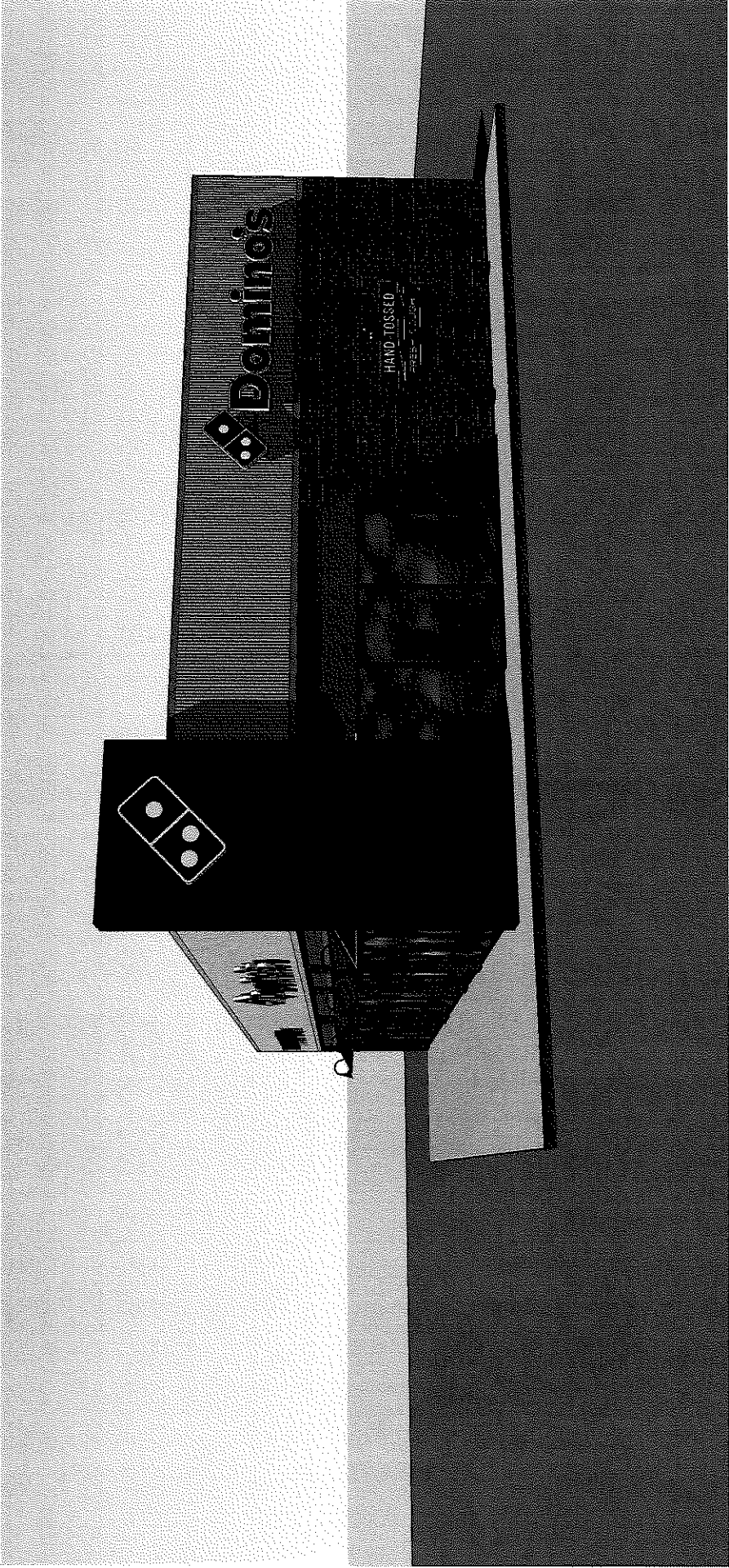
Domino's Pizza  
16 Chase Street  
Hudson, New Hampshire





PIZZA THEATER EXTERIOR | BOSTON PIE, INC. | 16 CHASE STREET | HUDSON, NH  
ARCHITECT | 9 SE 3RD AVENUE, SUITE 110 | PORTLAND, OR 97214 | [www.GnichArch.com](http://www.GnichArch.com) | V. 503.552.9079 | F. 503.241.7055

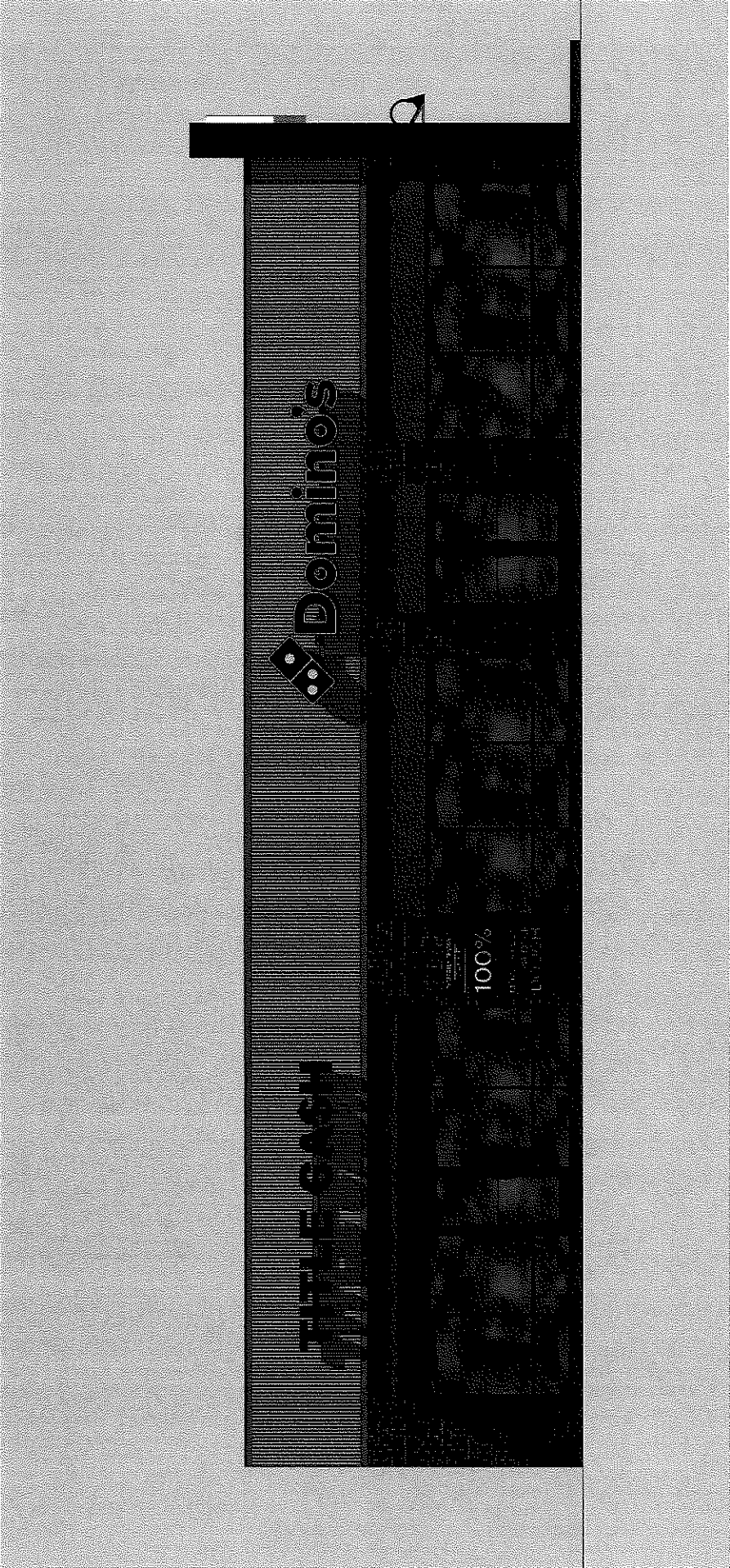
PERSPECTIVE LOOKING SOUTH  
SEPTEMBER 06, 2017



PIZZA THEATER EXTERIOR | BOSTON PIZZA, INC. | 16 CHASE STREET | HUDSON, NH  
9 SE 3RD AVENUE, SUITE 110 | PORTLAND, OR 97214 | [www.GnichArch.com](http://www.GnichArch.com) | V. 503.552.9079 | F. 503.241.7055

