



TOWN OF HUDSON



Planning Board

Glenn Della-Monica, Chairman

Marilyn McGrath, Selectmen Liaison

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

PUBLIC MEETING TOWN OF HUDSON, NH JUNE 21, 2017

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, June 21, 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)
 - 17 May 17 Meeting Minutes – Decisions

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

- XIV. NEW BUSINESS/PUBLIC HEARINGS

- A. Stateline Self Storage
SP# 04-17

85 River Road
Map 251/Lot 5

Purpose of Plan: to present layout and construction documents to obtain required permits and approvals for construction of self-storage mini-warehouse. The storage units are pre-engineered metal buildings. Hearing continued, date specific, from the 4/19/2017 Planning Board meeting.

- B. Executive Drive 2-Lot Subdivision
SB# 03-17

4 Executive Drive
Map 210/Lot 1

Purpose of Plan: to depict the subdivision of Map 210, Lot 1, into two separate lots. Application Acceptance & Hearing.

C. Irving Oil Retail Motor Fuel Outlet
SP# 08-17

4 Executive Drive
Map 210/Lot 1-1

Purpose of Plan: to develop a retail motor fuel outlet consisting of a 4,350 sf convenience store with two fuel dispensing canopies and associated amenities. Application Acceptance & Hearing.

D. Derry Street 4-Lot Subdivision
SB# 04-17

25 Derry Street
Map 174/Lot 79

Purpose of Plan: to depict the subdivision of Map 174, Lot 79, into four separate lots. Application Acceptance & Hearing.

XV. OTHER BUSINESS
XVI. ADJOURNMENT

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

The public is invited to attend.

John M. Cashell
Town Planner

POSTED: Town Hall, Library & Post Office – 06-08-17

Stateline Self-Storage

Staff Report
21 June 2017

SITE: 85 River Road -- Map 251/Lot 5 -- SP# 04-17

ZONING: Residential-Two (R-2) – Minimum Lot Size w/out sewer or water 60,000 sf for a duplex and 43,560 sf (1 acre) for a single-family dwelling and 150 ft. of frontage.

PURPOSE OF PLAN: to present layout and construction documents to obtain required permits and approvals for construction of self-storage mini-warehouse. The storage units are pre-engineered metal buildings. Hearing continued, date specific, from the 4/19/2017 Planning Board meeting.

PLAN UNDER REVIEW ENTITLED: Non-Residential Site Plan Self-Storage Mini-Warehouse in the Town of Hudson, New Hampshire, Map 251 Lot 5, 85 River Road, Hudson, NH 03051, dated: 2 FEB 17, last revised 7 JUN 17, consisting of Sheets 1 – 6 and General Notes 1 – 21 on the Cover Sheet (plans attached hereto).

ATTACHMENTS:

1. Site Plan Application, including Project Narrative, Checklist, date stamped 8 FEB 17 – Attachment “A”.
2. CLD’s Initial Comments Report, dated 2 MAR 17 – “B”.
3. TAJ Engineering, LLC Response Letter, date stamped 08 JUN 17 – “C”.
4. Comments/Memos from Zoning Administrator, Town Eng., Road Agent, HFD Deputy Fire Chief and Asst. Assessor, and Police Dept.- “D”.
5. CAP Fee is \$7232.00 (i.e., 11,300 sf of warehousing space X \$0.64 per sf)

REQUESTED WAIVERS:

1. HTC 275-8.G – Industrial Parking Requirement
2. HTC 275-8.(6) – Off-Street Parking Space Requirement

OUTSTANDING ISSUES:

1. Please see CLD’s Initial Comments Report “B” and – TAJ Engineering, LLC Response Letter, date stamped 08 JUN 17 “C”, together with the attached revised plans.

Ulery – Felt offsite parking seemed fine.

Brackett – Suggested expanding snow storage site to handle additional parking. Would/will need easement for this.

Brackett – Landscape the front to dress it up

Della-Monica – Landscape along North fencing and South fencing line.

1. Suggested expand snow storage area to handle onsite parking. Easement? **Status:** snow storage area has been expanded. A note has been added to the Plan, Sheet 3 of 6 (bottom center) regarding the removal of excess snow. No customer onsite parking is provided, but 7 new parking spaces are shown on the north side of the abutting property. Note: part of the board's 5/17/17 review on this topic provided for this offsite parking, i.e., provided a parking easement is provided and favorably reviewed by Town Counsel prior to Planning Board endorsement of the Plan.
2. Landscape improvements front and side lot line. **Status:** enhanced landscaping for said areas is now shown on the revised Plan; please see Sheet 3 and landscape planting details on Sheet 6 of 6.
3. Move front fence line back (further) from River Road. **Status:** this has been provided, as shown on Sheets 3 and details on Sheet 5 of 6.
4. 200' Frontage waiver determination by Bruce Buttrick. **Status:** Does not apply (see attached Zoning Determination).
5. Off-street parking waiver – Show what would be plausible on site. **Status:** 7 new parking spaces are shown on the north side of the abutting Convenience Store parcel, which is owned by the owner of the self-storage facility. Onsite parking is not provided.
6. Traffic study – **Status:** N/A, per board 5/17/17 review.
7. Noise Study – **Status:** N/A, per board 5/17/17 review..
8. Driveway Permit requirements – **Status:** N/A, per board 5/17/17 review; using existing curb cut.
9. Lighting Plan clarification. **Status:** please see exterior lighting plan and light fixture details on Sheet 5 of 6, which also includes the decorative fence details for the fence setback along the front lot line, per the board's 5/17/17 review.
10. "No Trucks" Sign needs clarification to show weight & size. **Status:** please see the truck limitation sign and details of same on Sheets 3 & 5 of 6.
11. Require 12' wide frontage easement along River Road for future widening of said way. **Status:** Note of said 12' wide easement shown on Sheet 3 of 6. Note: this easement requires review and favorable recommendation of Town Counsel prior to Planning Board endorsement of the Site Plan.
12. Plans to show no wetland and/or wetland buffer impacts. **Status:** the revised plans provide for same.
13. The entrance of the driveway throughout the Plan sheets indicates that it will be comprised of gravel. A commercial driveway, in particular, should have a bit conc. surface, impervious or otherwise.

No other outstanding issues remain.

RECOMMENDATION: For this second hearing, staff recommends for the public hearing to be opened, and review of the revised plans continue until the board is satisfied with the attached plans or further revisions are determined of same. If, after this review, the board finds the Plan in order, staff recommends approval of same, as provided in the below DRAFT MOTIONS.

APPLICATION TRACKING:

8 FEB 17 - Application submitted.

29 MAR 17- Initial public hearing scheduled, but postponed, per written request of Applicant.

19 APR 17 - Initial public hearing scheduled, but postponed, per written request of Applicant.

17 May 17 – Initial public hearing conducted, application accepted and hearing deferred, date specific, to the 21 Jun 17 meeting.

DRAFT MOTION:

I move to defer further review of the Mac Thompson Site Plan Site Plan application date specific to the 19 Jul 17 meeting.

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

WAIVER MOTIONS:

1. HTC 275-8.G – Industrial Parking Requirement

I move to grant the requested waiver - HTC 275-8.G – Industrial Parking Requirement - 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; further the applicant has proposed 7 new customer parking spaces on the abutting convenience store parcel, which, by easement, will provide perpetual parking spaces providing for the need of the self-storage facility.

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

2. HTC 275-8.(6) – Off-Street Parking Space Requirement

I move to grant the requested waiver - HTC 275-8.(6) – Off-Street Parking Space Requirement - 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; further the applicant has proposed 7 new customer parking spaces on the abutting convenience store parcel, which, by easement, will provide perpetual parking spaces providing for the need of the self-storage facility.

MOTION TO APPROVE:

I move to approve the Site Plan entitled: Non-Residential Site Plan Self-Storage Mini-Warehouse in the Town of Hudson, New Hampshire, Map 251 Lot 5, 85 River Road, Hudson, NH 03051, dated: 2 FEB 17, last revised 7 JUN 17, consisting of Sheets 1 – 6 and General Notes 1 – 21 on the Cover Sheet, in accordance with the following terms and conditions:

1. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Site Plan-of-Record.
2. The easement to provide for the 12 ft. in-width future widening of River Rd., together with the parking easement provided on 83 River Rd., Map 251, Lot 6, for the benefit of offsite parking needs pertaining to the self-storage facility located on the development lot shall be favorably reviewed and recommended on by Town Counsel prior to Planning Board endorsement of the Plan.
3. All improvements shown on the Site Plan-of-Record, including Notes 1- 21, shall be completed in their entirety and at the expense of the Applicant or his assigns.
4. A cost allocation procedure (CAP) amount of \$7,232.00 shall be paid prior to the issuance of a Certificate of Occupancy, and a new Note 22 shall be inscribed on the Plan to reflect said CAP Fee amount, i.e., prior to Planning Board endorsement of same.
5. 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 Planning Board approved site plan.
6. Maintenance of the onsite drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems.
7. 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.
8. Refuse removal shall not occur earlier than 7:00 A.M. nor later than 7:00 P.M., Monday thru Saturday only.
9. This plan shall be subject to final engineering review and approval.

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



~A~

Project Narrative

Proposed Stateline Self Storage

85 River Road, Hudson, NH 03051 (Map 251, Lot 5)

February 6, 2017

A one story wood frame single family house currently exists at the subject property, located at the above referenced address. There is no town water and sewer at this site. Historically, in addition to the house, the site has also been utilized as a "used car lot".

It is proposed to demolish the house and all its appurtenances except the on-side water well, which is located in the proximity of the northerly property line. About 55% of the site, from middle of the site to the back, is open space consisting of woods, steep slopes and Limit Brook which flows through westerly end of the site.

The proposed project is located in front and east side of the property in an unpaved open area, approximately 45% of the site, with a mild slope fronting River Road. The facility consists of three rows of one story pre-engineered self storage metal buildings varying in unit sizes of 5'x10' to 10'x20', built on concrete slab at grade, 5100 SF, 5100 SF and 1700 SF each. All setback requirements are met. Width of proposed aisles and driveways vary from 24' to 26', with bituminous curb at some locations to direct the surface runoff. Site drainage is addressed by surface runoff and minimal grading of the existing topography and overall impact to the area. One large retention basin in front and two smaller detention basins in the back are designed per the "Town of Hudson land use and storm water management regulations of 2016" to receive, store and recharge the storm runoff.

Due to the configuration of the site and limited available feasible development space, an office or custodian housing is not proposed. As a result, no on-site parking spaces are proposed neither. The owner of the property/proposed facility owns and operates the adjacent property/convenience store at #83 River Road. Any in-person transactions for the proposed facility, if needs be, will be handled at this location (#83 River Road), which has ten available parking spaces.

The proposed procedure for the use of the facility by the customers would be;

- rent storage unit, complete transaction over the phone and obtain gate password,
- pass through the gate and drive into the facility using the given password,
- park in front of the rented unit to load/unload,
- leave the gated site using the password.



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

Date of Application: 2/2/2017 Tax Map # 251 Lot # 5
Name of Project: Stateline Self Storage
Zoning District: General SP# 04-17
ZBA Action:

PROPERTY OWNER: DEVELOPER:
Name: Ajit Patel Ajit Patel
Address: 8 Nothingham Road 8 Nothingham Road
Address: Tyngsborough, MA 01879 Tyngsborough, MA 01879
Telephone # 603-880-7655 / 508-733-6908 603-880-7655 / 508-733-6908
Fax # 978-524-6706 978-524-6706
Email: apatel@ixysic.com apatel@ixysic.com

PROJECT ENGINEER SURVEYOR
Name: Taj Engineering, LLC Taj Engineering, LLC
Address: 225 Stedman Street 225 Stedman Street
Address: Suite 36B, Lowell, MA 01851 Suite 36B, Lowell, MA 01851
Telephone # 978-250-8173 978-250-8173
Fax # 978-937-1924 978-937-1924
Email: tajengg@aol.com tajengg@aol.com

PURPOSE OF PLAN:

TO PRESENT LAYOUT AND CONSTRUCTION DOCUMENTS TO OBTAIN REQUIRED PERMITS AND APPROVALS FOR CONSTRUCTION OF SELF STORAGE MINI-WAREHOUSE. THE STORAGE UNITS ARE PRE-ENGINEERED METAL BUILDINGS.

For Town Use
Plan Routing Date: 2-14-17 Sub/Site Date: 3-22-17
I have no comments I have comments (attach to form)
Title: Date:
DEPT: Zoning Engineering Assessor Police Fire Planning
Fees Paid: \$3430.04

original

**PLANNING BOARD
NOTICE TO SITE PLAN APPLICANTS**

The following information is required to be filed with the Community Development Department at the time of site plan application.

Note: An appointment is required to file applications.

1. One original and one copy of the completed application.
2. Submission of eight (8) full sets of Site Plans (sheet size: 22" x 34") shall be submitted at the time of application filing, followed by the submission of seventeen (17) 11" X 17" plan sets (revised if applicable) to the Community Development Department no later than 10:00 A.M. Tuesday the week prior to the scheduled public hearing.
3. One (1) copy of the project narrative, describing the project, shall be attached to each submitted plan set.
4. All plans shall be folded and all pertinent data shall be attached to the plans with an elastic band.
5. All plan revisions and supporting documentation must be submitted to the Community Development Department no later than 10:00 A.M., Tuesday the week prior to the scheduled Planning meeting.
6. Five (5) 22" x 34" copies of the plan shall be brought to the Planning Board meeting and distributed to the Planning Board members at the meeting.
7. Three (3) sets of mailing labels for abutter notifications.
8. Applications and plans shall be made in writing and by electronic filing (in pdf format).
9. **Applications shall include the submission of a Zoning Determination prepared by the Zoning Administrator.**

2012 SITE PLAN APPLICATION FEES

FEE TYPE	AMOUNT	ACCOUNT
Consultant Review	\$600.00/acre of total lot area* or \$1,250.00 (whichever is greater)* *Estimated cost, billing based on actual hours expended multiplied by hourly rates, plus expenses	1350-***
Town General Review Fees/Application Fee		
Multi-Family	\$105.00/unit for 3-50units;	
Commercial/Semi-Public/Civic/Recreational	\$157.00/1,000 sf. for first 100,000 sf of bldg. area; \$78.50/1,000 sf thereafter	GEN 4313
Industrial	\$150.00/1,000 sf for first 100,000 sf of bldg. area; 78.50/1,000 sf thereafter	
No-Buildings	\$30.00 per 1,000 sf of proposed developed area	
Conceptual Review	\$100.00	GEN 4313
ZBA Input	\$100.00	GEN 4313
On Site Signs Advertising	\$15.00 \$40.00 (Flat fee)	GEN 4313 GEN 4313
Tax Map Updating	\$275.00 (flat fee)	1312-505
Postage	USPS Current Rates	GEN 4313
Recording Fees Plan Easements	\$24.00/sheet + \$2.00 surcharge \$10.00/ first sheet \$4.00 thereafter+ \$2.00 surcharge + first class postage (fees dictated by HCRD) \$25.00 Land & Community Heritage Investment Program (LCHIP) fee	GEN 4313

SITE DATA SHEET

PLAN NAME: Non-residential Site Plan / Self Storage Mini-Warehouse

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 251 LOT 5

DATE: 2/2/2017

Location by Street 85 River Road

Zoning: General Business (G1)

Proposed Land Use: Self storage mini-warehouse

Existing Use: Used car lot - Single family residence

Surrounding Land Use(s): Commercial, office, single family residence

Number of Lots Occupied: One (Map 251, Lot 5)

Existing Area Covered by Building: 1495 SF

Existing Buildings to be removed: One building - 1495 SF

Proposed Area Covered by Building: 11,900 SF

Open Space Proposed: 55%

Open Space Required: 35%

Total Area: S.F.: 82,277.88 Acres: 1.89

Area in Wetland: 12,500± SF Area Steep Slopes: 17,000± SF

Required Lot Size: 87,120 SF

Existing Frontage: 157.99'

Required Frontage: 200'

Building Setbacks: Required* Proposed

Front: 50' 51'

Side: 15' 15.4' - 26.0'

Rear: 15' 260'

**SITE PLAN DATA SHEET
(Continued)**

Flood Zone Reference: FEMA Flood Insurance Rate Map (FIRM)# 33011C0658D
(Effective Date 9/25/2009)

Width of Driveways: 24'

Number of Curb Cuts: One (existing)

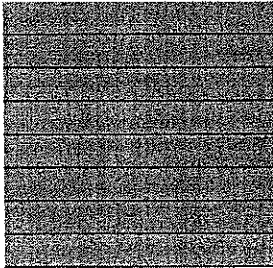
Proposed Parking Spaces: None

Required Parking Spaces: 20

Basis of Required Parking (Use): Self Storage Units

Dates/Case #/Description/Stipulations
of ZBA, Conservation Commission,
NH Wetlands Board Actions: Letter of 8/24/2016 from Zoning Administrator /
(Attach stipulations on separate sheet) Code Enforcement Officer

Hudson Town Code

<u>Waivers Requested:</u>	<u>Reference</u>	<u>Regulation Description</u>
	1. <u>HTC 275-8G</u>	<u>Industrial Parking Requirement</u>
	2. <u>HTC 334-27-Attachment 4</u>	<u>200' Frontage Requirement</u>
	3. <u>HTC 275-8(6)</u>	<u>Off-Street Loading Space Requirement</u>
	4. <u>HTC 275-9B</u>	<u>Traffic Study</u>
	5. <u>HTC 275-9C</u>	<u>Noise Study</u>
	6. <u>HTC 275-9D</u>	<u>Fiscal Impact Study</u>
	7. <u>HTC 275-9G(6)</u>	<u>Existing curb cut is being used</u>
	8. <u>HTC 275-9I</u>	<u>Environmental Impact Study</u>

(Left column for Town Use)

Impact Fees:
C.A.P Fee: _____

Development Agreement
Proposed: See submitted site plans

<i>For Town Use</i>	
Data Sheet Checked By: _____	Date: _____

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

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

Applicant Initials		Staff Initials
<u>HSA</u>	a) Submission of nine (9) full sets of Site Plans (sheet size: 22" x 34") shall be submitted at the time of application filing, followed by the submission of seventeen (17) 11" X 17" plan sets (revised if applicable) to the Community Development Department no later than 10:00 A.M., Tuesday the week prior to the scheduled public hearing/conceptual review date.	_____
<u>HSA</u>	b) A Site Plan narrative, describing the purpose, locations, long-range plans, impacts on traffic, schools, and utilities	_____
<u>HSA</u>	c) Plan scale at not less the one inch equals fifty feet (1" = 50')	_____
<u>HSA</u>	d) Locus plan with 1,000' minimum radius of site to surrounding area	_____
<u>HSA</u>	e) Plan date by day/month/year	_____
_____	f) Revision block inscribed on the plan	_____
<u>HSA</u>	g) Planning Board approval block inscribed on the plan	_____
<u>HSA</u>	h) Title of project inscribed on the plan	_____
<u>HSA</u>	i) Names and addresses of property owners and their signatures inscribed on the plan	_____
<u>HSA</u>	j) North point inscribed on the plan	_____
<u>HSA</u>	k) Property lines: exact locations and dimensions	_____
<u>HSA</u>	l) Square feet and acreage of site	_____
<u>HSA</u>	m) Square feet of each building (existing and proposed)	_____
<u>HSA</u>	n) Names and addresses of bordering abutters, as shown on Tax Assessor's records not more than five (5) days prior to application date to be listed on the plan.	_____

Applicant
Initials

Staff
Initials

- ~~HSA~~ o) Location of all structures, roads, wetlands, hydrants, wells, septic systems, 4k reserve areas, floodways/floodplains, driveways, travel areas, parking areas and natural features within 200 feet of the tract _____
- ~~HSA~~ p) Locations of existing and proposed permanent monuments and bench marks within 200 feet of the development tract _____
- ~~HSA~~ q) Pertinent highway projects _____
- ~~HSA~~ r) Assessor's Map and Lot number(s) _____
- ~~HSA~~ s) Waiver application form shall be submitted with the site plan application, note on plan listing waivers requested/granted; and all waivers granted to the site plan regulations shall be listed on the final plan; waivers to checklist shall be reduced to writing and be signed by the Planning Board Chairman and Planning Board Secretary and recorded with the plan _____
- ~~HSA~~ t) Delineate zoning district on the plan _____
- ~~HSA~~ u) Storm water drainage plan _____
- ~~HSA~~ v) Topographical elevations at 2-foot intervals contours: existing and proposed _____
- ~~HSA~~ w) Utilities: existing and proposed _____
- ~~HSA~~ x) Parking: existing and proposed _____
- ~~N/A~~ y) Parking space: length and width _____
- ~~HSA~~ z) Aisle width/maneuvering space _____
- ~~HSA~~ aa) Landscaping: existing and proposed _____
- ~~HSA~~ ab) Building and wetland setback lines _____
- ~~HSA~~ ac) Curb cuts _____
- ~~HSA~~ ad) Rights of way: existing and proposed _____
- ~~HSA~~ ae) Sidewalks: existing and proposed _____
- ~~HSA~~ af) Exterior lighting plan _____
- ~~HSA~~ ag) Sign locations: size and design _____
- ~~N/A~~ ah) Water mains and sewerage lines _____
- ~~N/A~~ ai) Location of dumpsters on concrete pads _____
- ~~HSA~~ aj) All notes from plats _____

Applicant Initials		Staff Initials
HSA	ak) Buffer as required by site plan regulations	_____
HSA	al) Green and open space requirements met with both types of spaces inscribed on the plan	_____
HSA	am) Soil types and boundaries, Note: If site contains marginal or questionable soils, a High Intensity Soil, Survey (HISS) may be deemed necessary to submit as part of the application. Said HISS, if required, shall be performed by a State of New Hampshire Certified Soil Scientist, who shall affix his/her stamp and signature shall be inscribed on the plan.	_____
HSA	an) Wetlands (and poorly-drained and very poorly-drained soils; also identified as Class 5 and Class 6 High Intensity Soil Survey (HISS soils), and permanent and seasonal wetlands shall be identified on the plan by a New Hampshire certified wetland or soil scientist, who shall affix his/her stamp and signature to the respective plan.	_____
HSA	ao) "Valid for one year after approval" statement inscribed on the plan.	_____
N/A	ap) Loading bays/docks	_____
HSA	aq) State of New Hampshire engineer's stamp, signature, surveyor's stamp, and signature	_____
HSA	ar) Error of closure (1 in 10,000 or better)	_____
HSA	as) Drafting errors/omissions	_____
HSA	at) Developer names, addresses, telephone numbers and signatures	_____
N/A	au) Photographs, electronic/digital display or video of site and area	_____
N/A	av) Attach one (1) copy of the building elevations	_____
N/A	aw) Fiscal impact study	_____
HSA	ax) Traffic study	_____
N/A	ay) Noise study	_____

Applicant
Initials

Staff
Initials

N/A az) Copies of any proposed or existing easements, covenants, deed restrictions, right of way agreements or other similar documents _____

N/A ba) Copy of applicable Town, State, Federal approval/permits to include but not limited to the following: _____

- industrial discharge application
- sewer application
- flood plain permit
- wetlands special exception
- variance
- erosion control permit (149:8a)
- septic construction approval
- dredge and fill permit
- curb cut permit
- shore-land protection certification in accordance with RSA483-B
- if applicable, review application with Lower Merrimack River Local Advisory Committee (LMRLAC) and attach LMRLAC project comments hereto.

HSA bb) Presentation plan (colored, with color-coded bar chart) _____

HSA bc) Fees paid to clerk _____

HSA bd) Five (5) 22" x 34" copies of the plan shall be brought to the Planning Board meeting and distributed to the Planning Board members at the meeting. Note: for all subsequent meetings involving revised plans, five 22" x 34" copies of said plan shall be brought to the meeting for distribution to the board members. _____

*Under the purview of the Planning Board, any and all items may be waived.

~~HTC 275-8G - Industrial parking requirement~~

~~HTC 275-87 Attachment 4 - 200' Frontage requirement~~

~~HTC 275-8(6) - Off street loading space requirement~~

~~HTC 275-9B - Traffic study~~

~~HTC 275-9C - Noise study~~

~~HTC 275-9D - Final impact study~~

~~HTC 275-98(6) - Existing curb cut is being used~~

~~HTC 275-9I - Environmental impact study~~

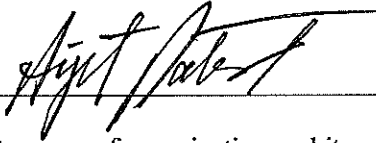
HTC 275-B(6) OFF-STREET PARKING SPACE REQUIREMENT

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

I hereby apply for 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 Planning Board, in development and construction of this project. I understand that if any of the items listed under the Site Plan specifications or application form are incomplete, the application will be considered rejected.

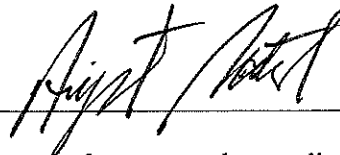
Pursuant to RSA 674:1-IV, the owner(s) by the filing of this application as indicated above, hereby given permission for any member of the Hudson Planning Board, the Town Engineer, the Conservation Commission and such agents or employees of the Town or other persons as the Planning Board may authorize, 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 to 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/or inspections conducted on his/her (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.

APPLICATION IS DUE AT NOON 21 days prior to the Planning Board Meeting. (The date the Agenda is CLOSED.) Any applications received after that time will be deferred until the next available meeting.

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM

Name of Subdivision/Site Plan: Stateline Self Storage

Street Address: 85 River Road

I Ajit Patel hereby request that the Planning Board waive the requirements of item _____ of the Subdivision/Site Plan Checklist in reference to a plan presented by Taj Engineering, LLC

_____ (name of surveyor and engineer) dated 2/2/2017 for property tax map(s) 251 and lot(s) 5 in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Subdivision/Site Plan regulations.

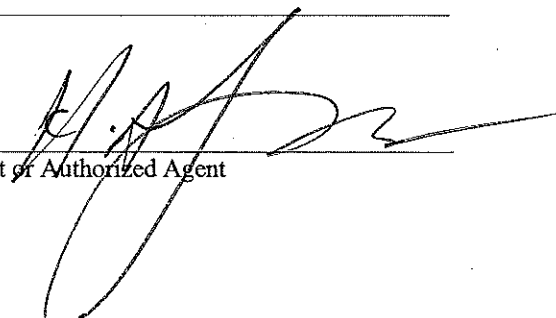
Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):

275-8G: Due to the configuration of the site and limited available feasible development space, an office or custodian housing is not proposed. The owner of the property/proposed facility owns and operates the adjacent property/convenience store at #83 River Rd. Any in-person transactions for the proposed facility, if needs be, will be handled at this location (#83 River Rd), which has ten available parking spaces.
334-27: Frontage of 157.99' is existing-non-conforming.

Reason(s) for granting this waiver, relative to not being contrary to the Spirit and Intent of the Subdivision/Site Plan regulations: (if additional space is needed please attach the appropriate documentation hereto):

Granting above requested waivers are in the spirit and intent of the site plan regulations since not only it will have no adversely impact the general area, but in contrary will develop the current barren site to an aesthetically pleasing and revenue generation facility that also can benefir the public.

Signed:


Applicant or Authorized Agent

Planning Board Action:

Waiver Granted: _____

Waiver Not Granted: _____

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

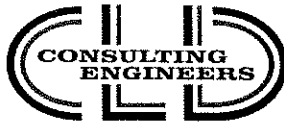
FOOTNOTES:

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:

<u> </u> 1.	Application incomplete	_____
<u> ✓ </u> 2.	Application complete. Include any applicable requested waivers, fees paid, routing sheet returned	<u> 1-6-17 </u>
<u> </u> 3.	Application formally accepted or denied by Planning Board (90-day review clock by RSA 674:43 to start upon acceptance granted)	_____
<u> </u> 4.	Final approval granted or denied	_____
<u> </u> 5.	Comments:	_____



'B'

March 2, 2017

Ms. Brooke Dubowik
Town of Hudson
12 School Street
Hudson, NH 03051

Re: Town of Hudson Planning Board Review
Stateline Self Storage, 85 River Road
Tax Map 251, Lot 5; Acct. #1350-890
CLD Reference No. 03-0249.1550

Dear Ms. Dubowik:

CLD Consulting Engineers, Inc. (CLD) has reviewed the first submission of the materials received on February 17, 2017 related to the above-referenced project. Authorization to proceed was received on February 17, 2017. A list of items reviewed is enclosed. The scope of our review is based on the Site Plan Review Codes, Stormwater Codes, Driveway Review Codes, Sewer Use Ordinance 77, Zoning Regulations, and criteria outlined in the CLD Proposal approved September 16, 2003, revised September 20, 2004, June 4, 2007, September 3, 2008, and October 2015.

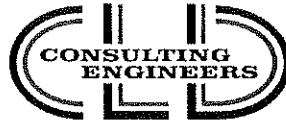
We have included a copy of CLD's evaluation of the checklist for your reference. We note that several items could not be verified by CLD and require action by the Town.

The phased project appears to consist of demolition of an existing building, the construction of three one-story pre-engineered self-storage metal buildings, drainage improvements, paving of site driveways and other associated site improvements. The existing building to be demolished is serviced by private on-site sewer and water. There are no proposed water or sewer service connections shown for the proposed site.

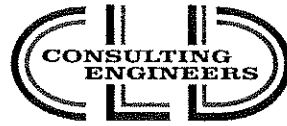
The following items are noted:

1. Site Plan Review Codes and Administrative Requirements and Definitions

- a. HR 275-6.E. The applicant has noted that all signage and markings for fire apparatus access will be installed in accordance with NFPA 1-2003, however no details are provided on the plan set for these signs and markings. The applicant should also confirm with the Hudson Fire Department that Knox locks will be acceptable for emergency access to the site.
- b. HR 275-8.C.(1), 275-8.C.(9), and 334-15.A.(1). The applicant has not provided any designated parking within the proposed site. The applicant notes in the project narrative that parking is available in an adjacent lot, and a waiver request form is included in the application (with incorrect Regulation reference). Calculations and dimensions/details (that should include ADA compliance details), for the parking spaces in the adjacent lot, were not included in the waiver request or in the plan set.



- c. HR 275-8.C.(6). In the Site Plan Application the applicant has noted a waiver from the off-street loading space requirement; however, a waiver request form was not included for this proposed waiver.
- d. HR 275-8.C.(11). The applicant has not provided any details for handicapped accessible parking spots in the adjacent lot for which a parking space waiver has been proposed.
- e. HR 275-8.C.(11). The applicant has proposed a gated bituminous walkway connecting the subject site to the lot to the north with proposed parking. This walkway terminates at bituminous curbing within the subject site that does not appear to meet ADA regulations. Additionally, walkway grading details should be provided to verify that the parking space and walkway on the adjacent site meets ADA requirements.
- f. HR 275-9.B. The applicant included a note in the Site Plan Application referencing a Traffic Study waiver; however, a waiver request form was not included in the package received for review.
- g. HR 275-9.C. The applicant included a note in the Site Plan Application referencing a Noise Study waiver; however, a waiver request form was not included in the package received for review.
- h. HR 275-9.D. The applicant included a note in the Site Plan Application referencing a Fiscal Impact Study waiver; however, a waiver request form was not included in the package received for review.
- i. HR 275-9.F. and 276-11.1.B.(20). No existing easements, covenants or deed restrictions were noted on the plan set nor were copies of the same received as part of the review package. This is important as it relates to use of parking, walkway and sanitary facilities.
- j. HR 275-9.G. No copies of applicable approvals or permits were provided in CLD's review package.
- k. HR 275-9.I. The applicant included a note in the Site Plan Application referencing an Environmental Impact Study waiver; however, a waiver request form was not included in the package received for review.
- l. HR 276-11.1.B.(3). The cover sheet does not include a title block with plan dates, revision block, etc.
- m. HR 276-11.1.B.(6). The Owner's signature is not included on the plan set.
- n. HR 276-11.1.B.(12)(b). The applicant has proposed a commercial use abutting residential lots and has not provided a one-hundred foot buffer from the property line. A waiver from this requirement was not noted in the Site Plan Application.
- o. HR 276-11.1.B.(16). The applicant has not included a plan showing all roadways, driveways, travel areas or parking areas within 200 feet of the tract.
- p. HR 276-11.1.B.(20). and ZO 334-14. The heights of the proposed structures are not indicated on the plans.
- q. HR 276-11.1.B.(21) and 290.5.K.(22). The applicant has not shown proposed snow storage locations on the plans. This is important to show since the site is surrounded by

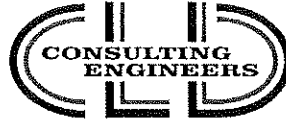


chain link fence and no gates are noted for access to other areas of the site. Snow Management needs to be well thought out because the new fence is proposed on the edge of pavement on two sides of the site, where plowing is likely to damage the fence. If snow is proposed to be stored in the open space at the front of the lot, the applicant should comment on protection of plantings and potential sight distance impacts.

- r. HR 276-11.1.B.(22). The applicant has proposed green space within the front setback that does not meet the 35 foot minimum width based on the building setback line. A waiver from this requirement was not noted in the Site Plan Application.
- s. HR 276-11.1.B.(25). The applicant has proposed a travelway within building setback line on the north side of the subject lot. A waiver from this requirement was not noted in the Site Plan Application. (Additional frontage green area has not been included to offset the requirement.)

2. Driveway Review Codes (HR 275-8.B. (34)/Chapter 193)

- a. HR 193.10.H. The applicant has proposed the installation of a driveway approximately ten feet from the south lot line which is within the side setback. A waiver from this requirement was not noted in the Site Plan Application.
- b. HR 193.10.J. The applicant has noted that all pavement courses shall be compacted to a minimum of 98% in notes, yet shown 95% in details. To clarify, we suggest the compaction requirement be revised in both locations to match the requirement noted in the New Hampshire Department of Transportation (NHDOT) Standard Specifications.
- c. HR 275-8.C.(5). The applicant has proposed the correct minimum two-way aisle width but has proposed building-mounted fire extinguishers that extend into the aisles. The applicant has shown arrows on the plan set that imply the site circulation is intended to be one-way, but have not shown any one way signage or the intent to paint the circulation arrows within the plan set. Two locations of the proposed extinguishers appear to be in areas where small truck turning radi are already challenged. The applicant has proposed a widened aisle in the area of conflict, but we suggest that additional detail regarding and enclosures to protect the extinguishers and the extinguisher size be added to the plan.
- d. The applicant should provide a match/tie-in detail for the proposed driveway connection at River Road. This should include additional spot grades at the edge of the existing pavement.
- e. The geometry of the proposed driveway from the southern (entrance) travelway to the center aisle does not appear to be able to accommodate SU (U-Haul style) or larger trucks without the vehicles needing to back up, potentially conflicting with the proposed curbing on the east side of the site. The applicant should review the proposed use of this travelway for moving vehicles.
- f. The applicant should review the sliding gate layout as the distance between the edge of pavement on River Road and the gate would cause most vehicles to overhang onto the roadway while the gate is being operated. This would create a potentially serious safety hazard for vehicles entering the site as well as those travelling on River Road.



- g. The applicant should clarify the intent for keypad gate operations. We are unable to determine which keypads are used to enter the site. As shown, it appears as if to enter the site, either the operator needs to exit their vehicle or drive opposing traffic. If the intent is for a keypad to be used to enter the site, the only keypad shown outside the interior gates is placed near a drive angle point, where it is possible that a driver will be unable to reach without impacting the proposed landscaping.
- h. The applicant has noted use of a R3-10 sign intended to reference trailers, but a R3-10 sign is typically for use in areas with a High Occupancy Vehicle lane on a thruway.

3. Utility Design/Conflicts

- a. HR 275-6.G. The applicant has not noted on the plan the intent for any on-site water service or wastewater disposal. The applicant has noted the intent to remove the existing septic system, but has not provided specific "Applicable Regs". The applicant has not noted the intent for the existing well to remain or be removed. Specific details or regulatory citations for removal or abandonment should be provided in the plan set.
- b. HR 275-9.E. and 276-13. The applicant has not provided details for the construction of the proposed underground electric utilities.
- c. HR 275-9.E and 276-13. The applicant has not shown electrical connections to the proposed sliding gate, barrier gate arms and key pads.
- d. HR 275-9.E. and 276-13. The applicant has noted a key pad is to be installed for the sliding gate entrance to the site but not shown a key pad location for entering vehicles.

4. Drainage Design/Stormwater Management (HR 275-9.A./Chapter 290)

- a. HR 290-4.B.(1). The applicant should provide additional information related to the intended pretreatment of stormwater. Proper pretreatment ensures the treatment Best Management Practice (BMP) does not become clogged with sediment over time, reducing the effectiveness of the treatment device.
- b. HR 290-4.B.(2)(a) and 290-5.G. The applicant should provide test pit data/logs upon the plan set or within the Drainage Report. The applicant should also provide infiltration rate calculations utilized to support the use of 3.0 inches per hour utilized within the Drainage Report. (Conversion from NRCS data, test pit percolation test data, Ksat tables, etc.)
- c. HR 290-4.C. The applicant should provide Rip Rap stone sizes and Apron dimensions in the plan set and include supporting calculations for all Rip Rap Apron locations.
- d. HR 290-4.C. The Construction Sequence on the Cover Sheet and the Erosion and Sediment Control Plan Notes on the Site Layout Plan both reference seeding or hydroseeding. The only construction detail given is with the Landscaping Notes on the Site Layout Plan, which discusses STEEP SLOPES, where other references are general use (normal slopes). The applicant should illustrate/discuss intended loam/mulch/seed/hydroseed for the project, for all disturbed impervious locations upon the plan set, to clarify for construction purposes.



- d. ZO 334-27.1.D. The subject lot has a non-conforming frontage dimension. The applicant has included a waiver request for this Regulation in the Site Plan Application.
- e. ZO 334-35.B.(2)(a). The applicant has proposed construction of a small portion of control structure #1 within the Wetlands buffer, requiring a special exception.
- f. ZO 334-39.A.(1). The applicant has not provided an indication that the wetlands area was delineated by a certified soils scientist or certified wetlands scientist.
- g. ZO 334-60.C. The applicant has proposed the business sign installation located at less than 50% of the front setback requirement which is contrary to the Regulation.
- h. ZO 334-83. The applicant has noted that a portion of the subject parcel is located in a designated flood hazard area.

6. Erosion Control/Wetland Impacts

- a. HR 290-5.K.(14). The applicant has not shown a staging or stockpile area. Associated erosion control measures should be indicated for these locations.
- b. HR 290-5.K.(16). The applicant should clarify the proposed means for stump grinding disposal (e.g. on-site or off-site).

7. Landscaping (HR 276-11.1.B.(20)) and Lighting (HR 276-11.1.B.(14))

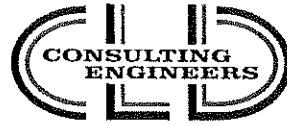
- a. HR 276-11.1.B.(14). The applicant has not provided information detailing when the site lighting will be in use.
- b. HR 276-11.1.B.(20). The applicant has proposed loam placement in various depths within the plan set (driveway section loam depth = 4", landscaping note on Sheet 3 loam depth = 6", etc.). The applicant should review and correct any inconsistencies.
- c. The applicant has not shown any lighting for the keypad locations.
- d. The applicant has provided the proposed model for the wall pack lights, but has not provided associated photometric plan details.

8. State and Local Permits (HR 275-9.G.)

- a. The applicant has not noted that any permitting is pending or required. The applicant should forward copies of all documentation related to any permitting to the Town for their records.
- b. The applicant should provide evidence of NHDOT coordination and the need for a revised NHDOT drive permit.
- c. Additional local permitting may be required.

9. Other

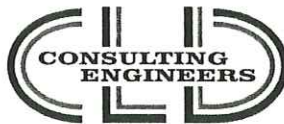
- a. The applicant has referenced 2010 Standard Specifications for Road and Bridge



- e. HR 290-4.C. The applicant should illustrate the appropriate construction criteria/details for the intended grass within the Grass Retention/Detention Ponds, knowing the grass will be inundated by stormwater for extended periods of time.
- f. HR 290-5.E. The applicant should provide an Inspection log with Maintenance descriptions.
- g. HR 290-5.H. The applicant's Stormwater Management calculations do not account for frozen ground conditions. The applicant should provide additional information regarding frozen ground operations.
- h. The applicant should show the proposed tree line up on the Grading, Drainage, & Utility Plan. This is illustrated upon the Site Plan, but should be on the Grading, Drainage, & Utility Plan to ensure the proposed tree line encompasses all new grading and drainage features.
- i. The applicant has proposed to install a portion of the overflow swale for grass retention pond #1 within the River Road right-of-way. This means that water in an overflow condition is also directed into the right-of-way. We recommend that the applicant develop an alternative proposal that keeps overflows on-site. This proposal should be reviewed by the NHDOT as part of the driveway permit process. We also do not recommend proposing private infiltration immediately adjacent to a public right-of-way.
- j. The applicant has proposed a "V-style" concrete overflow structure from both detention ponds. These overflows are outletted onto a slope that ranges from 40% to 55%. We suggest that the applicant provide a copy of the slope evaluation to confirm that the slope will not erode. The applicant should evaluate whether addition of level spreaders will help protect the slope.
- k. The applicant should complete the intent for the grading on the north side of Detention Pond #1 and the associated retaining wall. Also, due to the close proximity of work to the property line, the applicant should confirm that the second owner of the northern lot will not require any construction easements to be acquired.
- l. The applicant's drainage area plan has the drainage divide offset slightly from the high point depicted in the plan set. The applicant should correct this for the final submittal.

