

Paliy 2 Lot Subdivision

STAFF REPORT

November 8, 2017

SITE: 19 Library St -- Map 182/Lot 111 -- SB# 09-17

ZONING: TR - Minimum lot size 10,000 sq. ft. and 90 ft. of frontage.

PURPOSE OF PLAN: to depict the subdivision of Map 182/Lot 111, into two separate lots. Application Acceptance & Hearing.

PLAN UNDER REVIEW ENTITLED: Paliy Subdivision Plan, Tax Map 182, Lot 111, 19 Library St, Hudson, NH, prepared by Edward N. Herbert Assoc., Inc., 1 Frost Rd., Windham, NH, dated: September 2017 (revised through 10-26-17), consisting of Sheets 1 - 2 (said plans are attached hereto).

ATTACHMENTS:

- 1) Subdivision Application and Project Narrative, date stamped October 30, 2017 – Attachment “A”.
- 2) Zoning Determination #17-61 by Zoning Administrator Bruce Buttrick dated 17 JULY 17 – Attachment “B”.
- 3) Comments from Town Engineer Elvis Dhima – Attachment “C”.
- 4) CAP Fee Worksheet – Attachment “D”.

OUTSTANDING ISSUES:

1. The purpose of the plan is to create a parcel for sale using excess land. Under the subdivision regulations, each new lot that is created must meet zoning regulations and constitute a “buildable” lot, and the applicant has provided a zoning determination establishing the requirements that are reflected on the subdivision plan. The lot will be served by public utilities.
2. Town Engineer Elvis Dhima has pointed to the need to keep any driveway for the lot away from the street intersection, and the draft approval stipulations alert the developer and any lot purchaser that the driveway location is subject to review and approval by the Town Engineer.
3. HR 334-74.5 requires that the Planning Board assess impact fees at the time of subdivision approval and note the fee in its Notice of Decision. In the past, staff has recommended and the Planning Board has required that a note be added to the subdivision plan stating the amount and requirement for the impact fee that is assessed. The Decision Notice that will contain the requirement for payment of the impact fee will be recorded with the subdivision plan, and it is more likely that the public would see it there than as a note on the subdivision plan. With the Board’s consent, we will no longer include a condition of approval that the note be added to the subdivision plan. Attachment “D” contains the CAP Fee Worksheet and the proposed assessment of \$5693 per lot based on the 2017 Impact Fee schedule adopted by the Planning Board.

APPLICATION TRACKING:

13 OCT 17 – Subdivision application submitted.

20 OCT 17 – Application deemed incomplete.

30 OCT 17 – Application deemed complete.

8 NOV 17 – Scheduled for acceptance and hearing.

RECOMMENDED ACTION: For this meeting, staff recommends application acceptance, conduct the public hearing, and consider subdivision approval in accordance with the below DRAFT MOTIONS. In the event that the Board determines more time is needed to review the application, a motion for deferment is provided after the draft acceptance motion.

MOTION TO ACCEPT:

I move to accept the 2-lot Subdivision application for 19 Library St., Map 182/Lot 111.

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

MOTION TO DEFER CONSIDERATION:

I move to defer the public hearing on this Subdivision application date specific to the 13 DEC 2017 Planning Board meeting.

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

MOTION to APPROVE:

I move to approve the subdivision plan entitled: Paliy Subdivision Plan, Tax Map 182, Lot 111, 19 Library St, Hudson, NH, prepared by Edward N. Herbert Assoc., Inc., 1 Frost Rd., Windham, NH, dated: September 2017 (revised through 10-26-17), consisting of Sheets 1 - 2:

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 the new lot.
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 location of the new driveway which should be located at a proper distance from the intersection.
5. Construction activities involving the proposed undeveloped lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.

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

ATTACHMENT A

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

Date of Application: _____ Tax Map # 182 Lot # 111-000

Name of Project: Library St

Zoning District: _____ (For Town Use) General SB# _____ (For Town Use)

ZBA Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Svetlana Paliy

Address: 19 Library St

Address: Hudson, NH 03051

Telephone # 603-508-1059

Fax # _____

Email: kana.paliy@gmail.com

PROJECT ENGINEER

Name: Svetlana Paliy

Address: Same as above

Address: _____

Telephone # _____

Fax # _____

Email: _____

PURPOSE OF PLAN:

Sub-dividing one lot into two lots.

(FOR TOWN USE)

Plan Routing Date: _____ Sub/Site Date: _____

_____ I have no comments

_____ I have comments (attach to form)

_____ Title: _____ Date: _____

(Initials)

DEPT:

_____ Zoning _____ Engineering _____ Assessor _____ Police _____ Fire _____ Planning

_____ Consultant _____ Highway Department

Fees Paid _____

SITE DATA SHEET

Plan Name: 19 hibrary ST

Plan Type: Subdivision Plan

Legal Description: Map 182 Lot 111-000
Map _____ Lot _____

Date: 12/13/2017

Location: 19 hibrary ST

Total Area: S.F. 36,198 Acres: .831

Area in Wetlands: None

Zoning: Town Residence (TR)

Lots Not Meeting Required Dimensions: None

Required Area: 10,000

Required Frontage: 90

Water and Waste System Proposed: town water and town sewer

Number of Lots With Existing Buildings: 1 lot with existing

Existing Buildings To Be Removed: None

Flood Zone Reference: X

Proposed Linear Feet Of New Roadway: None

LOT AREA CALCULATION TABLE

LOT #	TOTAL AREA	WETLAND AREA	AREA > 25% SLOPE	BUILDABLE AREA (net contiguous upland useable)	FRONTAGE
1.	27,182 sqft	None	None	existing, 2-Family	180' Library St
2.	10,000 sqft	None	None	* 3006	180' 90' Library 90' School
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					

Data Sheets Checked By: _____ Date: _____

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

I hereby apply for Subdivision Plan Review and acknowledge I will comply with all of the Ordinances of the Town of Hudson, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the items listed under the Subdivision 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 give permission for any member of the Hudson Planning Board, the Town Engineer, the Conservation Commission and such agents or employees of the Town or other persons as the Planning Board may authorize, to enter upon the property which is the subject of this application at all reasonable times for the purpose of such examinations, surveys, tests and inspections as may be appropriate. The owner(s) release(s) any claim or right he/she (they) may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and inspections conducted on his (their) property in connection with this applications.

Signature of Owner:  _____

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

Signature of Developer: _____

- ❖ 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.

Technical Review Signature: _____

Planner Approval Signature: _____

PALIY SUBDIVISION PLAN

TAX MAP 182 LOT 111
19 LIBRARY STREET
HUDSON, NH



PROJECT NARRATIVE:

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE MAP 182, LOT 111 INTO 2 LOTS. THE SUBJECT PARCEL IS LOCATED AT 19 LIBRARY STREET AND CONTAINS 0.85 ACRES.

THE HOUSE WILL REMAIN ON THE EXISTING LOT 111 AND WILL CONTAIN 0.62 ACRES WITH 180 FEET OF FRONTAGE ON LIBRARY STREET. THIS LOT IS SERVICED BY TOWN WATER AND SEWER AND WILL MEET ALL TOWN CODES FOR SETBACKS FROM NEW LOT.

THE PROPOSED LOT (NEW LOT #111-001) WILL CONTAIN 0.23 ACRES WITH 115.45 FEET OF FRONTAGE ON SCHOOL STREET. THIS LOT WILL BE SERVICED BY TOWN WATER AND SEWER AND WILL MEET ALL TOWN CODES.

ATTACHMENT B

TOWN OF HUDSON

Land Use Division



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

Zoning Determination #17-61

July 27, 2017

Svetlana Paliy
PO Box 472
Pelham, NH 03076

Re: 19 Library Street 182/111-000
District: Town Residence (TR)

Dear Ms. Paliy:

Your requests for zoning review and determination if the current lot can be subdivided as shown on proposed sketch has been completed

Zoning review / Determination:

Per Zoning Table of Permitted Principle Uses (#334 21) and Table of Minimum Dimensional Requirements (#334-27):

If the new lot has a minimum lot size of 10,000 sqft and 90 ft frontage on each street. This is a corner lot therefore School St and Library St are considered front yards with 30ft front setbacks, 15ft side & rear setbacks; Be mindful that the setbacks for existing structures and driveways must remain in compliance with zoning setbacks etc. in regards to any new lot lines. Single family use only permitted on the new lot, Driveways are regulated through the Engineering Dept (886-6008) The subdivision process is regulated through the Planning Board (886-6008)

Please feel free to contact me if you have any further questions regarding the zoning ordinance on this matter.

Sincerely,

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

cc Zoning Board of Adjustment
J Michaud, Town Assessor
J Cashell, Interim Town Planner
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

Dhima, Elvis

From: Dhima, Elvis
Sent: Thursday, October 26, 2017 2:59 PM
To: Thebarga, George
Cc: Goodwyn, Tracy
Subject: 19 Library Street

George

I have the following comment:

1. The proposed driveway for the new lot shall be located the furthest distance away from the intersection of Library & School Street. The plan and profile for the driveway shall be stamped by a licensed professional engineer in the State of New Hampshire.

Thank you

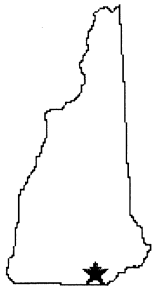
E

Elvis Dhima, P.E.
Town Engineer

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



Town of Hudson
NEW HAMPSHIRE 03051



TOWN OF HUDSON

Planning Board



Glenn Della-Monica, Chairman Marilyn McGrath, Selectmen Liaison

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

CAP FEE WORKSHEET - 2017

Date: 10-30-17 Zone # 1 Map/Lot: 182/111-001
19 Library Street

Project Name: 2-Lot Subdivision

Proposed ITE Use #1: Single-Family

Proposed Building Area (square footage): N/A S.F.

CAP FEES: (ONE CHECK NEEDED)

1.	(Bank 09) 2070-701	Traffic Improvements	\$ <u>1,715.00</u>
2.	(Bank 09) 2050-182	Recreation	\$ <u>400.00</u>
3.	(Bank 09) 2080-051	School	\$ <u>3,578.00</u>
		Total CAP Fee	\$ <u>5,693.00</u>

Check should be made payable to the Town of Hudson.