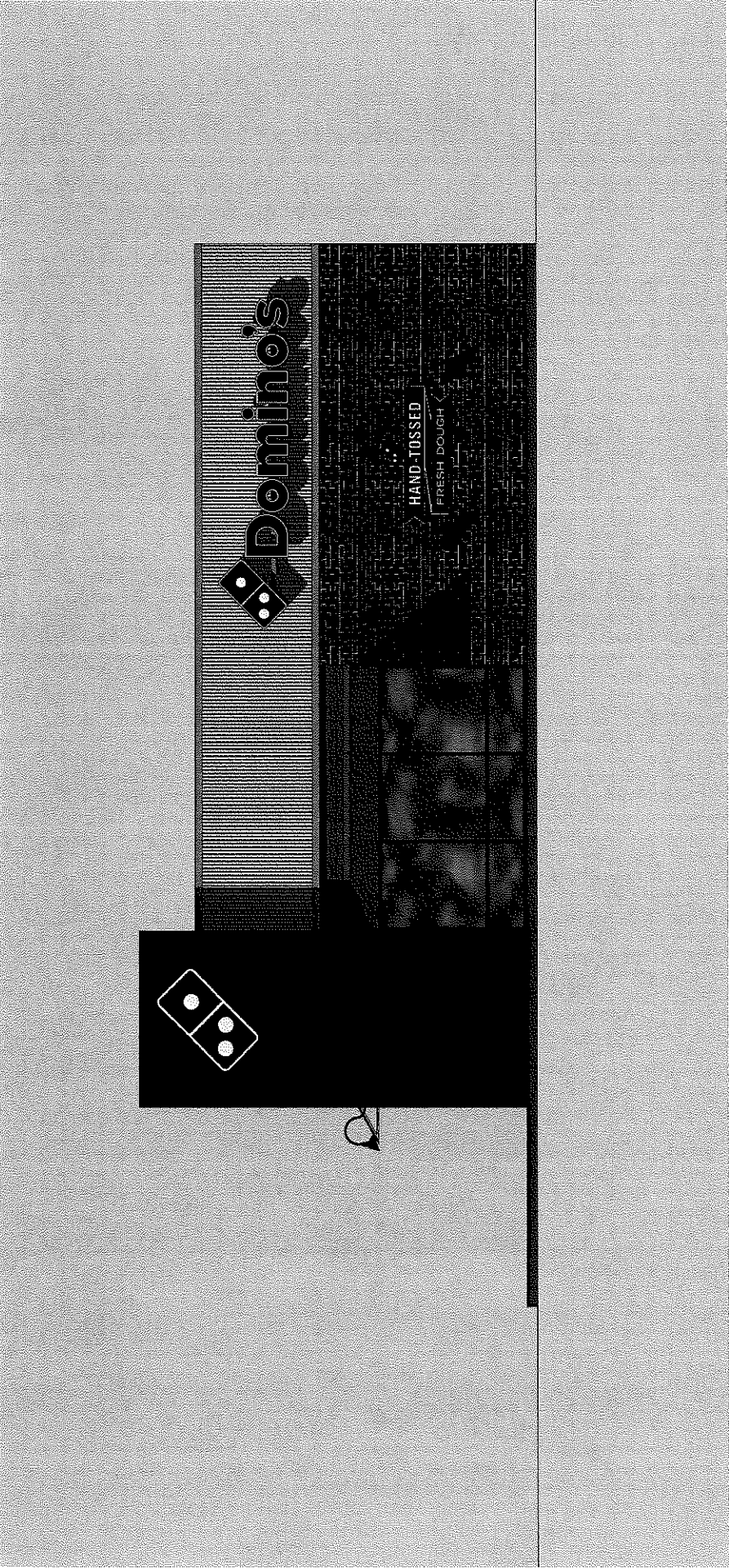
PERSPECTIVE LOOKING SOUTHEAST  
SEPTEMBER 06, 2017





PIZZA THEATER EXTERIOR | BOSTON PIE, INC. | 16 CHASE STREET | HUDSON, NH  
ARCHITECT | 9 SE 3RD AVENUE, SUITE 110 | PORTLAND, OR 97214 | [www.GnichArch.com](http://www.GnichArch.com) | V. 503.552.9079 | F. 503.241.7055

NORTHEAST ELEVATION  
SEPTEMBER 06, 2017



**ATTACHMENT E**

Site Photographs

Domino's Pizza  
16 Chase Street  
Hudson, New Hampshire







**PHOTOGRAPH 1**  
Site entrance from Chase Street



**PHOTOGRAPH 2**  
Existing sign and building viewed from north

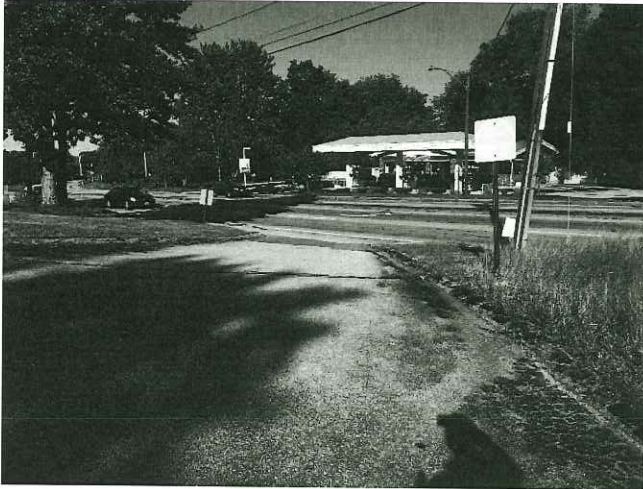


**PHOTOGRAPH 3**  
Area of proposed additional parking along Ferry Street, facing northeast



**PHOTOGRAPH 4**  
Existing parking and site sign, facing northeast

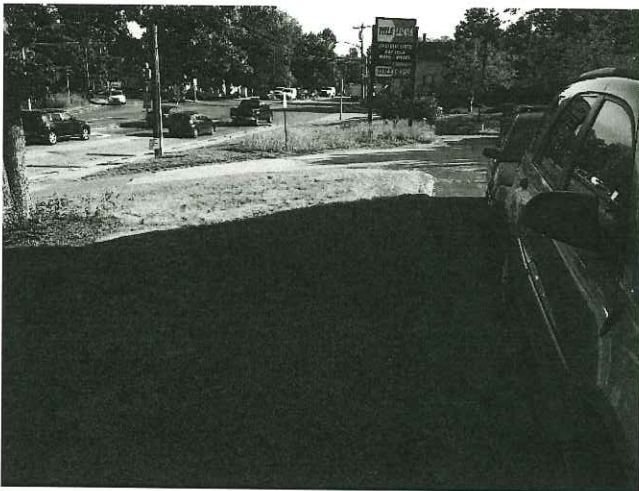




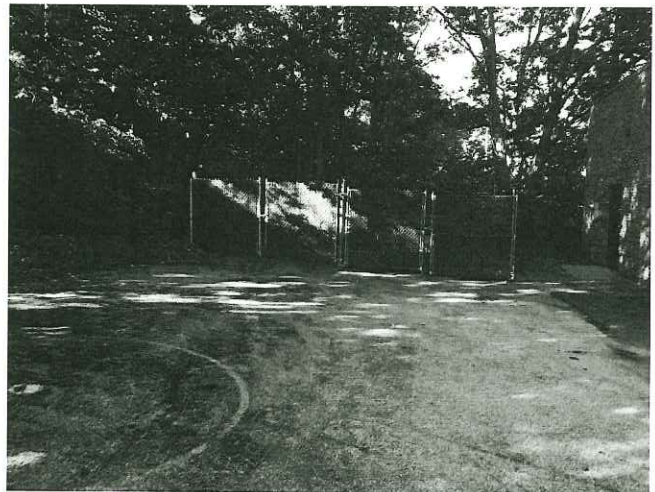
**PHOTOGRAPH 5**  
Ferry Street driveway



**PHOTOGRAPH 6**  
Chase Street driveway



**PHOTOGRAPH 7**  
Edge of existing loading area, facing northeast



**PHOTOGRAPH 8**  
Fenced enclosure to be removed to restore approved parking





## WAIVER REQUESTS

Domino's Pizza  
16 Chase Street  
Hudson New Hampshire

Hudson Dom, LLC (Applicant) hereby request waivers from the following provisions of the Town of Hudson, NH, Land Use General and Administrative Requirements and Definitions.

### §275-8 C (4) – Parking Space Dimensions

Existing parking spaces at the site were sized at 10 feet by 20 feet in accordance the requirements of this Section. However, to provide the required number of parking spaces for the proposed change in use, the Applicant proposes to reduce the width of certain spaces from 10 feet to 9 feet as follows:

- *Existing head-in spaces facing Chase Street.* This change in width in combination with a minor extension of the parking toward Ferry Street will enable one additional space increasing the number of spaces in this row of parking from eight (8) spaces to nine (9) spaces.
- *New Spaces northwest of loading zone.* This area of the site poses grading challenges and the proposed site design seeks to maximize both the Ferry Street setback and the remaining length of the driveway to resolve the elevation difference between Ferry Street and the loading zone while maintaining practical driveway and parking area slopes.

For all proposed parking space reductions, the spaces will be a minimum of 9 feet wide. This width conforms to standard engineering practice and will provide adequate width for safe and convenient parking. No reduction in the length of the parking spaces is being requested.

### §276-11.1 (12) and (25) – Parking and Driveways in Building Setbacks

The Applicant is proposing to construct five (5) new parking spaces within the 50-foot front building setbacks from both Ferry Street and Chase Street. The site is currently non-conforming for both setbacks as the existing parking spaces facing Chase Street are setback approximately 21 feet from the Chase Street property line and approximately 38 feet from the Ferry Street property line. The setback from Chase Street will remain the same. However, the setback from Ferry Street will be reduced to approximately five (5) feet for the two new spaces facing north and approximately nine (9) feet for the three new spaces adjacent to the loading area.