5. Zoning (ZO 334)

- a. ZO 334-17 and 334-20. The site is located in the General One (G-1) District. The proposed use is permitted in this district.
- b. ZO 334-27 and 334-27.1.B. The subject lot is non-conforming to the current regulations for lot size. The applicant has not noted this existing non-conformance or requested a waiver from the Town for the proposed lot size. (The lot is not shown to be serviced by Town water or sewer.)
- c. ZO 334-27. The applicant notes the lot size of the subject site to be both 1.92 acres and 1.89 acres within the plan set. Review of Town records indicates the lot size to be 1.92 acres. The applicant should clarify the lot size and correct any inconsistencies.



9. Other

- a. The applicant has referenced 2010 Standard Specifications for Road and Bridge Construction from the State of New Hampshire Department of Transportation. We suggest that the applicant reference the 2016 version of these specifications.
- b. The applicant has proposed installation of a portion of the chain link fence on the south side of the site that is shown to conflict with an existing chain link fence that appears to be a part of the adjacent lot. The applicant should clarify the intent for construction of the fence at this location.
- c. The applicant should dimension the proximity of the proposed chain link fence to the edge of pavement and the relevant property lines.
- d. The applicant has noted that no dumpsters are proposed for the site, yet noted that no trash pick-up will take place before 7:00 am or after 7:00 pm Monday through Friday. The applicant should clarify proposed trash disposal practices.
- e. The applicant has not provided any details for installation of the automated sliding gate, barrier gate arms, key pads or installation pads.
- f. Prior to finalizing plans, the applicant should correct a few minor typographical errors in the notes.
- g. The applicant should confirm that the proposed retaining wall design accounted for actual on-site soil conditions. Also, additional plan view details should be provided showing how the 6" concrete slab is to be laid out.

Please feel free to call if you have any questions.

Very truly yours,

Heidi J. Marshall, P.E.

Paul Konieczka, AICP

HJM:PK:mjt

Enclosure

cc: **Town of Hudson Engineering Division – File**
Taj Engineering, LLC
225 Stedman Street, Suite 36B
Lowell, MA, 01851
Fax (978) 770-0632



540 Commercial Street Manchester, NH 03101
(603) 668-8223 • Fax: (603) 668-8802
cld@cldengineers.com • www.cldengineers.com
New Hampshire • Vermont • Maine

TO: File

FROM: Steven W. Reichert, P.E. *SWR*

DATE: March 2, 2017

RE: Town of Hudson Planning Board Review
Proposed Stateline Self Storage (Site Plan)
Tax Map 251, Lot 005; Acct. #1350-890
CLD Reference No. 03-0249.1550

The following list itemizes the set of documents reviewed related to the Stateline Self-Storage Facility at 85 River Road, Hudson, NH.

- *Letter of Transmittal* from Town of Hudson to CLD Consulting Engineers, Inc. (CLD) dated February 15, 2017, and received on February 17, 2017, including the following:
 1. Copy of *Preliminary & Final Site Plan Application for Plan Review, Town of Hudson, New Hampshire for Map 251, Lot 005*, dated February 2, 2017.
 2. Copy of *Project Narrative* dated February 6, 2017.
 3. Copy of *Town of Hudson, Fire Department, Inspectional Services, Zoning Determination*, to Taj Engineering, LLC dated August 24, 2016.
 4. Copy of *Planning Board, Notice to Site Plan Applicants*, not dated.
 5. Copy of *Drainage Calculations*, prepared by Taj Engineering, LLC, dated January 18, 2017.
 6. Copy of *Non-Residential Site Plan – Self Storage Mini-Warehouse, Stateline Self Storage, Map 251, Lot 005, 85 River Road, Hudson, New Hampshire* Plan Set, prepared by Taj Engineering, LLC, dated February 2, 2017, unless otherwise noted, including the following:
 - a. Cover Sheet.
 - b. *Existing Conditions Plan*, Sheet 2 of 5.
 - c. *Site Layout & Removal Plan*, Sheet 3 of 5.
 - d. *Grading, Drainage & Utility Plan*, Sheet 4 of 5.
 - e. *Construction Details-1*, Sheet 5 of 5.

SWR:mjt

cc: Brooke Dubowik – Town of Hudson
Town of Hudson Engineering Division – File

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

Project Name, Project Address
Town of Hudson
CLD Reference No. 03-0249.1550
Reviewed March 2, 2017

Thirty (30) days prior to Planning Board Meeting, a complete site plan to include all supporting materials/documents must be submitted in final form. The site plan shall comply with the following specifications/requirements.

Applicant
Initials

Staff
Initials

- | | | | | |
|----------|--|---------------|----------|--|
| _____ a) | Submission of nine (9) full sets of Site Plans (sheet size: 22" x 34") shall be submitted at the time of application filing, followed by the submission of seventeen (17) 11" x 17" plan sets (revised, if applicable) to the Community Development Department no later than 10:00 AM Tuesday the week prior to the scheduled public hearing/conceptual review date. | _____ | _____ a) | One Set received by CLD. |
| _____ b) | A Site Plan narrative, describing the purpose, locations, long range plans, impacts on traffic, schools and utilities. | _____ | _____ b) | Narrative provided, impacts to traffic, schools, utilities not noted. |
| _____ c) | Plan scale at not less the one inch equals fifty feet (1" = 50') | _____ CLD/SWR | _____ c) | Listed as month/day/year. |
| _____ d) | Locus plan with 1,000' minimum radius of site to surrounding area | _____ CLD/SWR | _____ d) | No revision block on cover sheet. |
| _____ e) | Plan date by day/month/year | _____ | _____ e) | Owner's signature not on plan. |
| _____ f) | Revision block inscribed on the plan | _____ | _____ f) | |
| _____ g) | Planning Board approval block inscribed on the plan | _____ CLD/SWR | | |
| _____ h) | Title of project inscribed on the plan | _____ CLD/SWR | | |
| _____ i) | Names and addresses of property owners and their signatures inscribed on the plan | _____ | | |
| _____ j) | North point inscribed on the plan | _____ CLD/SWR | | |
| _____ k) | Property lines: exact locations and dimensions | _____ CLD/SWR | | |
| _____ l) | Square feet and acreage of site | _____ CLD/SWR | | |
| _____ m) | Square feet of each building (existing & proposed) | _____ CLD/SWR | | |
| _____ n) | Names and addresses of bordering abutters, as shown on Tax Assessor's records not more than five (5) days prior to application date to be listed on the plan | _____ | _____ n) | Abutters' names and addresses are shown on plans and in the application. Unable to verify 5-day update criteria. |

Applicant
Initials

Staff
Initials

_____	o)	Location of all structures, roads, wetlands, hydrants, wells, septic systems, 4k reserve areas, floodways/floodplains, driveways, travel areas, parking areas and natural features within 200 feet of the tract	_____	o)	Roads, hydrants, wells, septic systems, 4K reserve areas, driveways, travel areas, parking areas not shown out to 200 feet from tract.
_____	p)	Locations of existing and proposed permanent monuments and benchmarks within 200 feet of the development tract	_____	p)	No monuments or benchmarks shown on 100-scale overview
_____	q)	Pertinent highway projects	_____	q)	None listed.
_____	r)	Assessor's Map and Lot number(s)	CLD/SWR	s)	Multiple waivers noted in App, copy of 1 request form provided. Not all required waivers included.
_____	s)	Waiver application form shall be submitted with the site plan application, note on plan listing waivers requested/ granted; and all waivers granted to the site plan regulations shall be listed on the final plan; waivers to checklist shall be reduced to writing and be signed by the Planning Board Chairman and Planning Board Secretary and recorded with the plan.	_____		
_____	t)	Delineate zoning district on the plan	CLD/SWR	w)	Not all proposed electrical utilities are shown. No water or sanitary sewer facilities proposed.
_____	u)	Stormwater drainage plan	CLD/SWR	x)	No parking shown on subject lot.
_____	v)	Topographical elevations at 2-foot intervals contours: existing and proposed	CLD/SWR	y)	No parking shown on subject lot.
_____	w)	Utilities: existing and proposed	_____	z)	Aisle widths provided. STU trucks (Uhauls) may have trouble turning within site.
_____	x)	Parking: existing and proposed	_____		
_____	y)	Parking space: length and width	_____		
_____	z)	Aisle width/maneuvering space	_____		
_____	aa)	Landscaping: existing and proposed	CLD/SWR		
_____	ab)	Building and wetland setback lines	CLD/SWR		
_____	ac)	Curb cuts	CLD/SWR		
_____	ad)	Rights of way: existing and proposed	CLD/SWR	ae)	Proposed private shown, no details provided.
_____	ae)	Sidewalks: existing and proposed	_____	af)	Building mounted lighting only proposed. Operation details and photometrics not provided.
_____	af)	Exterior lighting plan	_____	ag)	New business sign proposed; within 50% of setback dimension from front lot line.
_____	ag)	Sign locations: size and design	CLD/SWR	ah)	Existing water and sewer to be removed. No proposed.
_____	ah)	Water mains and sewerage lines	CLD/SWR	ai)	No dumpsters or pads proposed.
_____	ai)	Location of dumpsters on concrete pads	_____		
_____	aj)	All notes from plats	CLD/SWR		

Applicant Initials	Staff Initials
ak) Buffer as required by site plan regulations	ak) Driveway and north travelway are within side setbacks. 100ft buffer from residences not provided
al) Green and open space requirements met with percentages of both types of spaces inscribed on the plan	al) Percentages not noted on plan. Front green space does not meet requirement.
am) Soil types and boundaries, Note: if site contains marginal or questionable soils, a High Intensity Soil Survey (HISS) may be deemed necessary to submit as part of the application. Said HISS, if required, shall be performed by a State of New Hampshire certified Soil Scientist, who shall affix his/her stamp and signature shall be inscribed on the plan.	am) Site soils not noted on plan. No stamp from certified soil scientist.
an) Wetlands (and poorly-drained and very poorly-drained soils), also identified as Class 5 and Class 6 High Intensity Soil Survey (HISS soils), and permanent and seasonal wetlands shall be identified on the plan by a New Hampshire certified Wetland or Soil Scientist, who shall affix his/her stamp and signature to the respective plan.	an) Wetlands shown, no stamp from certified wetlands scientist.
ao) "Valid for one year after approval" statement inscribed on the plan	CLD/SWR
ap) Loading bays/docks	CLD/SWR
aq) State of New Hampshire engineer's stamp, signature, surveyor's stamp, and signature	CLD/SWR
ar) Error of closure (1 in 10,000 or better)	CLD/SWR
as) Drafting errors/omissions	as) No stated.
at) Developer names, addresses, telephone numbers and signatures	at) Phone number and signature not provided.
au) Photographs, electronic/digital display or video of site and area	au) Not provided in CLD's review package.
av) Attach one (1) copy of the building elevations	av) Building elevations not provided.
aw) Fiscal impact study	aw) Fiscal Impact Study not provided (waiver noted, not provided).
ax) Traffic study	ax) Traffic Study not provided (waiver noted, not provided).
ay) Noise study	ay) Noise Study not provided (waiver noted, not provided).

Applicant
Initials

Staff
Initials

az) Copies of any proposed or existing easements, covenants, deed restrictions, right of way agreements or other similar documents

az) None noted on plans or copies provided.

ba) Copy of applicable Town, State, Federal approval/permits to include but not limited to the following:

ba) None noted on plans or copies provided.

- industrial discharge application

- sewer application

- flood plain permit

- wetlands special exception

- variance

- erosion control permit (149:8a)

- septic construction approval

- dredge and fill permit

- curb cut permit

- shoreland protection certification in accordance with RSA483-B

- if applicable, review application with Lower Merrimack River

Local Advisory Committee (LMRLAC) and attach LMRLAC

project comments hereto.

bb) Presentation plan (colored, with color coded bar chart)

bc) Fees paid to clerk

bd) Five (5) 22" x 34" copies of the plan shall be brought to the Planning Board meeting and distributed to the Planning Board members at the meeting. Note: for all subsequent meetings involving revised plans, five 22" x 34" copies of said plan shall be brought to the meeting for distribution to the board members.

bb) No presentation plan received, requires Town action.

bc) Requires Town action.

bd) Requires Town action.

* Under the purview of the Planning Board any and all items may be waived.



TAJ ENGINEERING, LLC

Civil & Structural Engineers • Land Surveyors • Project Managers

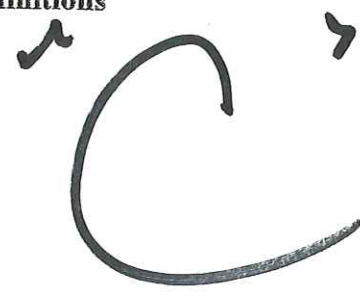


April 12, 2017

Ref. Stateline Self Storage, 85 River Road, Tax Map 251, Lot 5; Acct. #1350-891

Response to Town Consultant (CLD) Review Comments of March 12, 2017

1. Site Plan Review Codes and Administrative Requirements and Definitions

- a. HR 275-6. E. will comply. See Sheet 5 and Note 13 on Sheet 1.
 - b. Complied – See Sheet 3. Waiver request form attached.
 - c. Complied – Waiver request form attached.
 - d. Complied – Waiver request form attached.
 - e. Complied – See Sheet 3.
 - f. Complied – Waiver request form attached.
 - g. Complied – Waiver request form attached.
 - h. Complied – Waiver request form attached.
 - i. Complied – Affidavit/covenant by the owner is attached.
 - j. Complied – Such approvals or permits are not applicable.
 - k. Complied – Waiver request form attached.
 - l. Complied
 - m. Complied
 - n. Complied – Waiver request form attached.
 - o. Complied – See Sheet 1.
 - p. Complied – See Sheet 3.
 - q. Complied – See Sheet 3. The applicant has provided additional snow storage in back of his abutting property. At the front of lot, snow storage limit is over 10' away from plantings with no impact on site distance. On the two sides where fence is proposed close to the edge of pavement, a bituminous curb is proposed between edge of pavement and the fence, which will be marked during snow storm so curb and fence will not be impacted.
 - r. Complied – Waiver request form attached.
 - s. Complied – Waiver request form attached.
- 

2. Driveway Review Codes (HR 275-8. B. (34)/Chapter 193)

- a. Complied – Waiver request form attached.
- b. Complied – All sheets.
- c. Complied – See Sheet 3.
- d. Complied – See Sheet 3 and 4
- e. Due to limited usable space of the site, at this particular location, SU trucks or larger may have to take the turn in two movements. This is not uncommon on many existing mini storage sites.
- f. Sliding gate is revised to a manual gate with pad lock. Gate will be kept opened during operation hours of the facility, 6:00 AM to 10:00 PM. The gate will be locked during non-operational hours.
- g. Complied – See Sheet 3.
- h. R3-10 sign removed.

85 River Road (Rt. 3A) - Hudson, NH, April 7, 2017. 9:00 AM. Cloudy, 38F

Test pit results

Percolation results

Parent Material: Windsor Loamy Sand (WdC)

TP#1					Top of perc. test: 123.52	
Depth (in)	Soil Horizon	Texture	Color	PT#1	Time	
0-20	Fill	Loamy Sand	10YR3/3	Soak	8:49	
20-84	Fill	Loamy Sand	10YR5/6	12"	9:04	
No weeping, no mottling					9"	9:08
Water table greater than 84"					6"	9:14
					Rate:	2 min/in
TP#2					Top of perc. test: 123.40	
Depth (in)	Soil Horizon	Texture	Color	PT#1	Time	
0-12	Fill	Loamy Sand	10YR3/3	Soak	9:18	
12-88	Fill	Loamy Sand	10YR5/4	12"	9:33	
No weeping, no mottling					9"	9:47
Water table greater than 88"					6"	10:05
					Rate:	6 min/in
TP#3					Top of perc. test: 126.62	
Depth (in)	Soil Horizon	Texture	Color	PT#1	Time	
0-12	Ap	Loamy Sand	10YR3/2	Soak	10:00	
12-28	Bw	Sand	10YR5/6	12"	10:15	
28-108	C	Sand	10YR4/6	9"	10:23	
No weeping, no mottling					6"	10:33
Water table greater than 108"					Rate:	4 min/in

Stone Rip Rap sizing calculations.

*The D50 of the riprap should be designed for the maximum velocity as follow:

<u>FLOW RATE (cfs)</u>	<u>RIPRAP D50</u>
16	36 inch
13	24 inch
11	18 inch
10	15 inch
8	10 inch
6	6 inch
4	3 inch

* Source: MAINE EROSION AND SEDIMENT CONTROL BMP – 3/2003 SECTION E-6-3 (Design Freq: 10yr. Storm)

Detention Basin #1, 10 year Peak Discharge: 0.25 cfs = use 4" mean stone

Detention Basin #2, 10 year Peak Discharge: 0.36 cfs = use 4" mean stone

Retention Basin #1, 10 year Peak Discharge: 0.0 cfs = use 4" mean stone

SWPPP INSPECTION REPORT

Date of Inspection _____

Inspections must be completed at least once every 14 days and within 24 hours of the end of a storm event of one-half (0.5) inch or greater.

Scope of the Inspection Area (must inspect all disturbed areas not finally stabilized, structural control measures, storage areas, material storage areas and entrance/exit to site): _____

Name of Inspector: _____

Qualifications of Inspectors: _____

MAJOR OBSERVATIONS:

<u>Location</u>	<u>Observation</u>	<u>Action Taken</u>
-----------------	--------------------	---------------------

Site Entry: _____

Silt Fence/Straw Wattles: _____

Swales: _____

Detention/Retention Basins: _____

Weirs and rip/rap stone: _____

Temporary Sedimentation Basins: _____

Temporary Swales: _____

Other BMP's: _____

Action Taken / Notes: _____

5. **Zoning (ZO 334)**
 - a. Complied.
 - b. See Note 3, Sheet 1 as previously submitted.
 - c. Complied
 - d. Complied
 - e. Complied – Sheet 4
 - f. Complied – BAG Consultants, Concord NH.
 - g. Waiver is requested.
 - h. Complied

6. **Erosion Control/Wetland Impacts**
 - a. Complied – See Sheet 3.
 - b. Complied – See Sheet 1, Note 3.

7. **Landscaping (HR 276-11.1.B.(20)) and Lighting (HR 276-11.1.B.(14))**
 - a. Complied – See Sheet 5.
 - b. Complied.
 - c. Complied – See Sheet 5.
 - d. Complied – See Sheet 5.

8. **State and Local Permits (HR 275-9.G.)**
 - a. No permit is pending or required. See Sheet 1, Note 21.
 - b. Driveway is an existing driveway. In our meeting with the Town Engineer, it was concluded that NHDOT permit is not required since driveway is already existing.
 - c. Will comply.

9. **Other**
 - a. Complied
 - b. As shown on plans, a section of the existing 4' chain link fence that encroaches the site will be replaced with proposed 6' chain link fence along property line.
 - c. Complied – See Sheet 3.
 - d. There will no dumpster on-site. Note related to trash pickup is removed from site plan.
 - e. Contractor shall submit shop drawings for approval. Sheet 3.
 - f. Will comply.
 - g. Complied.

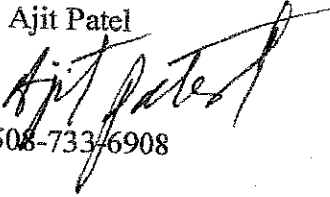
To Whom It May Concern

Covenant/Affidavit

April 10, 2017

I, Ajit Patel of 8 Nothingham Road, Tyngsborough, MA 01879, owner of properties located at 83 and 85 River Road, Hudson, NH and applicant for the proposed Mini Storage Facility at 85 River Road, do hereby agree and grant permission for the use of my facilities for parking, restrooms and snow storage at my adjacent property located at 83 River Road, as shown on the site plans filed with Hudson Planning Board.

Ajit Patel


508-733-6908

"D"



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

Date of Application: 2/2/2017 Tax Map # 251 Lot # 5
Name of Project: Stateline Self Storage
Zoning District: General SP# 04-17
ZBA Action:

PROPERTY OWNER: DEVELOPER:
Name: Ajit Patel Ajit Patel
Address: 8 Nothingham Road 8 Nothingham Road
Address: Tyngsborough, MA 01879 Tyngsborough, MA 01879
Telephone # 603-880-7655 / 508-733-6908 603-880-7655 / 508-733-6908
Fax # 978-524-6706 978-524-6706
Email: apatel@ixysic.com apatel@ixysic.com
PROJECT ENGINEER SURVEYOR
Name: Taj Engineering, LLC Taj Engineering, LLC
Address: 225 Stedman Street 225 Stedman Street
Address: Suite 36B, Lowell, MA 01851 Suite 36B, Lowell, MA 01851
Telephone # 978-250-8173 978-250-8173
Fax # 978-937-1924 978-937-1924
Email: tajengg@aol.com tajengg@aol.com

PURPOSE OF PLAN:
TO PRESENT LAYOUT AND CONSTRUCTION DOCUMENTS TO OBTAIN REQUIRED PERMITS AND APPROVALS FOR CONSTRUCTION OF SELF STORAGE MINI-WAREHOUSE. THE STORAGE UNITS ARE PRE-ENGINEERED METAL BUILDINGS.

For Town Use
Plan Routing Date: 2-14-17 Sub/Site Date: 3-22-17
I have no comments I have comments (attach to form)
Title: Asst. Assessor Date: 2-15-17
DEPT: Zoning Engineering Assessor Police Fire Planning
Fees Paid: \$3430.04



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

Date of Application: 2/2/2017 Tax Map # 251 Lot # 5

Name of Project: Stateline Self Storage

Zoning District: _____ General SP# 04-17
(For Town Use) (For Town Use)

ZBA Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Ajit Patel

Name: Ajit Patel

Address: 8 Nothingham Road

Address: 8 Nothingham Road

Address: Tyngsborough, MA 01879

Address: Tyngsborough, MA 01879

Telephone # 603-880-7655 / 508-733-6908

Telephone # 603-880-7655 / 508-733-6908

Fax # 978-524-6706

Fax # 978-524-6706

Email: apatel@ixysic.com

Email: apatel@ixysic.com

PROJECT ENGINEER

SURVEYOR

Name: Taj Engineering, LLC

Name: Taj Engineering, LLC

Address: 225 Stedman Street

Address: 225 Stedman Street

Address: Suite 36B, Lowell, MA 01851

Address: Suite 36B, Lowell, MA 01851

Telephone # 978-250-8173

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Fax # 978-937-1924

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Email: tajengg@aol.com

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For Town Use

Plan Routing Date: 2-14-17 Sub/Site Date: 3-22-17

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

PS Title: room access Date: 2/10/17
(Initials)

DEPT:
 Zoning Engineering Assessor Police Fire Planning
 Consultant Highway Department

Fees Paid: \$3430.04



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

Date of Application: 2/2/2017 Tax Map # 251 Lot # 5
Name of Project: Stateline Self Storage
Zoning District: _____ General SP# 04-17
(For Town Use) (For Town Use)
ZBA Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Ajit Patel
Address: 8 Nothingham Road
Address: Tyngsborough, MA 01879
Telephone # 603-880-7655 / 508-733-6908
Fax # 978-524-6706
Email: apatel@ixysic.com

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Plan Routing Date: 2-14-17 ^{For Town Use} Sub/Site Date: 3-22-17
 I have no comments I have comments (attach to form)
JOB Title: Deputy Fire Chief Date: 2/14/2017
(Initials)
DEPT: _____ Zoning _____ Engineering _____ Assessor _____ Police _____ Fire _____ Planning
_____ Consultant _____ Highway Department
Fees Paid: \$3430.64



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

Date of Application: 2/2/2017 Tax Map # 251 Lot # 5

Name of Project: Stateline Self Storage

Zoning District: (For Town Use) General SP# 04-17 (For Town Use)

ZBA Action:

PROPERTY OWNER:

DEVELOPER:

Name: Ajit Patel

Ajit Patel

Address: 8 Nothingham Road

8 Nothingham Road

Address: Tyngsborough, MA 01879

Tyngsborough, MA 01879

Telephone # 603-880-7655 / 508-733-6908

603-880-7655 / 508-733-6908

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978-524-6706

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For Town Use
Plan Routing Date: 2-14-17 Sub/Site Date: 3-22-17
I have no comments I have comments (attach to form)
Title: LIQUOTENANT Date: 2/16/17
DEPT: Zoning Engineering Assessor Police Fire Planning
Fees Paid: \$3430.04



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

Date of Application: 2/2/2017 Tax Map # 251 Lot # 5

Name of Project: Stateline Self Storage

Zoning District: _____ General SP# 04-17
(For Town Use) (For Town Use)

ZBA Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Ajit Patel

Name: Ajit Patel

Address: 8 Nothingham Road

Address: 8 Nothingham Road

Address: Tyngsborough, MA 01879

Address: Tyngsborough, MA 01879

Telephone # 603-880-7655 / 508-733-6908

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Plan Routing Date: <u>2-14-17</u>	<i>For Town Use</i>	Sub/Site Date: <u>3-22-17</u>
<input type="checkbox"/> I have no comments <input checked="" type="checkbox"/> I have comments (attach to form)		
<u>BM</u> (Initials)	Title: <u>Zoning Administrator</u>	Date: <u>2-17-17</u>
DEPT:		
<input checked="" type="checkbox"/> Zoning <input type="checkbox"/> Engineering <input type="checkbox"/> Assessor <input type="checkbox"/> Police <input type="checkbox"/> Fire <input type="checkbox"/> Planning <input type="checkbox"/> Consultant <input type="checkbox"/> Highway Department		
Fees Paid: <u>\$3430.04</u>		



TOWN OF HUDSON

FIRE DEPARTMENT

INSPECTIONAL SERVICES DIVISION



12 SCHOOL STREET, HUDSON, NEW HAMPSHIRE 03051

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

Robert M. Buxton
Chief of Department

Zoning Determination

August 24, 2016

#16-98

Hooshmand S. Afshar
Taj Eng
Suite 36B
225 Stedman St
Lowell, MA 01851

Re: 85 River Road 251/005-000
District: General One - (G-1)

Dear Mr. Afshar,

Your request for a zoning review and a determination of the process to demolish the existing house and construct mini storage facility has been completed.

Zoning Review / Determination:

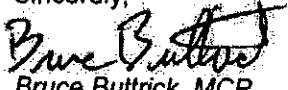
The requested use is a permitted use (E-8: self storage mini-warehouse) in the General One (G-1) district per the Table of Permitted Uses 334-Attachment 1.

- 1) You would need a Demolition permit from Inspectional Services Department, please call (603) 886-6005 for application details.
- 2) You will need a Site Plan Review by the Planning Board for the site improvements (buildings, driveways, parking, lighting etc), please contact John Cashell – Town Planner at (603) 886-6008 for application details.
- 3) If any proposed disturbance is within the wetland and/or wetland buffer, you would need a Wetland Special Exception from the Zoning Board of Adjustment. The Wetland Special Exception is considered after review and approval by the Conservation Commission and Planning Board for input to the Zoning Board of Adjustment. These two reviews must occur prior to the Zoning Board of Adjustment consideration of the Wetland Special Exception. Please contact Doreena Stickney & John Cashell (603) 886-6008 for application details.
- 4) All other requirements for building permit approval such as; septic/sewer, driveway permits, setbacks for: building, driveway, wetland, etc, would need to be met.

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

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

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, Town Planner
Chief Buxton
Deputy O'Brien
File



COMMUNITY DEVELOPMENT DEPARTMENT

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

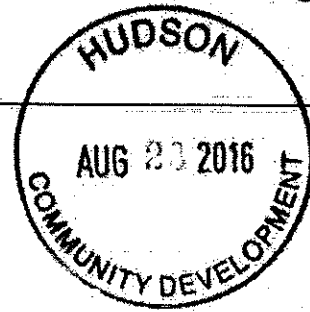


Town of Hudson

REQUEST FOR ZONING and/or PLANNING INFORMATION / DETERMINATION

10-98

Date of request 08/22/2016
Property Location 85 River Road Hudson NH
Map 251 Lot 5
Zoning District if known G1



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)

proposing to demo exist house to construct Mini Storage facility to full capacity permissible. As depicted on FEMA flood maps, the exiting Limit Brook in the back of the property has a narrow strip of flood plane across the property. Do we need to file with Con. Com? Do we need to flag wetland & what buffer zone would apply? talking to Eng Dept it appears sewer would be septic on site since there is no Town Sewer on River Road. In general what are the overall requirements to obtain permits?

Applicant Contact Information:

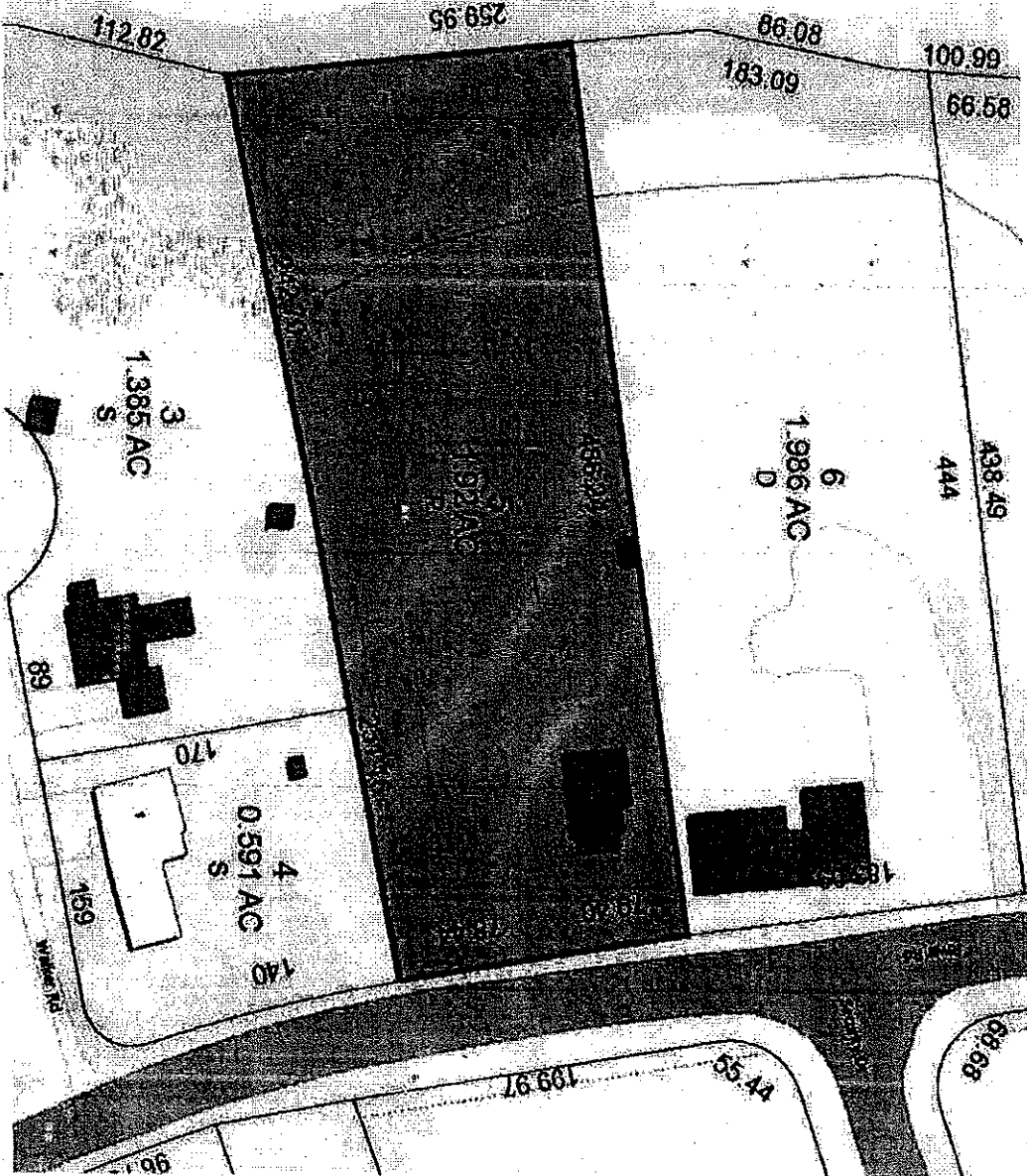
Name: Hooshmand S. Afshar, PLS, M.ASCE, Taj Eng.
Address: 225 Stedman St. Suite 36B Lowell MA 01851
Phone Number: 978-430-4585, 978-250-8173

~~For Office Use~~

ATTACHMENTS: TAX CARD GIS

NOTES: _____

ZONING DETERMINATION LETTER SENT DATE: 8-24-16





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

Date of Application: 2/2/2017 Tax Map # 251 Lot # 5
Name of Project: Stateline Self Storage
Zoning District: _____ General SP# 04-17
(For Town Use) (For Town Use)
ZBA Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Ajit Patel
Address: 8 Nothingham Road
Address: Tyngsborough, MA 01879
Telephone # 603-880-7655 / 508-733-6908
Fax # 978-524-6706
Email: apatel@ixysic.com

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Fax # 978-524-6706
Email: apatel@ixysic.com

PROJECT ENGINEER

SURVEYOR

Name: Taj Engineering, LLC
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Telephone # 978-250-8173
Fax # 978-937-1924
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Plan Routing Date: 2-14-17 ^{For Town Use} Sub/Site Date: 3-22-17
I have no comments I have comments (attach to form)
(Initials) EP Title: Town Engineer Date: 2/17/17
DEPT: _____ Zoning Engineering _____ Assessor _____ Police _____ Fire _____ Planning _____
_____ Consultant _____ Highway Department
Fees Paid: \$3430.04

Dubowik, Brooke

From: Dhima, Elvis
Sent: Friday, February 17, 2017 10:08 AM
To: Dubowik, Brooke
Subject: FW: 85 River Road- Technical Review

Elvis Dhima, P.E.
Town Engineer

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



From: Dhima, Elvis
Sent: Friday, February 17, 2017 9:49 AM
To: Cashell, John <jcashell@hudsonnh.gov>
Cc: 'DeBlois, Dawn' <dawn.deblois@PENNICHUCK.com>
Subject: 85 River Road- Technical Review

John

Please find below my comments regarding the above.

1. Retention Pond # 1 has a spillway discharging into River Road, which is a state road. Applicant needs to revise the plan to contain all storms or show state permission to do so.
2. Detention pond #1 layout and grading is not realistic and constructible. Currently there is a spillway over a retaining wall.
3. Detention pond #2 layout and grading is not realistic and constructible.
4. All ponds should have a vertical 5' perforated pipe with crushed stone around (minimum 1') to allow the detention ponds to operate during winter months.
5. Applicant shows less than 1% grading along proposed pavement, which is not realist and constructible. Grading needs to be revised and terrace grading approach should be considered.

Thanks

E

Elvis Dhima, P.E.
Town Engineer

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

LEGEND

- (FND) FOUND
- IP IRON PIN
- x 254.71 SPOT ELEVATION
- ☼ CONIFEROUS TREE
- DECIDUOUS TREE

INDUSTRIAL (I)
GENERAL - ONE DISTRICT (G-1)

MAP 251 LOT 6
#83 RIVER ROAD
N/F
AJIT & JAGRUTI PATEL
BK 7116 PG 2003

MAP 251 LOT 1
#85 RIVER ROAD
BAE SYSTEMS & FACILITY
FINANCE / P/P 02-2004
HUDSON, NH 03051
BK 6322 PG 362

MAP 251 LOT 5
AREA=82,227.88 SF
1.89 ACRES

MAP 251 LOT 4
#1 WALKER ROAD
N/F
THOMAS & ODETTE SLOSEK
BK 6602 PG 2146

MAP 251 LOT 3
#3 WALKER ROAD
N/F
MURIEL RICHARD
BK 8657 PG 31

NOTES:

1. ELEVATIONS ARE BASED ON NAVD 1988
2. UNDERGROUND UTILITIES AS SHOWN ARE BASED ON BEST AVAILABLE RECORD INFORMATION AND FIELD MEASUREMENTS WHERE ACCESSIBLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL THE EXISTING UTILITIES, SHOWN OR NOT ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE SOLUTIONS, ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION.
3. ALL DEMOLITION, REMOVAL AND DISPOSAL OF EXISTING MATERIALS SHALL BE PER LOCAL, STATE AND FEDERAL REGULATIONS.
4. COORDINATE ALL ACTIVITIES WITH TOWN OF HUDSON.
5. THE EXISTING TOPOGRAPHY, AS SHOWN ON THE PLANS IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND BY TAJ ENGINEERING LLC BETWEEN OCTOBER AND DECEMBER 2016.
6. CONTRACTOR IS RESPONSIBLE TO VERIFY THE ACCURACY OF THE EXISTING TOPOGRAPHY PRIOR TO EARTHWORK OPERATIONS. NO EXTRA WORK DUE TO TOPOGRAPHIC INACCURACY SHALL BE CONSIDERED AFTER EARTHWORK HAS COMMENCED.
7. AN AREA WITHIN THE WESTERLY PART OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS DEPICTED ON FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 33011C0658D, EFFECTIVE DATE SEPTEMBER 25, 2009 FOR THE TOWN OF HUDSON, NH.

PLAN REFERENCE:

CERTIFIED PLOT PLAN
PREPARED BY P.M. FLAHERTY
ASSOCIATES INC, DATED MARCH 11, 2010

ZONING:

ZONING DISTRICT: GENERAL(G-1)
CURRENT DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA (WITH TOWN WATER & SEWER): 87,120 SF
MIN. LOT FRONTAGE (ARTERIAL & COLLECTOR ROAD WAYS): 200 FEET
FRONT SETBACK (ARTERIAL & COLLECTOR ROAD WAYS): 50 FEET
SIDE SETBACK (ARTERIAL & COLLECTOR ROAD WAYS): 15 FEET
REAR SETBACK (ARTERIAL & COLLECTOR ROAD WAYS): 15 FEET

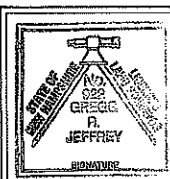
OWNER OF RECORD & MAILING ADDRESS

AJIT PATEL
8 NOTHINGHAM ROAD
TYNGSBOROUGH, MA 01879
BK. 8724 PG. 1002
MAP 251, LOT 5
LOT AREA= 83,635.2 SF
1.920 ACRES

EXISTING CONDITIONS PLAN
STATELINE SELF STORAGE
85 RIVER ROAD
HUDSON, NH 03051
HILLSBOROUGH COUNTY
PREPARED FOR:
AJIT PATEL

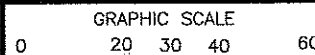
TAJ ENGINEERING, LLC

CIVIL & STRUCTURAL ENGINEERS,
LAND SURVEYORS, PROJECT MANAGERS
225 STEDMAN ST., SUITE 36B, LOWELL, MA, 01851
(P) 978-250-8173 (M) 978-430-4585 (F) 978-778-0632
e-mail: Tjeng@tajeng.com



I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND HAS A MAXIMUM ERROR OF CLOSURE OF NOT GREATER THAN 1:10,000 ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

Gregory P. Jeffrey



SCALE: 1"=20'

JOB. NO: 2016-371
DATE: 2/2/2017
SCALE: 1" = 20 FT.
SHEET: 2 OF 5

FLD. BK: 16
CHECK: HSA
SURVEY: SK/SB
CALC: HSA
DRAFT: SB/SK/EJ

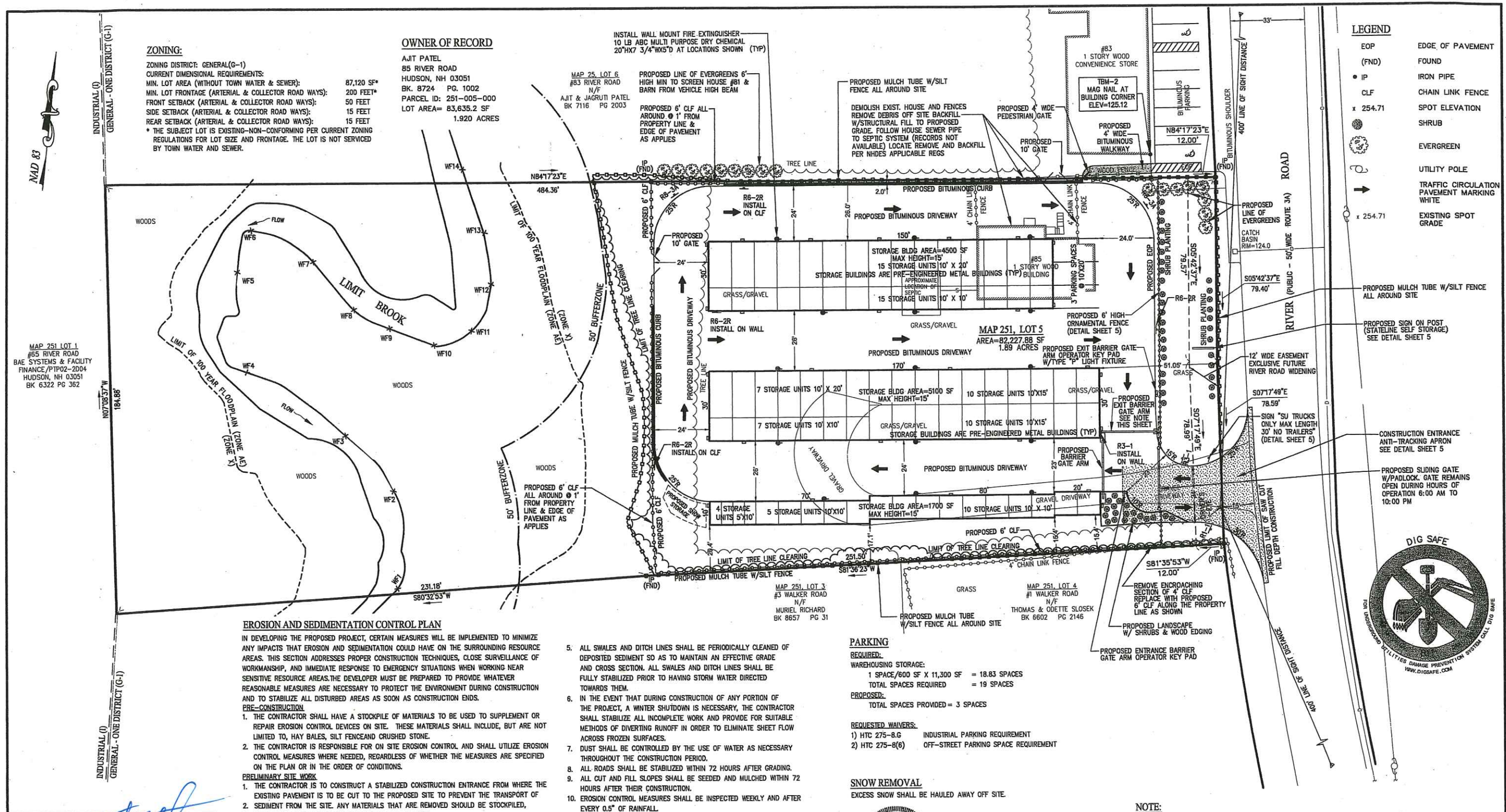
DATE	COMMENT	BY

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: _____

SIGNATURE _____ SIGNATURE DATE _____
SIGNATURE _____ 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.