Thank you,

Tracy Goodwyn

Planning Administrative Aide

LIST OF ABUTTERS:
MAP 182
LOT #

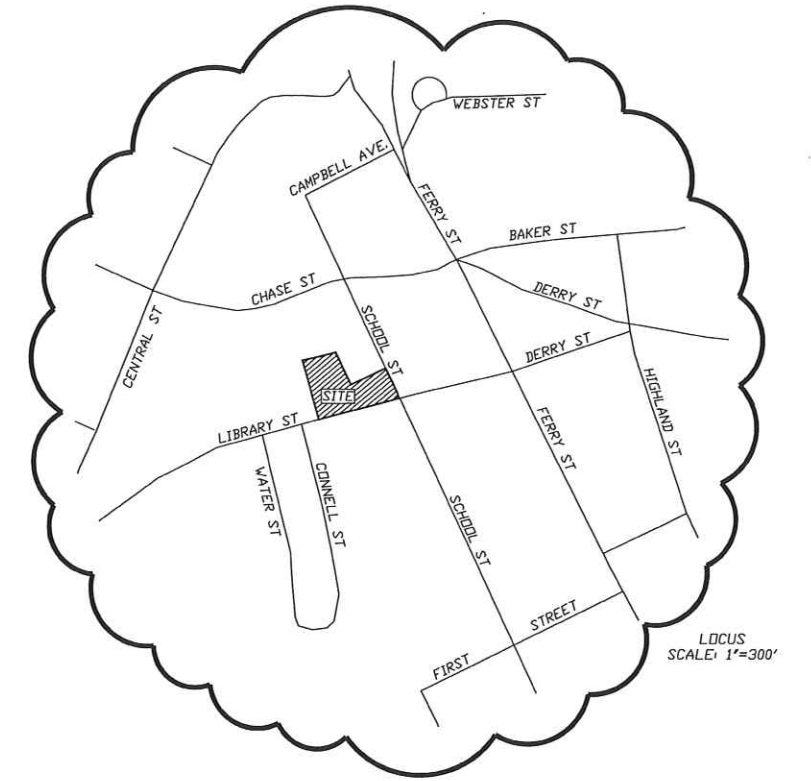
- 101 TOWN OF HUDSON
- 12 SCHOOL ST., HUDSON, NH 03051
- 102 TOWN OF HUDSON SCHOOL DISTRICT
- 20 LIBRARY ST., HUDSON, NH 03051
- 110 TOWN OF HUDSON SCHOOL DISTRICT
- 20 LIBRARY ST., HUDSON, NH 03051
- 111 SVETLANA PALIY 8986-1698
- 188 MAMMOTH RD., PELHAM, NH 03076
- 112 SARAH & JASON NICH 8925-0172
- 13 SCHOOL ST., HUDSON, NH 03051
- 113 NICHOLAS & KIMBERLY BUCCARELLI 8577-0063
- 11 SCHOOL ST., HUDSON, NH 03051
- 115 JOHN KOSTRO 8038-1347
- 13 CHASE ST., HUDSON, NH 03051
- 116 SHAWNA WILKINS 8956-0133
- 11 CHASE ST., HUDSON, NH 03051
- 129 ST. JOHN THE EVANGELIST CHURCH
- 121 ALDOS ST., NASHUA, NH 03060
- 130 RAYMOND JOHN & ANGELA BALCH 8203-2968
- 26 LIBRARY ST., HUDSON, NH 03051

ADDITIONAL PEOPLE TO NOTIFY:

PAUL ZARNOWSKI, LLS.
EDWARD N. HERBERT ASSOC., INC.
1 FROST RD., WINDHAM, NH 03087

PALIY SUBDIVISION PLAN

TAX MAP 182 LOT 111
19 LIBRARY STREET
HUDSON, NH



THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE MAP 182, LOT 111 INTO 2 LOTS. THE SUBJECT PARCEL IS LOCATED AT 19 LIBRARY STREET AND CONTAINS 0.85 ACRES.

THE HOUSE WILL REMAIN ON THE EXISTING LOT 111 AND WILL CONTAIN 0.62 ACRES WITH 180 FEET OF FRONTAGE ON LIBRARY STREET. THIS LOT IS SERVICED BY TOWN WATER AND SEWER AND WILL MEET ALL TOWN CODES FOR SETBACKS FROM NEW LOT.

THE PROPOSED LOT (NEW LOT #111-001) WILL CONTAIN 0.23 ACRES WITH 115.83 FEET FRONTAGE ON SCHOOL STREET. THIS LOT WILL BE SERVICED BY TOWN WATER AND SEWER AND WILL MEET ALL TOWN CODES.

NOTES:

- 1) THIS SITE IS CONTAINED WITHIN THE TR-TOWN RESIDENTIAL DISTRICT
- 2) ORIGINAL LOT AREA: 37,182 SF, 0.85 ACRES.
- 3) THE OWNER OF RECORD: SVETLANA PALIY, 188 MAMMOTH ROAD, PELHAM, NH 03076
- 4) DEED REFERENCE: HCRD BOOK 8986 PAGE 1698
- 5) SPOT ELEVATIONS ARE DERIVED FROM AN ARBITRARY ON-SITE DATUM
- 6) THE BUILDING LOCATIONS SHOWN FOR MAP 182 LOTS 112 AND 113 WERE DIGITIZED FROM THE TOWN OF HUDSON TAX MAP #112
- 7) BEARINGS SHOWN HEREON ARE BASED ON MAGNETIC OBSERVATION TAKEN IN SEPTEMBER, 2017.
- 8) PER HILLSBOROUGH COUNTY SOIL SURVEY, THERE ARE NO WETLANDS ON THE SUBJECT PARCEL.

PLAN REFERENCES:

- 1) PLAN OF LAND OF ST. JOHN THE EVANGELIST PARISH AND OTHERS LIBRARY STREET HUDSON, NH. SCALE: 1"=40' DATED JUNE, 1955; BY: NED SPAULDING CIVIL ENGINEER. HCRD PLAN #1173.
- 2) PLAN OF LAND OF MINNIE MONTGOMERY, SCHOOL STREET, HUDSON, NH. SCALE: 1"=30' DATED JULY, 1947; BY: NED SPAULDING, ENGINEER. HCRD PLAN #743.

APPROVED BY THE HUDSON PLANNING BOARD

DATE OF MEETING _____

PLANNING BOARD CHAIRMAN

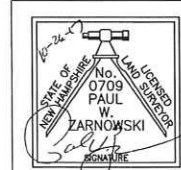
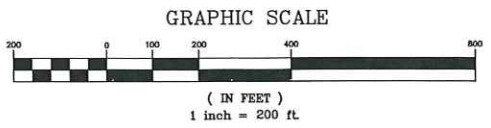
SECRETARY

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

OWNER'S ACKNOWLEDGMENT

OWNER

DATE



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

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

REVISIONS: 10-26-17 PER TOWN COMMENTS

PALIY SUBDIVISION PLAN

TAX MAP 182 LOT 111
19 LIBRARY STREET
HUDSON, NH

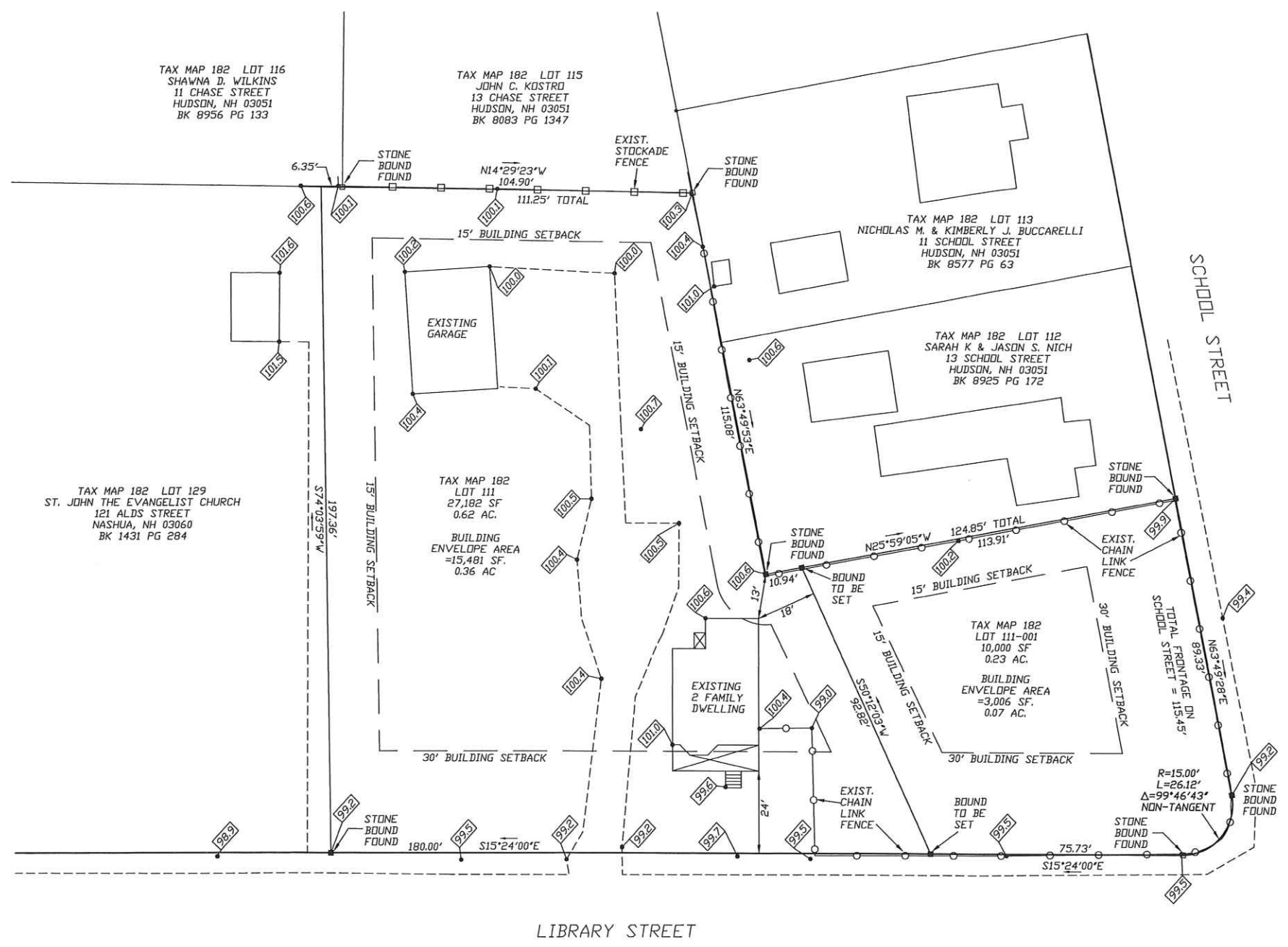
PREPARED FOR:
SVETLANA PALIY
188 MAMMOTH ROAD
PELHAM, NH