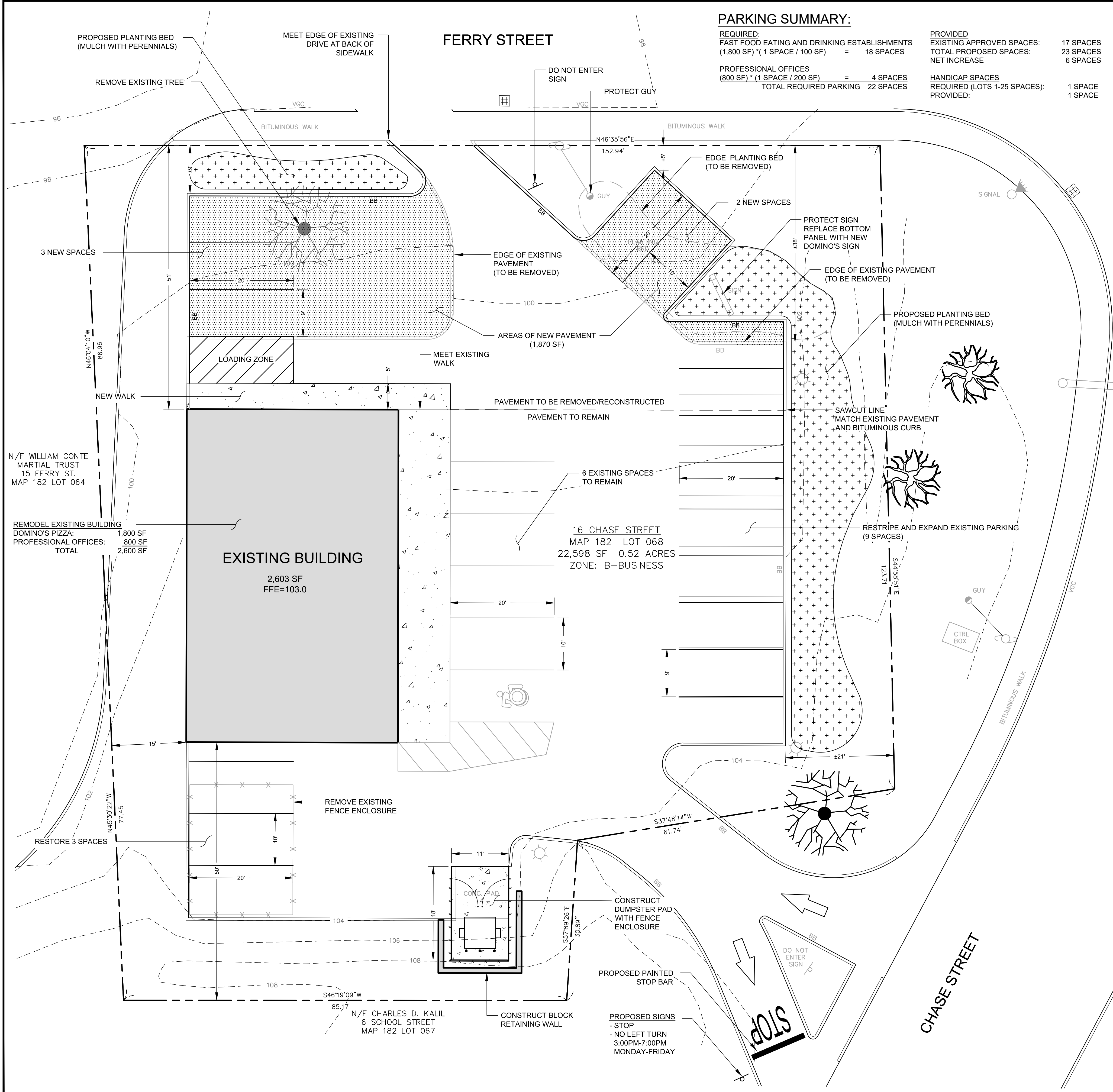
Creating new parking spaces is necessary to support the minimum parking requirements for the proposed change in use. Due to the size and configuration of the site, there are no alternative locations for constructing the additional spaces with lesser impact to the front yard setbacks.

The proposed construction of new parking within the front yard setbacks will not have an adverse effect on the community for the following reasons:

- The proposed parking setbacks from Ferry Street are consistent with nearby properties. Parking at the bank property abutting the site to the southwest is estimated to be 5-10 feet from the front property line. Existing building setbacks for residential properties northeast of Chase Street are also estimated to be less than 10 feet.

- The front yard setback from Chase Street will not be increased by the proposed improvements. Further, the effective front yard setback from Chase Street is greater than the actual setback measured from the property line as there is a considerable area of landscape space within the Chase Street right-of-way which increases to as much as 60 feet in the northern corner of the site.





**PARKING SUMMARY:**

<b>REQUIRED:</b>	<b>PROVIDED:</b>	
FAST FOOD EATING AND DRINKING ESTABLISHMENTS (1,800 SF) * (1 SPACE / 100 SF) = 18 SPACES	EXISTING APPROVED SPACES: 17 SPACES	
PROFESSIONAL OFFICES (800 SF) * (1 SPACE / 200 SF) = 4 SPACES	TOTAL PROPOSED SPACES: 23 SPACES	
<b>TOTAL REQUIRED PARKING 22 SPACES</b>	NET INCREASE 6 SPACES	
	<b>HANDICAP SPACES</b>	
	REQUIRED (LOTS 1-25 SPACES): 1 SPACE	
	PROVIDED: 1 SPACE	

**LEGEND**

EXISTING	
--- 100 ---	CONTOUR
===== VGC =====	VERTICAL GRANITE CURB
===== BB =====	BITUMINOUS BERM
⊕	CATCH BASIN
PROPOSED	
----- BB -----	PAVEMENT SAWCUT
===== BB =====	BITUMINOUS BERM CURBING
===== NEW PAVEMENT =====	NEW PAVEMENT
===== WALL =====	WALL
+++++	PLANTING BED
----- CONCRETE WALK -----	CONCRETE WALK
⊙	SIGN

**LOT AREA SUMMARY**

BUILDING AREA:	2,603 SF	(12%)
PAVEMENTS:	12,097 SF	(53%)
OPEN SPACE:	7,898 SF	(35%)
<b>TOTALS</b>	<b>22,598 SF</b>	<b>(100%)</b>

**WAIVER REQUESTS**

\$275-8 C (4) - PARKING SPACE DIMENSIONS  
 \$276-11.1 (12) & (25) - PARKING AND DRIVEWAYS IN BUILDING SETBACKS

**SURVEY NOTES:**

- EXISTING CONDITIONS PLAN PREPARED FROM PLAN ENTITLED SITE PLAN - LOT 43 / MAP 51 FERRY & CHASE STREETS, HUDSON, NEW HAMPSHIRE PREPARED BY MAYNARD & PAQUETTE, INC. AND DATED OCTOBER 1984; INFORMATION PROVIDED ON THE TOWN OF HUDSON GIS FOR PUBLIC USE, AVAILABLE AERIAL IMAGERY; AND SITE OBSERVATIONS MADE BY OAK CONSULTING GROUP ON SEPTEMBER 1, 2017.
- VERTICAL DATUM IS ASSUMED.
- EXISTING TOPOGRAPHY IS APPROXIMATE. CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND NOTIFY THE ENGINEER OF DISCREPANCIES WHICH MAY AFFECT THE DESIGN INTENT.

**GENERAL NOTES:**

- ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL RECEIVE 4" SCREENED LOAM, HYDROSEED & FERTILIZER.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE TOWN AND STATE CODES.
- ADJUST ALL MANHOLES, CATCHBASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
- CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE AND EXIT RAMP AND LOADING AREAS ADJACENT TO THE BUILDING.

**COMPACTION REQUIREMENTS**

BELOW PAVED OR CONCRETE AREAS	95%
TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL	95%
BELOW LOAM AND SEED AREA	90%

\* ALL PERCENTAGES SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH AASHTO STANDARD 180. METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH AASHTO STANDARD T-191, T-204, OR T-238 AND T-239.

**EROSION CONTROL NOTES:**

- PROVIDE INLET PROTECTION BARRIERS AROUND EXISTING STORM DRAINAGE INLETS WITHIN AND IMMEDIATELY DOWN GRADIENT OF THE WORK LIMITS AND AS SHOWN ON PLAN. MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED AND UPSTREAM AREAS HAVE BEEN STABILIZED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR UPKEEP, MAINTENANCE AND REPLACEMENT (IF REQUIRED) OF ALL EROSION CONTROL MEASURES. CONTRACTOR SHALL REPAIR AND/OR REPLACE EROSION CONTROL MEASURES AS NEEDED.
- ALL TEMPORARY LOAM STOCKPILES SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES.
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES AT ALL EGRESS TO WORK AREAS.

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

CHAIRMAN \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_

SECRETARY \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_

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

Site: **DOMINO'S PIZZA**  
 16 CHASE STREET  
 HUDSON, NH

Applicant: HudsonDom, LLC Date: \_\_\_\_\_  
 100 Conifer Hill Drive  
 Danvers, MA 01923  
 978 777-8044

Owner: Alderbar Properties, LLC Date: \_\_\_\_\_  
 97 Amherst St.  
 Nashua, NH 03064