LEGEND

EOP	EDGE OF PAVEMENT
(FND)	FOUND
• IP	IRON PIPE
CLF	CHAIN LINK FENCE
x 254.71	SPOT ELEVATION
○	SHRUB
○	EVERGREEN
○	UTILITY POLE
→	TRAFFIC CIRCULATION PAVEMENT MARKING WHITE
x 254.71	EXISTING SPOT GRADE

ZONING:
 ZONING DISTRICT: GENERAL(G-1)
 CURRENT DIMENSIONAL REQUIREMENTS:
 MIN. LOT AREA (WITHOUT TOWN WATER & SEWER): 87,120 SF*
 MIN. LOT FRONTAGE (ARTERIAL & COLLECTOR ROAD WAYS): 200 FEET*
 FRONT SETBACK (ARTERIAL & COLLECTOR ROAD WAYS): 50 FEET
 SIDE SETBACK (ARTERIAL & COLLECTOR ROAD WAYS): 15 FEET
 REAR SETBACK (ARTERIAL & COLLECTOR ROAD WAYS): 15 FEET
 * THE SUBJECT LOT IS EXISTING-NON-CONFORMING PER CURRENT ZONING REGULATIONS FOR LOT SIZE AND FRONTAGE. THE LOT IS NOT SERVICED BY TOWN WATER AND SEWER.

OWNER OF RECORD
 AJIT PATEL
 85 RIVER ROAD
 HUDSON, NH 03051
 BK. 8724 PG. 1002
 PARCEL ID: 251-005-000
 LOT AREA= 83,635.2 SF
 1.920 ACRES

EROSION AND SEDIMENTATION CONTROL PLAN
 IN DEVELOPING THE PROPOSED PROJECT, CERTAIN MEASURES WILL BE IMPLEMENTED TO MINIMIZE ANY IMPACTS THAT EROSION AND SEDIMENTATION COULD HAVE ON THE SURROUNDING RESOURCE AREAS. THIS SECTION ADDRESSES PROPER CONSTRUCTION TECHNIQUES, CLOSE SURVEILLANCE OF WORKMANSHIP, AND IMMEDIATE RESPONSE TO EMERGENCY SITUATIONS WHEN WORKING NEAR SENSITIVE RESOURCE AREAS. THE DEVELOPER MUST BE PREPARED TO PROVIDE WHATEVER REASONABLE MEASURES ARE NECESSARY TO PROTECT THE ENVIRONMENT DURING CONSTRUCTION AND TO STABILIZE ALL DISTURBED AREAS AS SOON AS CONSTRUCTION ENDS.

PRE-CONSTRUCTION

1. THE CONTRACTOR SHALL HAVE A STOCKPILE OF MATERIALS TO BE USED TO SUPPLEMENT OR REPAIR EROSION CONTROL DEVICES ON SITE. THESE MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO, HAY BALES, SILT FENCE AND CRUSHED STONE.
2. THE CONTRACTOR IS RESPONSIBLE FOR ON SITE EROSION CONTROL AND SHALL UTILIZE EROSION CONTROL MEASURES WHERE NEEDED, REGARDLESS OF WHETHER THE MEASURES ARE SPECIFIED ON THE PLAN OR IN THE ORDER OF CONDITIONS.

PRELIMINARY SITE WORK

1. THE CONTRACTOR IS TO CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE FROM WHERE THE EXISTING PAVEMENT IS TO BE CUT TO THE PROPOSED SITE TO PREVENT THE TRANSPORT OF SEDIMENT FROM THE SITE. ANY MATERIALS THAT ARE REMOVED SHOULD BE STOCKPILED.
2. SEPARATING THE TOPSOIL FOR FUTURE USE ON THE SITE.
3. ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM APPLICATION OF 4" (POST COMPACTION OF LOAM (POST COMPACTION), PRIOR TO FINAL SEEDING AND MULCHING.

5. ALL SWALES AND DITCH LINES SHALL BE PERIODICALLY CLEANED OF DEPOSITED SEDIMENT SO AS TO MAINTAIN AN EFFECTIVE GRADE AND CROSS SECTION. ALL SWALES AND DITCH LINES SHALL BE FULLY STABILIZED PRIOR TO HAVING STORM WATER DIRECTED TOWARDS THEM.
6. IN THE EVENT THAT DURING CONSTRUCTION OF ANY PORTION OF THE PROJECT, A WINTER SHUTDOWN IS NECESSARY, THE CONTRACTOR SHALL STABILIZE ALL INCOMPLETE WORK AND PROVIDE FOR SUITABLE METHODS OF DIVERTING RUNOFF IN ORDER TO ELIMINATE SHEET FLOW ACROSS FROZEN SURFACES.
7. DUST SHALL BE CONTROLLED BY THE USE OF WATER AS NECESSARY THROUGHOUT THE CONSTRUCTION PERIOD.
8. ALL ROADS SHALL BE STABILIZED WITHIN 72 HOURS AFTER GRADING.
9. ALL CUT AND FILL SLOPES SHALL BE SEEDDED AND MULCHED WITHIN 72 HOURS AFTER THEIR CONSTRUCTION.
10. EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EVERY 0.5" OF RAINFALL.
11. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - A) BASE COURSE GRAVELS ARE INSTALLED IN AREAS TO BE PAVED.
 - B) A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED.
 - C) A MINIMUM OF 3" OF NON-EROSIVE MATERIAL, SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED, OR
 - D) EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

PARKING
 REQUIRED:
 WAREHOUSING STORAGE:
 1 SPACE/600 SF X 11,300 SF = 18.83 SPACES
 TOTAL SPACES REQUIRED = 19 SPACES
 PROPOSED:
 TOTAL SPACES PROVIDED = 3 SPACES

REQUESTED WAIVERS:
 1) HTC 275-8(G) INDUSTRIAL PARKING REQUIREMENT
 2) HTC 275-8(G) OFF-STREET PARKING SPACE REQUIREMENT

SNOW REMOVAL
 EXCESS SNOW SHALL BE HAULED AWAY OFF SITE.

NOTE:
 1. CONTRACTOR WILL SUBMIT SHOP DRAWINGS FOR INSTALLATION OF BARRIER GATE ARM AND KEYPAD FOR REVIEW AND APPROVAL.
 2. WETLAND FLAGS ARE DELINEATED BY BAG LAND CONSULTANTS ON APRIL 14, 2017.



OWNER SIGNATURE: *Ajit Patel*
 DATE: 6/7/17

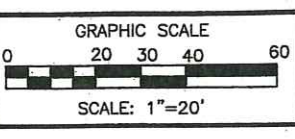
APPROVED BY THE HUDSON, NH PLANNING BOARD
 DATE OF MEETING: _____

SIGNATURE _____	SIGNATURE DATE _____
SIGNATURE _____	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.



DATE	REVISION	BY
6/7/17	PLANNING BOARD COMMENTS	HSA
4/12/17	CLD COMMENTS	HSA



JOB NO: 16-371	FLD. BK: 16
DATE: 02/02/2017	CHECK: HSA
SCALE: 1" = 20 FT.	SURVEY: SK/SB
SHEET: 3 OF 6	CALC: HSA
	DRAFT: SB/SK/EJ

SITE LAYOUT & REMOVAL PLAN
 STATELINE SELF STORAGE
 85 RIVER ROAD
 HUDSON, NH 03051
 HILLSBOROUGH COUNTY
 PREPARED FOR:
 AJIT PATEL

TAJ ENGINEERING, LLC
 CIVIL & STRUCTURAL ENGINEERS,
 LAND SURVEYORS, PROJECT MANAGERS
 225 STEDMAN ST., SUITE 309, LOWELL, MA, 01851
 (F) 978-250-8173 (M) 978-439-4585 (F) 978-770-4632
 info@tajengineering.net

NAD 83

INDUSTRIAL (I)
GENERAL - ONE DISTRICT (G-1)

MAP 251 LOT 1
#65 RIVER ROAD
BAE SYSTEMS & FACILITY
FINANCE/PTP02-2004
HUDSON, NH 03051
BK 6322 PG 362

N 07° 02' 37" W
184.88'

INDUSTRIAL (I)
GENERAL - ONE DISTRICT (G-1)



LANDSCAPING

1. LANDSCAPING SHALL OCCUR AS SOON AS POSSIBLE TO PROVIDE PERMANENT STABILIZATION OF ALL DISTURBED SURFACES.
2. THE CONTRACTOR SHALL UTILIZE A VARIETY OF SLOPE STABILIZATION METHODS AND MATERIALS, WHICH SHALL BE ADJUSTED TO THE SITE CONDITIONS.
3. EROSION CONTROL BLANKETS, OR MIRAFI MIRAMAT (OR SIMILAR PRODUCTS) SHALL BE AVAILABLE ON SITE.
4. IF THE SEASON OR ADVERSE WEATHER CONDITIONS DO NOT ALLOW THE ESTABLISHMENT OF VEGETATION, TEMPORARY MULCHING WITH HAY, WOOD CHIPS WEIGHTED WITH SNOW FENCE OR BRANCHES, OR OTHER METHODS SHALL BE PROVIDED FOR STABILIZATION.
5. A MINIMUM OF 4" (POST COMPACTION) INCHES OF TOPSOIL SHALL BE PLACED AND ITS SURFACE SMOOTHED TO THE SPECIFIED GRADES.
6. HYDROSEEDING IS ENCOURAGED FOR STEEP SLOPES. APPLICATION RATES ON SLOPES GREATER THAN 3:1 SHALL HAVE A MINIMUM-SEEDING RATE OF 5 LBS/1000 S.F. A LATEX OR FIBER TACKIFIER SHALL BE USED ON THESE SLOPES AT A MINIMUM RATE OF 50 LBS. OF TACKIFIER PER 500 GALLONS OF WATER USED.

CONSTRUCTION NOTES:

1. UNDERGROUND UTILITIES AS SHOWN ARE BASED ON BEST AVAILABLE RECORD INFORMATION AND FIELD MEASUREMENTS WHERE ACCESSIBLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL THE EXISTING UTILITIES, SHOWN OR NOT ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE SOLUTION AND/OR ACTION WILL BE TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION.
2. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF HUDSON, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS, AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, APPROVED AND ADOPTED IN 2016 ARE HEREBY INCORPORATED BY REFERENCE.
3. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFIRM TO THE TYPICAL SECTIONS, AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS FOR ROAD CONSTRUCTION, PUBLIC WORKS DEPARTMENT, HUDSON, NEW HAMPSHIRE.
4. EROSION CONTROL DEVICE SHALL BE PLACED AROUND THE ENTIRE SITE AS GRADES WOULD REQUIRE. ALL CONSTRUCTION SHALL BE PER LOCAL AND STATE CODES. COMPACTION OF SUBGRADE, ALL COURSES OF PAVEMENT AND ALL TRENCHES SHALL BE MINIMUM OF 95%.

LEGEND

- (FND) FOUND
- IP IRON PIN
- x 254.71 SPOT ELEVATION
- CONIFEROUS TREE
- DECIDUOUS TREE
- E- UNDERGROUND ELECTRIC
- 126- PROPOSED CONTOUR
- OHW- OVER HEAD WIRE



OWNER OF RECORD

AJIT PATEL
85 RIVER ROAD
HUDSON, MA 03051
BK 8724 PG. 1002
PARCEL ID: 251-005-000
LOT AREA= 83,635.2 SF
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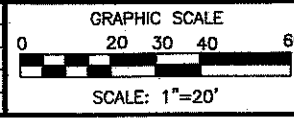
GRADING, DRAINAGE & UTILITY PLAN
STATELINE SELF STORAGE
85 RIVER ROAD
HUDSON, NH 03051
HILLSBOROUGH COUNTY
PREPARED FOR:
AJIT PATEL

TAJ ENGINEERING, LLC

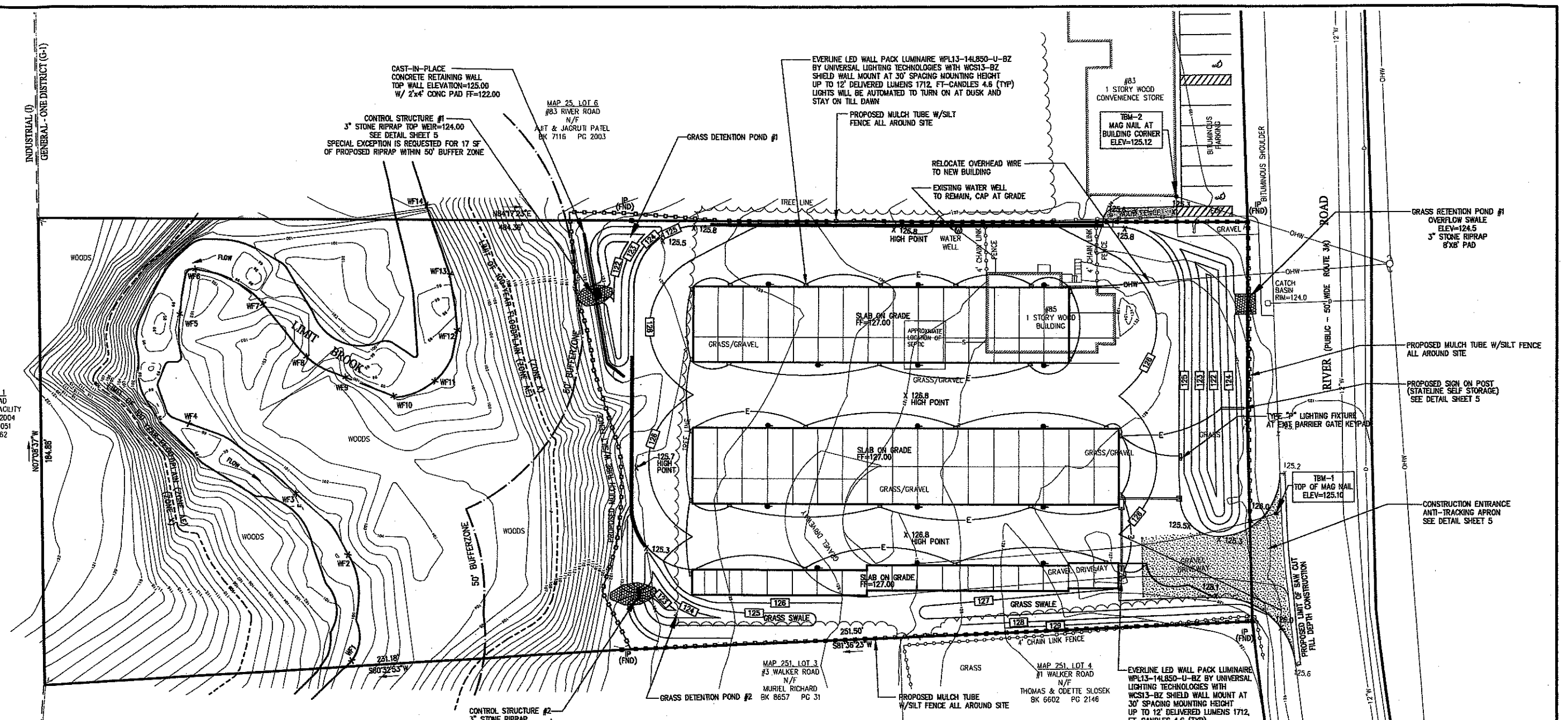
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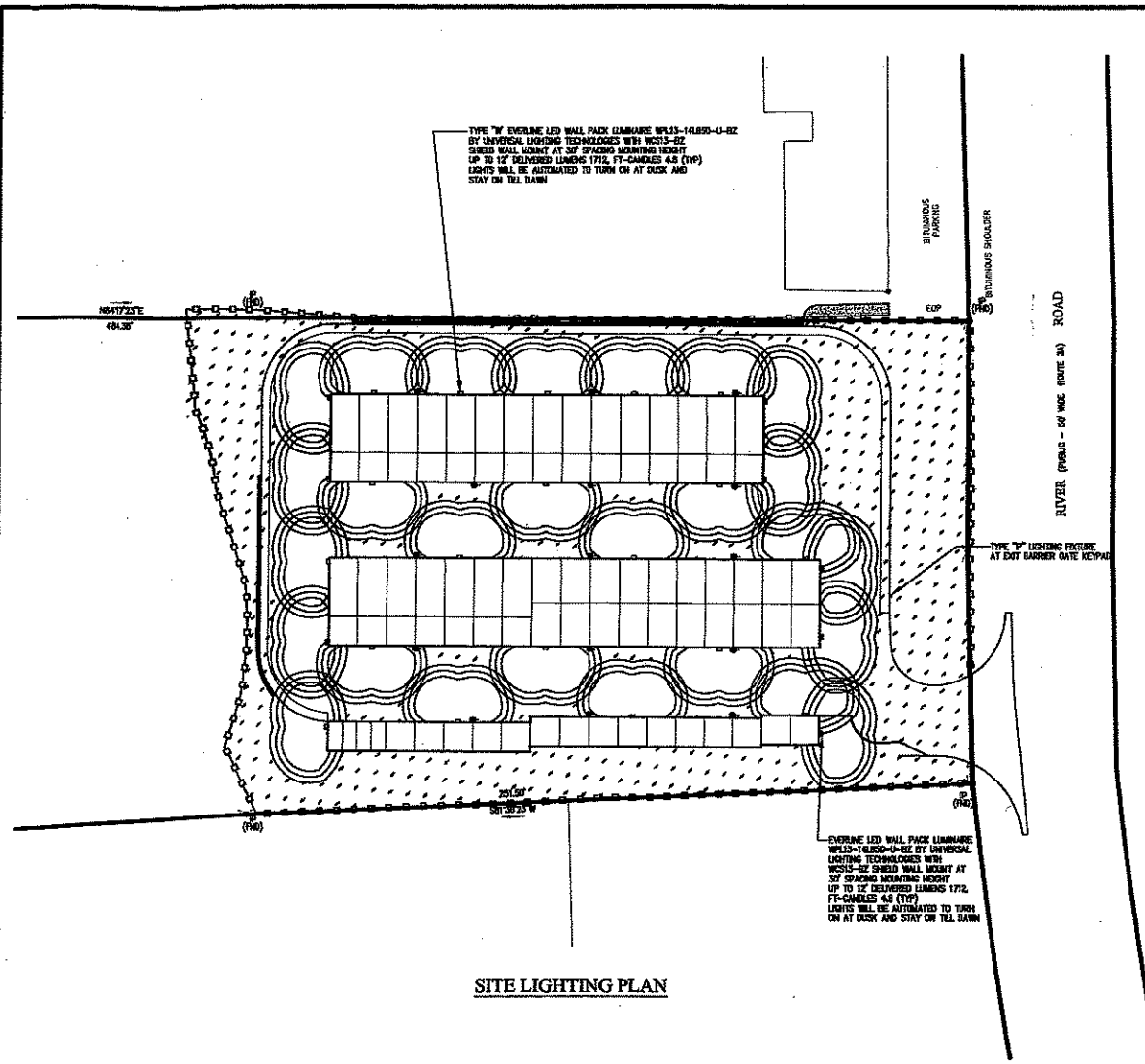
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.	APPROVED BY THE HUDSON, NH PLANNING BOARD	
	DATE OF MEETING: _____	
SIGNATURE _____	DATE _____	
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6/7/17	PLANNING BOARD COMMENTS	HSA
4/12/17	CLD COMMENTS	HSA

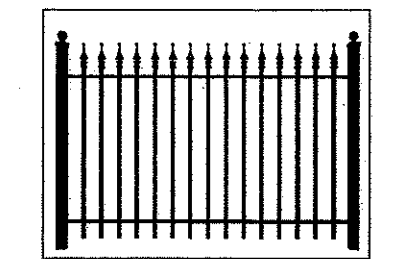


JOB. NO: 16-371	FLD. BK: 16
DATE: 2/2/2017	CHECK: HSA
SCALE: 1" = 20 FT.	SURVEY: SK/SB
SHEET: 4 OF 6	CALC: HSA
	DRAFT: SB/SK/EJ

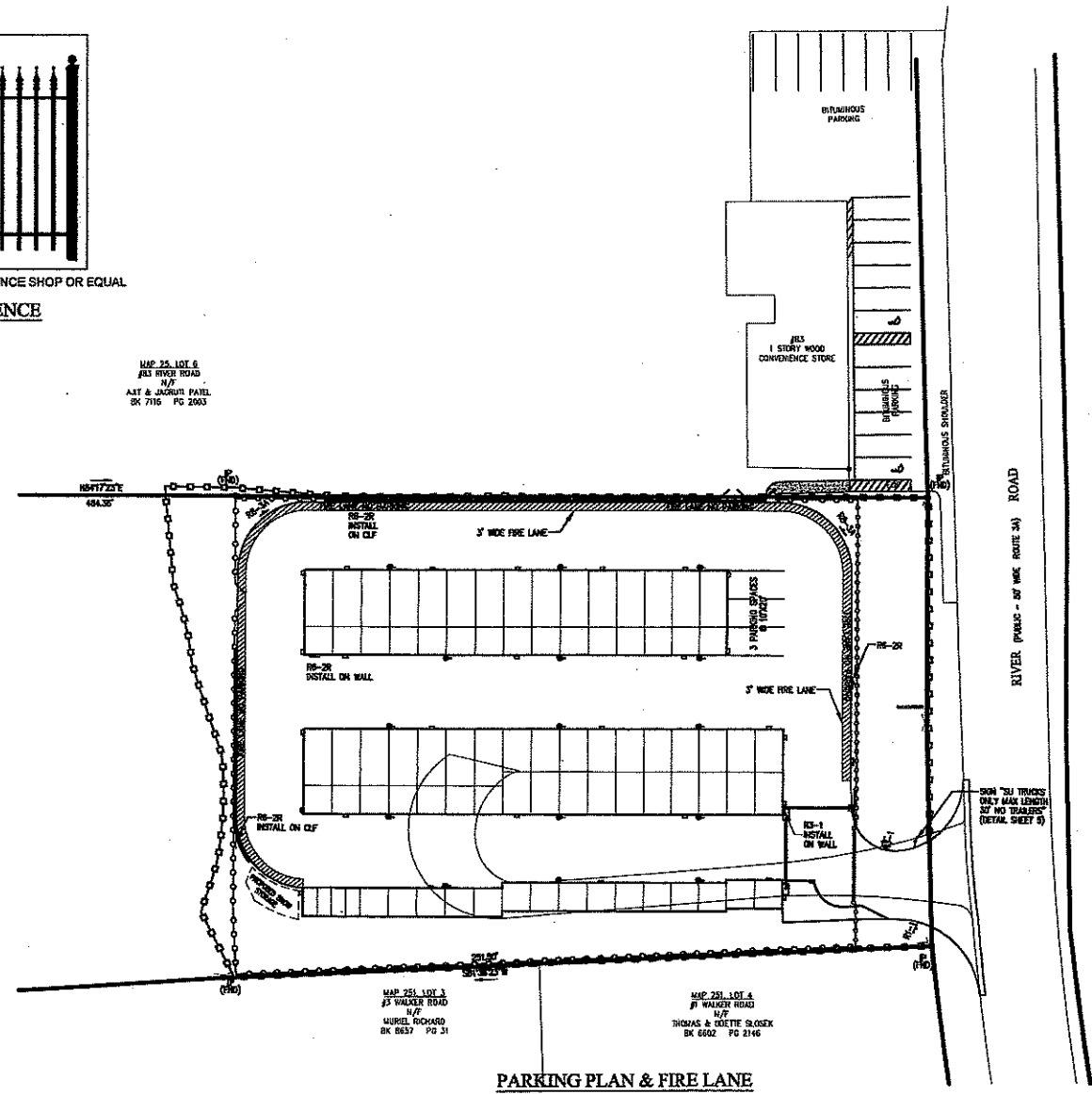




SITE LIGHTING PLAN

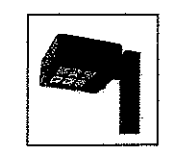


6' HIGH WROUGHT IRON FENCE BY IRON FENCE SHOP OR EQUAL
ORNAMENTAL FENCE

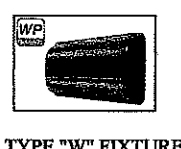


PARKING PLAN & FIRE LANE

LIGHTING FIXTURE SCHEDULE					
LIGHT	MANUFACTURER	MODEL NO.	LAMP WATTS/TYP	INITIAL/MEAN LUMENS"	MOUNTING
"P"	LITHONIA	KADR LED 40C 700	94 W/30K	10244	16' SQUARE STEEL POLE
"W"	UNIVERSAL LIGHTING TECHNOLOGIES	EVERLINE WPL13-14L850-U-BZ with WCS13-BZ	100-150 W/40	1712/1400	10' AG

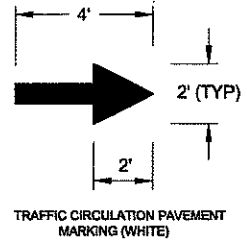


TYPE "P" FIXTURE



TYPE "W" FIXTURE

EPA: 1.2 SQ FT
LENGTH: 17-1/2"
WIDTH: 17-1/2"
HEIGHT: 7-1/8"



TRAFFIC CIRCULATION PAVEMENT MARKING (WHITE)



24" X 16"



R3-1



R5-1
30" X 30"



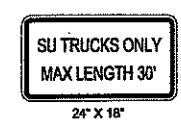
R6-3R
24" X 24"



R1-1



R6-2R



24" X 18"



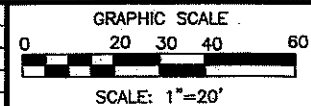
24" X 18"



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: _____
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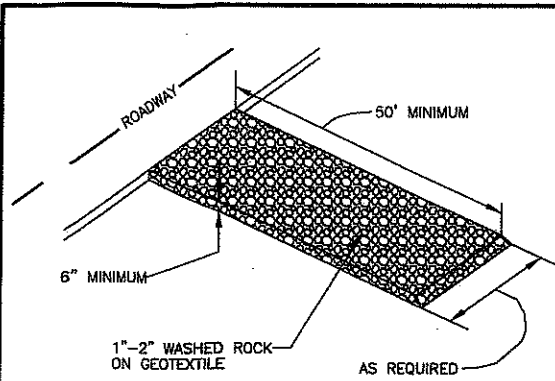


JOB. NO: 16-371
DATE: 2/2/2017
SCALE: 1" = 30 FT.
SHEET: 5 OF 6



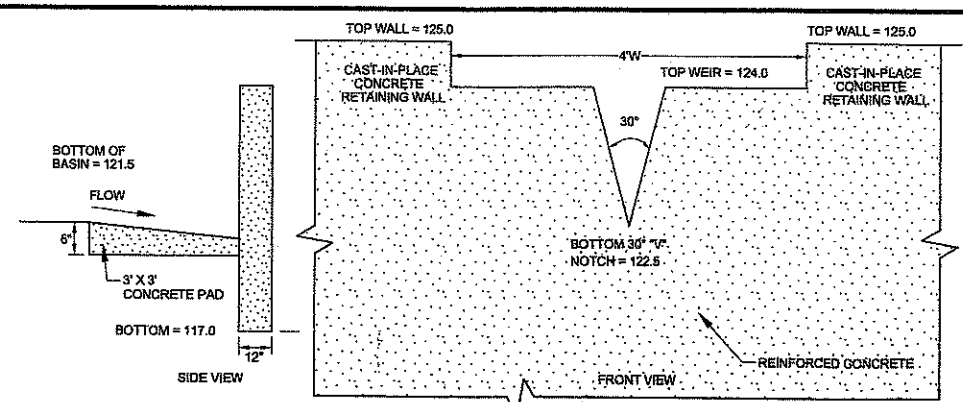
SITE LIGHTING, FIRE LANE MARKING & CONSTRUCTION DETAILS
STATELINE SELF STORAGE
85 RIVER ROAD
HUDSON, NH 03051
HILLSBOROUGH COUNTY
PREPARED FOR:
AJT PATEL

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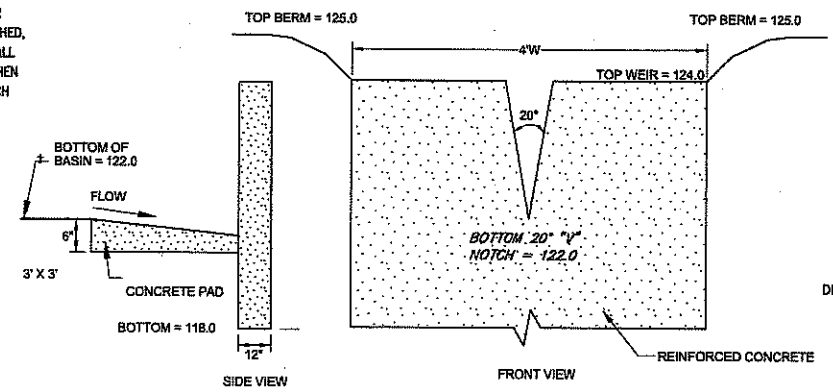
CONSTRUCTION ENTRANCE
ANTI-TRACKING APRON
N.T.S.

NOTE:
MUD AND SOIL PARTICLES WILL EVENTUALLY CLOG THE VOIDS IN THE GRAVEL AND THE EFFECTIVENESS OF THE GRAVEL PAD WILL NOT BE SATISFACTORY, WHEN THIS OCCURS, THE PAD SHOULD BE TOPDRESSED WITH NEW STONE. COMPLETE REPLACEMENT OF THE PAD MAY BE NECESSARY WHEN THE PAD BECOMES COMPLETELY CLOGGED. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING MUD OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONES AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY WHEN WASHING IS REQUIRED. IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

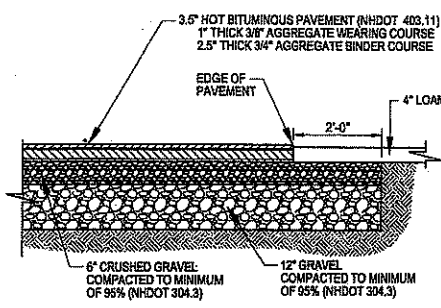


CONTROL STRUCTURE #1
(DETENTION BASIN #1)
N.T.S.

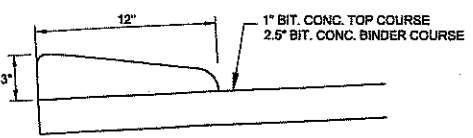
NOTE:
WASHING FACILITIES ARE USED, THE SEDIMENT TRAPS SHOULD BE CLEANED OUT AS OFTEN AS NECESSARY TO ASSURE THAT ADEQUATE TRAPPING EFFICIENCY AND STORAGE VOLUME IS AVAILABLE. VEGETATIVE FILTER STOPS SHOULD BE MAINTAINED TO INSURE A VIGOROUS STAND OF VEGETATION AT ALL TIMES.



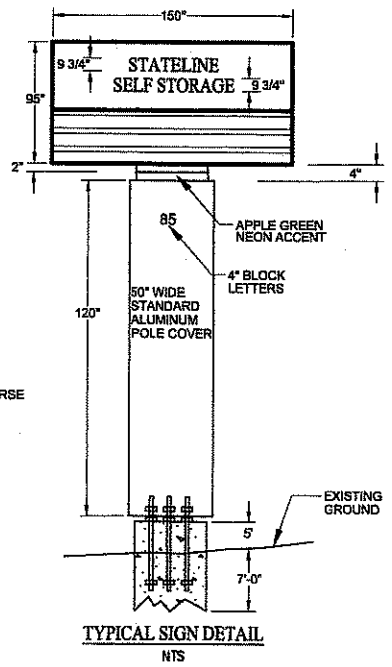
CONTROL STRUCTURE #2
(DETENTION BASIN #2)
N.T.S.



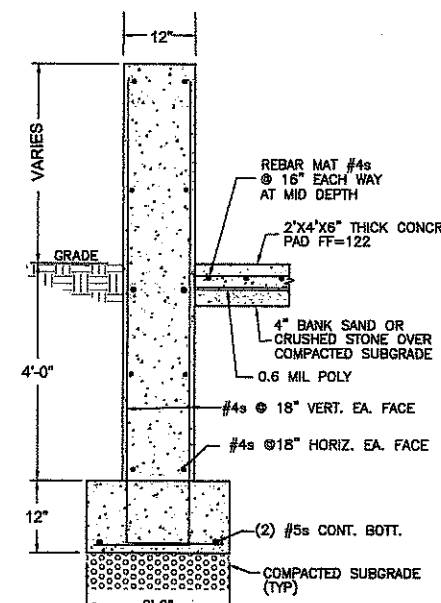
DRIVEWAY & PARKING LOT SECTION
SCALE: 1/2"=1'



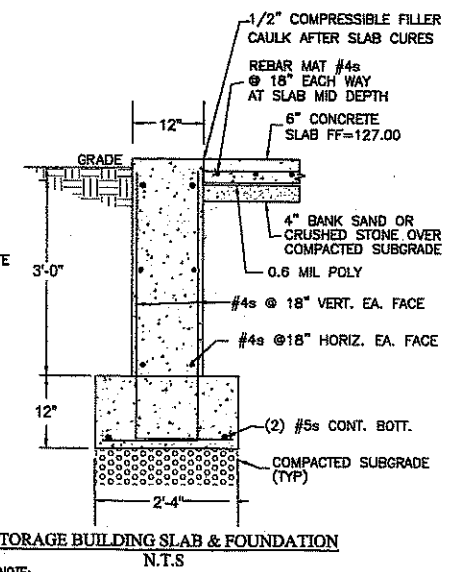
BIT BERM DETAIL
SCALE: 1"=1/2'



TYPICAL SIGN DETAIL
N.T.S.

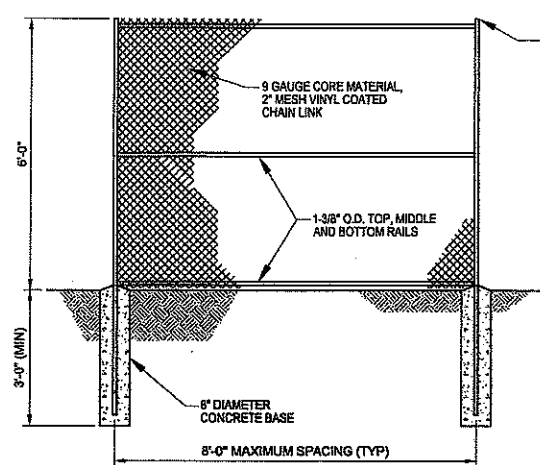


RETAINING WALL & WEIR
N.T.S.

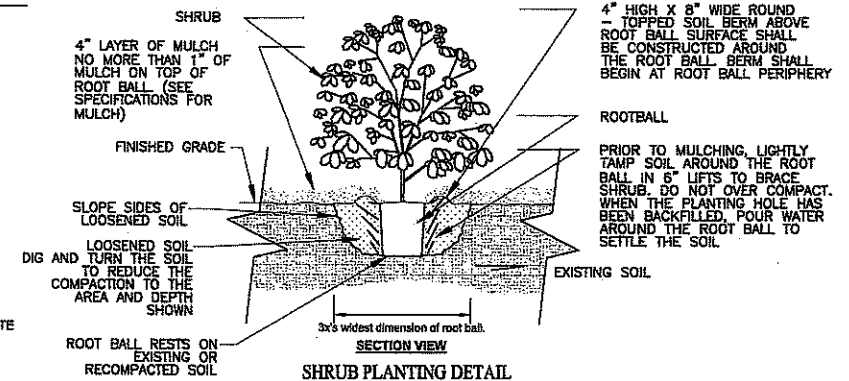


STORAGE BUILDING SLAB & FOUNDATION
N.T.S.

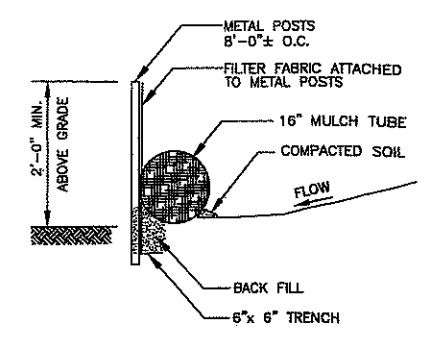
NOTE:
STORAGE BUILDING (UNITS) ARE PRE-ENGINEERED METAL BUILDINGS.



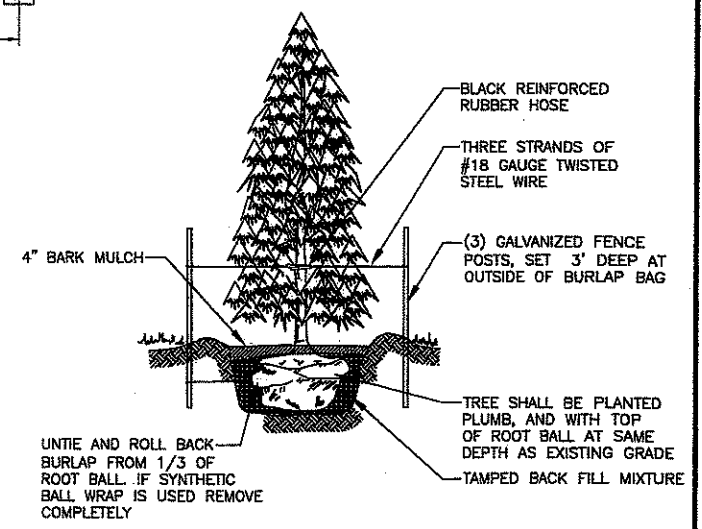
CHAIN LINK FENCE DETAIL
SCALE: 1/2"=1'



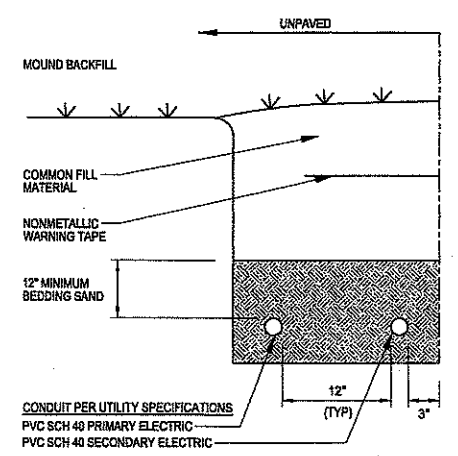
SHRUB PLANTING DETAIL
SCALE: 1/2"=1'



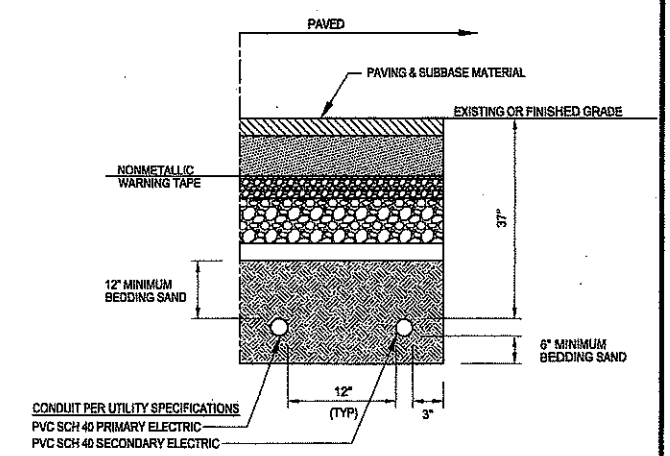
EROSION CONTROL BARRIER DETAIL
SILT FENCE W/ METAL POST & MULCH TUBE
N.T.S.