SCALE: 1"=200' DATE: SEPTEMBER, 2017

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

SHEET 1 OF 2

	EXISTING	LOT 102-111	LOT 102-111-001	TOWN CODE
DISTRICT	TR	TR	TR	TR
LOT SIZE	0.85 AC	27,182 SF DR 0.62 AC	10,000 SF DR 0.23 AC	10,000 SF
BUILDING ENVELOPE	EXISTING HOUSE	EXISTING HOUSE	3,006 SF	
WATER/SEWER	TOWN WATER & SEWER	TOWN WATER & SEWER	TOWN WATER & SEWER	TOWN WATER & SEWER
FRONTAGE	255.73' ON LIBRARY STREET	180.00' ON LIBRARY STREET	115' ON SCHODL STREET	90'
WETLANDS	0 PER HILLSBOROUGH COUNTY SOIL SURVEY	0 PER HILLSBOROUGH COUNTY SOIL SURVEY	0 PER HILLSBOROUGH COUNTY SOIL SURVEY	TOWN CODE
SLOPE	0	0	0	LESS THAN 25%



TAX MAP 182 LOT 101
TOWN OF HUDSON
12 SCHOOL STREET
HUDSON, NH 03051

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

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

TAX MAP 182 LOT 130
RAYMOND JOHN AND ANGELA M. BALCH
26 LIBRARY STREET
HUDSON, NH 03051

TAX MAP 182 LOT 110
TOWN OF HUDSON SCHOOL DISTRICT
20 LIBRARY STREET
HUDSON, NH 03051

TAX MAP 182 LOT 102
TOWN OF HUDSON SCHOOL DISTRICT
20 LIBRARY STREET
HUDSON, NH 03051

APPROVED BY THE HUDSON PLANNING BOARD

DATE OF MEETING _____

SIGNATURE DATE _____

PLANNING BOARD CHAIRMAN

SIGNATURE DATE _____

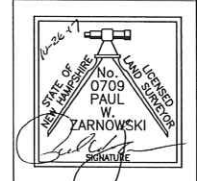
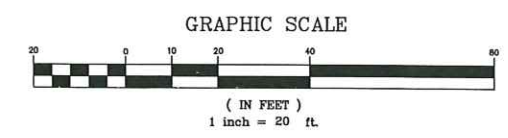
SECRETARY

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

- LEGEND**
- EXISTING STONE BOUND FOUND
 - STONE BOUND TO BE SET
 - 99.5 EXISTING ELEVATION SPOT SHOT
 - EXISTING CHAINLINK FENCE
 - EXISTING STOCKADE FENCE
 - - - - - EXISTING EDGE OF PAVEMENT

OWNER'S ACKNOWLEDGMENT

OWNER *[Signature]* DATE 10/30/17



REVISIONS: 10-26-17 PER TOWN COMMENTS

PALIY SUBDIVISION PLAN

TAX MAP 182 LOT 111
19 LIBRARY STREET
HUDSON, NH

PREPARED FOR:
SVETLANA PALIY
188 MAMMOTH ROAD
PELHAM, NH

SCALE: 1"=20' DATE: SEPTEMBER, 2017

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

SHEET 2 OF 2

Review the Draft Zoning Amendment Warrant Articles for the 2018 March Town Meeting

Staff Report
08 November 2017

The attached synopsis from the last Zoning Ordinance Review Committee (ZORC) meeting reflects the direction taken at their final meeting on October 18th. ZORC is an ad hoc committee made up of Planning Board and Zoning Board members tasked with reviewing the Zoning Ordinance and making recommendations for changes to be considered each year at Town Meeting. Although there was not complete consensus or closure on many potential land use issues ZORC discussed, the items listed in the meeting synopsis represent the topics and potential changes ZORC made the most progress on and considered to be workable for Town Meeting warrants.

At this workshop session, the Planning Board should consider the direction of amendments recommended by ZORC and the draft language for amendments and warrant articles prepared by staff to implement the ZORC recommendations. The attached 2017-2018 Zoning Amendment Calendar prepared by the NH Office of Strategic Initiatives provides the statutory timeline for putting zoning ordinance amendments in the Town Meeting warrants.

ATTACHMENTS:

- 1) ZORC Amendments Synopsis, dated 18 OCT 17 – Attachment “A”.
- 2) 2017-2018 Zoning Amendment Calendar – Attachment “B”.
- 3) Draft Warrant Articles for Zoning Ordinance Changes – Attachment “C”.

Zoning Ordinance Review Committee

Meeting synopsis for October 18, 2017

Meeting called to order at approximately 7:05 p.m.

I. ROLL CALL

In attendance = X; Partial Attendance = P; Excused Absence = E

Glenn Della-Monica, William Collins, Donna Shuman
Chairman x Member x Member x
Charles Brackett, Maryellen Davis
Member x Member E

BOS representatives:

Town Staff: George Theborge, Bruce Buttrick

The committee proposes the following amendments/changes to the Zoning Ordinance:

- To revise §334-10 Mixed/Dual Use. Eliminating #1 & #2.
To remove §334-15.1 prohibition of 800ft between gasoline stations.
To revise §334-16.1 to allow Town Staff (Zoning Administrator) to administratively review change of use (category to category) eliminate the PB site plan review required. Add "Town Staff" to Definitions".
To amend §334-32 the involuntary lot merger to conform with RSA 674:39aa.
To amend §334-82 the approval time limit to conform with RSA 674:33I-a.
To remove from the Table of Permitted Uses: "Major Commercial Project" and its' definition.
Table of Permitted Uses: move (D-22) Membership club, civic, social, professional or fraternal organization, as noted as IRS 501 C to (C-8) Under Community Facilities Uses Classification (same allowed districts).

Prepared by:
Bruce Buttrick – Zoning Administrator

2017 Zoning Amendment Calendar - Traditional March Town Meeting (non "SB2" towns)
 NH Office of Strategic Initiatives

November

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
			1	2	3	4
5	6	7	8	9	10	11
12	13 First day to accept petitioned zoning amendments. [675:4]	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

2017 Zoning Amendment Calendar - Traditional March Town Meeting (non "SB2" towns)
NH Office of Strategic Initiatives

December

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
					1	2
3	4	5	6	7	8	9
10	11	12	13 Last day to accept petitioned zoning amendments. [675:4]	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

2017

2017 Zoning Amendment Calendar - Traditional March Town Meeting (non "SB2" towns)
 NH Office of Strategic Initiatives

January

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
	1	2	3	4	5	6
7	8	9	10	11 Last day to post and publish notice of first public hearing if a second hearing is anticipated. [675:3]	12	13
14	15	16	17	18	19	20
21	22 Last day to hold first public hearing if a second hearing is anticipated. [675:3]	23	24	25 Last day to post and publish notice of final public hearing. [675:3]	26	27
28	29	30	31			

2018

2017 Zoning Amendment Calendar - Traditional March Town Meeting (non "SB2" towns)

NH Office of Strategic Initiatives

February

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
				1	2	3
4	5 Last day to hold final public hearing and determine final form of amendments. [675:3]	6 Last day to deliver official copy of the final amendments to the Town Clerk. [675:3]	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26 Last day to post warrant and budget at the meeting location and a second public place. [39:5]	27	28			

2018

2017 Zoning Amendment Calendar - Traditional March Town Meeting (non "SB2" towns)
 NH Office of Strategic Initiatives

March

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
				1	2	3
4	5	6 Last day to submit zoning ordinance protest petition. [675:5]	7	8	9	10
11	12	13 Town Meeting [39:1]	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

2018

ATTACHMENT C

Article Are you in favor of the adoption of Amendment No. _____ as proposed by the Planning Board for the Town Zoning Ordinance as follows?

Amend Article III, General Regulations, § 334-10, subsections A. to eliminate the requirement that multiple uses on a single lot have enough lot area and lot frontage to meet the standards for each individual use, thereby requiring far more land area and frontage than is needed to serve the combined development. (Approved by the Planning Board by a vote of 0-0-0)

Alternative Explanatory Language

Amend Article III, General Regulations, § 334-10, subsections A. to allow multiple principal uses on the same lot without requiring the lot to meet area and frontage requirements for each individual use, provided that all individual uses meet all other performance standards. (Approved by the Planning Board by a vote of 0-0-0)

This Article is further explained in its entirety as follows:

Proposed amendment indicated by ~~strikethrough text~~ for wording to be deleted and **bold text** for wording to be added.

§ 334-10. Mixed or dual use on a lot.

- A. Multiple principal uses on a lot are permitted, ~~only as follows:~~ **provided that the lot meets the area and frontage requirements for the district in which it is located and each use is in conformity with all other requirements set forth in this chapter pertaining to that use.**
- ~~(1) The lot has sufficient frontage to satisfy the minimum frontage requirement for the principal use requiring the most frontage and not less than 100% of the minimum frontage requirement for each additional principal use, except as provided by special exception under Article VI, § 334-26.~~
 - ~~(2) The lot is of sufficient size to satisfy the minimum lot size requirements of each use independently.~~
 - ~~(3) Each use is in conformity with all other requirements set forth in this chapter pertaining to that use.~~
- B. For the purposes of this chapter, multiple commercial or industrial uses/activities developed as part of a single site are considered a single principal use.
- C. For the purposes of this article, the addition of accessory uses to a principal use does not result in a dual or mixed use of property.