**OCG**  
 Oak Consulting Group  
 P.O. Box 1123  
 Newburyport, MA 01950  
 Ph. 978 312.3120

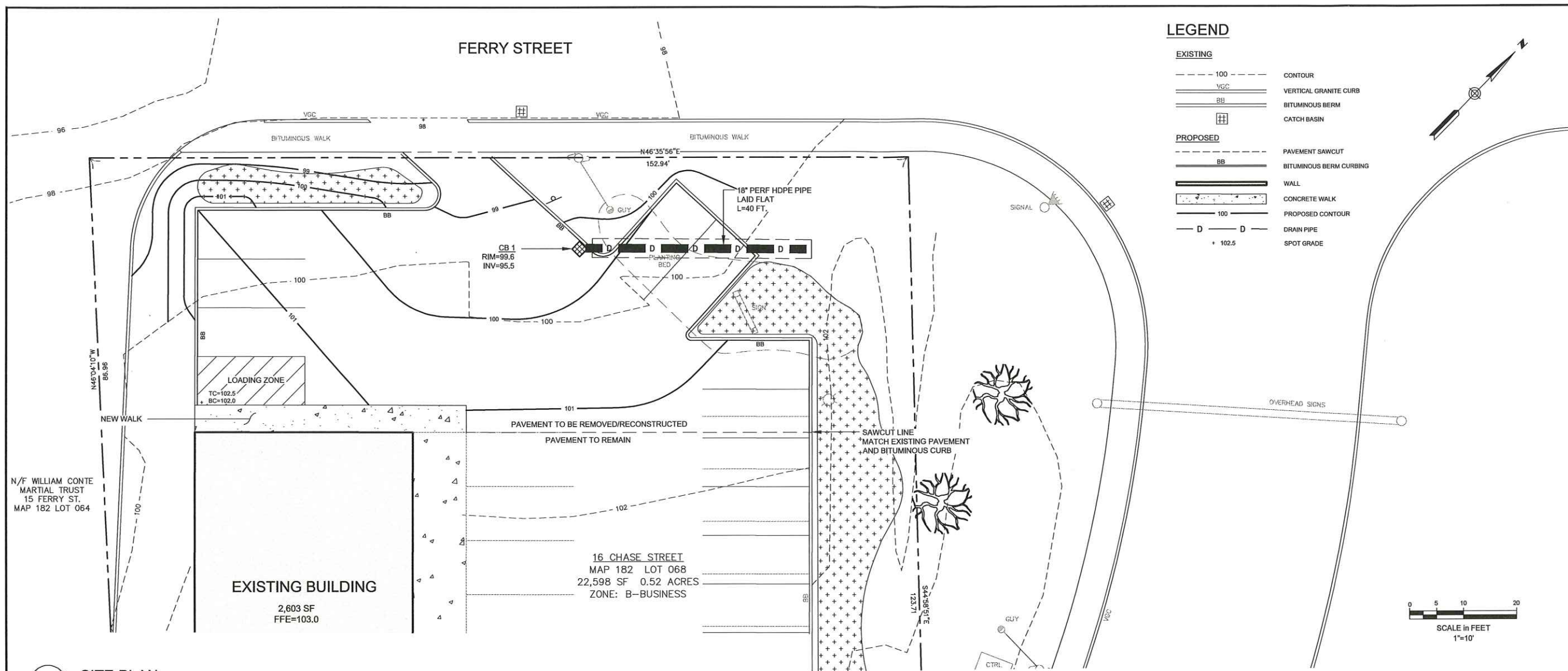
**SITE PLAN**

No.	Revision/Issue	Date
3.	Waiver Requests	10.31.17
2.	Comments: Signs, Landscape	10.24.17
1.	Stormwater Management	10.20.17

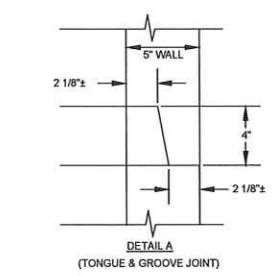
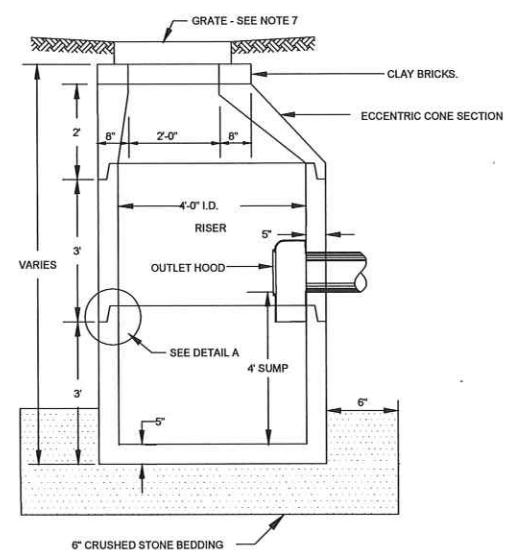
Design by: PFA Checked by: SPM  
 Drawn by: PFA Approved by: PFA  
 Project: 17034 Date: SEPT. 14, 2017

Sheet: **C-1**





**1 SITE PLAN**  
1"=10'



- NOTES:**
- ALL SECTIONS SHALL BE CONCRETE CLASS AA(4,000 psi).
  - CIRCUMFERENTIAL REINFORCEMENT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
  - THE TONGUE OR GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FT.
  - RISERS OF 1', 2', 3' & 4' CAN BE USED TO REACH DESIRED DEPTH.
  - THE STRUCTURES SHALL BE DESIGNED FOR H20 LOADING.
  - CATCH BASIN FRAME AND GRATE SHALL PEDESTRIAN SAFE.

**STORMWATER RECHARGE SUMMARY**

<b>DESIGN CRITERIA</b>	
INCREASED PARKING LOT AREA: (1.0 INCHES) * (1,870 SF):	1,870 SF 156 CF
<b>INFILTRATION STORAGE CAPACITY</b>	
OVERALL TRENCH VOLUME (3.5' x 2.5' x 40'):	350 cf
EMBEDDED PIPE VOLUME (40 ft @ 18" Ø):	71 cf
STONE VOLUME (GALLERY VOL. - PIPE VOL.):	279 cf
STONE STORAGE VOLUME (40% VOID SPACE):	112 cf
<b>TOTAL GALLERY STORAGE (STONE + PIPE):</b>	<b>183 cf</b>

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

CHAIRMAN \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_

SECRETARY \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_

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

Site: **DOMINO'S PIZZA**  
16 CHASE STREET  
HUDSON, NH

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

HudsonDom, LLC  
100 Conifer Hill Drive  
Danvers, MA 01923  
978 777-8044

Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Alderbarn Properties, LLC  
97 Amherst St.  
Nashua, NH 03064



**OCG**  
Oak Consulting Group  
P.O. Box 1123  
Newburyport, MA 01950  
Ph. 978.312.3120

**GRADING AND DRAINAGE PLAN**

No.	Revision/Issue	Date
2.	Comments: Signs, Landscape	10.24.17
1.	Stormwater Management	10.20.17
Design by:	PFA	Checked by: SPM
Drawn by:	PFA	Approved by: PFA
Project:	17034	Date: SEPT. 14, 2017
Sheet:	C-2	



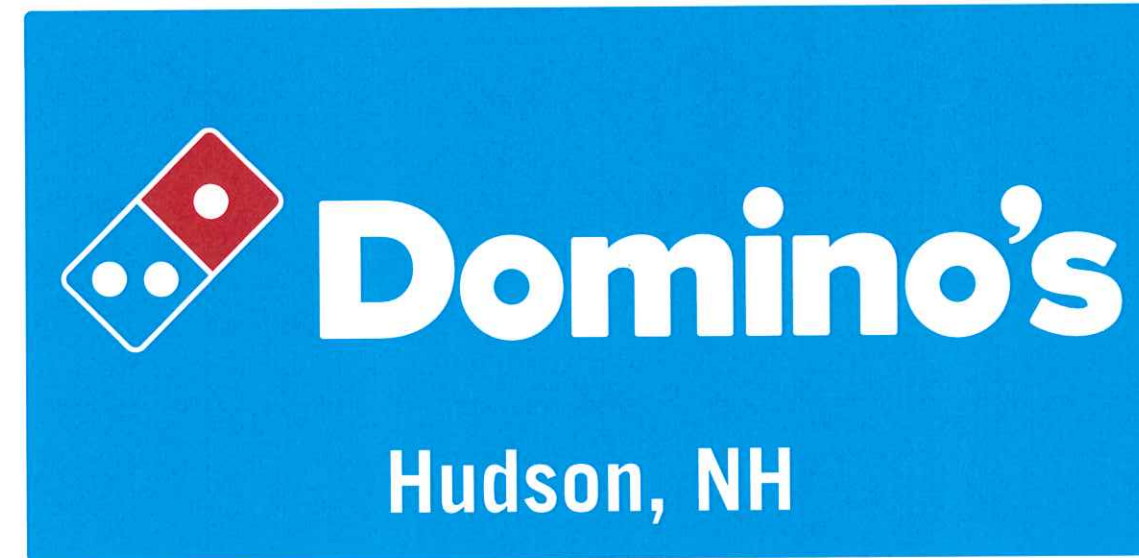








SHEET #	SCOPE OF WORK	REV.	RELEASED
0.0	CREW NOTES		
1.0	ITEM A - D/F PYLON CABINET		
2.0	ITEM B - FACE-LIT LED CHANNEL LETTERS		
2.1	ITEM B - FACE-LIT LED CHANNEL LETTERS - MFG.		
3.0	ITEM C - FACE-LIT LED CHANNEL LOGO		
3.0.1	ITEM C - FACE-LIT LED CHANNEL LOGO - MFG.		
4.0	ITEM D - FACE-LIT LED CHANNEL LETTERS		
4.1	ITEM D - FACE-LIT LED CHANNEL LETTERS - MFG.		
5.0	ITEM E - SINTRA WALL SIGN		
6.0	ITEM F - SUNBRELLA AWNINGS		
7.0	ITEM E - SINTRA WALL SIGN		



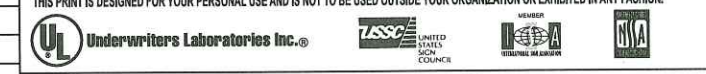
REVISIONS/CHANGE-ORDERS		
Date	Sheet	Revision/Change-order
9-21 LP	2.0.1	MOVE FCOS TO CORRECT LOCATION

Job Name: DOMINO'S  
 Location: 16 CHASE STREET, HUDSON, NH 03051  
 Design Specifications Accepted By: \_\_\_\_\_ Drawn By: JN  
 Client: \_\_\_\_\_ Sales Rep: BARN  
 Landlord: \_\_\_\_\_ PM: KH  
 Date: 09/19/17



PROJECT APPROVAL	
Design:	Date:
Engineering:	Date:
Estimating:	Date:
Sales:	Date:
Production:	Date:
Installation:	Date:

