

# 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 MARCH 29, 2017

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, March 29, 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)
  - 08 February 17 Meeting Minutes – Decisions
  - 22 February 17 Meeting Minutes – Decisions
  
- VI. CASES REQUESTED FOR DEFERRAL
  
- VII. CORRESPONDENCE
  - A. Request to Release School Impact Fees by Karen Burnell, Hudson School District Business Administrator (Letter dated 02-03-17)
  
- VIII. PERFORMANCE SURETIES
- IX. ZBA INPUT ONLY
- X. PUBLIC HEARINGS
  
- XI. OLD BUSINESS/PUBLIC HEARINGS
  - A. River Ridge & Riverwalk Amended Site Plan  
SP# 03-17

Webster Street  
Map 156/Lots 5 & 6

Purpose of Plan: amend previously approved Residential Site Plan by removing the pool and tennis courts from the River Ridge Plan, removing the 2,760 square foot recreation building from the Riverwalk Plan, and removing most of the multi-vehicle parking areas from the Riverwalk Plan except the multi-vehicle parking area on Brackett Lane. Application Acceptance & Hearing.
  
- XII. DESIGN REVIEW PHASE
- XIII. CONCEPTUAL REVIEW ONLY

XIV. NEW BUSINESS/PUBLIC HEARINGS

A. Heilind Electronics  
SP# 02-17

18 Industrial Drive  
Map 161/Lot 37

Purpose of Plan: construct a 7,900 square foot addition to the existing building with 9 additional parking spaces. Application Acceptance & Hearing.

B. 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. Application Acceptance & Hearing.

C. Mac Thompson Site Plan  
SP# 05-17

48 Lowell Road  
Map 190/Lot 191

Purpose of Plan: to re-develop the site as a multi-use commercial site per Zoning Sec. 334-10B. Uses to include: Business or Professional Office; Motor vehicle sales and rental; general retail; and storage for on-site commercial uses. Also, to show improvements for construction of a fenced outdoor vehicle storage area. 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.

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John M. Cashell  
Town Planner

POSTED: Town Hall, Library & Post Office – 03-17-17



**TOWN OF HUDSON  
PLANNING BOARD**

**PUBLIC MEETING  
TOWN OF HUDSON, NH  
29 March 2017  
(Addendum#1)**



12 School Street

Hudson, New Hampshire 03051

603/886-6005

In addition to items already scheduled and posted for review at the 29 MAR 2017 Planning Board Meeting, the following item is scheduled to be heard:

**XV. OTHER BUSINESS**

A. 2017 4" High Resolution Orthophotos (Flyover)

Reference Memo dated 03-20-17 from Jim Michaud, Assistant Assessor, and Elvis Dhima, Town Engineer, to Glenn Della-Monica, Chairmen Hudson Planning Board.

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.

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John M. Cashell  
Town Planner

POSTED: Town Hall, Library, Post Office – 3/24/17

# Hudson School District Request to Release CAP Fees

## Staff Report

March 29, 2017

Attached, hereto, please find a Request to Release School Impact Fees by Karen Burnell, Hudson School District Business Administrator (Letter dated 02-03-17). In her letter, Ms. Brunell, in accordance with action taken by the Hudson School Board, requests the Planning Board to favorably recommend to the BOS, the release of \$75,000.00, leaving a balance of \$184,809.23 in the School Impact Fee Account, i.e., after the release of the subject \$75,000.00. Also attached, herewith, is a memorandum from Town Admin., Steve Malizia, dated 8 FEB 2017.

### **DRAFT MOTION:**

I move to recommend to the Board of Selectman the release of \$75,000.00 from the Hudson School Impact Fee Account, in accordance with the written request for same from the Hudson School Board (please see attached memo from Hudson School District Business Administrator, Karen Burnell, dated 3 FEB 2017).

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




**TOWN OF HUDSON**  
**Office of the Town Administrator**  
12 School Street  
Hudson, New Hampshire 03051



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Stephen A. Malizia, Town Administrator – [smalizia@hudsonnh.gov](mailto:smalizia@hudsonnh.gov) – Tel: 603-886-6024 Fax: 603-598-6481

To: John Cashell, Town Planner

From: Steve Malizia, Town Administrator 

Date: February 8, 2017

Re: School Impact Fees

Attached please find a request from Karen Burnell, the Business Administrator for the Hudson School District, requesting the release of \$75,000 from School Impact Fee Account # 09-2000-2080-000-051. This request is to offset the School's Fiscal Year 2017 bond payment. Please place this on the next available Planning Board meeting agenda for the Board's review and action. The balance available as of January 31, 2017 in this account is \$259,809.23.