Article Are you in favor of the adoption of Amendment No. _____ as proposed by the Planning Board for the Town Zoning Ordinance as follows?

Amend Article III, General Regulations, § 334-15.1, to eliminate the requirement that lots with stores selling gasoline at retail be located at least 800 feet from another lot with a store selling gasoline at retail. (Approved by the Planning Board by a vote of 0-0-0)

This Article is further explained in its entirety as follows:

Proposed amendment indicated by ~~striketrough-text~~ for wording to be deleted and **bold text** for wording to be added.

~~§ 334-15.1 Retail gasoline sales.
[Added 3-12-2002 by Amdt. No. 1]~~

~~Any lot used for the sale of gasoline at retail shall not be located within 800 feet of any other lot used for the sale of gasoline at retail.~~

Article Are you in favor of the adoption of Amendment No. _____ as proposed by the Planning Board for the Town Zoning Ordinance as follows?

Amend Article III, General Regulations, §334-16.1 to delegate from the Planning Board to the Zoning Administrator the authority to determine whether a change of land use within land use classifications (e.g., residential, commercial, industrial) requires Planning Board site plan review based on intensity of use and/or anticipated community and neighborhood impacts. Amend Article II, Terminology §334-6 to add a definition of Zoning Administrator. (Approved by the Planning Board by a vote of 0-0-0)

This Article is further explained in its entirety as follows:

Proposed amendment indicated by ~~strike through text~~ for wording to be deleted and **bold text** for wording to be added.

§ 334-16.1 Site plan approval.
[Added 3-4-2000]

No person, persons, partnership, proprietorship, company, trust or corporation shall commence a new use, change a use or commence any site development activity (other than one- or two-family residential activity) without first securing site plan approval from the Hudson Planning Board pursuant to this chapter. These regulations shall apply to the development or change or expansion of use of tracts for nonresidential uses or for "multifamily dwelling units," which are defined as any structures containing more than two dwelling units, whether or not such development includes a subdivision or resubdivision of the site. ~~For the purpose of this chapter, change of use occurs~~ **Planning Board approval shall be required** when the use of any land or building is changed from one land use classification to another **land use classification (e.g., residential changes to commercial).** ~~or from one~~ **If a change of use is from one** category to another category within a land use classification as specified in this chapter (e.g., ~~grocery store changes to food service establishment~~ **e.g., business office changes to restaurant**), **The ZONING ADMINISTRATOR, with input from Planning, Engineering, and Building Inspectional Services staff shall evaluate whether increased intensity of use and/or potential community or neighborhood impacts warrant Planning Board review as part of a Zoning Determination.** No building permits shall be issued until site plan approval has been obtained from the Town of Hudson Planning Board and is recorded with the Hillsborough County registry of Deeds.

§ 334-6 Definitions.

ZONING ADMINISTRATOR - The person holding the title of Zoning Administrator for the Town of Hudson, NH, and, under his or her supervision, any Town administrative, clerical and legal personnel who are engaged by or are employees of the Town and are responsible for the interpretation, administration, and enforcement of this ordinance.

Article Are you in favor of the adoption of Amendment No. _____ as proposed by the Planning Board for the Town Zoning Ordinance as follows?

Amend Article VIII, Nonconforming Uses, Structures and Lots, § 334-32 to bring Hudson's Zoning Ordinance into compliance with New Hampshire statutory requirements for treatment of nonconforming lots of record. Towns can no longer require the merger of contiguous lots not meeting zoning requirements for minimum lot frontage and area. (Approved by the Planning Board by a vote of 0-0-0)

This Article is further explained in its entirety as follows:

Proposed amendment indicated by ~~strikethrough text~~ for wording to be deleted and **bold text** for wording to be added.

§ 334-32_Nonconforming lots. [Amended 3-4-2000]

A nonconforming lot is a lot lawfully existing at the effective date of this chapter, or any subsequent amendment thereto, which is not in conformity with all provisions of this chapter. Notwithstanding the minimum lot area requirements set forth in Article VII, § 334-27, Table of Minimum Dimensional Requirements, in any district in which structures are permitted, a structure may be erected on a lot which ~~was~~ **is** a lot of record, even though such lot fails to meet the present requirements for frontage or area, or both, that are applicable for that use in the district allowed; ~~provided, however, that such lot is not contiguous with another lot or lots in the same ownership,~~ provided that the property is either on Town sewer or the property owner obtains a state and/or municipal septic permit, and further provided that the zone's minimum front, side and back yard setbacks are satisfied. ~~Where two or more contiguous lots are under single or joint ownership at the time this section takes effect March 14, 2000, and either or both lots are nonconforming, the lots involved shall be considered as a single undivided lot of record for the purposes of this chapter. No structure or building shall be erected on any nonconforming lot if the owner of said lot owns any adjoining vacant land which would create a more conforming lot if said vacant land were combined with the lot deficient in area.~~ Where a question exists to the applicability of this **section merger rule**, the Zoning Administrator shall make any administrative determination **with reference RSA 674:39-a and 674:39-aa.**

Article Are you in favor of the adoption of Amendment No. _____ as proposed by the Planning Board for the Town Zoning Ordinance as follows?

Amend Article XV, Enforcement and Miscellaneous Provisions, § 334-82 to extend the time limit for acting on a variance or special exception approval from one year to two years to bring the Hudson Zoning Ordinance into compliance with New Hampshire statutes. (Approved by the Planning Board by a vote of 0-0-0)

This Article is further explained in its entirety as follows:

Proposed amendment indicated by ~~striketrough text~~ for wording to be deleted and **bold text** for wording to be added.

§ 334-82 Time limit.
[Added 3-14-1995 by Amdt. No. 13]

- A. A grant of a variance or special exception by the Hudson Zoning Board of Adjustment shall be valid ~~for~~ **if exercised within** a period of ~~one year~~ **two years** following the vote of approval by the Zoning Board of Adjustment.
- B. If subsequent Planning Board action is needed before work or activity may be commenced pursuant to the variance or special exception, the applicant or his/her successor in interest must gain application acceptance by the Hudson Planning Board within six months of the ZBA vote of approval regarding the granting of the special exception or variance in order to stay the ~~one-year~~ **two-year** limitation period set forth in Subsection A above. The term "application acceptance" is defined pursuant to Planning Board regulation and the New Hampshire Revised Statutes Annotated.
- C. For variances or special exceptions which require subsequent Planning Board review and which have gained application acceptance within six months of the original variance or special exception vote of approval, the variance or special exception shall be valid for a period of ~~one-year~~ **two years** from the Planning Board vote to give conditional or final approval to the applicant's plan, unless active and substantial development or building has begun on the site in accordance with the terms of the approved plan. If conditional approval precedes final approval, the ~~one-year~~ **two-year** time period shall run from the vote of conditional approval.
- D. For variances or special exceptions which do not require subsequent Planning Board review, all variances and special exceptions shall expire within ~~one-year~~ **two years** of the vote of approval as specified in Subsection A above, unless active and substantial development or building has begun on the site in accordance with the special exception, variance or building permit or the variance or exception granted from the terms of this chapter has been

otherwise exercised by the applicant or successor in interest.

- E. If an applicant who has been granted a variance or special exception fails to gain Planning Board application acceptance within six months of the vote of approval for the special exception or variance, the applicant shall not gain any exemption for the running of the ~~one-year~~ **two-year** time period which governs the grant of a variance or special exception.

Article Are you in favor of the adoption of Amendment No. as proposed by the Planning Board for the Town Zoning Ordinance as follows?

Amend Article V, Permitted Uses, § 334-21 Table of Permitted Principal Uses to move “Membership club, civic, social, professional or fraternal organization” from “Commercial” land use classification to “Community Facilities” where it fits better. Also eliminate “Major commercial project” (> 100,000 sq. ft.) from the list of Commercial Uses and from Article II, § 334-6 Definitions. This category and definition were added in 2007 in an attempt to limit “big box” stores, but it only limits such stores in the Business District and the impacts are more effectively addressed by other regulations. (Approved by the Planning Board by a vote of 0-0-0)

This Article is further explained in its entirety as follows:

Proposed amendment indicated by ~~strikethrough text~~ for wording to be deleted and **bold text** for wording to be added.

§ 334-21 Table of Permitted Principal Uses.

C. COMMUNITY FACILITIES USES	R-1	R-2	TR	B	I	G	G-1
8. Membership club, civic, social, professional or fraternal organization	N	N	N	P	P	P	P

D. COMMERCIAL USES	R-1	R-2	TR	B	I	G	G-1
22. Membership club, civic, social, professional or fraternal organization	N	N	N	P	P	P	P

D. COMMERCIAL USES	R-1	R-2	TR	B	I	G	G-1
27. Major commercial project	N	N	N	N	P	P	P

§ 334-6 Definitions.

MAJOR COMMERCIAL PROJECT

~~A retail, hotel, office, research, warehouse or industrial facility(ies) proposed on a parcel or adjoining parcels, which individually or in the aggregate exceed(s) 100,000 square feet of gross building area. [Added 3-13-2007 by Amdt. No. 1]~~

Planning Board Approvals of Condominiums

Staff Report
08 November 2017

This item is on the agenda as response to a question raised by Selectman McGrath as to why the sale of condominiums in the 4 Site Drive business park did not receive Planning Board review and approval.

I sent a legal inquiry to Stephen Buckley of the New Hampshire Municipal Association asking how condominiums are treated under New Hampshire's statutes. In the attached email response dated October 13, 2017, Mr. Buckley explains that the State statutory definition of subdivision was revised to include condominium as a form of subdivision requiring local approval. To our knowledge, Hudson has not adopted this definition that includes condominium.