EVERGREEN TREE PLANTING (> 6' IN HEIGHT)
N.T.S.



NOTE:
INSTALLATION AND MATERIAL OF UNDERGROUND UTILITIES SHALL CONFORM TO LOCAL UTILITY COMPANY SPECIFICATIONS



OWNER OF RECORD
AJT PATEL
85 RIVER ROAD
HUDSON, MA 03051
BK. 8724 PG. 1002
PARCEL ID: 251-005-000
LOT AREA= 83,635.2 SF
1.920 ACRES

CONSTRUCTION DETAILS
STATELINE SELF STORAGE
85 RIVER ROAD
HUDSON, NH 03051
HILLSBOROUGH COUNTY
PREPARED FOR:
AJT PATEL

TAJ ENGINEERING, LLC
CIVIL & STRUCTURAL ENGINEERS,
LAND SURVEYORS, PROJECT MANAGERS
225 STEDMAN ST, SUITE 300, LOWELL, MA, 01851
(978) 978-250-8173 (M) 978-430-4585 (F) 978-770-0632
info@tajengineering.net

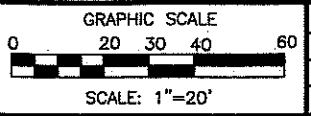
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

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

SIGNATURE _____ SIGNATURE DATE _____
SIGNATURE _____ 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.

DATE	REVISION	BY
6/7/17	PLANNING BOARD COMMENTS	HSA
4/12/17	CLD COMMENTS	HSA



JOB NO: 16-371
DATE: 02/02/2016
SCALE: 1" = 20 FT.
SHEET: 6 OF 6

FLD. BK: 16
CHECK: HSA
SURVEY: SK/SB
CALC: HSA
DRAFT: SB/SK/EJ

Executive Drive 2 Lot Subdivision

STAFF REPORT

June 21, 2017

SITE: 4 Executive Drive - Map 210/Lot 1 - SB# 03-17

ZONING: B

PURPOSE OF PLAN: to depict the subdivision of Map 210, Lot 1, into two separate lots. Application Acceptance & Hearing.

PLAN UNDER REVIEW ENTITLED: 4 Executive Drive (Map 210, Lot 1) Hudson, NH, prepared by HSI, 3 Congress St., Nashua, NH 03062, dated 5 APR 17, (no revision date), consisting of Sheets 1 & 2 and Note 1 – 13 on Sheet 1 (said plans are attached hereto).

ATTACHMENTS:

- 1) Project Narrative, Subdivision Application, and Aerial Photo, showing features within 200 ft. of the subdivision, date stamped 28 APR 17 – “A”.
- 2) Comments from: Zoning Administrator, Town Eng., Asst. Assessor, Deputy Fire Chief, Road Agent and Police Lt. Dave Bianchi – “B”.

OUTSTANDING ISSUES:

1. No outstanding issues. Both proposed lots meet the minimum lot size and frontage requirements for the B zoning district (i.e., 30,000 sf min. lot size and 150 of street frontage.
2. Please note, because this is only a survey plan, and does not include engineering issues, it only requires, which it has, the signature and stamp of the surveyor. Also, this Plan is signed by a Wetland Scientist, relative to the wetland located on the southeast corner of Lot 1. Further, all of the parties of ownership signed Sheet 1 of the Plan set.

NOTE: all site improvement features are provided on the associated Site Plan for Lot 1-1 of this plan.

REQUESTED WAIVERS: N/A

APPLICATION TRACKING:

28 APR 17 – Subdivision application submitted.
21 JUN 17 - Initial public hearing scheduled.

RECOMMENDED ACTION: For this meeting, staff recommends application acceptance, conduct the public hearing and subdivision approval in accordance with the below DRAFT MOTIONS.

DRAFT MOTIONS:

I move to accept the 2-lot Subdivision application for 4 Executive Drive, Map 210/Lot 001.

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

I move to defer the public hearing on this Subdivision application date specific to the 19 JUL 17 Planning Board meeting.

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

MOTION to APPROVE:

I move to approve the subdivision plan entitled: 4 Executive Drive (Map 210, Lot 1) Hudson, NH, prepared by HSI, 3 Congress St., Nashua, NH 03062, dated 5 APR 17, (no revision date), consisting of Sheets 1 & 2 and Note 1 – 13 on Sheet 1, in accordance with the following terms and conditions:

1. All stipulations of approval shall be incorporated into the Decision of Approval, which shall be recorded at the HCRD, together with the Plan.
2. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of -Record.

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

NOTE: the Site Plan, if approved for proposed Lot 1-1, will provide all of the required terms and conditions of approval pertinent to such plans.

~ A ~

PROJECT NARRATIVE
Proposed 2-Lot Subdivision
4 Executive Drive
Map 210, Lot 1
Hudson, New Hampshire

The 5.235 acre parcel, Tax Map 210, Lot 1, is located at the intersection of Executive Drive and Lowell Road (US Route 3A). The property is abutted by a car dealership and an industrial/warehouse building to the south and west, an industrial/warehouse building and auto repair shop to the north across Executive Drive, and the Presentation of Mary Academy to the east across Lowell Road. The property is zoned 'B', Business. There are no existing structures on the property although there are existing slope and utility easements. Wetlands exist on the southerly portion of the site while the remainder of the tract is an open field. Topography pitches up about seven feet from Executive Drive before sloping down towards the wetlands. Soils are predominantly Ridgebury Fine Sandy Loam, according to the USDA Web Soil Survey.

Currently, stubs to the property for municipal sewer and underground telephone exist in Lowell Road. Municipal water, municipal stormwater drainage, gas, and overhead power lines exist in Lowell Road and Executive Drive. It is proposed to subdivide the existing Lot 1 (5.235 acres) into two new lots, identified as new Lot 1 (2.341 acres) and Lot 1-1 (2.894 acres) on the attached Subdivision Plan. No development is proposed as part of this application.

Acont



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

Date of Application: 4-21-2017 Tax Map # 210 Lot # 1

Name of Project: 4 Executive Drive

Zoning District: _____ General SB# 03-17
(For Town Use) (For Town Use)

ZBA Action: N/A

PROPERTY OWNER: DEVELOPER:

Name: Stellos Family Investment Properties, et al

Address: P.O. Box 409, 125 Northeastern Blvd

Address: Nashua, NH 03062

Telephone # 603-882-3126

Fax # _____

Email: _____

PROJECT ENGINEER

Name: Hayner/Swanson, Inc. Telephone # 603-883-2057

Address: 3 Congress Street Fax # 603-883-5057

Address: Nashua, NH 03062 Email: sauger@hayner-swanson.com

PURPOSE OF PLAN:

To depict the subdivision of one (1) existing parcel of land into two (2) new lots as shown on accompanying plan.

(FOR TOWN USE)

Plan Routing Date: 5-2-17 Sub/Site Date: 6-21-17

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 \$ 6001.81

SITE DATA SHEET

Plan Name: 4 Executive Drive
Plan Type: Subdivision Plan
Legal Description: Map 210 Lot 1
 Map _____ Lot _____
Date: 4-21-2017

Location: 4 Executive Drive
Total Area: S.F. 228,058 Acres: 5.235
Area in Wetlands: 16,699 SF
Zoning: B: Business
Lots Not Meeting
Required Dimensions: N/A
Required Area: 30,000 SF
Required Frontage: 150 FT
Water and Waste System
Proposed: Town water and town sewer
Number of Lots With
Existing Buildings: None
Existing Buildings
To Be Removed: N/A
Flood Zone Reference: See Note #10 on Sheet 1 of 2
Proposed Linear Feet
Of New Roadway: N/A

LOT AREA CALCULATION TABLE

LOT #	TOTAL AREA	WETLAND AREA	AREA > 25% SLOPE	BUILDABLE AREA (net contiguous upland useable)	FRONTAGE
1.	101,979 SF	16,699 SF	0 SF	85,280 SF	314.98 LF (Lowell Road)
1-1	126,079 SF	0 SF	0 SF	126,079 SF	241.78 LF (Lowell Road)
2.					488.32 LF (Executive Dr.)
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					

Data Sheets Checked By: Steven Auger Date: 04-24-2017

SUBDIVISION PLAN DATA SHEET

Dates/Case #/Description/
 Stipulations of ZBA,
 Conservation Commission,
 NH Wetlands Board Action: N/A

(Attach Stipulations on
 Separate Sheet)

List Permits Required: Town of Hudson Planning Board Approval

<u>*Waivers Requested:</u>	Hudson Town Code <u>Reference</u>	<u>Regulation Description</u>
	1. 193-10 (G)	One driveway per lot
	2.	
	3.	
	4.	
	5.	
	6.	
	7.	

**(Left Column for Town Use)*

	<u>Amount</u>	<u>Account</u>
Impact Fees	_____	_____
	_____	_____
	_____	_____
Cap Fees	_____	_____
	_____	_____

Development Agreement
 Proposed: Yes No
 If Yes Endorsed Yes No Date _____ No

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

Twenty one (21) days prior to Planning Board Meeting, a complete subdivision plan to include all supporting materials/documents must be submitted in final form. The subdivision plan shall comply with the following specifications/requirements:

Applicant Initials		Staff Initials
<u>SA</u>	a) Submission of eight (8) full sets of Site Plans (sheet size: 22" x 34") shall be submitted at the time of application filing, followed by the submission of seventeen (17) 11" X 17" plan sets (revised if applicable) to the Community Development Department no later than 10:00 A.M. Tuesday the week prior to the scheduled public hearing/conceptual review date.	<u>JC</u>
<u>SA</u>	b) Seventeen (17)-subdivision narratives, describing the project.	<u>JC</u>
<u>SA</u>	c) Plan scale at not less than one inch equals fifty feet (example: 1" = 50' acceptable).	<u>JC</u>
<u>SA</u>	d) Locus plan with 1,000 minimum radius of site to surrounding area.	<u>JC</u>
<u>SA</u>	e) Plan dated by day/month/year.	<u>JC</u>
<u>SA</u>	f) Revision block.	<u>JC</u>
<u>SA</u>	g) Planning Board approval block.	<u>JC</u>
<u>SA</u>	h) Title of project inscribed on plan.	<u>JC</u>
<u>SA</u>	i) Name(s) and address of property owner(s) and signature(s) shall be inscribed on plan.	<u>JC</u>
<u>SA</u>	j) North point shall be inscribed on plan.	<u>JC</u>
<u>SA</u>	k) Property lines-exact locations and dimensions.	<u>JC</u>
<u>SA</u>	l) Acreage/sq. ft. of entire subdivision.	<u>JC</u>
<u>SA</u>	m) Proposed lots, with lot numbers and area of each lot. Note: each proposed Lot shall be listed on the plan, in chart form, indicating in square feet/ acreage the total lot area, wetland, slope area greater than 25% and total net contiguous useable upland area.	<u>JC</u>

Applicant
Initials

Staff
Initials

SA n) Certified list of names and addresses of bordering abutters, shown on Tax Assessor's records not more than five (5) days prior to application date to be listed on plan.

SA o) Location of all structures, roads, wetlands, hydrants, wells, septic systems, 4k reserve area, floodways/floodplains, driveways, travel areas, parking areas, natural features within 200 feet of the tract.

SA p) Locations of existing and proposed permanent monuments and benchmarks within 200 feet of the tract.

N/A q) Pertinent highway projects.

SA r) Assessor map and lot number.

SA s) Waiver application form shall be submitted with subdivision application, Note on plan listing waivers requested/granted; and all waivers granted to the subdivision regulations shall be listed on the final plan.

SA t) Delineate zoning.

N/A u) Storm water drainage plan.

SA v) Topographical contours at 2-foot intervals existing and proposed.

SA w) Utilities: existing and proposed.

SA x) Building and wetland setback lines.

SA y) Rights of way, existing and proposed.

N/A z) Location of dedicated recreational public use land(s) proposed.

N/A aa) Detailed designs of bridges and culverts.

N/A ab) Typical roadway cross-section, road profile, stationing, and curve data, etc.

Applicant
Initials

Staff
Initials

- N/A ac) Proposed location of water supply and sewage disposal systems, including perk test data, test-pit logs and locations; wells, (proposed and existing) 75' protective well radii and attached copies of any required well protection easements.
- SA ad) All notes from plats.
- SA ae) Buffers as required by subdivision regulations.
- SA af) Soil types and boundaries, Note: If site contains marginal or questionable soils, a High Intensity Soil Survey (HISS) may be deemed necessary to submit as part of the application. Said HISS, if required, shall be performed by a State of New Hampshire Certified Soil Scientist, who shall affix his/her stamp and signature and this shall be inscribed on the plan.
- SA ag) Wetlands (and poorly-drained and very poorly-drained soils), also identified as Class 5 and Class 6 High Intensity Soil Survey (HISS soils), and permanent and seasonal wetlands shall be identified on the plan by a New Hampshire Certified Wetland or Soil Scientist, who shall affix his/her stamp and signature to the respective plan.
- SA ah) Easements, existing and proposed.
- SA ai) State of New Hampshire ~~Engineer's seal and signature.~~
Surveyor's seal and signature.
- SA aj) Error of closure (1 in 10,000 or better).
- SA ak) Drafting errors/omissions.
- N/A al) Note outlining phasing schedule.
- N/A am) Narrative description stating the purpose, location, long range plans impacts on traffic, schools, and utilities.
- SA an) Aerial photograph of site and area within 200 feet of the subdivision parcel.
- N/A ao) Fiscal impact study.
- N/A ap) Traffic study.
- N/A aq) Drainage calculations and supporting data.

N/A

JC

JC

JC

JC

JC

JC

JC

JC

N/A

N/A

JC

N/A

N/A

N/A

Applicant
Initials

Staff
Initials

BA

ar) Copies of any proposed or existing easements, covenants, deed restrictions, right of way agreements or other similar documents.

JC

N/A

as) Copy of applicable town, state, federal approval/permits to include but not limited to the following:

JC N/A

- sewer applications
- flood plain permit
- wetlands special exception
- variance
- erosion control permit (149:8a)
- WSPCC subdivision approval (septic)
- dredge and fill permit
- curb cut/driveway permit
- shore land protection certification in accordance with RSA483-B.
- if applicable, review application with Lower Merrimack River Local Advisory Committee (LMRLAC) and attach LMRLAC project comments hereto.

N/A

at) Off-site agreement(s).

N/A

N/A

au) Presentation plan (colored, with color-coded bar chart).

N/A

BA

av) Fees paid to clerk.

JC

N/A

aw) Plans that include relocation of lot lines shall clearly delineate the former (old) lot lines from proposed (new) lot lines.

N/A

- Any or all items may be waived under the purview of the Planning Board.

**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: Cassandra Stellos Malvers, partner
Stellos Family Investment Properties, LLC

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

Signature of Developer: Cassandra Stellos Malvers, partner
Stellos Family Investment Properties, LLC

- ❖ 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: CLD SITE PLANS

Planner Approval Signature: [Signature]

April 27, 2017

Joinder to Application for Subdivision Plan Review

The undersigned hereby join Stellos Family Investment Properties in the application for subdivision for the parcel located at 4 Executive Drive (Map 210, Lot 1), Hudson, NH, prepared for Stellos Family Investment Properties, et al, dated April 5, 2017, scale: 1" = 40' and prepared by Hayner/Swanson, Inc., 3 Congress Street, Nashua, NH 03062.

Samuel Tamposi, President

04/27/17

Tamposi Real Estate & Development Company

Date

Samuel Tamposi, Trustee

04/27/17

Samuel A. Tamposi, Sr., 1992 Trust

Date

Samuel Tamposi, Manager

04/27/17

JKS Realty, LLC

Date

*Celina S. Sufferin aka Celina Tamposi,
By: her attorney in fact:*

Samuel Tamposi, POA

04/27/17

K & T Investment Realty, LLC

Date

*its Manager
Stellen A. Tamposi by his
attorney in fact:*

Samuel Tamposi, POA

04/27/17

Lawit, LLC

Date

its Manager

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM

Name of Subdivision/Site Plan: 4 Executive Drive
Street Address: 4 Executive Drive
1 Stellos Family Investment Prop. hereby request that the Planning Board waive
the requirements of item 193-10 (G) of the Subdivision/Site Plan Checklist in reference
to a plan presented by Hayner/Swanson, Inc., 3 Congress Street,
Nashua, NH 03062 (name of surveyor and engineer) dated April 5, 2017
210 for property tax map(s) and lot(s) 1
1 in the Town of Hudson. NH.


As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Subdivision/Site Plan regulations.

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

Reason(s) for granting this waiver, relative to not being contrary to the Spirit and Intent of the Subdivision/Site Plan regulations: (if additional space is needed please attach the appropriate documentation hereto):

See attached letter

Signed:


Applicant or Authorized Agent

Planning Board Action:

Waiver Granted _____

Waiver Not Granted _____

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

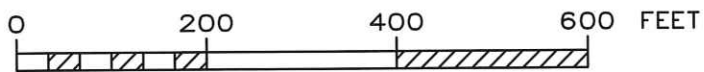
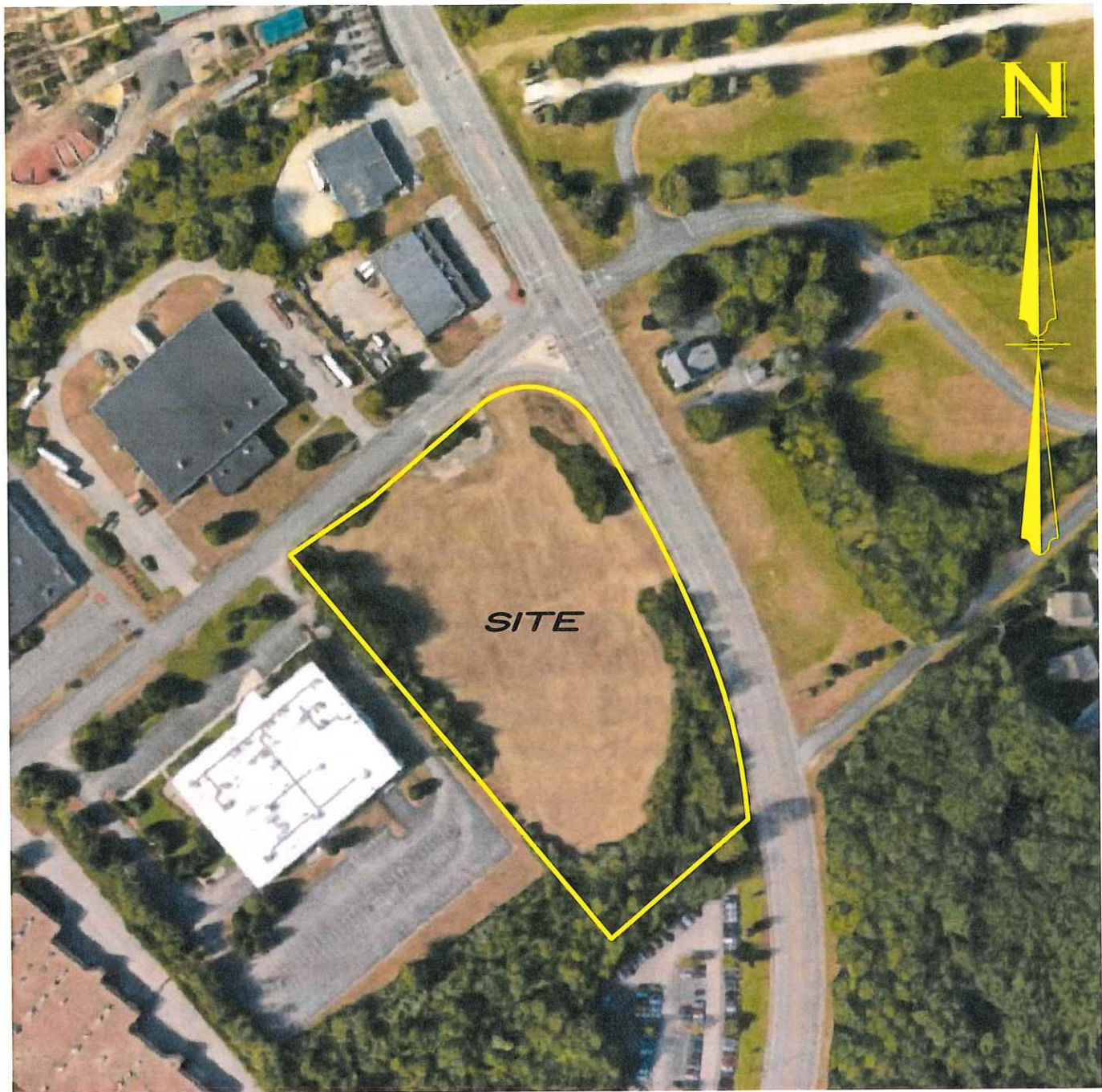
FOOTNOTES:

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 subdivision review performed by the Town of Hudson.

STATUS:

DATE:

<input type="checkbox"/>	1. Application incomplete	_____
<input checked="" type="checkbox"/>	2. Application complete. Include any applicable requested waivers, fees paid, routing sheet returned	4-28-17
<input type="checkbox"/>	3. Application formally accepted or denied by Planning Board.	_____
<input type="checkbox"/>	4. Final approval granted or denied	_____
<input type="checkbox"/>	5. Comments	_____



AERIAL DISPLAY
4 EXECUTIVE DRIVE
 HUDSON, N.H.

FIG. 1
 PREPARED FOR:
Stellos Family Investment Properties, et al
 PO BOX 409 - 125 NORTHEASTERN BLVD NASHUA, NH 03061
 APRIL 2017

 **HSI** Hayner/Swanson, Inc.
 Three Congress Street Nashua, New Hampshire 03062-3301
 Tel (603) 883-2057 www.haynerswanson.com Fax (603) 883-5057

DRAWING: 5466SUB AREIAL
 LOCATION: Q:\4344\DWG\5466\SUB

5466
 File Number

"B"



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

Date of Application: 4-21-2017 Tax Map # 210 Lot # 1
Name of Project: 4 Executive Drive
Zoning District: _____ General SB# 03-17
(For Town Use) (For Town Use)
ZBA Action: N/A

PROPERTY OWNER: DEVELOPER:
Name: Stellos Family Investment Properties, et al
Address: P.O. Box 409, 125 Northeastern Blvd
Address: Nashua, NH 03062
Telephone # 603-882-3126
Fax # _____
Email: _____

PROJECT ENGINEER
Name: Hayner/Swanson, Inc. Telephone # 603-883-2057
Address: 3 Congress Street Fax # 603-883-5057
Address: Nashua, NH 03062 Email: sauger@hayner-swanson.com

PURPOSE OF PLAN:
To depict the subdivision of one (1) existing parcel of land
into two (2) new lots as shown on accompanying plan.

(FOR TOWN USE)
Plan Routing Date: 5-2-17 Sub/Site Date: 6-21-17
 I have no comments I have comments (attach to form)
E2g Title: Town Engineer Date: 5/11/17
(Initials)
DEPT:
Zoning Engineering Assessor Police Fire Planning
Consultant Highway Department
Fees Paid \$601.81



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

Date of Application: 4-21-2017 Tax Map # 210 Lot # 1

Name of Project: 4 Executive Drive

Zoning District: _____ General SB# 03-17
(For Town Use) (For Town Use)

ZBA Action: N/A

PROPERTY OWNER:

DEVELOPER:

Name: Stellos Family Investment Properties, et al

Address: P.O. Box 409, 125 Northeastern Blvd

Address: Nashua, NH 03062

Telephone # 603-882-3126

Fax # _____

Email: _____

PROJECT ENGINEER

Name: Hayner/Swanson, Inc.

Telephone # 603-883-2057

Address: 3 Congress Street

Fax # 603-883-5057

Address: Nashua, NH 03062

Email: sauger@hayner-swanson.com

PURPOSE OF PLAN:

To depict the subdivision of one (1) existing parcel of land
into two (2) new lots as shown on accompanying plan.

(FOR TOWN USE)

Plan Routing Date: 5-2-17 Sub/Site Date: 6-21-17

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

BS Title: Zoning Administrator Date: 5-12-17
(Initials)

DEPT:

Zoning _____ Engineering _____ Assessor _____ Police _____ Fire _____ Planning
_____ Consultant _____ Highway Department

Fees Paid \$601.81



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

Date of Application: 4-21-2017 Tax Map # 210 Lot # 1

Name of Project: 4 Executive Drive

Zoning District: _____ General SB# 03-17
(For Town Use) (For Town Use)

ZBA Action: N/A

PROPERTY OWNER:

DEVELOPER:

Name: Stellos Family Investment Properties, et al

Address: P.O. Box 409, 125 Northeastern Blvd

Address: Nashua, NH 03062

Telephone # 603-882-3126

Fax # _____

Email: _____

PROJECT ENGINEER

Name: Hayner/Swanson, Inc.

Telephone # 603-883-2057

Address: 3 Congress Street

Fax # 603-883-5057

Address: Nashua, NH 03062

Email: sauger@hayner-swanson.com

PURPOSE OF PLAN:

To depict the subdivision of one (1) existing parcel of land
into two (2) new lots as shown on accompanying plan.

(FOR TOWN USE)

Plan Routing Date: 5-2-17 Sub/Site Date: 6-21-17

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

KA Title: ROAD ACCT Date: 5/3/17
(Initials)

DEPT:

Zoning Engineering Assessor Police Fire Planning
 Consultant Highway Department

Fees Paid \$6001.81



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

Date of Application: 4-21-2017 Tax Map # 210 Lot # 1
Name of Project: 4 Executive Drive
Zoning District: _____ General SB# 03-17
(For Town Use) (For Town Use)
ZBA Action: N/A

PROPERTY OWNER:

DEVELOPER:

Name: Stellos Family Investment Properties, et al
Address: P.O. Box 409, 125 Northeastern Blvd
Address: Nashua, NH 03062
Telephone # 603-882-3126
Fax # _____
Email: _____

PROJECT ENGINEER

Name: Hayner/Swanson, Inc. Telephone # 603-883-2057
Address: 3 Congress Street Fax # 603-883-5057
Address: Nashua, NH 03062 Email: sauger@hayner-swanson.com

PURPOSE OF PLAN:

To depict the subdivision of one (1) existing parcel of land
into two (2) new lots as shown on accompanying plan.

(FOR TOWN USE)	
Plan Routing Date: <u>5-2-17</u>	Sub/Site Date: <u>6-21-17</u>
<u>[Signature]</u> I have no comments	I have comments (attach to form)
(Initials) Title: <u>LIEUTENANT</u>	Date: <u>5/3/17</u>
DEPT:	
<input type="checkbox"/> Zoning	<input type="checkbox"/> Engineering
<input type="checkbox"/> Assessor	<input checked="" type="checkbox"/> Police
<input type="checkbox"/> Fire	<input type="checkbox"/> Planning
<input type="checkbox"/> Consultant	<input type="checkbox"/> Highway Department
Fees Paid <u>\$6001.81</u>	



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

Date of Application: 4-21-2017 Tax Map # 210 Lot # 1
Name of Project: 4 Executive Drive
Zoning District: _____ General SB# 03-17
(For Town Use) (For Town Use)
ZBA Action: N/A

PROPERTY OWNER:

DEVELOPER:

Name: Stellos Family Investment Properties, et al
Address: P.O. Box 409, 125 Northeastern Blvd
Address: Nashua, NH 03062
Telephone # 603-882-3126
Fax # _____
Email: _____

PROJECT ENGINEER

Name: Hayner/Swanson, Inc. Telephone # 603-883-2057
Address: 3 Congress Street Fax # 603-883-5057
Address: Nashua, NH 03062 Email: sauger@hayner-swanson.com

PURPOSE OF PLAN:

To depict the subdivision of one (1) existing parcel of land
into two (2) new lots as shown on accompanying plan.

(FOR TOWN USE)
Plan Routing Date: 5-2-17 Sub/Site Date: 6-21-17
 I have no comments I have comments (attach to form)
JOB Title: Deputy Fire Chief Date: _____
(Initials)
DEPT:
____ Zoning ____ Engineering ____ Assessor ____ Police Fire ____ Planning
____ Consultant ____ Highway Department
Fees Paid \$601.81



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

Date of Application: 4-21-2017 Tax Map # 210 Lot # 1

Name of Project: 4 Executive Drive

Zoning District: _____ General SB# 03-17
(For Town Use) (For Town Use)

ZBA Action: N/A

PROPERTY OWNER: DEVELOPER:

Name: Stellos Family Investment Properties, et al

Address: P.O. Box 409, 125 Northeastern Blvd

Address: Nashua, NH 03062

Telephone # 603-882-3126

Fax # _____

Email: _____

PROJECT ENGINEER

Name: Hayner/Swanson, Inc. Telephone # 603-883-2057

Address: 3 Congress Street Fax # 603-883-5057

Address: Nashua, NH 03062 Email: sauger@hayner-swanson.com

PURPOSE OF PLAN:

To depict the subdivision of one (1) existing parcel of land into two (2) new lots as shown on accompanying plan.

(FOR TOWN USE)

Plan Routing Date: 5-2-17 Sub/Site Date: 6-21-17

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

(Initials) AS Title: Asst. Assessor Date: 5-2-17

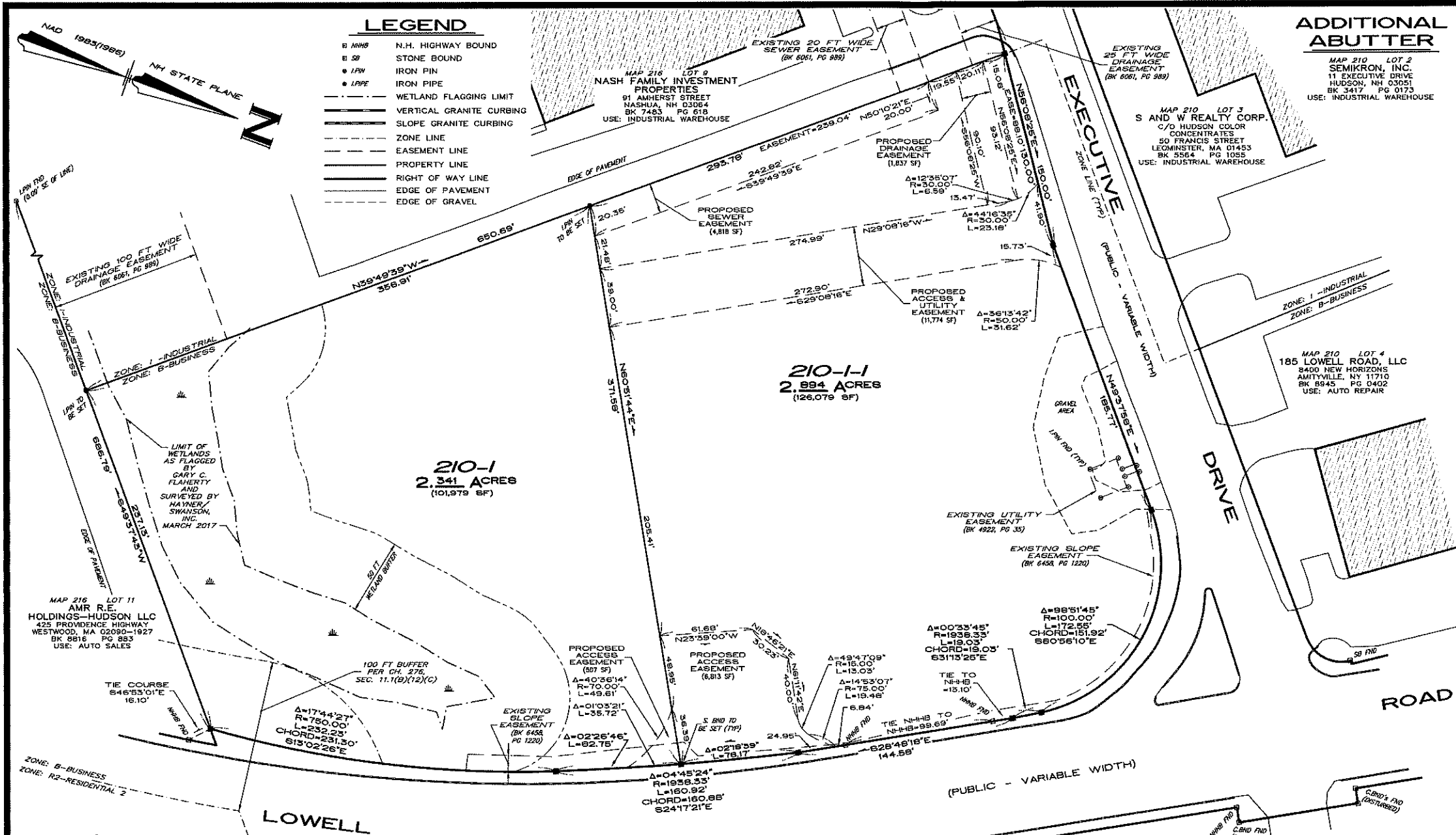
DEPT:

Zoning Engineering Assessor Police Fire Planning

Consultant Highway Department

Fees Paid \$6001.81

Town ownership records show Tampari Real Estate Dev. Co. as owner



LEGEND

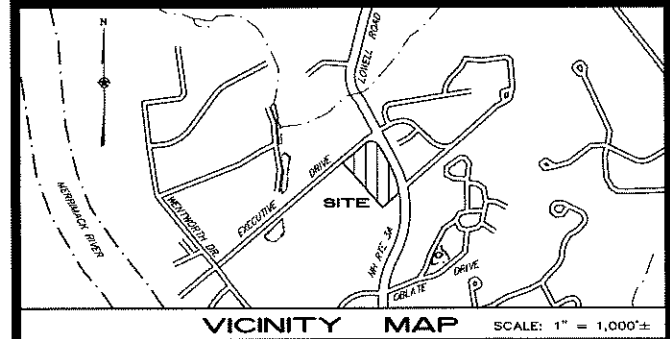
- N.H. HIGHWAY BOUND
- STONE BOUND
- IRON PIN
- IRON PIPE
- WETLAND FLAGGING LIMIT
- VERTICAL GRANITE CURBING
- SLOPE GRANITE CURBING
- ZONE LINE
- EASEMENT LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL

ADDITIONAL ABUTTER

MAP 210 LOT 2 SEMIKRON, INC. 11 EXECUTIVE DRIVE HUDSON, NH 03051 BK 3417 PG 0173 USE: INDUSTRIAL WAREHOUSE

MAP 210 LOT 3 S AND W REALTY CORP. C/O HUDSON COLOR CONCRETE 50 FRANCIS STREET LECONESTER, MA 01453 BK 3564 PG 1059 USE: INDUSTRIAL WAREHOUSE

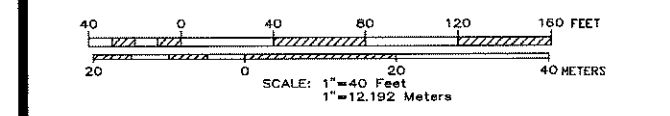
MAP 210 LOT 4 185 LOWELL ROAD, LLC 8400 NEW HORIZONS AMITYVILLE, NY 11710 BK 8945 PG 0402 USE: AUTO REPAIR



- NOTES:**
- SITE AREA: LOT 1 5.235 ACRES, LOT 1-1 2.341 ACRES, PROPOSED 2.341 ACRES, 2.894 ACRES
 - PRESENT ZONING: B; BUSINESS
 - PURPOSE OF PLAN: TO DEPICT THE SUBDIVISION OF ONE (1) EXISTING PARCEL OF LAND INTO TWO (2) NEW LOTS AS SHOWN ON THIS PLAN.
 - LOT NUMBERS REFER TO THE TOWN OF HUDSON ASSESSORS MAPS 210 & 216.
 - LOTS ARE TO BE SERVICED BY MUNICIPAL SEWER AND WATER.
 - STREET ADDRESSES TO BE ACQUIRED FROM THE HUDSON FIRE DEPARTMENT PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
 - IRON PINS TO BE SET AT ALL LOT CORNERS AND STONE BOUNDS TO BE SET ALL POINTS OF TANGENCY AND CURVATURE ON THE RIGHT-OF-WAY BY A LICENSED LAND SURVEYOR PRIOR TO THE ISSUANCE OF CERTIFICATES OF OCCUPANCY.
 - WETLAND DELINEATION BY GARY FLAHERTY AND FLAG LOCATIONS WERE SURVEYED ON MARCH 7, 2017 BY HAYNER/SWANSON, INC.
 - THIS PLAN SET CONTAINS TWO (2) SHEETS. SHEET 1 SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. BOTH SHEETS ARE ON FILE AT THE TOWN OF HUDSON, NH PLANNING DEPT.
 - THE SITE DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED FROM THE TOWN OF HUDSON, NH FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 3301IC0056D, DATED, SEPTEMBER 25, 2009.
 - CONSTRUCTION ACTIVITIES INVOLVING THE PROPOSED UNDEVELOPED LOTS SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 AM AND 7:00 PM, MONDAY THROUGH SATURDAY.
 - THE BEARING SYSTEM FOR THIS SURVEY IS TAKEN FROM PLAN REFERENCE NO. 1 AND IS BASED ON NAD 1983 (1986).
 - PRESENT OWNERS OF RECORD: MAP 210, LOT 1 TAMPOSI REAL ESTATE & DEVELOPMENT COMPANY, INC BK 8802, PG 1229; SAMUEL A. TAMPOSI, SR 1992 TRUST BK 8802, PG 1229; J & S REALTY, LLC BK 8271, PG 71; K & T INVESTMENT REALTY, LLC BK 8271, PG 74; LAWIT, LLC BK 8271, PG 77; 20 TRAFALGAR SQUARE, SUITE 602 NASHUA, NH 03063; STELLOS FAMILY INVESTMENT PROPERTIES BK 8802, PG 1235; PO BOX 409 125 NORTHEASTERN BLVD NASHUA, NH 03051

No.	DATE	REVISION	BY

SUBDIVISION PLAN
(MAP 210, LOT 1)
4 EXECUTIVE DRIVE
HUDSON, NEW HAMPSHIRE
PREPARED FOR
STELLOS FAMILY INVESTMENT PROPERTIES, ET AL
PO BOX 409 - 125 NORTHEASTERN BOULEVARD NASHUA, NEW HAMPSHIRE 03061



5 APRIL 2017

HSI Hayner/Swanson, Inc.
Civil Engineers/Land Surveyors
Three Congress Street Nashua, New Hampshire 03062-3301
Tel (603) 883-2057 Fax (603) 883-5057
www.haynerswanson.com

FIELD BOOK: 1212	DRAWING NAME: 5466-FS41	5466	1 OF 2
DRAWING LOCATION: C:\4344\DWG\5466\SUB		FILE NUMBER	6101

- PLAN REFERENCES:**
- SUBDIVISION PLAN - MAP 10, 2 EXECUTIVE DRIVE, HUDSON, NEW HAMPSHIRE FOR MOD-TAP, DATED, 12 OCTOBER 1998, SCALE: 1"=50 FEET. PREPARED BY THIS OFFICE. RECORDED H.C.R.D. PLAN NO. 29681.
 - FEDERAL PROJECT STP-X-258 (002), STATE PROJECT NO. 13189 ON FILE WITH NEW HAMPSHIRE DOT, HIGHWAY DESIGN BUREAU.
 - STREET DEDICATION PLAN (LOT 15.1, MAP 10), EXECUTIVE DRIVE, HUDSON, NEW HAMPSHIRE, FOR RIVERVIEW INDUSTRIAL PARK ASSOC., DATED, 20 MAY 1987, SCALE: 1"=50 FEET, PREPARED BY ALLAN H. SWANSON, INC., RECORDED H.C.R.D. PLAN NO. 22540.
 - CORRECTIVE EASEMENT PLAN MAP 10/LOT 13-1, EXECUTIVE DRIVE, HUDSON, NEW HAMPSHIRE, FOR VERIZON NEW ENGLAND INC., DATED, DECEMBER 20, 2000, SCALE: 1"=20', PREPARED BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES LLC, RECORDED H.C.R.D. PLAN NO. 30942.
 - CONSOLIDATION OF LINE RELOCATION PLAN, EXECUTIVE DRIVE & WENTWORTH DRIVE, HUDSON, N.H. FOR PROLMAN STABLE, DATED, FEBRUARY 24, 1982, SCALE: 1"=100', PREPARED BY THOMAS F. MORAN INC., RECORDED H.C.R.D. PLAN NO. 14699.
 - AS-BUILT PLANS LAYOUT, N.H. PROJECT NO. S-2234A ON FILE WITH NEW HAMPSHIRE DOT.