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File Name: Dominos Hudson NH 170902946 9-21  
**B-17-09-02946** SHEET: Cover

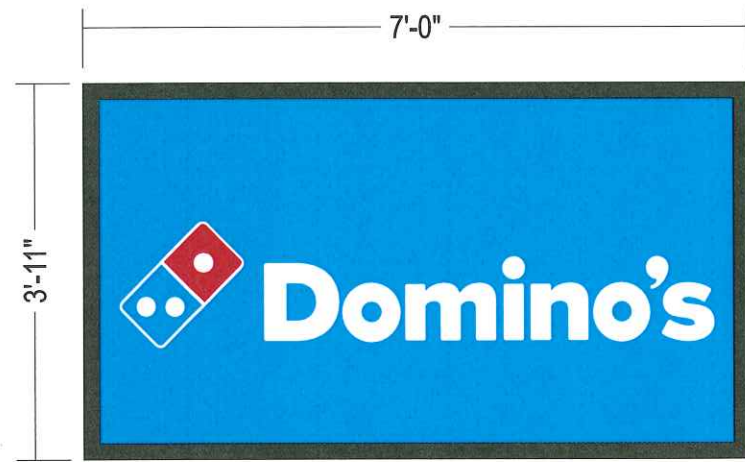






**ITEM A** - D/F PYLON CABINET WITH POLYCARBONATE FACE

SCALE: 1/2"=1'-0"



PROPOSED



EXISTING

Colors - Fabrication	Colors - Copy
Cabinet: PTM EXISTING CABINET	Face: WHITE
Retainers: PTM EXISTING CABINET	Outline: N/A
Divider Bars: N/A	Vinyl: 3730-127L Intense Blue
Back: N/A - DOUBLE FACED	3730-33L Red
Face: WHITE	
Lighting: White LED	

Trim: COLOR TBD

**SCOPE OF WORK**

D/F Pylon Cabinet  
 Overall Length: 7'-0" Overall Height: 3'-11" Total Sq. Feet: 27.41

REMOVE & DISPOSE (1) EXISTING D/F CABINET FOR TITLE CASH

MANUFACTURE & INSTALL (1) D/F PYLON CABINET WITH WHITE POLYCARBONATE FACE AND STANDARD 3M TRANSLUCENT VINYL FACES PER DOMINO'S CORPORATE STANDARDS.

Job Name: DOMINO'S	Drawn By: JN
Location: 16 CHASE STREET, HUDSON, NH 03051	Sales Rep: BARN
Design Specifications Accepted By:	PM: KH
Client:	Date: 09/19/17
Landlord:	

**BARLO SIGNS**  
 158 Greeley St., Hudson, NH 03051  
 (603) 882-2638 Fax (603) 882-7680  
 For Service: 800-227-5674

PROJECT APPROVAL	
Design:	Date:
Engineering:	Date:
Estimating:	Date:
Sales:	Date:
Production:	Date:
Installation:	Date:

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File Name: Dominos Hudson NH 170902946 9-21  
**B-17-09-02946**



# NORTHEAST ELEVATION

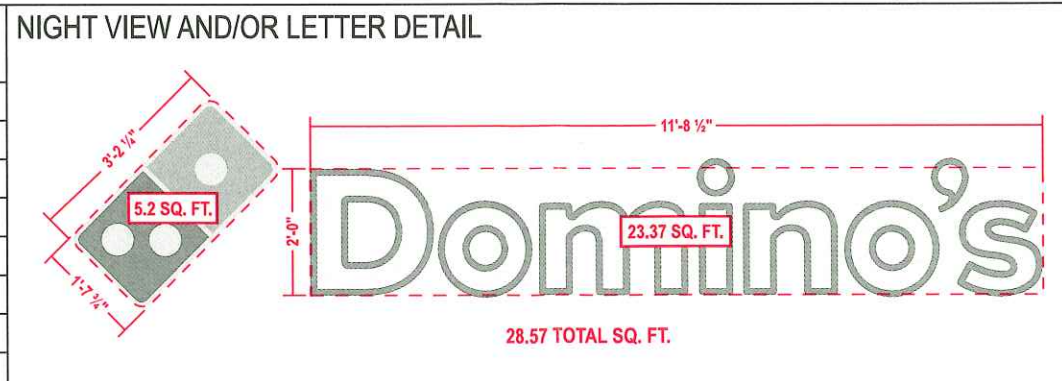
## ITEM B - FACE-LIT LED CHANNEL LETTERS

SCALE: 1/4"=1'-0"



PROPOSED - SCALE: 1/4"=1'-0"

**GENERAL NOTES:** To include all info to locate sign, statement of measurement locations or if no measurements are available

Colors - Fabrication	Colors - Copy
Face: WHITE	Face: WHITE
Returns: <b>Logo:</b> White <b>Dominos:</b> Chevron Blue BEA	Outline: 1"
Trim/Mylar: <b>Logo:</b> 1" White <b>Dominos:</b> 1" Intense Blue	Vinyl: 3730-127L Intense Blue
Backs: White BEA - Not Seen	3730-33L Red
Raceway: PTM Wall Color - <b>COLOR TBD</b>	
Lighting: White LED	
Storefront: <b>COLOR TBD</b>	Trim: <b>COLOR TBD</b>
SCOPE OF WORK	
Face-lit LED Channel Letters	Cap <b>24"</b> LC <b>18 1/4"</b> Stroke <b>3 3/4" / 7 1/4"</b>
Overall Length: <b>15'-5 1/2"</b>	Overall Height: <b>3'-3"</b> Total Sq. Feet: <b>SEE DRAWING</b>

**REMOVE & DISPOSE** (1) EXISTING LED LIT WALL SIGN.  
 PATCH & PAINT HOLES CLOSE COLOR MATCH TO EXISTING AS REQUIRED.

**MANUFACTURE & INSTALL** (1) SET OF FACE-LIT CHANNEL LETTERS WITH STANDARD 3M TRANSLUCENT VINYL FACES PER DOMINO'S CORPORATE STANDARDS.

Job Name: DOMINO'S	
Location: 16 CHASE STREET, HUDSON, NH 03051	
Design Specifications Accepted By:	Drawn By: JN
Client:	Sales Rep: BARN
Landlord:	PM: KH
	Date: 09/19/17
PROJECT APPROVAL	
Design:	Date:
Engineering:	Date:
Estimating:	Date:
Sales:	Date:
Production:	Date:
Installation:	Date:

**BARLO SIGNS**  
 158 Greeley St., Hudson, NH 03051  
 (603) 882-2638 Fax (603) 882-7680  
 For Service: 800-227-5674

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UL Underwriters Laboratories Inc.®  
 LSSC UNITED STATES SIGN COUNCIL  
 IFA INTERNATIONAL FRANCHISE ASSOCIATION  
 MSA

File Name: Dominos Hudson NH 170902946 9-21  
**B-17-09-02946**



**ITEM B, C, & D PROPOSED ELEVATIONS**






**NORTHEAST ELEVATION**

SCALE: 3/16"=1'-0"



**NORTH ELEVATION**



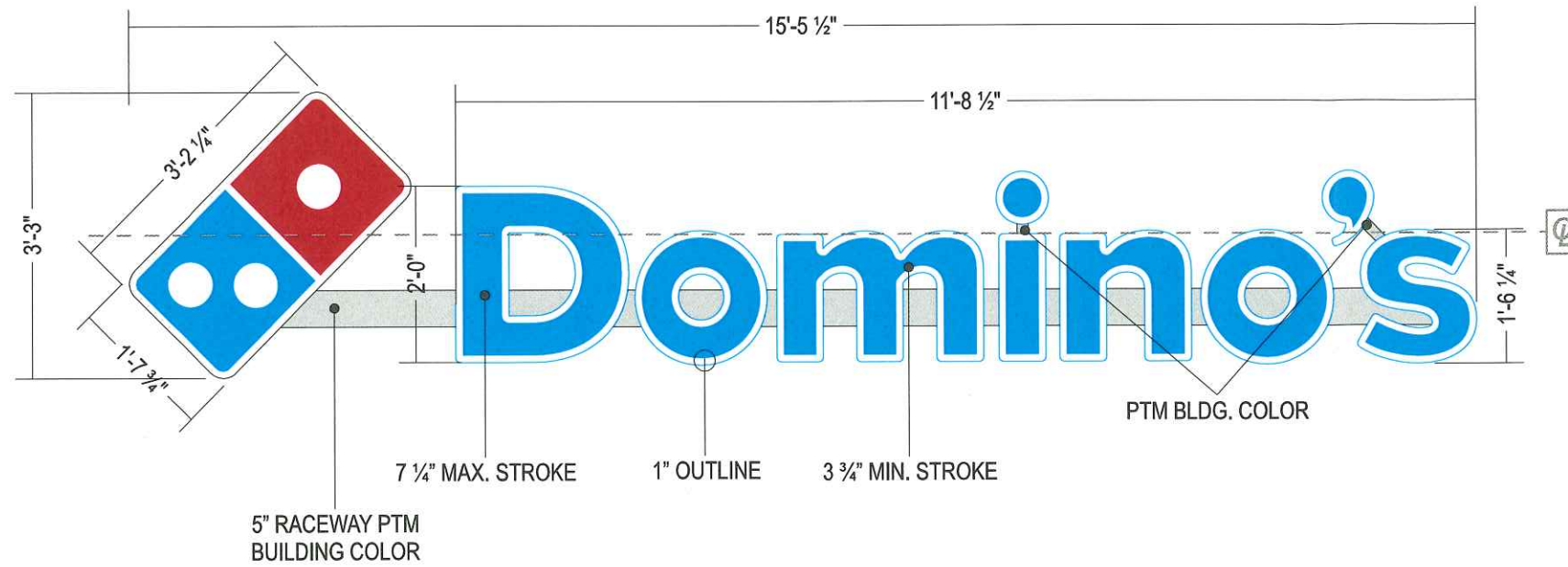
Job Name: DOMINO'S		 <p>158 Greeley St., Hudson, NH 03051 (603) 882-2638 Fax (603) 882-7680 For Service: 800-227-5674</p>
Location: 16 CHASE STREET, HUDSON, NH 03051		
Design Specifications Accepted By:	Drawn By: JN	
Client:	Sales Rep: BARN	
Landlord:	PM: KH	Date: 09/19/17
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Design:	Date:	
Engineering:	Date:	
Estimating:	Date:	
Sales:	Date:	
Production:	Date:	
Installation:	Date:	
File Name: Dominos Hudson NH 170902946 9-21		
<b>B-17-09-02946</b>		