According to Mr. Buckley, in the absence of the term condominium in our subdivision definition, there is a presumption that the Town chose not to adopt the State's definition and to apply a separate subdivision approval process for condominiums, which are subject to the site plan review process that applies to all multi-family. Stephen went on to explain that if, on the other hand, the Town through its Planning Board has consistently required a separate subdivision approval process in addition to site plan approval, that fact could indicate legislative intent to follow the State definition of subdivision, notwithstanding the fact that the definition in our Subdivision Regulations did not change.

I have reviewed several past condominium projects, including the attached site plans for Cobblestone Village, Fox Hollow, and Sparkling River Condominiums. In all cases I have reviewed, condominiums in Hudson have only been approved through the site plan review process, and no subdivision approval was required or granted.

The Planning Board could, of course, propose a change to the definition of subdivision in Chapter 289 SUBDIVISION OF LAND to include condominiums if there is an identifiable need or benefit from doing so.

Thebarge, George

From: Legal Inquiries <legalinquiries@nhmunicipal.org>
Sent: Friday, October 13, 2017 2:13 PM
To: Thebarge, George
Subject: Town of Hudson
Attachments: Bussiere v Roberge.docx

Good Afternoon George:

You have posed a question about the authority of the Hudson Planning Board to exercise subdivision review authority over a condominium conveyance. As you correctly observe, RSA 672:14, I defines a "subdivision" as "the division of the lot, tract, or parcel of land into 2 or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale, rent, lease, **condominium conveyance** or building development" (emphasis added). Thus if the Hudson Planning Board were employing this statutory definition of "subdivision" then the Board would have jurisdiction over the division of a preexisting industrial/commercial leasehold units into condominium units.

Based upon the attached case, *Bussiere v Roberge*, 142 N.H. 905 (1998) if the Planning Board had adopted a narrower version of the definition of subdivision in the Hudson Subdivision Regulations that did not include condominium as a form of subdivision subject to regulation, then a condominium subdivision may not be subject to Hudson Planning Board jurisdiction.

There is a subdivision definition in Hudson Town Code Chapter 276, entitled Administrative Requirements and Definitions, §276-2, that does not refer to condominium conveyance. This fact might be reason enough to conclude Hudson has deliberately decided not to regulate condominiums as subdivisions. On the other hand, it might also be the case that notwithstanding the language of the subdivision and administrative regulations, Hudson has consistently interpreted its regulations as providing that the Hudson Planning Board does regulate condominiums as subdivisions. On this legal principle the NH Supreme Court said in *Win-Tasch v. Merrimack*, 120 N.H. 6 (1980) said:

It is a well established principle of statutory construction that a longstanding practical and plausible interpretation given a statute of doubtful meaning by those responsible for its implementation without any interference (from) the legislature is evidence that such a construction conforms to the legislative intent.

Without a more exhaustive search of your local regulations and interpretations thereof, all I can offer are these general legal principles for your consideration.

Stephen C. Buckley, Esq.
Legal Services Counsel
NH Municipal Association
25 Triangle Park Drive
Concord, NH 03301
Tel: (603) 224-7447
Email: legalinquiries@nhmunicipal.org

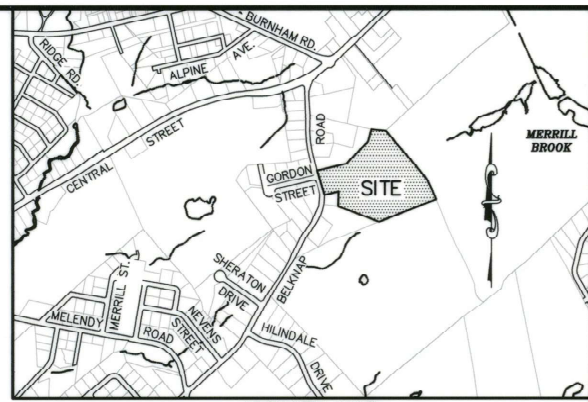
REFERENCE PLANS:

- 1. "LOT LINE RELOCATION PLAN - MAP 184/LOTS 26 & 27, 141 & 137 BELKNAP ROAD, HUDSON, NEW HAMPSHIRE, SCALE: 1"=50', DATED: JANUARY 20, 2014, PREPARED BY: MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC.
2. "BOUNDARY PLAN: LOT 20-27, DORIS & LOUIS PASKALI, BELKNAP ROAD, HUDSON, N.H., SCALE: 1"=50', DATED: 16 DEC. 1983, WITH REVISIONS THROUGH 1-6-84, PREPARED BY: GEORGE F. KELLER INC. H.C.R.D. PLAN NO. 27773.
3. "SUBDIVISION PLAN MAP 20/LOT 1, CLARK SUBDIVISION, BELKNAP ROAD, HUDSON, NEW HAMPSHIRE, SCALE: 1"=100', DATED: AUGUST 26, 1994, WITH REVISIONS THROUGH 9-22-95, PREPARED BY: MAYNARD & PAQUETTE, INC. H.C.R.D. PLAN NO. 27671.
4. "GORDON HEIGHTS REVISED, FINAL SUBDIVISION, PLAN OF LAND, OWNED BY: EMILE A. CHAGNON, JR., HUDSON, N.H., SCALE: 1"=50', DATED: MARCH 17, 1975, PREPARED BY: AMHERST SURVEY ASSOCIATES, INC. H.C.R.D. PLAN NO. 10188.
5. "TAX MAP 184/LOT 23, BOUNDARY PLAN, 149 BELKNAP ROAD, HUDSON, NH, SCALE: 1"=40', DATED: MARCH 8, 2010, WITH REVISIONS THROUGH 3/18/10, PREPARED BY: M.J. GRAINGER ENGINEERING, INC. H.C.R.D. PLAN NO. 36717.



GENERAL NOTES:

- 1. THE PURPOSE OF THIS PLAN IS TO DEPICT AN OVERVIEW OF A PROPOSED 55 AND OLDER, AGE RESTRICTED, HOUSING DEVELOPMENT ON TAX MAP 184; LOT 27 CONSISTING OF 28 UNITS, COMMUNITY BUILDING, ACCESS DRIVES, PARKING AND ASSOCIATED SITE IMPROVEMENTS AS SHOWN HEREON.
2. REFERENCE THIS PARCEL AS HUDSON ASSESSOR'S MAP 184; LOT 27.
3. AREA OF SUBJECT PARCEL = 662,803 SF, OR 15.215 ACRES.
4. THE SUBJECT PARCEL IS LOCATED IN THE RESIDENTIAL 2 (R-2) AND THE GENERAL (G) ZONING DISTRICTS AND IS SUBJECT TO THE FOLLOWING ZONING REQUIREMENTS:
RESIDENTIAL (R-2): MINIMUM LOT REQUIREMENTS: LOT AREA 43,360 SF, LOT FRONTAGE 120 FT (LOCAL), LOT FRONTAGE 150 FT (COLLECTOR), MINIMUM BUILDING SETBACKS: FRONT 30 FT (LOCAL), FRONT 50 FT (COLLECTOR), SIDE 15 FT, REAR 15 FT.
GENERAL (G): MINIMUM LOT REQUIREMENTS: LOT AREA 43,360 SF, LOT FRONTAGE 150 FT (LOCAL), LOT FRONTAGE 150 FT (COLLECTOR), MINIMUM BUILDING SETBACKS: FRONT 30 FT (LOCAL), FRONT 50 FT (COLLECTOR), SIDE 15 FT, REAR 15 FT.
5. OWNER OF RECORD: COBBLESTONE VILLAGE, LLC, 17 CARDINAL DRIVE, HUDSON, NH 03051, BK. 8786, PG. 1791.
6. EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, MAP NUMBER 33011C0518D, PANEL NUMBER 518 OF 701, EFFECTIVE DATE: SEPTEMBER 25, 2009 INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
7. BENCHMARKS SET AS NOTED, BASED ON NGVD 1929.



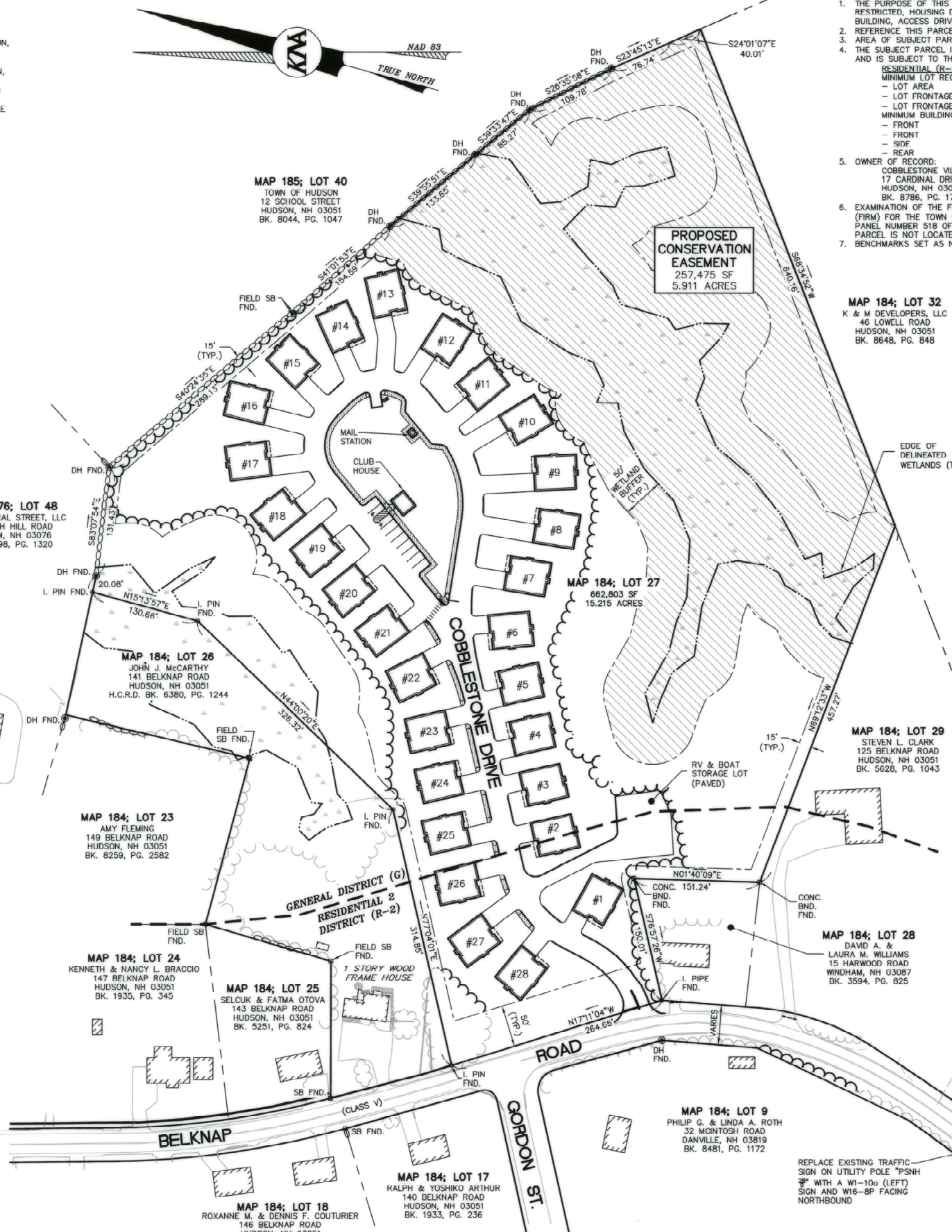
VICINITY MAP SCALE: 1" = 1,000'