LOT AREA CALCULATION TABLE

LOT No.	TOTAL LOT AREA	WETLAND AREA	AREA > 25% SLOPES	CONTIGUOUS BUILDABLE AREA	LOT FRONTAGE
1	101,979 SF	16,609 SF	0 SF	85,280 SF	314.98 LF (LOWELL ROAD)
1-1	126,079 SF	0 SF	0 SF	126,079 SF	241.78 (LOWELL ROAD) & 488.32 (EXECUTIVE DRIVE)

Gary C. Flaherty, President 04/17/2017
Samuel A. Tamposi, Sr. Trust 04/17/2017
Samuel A. Tamposi, Jr. Trust 04/17/2017
J & S Realty, LLC 04/17/2017
K & T Investment Realty, LLC 04/17/2017
LaWIT, LLC 04/17/2017
Stellos Family Investment Properties 4-14-2017

CERTIFICATION

I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 08/23/01, EFFECTIVE 01/01/09.

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

DATE: _____

*** ZONING NOTE ***

THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HAYNER/SWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.



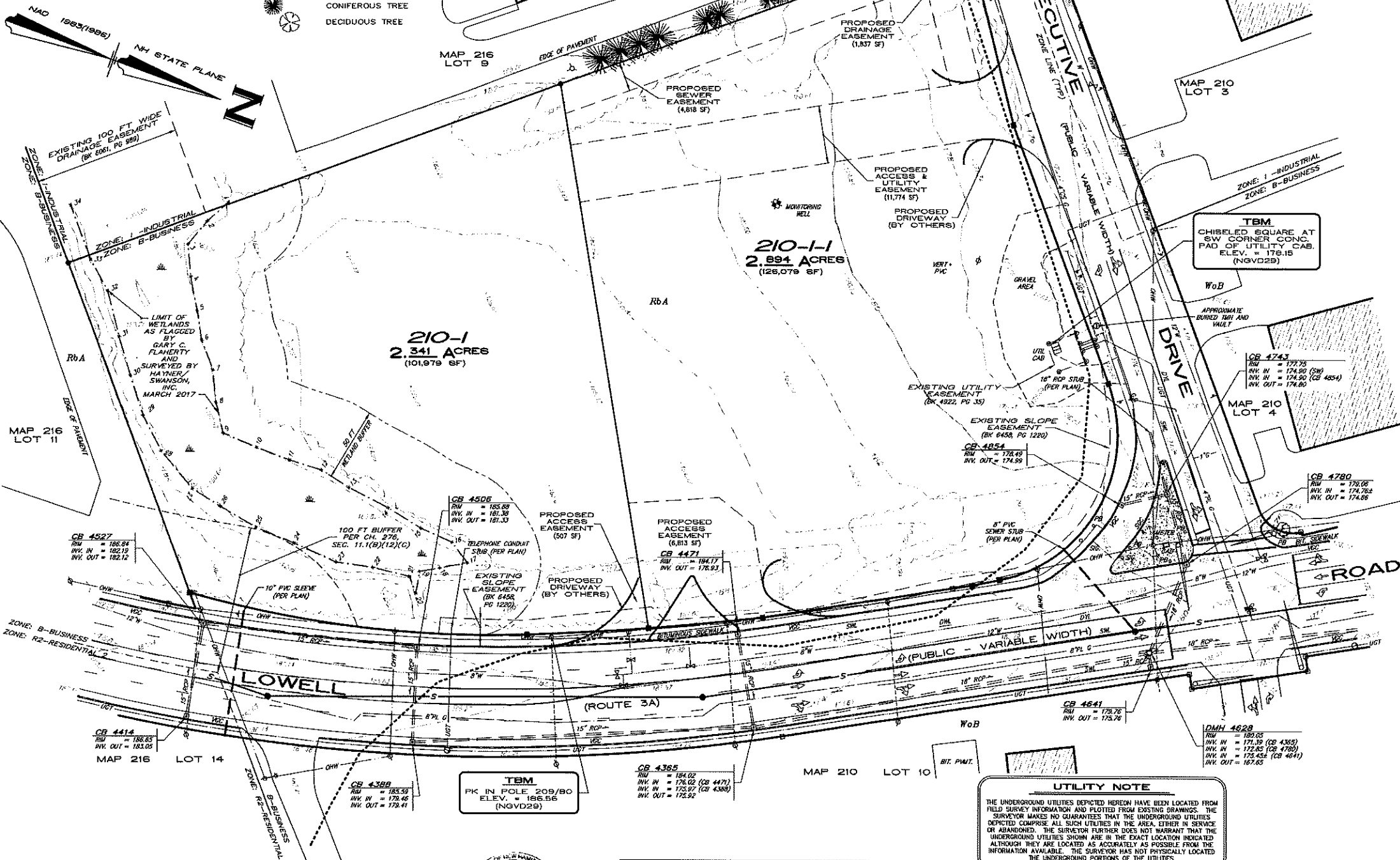
APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____

CHAIRMAN: _____ SIGNATURE DATE: _____
 SECRETARY: _____ SIGNATURE DATE: _____

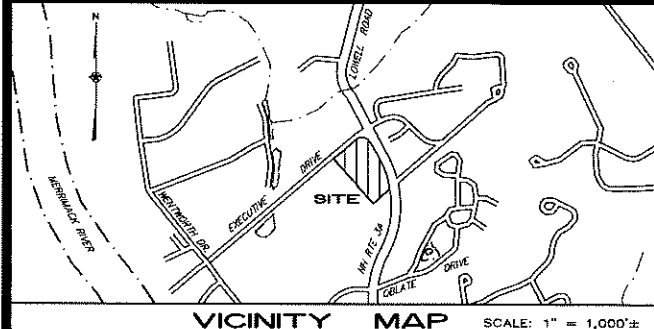
SUBDIVISIONS ARE VALID FOR ONE (1) YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39.

LEGEND

(---) EXISTING GROUND CONTOUR	▲ SIGN
10'-5" EXISTING SPOT ELEVATION	N.H. HIGHWAY BOUND
STORM DRAIN & CATCH BASIN	○ SB STONE BOUND
STORM DRAIN & MANHOLE	● LPW IRON PIN
SANITARY SEWER & MANHOLE	● LPIPE IRON PIPE
WATER MAIN & HYDRANT	--- BUILDING SETBACK LINE
WATER MAIN & GATE VALVE	--- WETLAND FLAGGING LIMIT
GAS LINE & GATE VALVE	--- WETLAND BUFFER LINE
UTILITY POLE WITH GUY SUPPORT	--- VERTICAL GRANITE CURBING
STREET LIGHT	□ CONCRETE
OVERHEAD ELECTRIC & TELEPHONE	○ MONITORING WELL
UNDERGROUND TEL & MANHOLE	● CONIFEROUS TREE
TREE LINE	● DECIDUOUS TREE



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 PRIOR TO CONSTRUCTION
 digsafe.com
 DIAL 811 or
 1-888-DIG SAFE
 1-888-344-7233



- SURVEY NOTES:**
- THE EXISTING TOPOGRAPHY, AS SHOWN ON THIS PLAN IS BASED ON A FIELD SURVEY MADE ON THE GROUND BETWEEN FEBRUARY AND MARCH 2017.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE EXISTING TOPOGRAPHY PRIOR TO EARTHWORK OPERATIONS. NO CLAIM FOR EXTRA WORK DUE TO TOPOGRAPHIC INACCURACY SHALL BE CONSIDERED AFTER EARTHWORK HAS COMMENCED.
 - SURVEY CONTROL
 HORIZONTAL DATUM: NAD83 (1983) PROJECTION: NH STATE PLANE
 VERTICAL DATUM: NGVD29 SCALE FACTOR APPLIED: 1.000000
 UNITS: US SURVEY FEET
 * VERTICAL DATUM WAS VERIFIED USING GPS (KEYNET NETWORK) BY TAKING OBSERVATIONS ON SITE AND ON NGS (FORMERLY USGS) "DISK D-26" LOCATED ON THE NORTHERLY SIDE OF RTE 101A APPROXIMATELY 4.5 MILES WEST OF THE NASHUA LIBRARY.
 - THE CONTRACTOR SHALL ONLY USE BENCHMARKS AS PROVIDED BY THE ENGINEER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING 'DIG SAFE' AT 1-888-344-7233 AT LEAST 72 HOURS BEFORE DIGGING.

APPROVED BY THE HUDSON, NH PLANNING BOARD
 DATE OF MEETING: _____
 CHAIRMAN: _____ SIGNATURE DATE: _____
 SECRETARY: _____ SIGNATURE DATE: _____
 SUBDIVISIONS ARE VALID FOR ONE (1) YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39.

GARY C. FLAHERTY
 No. 002
 LIMITED WETLANDS SURVEY
 LIMIT OF WETLANDS AS SHOWN ON THIS PLAN DETERMINED USING CURRENT US ARMY CORP OF ENGINEERS (USACE) METHODOLOGY

SOIL SURVEY STAFF, NATURAL RESOURCES CONSERVATION SERVICE, UNITED STATES DEPT. OF AGRICULTURE. WEB SOIL SURVEY, AVAILABLE ONLINE AT <http://websoilsurvey.nrcs.usda.gov/> ACCESSED APRIL 5, 2017.

SOILS DATA

RbA	RIDGEBURY FINE SANDY LOAM
WoB	WOODBURY FINE SANDY LOAM
---	SOIL BOUNDARY

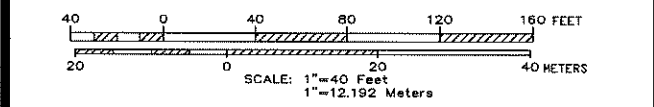
UTILITY NOTE
 THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

LOT AREA CALCULATION TABLE

LOT No.	TOTAL LOT AREA	WETLAND AREA	AREA > 26% SLOPES	CONTIGUOUS BUILDABLE AREA	LOT FRONTAGE
1	101,979 SF	16,899 SF	0 SF	85,280 SF	314.98 LF (LOWELL ROAD)
1-1	126,079 SF	0 SF	0 SF	126,079 SF	241.76 LF (LOWELL ROAD) & 464.32 LF (EXECUTIVE DRIVE)

No.	DATE	REVISION	BY

TOPOGRAPHIC SUBDIVISION PLAN
 (MAP 210, LOT 1)
4 EXECUTIVE DRIVE
 HUDSON, NEW HAMPSHIRE
 PREPARED FOR
STELLOS FAMILY INVESTMENT PROPERTIES, ET AL
 PO BOX 400 - 125 NORTHEASTERN BOULEVARD NASHUA, NEW HAMPSHIRE 03061



5 APRIL 2017

HSI Hayner/Swanson, Inc.
 Civil Engineers/Lead Surveyors
 Three Congress Street Nashua, New Hampshire 03062-3301
 Tel (603) 883-2057 Fax (603) 883-5057
www.haynerswanson.com

FIELD BOOK: 1212	DRAWING NAME: 5466-PS41	5466	2 OF 2
DRAWING LOCATION: D:\344\DWG\5466\SUB	FILE NUMBER	Sheet	

Irving Oil Retail Motor Fuel Outlet

Staff Report
21 June 2017

SITE: 4 Executive Drive -- Map 210/Lot 1-1 --SP# 08-17

ZONING: B

PURPOSE OF PLAN: to develop a retail motor fuel outlet consisting of a 4,350 sf convenience store with two fuel dispensing canopies and associated amenities. Application Acceptance & Hearing.

PLAN UNDER REVIEW ENTITLED: Site Development Plans for Proposed Retail Motor Fuel Outlet, Tax Map 210, Lot 1-1, 4 Executive Drive Hudson, NH, prepared by HSI, 3 Congress St., Nashua, NH 03062, dated 17 APR 17, revised thru 26 MAY 17, consisting of Sheets 1 – 14, Sheets 1 of 1 X 8, Sheets 1 of 2 and Note 1 – 28 on Sheet 5 of 14 (a.k.a. Sheet L4, the Site Plan for recording purposes), plans attached hereto.

ATTACHMENTS:

1. Project Narrative, Fiscal Memorandum, Site Plan Application, including: the Checklist and photos, date stamped 28 APR 17 – Attachment “A”.
2. CLD’s Second Comments Report, dated 6 JUN 17 – “B”.
3. HSI’s Response Letter to CLD’s above Comments Report, dated 26 MAY 17 – “C”.
4. **NHDOT** letter, RE: Traffic & proposed driveway onto Lowell Rd., dated 9 JUN 17 – “D”.
5. Lowell Rd. ROW & Slope Easement, as depicted on Site Plan HCRD Bk 6458, Pg 1220 – “E”.
6. Comments/Memos from the Town Eng., Zoning Administrator, Road Agent, HFD Deputy Fire Chief and Asst. Assessor, and Police Dept.- “F”.
7. CAP Fee 32 pumps X \$2,918.00 per pump = \$93,376.00 (see Traffic Impact Fee (2017) attached herewith – “G”.

REQUESTED WAIVERS:

- 1) HTC 193.10.G. – 1 Driveway per parcel
- 2) HTC 275 – 8.C(7)(c) – Min. # of shade trees
- 3) HTC 275 – 8.C(7)(d) – Min. # of shrubs
- 4) HTC 276.11.1.B.(25) – No travel way within side setback

NOTE: the Site Plan (Sheet L4) cites 2 other waivers that do not apply unless requested by the board, i.e., Noise 7 Environmental studies.

OUTSTANDING ISSUES:

1. The Town’s Consultant Engineers, CLD, and Town Staff have had sufficient time to review and analyze the attached Site Plans. In fact, CLD engineers have reviewed the initial plans, as well as the revised plans, and commented on same, leading up to Wed. night’s meeting. In this regard please read attachments “B” & “C” of this report. Said

time for review has resulted in most, if not all, of the outstanding issues since the initial application submission being addressed by the Applicant's engineering team, who are well versed with Hudson Planning Board's Land Use Regulations, as well as the Town's Zoning Bylaws. To the effect of the foregoing, and if your schedule permits leading up to the meeting, please read through all of the attachments cited-above, and in particular, HIS's response letter to CLD's 2d Comments Report "C", the Fiscal Memorandum (found immediately after the Project Narrative "A") and NHDOT's letter in regard to traffic and the proposed right-in/right-out (only) driveway onto Lowell Rd. (Rte. 3A).

2. Knowing that this particular development site, located at the corner of Lowell Rd. and Executive Dr. is, perhaps, the premier undeveloped parcel in Hudson, and has been denied several times in the past for the same use as presently proposed, please take into consideration that the board may want to look at this proposal with a fresh eye. This is taking into consideration the following, site specific, aspects included in this newly proposed fueling station/convenience mart submission:
 - a) The right-in/right-out driveway on Lowell Rd. is designed in such a manner, with signage, and other restricting design features to make it nearly impossible (i.e., except for the most egregious among us of drivers) to take a left-turn into or out of this site.
 - b) The main ingress/egress drive is located off Executive Dr., and has been moved, to the extent possible, to the rear of the subject development lot. Please note, in an attempt to make this driveway optimally work for the associated traffic, as well as the future lot to be developed off this driveway, the Applicant has proposed, via working with CLD and Town staff, two option designs. In this regard, please refer to: Sheets 1 of 1 Option 1: By-Pass Shoulder and Sheet 1 of 1 Option 2: Double Left-Turn Lanes. At the meeting the Applicant's Traffic Eng. will present their findings to date on the pros and cons involved with each design.

In essence, for this initial report, staff would like to emphasize, herein, that proper traffic mitigation for the proposed use of this subject parcel, as well as the yet to be determined use of the abutting vacant parcel, is absolutely essential. That is, relative to providing the safest means of travel to and from this site. To this effect, FURTHER, staff emphasized to the Applicant that if a drive-thru window involving the convenience store was part of this development proposal, it would, in all likelihood, break the proverbial straw that To the effect of this concern, the developer has assured staff that he is willing to provide a perpetual prohibition of such a drive-thru window(s) for this particular parcel.

3. Please note, the plans address, exterior lighting, plantings, onsite travel lanes, provisions for 32 fueling hoses (pumps), creating a \$93,376.00 CAP fee. The Fiscal Memo, "A", highlights that the town will realize an estimated \$30,668 in annual property tax with the fuel station development, and in talking with the Applicant, the site is schedule to generate over a dozen jobs, on 3 different shifts.
4. There is much project review in-store for Wed. night, and the review of this particular project may very well take more than 1 meeting to complete. This is taking into consideration that the board will review, and possibly take action on 2 new subdivisions and another Site Plan application.

RECOMMENDATION: For this initial hearing, staff recommends application acceptance, conduct public hearing and for continued or 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.

APPLICATION TRACKING:

28 APR 17 - Application submitted.
21 JUN 17- Initial public hearing scheduled.

DRAFT MOTIONS:

I move to accept the Site Plan application for 4 Executive Drive, Tax Map 210, Lot 1-1.

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

I move to defer further review of the 4 Executive Drive Irving Fueling Station Site Plan application, date specific, to the 19 JUL 17 meeting.

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

WAIVER MOTIONS:

- 1) HTC 193.10.G. – 1 Driveway per parcel
- 2) HTC 275 – 8.C(7)(c) – Min. # of shade trees
- 3) HTC 275 – 8.C(7)(d) – Min. # of shrubs
- 4) HTC 276.11.1.B.(25) – No travel way within side setback

- 1) HTC 193.10.G. – 1 Driveway per parcel

I move to grant the requested waiver -HTC 193.10.G. – 1 Driveway per parcel - based on the testimony of the Applicant’s representative here this evening, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

- 2) HTC 275 – 8.C(7)(c) – Min. # of shade trees

I move to grant the requested waiver - HTC 275 – 8.C(7)(c) – Min. # of shade trees - 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: _____.

- 3) HTC 275 – 8.C(7)(d) – Min. # of shrubs

I move to grant the requested waiver - HTC 275 – 8.C(7)(d) – Min. # of shrubs - 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: _____.

5) HTC 276.11.1.B.(25) – No travel way within side setback

I move to grant the requested waiver - HTC 276.11.1.B.(25) – No travel way within side setback - 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 TO APPROVE:

I move to approve the Site Plan entitled: Site Development Plans for Proposed Retail Motor Fuel Outlet, Tax Map 210, Lot 1-1, 4 Executive Drive Hudson, NH, prepared by HSI, 3 Congress St., Nashua, NH 03062, dated 17 APR 17, revised thru 26 MAY 17, consisting of Sheets 1 – 14, Sheets 1 of 1 X 8, Sheets 1 of 2 and Note 1 – 28 on Sheet 5 of 14 (a.k.a. Sheet L4, the Site Plan for recording purposes), in accordance with the following terms and conditions:

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- 28, shall be completed in their entirety and at the expense of the Applicant or his assigns.
3. A cost allocation procedure (CAP) amount of \$93,376.00 shall be paid prior to the issuance of a Certificate of Occupancy, and this fee shall be reflected as new Note 29 on the Plan, and inscribed on Sheet 5 of 14 (a.k.a. Sheet L4, the Site Plan).
4. Prior to the issuance of a final certificate of occupancy, a L.L.S. certified "As Built" site plan shall be provided to the Town of Hudson Community Development Department, confirming that the site conforms with the Planning Board approved site plan.
5. Maintenance of the onsite drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems.
6. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No construction activities shall be allowed on Sundays.
7. This plan shall be subject to final engineering review and approval.
8. The Applicant add a new Note 30 to the Plan, prohibiting in the future drive-thru window capacity pertaining to the subject development parcel. Said note 30 shall bring the total number of notes to said amount and be inscribed on Sheet 5 of 14 (a.k.a. Sheet L4, the Site Plan).

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

April 28, 2017



Mr. John Cashell
Interim Town Planner
Town of Hudson
12 School Street
Hudson, NH 03051

Re: 4 Executive Drive
(Map 210, Lot 1-1)
Irving Oil Marketing, Inc.
Sub: Site Plan Application/Narrative

Dear John,

On behalf of our client, Irving Oil Marketing, Inc., we hereby submit a Final Site Plan Application to develop a retail motor fuel outlet at the above referenced site. Also attached are the following documents for your review:

- 9 sets full size Site Plans (22" x 34")
- 17 sets reduced size Site Plans (11" x 17")
- 3 copies Stormwater Management Report
- 3 copies Traffic Impact and Access Study
- Waiver Request Forms
- List of Abutters with labels
- Zoning Determination #17-43 Dated 4/27/17
- Fiscal Memorandum by Fougere Planning & Development, Inc. Dated 4/24/17
- Application Fee
- Copies of existing easements

Irving Oil is planning to develop Map 210 Lot 1-1 which is proposed to be subdivided by the landowner, Stellos Family Investment Properties, Et Al. The subdivision application has been filed simultaneously by the landowner under separate cover.

Irving Oil proposes to develop a retail motor fuel outlet on Lot 1-1 (2.9 acres +/-) which is located on the corner of Lowell Road (Rte 3A) and Executive Drive. The development will consist of a 4,350 sf convenience store including 12 seats for customer convenience. The convenience store will offer typical quick service items including self serve prepackaged deli items, pizza, hot dogs, salad bar, hot bar, etc. There is no drive-thru component associated with the convenience store.

The automotive fuel station component of the development will include two separate fuel dispensing areas. One fuel dispensing area with overhead canopy will be located in front of the c-store with 5 dispenser islands capable of fueling 10 vehicles at one time. These fuel dispensers will service both automobiles and small trucks with gasoline and diesel fuel options.

A second fuel dispensing area with overhead canopy will be located to the south side of the c-store for servicing larger trucks with diesel fuel only. This canopy will include 3 diesel dispensers which are capable of fueling 2 trucks at one time with a master/satellite dispenser configuration.

Access to the project will be provided by one full access driveway on Executive Drive, as well as one restricted access driveway on Lowell Road. The Lowell Road access point will be limited to a right-in/right-out configuration. Both of these driveways will be shared with the abutting Lot #1 to the south and the internal site



Mr. John Cashnell
April 28, 2017
Page 2 of 2

circulation has been planned accordingly. Appropriate cross access easements between Lot 1 and Lot 1-1 have also been identified in the site plan. A traffic Impact and Access Study has been included with this submittal which analyses the two proposed driveways and potential impact to the signalized intersection. Recommended improvements are outlined in the study including optimization of signal timing and the addition of a bypass lane on Executive Drive.

Proposed utility connections for the Irving Oil development will be made on Executive Drive. The site will be serviced by municipal water and sewer. A sewer easement and drainage easement exist on the abutting Lot 9 for the benefit of Lots 1 and 1-1. Cross utility easements have been planned between the two lots to allow for the future development of Lot 1 without disturbing Lot 1-1. All stormwater runoff will be contained on site via two aboveground bioretention basins and one underground detention basin. An oil/water separator has also been incorporated into the design. The Stormwater Management Report outlines these features in more detail.

The proposed project will have a low demand on municipal services and no impact on the school system. A Fiscal Memorandum has been included with the submittal which outlines the potential impact to municipal services, as well as the potential tax revenue to the community.

We look forward to meeting with the Planning Board on this application. Please contact our office if you have any questions or need additional information.

Sincerely,
MHF Design Consultants, Inc.



Frank Monteiro, P.E.
Principal

FCM:cam
349416CR

cc: Michael McLaughlin – Irving Oil
J. Bradford Westgage, Esq.

F:\Projects\Eng\349414\Site Plan Appl Narrative.docx

FOUGERE PLANNING & DEVELOPMENT Inc.

Mark J. Fougere, AICP

253 Jennison Road Milford, New Hampshire 03055

phone: 603-315-1288

fax: 603-249-9314

email: Fougereplanning@comcast.net

Fiscal Memorandum

To: Stellos Family Investment Properties & Irving Oil

From: Mark J. Fougere, AICP

RE: Gas Station & Retail Store Economic Advantages

Date: April 24, 2017

Fougere Planning & Development Inc. has prepared this fiscal memorandum relative to the proposed construction of an Irving gas station sited on a 2.9 acre lot located at the corner of Lowell Road and Executive Drive. The project involves the development of a 4,350 square foot convenience store along with seven covered fuel islands. As a component of the development project, the existing 5.2 acre site will be subdivided creating a vacant 2.3 acre commercial lot. Although development on this property is not proposed at this time, for this analysis, the impacts from a potential 10,000 square foot retail store will also be reviewed. This memorandum will review potential tax revenue to the community as a result of the proposed development, along with the potential municipal service impacts.

Tax Revenue

To determine the potential value of the proposed developments, area commercial gas and retail sites were reviewed. A number of gas stations exist in the area, but given the fact that Irving Oil has an almost identical station located in north Hudson (329 Derry Rd), the assessment from this property was applied to the proposed site. It is estimated that the new gas station will have a

value of \$1,724,494 and generate \$35,611 in yearly local property taxes¹. For the potential adjoining retail site, three commercial centers were reviewed to obtain comparable values. Based on this review, the estimated property assessment for this site would be \$1,485,000 and generate \$30,668 in yearly property taxes. Combined, these two property would generate \$66,279 in yearly property taxes.

Municipal Impacts

Commercial properties, depending on the type of commercial use, create a low demand on community services. Given the specific types of commercial uses proposed, emergency departments will see the primary demand for service, with the Police Department being the principle department that would see the most activity. Bases upon the analysis of similar type's development in other communities, the anticipated cost to revenue ratio² for these types of commercial uses will be 20% or less. Based on this ratio, the proposed gas station will have a yearly positive fiscal impact of \$28,489. The proposed 10,000 square foot retail building would have a positive impact of \$24,534. Combined, the two site will have a yearly positive fiscal impact of \$53,023.

¹ County taxes of \$1.32 were not included in the estimate.

² Cost to revenue ratio examines anticipated municipal impacts to departments as they relate to estimated property tax income. Using a .2 ratio estimates that 80% of the estimated property taxes generated from the site will be available to address other community needs.

**Table One
Estimated Property Taxes**

Use	Location	Land Area	Value	Value Per Sq.	Blg. Area	Blg. Value	Blg. Value Per Sq.	Total Value
Gas Station	329 Derry Road	81,892	\$564,300	\$6.89	4,329	\$849,900	\$196.33	\$1,474,200
	Proposed Gas Station	126,324	\$870,471		4,350	\$854,023		\$1,724,494
							Property Taxes	\$35,611
Retail	77 Lowell Road	64,904	\$625,800	\$9.64	15,350	\$1,177,400	\$76.70	\$1,803,200
Retail	71 Lowell Road	173,369	\$977,000	\$5.64	24,593	\$2,237,600	\$90.99	\$3,216,000
Retail	142 Lowell Road	407,721	\$2,060,200	\$5.05	51,362	\$4,890,500	\$95.22	\$6,950,700
Avg.		645,994	\$3,663,000	\$5.67	91,305	\$8,305,500	\$90.96	
	Proposed Retail	101,495	\$575,510		10,000	\$909,644		\$1,485,154
							Property Taxes	\$30,668

"A" cont.



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

Date of Application: April 28, 2017 Tax Map # 210 Lot # 1-1

Name of Project: Proposed Retail Motor Fuel Outlet - Irving Oil

Zoning District: (For Town Use) General SP# 08-17 (For Town Use)

ZBA Action: N/A

PROPERTY OWNER:

Name: Stellos Family Investment Prop. Et Al. Address: Cassandra Stellos-Malvers, Partner 125 Northeastern Blvd. Address: Nashua, NH 03062 Telephone # 603-882-3126 Fax # 603-882-0128 Email: cassi@stelloselectric.com

DEVELOPER:

Irving Oil Marketing Garfield Levangie, Sr. Construction Manager 190 Commerce Way Portsmouth, NH 03801 506-862-9234 - garfield.levangie@irvingoil.com

PROJECT ENGINEER

Name: Frank C. Monteiro, PE Address: MHF Design Consultants, Inc. 44 Sfiles Road Address: Salem, NH 03079 Telephone # 603-893-0720 Fax # 603-893-0733 Email: fcm@mhfdesign.com

SURVEYOR

Lee B. Gagnon, LLS Hayner/Swanson, Inc. 3 Congress Street Nashua, NH 03062 603-883-2057 603-883-5057 gagnon@hayner-swanson.com

PURPOSE OF PLAN:

Develop a retail motor fuel outlet consisting of a 4,350 sf convenience store with two fuel dispensing canopies and associated amenities.

For Town Use Plan Routing Date: Sub/Site Date: I have no comments I have comments (attach to form) Title: Date: DEPT: Zoning Engineering Assessor Police Fire Planning Consultant Highway Department Fees Paid: \$2,901.34

SITE DATA SHEET

PLAN NAME: Site Development Plans for Proposed Retail Motor Fuel Outlet by MHF Design Consultants, Inc.

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 210 LOT 1-1

DATE: April 17, 2017

Location by Street	<u>4 Executive Drive</u>		
Zoning:	<u>Business (B)</u>		
Proposed Land Use:	<u>Automotive Fuel Station with general retail</u>		
Existing Use:	<u>Undeveloped</u>		
Surrounding Land Use(s):	<u>Industrial Warehouse/Auto Repair/Religious</u>		
Number of Lots Occupied:	<u>One</u>		
Existing Area Covered by Building:	<u>N/A</u>		
Existing Buildings to be removed:	<u>N/A</u>		
Proposed Area Covered by Building:	<u>4,350 sf/126,079 sf = 3.5%</u>		
Open Space Proposed:	<u>35.1%</u>		
Open Space Required:	<u>35%</u>		
Total Area:	<u>S.F.: 126,079 Acres: 2.894</u>		
Area in Wetland:	<u>N/A Area Steep Slopes: N/A</u>		
Required Lot Size:	<u>30,000 sf</u>		
Existing Frontage:	<u>698' +/-</u>		
Required Frontage:	<u>150'</u>		
Building Setbacks:	<u>Required*</u>	<u>Proposed</u>	
	Front:	<u>50'</u>	<u>75'</u>
	Side:	<u>15'</u>	<u>36'</u>
	Rear:	<u>15'</u>	<u>184'</u>

**SITE PLAN DATA SHEET
(Continued)**

Flood Zone Reference: N/A - FIRM MAP

Width of Driveways: Less than 50' (see Site Plan)

Number of Curb Cuts: two

Proposed Parking Spaces: 40

Required Parking Spaces: 39

Basis of Required Parking (Use): Automotive Fuel Station

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

<u>Waivers Requested:</u>	<u>Hudson Town Code Reference</u>	<u>Regulation Description</u>
<u>[Shaded Box]</u>	<u>1. Section 193-10.G</u>	<u>One Driveway per parcel</u>
<u>[Shaded Box]</u>	<u>2. Section 275-8.C(7)(c)</u>	<u>Minimum Number of Shade Trees</u>
<u>[Shaded Box]</u>	<u>3. Section 275-8.C(7)(d)</u>	<u>Minimum Number of Shrubs</u>
<u>[Shaded Box]</u>	<u>4. Section 275-9.C</u>	<u>Noise Study</u>
<u>[Shaded Box]</u>	<u>5. Section 275-9.I</u>	<u>Environmental Impact Study</u>
<u>[Shaded Box]</u>	<u>6. Section 276-11.1.B(25)</u>	<u>No Travelway in Side Setback</u>
<u>[Shaded Box]</u>	<u>7. _____</u>	<u>_____</u>
<u>[Shaded Box]</u>	<u>8. _____</u>	<u>_____</u>

(Left column for Town Use)

Impact Fees:
C.A.P Fee: _____



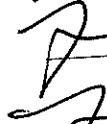
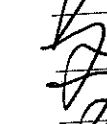
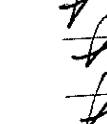


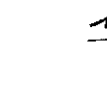




Development Agreement
Proposed: _____

For Town Use

Data Sheet Checked By: _____ Date: _____

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

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

Applicant Initials		Staff Initials
	a) Submission of nine (9) full sets of Site Plans (sheet size: 22" x 34") shall be submitted at the time of application filing, followed by the submission of seventeen (17) 11" X 17" plan sets (revised if applicable) to the Community Development Department no later than 10:00 A.M., Tuesday the week prior to the scheduled public hearing/conceptual review date.	_____
	b) A Site Plan narrative, describing the purpose, locations, long-range plans, impacts on traffic, schools, and utilities	_____
	c) Plan scale at not less the one inch equals fifty feet (1" = 50')	_____
	d) Locus plan with 1,000' minimum radius of site to surrounding area	_____
	e) Plan date by day/month/year	_____
	f) Revision block inscribed on the plan	_____
	g) Planning Board approval block inscribed on the plan	_____
	h) Title of project inscribed on the plan	_____
	i) Names and addresses of property owners and their signatures inscribed on the plan	_____
	j) North point inscribed on the plan	_____
	k) Property lines: exact locations and dimensions	_____
	l) Square feet and acreage of site	_____
	m) Square feet of each building (existing and proposed)	_____
	n) Names and addresses of bordering abutters, as shown on Tax Assessor's records not more than five (5) days prior to application date to be listed on the plan.	_____

Applicant
Initials

Staff
Initials

- o) Location of all structures, roads, wetlands, hydrants, wells, septic systems, 4k reserve areas, floodways/floodplains, driveways, travel areas, parking areas and natural features within 200 feet of the tract
See Subdivision Plans for add'l features within 200' of site.
- p) Locations of existing and proposed permanent monuments and bench marks within 200 feet of the development tract
See Subdivision Plans for monuments within 200' of site.
- q) Pertinent highway projects
- r) Assessor's Map and Lot number(s)
- s) Waiver application form shall be submitted with the site plan application, note on plan listing waivers requested/granted; and all waivers granted to the site plan regulations shall be listed on the final plan; waivers to checklist shall be reduced to writing and be signed by the Planning Board Chairman and Planning Board Secretary and recorded with the plan
- t) Delineate zoning district on the plan
- u) Storm water drainage plan
- v) Topographical elevations at 2-foot intervals contours: existing and proposed
- w) Utilities: existing and proposed
- x) Parking: existing and proposed
- y) Parking space: length and width
- z) Aisle width/maneuvering space
- aa) Landscaping: existing and proposed
- ab) Building and wetland setback lines *No wetlands on-site.*
- ac) Curb cuts *Nearest wetland is on Lot #1 as shown on Subdivision Plan*
- ad) Rights of way: existing and proposed
- ae) Sidewalks: existing and proposed
- af) Exterior lighting plan
- ag) Sign locations: size and design
- ah) Water mains and sewerage lines
- ai) Location of dumpsters on concrete pads
- aj) All notes from plats

Applicant
Initials

Staff
Initials

- ak) Buffer as required by site plan regulations _____
- al) Green and open space requirements met with both types of spaces _____
inscribed on the plan
- am) Soil types and boundaries, Note: If site contains marginal or questionable _____
soils, a High Intensity Soil, Survey (HISS) may be deemed necessary to
submit as part of the application. Said HISS, if required, shall be performed
by a State of New Hampshire Certified Soil Scientist, who shall affix his/
her stamp and signature shall be inscribed on the plan.
- an) *Site Specific Soil Map submitted*
Wetlands (and poorly-drained and very poorly-drained soils, also identified
as Class 5 and Class 6 High Intensity Soil Survey (HISS soils), and
permanent and seasonal wetlands shall be identified on the plan by a New
Hampshire certified wetland or soil scientist, who shall affix his/her stamp
and signature to the respective plan. *N/A* _____
- ao) "Valid for one year after approval" statement inscribed on the plan. _____
- ap) Loading bays/docks _____
- aq) State of New Hampshire engineer's stamp, signature, surveyor's stamp, _____
and signature
- ar) Error of closure (1 in 10,000 or better) _____
- as) Drafting errors/omissions _____
- at) Developer names, addresses, telephone numbers and _____
signatures
- au) Photographs, electronic/digital display or video of site and area _____
- av) Attach one (1) copy of the building elevations _____
- aw) Fiscal impact study _____
- ax) Traffic study _____
- ay) Noise study - *Waiver submitted* _____

Applicant
Initials

Staff
Initials

7 az)

Copies of any proposed or existing easements, covenants, deed restrictions, right of way agreements or other similar documents Proposed
easements shown on plan. Easement language forthcoming

_____ ba)

Copy of applicable Town, State, Federal approval/permits to include but not limited to the following: pending

- industrial discharge application - N/A
- sewer application
- flood plain permit - N/A
- wetlands special exception - N/A
- variance - N/A
- erosion control permit (149:8a)
- septic construction approval - N/A
- dredge and fill permit - N/A
- curb cut permit
- shore-land protection certification in accordance with RSA483-B - N/A
- if applicable, review application with Lower Merrimack River Local Advisory Committee (LMRLAC) and attach LMRLAC project comments hereto. - N/A

_____ bb)

Presentation plan (colored, with color-coded bar chart)

7 bc)

Fees paid to clerk

_____ bd)

Five (5) 22" x 34" copies of the plan shall be brought to the Planning Board meeting and distributed to the Planning Board members at the meeting. Note: for all subsequent meetings involving revised plans, five 22" x 34" copies of said plan shall be brought to the meeting for distribution to the board members.

*Under the purview of the Planning Board, any and all items may be waived.

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

I hereby apply for 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 Planning Board, in development and construction of this project. I understand that if any of the items listed under the 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 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 to 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/or inspections conducted on his/her (their) property in connection with this applications.

Signature of Owner: Cassandra Steilos-Malvers, partner
Stellos Family Investment Properties

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

Signature of Developer: GARFIELD LEVANGIE
SR. MANAGER - CONSTRUCTION & FACILITIES
IRVING OIL MARKETING,

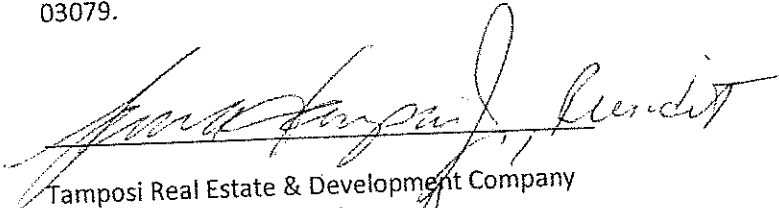
- ❖ The developer/individual in charge must have control over all project work and be available to the Code Enforcement Officer/Building Inspector during the construction phase of the project. The Code Enforcement Officer/Building Inspector must be notified within two (2) working days of any change by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

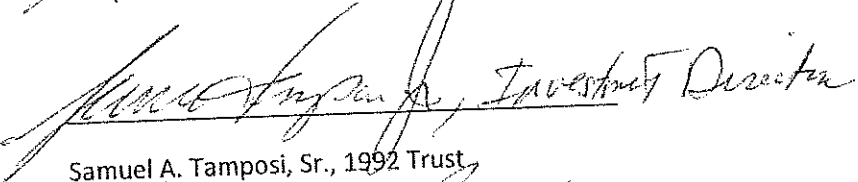
APPLICATION IS DUE AT NOON 21 days prior to the Planning Board Meeting. (The date the Agenda is CLOSED.) Any applications received after that time will be deferred until the next available meeting.

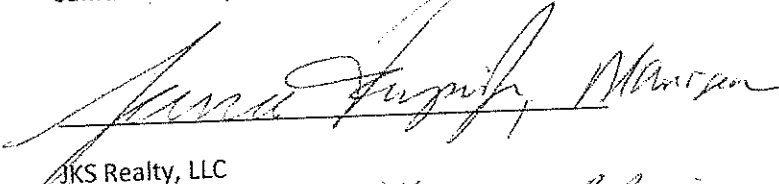
April 27, 2017

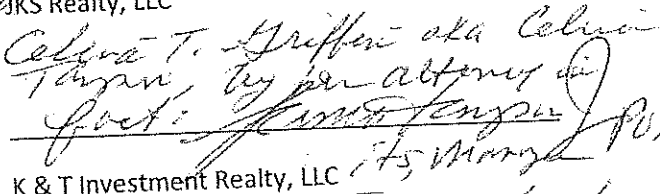
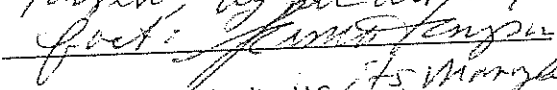
Joinder to Application for Site Plan Review

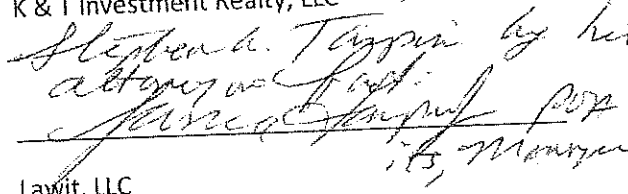
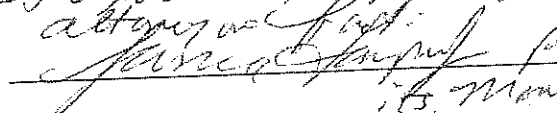
The undersigned hereby join Stellos Family Investment Properties in the application for approval for the site plan entitled Site Development Plans for Proposed Retail Motor Fuel Outlet located at 4 Executive Drive (Map 210, Lot 1-1), Hudson, NH, prepared for Irving Oil Marketing, Inc., dated April 17, 2017, scale: 1" = 30' and prepared by MHF Design Consultants, Inc., 44 Stiles Road, Suite One, Salem, NH 03079.