# DP-24F

## ITEM B - FACE-LIT LED CHANNEL LETTERS - MFG. DETAILS

SCALE: 1/2"=1'-0"



Site Electrical:	<input type="checkbox"/> New	Circuits Req:	Amps:	Volts:
	<input checked="" type="checkbox"/> Existing	Circuits: ONE	Circuits Req: ONE	Amps: 20 Volts: 120
U.L. Req:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Location:	<input type="checkbox"/> Wet <input type="checkbox"/> Damp <input type="checkbox"/> Dry	<input type="checkbox"/> Time Clock Req. <input type="checkbox"/> Photo Eye Req.
Service Switch:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Electrical Work by: <input type="checkbox"/> Barlo <input type="checkbox"/> Others		
<small>This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.</small>				
Job Name: DOMINO'S		 <p>158 Greeley St., Hudson, NH 03051 (603) 882-2638 Fax (603) 882-7680 For Service: 800-227-5674</p>		
Location: 16 CHASE STREET, HUDSON, NH 03051				
Design Specifications Accepted By:	Drawn By: JN			
Client:	Sales Rep: BARN			
Landlord:	PM: KH	Date: 09/19/17		
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Design:	Date:	<small>THIS DESIGN CONCEPT IS THE PROPERTY OF THE BARLO GROUP, ALL PRODUCTION AND DUPLICATION RIGHTS ARE RESERVED BY THE BARLO GROUP. THIS PRINT IS DESIGNED FOR YOUR PERSONAL USE AND IS NOT TO BE USED OUTSIDE YOUR ORGANIZATION OR EXHIBITED IN ANY FASHION.</small>		
Engineering: GN	Date: 6-29	 Underwriters Laboratories Inc.®   		
Estimating:	Date:	File Name: Dominos Hudson NH 170902946 9-21		
Sales:	Date:	<b>B-17-09-02946</b>		
Production:	Date:	SHEET: 2.1		
Installation:	Date:			



# NORTH ELEVATION

## ITEM C - FACE-LIT LED CHANNEL LOGO

SCALE: 1/4"=1'-0"



Colors - Fabrication	Colors - Copy
Face: WHITE	Face: WHITE
Returns: <b>Logo:</b> White	Outline: 1 1/4"
Trim/Mylar: <b>Logo:</b> 1" White	Vinyl: 3730-127L Intense Blue
Backs: White BEA - Not Seen	3730-33L Red
Raceway: N/A	
Lighting: White LED	
Storefront: <b>COLOR TBD</b>	Trim: <b>COLOR TBD</b>

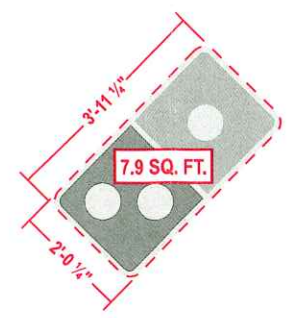
SCOPE OF WORK		
Face-lit LED Channel Logo	Cap	LC
Overall Length: <b>4'-0"</b>	Overall Height: <b>4'-0"</b>	Total Sq. Feet: <b>SEE DRAWING</b>


**MANUFACTURE & INSTALL** (1) S/F LED LIT CHANNEL LOGO WITH STANDARD 3M TRANSLUCENT VINYL FACES PER DOMINO'S CORPORATE STANDARDS.

PROPOSED - SCALE: 1/4"=1'-0"

GENERAL NOTES: To include all info to locate sign, statement of measurement locations or if no measurements are available

### NIGHT VIEW AND/OR LETTER DETAIL

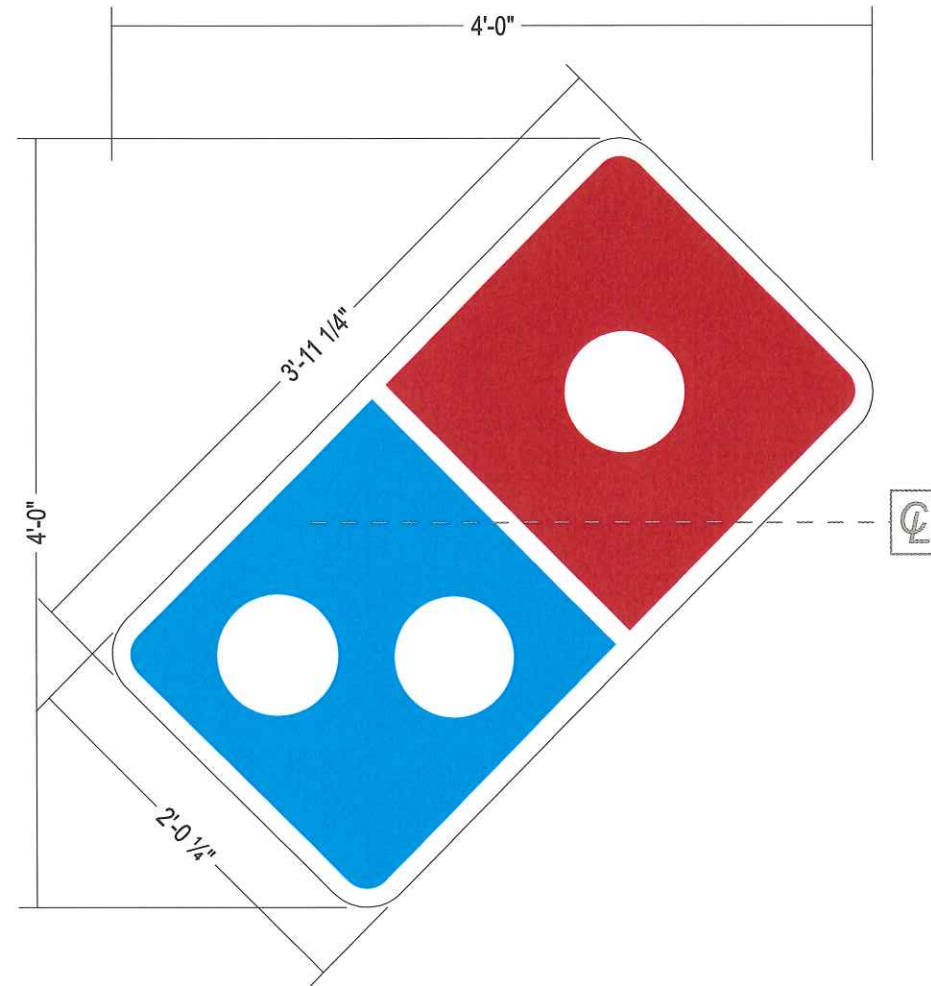


Job Name: DOMINO'S		 <p>158 Greeley St., Hudson, NH 03051 (603) 882-2638 Fax (603) 882-7680 For Service: 800-227-5674</p>
Location: 16 CHASE STREET, HUDSON, NH 03051		
Design Specifications Accepted By:	Drawn By: JN	
Client:	Sales Rep: BARN	
Landlord:	PM: KH	Date: 09/19/17
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Estimating:	Date:	UL Underwriters Laboratories Inc.®
Sales:	Date:	UL Underwriters Laboratories Inc.®
Production:	Date:	UL Underwriters Laboratories Inc.®
Installation:	Date:	UL Underwriters Laboratories Inc.®
File Name: Dominos Hudson NH 170902946 9-21		
<b>B-17-09-02946</b>		SHEET: 3.0



**ITEM C - FACE-LIT LED CHANNEL LOGO - MFG. DETAILS**

SCALE: 1"=1'-0"



<b>Site Electrical:</b> <input type="checkbox"/> New		Circuits Req:	Amps:	Volts:	
<input checked="" type="checkbox"/> Existing		Circuits: ONE	Circuits Req: ONE	Amps: 20 Volts: 120	
U.L. Req: <input type="checkbox"/> Yes <input type="checkbox"/> No		Location: <input type="checkbox"/> Wet <input type="checkbox"/> Damp <input type="checkbox"/> Dry <input type="checkbox"/> Time Clock Req. <input type="checkbox"/> Photo Eye Req.			
Service Switch: <input type="checkbox"/> Yes <input type="checkbox"/> No		Electrical Work by: <input type="checkbox"/> Barlo <input type="checkbox"/> Others			
<small>This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.</small>					
Job Name: DOMINO'S		 <p>158 Greeley St., Hudson, NH 03051 (603) 882-2638 Fax (603) 882-7680 For Service: 800-227-5674</p>			
Location: 16 CHASE STREET, HUDSON, NH 03051					
Design Specifications Accepted By:					Drawn By: JN
Client:					Sales Rep: BARN
Landlord:		PM: KH	Date: 09/19/17		
<b>PROJECT APPROVAL</b>		© COPYRIGHT 2017 THE BARLO GROUP			
Design:	Date:	THIS DESIGN CONCEPT IS THE PROPERTY OF THE BARLO GROUP. ALL PRODUCTION AND DUPLICATION RIGHTS ARE RESERVED BY THE BARLO GROUP. THIS PRINT IS DESIGNED FOR YOUR PERSONAL USE AND IS NOT TO BE USED OUTSIDE YOUR ORGANIZATION OR EXHIBITED IN ANY FASHION.			
Engineering: GN	Date: 6-29	   			
Estimating:	Date:	File Name: Dominos Hudson NH 170902946 9-21			
Sales:	Date:	<b>B-17-09-02946</b>			
Production:	Date:	SHEET: 3.1			
Installation:	Date:				