NOTES: (CONTINUED)

- 8. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
9. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY THIS OFFICE IN SEPTEMBER 2014 AND IN PART OF ADDITIONAL FIELD DATA PROVIDED TO KEACH-NORDSTROM ASSOCIATES BY THE OWNER.
10. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED IN PART ON A FIELD SURVEY PERFORMED BY THIS OFFICE IN SEPTEMBER 2014 AND IN PART OF ADDITIONAL FIELD DATA PROVIDED TO KEACH-NORDSTROM ASSOCIATES BY THE OWNER.
11. HORIZONTAL DATUM IS NAD83. VERTICAL DATUM IS NGVD 1929. THE DATA WAS OBTAINED FROM NIDOT DISK - 229-0320 SET IN LEDGE ON WASON ROAD, HUDSON, NH.
12. WETLAND MAPPING WAS PERFORMED BY SCHAUER ENVIRONMENTAL CONSULTANTS, LLC ON AUGUST 12, 2014 AND FIELD LOCATED BY THIS OFFICE.
13. THE SITE-SPECIFIC SOIL MAPPING WAS PERFORMED BY SCHAUER ENVIRONMENTAL CONSULTANTS, LLC ON OCTOBER 17, 2014.
14. SUBJECT PARCEL IS SERVICED BY MUNICIPAL WATER AND SEWER, ON JANUARY 5, 2016 THE HUDSON BOARD OF SELECTMEN VOTED TO APPROVE THE PROPOSED WATERMAIN EXTENSION TO SERVE THIS PROPERTY.
15. PROPOSED USE: AGE RESTRICTED HOUSING
16. ALLOWABLE DENSITY:
TOTAL LOT AREA WETLAND AREA AREA >25% SLOPE BUILDABLE AREA FRONTAGE
662,803 SF 91,248 SF 9,284 SF 562,271 SF 264.65'
15.215 ACRES 2.095 ACRES 0.213 ACRES 12,908 ACRES
MAXIMUM DENSITY OF HOMES = 1 BEDROOM/10,000 SF OF BUILDABLE LAND = 562,271 SF/10,000 = 56 BEDROOMS = 56 BEDROOMS/2 BEDROOMS PER HOME = 28 HOMES
PROPOSED DENSITY OF HOMES = 28 HOMES (2 BEDROOMS EACH)
17. TOTAL BUILDING COVERAGE = 58,968 SF
PERCENT BUILDING COVERAGE = 58,968 SF/662,803 SF = 8.9%
AVERAGE BUILDING COVERAGE PER UNIT = 58,968 SF/28 UNITS = 2106 SF
18. PERMITS REQUIRED:
NHDES ALTERATION OF TERRAIN Aot-0909A
NHDES SEWER CONNECTION PERMIT D2015-0701
NHDES NOTICE OF INTENT REQUIRED PRIOR TO CONSTRUCTION
19. WAIVERS GRANTED ON MARCH 25, 2015:
HTC 275-9C - NOISE STUDY
HTC 275-9D - FISCAL IMPACT STUDY
20. WINTER ROAD MAINTENANCE SHALL BE CONDUCTED WITH LIMITED SALT USE. SNOW STORAGE SHALL BE ALONG BOTH SIDES OF THE ROADWAY AND IN THE MIDDLE OF THE CUL-DE-SAC. IF THESE AREAS BECOME FULL, SNOW SHALL BE TRUCKED OFF SITE ACCORDING TO ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
21. A CAP FEE IN THE AMOUNT OF \$459.36 PER NEW RESIDENTIAL UNIT IS TO BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EACH UNIT.
22. AN IMPACT FEE IN THE AMOUNT OF \$3,578.00 (SCHOOLS) PER NEW RESIDENTIAL UNIT IS TO BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EACH UNIT.
23. A RECREATION CONTRIBUTION IN THE AMOUNT OF \$400 PER RESIDENTIAL UNIT SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EACH UNIT.
24. AN OFFSITE ROADWAY IMPROVEMENT CONTRIBUTION, EXCLUSIVE TO THE IMPROVEMENTS OF BELKNAP ROAD, OF \$500 PER RESIDENTIAL UNIT SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EACH UNIT.
25. THIS LOT DEVELOPMENT IS SUBJECT TO A SEWER BETTERMENT FEE IN THE AMOUNT OF \$36,132.72, PAYABLE TO THE TOWN OF HUDSON SEWER UTILITY. THIS FEE IS IN ADDITION TO ALL OTHER APPLICABLE SEWER ASSESSMENT FEES CHARGED PER UNIT.
26. ONSITE DRAINAGE SYSTEM SHALL BE CONSTRUCTED AND MAINTAINED IN COMPLIANCE WITH LOCAL AND NHDES REQUIREMENTS FOR SUCH SYSTEMS. PERPETUAL MAINTENANCE OF THE STORMWATER STRUCTURES OUTSIDE THE BELKNAP ROAD RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE FUTURE HOMEOWNER'S ASSOCIATION.
27. CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 AM AND 7:00 PM, MONDAY THROUGH SATURDAY. CONSTRUCTION ACTIVITIES SHALL BE PROHIBITED ON SUNDAYS.
28. IF LOT DEVELOPMENT INVOLVES BLASTING AND/OR RAMMING OF BEDROCK MATERIALS, SAID ACTIVITIES SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY ONLY. SAID BLASTING/RAMMING ACTIVITIES SHALL BE PROHIBITED ON WEEKENDS.
29. THE ROAD NAME SHALL BE POSTED AT THE BEGINNING OF THE ROAD PRIOR TO CERTIFICATE OF OCCUPANCY SIGN OFF BY THE HUDSON FIRE DEPARTMENT.
30. ALL SITE IDENTIFICATION SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH ARTICLE XII OF THE HUDSON ZONING ORDINANCE AND APPROVED BY THE TOWN ZONING ADMINISTRATOR.
31. GREEN SPACE: 35% REQUIRED, 81% PROPOSED
32. PROPER EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO CLEARING AND EXCAVATION. THE CONTROLS SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL COMPLETION OF CONSTRUCTION. THE TOWN OF HUDSON RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES DURING CONSTRUCTION, IF NECESSARY.
33. AFTER THE ISSUANCE OF THE FOUNDATION PERMIT FOR EACH OF THE STRUCTURES INCLUDED IN THIS SITE PLAN AND PRIOR TO THE ISSUANCE OF EACH FRAMING PERMIT, THE APPLICANT SHALL SUBMIT TO THE HUDSON COMMUNITY DEVELOPMENT DEPARTMENT FOUNDATION "AS-BUILT" PLANS ON A TRANSPARENT AND TO THE SAME SCALE AS THE APPROVED SITE PLAN. EACH FOUNDATION "AS-BUILT" PLAN SHALL INCLUDE ALL STRUCTURAL DIMENSIONS AND LOT LINE SETBACK MEASUREMENTS TO THE FOUNDATION AND BE STAMPED BY A LICENSED LAND SURVEYOR. ANY DISCREPANCY BETWEEN THE APPROVED SITE PLAN AND FOUNDATION "AS-BUILT" PLAN SHALL BE DOCUMENTED BY THE APPLICANT AND BE PART OF THE FOUNDATION "AS-BUILT" SUBMISSION.
34. 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 WITH THE RECORD SITE PLAN.
35. SHEET 1 SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AND A FULL PLAN SET IS LOCATED AT THE HUDSON PLANNING OFFICE. ALL STIPULATIONS OF APPROVAL SHALL BE INCORPORATED INTO A DEVELOPMENT AGREEMENT, WHICH SHALL ALSO BE RECORDED AT THE H.C.R.D.
36. THE PROPOSED ROADWAY SHALL REMAIN PRIVATE AFTER CONSTRUCTION.
37. THIS APPROVAL IS SUBJECT TO FINAL ENGINEERING REVIEW.
38. THE NUMBER OF DWELLING UNITS FOR THIS DEVELOPMENT SHALL BE LIMITED TO 28; OTHER STRUCTURAL FEATURES INCLUDED IN THIS PLAN ARE: A CLUBHOUSE, MAIL STATION, AND RV AND BOAT STORAGE AREA.
39. ALL IMPROVEMENTS SHOWN ON THE PLAN, INCLUDING NOTES 1-39, SHALL BE COMPLETED IN THEIR ENTIRETY AND AT THE EXPENSE OF THE APPLICANT OR HIS ASSIGNS.