Date 04/27/17
Date
Tamposi Real Estate & Development Company


Date 04/27/17
Date
Samuel A. Tamposi, Sr., 1992 Trust


Date 04/27/17
Date
JKS Realty, LLC


Date 04/27/17
Date
Celeste T. Griffin aka Celeste Tamposi
by her attorney in fact: 
K & T Investment Realty, LLC its Manager POA


Date 04/27/17
Date
Stephen A. Taggini by his attorney in fact: 
Lawit, LLC its Manager



Hayner/Swanson, Inc.

Civil Engineers/Land Surveyors

April 27, 2017
Job #5466

Mr. Glenn Della-Monica, Chairman
Town of Hudson Planning Board
Town Hall
12 School Street
Hudson, NH 03051

**RE: DRIVEWAY WAIVER REQUEST - SUBDIVISION
EXECUTIVE DRIVE & LOWELL ROAD
HUDSON, NH**

Dear Mr. Della-Monica,

On behalf of our client, Stellos Family Investment Properties, et al, we respectfully request the following waiver for the above-referenced project.

WAIVER REQUEST:

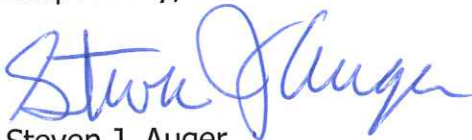
Driveway Regulation: Section 193-10(G) allows only one driveway per parcel having adequate frontage.

Waiver Request: A waiver is requested from Section 193-10(G) in order to allow the proposed two lots to share a main access driveway on Executive Drive and a right-in and right-out only on Lowell Road.

Basis of Waiver: The proposed driveway layout serves to calm traffic in several ways. First, the main driveway will access the site (the two lots) from Executive Drive. Thus, the majority of traffic traveling to and from the site will access Lowell Road in an orderly manner from the controlled traffic signal located at the intersection of those two roads. There is also a proposed access easement across new Lot 1-1 to allow future traffic from new Lot 1 to enter and exit the site via Executive Drive. Second, the proposed shared driveway on Executive Drive that will serve both new Lot 1 and new Lot 1-1 reduces the number of curb cuts on Lowell Road. Third, the shared driveway on Lowell Road for new Lots 1 and 1-1 will allow for only right-in, right-out movements. This will avoid traffic queues on Lowell Road and on the site as vehicles will not be able to take a left turn leaving the site or take a left turn onto the site heading in a northerly direction on Lowell Road. Finally, the two proposed lots will only have a cumulative total of two driveways (as opposed to two for each lot).

In summary, we submit that the above request is reasonable. Furthermore, since the proposed site development of this property acts to negate traffic impacts to Lowell Road, we feel that the above request meets the spirit and intent of the Town of Hudson Subdivision/Site Plan regulations with regards to driveways. Strict enforcement of the above section would pose a hardship to the applicant since it would force separate, not shared access points, inhibiting functionality of each lot and eliminating the traffic efficiency the proposed approach will yield. Thank you for your consideration in this matter.

Respectfully,



Steven J. Auger
Project Manager

Hayner/Swanson, Inc.

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM #1

Name of Subdivision/Site Plan: Site Development Plans for Proposed Retail Motor Fuel Outlet

Street Address: 4 Executive Drive

I, Frank C. Monteiro, PE hereby request that the Planning Board

waive the requirements of item Section 193-10.G of the Subdivision/Site Plan

Checklist in reference to a plan presented by MHF Design Consultants, Inc.

April 17, 2017 (name of surveyor and engineer) dated

for property tax map(s) 210 and lot(s)

1-1 in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Subdivision/Site Plan regulations.

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

Section allows one driveway per parcel. Project includes a two lot subdivision and two driveways are proposed to be shared by the two lots. Since the Town desires to restrict left turns onto Lowell Road, a secondary driveway is needed to make left turns legally. The lack of a second driveway would limit the ability of the two parcels to function safely and minimize impact to the roadway network.

Reason(s) for granting this waiver, relative to not being contrary to the Spirit and Intent of the Subdivision/Site Plan regulations: (if additional space is needed please attach the appropriate documentation hereto):

The intent to is to have one driveway per lot, and this proposal meets the intent since there will be two lots with two driveways. By allowing the two lots to share two driveways, the site circulation will be more efficient than individual driveways. A traffic study has been provided to support the efficiency of sharing the two driveways.

Signed: 

Applicant or Authorized Agent

Frank C. Monteiro, PE
c/o MHF Design Consultants, Inc.

Planning Board Action:

Waiver Granted: _____

Waiver Not Granted: _____

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM #2

Name of Subdivision/Site Plan: Site Development Plans for Proposed Retail Motor Fuel Outlet

Street Address: 4 Executive Drive

I Frank C. Monteiro, PE hereby request that the Planning Board

waive the requirements of item Section 275-8.C(7)(c) of the Subdivision/Site Plan

Checklist in reference to a plan presented by MHF Design Consultants, Inc.

April 17, 2017 (name of surveyor and engineer) dated

1-1 for property tax map(s) 210 and lot(s)

1-1 in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Subdivision/Site Plan regulations.

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

Section requires one shade tree per 1,600 sf of paved area. Due to the nature of the automotive fuel station use, more impervious area is required as compared to a typical parking lot. Adequate site circulation is required to gain access to the fuel dispensing areas, including turning radii necessary for larger trucks. The fuel tanker also needs safe circulation for deliveries without impacting customers. The resulting paved area of 74,810 sf would require 47 trees which is excessive for a development of this size. A total of 20 trees are proposed including some evergreens, which is substantial for a gas station use.

Reason(s) for granting this waiver, relative to not being contrary to the Spirit and Intent of the Subdivision/Site Plan regulations: (if additional space is needed please attach the appropriate documentation hereto):

The proposed landscape design meets the spirit and the intent of the ordinance by providing a well landscaped project including the implementation of an irrigation system to ensure that the plant materials and sod will thrive and mature.

Signed: _____

Applicant or Authorized Agent

Frank C. Monteiro, PE
c/o MHF Design Consultants, Inc.

Planning Board Action:

Waiver Granted: _____

Waiver Not Granted: _____

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM #3

Name of Subdivision/Site Plan: Site Development Plans for Proposed Retail Motor Fuel Outlet

Street Address: 4 Executive Drive

I Frank C. Monteiro, PE hereby request that the Planning Board

waive the requirements of item Section 275-8.C(7)(d) of the Subdivision/Site Plan

Checklist in reference to a plan presented by MHF Design Consultants, Inc.

_____ (name of surveyor and engineer) dated

April 17, 2017 for property tax map(s) 210 and lot(s)

1-1 in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Subdivision/Site Plan regulations.

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

Section requires one shrub per 200 sf of paved area. Due to the nature of the automotive fuel station use, more impervious area is required as compared to a typical parking lot. Adequate site circulation is required to gain access to the fuel dispensing areas, including turning radii necessary for larger trucks. The fuel tanker also needs safe circulation for deliveries without impacting customers. The resulting paved area of 74,810 sf would require 374 shrubs which is excessive for a development of this size. A total of 110 shrubs are proposed plus 188 perennials, which is substantial for a gas station use.

Reason(s) for granting this waiver, relative to not being contrary to the Spirit and Intent of the Subdivision/Site Plan regulations: (if additional space is needed please attach the appropriate documentation hereto):

The proposed landscape design meets the spirit and the intent of the ordinance by providing a well landscaped project including the implementation of an irrigation system to ensure that the plant materials and sod will thrive and mature.

Signed: _____

Applicant or Authorized Agent

Frank C. Monteiro, PE

c/o MHF Design Consultants, Inc.

Planning Board Action:

Waiver Granted: _____

Waiver Not Granted: _____

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM #4

Name of Subdivision/Site Plan: Site Development Plans for Proposed Retail Motor Fuel Outlet

Street Address: 4 Executive Drive

I Frank C. Monteiro, PE hereby request that the Planning Board waive the requirements of item Section 275-9.C of the Subdivision/Site Plan Checklist in reference to a plan presented by MHF Design Consultants, Inc.

(name of surveyor and engineer) dated April 17, 2017 for property tax map(s) 210 and lot(s) 1-1 in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Subdivision/Site Plan regulations.

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

Section states that the Town may require a Noise Study. We suggest that a noise study is not warranted based on the proposed use. Potential noise is comparable to existing background noise on the roadway network. The site also abuts industrial warehouse uses and other commercial uses.

Reason(s) for granting this waiver, relative to not being contrary to the Spirit and Intent of the Subdivision/Site Plan regulations: (if additional space is needed please attach the appropriate documentation hereto):

There are no potential noise sources that would be contrary to the spirit and intent of the regulations.

Signed: _____

Applicant or Authorized Agent

Frank C. Monteiro, PE
c/o MHF Design Consultants, Inc.

Planning Board Action:

Waiver Granted: _____

Waiver Not Granted: _____

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM #5

Name of Subdivision/Site Plan: Site Development Plans for Proposed Retail Motor Fuel Outlet

Street Address: 4 Executive Drive

I Frank C. Monteiro, PE hereby request that the Planning Board
waive the requirements of item Section 275-9.I of the Subdivision/Site Plan

Checklist in reference to a plan presented by MHF Design Consultants, Inc.


_____ (name of surveyor and engineer) dated
April 17, 2017 for property tax map(s) 210 and lot(s)
1-1 in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Subdivision/Site Plan regulations.

Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):
Section states that the Town may require an Environmental Impact Study. We suggest that an Environmental Study is not warranted. The proposed underground fuel storage system will be designed and installed with state-of-the-art technology. A permit will also be required from NHDES prior to construction.

Reason(s) for granting this waiver, relative to not being contrary to the Spirit and Intent of the Subdivision/Site Plan regulations: (if additional space is needed please attach the appropriate documentation hereto):

Any potential environmental concerns will be addressed as part of the NHDES review process. Therefore, the spirit and intent of the regulations will be met through that permitting process.

Signed: 
Applicant or Authorized Agent
Frank C. Monteiro, PE
c/o MHF Design Consultants, Inc.

Planning Board Action:
Waiver Granted: _____
Waiver Not Granted: _____

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM #6

Name of Subdivision/Site Plan: Site Development Plans for Proposed Retail Motor Fuel Outlet

Street Address: 4 Executive Drive

I Frank C. Monteiro, PE hereby request that the Planning Board waive the requirements of item Section 276-11.1.B(25) of the Subdivision/Site Plan Checklist in reference to a plan presented by MHF Design Consultants, Inc.

_____ (name of surveyor and engineer) dated April 17, 2017 for property tax map(s) 210 and lot(s) 1-1 in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Subdivision/Site Plan regulations.

Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):
Section states that no travel way shall be proposed within the 15' side yard setback. The new lot line that was created between Lot 1 and Lot 1-1 was set 7.5' off the travel way for the gas station. The intent of the future development on Lot 1 would be to do the same resulting in a 15' wide landscape strip between the paved area of the two uses. A lease line could have been created instead of a lot line to avoid the waiver, however, that would have created a hardship for the owner from a financing point of view.

Reason(s) for granting this waiver, relative to not being contrary to the Spirit and Intent of the Subdivision/Site Plan regulations: (if additional space is needed please attach the appropriate documentation hereto):

The resulting 15' wide landscape strip that is proposed along the side lot line meets the spirit and intent of the regulations. Since both lots are owned by the same entity, there is no impact to the abutter resulting from the granting of this waiver.

Signed:


Applicant or Authorized Agent

Frank C. Monteiro, PE
c/o MHF Design Consultants, Inc.

Planning Board Action:

Waiver Granted: _____

Waiver Not Granted: _____

**APPLICATION FOR SITE PLAN REVIEW
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:




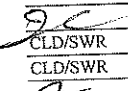
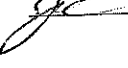
DATE:

<input type="checkbox"/> 1.	Application incomplete	_____
<input checked="" type="checkbox"/> 2.	Application complete. Include any applicable requested waivers, fees paid, routing sheet returned	<u>4-28-17</u>
<input type="checkbox"/> 3.	Application formally accepted or denied by Planning Board (90-day review clock by RSA 674:43 to start upon acceptance granted)	_____
<input type="checkbox"/> 4.	Final approval granted or denied	_____
<input type="checkbox"/> 5.	Comments:	_____

APPLICATION FOR SITE PLAN REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE

Irving Oil Site Plan, 4 Executive Drive, New Hampshire
Town of Hudson
CLD Reference No. 03-0249:1600
Reviewed May 15, 2017

Thirty (30) days prior to Planning Board Meeting, a complete site plan to include all supporting materials/documents must be submitted in final form. The site plan shall comply with the following specifications/requirements.

Applicant Initials	Staff Initials	
_____ a)		a) One set received by CLD,
_____ b)		b) No impacts on traffic, schools, utilities noted.
_____ c)	CLD/SWR	d) Location plan does not have scale.
_____ d)		c) Listed as month/day/year.
_____ e)	CLD/SWR	
_____ f)	CLD/SWR	
_____ g)	CLD/SWR	
_____ h)	CLD/SWR	
_____ i)	CLD/SWR	
_____ j)	CLD/SWR	
_____ k)		k) Dimension for lot 1 not provided.
_____ l)	CLD/SWR	
_____ m)	CLD/SWR	
_____ n)		n) Abutters' names and addresses are shown on plan. Several abutters noted as "unknown". Unable to verify 5-day update criteria.

Applicant
Initials

- _____ o) Location of all structures, roads, wetlands, hydrants, wells, septic systems, 4k reserve areas, floodways/floodplains, driveways, travel areas, parking areas and natural features within 200 feet of the tract
- _____ p) Locations of existing and proposed permanent monuments and benchmarks within 200 feet of the development tract
- _____ q) Pertinent highway projects
- _____ r) Assessor's Map and Lot number(s)
- _____ s) Waiver application form shall be submitted with the site plan application, note on plan listing waivers requested/granted; and all waivers granted to the site plan regulations shall be listed on the final plan; waivers to checklist shall be reduced to writing and be signed by the Planning Board Chairman and Planning Board Secretary and recorded with the plan.
- _____ t) Delineate zoning district on the plan
- _____ u) Stormwater drainage plan
- _____ v) Topographical elevations at 2-foot intervals contours: existing and proposed
- _____ w) Utilities: existing and proposed
- _____ x) Parking: existing and proposed
- _____ y) Parking space: length and width
- _____ z) Aisle width/maneuvering space
- _____ aa) Landscaping: existing and proposed
- _____ ab) Building and wetland setback lines
- _____ ac) Curb cuts
- _____ ad) Rights of way: existing and proposed
- _____ ae) Sidewalks: existing and proposed
- _____ af) Exterior lighting plan
- _____ ag) Sign locations: size and design
- _____ ah) Water mains and sewerage lines
- _____ ai) Location of dumpsters on concrete pads
- _____ aj) All notes from plats

Staff
Initials






CLD/SWR
CLD/SWR

CLD/SWR
CLD/SWR
CLD/SWR


CLD/SWR
CLD/SWR


CLD/SWR
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CLD/SWR


CLD/SWR
CLD/SWR

- o) ~~Not all elements shown.~~
- p) ~~Not all monuments shown (lot 1). Temporary benchmarks shown.~~
- q) ~~None listed.~~
- w) ~~Not all electrical connections shown.~~
- x) ~~Quantity proposed doesn't meet Regulation.~~
- aa) ~~Waivers requested.~~
- af) ~~Not all lighting information provided.~~
- ah) ~~Crossing details not provided, inverts not on plans.~~
- aj) ~~Not all provided.~~

Applicant
Initials

- _____ ak) Buffer as required by site plan regulations
- _____ al) Green and open space requirements met with percentages of both types of spaces inscribed on the plan
- _____ am) Soil types and boundaries, Note: if site contains marginal or questionable soils, a High Intensity Soil Survey (HISS) may be deemed necessary to submit as part of the application. Said HISS, if required, shall be performed by a State of New Hampshire certified Soil Scientist, who shall affix his/her stamp and signature shall be inscribed on the plan.
- _____ an) Wetlands (and poorly-drained and very poorly-drained soils), also identified as Class 5 and Class 6 High Intensity Soil Survey (HISS soils), and permanent and seasonal wetlands shall be identified on the plan by a New Hampshire certified Wetland or Soil Scientist, who shall affix his/her stamp and signature to the respective plan.
- _____ ao) "Valid for one year after approval" statement inscribed on the plan
- _____ ap) Loading bays/docks
- _____ aq) State of New Hampshire engineer's stamp, signature, surveyor's stamp, and signature
- _____ ar) Error of closure (1 in 10,000 or better)
- _____ as) Drafting errors/omissions
- _____ at) Developer names, addresses, telephone numbers and signatures
- _____ au) Photographs, electronic/digital display or video of site and area
- _____ av) Attach one (1) copy of the building elevations
- _____ aw) Fiscal impact study
- _____ ax) Traffic study
- _____ ay) Noise study

Staff
Initials

CLD/SWR


CLD/SWR

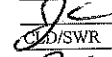
CLD/SWR



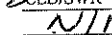

CLD/SWR

CLD/SWR

CLD/SWR


CLD/SWR

CLD/SWR


CLD/SWR

CLD/SWR


CLD/SWR

al) ~~Percentage calculations not noted on plan~~

an) ~~None shown~~

ao) ~~Statement not provided~~

as) ~~Not stated~~

au) ~~Scale not noted~~

aw) Fiscal Memorandum provided.

ay) Noise Study not provided (waiver requested).

Applicant
Initials

- _____ az) Copies of any proposed or existing easements, covenants, deed restrictions, right of way agreements or other similar documents
- _____ ba) Copy of applicable Town, State, Federal approval/permits to include but not limited to the following:
 - industrial discharge application
 - sewer application
 - flood plain permit
 - wetlands special exception
 - variance
 - erosion control permit (149:8a)
 - septic construction approval
 - dredge and fill permit
 - curb cut permit
 - shoreland protection certification in accordance with RSA483-B
 - if applicable, review application with Lower Merrimack River Local Advisory Committee (LMRLAC) and attach LMRLAC project comments hereto.
- _____ bb) Presentation plan (colored, with color coded bar chart)
- _____ bc) Fees paid to clerk
- _____ bd) Five (5) 22" x 34" copies of the plan shall be brought to the Planning Board meeting and distributed to the Planning Board members at the meeting. Note: for all subsequent meetings involving revised plans, five 22" x 34" copies of said plan shall be brought to the meeting for distribution to the board members.

Staff
Initials

JC
JC

az) ~~Existing and proposed easements. Copies of existing easements provided. Proposed easements not provided.~~

ba) ~~None provided.~~

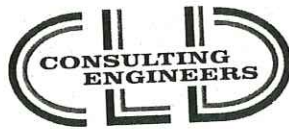
AT MEETING
JC
JC

bb) ~~No presentation plan received, requires a Town action.~~

bc) Requires Town action.

bd) Requires Town action.

* Under the purview of the Planning Board any and all items may be waived.



"B"



June 6, 2017

Ms. Brooke Dubowik
Town of Hudson
12 School Street
Hudson, NH 03051

Re: Town of Hudson Planning Board Review
Irving Oil Retail Motor Fuel Outlet Site Plan, 4 Executive Drive
Tax Map 210, Lot 1-1; Acct. #1350-895
CLD Reference No. 03-0249.1600

Dear Ms. Dubowik:

CLD Consulting Engineers, Inc. (CLD) has reviewed the second submission of the materials received on May 26, 2017 related to the above-referenced project. A list of items reviewed is enclosed. The scope of our review is based on the Site Plan Review Codes, Stormwater Codes, Driveway Review Codes, Sewer Use Ordinance 77, Zoning Regulations, and criteria outlined in the CLD Proposal approved September 16, 2003, revised September 20, 2004, June 4, 2007, September 3, 2008, and October 2015.

The project appears to consist of the development of a currently undeveloped site into a retail motor fuel outlet, including a convenience store, fast food service, an automotive fuel station, and a truck fueling station. Proposed improvements to the site include the construction of several driveways, drainage improvements, an underground fuel storage system, and other associated site improvements. The proposed convenience store will be serviced by Municipal sewer and water.

A conceptual off-site improvement plan was included in the review documents, but due to the conceptual nature, it was not reviewed as part of this assignment.

The following items have outstanding issues:

2. Driveway Review Codes (HR 275-8.B. (34)/Chapter 193)

- b. Former CLD Comment: HR 193.10.E. The applicant has not shown sight distances for either driveway on the plan set.

Current CLD Comment: Sight line profile plans have been provided. It should be noted that the location of the driver's eye should be 10 feet behind the stop bar and not at the stop bar. At Executive Drive, the impact of the guardrail on the sight lines is also not shown.

- d. Former CLD Comment: HR 193.10.J. The applicant has not provided a tie-in detail for the connections of the proposed driveways to the existing pavement (including spot grades to minimize the likelihood of stormwater ponding). Also the paving limits at the driveways on NH Route 3A do not appear to extend to the existing granite curb line.



Current CLD Comment: The applicant has provided a statement that the rail in question is outside of the clear zone and that angle points have been replaced with curved sections. The plans CLD received for review continue to show angle points in the rail, which should have specific construction details associated with each unique location so there is no misunderstanding during construction.

The following items require Town evaluation or input:

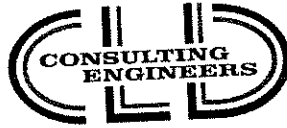
1. Site Plan Review Codes and Administrative Requirements and Definitions

- b. Former CLD Comment: HR 275-8.C.(2)(a) and ZO 334-15.A. The applicant has provided parking calculations for the subject site which includes counting spaces at the fuel dispensers in the overall parking space calculations. The calculations provided note 8 fuel dispensers; however, the plan shows 10 fuel dispensers at the front island plus 2 diesel truck dispensers. In addition to the building uses, the Regulation requires one parking space per fuel dispenser. The Town should review the intent of the Regulation as to whether actual parking spaces need to be provided for each pump. We also note that the applicant has excluded the floor area to be used for fast food from the retail parking calculations that require 1 space for each 200 square feet of retail. We understood that the intent is that the fast food increases the parking need, such that the language in the Regulation requests "in addition to the foregoing parking requirements, one parking space per 100 square feet of gross leasable area established for the fast-food use." In summary, it is not clear whether the applicant is required to provide 48 parking spaces (excluding the pump filling spaces). The applicant has provided 24 parking spaces plus two spaces at a designated vacuum area.

Current CLD Comment: The applicant has noted that he met with the Town and agreed to 40 parking spaces, including the area at the pumps.

- c. *HR 275-9.C. The applicant included a waiver request in the Site Plan Application for the Noise Study requirement.*
- d. *HR 275-9.D. The applicant included a Fiscal Memorandum in the Site Plan Application. Detailed review of this document was not included in CLD's current scope.*
- e. *HR 275-9.F. and 276-11.1.B.(20). The applicant has noted several existing and proposed easements on the plan set and included copies of existing easements in the Site Plan Application materials. Copies of the proposed easements were not included in the Site Plan Application materials.*
- f. *HR 275-9.I. The applicant has included a waiver request in the Site Plan Application for the Environmental Impact Study requirement.*
- n. Former CLD Comment: HR 276-11.1.B.(24)(a). The applicant has not provided open space percentage calculations indicating compliance with the requirement. (A note indicates the information is located on the Landscape Plan, but we were unable to find the information there.)

Current CLD Comment: The applicant has added a note indicating that 35.1% open space is provided for the entire lot.



- e. Former CLD Comment: The study makes recommendations to change the signal timing at the intersection to provide more time for the east/west phase at the expense of Lowell Road traffic while maintaining the same cycle length. This is particularly true for the weekday PM peak hour, when the proposed site will add 53 trips to the 194 vehicles already turning left out of Executive Drive and take 19 seconds of green time away from Lowell Road. Consideration should be given to providing a second left turn exiting lane from Executive Drive, which would shorten the queue and reduce the amount of green time that approach would need. As the calculations show, the eastbound queue in the single lane will often extend back to the site drive, even with the improved timings.

Current CLD Comment: See the above comment. While there is a slight increase in overall delay in the AM peak, the benefits of the double left turn exit from Executive Drive are significant in the PM peak, with a decrease of 5 seconds of average delay and an improved volume/capacity ratio than by just retiming the existing signal phasing. Average queues on Executive Drive as well as Lowell Road through traffic are decreased under Option 2, so many movements are positively affected by adding the second left turn lane than by taking time away from the Lowell Road approaches to give additional time to Executive Drive to accommodate the traffic added by the proposed development.

4. Utility Design/Conflicts

- d. Former CLD Comment: HR 275-9.E. and 276-13. The applicant has not provided a detail or sizing calculations for the proposed grease trap.

Current CLD Comment: The applicant has added the detail and sizing calculations. Once the plumbing plans are finalized, the Town should confirm that only the appropriate fixtures are directed to the grease trap.

5. Drainage Design/Stormwater Management (HR 275-9.A./Chapter 290)

- j. HR 290-5-L.(1). *The applicant should keep the Town informed of all communication with NHDES in relation to the Alteration of Terrain Permit discussions to ensure NHDES comments do not alter drainage design/calculations.*

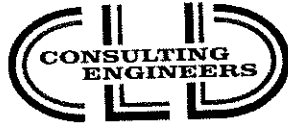
6. Zoning (ZO 334)

- c. Former CLD Comment: ZO 334-64.C.(10). The applicant has not provided any information related to brightness levels of the proposed pylon sign electronic display.

Current CLD Comment: The applicant has provided a memo from the sign manufacturer with lighting details.

8. Landscaping (HR 276-11.1.B.(20)) and Lighting (HR 276-11.1.B.(14))

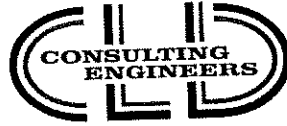
- a. HR 275-8.C.(7)(c). *The applicant has included a waiver request in the Site Plan Application for the requirement to provide a minimum number of shade trees.*
- b. HR 275-8.C.(7)(d). *The applicant has included a waiver request in the Site Plan Application for the requirement to provide a minimum number of shrubs.*



- Current CLD Comment: The applicant has added the note to each sheet. No further CLD comment.
- i. Former CLD Comment: HR 276-11.1.B.(9). The plan does not show the entire parcel that is being subdivided, only Lot 1-1 where the development is proposed.
Current CLD Comment: The applicant provided a copy of the subdivision plan. No further CLD comment.
- j. Former CLD Comment: HR 276-11.1.B.(16). The applicant has provided aerial photographs of the subject lot; however, no scale is noted and the tract is not identified.
Current CLD Comment: The applicant has added the required details to the aerial photo. No further CLD comment.
- k. Former CLD Comment: HR 276-11.1.B.(21) and 290.5.K.(22). The applicant has proposed several small snow storage locations on the plans and noted that any excess will be trucked off site. One of the proposed snow storage areas is immediately adjacent to the sidewalk connection to the site. Also, a narrow snow storage area is shown immediately adjacent to lot 1. The applicant should note how snow storage will not encroach onto the adjacent parcel or provide documentation that this arrangement will be acceptable to all parties.
Current CLD Comment: The applicant has noted that excess snow will be removed from the site. No further CLD comment.
- l. Former CLD Comment: HR 276-11.1.B.(21)(b). The applicant has not provided any alternative proposals for consideration in CLD's review package.
Current CLD Comment: The applicant noted that the Town is satisfied with the applicant's approach. No further CLD comment.
- m. Former CLD Comment: HR 276-11.1.B.(23). The applicant has not noted any pertinent highway projects on the plan set.
Current CLD Comment: The applicant has noted that there is a project on NH Route 3A in the planning phase, but not in the vicinity of the current project. No further CLD comment.

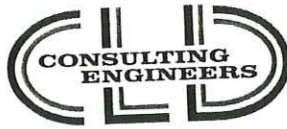
2. Driveway Review Codes (HR 275-8.B. (34)/Chapter 193)

- e. Former CLD Comment: The applicant has shown multiple signs in one location. A detail should be provided that includes mounting heights and mounting order where multiple signs are to be mounted on a single support.
Current CLD Comment: The applicant has indicated the proposed sign layout. No further CLD comment.
- g. Former CLD Comment: Manual on Uniform Traffic Control Devices (MUTCD) Section 3A.05 says white markings separate traffic flows in the same direction or the right edge of the roadway, while yellow markings are for separating traffic flows in opposite directions. Section 3I.04 notes that islands outlined by curbs or pavement markings should be marked in the color based on the direction(s) of travel that they separate, per 3A.05. Based on these guidelines, the parted median to the future connector road and the



5. Drainage Design/Stormwater Management (HR 275-9.A./Chapter 290)

- a. Former CLD Comment: HR 275-9.A.(1). The applicant has not provided information on the "future development on lot 1" which is referenced to allocate a discharge of 2 cfs into the downstream drainage tributary area. Specific reference to the 2 cfs should be called out, and a copy of this drainage report should be provided as a reference to the supplied drainage calculations, to illustrate the off-site drainage system has been designed to accommodate the site drainage.
Current CLD Comment: The applicant has provided a copy of the previous Stormwater Report that coordinates the 2 cfs. No further CLD comment.
- b. Former CLD Comment: HR 275-9.E and 276-13. The applicant has shown several guardrail posts on top of or immediately adjacent to underground drainage piping. The applicant should evaluate the potential for conflict between these features.
Current CLD Comment: The applicant has shifted the Stormwater System and added details. No further CLD comment.
- c. Former CLD Comment: HR 290-4.A.(3). The Outlet Apron Design calculations provided within the Stormwater Management Drainage Calculations all are labeled as "HW#1". The applicant should label the calculations to match the plan set.
Current CLD Comment: The applicant has updated the calculations. No further CLD comment.
- d. Former CLD Comment: HR 290-4.B.(2).(a) and 290-5.G. Per NHDES Stormwater Manual, Volume 2, Section 4.3.3C; regulations illustrate a minimum depth below bottom of infiltrating practice. The applicant should demonstrate the design meets the infiltration separation requirements as listed in the NHDES manual. (BMP Worksheet requirement)
Current CLD Comment: The applicant provided the BMP worksheet demonstrating compliance. No further CLD comment.
- e. Former CLD Comment: HR 290-4.B.(2).(a). The applicant did not provide adequate information (BMP Worksheets) on the intended NHDES approved pretreatment and treatment of stormwater for the infiltration practice. Proper pretreatment sizing ensures the infiltration treatment BMP does not become clogged with sediment over time, reducing the treatment of stormwater. This is also important given the proximity to petroleum product use.
Current CLD Comment: The applicant provided the BMP worksheet demonstrating compliance. No further CLD comment.
- f. Former CLD Comment: HR 290-5.H. The applicant should provide infiltration rate calculations utilized to support the use of 3.0 inches per hour utilized within the Drainage Report. (Conversion from NRCS data, test pit percolation test data, Ksat tables, etc.)
Current CLD Comment: The applicant has provided the Ksat table demonstrating the use of 3.0 inches per hour. No further CLD comment.
- g. Former CLD Comment: HR 290-5.H. The applicant's Stormwater Management calculations do not account for frozen ground conditions.



Current CLD Comment: The applicant has determined that the trees will not affect the intended lighting intensities. No further CLD comment.

10. Other

- b. Former CLD Comment: The proposed concrete sidewalk detail should include slope information (maximum 2.0% cross slope).
Current CLD Comment: The applicant has added the information to the detail. No further CLD comment.
- c. Former CLD Comment: The applicant should coordinate the trash enclosure detail with the plan view. The proposed storage area locations vary.
Current CLD Comment: The applicant has coordinated the detail. No further CLD comment.
- h. Former CLD Comment: There is no connectivity from the crosswalk across Executive Drive to the sidewalk along the site frontage, as well as to the on-site crosswalk.
Current CLD Comment: The existing crosswalk has been added to the plan. No further CLD comment.
- j. Former CLD Comment: The applicant has proposed several light poles close to curblines. Given the focus on truck traffic, we recommend that the applicant review the proximity for conflicts with truck traffic, especially at the drive radius areas.
Current CLD Comment: The applicant has noted that they do not anticipate any conflicts. No further CLD comment.

Please feel free to call if you have any questions.

Very truly yours,

Heidi J. Marshall, P.E.

Paul Konieczka, AICP

HJM:PK:mjt

Enclosure

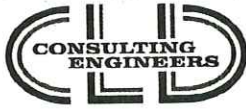
cc: **Town of Hudson Engineering Division – File**
MHF Design Consultants, Inc.
44 Stiles Road, Suite One
Salem, NH 03079
(603) 893-0720

Memorandum to Files
CLD Reference No. 03-0249.1600
June 6, 2017
Page - 2

- i. *Landscape Plan L8*, Sheet 9 of 14.
- j. *Site Details L9 thru L13*, Sheets 10 thru 14 of 14.
- k. *Truck Turn Plan TT*, Sheet 1 of 1.
- l. *Sign & Graphics Plan A50*, Sheet 1 of 1.
- m. *Untitled Lighting Plan Page 1 of 5*, Drawing Number RL-4532-S1-R2, prepared by Red Leonard Associates, dated 4/14/17.
- n. *Exterior Elevations A3.01*, prepared by Arkinetics, dated May 11, 2017, Sheet 1 of 1.
- o. *Proposed Retail Fuel Canopy Elevations PGC4*, Sheet 1 of 1.
- p. *Proposed Diesel Fuel Canopy Elevations PGC5*, Sheet 1 of 1.
- q. *Off-Site Improvement Plan – Option 1*, prepared by Greenman-Pedersen, Inc., dated May 24, 2017, Sheet 1 of 1.
- r. *Off-Site Improvement Plan – Option 2*, prepared by Greenman-Pedersen, Inc., dated May 24, 2017, Sheet 1 of 1.
- s. *Site Distance Plan and Profile (Executive Drive)*, prepared by Greenman-Pedersen, Inc., dated May 24, 2017, Sheet 1 of 2.
- t. *Site Distance Plan and Profile (Lowell Road)*, prepared by Greenman-Pedersen, Inc., dated May 24, 2017, Sheet 2 of 2.

SWR:mjt

cc: Brooke Dubowik – Town of Hudson
Town of Hudson Engineering Division – File



540 Commercial Street Manchester, NH 03101
(603) 668-8223 • Fax: (603) 668-8802
cld@cldengineers.com • www.cldengineers.com
New Hampshire • Vermont • Maine

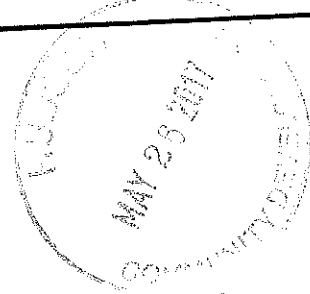
TO: File
FROM: Steven W. Reichert, P.E. *SWR*
DATE: June 6, 2017
RE: Town of Hudson Planning Board Review
Irving Oil Retail Motor Fuel Outlet Site Plan
Tax Map 210, Lot 1-1; Acct. #1350-895
CLD Reference No. 03-0249.1600



The following list itemizes the second set of documents reviewed related to the Irving Oil Marketing, Inc. at 4 Executive Drive, Hudson, New Hampshire, received by CLD on May 26, 2017, including the following:

- Email communications between the Town of Hudson and CLD Consulting Engineers dated June 2, 2017 through June 5, 2017.
- *Letter of Transmittal* from MHF Design Consultants, Inc. to CLD dated May 26, 2017, and received on May 26, 2017, including the following:
 1. Review Response Letter, prepared by MHF Design Consultants, Inc., dated May 26, 2017.
 2. Copy of *Preliminary & Final Site Plan Application for Plan Review, Town of Hudson, New Hampshire for Map 210, Lot 1-1*, dated April 28, 2017.
 3. Copy of *Response to CLD Traffic Peer Review Comments*, prepared by Greenman-Pedersen, Inc. (GPI), dated May 26, 2017.
 4. Copy of *Stormwater Management, Drainage Calculations & Best Management Practices Report*, prepared by MHF Design Consultants, Inc., dated April 17, 2017, revised May 26, 2017.
 6. Copy of *Irving Proposed Oil Retail Motor Fuel Outlet Site Plan, Map 210, Lot 1-1, 4 Executive Drive, Hudson, New Hampshire Plan Set*, prepared by MHF Design Consultants, Inc., dated April 17, 2017, unless otherwise noted, and including the following:
 - a. *Title Sheet L1*, Sheet 1 of 14.
 - b. *Existing Conditions Plan*, prepared by Hayner/Swanson, Inc. (HSI), dated April 10, 2017, Sheet 2 of 14.
 - c. *Site Specific Soil Map L2*, Sheet 3 of 14.
 - d. *Demolition Plan L3*, Sheet 4 of 14.
 - e. *Site Plan L4*, Sheet 5 of 14.
 - f. *Grading & Drainage Plan L5*, Sheet 6 of 14.
 - g. *Utility Plan L6*, Sheet 7 of 14.
 - h. *Erosion & Sediment Control Plan L7*, Sheet 8 of 14.

May 26, 2017



Ms. Brooke Dubowik
Hudson Planning/Land Use Department
12 School Street
Hudson, NH 03051
(Hand Delivered)

Re: Irving Oil Marketing, Inc.
Proposed Retail Motor Fuel Outlet
Site Development Plans
4 Executive Drive
Map 210 Lot 1-1
Hudson, NH
Sub: Response to CLD Review Comments
Dated 5/15/17

Dear Ms. Dubowik:

Please find attached revised site plans and drainage calculations dated April 17, 2017, (last revised 5/26/17) for the above referenced project. We have enclosed 17 reduced copies-11"x17", 2 full size copies, and 1 drainage report. The following is our response to the review comments provided by CLD Consulting Engineers. Responses have been formatted to correspond with the CLD review letter dated May 15, 2017.

We have also attached a copy of the Town Department review comments for the benefit of CLD. These include reviews by Zoning, Engineering, Assessor, Police, Fire, and Highway Department. We have also addressed these Town comments in our resubmission.

1. Site Plan Review Codes and Administration Requirements and Definitions

- a. Comment Acknowledged. See Fire Department review memo dated 5/3/17.
- b. We met with John Cashell and Bruce Buttrick on 5/19/17 to review the parking requirements regarding the proposed use. A clarification was provided regarding the requirement for "one space for each fuel dispenser". The Town has requested that we provide one space per "fueling location" which would result in 12 spaces required. The Town also agreed that these "fueling locations" could be counted towards the total parking requirement.

Furthermore, the Town provided a clarification regarding how to calculate "one parking space per 100sf of gross leasable area established for the fast food use". In this instance, there is no "Co-Brand" partner in the convenience store with a leasable area, and there is no designated kitchen area or a queue line that is typically associated with a "Branded" tenant such as Dunkin' Donuts or Subway. There is also no drive-thru proposed. Therefore, for purposes of calculating parking requirements, all self serve "fast food" items that are offered in the convenience store will be correlated to the actual seating area that will be provided for customer convenience. In this instance, a maximum of 12 seats (500sf of floor area) has been allocated within the store for "fast food" consumption.

- The parking calculations have been updated on the Site Plan as noted above resulting in 40 spaces required and 40 spaces provided.
- c. Comment Acknowledged.
 - d. Comment Acknowledged.
 - e. Easements are in the process of being finalized and will be provided to the Planning Board in the future.
 - f. Comment Acknowledged.
 - g. The approval block has been added to each sheet of the plan set.
 - h. The one-year expiration statement has been added to each sheet of the plan set.
 - i. Comment Acknowledged. Enclosed is a copy of the Subdivision Plans that were submitted by the landowner to create the parcel to be occupied by Irving Oil.
 - j. The aerial photograph has been revised to include a scale, north arrow and lot information.
 - k. The sidewalk connection to the site will be plowed by the applicant. The snow storage will be alongside the plowed sidewalk. The narrow snow storage area along the Lot 1 property line has been removed from the plan. Any excess snow will be trucked off site as noted on Site Plan.
 - l. Based on our follow-up discussions with John Cashell, it is our understanding that alternative proposals are not required during the final site plan stage and those are intended for a preliminary discussion with the Planning Board.
 - m. Based on the NHDOT Project Viewer website, there is one project in planning phases along Lowell Road (NH Route 3A) in Hudson. However, this project is not within the vicinity of the site. The project starts approximately 1 mile north of Lowell Road (NH Route 3A) at Executive Drive, and consists of adding sidewalks from Birch Street to Central Street, approximately 0.6 miles of roadway.
 - n. Open space calculations have been added to the Landscape Plan of the revised plan set.
 - o. Comment acknowledged.
- 2. Driveway Review Codes (HR 275-8.B(34)/Chapter 193)**
- a. The proposed right-in/right-out driveway on Route 3A has been modified to include scored concrete pavement to further define the intended traffic movements. Proposed signage has also been modified at the driveway to prohibit illegal left turns.
 - b. A sight line plan and profile for each proposed driveway was prepared by GPI and included in the revised set of site plans.
 - c. Comment Acknowledged.
 - d. The Grading & Drainage Plan, Sheet L5, has been revised to provide adequate detail for the connections of the proposed driveways to the existing pavement.
 - e. The proposed signs have been modified and there are no longer multiple signs shown in one direction.
 - f. The site plan has been revised to include pavements markings indicating a "No Parking" area to the south of the diesel fuel islands.
 - g. The site plan has been revised accordingly.