# NORTH ELEVATION

## ITEM D - FACE-LIT LED CHANNEL LETTERS

SCALE: 1/4"=1'-0"



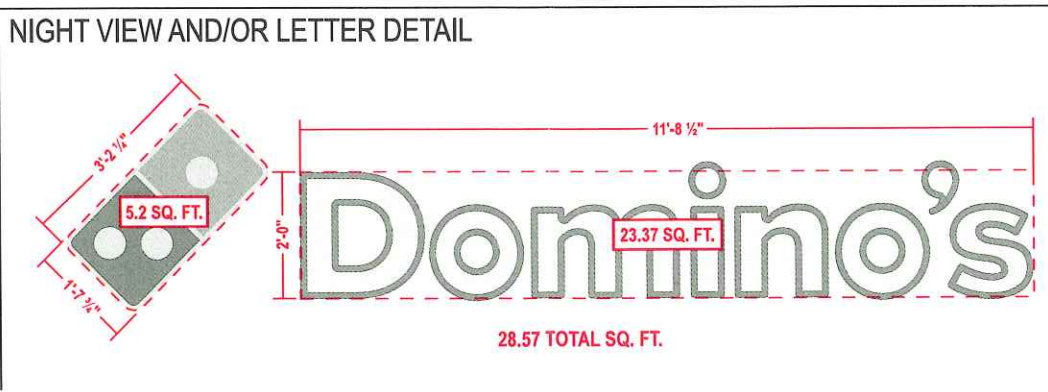
Colors - Fabrication	Colors - Copy
Face: WHITE	Face: WHITE
Returns: <b>Logo:</b> White <b>Domino's:</b> Chevron Blue BEA	Outline: 1"
Trim/Mylar: <b>Logo:</b> 1" White <b>Domino's:</b> 1" Intense Blue	Vinyl: 3730-127L Intense Blue
Backs: White BEA - Not Seen	3730-33L Red
Raceway: PTM Wall Color - <b>COLOR TBD</b>	
Lighting: White LED	
Storefront: <b>COLOR TBD</b>	Trim: <b>COLOR TBD</b>

SCOPE OF WORK	
Face-lit LED Channel Letters	Cap <b>24"</b> LC <b>18 1/4"</b> Stroke <b>3 3/4" / 7 1/4"</b>
Overall Length: <b>15'-5 1/2"</b>	Overall Height: <b>3'-3"</b> Total Sq. Feet: <b>SEE DRAWING</b>

**REMOVE & DISPOSE** (1) EXISTING LED LIT WALL SIGN.  
 PATCH & PAINT HOLES CLOSE COLOR MATCH TO EXISTING AS REQUIRED.

**MANUFACTURE & INSTALL** (1) SET OF FACE-LIT CHANNEL LETTERS WITH STANDARD 3M TRANSLUCENT VINYL FACES PER DOMINO'S CORPORATE STANDARDS.

<b>GENERAL NOTES:</b> To include all info to locate sign, statement of measurement locations or if no measurements are available



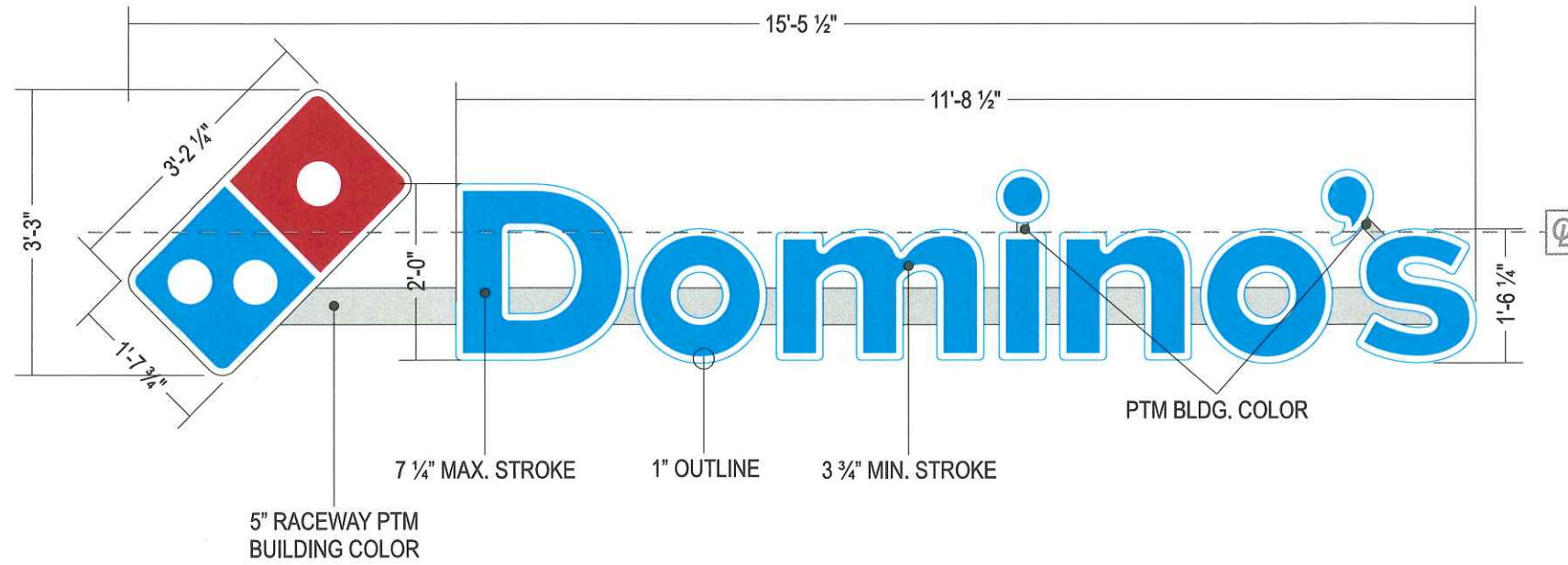
Job Name: DOMINO'S	 158 Greeley St., Hudson, NH 03051 (603) 882-2638 Fax (603) 882-7680 For Service: 800-227-5674	
Location: 16 CHASE STREET, HUDSON, NH 03051		
Design Specifications Accepted By:		Drawn By: JN
Client:		Sales Rep: BARN
Landlord:	PM: KH	
	Date: 09/19/17	
PROJECT APPROVAL		
Design: Date:	© COPYRIGHT 2017 THE BARLO GROUP THIS DESIGN CONCEPT IS THE PROPERTY OF THE BARLO GROUP. ALL PRODUCTION AND DUPLICATION RIGHTS ARE RESERVED BY THE BARLO GROUP. THIS PRINT IS DESIGNED FOR YOUR PERSONAL USE AND IS NOT TO BE USED OUTSIDE YOUR ORGANIZATION OR EXHIBITED IN ANY FASHION.	
Engineering: Date:		
Estimating: Date:		
Sales: Date:		
Production: Date:		
Installation: Date:		
File Name: Dominos Hudson NH 170902946 9-21 <b>B-17-09-02946</b>		



# DP-24F


## ITEM D - FACE-LIT LED CHANNEL LETTERS - MFG. DETAILS

SCALE: 1/2"=1'-0"



Site Electrical:	<input type="checkbox"/> New	Circuits Req:	Amps:	Volts:
	<input checked="" type="checkbox"/> Existing	Circuits: ONE	Circuits Req: ONE	Amps: 20 Volts: 120
U.L. Req:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Location:	<input type="checkbox"/> Wet <input type="checkbox"/> Damp <input type="checkbox"/> Dry	<input type="checkbox"/> Time Clock Req. <input type="checkbox"/> Photo Eye Req.
Service Switch:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Electrical Work by: <input type="checkbox"/> Barlo <input type="checkbox"/> Others		

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Job Name: DOMINO'S	 <p>158 Greeley St., Hudson, NH 03051 (603) 882-2638 Fax (603) 882-7680 For Service: 800-227-5674</p>	
Location: 16 CHASE STREET, HUDSON, NH 03051		
Design Specifications Accepted By:		Drawn By: JN
Client:		Sales Rep: BARN
Landlord:	PM: KH	
	Date: 09/19/17	