LEGEND

- STONE BOUND FOUND
IRON PIN FOUND
DRILL HOLE
ABUTTER LINE
PROPERTY LINE
WETLAND
CHAIN LINK FENCE
BARBED WIRE FENCE
TREELINE
RETAINING WALL
EDGE OF PAVEMENT
EDGE OF GRAVEL
STONEWALL
BUILDING SETBACK
EASEMENT
ZONE LINE
PROPOSED EDGE OF PAVEMENT
PROPOSED BITUMINOUS CURB
PROPOSED VERT. GRANITE CURB



MAP 176; LOT 48
193 CENTRAL STREET, LLC
21 BUSH HILL ROAD
PELHAM, NH 03076
BK. 6698, PG. 1320

MAP 184; LOT 28
JOHN J. MCCARTHY
141 BELKNAP ROAD
HUDSON, NH 03051
H.C.R.D. BK. 6380, PG. 1244

MAP 184; LOT 23
AMY FLEMING
149 BELKNAP ROAD
HUDSON, NH 03051
BK. 8259, PG. 2582

MAP 184; LOT 24
KENNETH & NANCY L. BRAGGIO
147 BELKNAP ROAD
HUDSON, NH 03051
BK. 1935, PG. 345

MAP 184; LOT 25
SELCLK & FATMA OTOVA
143 BELKNAP ROAD
HUDSON, NH 03051
BK. 9291, PG. 924

MAP 184; LOT 18
ROXANNE M. & DENNIS F. COUTURIER
148 BELKNAP ROAD
HUDSON, NH 03051
BK. 6400, PG. 372

MAP 184; LOT 17
RALPH & YOSHIO ARTHUR
140 BELKNAP ROAD
HUDSON, NH 03051
BK. 1933, PG. 236

MAP 184; LOT 9
PHILIP G. & LINDA A. ROTH
32 MCINTOSH ROAD
DANVILLE, NH 03819
BK. 8481, PG. 1172

MAP 184; LOT 28
DAVID A. & LAURA M. WILLIAMS
15 HARWOOD ROAD
WINDHAM, NH 03087
BK. 3594, PG. 825

MAP 184; LOT 29
STEVEN L. CLARK
125 BELKNAP ROAD
HUDSON, NH 03051
BK. 5628, PG. 1043

MAP 184; LOT 27
662,803 SF
15.215 ACRES

MAP 185; LOT 40
TOWN OF HUDSON
12 SCHOOL STREET
HUDSON, NH 03051
BK. 8044, PG. 1047

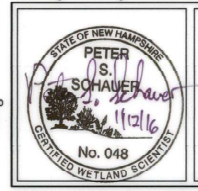
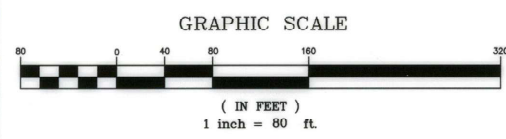
PROPOSED CONSERVATION EASEMENT
257,475 SF
5.911 ACRES



OWNER MAP 184; LOT 27
SIGNATURE: [Signature]
DATE: 1/12/16

NPDES NOTE
THIS PROJECT DISTURBS IN EXCESS OF 1-ACRE OF LAND. THEREFORE IT WILL BE REQUIRED TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND "OPERATOR" (GENERAL CONTRACTOR) SHALL EACH BE REQUIRED TO PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEETING THE REQUIREMENTS OF THE CURRENT CONSTRUCTION GENERAL PERMIT.

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.
APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: 3-23-16
SIGNATURE: [Signature] SIGNATURE DATE: 3-30-16
SIGNATURE: [Signature] SIGNATURE DATE: 3-30-16
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.



PETER S. SCHAUER, CERTIFIED WETLAND SCIENTIST #48, OF SCHAUER ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH PERFORMED THE WETLAND MAPPING ON AUGUST 12, 2014 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL-NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN SEPTEMBER 2014 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY/TOWN WITH WHICH IT IS LOCATED WITH A TRAVERSE ERROR OF CLOSURE FEET IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS AN URBAN STANDARD SURVEY, (CATEGORY 1, CONDITION 1) AS DEFINED IN THE NEW HAMPSHIRE LAND SURVEYORS ASSOCIATION ETHICS AND STANDARDS.
DATE: 1/12/16

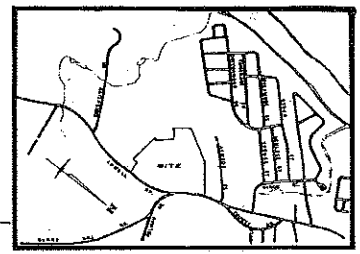
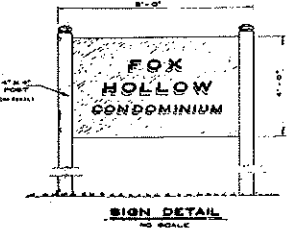
MASTER PLAN COBBLESTONE VILLAGE
MAP 184; LOT 27
137 BELKNAP ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY
OWNER OF RECORD: COBBLESTONE VILLAGE, LLC
APPLICANT: COBBLESTONE VILLAGE, LLC
KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881
REVISIONS table with columns No., DATE, DESCRIPTION, BY.
DATE: JANUARY 23, 2015 SCALE: 1" = 80'
PROJECT NO: 14-0721-1 SHEET 1 OF 28

NOTES - CONTINUED

- 17. THE DEVELOPER AGREES TO CONSTRUCT AT HIS EXPENSE, NOT LESS THAN 18" DIA. 10' DEPT. CONCRETE PIPE WITH 18" DIA. 10' DEPT. CONCRETE MANHOLES FOR USE AS A RAINFALL INFILTRATION SYSTEM. THE LOCATION OF THIS SYSTEM SHALL BE DETERMINED BY THE COMMUNITY DEVELOPMENT DEPARTMENT NOT LATER THAN 30 DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 18. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY NECESSARY PERMITS AND FEES.

LEGEND

- EXISTING CONTOUR
- PROPOSED FRONT COURTYARD
- PROPOSED SEWER LINE 6" DIA.
- PROPOSED DRAIN LINE 6" DIA.



PLAN REFERENCE

- 1. HERRING & CO. ENGINEERS, INC., 1000 N. STATE ST., SUITE 100, BOSTON, MASS. 02111
- 2. 1975 ZONING ORDINANCE, CHAPTER 21A, SECTION 21A.02(1), MERRIMACK, N.H.
- 3. 1975 ZONING ORDINANCE, CHAPTER 21A, SECTION 21A.02(2), MERRIMACK, N.H.
- 4. 1975 ZONING ORDINANCE, CHAPTER 21A, SECTION 21A.02(3), MERRIMACK, N.H.

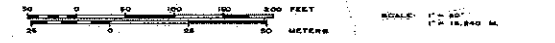
NOTES

- 1. THIS SITE IS TO BE DEVELOPED AS A 120 UNIT CONDOMINIUM.
- 2. THE TOTAL DEVELOPABLE AREA IS 3.25 ACRES (141,000 SQ. FT.).
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- 100. THE TOTAL DEVELOPABLE AREA IS 3.25 ACRES (141,000 SQ. FT.).

APPROVED
HUDSON PLANNING BOARD
DATE: 9/15/81
BY: [Signature]

THE UNDERSIGNED HEREBY AGREES TO PERFORM ALL OF THE IMPROVEMENTS AS SHOWN ON THIS SITE PLAN.
DATE: 9/15/81
DANA PATTERSON
OPTION HOLDER

SITE PLAN (MAP 15 - LOT 12)
FOX HOLLOW
LOWELL ROAD - HUDSON, N.H.
PREPARED FOR
DANA PATTERSON, INC.
DANIEL WEBSTER HWY. - MERRIMACK, N.H. - 03054 424-4781



15 SEPTEMBER 1981

ALLAN M. SWANSON, INC.
LAND SURVEYORS & PLANNERS - ENGINEERS
3 CONGRESS STREET - NASHUA, N.H. 03062

S.P.222-D

H.C.R.D. PLAN NO. 14742

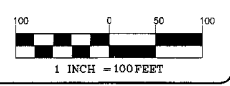
S.P.222-D



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

Engineers
Planners
Surveyors

TheDubayGroup.com



REVISIONS:
REV: DATE: COMMENT: BY:

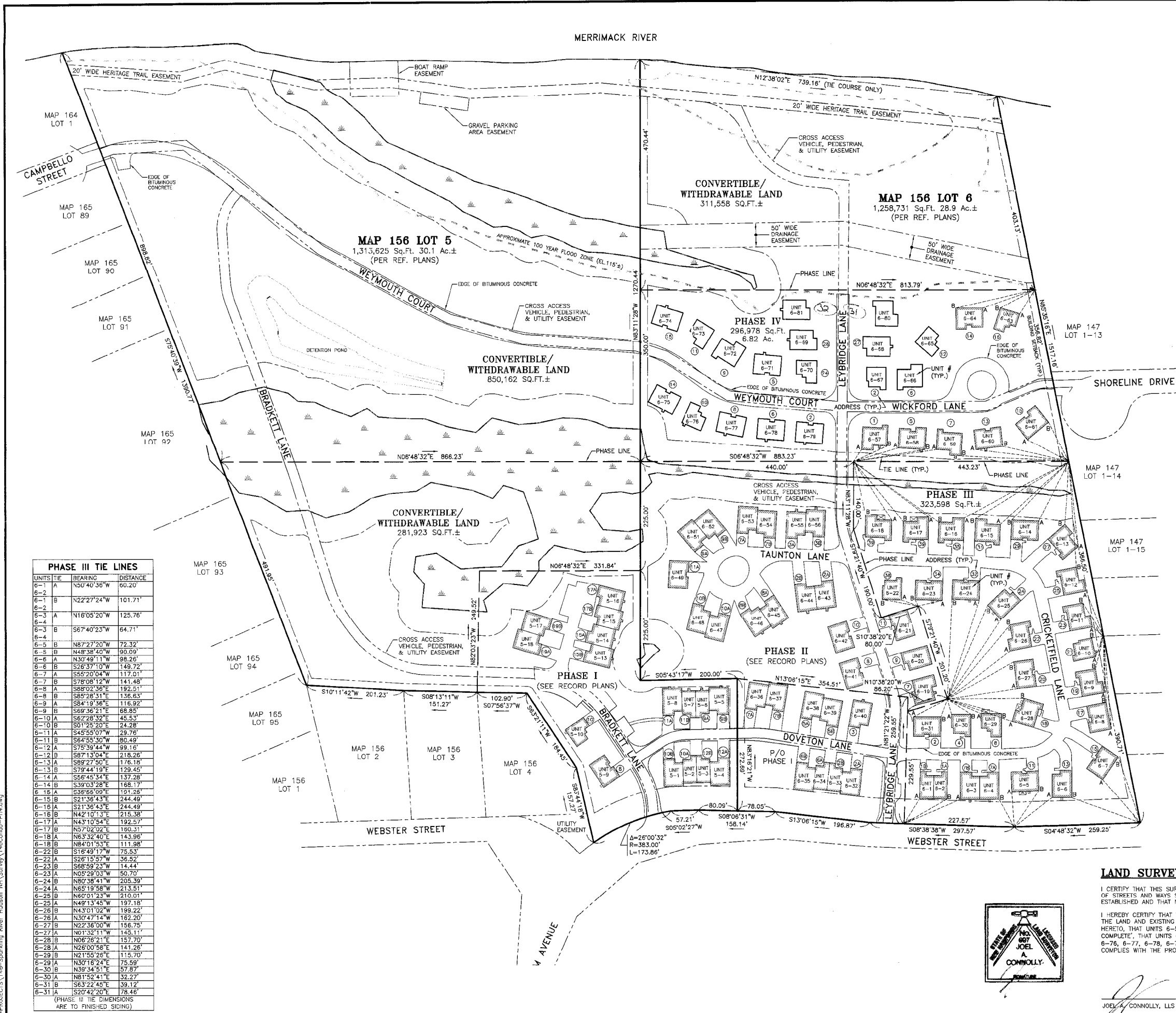
DRAWN BY: JAC
CHECKED BY: JAC
DATE: APRIL 30, 2015
SCALE: 1"=100'
FILE: 146Condo-Ph4