3. Traffic

- a. thru e.
Enclosed is a response to traffic comments letter prepared by Greenman-Pedersen, Inc. (GPI) dated 5/26/17. The Roadway Improvement Plans as prepared by GPI are also included as part of the Site Development Plans and reflect the comment responses provided.

4. Utility Design/Conflicts

- a. The Utility Plan has been revised accordingly, Sheet L6.
b. The Utility Plan has been revised accordingly, Sheet L6.
c. The Utility Plan has been revised accordingly, Sheet L6.
d. A grease trap detail, which includes sizing information, has been added to Detail Sheet L9 of the revised plan set.
e. Utility Crossing details have been added to Detail Sheet L12 of the revised plan set.
f. All inverts for the proposed sewer system are shown on Sheet L6 of the plan set.
g. Sheet L6 has been revised to include the layout of all fuel piping connections between the underground fuel storage tanks and the fuel dispensing areas.

5. Drainage Design/Stormwater Management (HR 275-9.A./Chapter 290)

- a. The Stormwater Management Report has been amended to include a copy of the Drainage Report dated October 1998, as originally prepared by HSI for the adjacent Lot 216-9, which clearly illustrates that the off-site drainage system has been designed to accommodate the site drainage from the proposed gas station development. It should be noted that CLD reviewed and approved this original drainage study and development project in 1998 on behalf of the Town. Based on our discussions with Jim Petropulos of HSI, the Engineer who prepared the original drainage study, a predevelopment flow was assumed for Lots 210-1 and 210-1-1 as part of his study. This predevelopment flow for the subject Lot 210-1-1 was calculated to be approximately 2 cfs for the 10-year storm event. Therefore, the proposed connection to the existing 12" drain stub provided to the subject lot is limited to a maximum peak flow of 2 cfs for the 10-years storm event. It should also be noted that the drainage report prepared by HSI included a study of the existing downstream detention system which is located to the east of the project site along the frontage of Executive Drive (straddling Map 216 – Lots 7 and 8). The analysis of the detention system included the assumed future 2 cfs discharge from what is now the subject lot for this proposal, and HIS's analysis approach/supporting calculations were reviewed and approved by CLD back in 1998.
- b. A detail for the proposed guardrail has been added to Detail Sheet L9 and the possible conflict locations between guard rail posts and underground drainage piping have been identified with a note on Sheet L4. Also, the proposed underground detention system #1 has been shifted 3 feet to the east to further avoid any potential conflict with the guardrail posts.
- c. The Outlet Apron Design calculations provided within the Stormwater Management Report have been revised to show the correct structure names.

- d. The NHDEP BMP Worksheets have been added as an appendix to the revised Stormwater Management Report, last revised 5/26/17. The worksheet for Bioretention Basin #2 illustrates that the minimum separation requirement is met, as the seasonal high water table elevation is one foot below the bottom of the bioretention filter media.
- e. The NHDEP BMP Worksheets have been added as an appendix to the revised Stormwater Management Report, last revised 5/26/17.
- f. The applicable New Hampshire Ksat table has been added as an appendix to the revised Stormwater Management Report. This table specifies an infiltration rate of 0.60 inches per hour as the basin is located within an area containing Newfields soils. This verifies the 0.30 inches per hour utilized within the drainage calculations (once dividing the rate in half per AOT regulations).
- g. The Stormwater Management Report has been revised to include calculations for Bioretention Basin #2 (only proposed infiltration BMP) under frozen conditions. To satisfy this requirement, exfiltration has been eliminated from the model to simulate frozen ground conditions.
- h. The outlet elevation of 172.90 for U/G Detention #1 a shown in the Stormwater Management Drainage Calculations matches the outlet elevation shown on the Grading & Drainage Plan along with the detail on Sheet L11.
- i. The proposed stormwater system has been revised, and the drainage calculations have been revised so that that all nodes contain an outflow that is greater than the inflow for all analyzed storm events.
- j. Comment acknowledged.

6. Zoning (ZO 334)

- a. Comment acknowledged.
- b. Enclosed is a copy of the Subdivision Plans, which shows that the closest flagged wetland area is located on the southeastern edge of the adjacent lot (Lot 210-1).
- c. Enclosed is a copy of a memorandum provided by the lighting vendor, Daktronics, dated 5/25/17, which provides the requested information regarding brightness levels for the proposed pylon sign electronic LED price sign display.
- d. Comment acknowledged.

7. Erosion Control/Wetland Impacts

- a. Note #18 has been added to Sheet L3.
- b. A note has been added to Sheet L7.

8. Landscaping (HR 276-11-1B.(20)) and Lighting (HR 276-11.1.B. (14))

- a. Comment acknowledged.
- b. Comment acknowledged.
- c. Note #14 has been added to the Utility Plan, Sheet L6. Lighting levels would be reduced if the business is closed for any period. Typically the canopy lighting would be shut off if the business is closed, but some of the site lighting would remain on for security reasons. Site lighting would also be controlled by photocell.



- d. The close proximity of the proposed trees to proposed light poles along the southeast edge of the site has been reviewed and it is our opinion that the trees will not affect the intended lighting of the paved surfaces. The light fixtures are 22.5' above finished grade and the light poles are located just behind proposed curb line. Any potential lighting conflict created by the proposed trees in this area would be behind the curb line and would have minimal affect on the paved area.

9. State and Local Permits (HR 275-9.G.)

- a. Permits can be provided in the future when approvals are received.
- b. Comment acknowledged.
- c. Comment acknowledged.
- d. A detailed underground fuel storage tank (UST) design and application to the NHDES will be provided in the future. A copy of the NHDES UST approval will be provided to the Town for their records.

10. Other

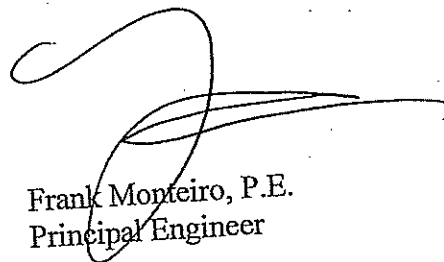
- a. The Accessible Parking Details on Sheet L9 have been revised to match the layout of the accessible ramp as shown on the site plan.
- b. Cross slope information has been added to the Concrete Sidewalk Detail on Sheet L9.
- c. The Trash Enclosure Detail on Sheet L13 has been revised to match the trash enclosure as shown in plan view on the site plan.
- d. Full compliance with local, state and federal codes and requirements for underground fuel storage systems will be provided when the application is submitted and approved by the NHDES. See Note #16 on the Site Plan, Sheet L4.
- e. A detail for the proposed guardrail has been added to Sheet L9.
- f. Comment acknowledged. The applicant is aware of this and it is not an unusual occurrence for a diesel fueling facility.
- g. We are not proposing to change any existing ramps at the intersection. The Town Engineer and Highway Department reviewed the site plans and had no comments on the ramps.
- h. The existing intersection of Lowell Road and Executive Drive does provide connectivity from the crosswalk across Executive Drive to the sidewalk along the site frontage via an existing crosswalk. This existing crosswalk was not included on the original survey, but has since been added to the revised site plans and is also shown on the Roadway Improvement Plans by GPI.
- i. Based on the roadway design criteria for Executive Drive, we have determined that the clear zone required for the roadway in this location is 12'-14' per the AASHTO Roadside Design Guide, 2011, Table 3-1 (attached Exhibit 'A'). It should first be noted that the entire span of the proposed guardrail is located outside of the clear zone (>14' from Executive Drive edge of pavement), which means that the structure itself is not considered an obstruction to cars that may veer off the roadway. Secondly, the guardrail detail (which has been added to sheet L9) is in accordance with NHDOT standards, and therefore meets crash testing standards. Thirdly, the angle points in the guardrail along Executive Drive have been replaced with curved sections. These curves have been

designed in accordance with Federal Highway Administration Standards (attached Exhibit 'B') in terms of their radii and the minimum number of posts required within each curve. Callouts have been added to Sheet L5 at each curve to convey these requirements.

- j. Adequate truck turning radii have been designed for the anticipated usage, as shown on the Truck Turn Plan, Sheet TT. We do not anticipate any truck conflicts with the proposed curb and/or light pole locations.

As discussed, we have also hand delivered a copy of this response letter today, as well as the revised site plans and drainage calculations directly to Heidi Marshall, P.E. at CLD. Thank you for your time and consideration in this matter. We look forward to meeting with the Planning Board on June 21, 2017.

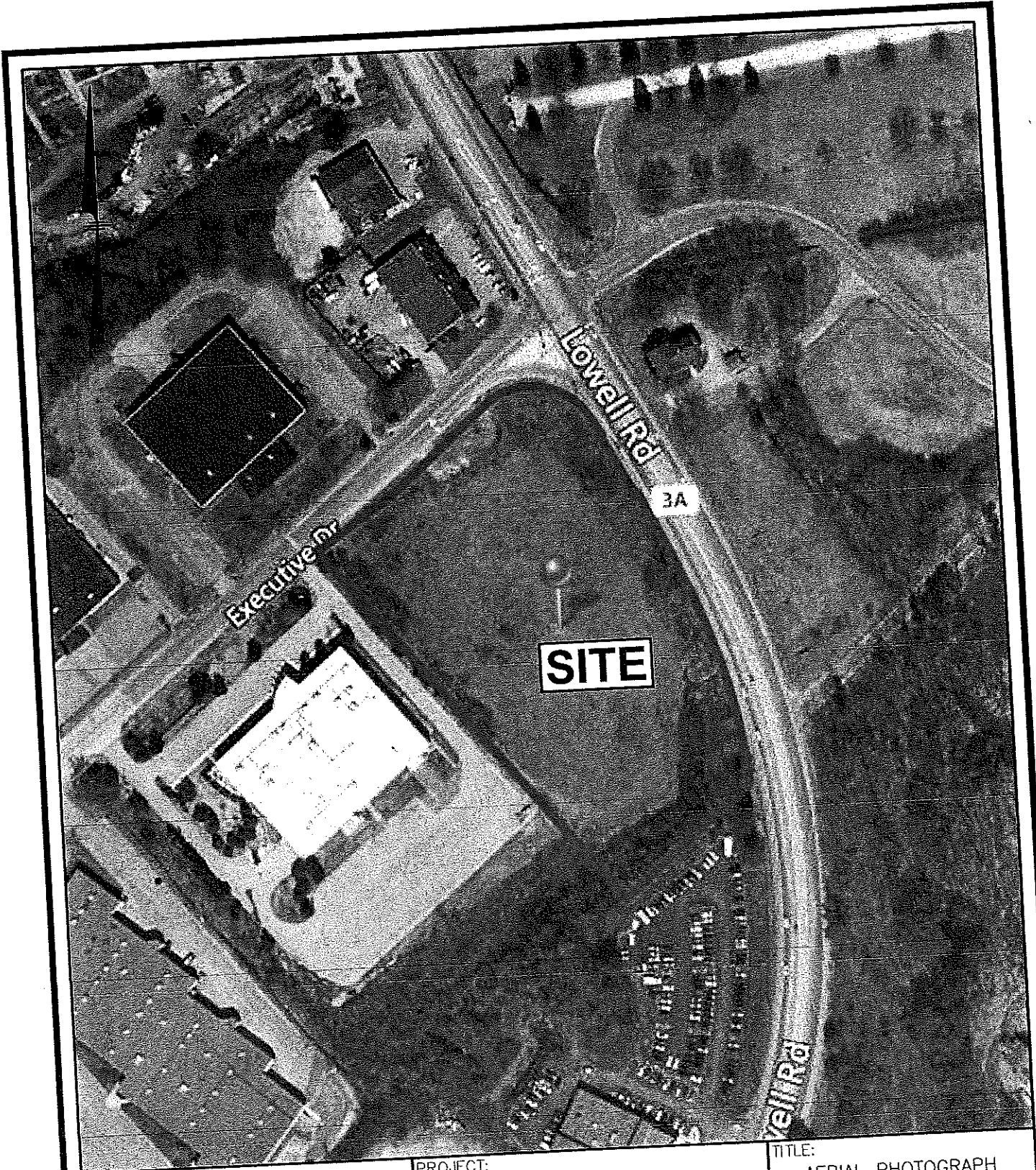
Sincerely,
MHF Design Consultants, Inc.



Frank Monteiro, P.E.
Principal Engineer

Attachments

cc: Michael McLaughlin – IOM
Jennifer Daigle - IOM
Heidi J. Marshall, P.E. – CLD
Heather Monticup, P.E. – GPI
Brad Westgate – Winer and Bennett, LLP



MHF Design Consultants, Inc.
 44 Stiles Road, Suite One
 Salem, New Hampshire 03079
 (603) 893-0720
 ENGINEERS • PLANNERS • SURVEYORS

PROJECT:
Retail Motor Fuel Outlet
 4 Executive Drive
 Hudson, NH 03051
 Map 210 Lot 1-1

PREPARED FOR:
 Irving Oil Marketing
 190 Commerce Way
 Portsmouth, NH 03801

TITLE:
 AERIAL PHOTOGRAPH

DATE: May 25, 2017

PROJ. NO. 394916

SCALE: 1"=200'







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

Date of Application: April 28, 2017 Tax Map # 210 Lot # 1-1

Name of Project: Proposed Retail Motor Fuel Outlet - Irving Oil

Zoning District: _____ General SP# 08-17
(For Town Use) (For Town Use)

ZBA Action: N/A

PROPERTY OWNER:

Name: Stellos Family Investment Prop. Et Al.
Address: Cassandra Stellos-Malvers, Partner
125 Northeastern Blvd.
Address: Nashua, NH 03062
Telephone # 603-882-3126
Fax # 603-882-0128
Email: cassi@stelloselectric.com

DEVELOPER:

Irving Oil Marketing
Garfield Levangie, Sr. Construction Manager
190 Commerce Way
Portsmouth, NH 03801
506-862-9234
garfield.levangie@irvingoil.com

PROJECT ENGINEER

Name: Frank C. Monteiro, PE
Address: MHF Design Consultants, Inc.
44 Shiles Road
Address: Salem, NH 03079
Telephone # 603-893-0720
Fax # 603-893-0733
Email: fcm@mhfdesign.com

SURVEYOR

Lee B. Gagnon, LLS
Hayner/Swanson, Inc.
3 Congress Street
Nashua, NH 03062
603-883-2057
603-883-5057
gagnon@hayner-swanson.com

PURPOSE OF PLAN:

Develop a retail motor fuel outlet consisting of a 4,350 sf convenience store with two fuel dispensing canopies and associated amenities.

Plan Routing Date: 5-2-17 For Town Use Sub/Site Date: 6-21-17
 I have no comments I have comments (attach to form)
(Initials) E20 Title: TOWN ENGINEER Date: 5/11/17
DEPT: Zoning Engineering Assessor Police Fire Planning
 Consultant Highway Department
Fees Paid: \$2,901.34

Dhima, Elvis

From: Dhima, Elvis
Sent: Thursday, May 11, 2017 8:02 AM
To: Cashell, John
Cc: Dubowik, Brooke
Subject: 4 Executive Drive Tech. Review

John

My only comment is as follows:

The applicant shows two proposed water connections within 5', one of the proposed building and one for future use.

This needs to be revised to show one water connection with a split at the property line with their own shut offs.

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



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

Date of Application: April 28, 2017 Tax Map # 210 Lot # 1-1

Name of Project: Proposed Retail Motor Fuel Outlet - Irving Oil

Zoning District: _____ General SP# 08-17
(For Town Use) (For Town Use)

ZBA Action: N/A

PROPERTY OWNER:

Name: Stellos Family Investment Prop. Et Al.
Address: Cassandra Stellos-Malvers, Partner
125 Northeastern Blvd.
Address: Nashua, NH 03062
Telephone # 603-882-3126
Fax # 603-882-0128
Email: cassi@stelloselectric.com

DEVELOPER:

Irving Oil Marketing
Garfield Levangie, Sr. Construction Manager
190 Commerce Way
Portsmouth, NH 03801
506-862-9234
garfield.levangie@irvingoil.com

PROJECT ENGINEER

Name: Frank C. Monteiro, PE
Address: MHF Design Consultants, Inc.
44 Siles Road
Address: Salem, NH 03079
Telephone # 603-893-0720
Fax # 603-893-0733
Email: fcm@mhfdesign.com

SURVEYOR

Lee B. Gagnon, LLS
Hayner/Swanson, Inc.
3 Congress Street
Nashua, NH 03062
603-883-2057
603-883-5057
gagnon@hayner-swanson.com

PURPOSE OF PLAN:

Develop a retail motor fuel outlet consisting of a 4,350 sf convenience store with two fuel dispensing canopies and associated amenities.

Plan Routing Date: 5-2-17 For Town Use Sub/Site Date: 6-21-17
 I have no comments I have comments (attach to form)
Title: ZONING ADMINISTRATOR Date: 5-18-17
DEPT. Zoning Engineering Assessor Police Fire Planning
 Consultant Highway Department
Fees Paid: \$2,901.34



TOWN OF HUDSON

FIRE DEPARTMENT

INSPECTIONAL SERVICES DIVISION



12 SCHOOL STREET, HUDSON, NEW HAMPSHIRE 03051

Robert M. Buxton
Chief of Department

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

May 18, 2017

Site Plan Review
Zoning Review/Comments

Re: 4 Executive Drive 210/001-1
District: Business (B)

Sign Sq ft review

Drawing A50 "Sign & Graphics Plan":

	Proposed	Allowed	
Freestanding	68sqft	100sqft	pass
Wall*	65sqft		
Canopies*	99.7sqft		
*(wall and canopies counted together)	164sqft	174sqft**	pass

** §334-63A

Sincerely,

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

cc: J. Cashell, Town Planner
Chief Buxton
Deputy O'Brien



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

Date of Application: April 28, 2017 Tax Map # 210 Lot # 1-1

Name of Project: Proposed Retail Motor Fuel Outlet - Irving Oil

Zoning District: _____ General SP# 08-17
(For Town Use) (For Town Use)

ZBA Action: N/A

PROPERTY OWNER:

Name: Stellos Family Investment Prop. Et Al.
Address: Cassandra Stellos-Malvers, Partner
125 Northeastern Blvd.
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DEVELOPER:

Irving Oil Marketing
Garfield Levangie, Sr. Construction Manager
190 Commerce Way
Portsmouth, NH 03801
506-862-9234
garfield.levangie@irvingoil.com

PROJECT ENGINEER

Name: Frank C. Monteiro, PE
Address: MHF Design Consultants, Inc.
44 Stiles Road
Address: Salem, NH 03079
Telephone # 603-893-0720
Fax # 603-893-0733
Email: fcm@mhfdesign.com

SURVEYOR

Lee B. Gagnon, LLS
Hayner/Swanson, Inc.
3 Congress Street
Nashua, NH 03062
603-883-2057
603-883-5057
gagnon@hayner-swanson.com

PURPOSE OF PLAN:

Develop a retail motor fuel outlet consisting of a 4,350 sf convenience store with two fuel dispensing canopies and associated amenities.

Plan Routing Date: 5-2-17 For Town Use Sub/Site Date: 6-21-17
I have no comments I have comments (attach to form)
(Initials) DM Title: Asst. Assessor Date: 5-2-17
DEPT: Zoning _____ Engineering Assessor _____ Police _____ Fire _____ Planning _____
Consultant _____ Highway Department _____
Fees Paid: \$2,901.34

Town ownership records show Tampari Real Estate Dev Co. as owner



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

Date of Application: April 28, 2017 Tax Map # 210 Lot # 1-1

Name of Project: Proposed Retail Motor Fuel Outlet - Irving Oil

Zoning District: _____ General SP# 08-17
(For Town Use) (For Town Use)

ZBA Action: N/A

PROPERTY OWNER:

Name: Stellos Family Investment Prop. Et Al.

Address: Cassandra Stellos-Malvers, Partner
125 Northeastern Blvd.

Address: Nashua, NH 03062

Telephone # 603-882-3126

Fax # 603-882-0128

Email: cassi@stelloselectric.com

PROJECT ENGINEER

Name: Frank C. Monteiro, PE

Address: MHF Design Consultants, Inc.
44 Siles Road

Address: Salem, NH 03079

Telephone # 603-893-0720

Fax # 603-893-0733

Email: fcm@mhfdesign.com

DEVELOPER:

Irving Oil Marketing

Garfield Levangie, Sr. Construction Manager
190 Commerce Way

Portsmouth, NH 03801

506-862-9234

garfield.levangie@irvingoil.com

SURVEYOR

Lee B. Gagnon, LLS

Hayner/Swanson, Inc.
3 Congress Street

Nashua, NH 03062

603-883-2057

603-883-5057

gagnon@hayner-swanson.com

PURPOSE OF PLAN:

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Plan Routing Date: 5-2-17 For Town Use Sub/Site Date: 6-21-17

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

Job Title: Deputy Fire Chief Date: 5/3/17
(Initials)

DEPT: Zoning Engineering Assessor Police Fire Planning
 Consultant Highway Department

Fees Paid: \$2,901.34

TOWN OF HUDSON

FIRE DEPARTMENT

INSPECTIONAL SERVICES DIVISION

12 SCHOOL STREET, HUDSON, NEW HAMPSHIRE 03051



Robert M. Buxton
Chief of Department

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

3 May, 2017

To: John Cashell
Town Planner

Fr: John J. O'Brien
Deputy Fire Chief

Re: Site Plan review for Irving Oil Map 210 Lot 1-1 4 Executive Drive

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

It has been noted that the developer has agreed to connect the Fire Alarm system to the municipal Fire Alarm system.

Please have the address of the facility approved by the Hudson Fire Dept.

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

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



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

Date of Application: April 28, 2017 Tax Map # 210 Lot # 1-1

Name of Project: Proposed Retail Motor Fuel Outlet - Irving Oil

Zoning District: _____ General SP# 08-17
(For Town Use) (For Town Use)

ZBA Action: N/A

PROPERTY OWNER:

Name: Stellos Family Investment Prop. Bt Al.
Address: Cassandra Stellos-Malvers, Partner
125 Northeastern Blvd.
Address: Nashua, NH 03062
Telephone # 603-882-3126
Fax # 603-882-0128
Email: cassi@stelloselectric.com

PROJECT ENGINEER

Name: Frank C. Monteiro, PE
Address: MHF Design Consultants, Inc.
44 Stiles Road
Address: Salem, NH 03079
Telephone # 603-893-0720
Fax # 603-893-0733
Email: fcm@mhfdesign.com

DEVELOPER:

Irving Oil Marketing
Garfield Levangie, Sr. Construction Manager
190 Commerce Way
Portsmouth, NH 03801
506-862-9234
garfield.levangie@irvingoil.com

SURVEYOR

Lee B. Gagnon, LLS
Hayner/Swanson, Inc.
3 Congress Street
Nashua, NH 03062
603-883-2057
603-883-5057
gagnon@hayner-swanson.com

PURPOSE OF PLAN:

Develop a retail motor fuel outlet consisting of a 4,350 sf convenience store with two fuel dispensing canopies and associated amenities.

For Town Use

Plan Routing Date: 5-2-17 Sub/Site Date: 6-21-17

M I have no comments _____ I have comments (attach to form)

[Signature] Title: LIEUTENANT Date: 5/3/17

DEPT: _____ Zoning _____ Engineering _____ Assessor _____ Police Fire _____ Planning _____
 _____ Consultant _____ Highway Department

Fees Paid: \$2,901.34



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

Date of Application: April 28, 2017 Tax Map # 210 Lot # 1-1

Name of Project: Proposed Retail Motor Fuel Outlet - Irving Oil

Zoning District: _____ General SP# 08-17
(For Town Use) (For Town Use)

ZBA Action: N/A

PROPERTY OWNER:

Name: Stellos Family Investment Prop. Et Al.

Address: Cassandra Stellos-Malvers, Partner
125 Northeastern Blvd.

Address: Nashua, NH 03062

Telephone # 603-882-3126

Fax # 603-882-0128

Email: cassi@stelloselectric.com

PROJECT ENGINEER

Name: Frank C. Monteiro, PE

Address: MHF Design Consultants, Inc.
44 Siles Road

Address: Salem, NH 03079

Telephone # 603-893-0720

Fax # 603-893-0733

Email: fcm@mhfdesign.com

DEVELOPER:

Irving Oil Marketing

Garfield Levangie, Sr. Construction Manager
190 Commerce Way

Portsmouth, NH 03801

506-862-9234

garfield.levangie@irvingoil.com

SURVEYOR

Lee B. Gagnon, LLS

Hayner/Swanson, Inc.
3 Congress Street

Nashua, NH 03062

603-883-2057

603-883-5057

gagnon@hayner-swanson.com

PURPOSE OF PLAN:

Develop a retail motor fuel outlet consisting of a 4,350 sf convenience store with two fuel dispensing canopies and associated amenities.

Plan Routing Date: 5-2-17 For Town Use Sub/Site Date: 6-21-17

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

(Initials) Title: Norm ACEW Date: 5/4/17

DEPT: _____ Zoning _____ Engineering _____ Assessor _____ Police _____ Fire _____ Planning _____
 _____ Consultant _____ Highway Department

Fees Paid: \$2,901.34

DAKTRONICS

201 Daktronics Dr. PO Box 5128
Brookings, SD 57006-5128

tel 800-325-7446 605-692-0200
fax 605-692-0381

www.daktronics.com

May 25, 2017

Irving Oil- Hudson, NH

Re: FuelLight® Electronic Price Display Brightness Information

To Whom It May Concern:

The following information pertains to the FuelLight® electronic price display manufactured by Daktronics, Inc. We hope you find the following information beneficial.

The proposed display comes equipped with an automatic brightness control, which automatically adjusts the brightness according to ambient light levels. This ensures that lighting from the display will not interfere with traffic visibility.

The chart below provides the display's estimated illumination levels in footcandles based on 12" Red and 12" Green price digits at 15' height above ground level. Levels are based on the minimum brightness level the display can dim down to at night.

Color	Distance (feet) from display	Footcandle level at minimum brightness (nighttime)
Red	15'	0.87
	50'	0.45
Green	15'	0.71
	50'	0.36

Finally, it is important to note the illumination levels are only representative of Daktronics FL-3000 series FuelLight® red and green displays. Other fuel digit manufacturers may use different LEDs which have different light emissions.

Daktronics is committed to providing electronic displays that adhere to the regulatory environment, working closely with our customers for a responsible approach to the market.

Please let me know if you have any questions or concerns.

Sincerely,
DAKTRONICS, INC.



Kimberly Mayer



DAKTRONICS

201 Daktronics Dr. PO Box 5128
Brookings, SD 57006-5128

tel 800-325-7446 605-692-0200
fax 605-692-0381

www.daktronics.com

Signage Legislation
605-692-0200

ⁱ Please note that while the display's brightness during daylight hours would be almost always incidental, there may be times in which the sign would produce illumination levels above ambient light during such hours. An example of when such an occurrence could happen would be during a very dark and stormy day. It is important to note, however, that the sign is equipped with a working photo-sensor that automatically adjusts its brightness based on ambient light. The photo-sensor adjusts the sign's brightness to lower levels, preventing the sign from appearing overly bright during those rare occasions where its brightness would exceed ambient light.



EXHIBIT 'A'

Table 3-1. Suggested Clear-Zone Distances in Meters (Feet) from Edge of Through Traveled Lane

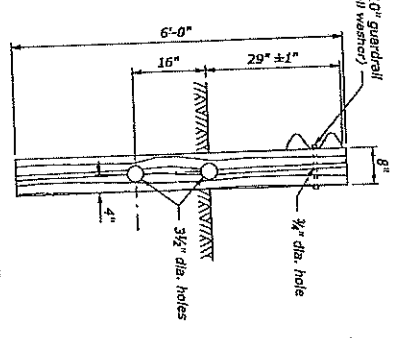
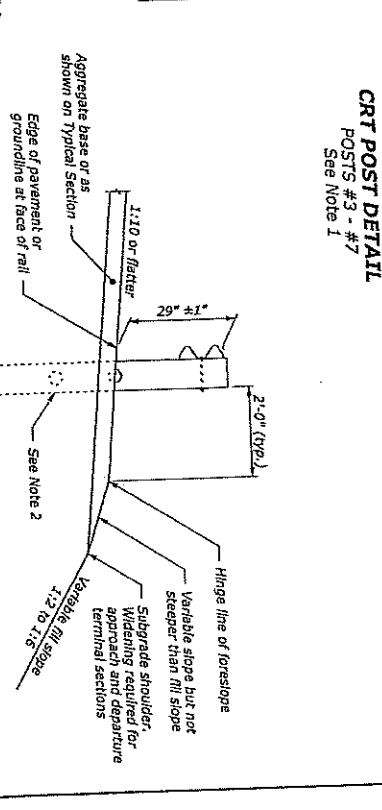
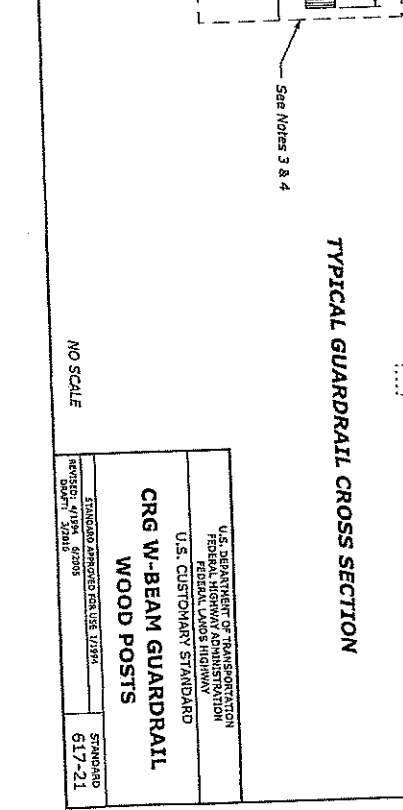
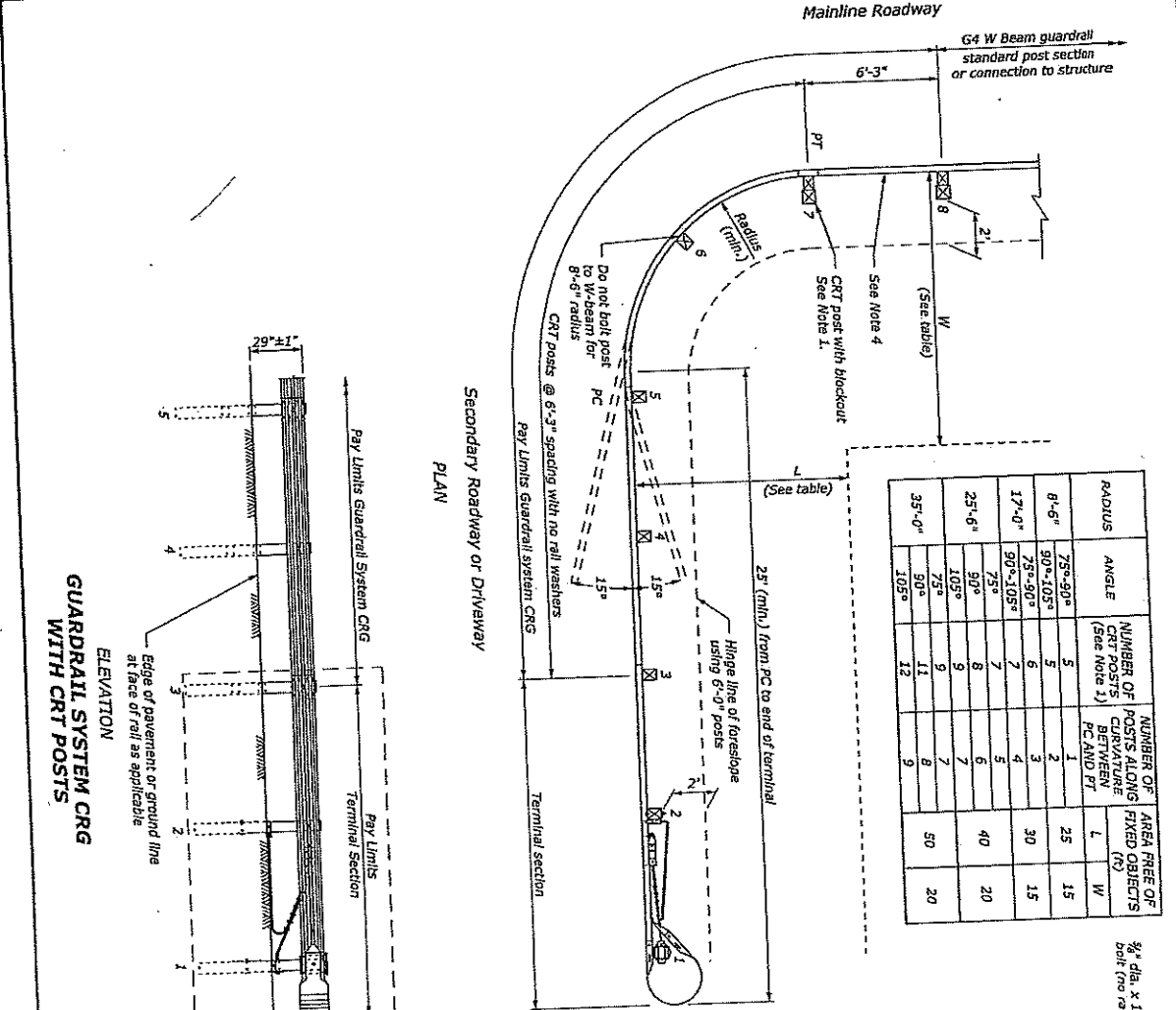
U.S. Customary Units

Design Speed (mph)	Design ADT	Foreslopes			Backslopes		
		1V:6H or flatter	1V:5H to 1V:4H	1V:3H	1V:3H	1V:5H to 1V:4H	1V:6H or flatter
≤ 40	UNDER 750 ^c	7-10	7-10	b	7-10	7-10	7-10
	750-1500	10-12	12-14	b	12-14	12-14	12-14
	1500-6000	12-14	14-16	b	14-16	14-16	14-16
	OVER 6000	14-16	16-18	b	16-18	16-18	16-18
45-50	UNDER 750 ^c	10-12	12-14	b	8-10	8-10	10-12
	750-1500	14-16	16-20	b	10-12	12-14	14-16
	1500-6000	16-18	20-26	b	12-14	14-16	16-18
	OVER 6000	20-22	24-28	b	14-16	18-20	20-22
55	UNDER 750 ^c	12-14	14-18	b	8-10	10-12	10-12
	750-1500	16-18	20-24	b	10-12	14-16	16-18
	1500-6000	20-22	24-30	b	14-16	16-18	20-22
	OVER 6000	22-24	26-32 ^e	b	16-18	20-22	22-24
60	UNDER 750 ^c	16-18	20-24	b	10-12	12-14	14-16
	750-1500	20-24	26-32 ^e	b	12-14	16-18	20-22
	1500-6000	26-30	32-40 ^e	b	14-18	18-22	24-26
	OVER 6000	30-32 ^e	36-44 ^e	b	20-22	24-26	26-28
65-70 ^f	UNDER 750 ^c	18-20	20-26	b	10-12	14-16	14-16
	750-1500	24-26	28-36 ^e	b	12-16	18-20	20-22
	1500-6000	28-32 ^e	34-42 ^e	b	16-20	22-24	26-28
	OVER 6000	30-34 ^e	38-46 ^e	b	22-24	26-30	28-30

Notes:

- a) When a site-specific investigation indicates a high probability of continuing crashes or when such occurrences are indicated by crash history, the designer may provide clear-zone distances greater than the clear zone shown in Table 3-1. Clear zones may be limited to 30 ft for practicality and to provide a consistent roadway template if previous experience with similar projects or designs indicates satisfactory performance.
- b) Because recovery is less likely on the unshielded, traversable 1V:3H fill slopes, fixed objects should not be present in the vicinity of the toe of these slopes. Recovery of high-speed vehicles that encroach beyond the edge of the shoulder may be expected to occur beyond the toe of slope. Determination of the width of the recovery area at the toe of slope should consider right-of-way availability, environmental concerns, economic factors, safety needs, and crash histories. Also, the distance between the edge of the through traveled lane and the beginning of the 1V:3H slope should influence the recovery area provided at the toe of slope. While the application may be limited by several factors, the foreslope parameters that may enter into determining a maximum desirable recovery area are illustrated in Figure 3-2. A 10-ft recovery area at the toe of slope should be provided for all traversable, non-recoverable fill slopes.
- c) For roadways with low volumes it may not be practical to apply even the minimum values found in Table 3-1. Refer to Chapter 12 for additional considerations for low volume roadways and Chapter 10 for additional guidance for urban applications.
- d) When design speeds are greater than the values provided, the designer may provide clear-zone distances greater than those shown in Table 3-1.

EXHIBIT 'B'



NOTE:

- CRT posts include those posts between the terminal post and the post with block at post #7. See Standard 617-10 for block details.
- See Standard Contract Requirements when 7 foot or longer posts are specified.
- See Standard 617-22 for terminal section, Type CRT details. The use of the CRT terminal is limited to driveways, service roads, and low speed (under 70 mph) approaches. Use the appropriate T-2 or T-1.3 terminal on all other roadway approaches.
- If the CRG will be connected to transition rail at Post 8, add a standard post and block midway between Posts 7 and 8.
- Dimensional tolerances not shown or implied are intended to be those consistent with the proper functioning of the part, including its appearance, and accepted manufacturing practices.

STATE	PROJECT	SHEET NUMBER
-------	---------	--------------

NO SCALE

STANDARD APPROVED FOR USE 1/19/84
REVISED 4/19/88
REVISED 6/19/90

CRG W-BEAM GUARDRAIL WOOD POSTS

U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION
FEDERAL ROAD BOARD

U.S. CUSTOMARY STANDARD

STANDARD 617-21



Victoria F. Sheehan
Commissioner

THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION

June 9, 2017



William Cass, P.E.
Assistant Commissioner

Heather L. Monticup, PE
Senior Project manger
GPI
Suite 202
181 Ballardvale Street
Wilmington, MA 01887

RE: HUDSON, Route 3A Development
Irving Oil Retail Motor Fuel Outlet
Development Review

CONCURRENCE WITH THE DEVELOPMENT AS PROPOSED

Dear Ms. Monticup:

The Department received the following documents for review and comments concerning the potential impacts to traffic flow along Route 3A in Hudson:

- Existing Conditions Plan by Hayner/Swanson, Inc. dated April 10, 2017
- Irving Oil Plans L3-L6, L-9, TT, and Options 1 & 2, latest revision date: May 26, 2017
- Traffic Impact and Access Study by GPI dated April 2017.
- These documents were sent on May 17, 2017.

Several Department Bureaus have participated in the review of the design documents and after these reviews and our assessments, we find that the proposed development will not have significant effects on the traffic flow on Route 3A at Executive Drive in Hudson.

If there are any questions as you proceed, please contact me.

Sincerely,

Bryan F. Lynch, PE
Project Manager
Bureau of Planning and Community Assistance
Telephone: (603) 271-4417

BFL/dmp
Enclosure

cc: Elvis Dhima – Hudson Town Engineer (sent by email)
CR Willeke - NHDOT (sent by email)



"D"

DONAHUE
E20

1055302

2001 JUL 20 PM 2:27

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u

NO TRANSFER TAX DUE PURSUANT TO NH RSA 78-B:2 I.

26-34
2 -
28-34

no \$

EASEMENT DEED

KNOW ALL MEN BY THESE PRESENTS, that **Tamposi Real Estate and Development Company, Inc.**, a New Hampshire corporation, having an address of 20 Trafalgar Square, Nashua, New Hampshire 03063; Gerald R. Prunier, **Trustee of the Samuel A. Tamposi, Sr. 1992 Trust**, having an address of 20 Trafalgar Square, Nashua, New Hampshire 03063; and **Stellos Family Investment Properties**, a New Hampshire general partnership, having an address of 125 Northeastern Boulevard, Nashua, New Hampshire 03063, for consideration paid, grant to the **Town of Hudson**, a municipal corporation, with a principal place of business at 12 School Street, Hudson, New Hampshire 03051, the following described premises:

A certain right of way and permanent slope easement situate on Lowell Road, in the Town of Hudson, County of Hillsborough and State of New Hampshire, all as depicted on a plan entitled "Right of Way Acquisition Plans, Lowell Road, Hudson, New Hampshire, Tamposi Real Estate & Development Co., Inc., Samuel A. Tamposi Sr. 1992 Trust (Gerald R. Prumer, Trustee), Stellos Family Investment Properties, Map 10 Lot 13-1" dated March 27, 2001, prepared by SEA Consultants, Inc., and recorded in the Hillsborough County Registry of Deeds together herewith, as more particularly bounded and described as follows:

RIGHT OF WAY ACQUISITION

Beginning at station 105+74±, left 35.00 feet, said point being on the easterly boundary line of land belonging to Tamposi Real Estate and Development Co., Inc., Samuel A. Tamposi, Sr., 1992 Trust; Gerald R. Prunier, Trustee, and Stellos Family Investment Properties, said point also being on the existing westerly right-of-way line of Lowell Road, then running in a northwesterly direction along the proposed westerly Lowell Road right-of-way line a distance of 26.0± feet to a proposed granite bound at station 106+00.00, left 35.00 feet, then running in a northwesterly direction along the proposed westerly Lowell Road right-of-way a distance of 100.00 feet to a proposed granite bound at station 107+00.00, left 35.00 feet, then running in a northwesterly direction along the proposed westerly Lowell Road right-of-way line a distance of 9.0± feet to station 107+09±, left 35.00 feet, then running in a southeasterly direction along the existing westerly right-of-way line of Lowell

BK6458PG1220

Road a distance of 135.2± feet to the point of beginning. Said parcel containing 0.01 acres more or less.