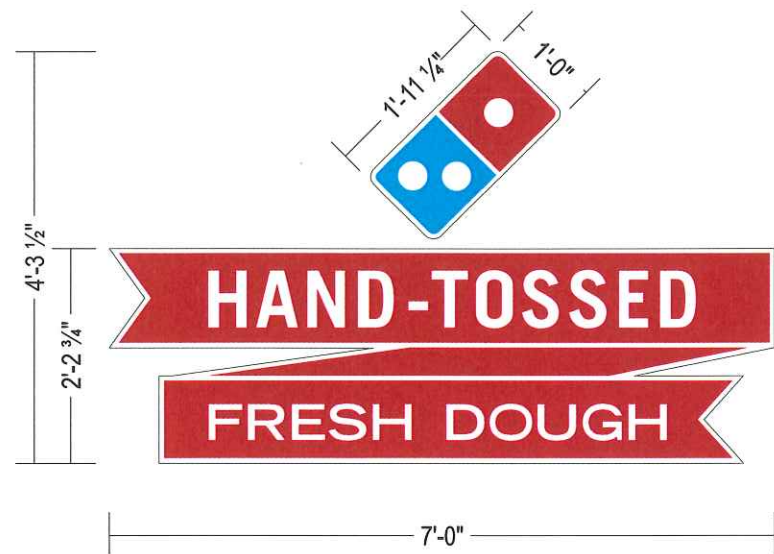
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Engineering: GN	Date: 6-29		
Estimating:	Date:		
Sales:	Date:	File Name: Dominos Hudson NH 170902946 9-21	
Production:	Date:	<b>B-17-09-02946</b>	
Installation:	Date:	SHEET: 4.1	



# NORTH ELEVATION

## ITEM E - SINTRA WALL SIGN

SCALE: 1/2"=1'-0"



<b>Fabrication Colors:</b>
Background: 1/2" WHITE SINTRA
Copy: 3730-127L INTENSE BLUE & 3730-33L RED

SCOPE OF WORK	
<b>MANUFACTURE &amp; INSTALL</b> (1) S/F 1/2" SINTRA WALL SIGN WITH STANDARD 3M TRANSLUCENT VINYL PER DOMINO'S CORPORATE STANDARDS.  THE SINTRA WILL BE MOUNTED TO THE WALL WITH STUDS & SILICONE AS REQUIRED  BARLO TO PROVIDE (3) BLACK GOOSENECK LIGHTING FIXTURES  <b>***ELECTRICAL CONTRACTOR TO PROVIDE RECESSED BOXES FOR INSTALLATION***</b>	

Job Name: DOMINO'S	Drawn By: JN
Location: 16 CHASE STREET, HUDSON, NH 03051	Sales Rep: BARN
Design Specifications Accepted By:	PM: KH
Client:	Date: 09/19/17
Landlord:	

**BARLO SIGNS**  
 158 Greeley St., Hudson, NH 03051  
 (603) 882-2638 Fax (603) 882-7680  
 For Service: 800-227-5674

PROJECT APPROVAL	
Design:	Date:
Engineering:	Date:
Estimating:	Date:
Sales:	Date:
Production:	Date:
Installation:	Date:

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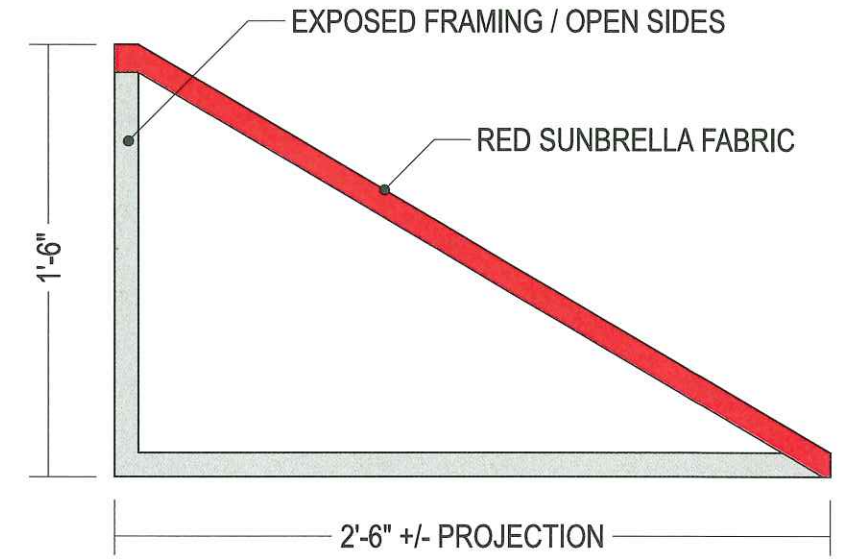
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File Name: Dominos Hudson NH 170902946 9-21  
**B-17-09-02946**    SHEET: 5.0



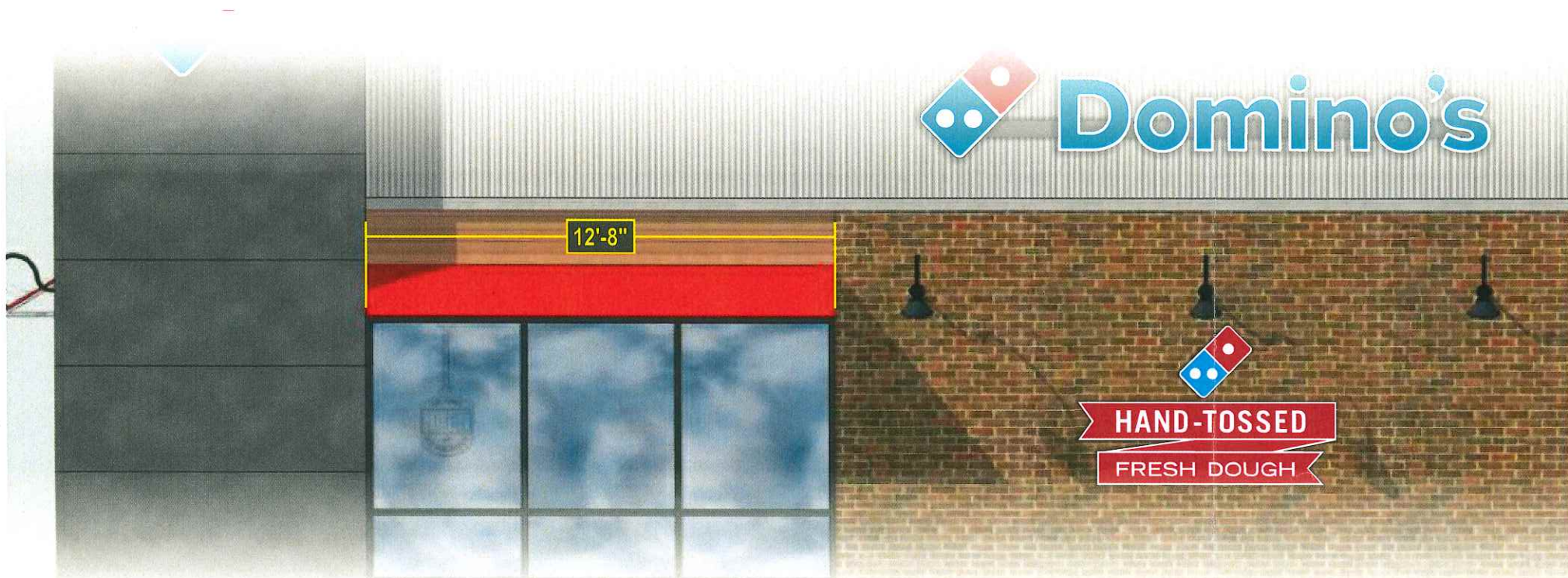
**ITEM F - SUNBRELLA AWNINGS**

SCALE: 1/4"=1'-0"



SCALE: 1 1/2"=1'-0"

PROPOSED - SCALE: 1/4"=1'-0"



PROPOSED - SCALE: 1/4"=1'-0"

**SCOPE OF WORK**

**MANUFACTURE & INSTALL (4) AWNINGS WITH OPEN SIDES/EXPOSED FRAMING AND STANDARD SUNBRELLA FABRIC COVERING**

Job Name: DOMINO'S	
Location: 16 CHASE STREET, HUDSON, NH 03051	
Design Specifications Accepted By:	Drawn By: JN
Client:	Sales Rep: BARN
Landlord:	PM: KH
	Date: 09/19/17

**BARLO SIGNS**  
 158 Greeley St., Hudson, NH 03051  
 (603) 882-2638 Fax (603) 882-7680  
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PROJECT APPROVAL	
Design:	Date:
Engineering:	Date:
Estimating:	Date:
Sales:	Date:
Production:	Date:
Installation:	Date:

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File Name: Dominos Hudson NH 170902946 9-21

**B-17-09-02946**



# NORTHEAST ELEVATION

ITEM G - SINTRA WALL SIGN

SCALE: 3/4"=1'-0"



42'-1" WALL LENGTH

PROPOSED - SCALE: 1/4"=1'-0"

<b>Fabrication Colors:</b>
Background: 1/2" WHITE SINTRA
Copy: 3730-127L INTENSE BLUE & 3730-33L RED

SCOPE OF WORK	
<b>MANUFACTURE &amp; INSTALL</b> (1) S/F 1/2" SINTRA WALL SIGN WITH STANDARD 3M TRANSLUCENT VINYL PER DOMINO'S CORPORATE STANDARDS.	
THE SINTRA WILL BE MOUNTED TO THE WALL WITH STUDS & SILICONE AS REQUIRED	
BARLO TO PROVIDE (3) BLACK GOOSENECK LIGHTING FIXTURES	
<b>***ELECTRICAL CONTRACTOR TO PROVIDE RECESSED BOXES FOR INSTALLATION***</b>	

Job Name: DOMINO'S	
Location: 16 CHASE STREET, HUDSON, NH 03051	
Design Specifications Accepted By:	Drawn By: JN
Client:	Sales Rep: BARN
Landlord:	PM: KH
	Date: 09/19/17

**BARLO SIGNS**  
 158 Greeley St., Hudson, NH 03051  
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PROJECT APPROVAL	
Design:	Date:
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Estimating:	Date:
Sales:	Date:
Production:	Date:
Installation:	Date:

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File Name: Dominos Hudson NH 170902946 9-21  
**B-17-09-02946**