PROJECT:
**MAP 156 LOT 5 & 6
SPARKLING
RIVER
CONDOMINIUM**
WEBSTER STREET
HUDSON, NEW HAMPSHIRE

OWNER OF RECORD
SPARKLING RIVER, LLC
185 MAIN STREET
NASHUA, NH 03060
LOT 5
BOOK 7437 PAGE 1385
LOT 6
BOOK 7053 PAGE 261

SHEET TITLE:
**CONDOMINIUM
SITE PLAN
PHASE IV**

PROJECT #146 SHEET 1 of 1



PHASE IV TIE LINES

UNIT	TIE	BEARING	DISTANCE
6-57	A	N48°22'31"W	29.28'
6-57	B	N17°38'03"W	75.92'
6-58	A	N09°51'43"W	95.97'
6-58	B	N02°30'10"W	149.77'
6-59	A	N01°10'38"W	172.60'
6-59	B	S09°42'30"W	221.33'
6-60	A	S13°56'47"W	192.63'
6-60	B	S19°22'28"W	138.79'
6-61	A	S34°01'18"W	95.18'
6-61	B	S69°11'41"W	88.86'
6-63	A	S07°54'34"E	58.25'
6-63	B	S20°17'13"E	79.77'
6-64	A	S12°01'23"E	112.82'
6-64	B	S05°51'34"E	166.79'

PLAN REFERENCES:

- HILLSBOROUGH COUNTY REGISTRY OF DEEDS (H.C.R.D.) PLAN #33246.
- H.C.R.D. PLAN #33686.
- H.C.R.D. PLAN #34034.
- H.C.R.D. PLAN #34717.
- H.C.R.D. PLAN #35325.
- H.C.R.D. PLAN #37233.
- H.C.R.D. PLAN #37854.
- H.C.R.D. PLAN #38204.
- H.C.R.D. PLAN #38277.
- H.C.R.D. PLAN #38314.
- H.C.R.D. PLAN #38359.

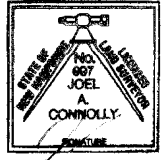
NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW PHASE IV OF SPARKLING RIVER CONDOMINIUM. REFER TO PREVIOUSLY RECORDED PLANS AND CERTIFICATIONS FOR PHASE I, II, & III.
- THE AS-BUILT INFORMATION SHOWN HEREON FOR PHASE III AND PHASE IV IS BASED ON A FIELD SURVEY BY THIS OFFICE BETWEEN NOVEMBER 2014 AND APRIL 2015. ALL OTHER INFORMATION WAS TAKEN FROM RECORD PLANS.
- BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM PLANS RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
- ALL UNITS IN PHASE I AND PHASE II ARE COMPLETE (PER REFERENCE PLANS). ALL UNITS IN PHASE III ARE COMPLETE WITH THE EXCEPTION OF UNITS 6-11 AND 6-38 THAT ARE NOT YET COMPLETE (6-11 & 6-38 ARE FOUNDATIONS ONLY).
- IN ADDITION TO EASEMENTS SHOWN HEREON MAP 156 LOTS 5 & 6 ARE SUBJECT TO A WATERLINE EASEMENT RECORDED IN BOOK 8648 PAGE 0850, AN EMERGENCY ACCESS EASEMENT RECORDED IN BOOK 7395 PAGE 0042, AND A DRAINAGE EASEMENT TO THE TOWN OF HUDSON RECORDED IN BOOK 7395 PAGE 0040.
- REFER TO DECLARATION OF CONDOMINIUM RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS IN BOOK 7673 PAGE 0584, AMENDMENTS TO DECLARATION OF CONDOMINIUM RECORDED IN BOOK 7838 PAGE 1142, BOOK 7861 PAGE 0135, BOOK 8477 PAGE 2060, BOOK 8611 PAGE 1400, & BOOK 8616, PAGE 0878, AND PLANS ON FILE AT THE TOWN OF HUDSON FOR ADDITIONAL INFORMATION.

LAND SURVEYORS CERTIFICATION:

I CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF THE LAND AND EXISTING IMPROVEMENTS AND TO THE EXTENT FEASIBLE, ALL EASEMENTS APPURTENANT HERETO, THAT UNITS 6-57, 6-58, 6-59, 6-60, 6-61, 6-63, & 6-64 DEPICTED HEREON ARE "NOT YET COMPLETE", THAT UNITS 6-65, 6-66, 6-67, 6-68, 6-69, 6-70, 6-71, 6-72, 6-73, 6-74, 6-75, 6-76, 6-77, 6-78, 6-79, 6-80, 6-81 DEPICTED HEREON ARE "NOT YET BEGUN" AND THAT THIS PLAN COMPLIES WITH THE PROVISIONS OF RSA 356-B:20 I & V.

I HEREBY CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE LAND AND EXISTING IMPROVEMENTS AND TO THE EXTENT FEASIBLE, ALL EASEMENTS APPURTENANT HERETO, THAT UNITS 6-57, 6-58, 6-59, 6-60, 6-61, 6-63, & 6-64 DEPICTED HEREON ARE "NOT YET COMPLETE", THAT UNITS 6-65, 6-66, 6-67, 6-68, 6-69, 6-70, 6-71, 6-72, 6-73, 6-74, 6-75, 6-76, 6-77, 6-78, 6-79, 6-80, 6-81 DEPICTED HEREON ARE "NOT YET BEGUN" AND THAT THIS PLAN COMPLIES WITH THE PROVISIONS OF RSA 356-B:20 I & V.



JOEL A. CONNOLLY, L.L.S. #997
DATE: 5/5/2015

PHASE III TIE LINES

UNITS	TIE	BEARING	DISTANCE
6-1	A	N50°40'36"W	60.20'
6-2	A	N22°27'24"W	101.71'
6-2	B	N16°05'20"W	125.76'
6-3	A	S67°40'23"W	64.71'
6-4	A	N87°27'20"W	72.32'
6-5	B	N48°38'40"W	90.09'
6-6	A	N30°49'11"W	98.26'
6-6	B	S26°37'10"W	149.72'
6-7	A	S55°20'04"W	117.01'
6-7	B	S78°08'12"W	141.48'
6-8	A	S68°02'38"E	192.51'
6-8	B	S85°28'31"E	136.83'
6-9	A	S84°19'36"E	116.92'
6-9	B	S69°36'21"E	68.85'
6-10	A	S67°28'32"E	45.53'
6-10	B	S01°25'20"E	24.28'
6-11	A	S45°59'07"W	29.76'
6-11	B	S64°55'30"W	80.49'
6-12	A	S75°39'44"W	99.16'
6-12	B	S87°13'04"E	218.26'
6-13	A	S89°27'50"E	176.18'
6-13	B	S79°44'19"E	129.45'
6-14	A	S56°45'34"E	137.28'
6-14	B	S39°03'28"E	168.17'
6-15	A	S38°56'09"E	191.28'
6-15	B	S21°38'43"E	244.49'
6-16	A	S21°36'43"E	244.49'
6-16	B	N42°10'13"E	215.38'
6-17	A	N43°10'54"E	192.57'
6-17	B	N5°02'02"E	160.31'
6-18	A	N63°32'40"E	143.96'
6-18	B	N84°01'53"E	111.98'
6-22	A	S18°49'17"W	75.63'
6-22	B	S28°15'57"W	38.52'
6-23	A	S68°59'23"W	14.44'
6-23	B	N05°29'03"W	50.70'
6-24	A	N80°38'41"W	205.39'
6-24	B	N65°19'58"W	213.51'
6-25	A	N60°01'23"W	210.01'
6-25	B	N49°13'45"W	197.18'
6-26	A	N43°01'02"W	199.22'
6-26	B	N30°47'14"W	162.20'
6-27	A	N22°38'00"W	156.75'
6-27	B	N01°32'11"W	145.11'
6-28	A	N06°26'21"E	157.70'
6-28	B	N28°00'58"E	141.26'
6-29	A	N21°53'28"E	115.70'
6-29	B	N30°18'24"E	75.59'
6-30	A	N39°34'51"E	57.87'
6-30	B	N81°52'41"E	32.27'
6-31	A	S63°22'45"E	39.12'
6-31	B	S20°42'20"E	78.46'

(PHASE III TIE DIMENSIONS ARE TO FINISHED SIDING)

N:\PROJECTS\146-Sparkling River Hudson NH\Survey\146Condo-Ph4.dwg