PERMANENT SLOPE EASEMENT

The slope easement begins at a point on the existing Lowell Road westerly right-of-way, station 103+22, 36 feet left, then running in a northerly direction a distance of 18 feet to station 103+40, left 36 feet, then running in a westerly direction a distance of 10 feet to station 103+41, left 47 feet, then running in a northerly direction a distance of 59 feet to station 104+00, left 46 feet, then running in a northerly direction a distance of 88 feet to station 104+91, left 51 feet, then running in a northeasterly direction a distance of 13 feet to station 105+00, 41 feet left, then running in a northwesterly direction a distance of 98 feet to station 106+00, left 36 feet, then running in a northwesterly direction a distance of 100 feet to station 107+00, left 42 feet, then running in a northwesterly direction a distance of 50 feet to and offset 5± feet from the existing Lowell Road westerly right-of-way and the existing Executive Drive southerly right-of-way a distance of 130 feet to station 108+23, left 121 feet, then running in a westerly direction 42 feet to station 108+21, left 171 feet, to a point on the existing Executive Drive southerly right-of-way, then running in an east-southeasterly direction along the existing Executive Drive southerly right-of-way to the existing Lowell Road westerly right-of-way a distance of 210 feet, to a point on the proposed Lowell Road westerly right-of-way at station 107+09±, left 35 feet, then running in a southwesterly direction along the proposed Lowell Road westerly right-of-way a distance of 135 feet to station 105+74±, left 35 feet, to a point on the existing Lowell Road westerly right of way, then running in a southwesterly direction along the existing Lowell Road westerly right-of-way a distance of 244 feet to the point of beginning.

The permanent slope easement contains approximately 1,744 square feet.

Said permanent slope easement, including the right to enter upon other property of the grantor for purposes of initial construction and subsequent maintenance, is for any and all purposes reasonably necessary for the construction of the public highway known as Lowell Road, including utility installation and any other use associated with public highways.

Meaning and intending to describe and convey a portion of the premises conveyed to John P. Stabile, II, et al by deed of Two Executive Drive Associates dated April 4, 1997 and recorded in the Hillsborough County Registry of Deed at Book 5802, Page 1229; AND to Stellos Family Investment Properties by deed of John P. Stabile, II, et al dated April 4, 1997 and recorded in said Registry at Book 5802, Page 1235.

BK 6458 PG 1221

THIS IS NOT HOMESTEAD PROPERTY.

EXECUTED this 2nd day of July, 2001.

Tamposi Real Estate and Development Company, Inc.

Kelly J. Cote
Witness

[Signature]
By: SAMUEL A. TAMPOSI, JR.
Its: PRESIDENT
Duly Authorized

Samuel A. Tamposi, Sr. 1992 Trust

Kelly J. Cote
Witness

[Signature]
By: GERALD R. PRUNIER, TRUSTEE
Its: Trustee, Duly Authorized

Stellos Family Investment Properties

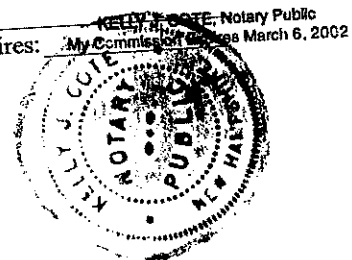
Janet Cram
Witness

[Signature]
By: CASSANDRA STELLOS-MALVERS
Its: GENERAL PARTNER
Duly Authorized

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH, ss

The foregoing instrument was acknowledged before me this 2nd day of JULY, 2001 by Samuel A. Tamposi, Jr. (name), President (title) of Tamposi Real Estate and Development Company, Inc., a New Hampshire corporation, on behalf of the corporation.

Kelly J. Cote
Notary Public/Justice of the Peace
Printed Name: _____
My Commission expires: _____



BK 6458PG 1222

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH, ss

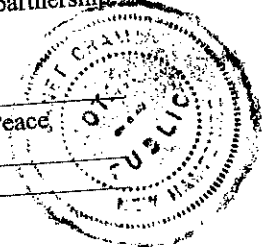
The foregoing instrument was acknowledged before me this 2nd day of JULY,
2001 by GERALD R. PRUNIER, Trustee under the Samuel A. Tamposi, Sr. 1992 Trust.

Kelly J. Cote
Notary Public/Justice of the Peace
Printed Name: _____ **KELLY J. COTE, Notary Public**
My Commission expires: _____ **My Commission Expires March 6, 2002**

STATE OF NEW HAMPSHIRE
COUNTY OF Hillsborough, ss

The foregoing instrument was acknowledged before me this 6th day of July,
2001 by Cassandra Stellos Malves (name), General Partner (title) of Stellos Family
Investment Properties, a New Hampshire general partnership, on behalf of the partnership.

Janet Cram
Notary Public/Justice of the Peace
Printed Name: _____
My Commission expires: _____







JANET CRAM
★ NOTARY PUBLIC - NEW HAMPSHIRE ★
My Commission Expires April 1, 2003

S:\HUDSON\LOWELL ROAD\DEEDS\TAMPOSI\STELLOS\M10L13-1.WPD

BK 6458 PG 1223

BK 5458 PG 1224

-  AREA FOR R.O.W. TAKE 0.01 ACRES
-  AREA FOR SLOPE EASEMENT 1744 SQ. FT.
-  AREA FOR DRAIN EASEMENT 0 SQ. FT.
-  AREA FOR CONST. EASEMENT 0 SQ. FT.

NOTE:
 THIS PLAN IS A PORTION OF PLAN ENTITLED "PUBLIC HEARING PLAN, LOWELL ROAD, HUDSON, NEW HAMPSHIRE, DATED SEPTEMBER 19, 2000, SEA # 98241", WHICH DEPICTS IN DETAIL THE LAYOUT OF HIGHWAY BY THE SELECTMEN OF THE TOWN OF HUDSON, NEW HAMPSHIRE. THE PUBLIC HEARING PLAN IS AVAILABLE FOR REVIEW AT THE TOWN CLERK'S OFFICE, HUDSON, NEW HAMPSHIRE.

I certify that this survey plat is not a subdivision pursuant to this title and that the lines of streets and ways shown are those of public or private streets or ways already established and that no new ways are shown.

DATE 7/12/01 ILS #530

The certification shown hereon are intended to meet registry of deed requirements and are not a certification to title or ownership of property shown. Owners of adjoining properties are according to current town assessors records.

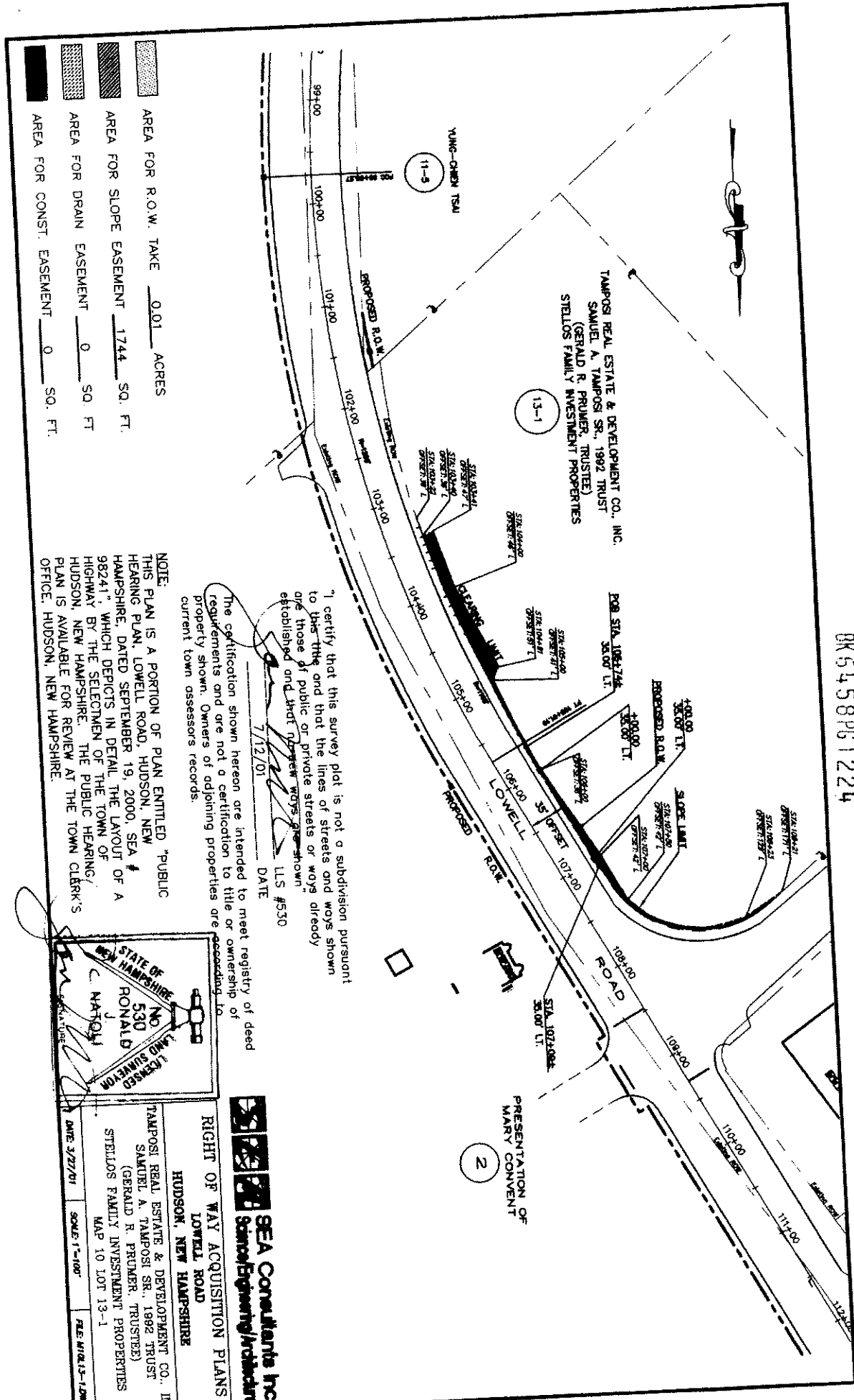
STATE OF NEW HAMPSHIRE
 NO. 530
 LAND SURVEYOR
 RONALD
 NATION

RIGHT OF WAY ACQUISITION PLANS
 HUDSON, NEW HAMPSHIRE

TAMPOSI REAL ESTATE & DEVELOPMENT CO., INC.
 SAMUEL A. TAMPOSI SR., 1992 TRUST
 (GERALD R. PRUMER, TRUSTEE)
 STELLOS FAMILY INVESTMENT PROPERTIES
 MAP 10 LOT 13-1

DATE: 3/27/01 SCALE: 1"=100' FILE: W98241-1200

SEA Consultants Inc.
 Survey/Engineering/Architecture



846054

AUG 24

'88

846054

AUG 24 9 12 AM '88

8-104

NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY

- EASEMENT -

Know All Men By These Presents That RIVERVIEW INDUSTRIAL PARK ASSOCIATES, a New Hampshire General Partnership duly established by law and having its usual place of business in the City of Nashua, County of Hillsborough, State of New Hampshire, for good and valuable consideration paid, grants to NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, a New York corporation having its principal place of business at 185 Franklin Street, Boston, Massachusetts 02107, and its successors and assigns forever, with quitclaim covenants, the right to lay, construct, reconstruct, operate, maintain, replace and remove lines for the transmission of intelligence, including the necessary poles, wires, underground cables, pipes, supportive pads, platforms, conduits, manholes, cabinets, cable terminals, wire distributing facilities and appurtenances, with the wires and cables therein, upon, over and under a portion of the premises in the Town of Hudson, County of Hillsborough, State of New Hampshire, identified as follows:

A parcel of land situated in the Town of Hudson being identified as Lot 13-1, Map 10 in the Town of Hudson Assessors Office.

For Grantor's title, see deed recorded in Book 2875, Page 677, at the Hillsborough County Registry of Deeds.

The above granted rights being more particularly described as the exclusive right to construct, reconstruct, operate, maintain, replace and remove fixtures within a parcel of land twenty by twenty (20' x 20') feet, together with a strip easement five by ten (5' x 10') feet for the purpose of buried cables servicing the telephone equipment interface, and/or the exclusive right within said parcel to lay, construct, reconstruct, operate, maintain, replace and remove the necessary cables and/or conduits, pipes, manholes, supportive pads, platforms, cabinets, and such surface testing terminals, repeaters, markers and such other appurtenances with wires or cables therein, as the Grantee may desire from time to time, upon, over and under said described parcel, with the right to cut down and keep trimmed all trees, bushes, underbrush and growth, including the foliage thereon, as the Grantee may deem necessary, in the exercise of all the above rights, and with the right to permit the attachments of and/or to lay or carry in conduits the telephone and telegraph wires and cables of any other company, with permission to enter upon said parcel and upon said premises for access thereto for all the above purposes.

By the acceptance hereof, the Grantee agrees to indemnify and save harmless the Grantors from all loss, cost, damage or expense in any way arising out of the exercise of the rights herein granted.

Meaning and intending to convey an easement area twenty by twenty (20' x 20') feet, together with a strip easement five by ten (5' x 10') feet for the purpose of buried cables servicing the telephone equipment interface, being more particularly described as Lot 10-13-1 Executive Drive, Hudson, New Hampshire, beginning at a point on the southerly sideline of Executive Drive, said point being S 65° 52' 50" W of and 27.00 feet from the westerly end of a 100 foot radius rounding curve from Lowell Road, said curve being shown on a plan entitled "Street Dedication (Lot 13-1, Map 10) Executive Drive, Hudson, New Hampshire, prepared for Riverview Industrial Park Associates, dated May 20, 1987 by Allan H. Swanson, Inc."; thence S 24° 07' 10" E a distance of 10.00 feet to a point; thence N 65° 52' 50" E a distance of 7.5 feet to a point; thence S 24° 07' 10" E a distance of 20.00 feet to a point; thence S 65° 52' 50" W a distance of 20.00 feet to a point; thence N 24° 07' 10" W a distance of 20.00 feet to a point; thence N 65° 52' 50" E a distance of 7.5 feet to a point; thence N 24° 07' 10" W a distance of 10.00 feet to a point on the aforesaid southerly sideline of Executive Drive; thence N 65° 52' 50" E a distance of 5.00 feet by said drive to the point of beginning.

The Grantor, for itself, its successors and assigns, hereby covenants that they will not erect or permit any building or any other structure upon said easement which in the judgment of the Grantee, its successors and assigns, might interfere with the proper maintenance of said lines, or their service in connection therewith.

STATE OF NEW HAMPSHIRE
 TAX ON TRANSFER
 OF REAL PROPERTY
 COMMISSION
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BK 4982 PG 35
14022 00085

The Grantor, for itself, its heirs, executors, administrators and assigns, hereby covenant(s) that they will sign an application for a building permit and/or other necessary permits or requirements upon the Grantee's request. All fees and costs to be paid by the Grantee.

To have and to hold the above granted rights and privileges in, upon and over said premises to the said New England Telephone and Telegraph Company, its successors and assigns, for their own use and behoof forever.

In Witness Whereof, Riverview Industrial Park Associates has caused these presents to be signed by John P. Stabile, II and Samuel A. Tamposi, Jr., its General Partners, thereunto duly authorized, this 2nd day of August, 1988.

JOHN P. STABILE, II, PARTNER
RIVERVIEW INDUSTRIAL PARK ASSOCIATES

Witness Paul A. Beaulieu

By John Stabile

State of New Hampshire
County of Hillsborough ss
August 2, 1988

The foregoing instrument was acknowledged before me by John P. Stabile, II of Riverview Ind. Park Assoc., a New Hampshire General Partnership, on behalf of same.

My Commission Expires:
2-10-88

Paul A. Beaulieu
Notary Public/Justice of the Peace

SAMUEL A. TAMPOSI, JR., PARTNER
RIVERVIEW INDUSTRIAL PARK ASSOCIATES

Witness Patricia A. Beaulieu

By Samuel A. Tamposi, Jr.

State of New Hampshire
County of Hillsborough ss
August 3, 1988

The foregoing instrument was acknowledged before me by Samuel A. Tamposi, Jr. of Riverview Ind. Park Assoc., a New Hampshire General Partnership, on behalf of same.

My Commission Expires:

Patricia A. Beaulieu
Notary Public/Justice of the Peace

BK 4922 P6 0036

ML 822 20000

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

THOUSAND 3 HUNDRED AND 40 DOLLARS

02/04/1999 357972 \$ 5340.00

VOID IF ALTERED

WARRANTY DEED

Stellos Family Investment Properties, a New Hampshire general partnership, having a principal place of business at 125 Northeastern Boulevard, Nashua, Hillsborough County, New Hampshire, **Gerald R. Prunier, Trustee of the Samuel A. Tamposi, Sr. 1992 Trust**, having a mailing address of 20 Trafalgar Square, Nashua, Hillsborough County, New Hampshire, and **Tamposi Real Estate and Development Company, Inc.**, a New Hampshire corporation having a principal place of business at 20 Trafalgar Square, Suite 602, Nashua, Hillsborough County, New Hampshire, for consideration paid, grant to **Mod-Tap NA Corp.**, a Delaware corporation having a principal place of business at 285 Ayer Road, Harvard, Massachusetts 01451, with WARRANTY COVENANTS, the following:

A certain tract or parcel of land, with the improvements thereon, situated in the Town of Hudson, County of Hillsborough and State of New Hampshire, shown as Lot 13-3 on a plan of land entitled "Subdivision Plan - Lot 13-1, Map 10 Mod-Tap Subdivision Plan 2 Executive Drive Hudson, New Hampshire prepared for: Mod-Tap" dated October 12, 1998, and recorded in the Hillsborough County Registry of Deeds as Plan No. 29681, and drawn by Hayner/Swanson, Inc., Civil Engineers\Land Surveyors, more particularly bounded and described as follows:

- Beginning at a point on the southerly sideline of Executive Drive which point marks the northeasterly corner of the within described premises; thence
- South 39° 49' 39" East a distance of 650.69 feet an iron pin to be set; thence
- South 49° 37' 43 " West a distance of 449.28 feet to an iron pin (found); thence
- North 39° 49' 39" West a distance of 661.72 feet to an iron pin (found) on the southerly sideline of Executive Drive; thence

910047

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HK 6061 P 60202

By and along the southerly sideline of said Executive Drive by a curve to the right having a radius of 2,033.96 feet a distance of 117.09 feet to a point; thence

By and along the southerly sideline of said Executive Drive by a curve to the left having a radius of 1,840.47 feet, a distance of 1223.30 feet to a point; thence

North 49° 37' 58" East a distance of 175.79 feet to a point; thence

Continuing by and along the southerly sideline of said Executive Drive North 56° 08' 25" East a distance of 20.00 feet to the point of beginning.

Containing 6.759 acres, more or less, according to said plan.

SUBJECT TO the following:

1. A proposed 20 foot wide sewer easement as shown on said plan, which shall benefit Lot 13-1 as shown on said plan, the area of which easement is further bounded and described as follows:

Beginning at a point on boundary line between Lots 13-3 and 13-1 as shown on said Plan at a point which is South 39° 49' 39" East, a distance of 54.74 feet from the southerly sideline of Executive Drive; thence South 39° 49' 39" East, a distance of 20.00 feet along said common boundary line to a point; thence South 49° 37' 58" West, a distance of 214.96 feet to a point; thence North 40° 22' 01" West, a distance of 57.11 feet to a point; thence by a curve having a radius of 1,860.47 feet, a distance of 20.00 feet to a point; thence South 40° 22' 01" East a distance of 37.00 feet to a point; thence South 49° 37' 58" West a distance of 195.15 feet to the point of beginning.

Said proposed sewer easement containing 5,042 square feet, more or less, according to said Plan.

2. An existing 20 foot wide sewer easement as shown on said plan; and further described in Book 2912, Page 101 and Book 2912, page 113, Hillsborough County Registry of Deeds.

3. For the benefit of Lot 13-1 as shown on said Plan, the right to tie into a proposed 12" drainage stub and an easement to utilize a proposed drainage ditch and swale for purposes of storm water runoff, which easement area is situated parallel to and within twenty-five feet of the southerly sideline of Executive Drive.

4. For the benefit of Lot 13-1 as shown on said Plan, the right and easement to flow storm water within a one hundred foot wide strip of land, parallel to and within the southerly boundary line of the within described premises, utilizing an existing drainage

BK6061PG0990

area and culverts leading to the forty (40') foot wide drainage easement described hereinbelow.

5. A utility easement granted to New England Telephone and Telegraph Company, recorded at Book 2789, Page 115.

Additionally, the above-described premises are also conveyed together with and subject to a 40 foot wide drainage easement, which easement area is situated by and along the westerly boundary line of the within described premises as shown on said plan, and which is further depicted on Plan No. 22540, Hillsborough County Registry of Deeds.

Meaning and intending to describe and convey a portion of the premises conveyed to the within grantors by the following deeds:

1) Warranty Deed of Two Executive Drive Associates, dated April 4, 1997, and recorded in the Hillsborough County Registry of Deeds at Book 5802, Page 1229; and

2) Warranty Deed of John P. Stabile, II, dated April 4, 1997, and recorded in the Hillsborough County Registry of Deeds at Book 5802, Page 1235.

In Witness Whereof, this 4 day of February, 1999.

Stellos Family Investment Properties

Virginia Westlake
Witness

By: Melanie S. Stellos-Colorusso
Name: MELANIE S. STELLOS-COLORUSSO
Title: MANAGING PARTNER

Samuel A. Tamposi, Sr. 1992 Trust

Virginia Westlake
Witness

By: Gerald R. Prunier, Trustee
Gerald R. Prunier, Trustee

Tamposi Real Estate and Development Company, Inc.

Virginia Westlake
Witness

By: Samuel A. Tamposi, Sr.
Name: SAMUEL A. TAMPOSI, SR.
Title: President

BK 6061 PG 0991

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 4 day of
February, 1999 by Melanie S. Stellos, ^{Co-Partner} a general partner on behalf of Stellos
Family Investment Properties, a general partnership. _{MANAGING}

Viggo M. Westlund
Notary Public/Justice of the Peace

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 4 day of
February, 1999 by Gerald R. Prunier, Trustee of the Samuel A. Tamposi, Sr 1992
Trust, on behalf of the Trust.

Viggo M. Westlund
Notary Public/Justice of the Peace

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 4 day of
February, 1999 by Samuel A. Tamposi, Jr., of, a Tamposi Real Estate and
Development Company, Inc., a corporation, on behalf of the corporation.

Viggo M. Westlund
Notary Public/Justice of the Peace

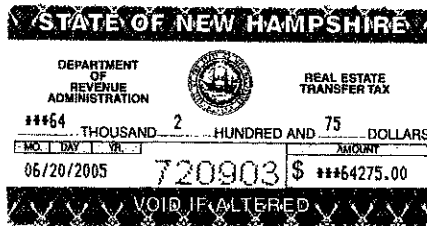
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2005 JUN 20 AM 10: 09

Return to: ²³¹
Gottesman & Hollis
39 East Pearl Street
Nashua, NH 03060

14-
2- 64,275.⁰⁰
16-



WARRANTY DEED

MOLEX PREMISE NETWORKS AMERICAS INC., a Massachusetts corporation, with a principal place of business at 2222 Wellington Court, Lisle, Illinois 60532 hereby grants to **NASH FAMILY INVESTMENT PROPERTIES**, a New Hampshire general partnership, with a principal place of business at 40 Temple Street, Nashua, New Hampshire 03060, with **WARRANTY COVENANTS**

The land and buildings and improvements located at 8 Executive Drive, Hudson, Hillsborough County and more particularly described as follows:

Lot 13-3 as shown on "Subdivision Plan, Lot 13-1, Map 10 Mod-Tap Subdivision Plan, 2 Executive Drive, Hudson, New Hampshire" recorded in the Hillsborough County Registry of Deeds as Plan 29681. Containing 6.759 acres, more or less, according to said Plan.

Together with and subject to a 40 foot wide drainage easement along the western boundary of the above-described premises as shown on said Plan and on Plan 22540 as recorded in said Registry.

Subject to:

- a. Matters shown on Plans 15646, 22540, 29681, 29682, and 31566 as recorded in the Hillsborough County Registry of Deeds.
- b. Rights in common with others in and to the water rights as set forth in deeds dated October 8, 1899, recorded in said Registry at Book 583, Page 25, dated July 3, 1899, recorded in said Registry at Book 587, Page 16, and dated February 28, 1899 recorded in said Registry at Book 585, Page 41, insofar as the same may be in force and applicable.
- c. Utility easement to New England Telephone recorded in said Registry at Book 2789, Page 115.
- e. Sewer and drainage easements dated April 1, 1982, recorded in said Registry at Book 2912, Pages 101, 109, 111 and 113, and shown on Plans 15646, 14699 and 22540 in said Registry.

BK 7483PG0618

- f. Development Agreement for Site Plan Entitled Mod-Tap Site Plan, dated February 4, 1999 and recorded in said Registry, Book 6061, Page 861.
- g. Rights and easements for the benefit of Lot 13-1 recited in deed from Stellos Family Investment Properties, Gerald R. Prunier, trustee of the Samuel A. Tamposi, Sr. 1992 Trust and Tamposi Real Estate and Development Company, Inc. to Mod-Tap NA Corp. dated February 4, 1999, recorded in said Registry, Book 6061, Page 991

Intended to be the property conveyed in deed described in item g, above. See certificate of change of name of Mod-Tap NA Corp. to Molex Premise Networks Americas Inc. recorded with this deed.

This is not homestead property.

Dated this 17 day of June, 2005.

MOLEX PREMISE NETWORKS AMERICAS
INC.

By: Larry Gader
Name: LARRY GADER
Its
Duly authorized TREASURER

STATE OF ILLINOIS
COUNTY OF: DUPAGE

On this the 17th day of June, 2005, before me, personally appeared Larry Gader, who acknowledged himself to be the Treasurer of Molex Premise Networks Americas Inc., a corporation, and that he, being authorized so to do, executed this deed for the purposes therein contained, by signing the name of the corporation by himself in such capacity.

Kerri Richardson
Notary Public
My commission expires

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June 15, 2005 3:43 PM



BK 7483PG0619

SEP 5 4 12 PM '80

NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY
HILLSBOROUGH COUNTY
REGISTRY OF DEEDS - EASEMENT -

Know All Men By These Presents That We, PALMER B. WORTHEN of Marblehead and DAVID A. TONNESON of Beverly, both of Essex County, Commonwealth of Massachusetts, as Trustees of FPW Realty Trust, under trust indenture dated December 24, 1976 and recorded in the Hillsborough County Registry of Deeds, Book 2566, Page 724, for consideration paid, grant to NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, a New York corporation with its principal place of business at 185 Franklin Street, Boston, Massachusetts, and its successors and assigns forever, with quitclaim covenants, the right to construct, reconstruct, operate, maintain, replace and remove lines for the transmission of intelligence including the necessary underground cables, pipes, conduits and appurtenances across, over and under the following described premises in the Town of Hudson, County of Hillsborough, State of New Hampshire:

A certain tract or parcel of land situated on the westerly side of Lowell Road (N. H. Route 3A) and on the southerly side of Executive Drive and shown as Lots 2 and 2A on a plan numbered 9509 at the Hillsborough County Registry of Deeds; Lot 2 containing 27.941 acres, more or less, and Lot 2A containing 20.42 acres, more or less. For Grantors' title see Book 2585, Pages 483 and 484.

The above granted rights being more particularly described as the right to lay, construct, reconstruct, operate, maintain, replace and remove underground cables and/or pipes, conduits and such surface testing terminals, repeaters and markers and such other appurtenances with the wires and/or cables therein, as the Grantee may from time to time desire, within a strip of land twenty (20) feet in width upon, over and under said described premises, with the right to cut down and keep trimmed all trees, bushes, underbrush and growth including the foliage thereon, as the Grantee may deem necessary within said strip and with the right to permit the laying or carrying in conduits of the telephone and telegraph wires and cables of any other company; the location of said strip to be determined by and to become permanent upon the laying of cables or the construction of conduits aforesaid, with permission to dig up said strip and to enter thereupon and upon said premises for access thereto for all the above purposes.

The Grantee agrees that it will restore the premises disturbed by it substantially to the condition existing prior to being disturbed.

The right is also granted to place and maintain cables, wires, connector boxes and terminals within the building or buildings on said land and permission is hereby granted to enter said land and buildings located therein for access thereto for all the above purposes.

Witness our hands and common seal this 15th day of July, 1980.

Witness [Signature]

FPW REALTY TRUST
By [Signature]
Palmer B. Worthen, Trustee

Witness [Signature]

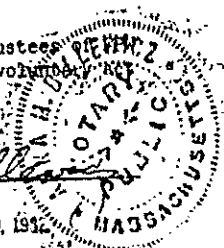
By [Signature]
David A. Tonneson, Trustee

Commonwealth of Massachusetts
County of Essex ss
July 15, 1980

Then personally appeared Palmer B. Worthen and David A. Tonneson, Trustees of FPW REALTY TRUST, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me.

[Signature]
Notary Public

My Commission Expires March 19, 1982



BK-2789 PGE-115

✓ F



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

Date of Application: April 28, 2017 Tax Map # 210 Lot # 1-1

Name of Project: Proposed Retail Motor Fuel Outlet - Irving Oil

Zoning District: _____ General SP# 08-17
(For Town Use) (For Town Use)

ZBA Action: N/A

PROPERTY OWNER:

Name: Stellos Family Investment Prop. Et Al.
Address: Cassandra Stellos-Malvers, Partner
125 Northeastern Blvd.
Address: Nashua, NH 03062
Telephone # 603-882-3126
Fax # 603-882-0128
Email: cassi@stelloselectric.com

PROJECT ENGINEER

Name: Frank C. Monteiro, PE
Address: MHF Design Consultants, Inc.
44 Stiles Road
Address: Salem, NH 03079
Telephone # 603-893-0720
Fax # 603-893-0733
Email: fcm@mhfdesign.com

DEVELOPER:

Irving Oil Marketing
Garfield Levangie, Sr. Construction Manager
190 Commerce Way
Portsmouth, NH 03801
506-862-9234
garfield.levangie@irvingoil.com

SURVEYOR

Lee B. Gagnon, LLS
Hayner/Swanson, Inc.
3 Congress Street
Nashua, NH 03062
603-883-2057
603-883-5057
gagnon@hayner-swanson.com

PURPOSE OF PLAN:

Develop a retail motor fuel outlet consisting of a 4,350 sf convenience store with two fuel dispensing canopies and associated amenities.

For Town Use

Plan Routing Date: 5-2-17 Sub/Site Date: 6-21-17

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

EZO Title: TOWN ENGINEER Date: 5/11/17
(Initials)

DEPT: Zoning Engineering Assessor Police Fire Planning
Consultant Highway Department

Fees Paid: \$2,901.34



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

Date of Application: April 28, 2017 Tax Map # 210 Lot # 1-1

Name of Project: Proposed Retail Motor Fuel Outlet - Irving Oil

Zoning District: _____ General SP# 08-17
(For Town Use) (For Town Use)

ZBA Action: N/A

PROPERTY OWNER:

Name: Stellos Family Investment Prop. Et Al.
Address: Cassandra Stellos-Malvers, Partner
125 Northeastern Blvd.
Address: Nashua, NH 03062
Telephone # 603-882-3126
Fax # 603-882-0128
Email: cassi@stelloselectric.com

PROJECT ENGINEER

Name: Frank C. Monteiro, PE
Address: MHF Design Consultants, Inc.
44 Stiles Road
Address: Salem, NH 03079
Telephone # 603-893-0720
Fax # 603-893-0733
Email: fcm@mhfdesign.com

DEVELOPER:

Irving Oil Marketing
Garfield Levangie, Sr. Construction Manager
190 Commerce Way
Portsmouth, NH 03801
506-862-9234
garfield.levangie@irvingoil.com

SURVEYOR

Lee B. Gagnon, LLS
Hayner/Swanson, Inc.
3 Congress Street
Nashua, NH 03062
603-883-2057
603-883-5057
gagnon@hayner-swanson.com

PURPOSE OF PLAN:

Develop a retail motor fuel outlet consisting of a 4,350 sf convenience store with two fuel dispensing canopies and associated amenities.

For Town Use

Plan Routing Date: 5-2-17 Sub/Site Date: 6-21-17

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

RA (Initials) Title: ZONING ADMINISTRATOR Date: 5-18-17

DEPT: Zoning Engineering Assessor Police Fire Planning
 Consultant Highway Department

Fees Paid: \$2,901.34



TOWN OF HUDSON

FIRE DEPARTMENT

INSPECTIONAL SERVICES DIVISION



12 SCHOOL STREET, HUDSON, NEW HAMPSHIRE 03051

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

Robert M. Buxton
Chief of Department

May 18, 2017

Site Plan Review Zoning Review/Comments

Re: 4 Executive Drive 210/001-1
District: Business (B)

Sign Sq ft review

Drawing A50 "Sign & Graphics Plan":

	Proposed	Allowed	
Freestanding	68sqft	100sqft	pass
Wall*	65sqft		
Canopies*	99.7sqft		
*(wall and canopies counted together)	164sqft	174sqft**	pass

** §334-63A

Sincerely,

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

cc: J. Cashell, Town Planner
Chief Buxton
Deputy O'Brien



TOWN OF HUDSON

FIRE DEPARTMENT

INSPECTIONAL SERVICES DIVISION



12 SCHOOL STREET, HUDSON, NEW HAMPSHIRE 03051

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

Robert M. Buxton
Chief of Department

Zoning Determination #17-43

April 26, 2017

Irving Oil Marketing Inc
c/o J. Bradford Westgate Esq.
Winer and Bennett LLP
111 Concord Street
Nashua, NH 03064

Re: 4 Executive Drive 210/01
District: Business (B)

Dear Mr. Westgate,

Your request for zoning review and determination: if this property can be used as automotive fuel station (dispensing) with a convenience/retail store, with in-store fast food seating has been completed.

Zoning review / Determination:

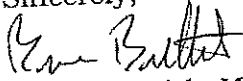
The requested uses are permitted uses in the Table of Permitted Principal Uses §334-21 as: (D-12) "Automotive fuel station with general retail" and (D-16) "Restaurant, fast-food or drive-in". Per §334-10B: "For the purposes of this chapter, multiple commercial or industrial uses/activities developed as part of a single site are considered a single principal use" and would not be considered mixed or dual uses on a lot.

If there is another retail gasoline sales within 800 ft, you would need a variance from the Zoning Board of Adjustment of §334-15-1 Retail gasoline sales: "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."

A site plan review by the Planning Board would be required, as well as other requirements for building permit approval such as; septic/sewer, driveway permits, setbacks for: building, driveway, wetland, etc, would need to be met.

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

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, Town Planner
Chief Buxton
Deputy O'Brien
File



COMMUNITY DEVELOPMENT DEPARTMENT

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



Town of Hudson

REQUEST FOR ZONING and/or PLANNING INFORMATION / DETERMINATION

Date of request April 20, 2017

#17-43

Property Location 4 Executive Drive

Map 210 Lot 1

Zoning District if known Business (B) District

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)

Irving Oil Marketing, Inc. intends to apply for site plan approval for an automotive fuel station (dispensing gasoline and diesel fuel) to automobiles, trucks and other motor vehicles, with a convenience or retail store. Map 210, Lot 1 will be subdivided so that the proposed facility will be located on a portion of (current) Map 210, Lot 1. Is this a permitted use in the Business District?
See the accompanying letter of J. Bradford Westgate, Esquire.

Applicant Contact Information: Irving Oil Marketing, Inc.
 c/o J. Bradford Westgate, Esquire
 Name: _____
 Address: Winer and Bennett, LLP, 111 Concord St., Nashua, NH 03064
 Phone Number: 603-882-5157

For Office use

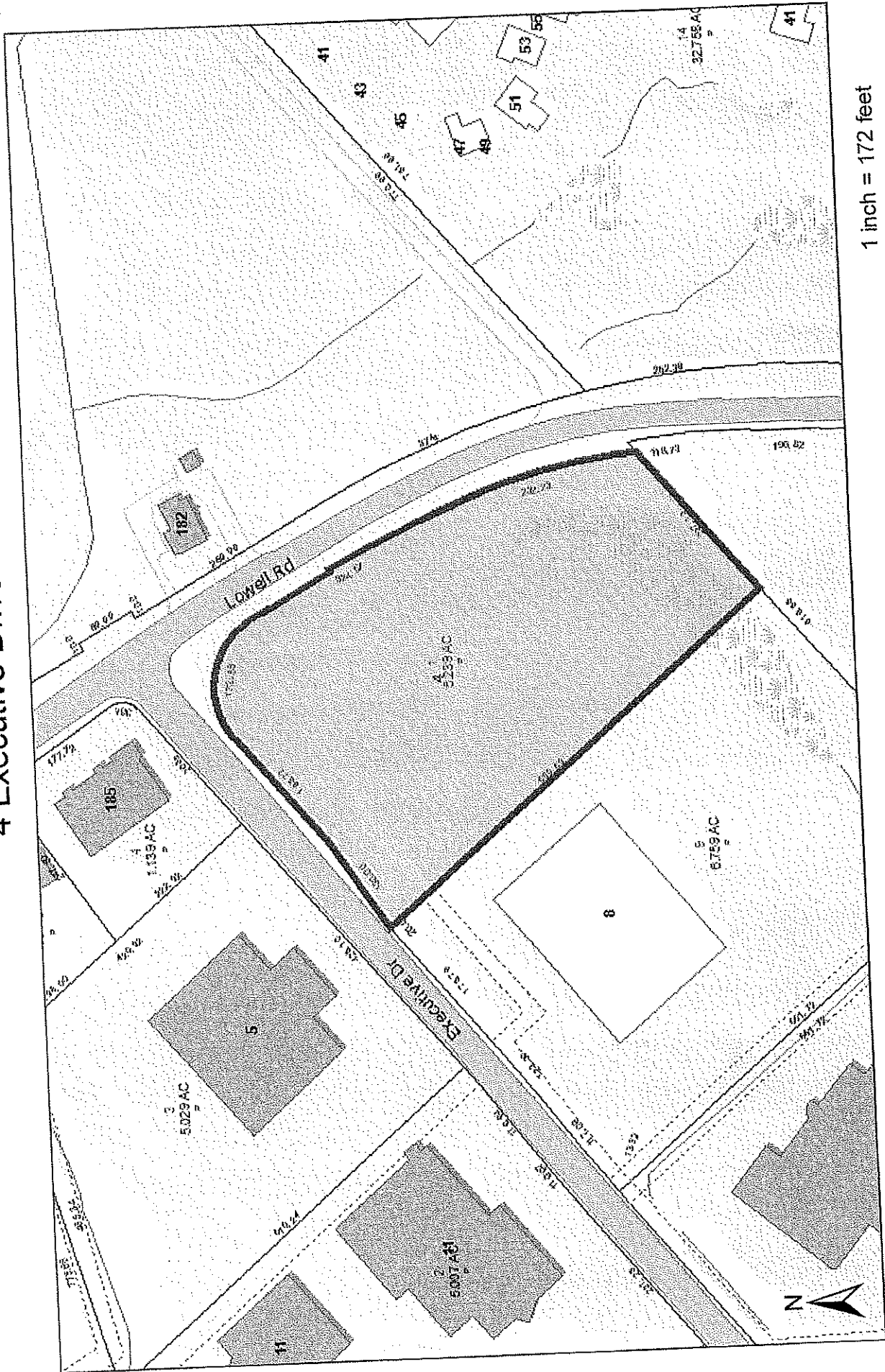
ATTACHMENTS: TAX CARD

GIS

NOTES: _____

ZONING DETERMINATION LETTER SENT DATE: 4-26-17

4 Executive Drive



1 inch = 172 feet

375 Feet

187.5

0



April 24, 2017

----- Easement_Lines

□ Parcels