Should you have any questions or need additional information, please feel free to contact me. Thank you.

**HUDSON SCHOOL DISTRICT**  
SAU # 81  
20 Library Street  
Hudson, NH 03051-4240  
phone (603) 883-7765 fax (603) 886-1236

**RECEIVED**

**FEB - 8 2017**

TOWN OF HUDSON  
SELECTMEN'S OFFICE

**Dr. Phyllis Schlichter**  
*Interim Superintendent of Schools*  
(603) 886-1235  
[pschlichter@sau81.org](mailto:pschlichter@sau81.org)

**Mary Wilson**  
*Assistant Superintendent*  
(603) 886-1269  
[mwilson@sau81.org](mailto:mwilson@sau81.org)

**Lawrence W. Russell, Jr.**  
*Director of Special Services*  
(603) 886-1253  
[lrussell@sau81.org](mailto:lrussell@sau81.org)

**Karen Burnell**  
*Business Administrator*  
(603) 886-1258  
[kburnell@sau81.org](mailto:kburnell@sau81.org)

To: Hudson Board of Selectmen and  
Hudson Planning Board

From: Karen Burnell, Business Administrator  
Hudson School District



Re: Request for release of Impact Fees

Date: February 3, 2017

The Hudson School District requests that the Board of Selectmen and the Planning Board release impact fees for \$75,000 to the school district.

The impact fees the School Board is currently requesting will be applied as offset to this year's bond payment. The payment for this fiscal year is \$910,750. By applying impact fees of \$75,000, there will be a reduction in the bond payment of approximately 8.2% for this fiscal year.

\$75,000 was anticipated as revenue during the setting of the 2017 tax rate.

Please inform the school board as to the balance of the impact fees held by the town after the release of \$75,000.

Thank you for your consideration of this request.



**TOWN OF HUDSON**  
**Office of the Town Administrator**  
12 School Street  
Hudson, New Hampshire 03051



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Stephen A. Malizia, Town Administrator – [smalizia@hudsonnh.gov](mailto:smalizia@hudsonnh.gov) – Tel: 603-886-6024 Fax: 603-598-6481

To: Karen Burnell, SAU 81 Business Administrator

CC: John Cashell, Town Planner ✓

From: Steve Malizia, Town Administrator

Date: February 8, 2017

Re: School Impact Fees

Please be advised that as of January 31, 2017 the School Impact Fee account balance is \$259,809.23. After your request dated February 3, 2017 for the release of \$75,000.00, the balance available is \$184,809.23.

Should you have any questions or need additional information, please feel free to contact me. Thank you.

Trial Balance  
Agency Reports for S, K, E, J

Town of Hudson, NH  
July 2016, GL Year 2017 - January 2017, GL Year 2017

RECEIVED  
FEB - 7 2017  
TOWN OF HUDSON  
COMMUNICATIONS

Account Number	Beginning Balance	Total Debits	Total Credits	Ending Balance
<b>Impact Fees</b>				
09-2000-2050-000-053	-30,170.77	0.00	21.32	-30,192.09
09-2000-2050-000-113	-3,992.30	0.00	2.81	-3,995.11
09-2000-2050-000-172	-1,448.65	0.00	1.02	-1,449.67
09-2000-2050-000-182	-88,319.87	0.00	12,867.00	-101,186.87
09-2000-2050-000-183	-16,306.19	0.00	2,262.13	-18,568.32
09-2000-2050-000-186	-34,839.65	0.00	24.62	-34,864.27
09-2000-2050-000-190	-29,425.27	0.00	3,621.78	-33,047.05
09-2000-2050-000-191	-333.40	0.00	0.24	-333.64
09-2000-2050-000-200	-49,283.62	1,501.01	34.43	-47,817.04
09-2000-2050-000-807	-42,618.89	0.00	6,032.54	-48,651.43
09-2000-2050-000-887	0.00	0.00	2,500.33	-2,500.33
09-2000-2050-000-997	0.00	1,147.05	1,147.05	0.00
09-2000-2070-000-086	-393,947.74	0.00	10,719.91	-404,667.65
09-2000-2070-000-090	-180,958.99	0.00	14,606.69	-195,565.68
09-2000-2070-000-091	-498,835.10	0.00	11,175.63	-510,010.73
09-2000-2070-000-701	-1,664.23	0.00	17,649.62	-19,313.85
09-2000-2080-000-051	-188,095.64	0.00	71,713.59	-259,809.23
<b>Totals</b>	<b>-1,560,240.31</b>	<b>2,648.06</b>	<b>154,380.71</b>	<b>-1,711,972.96</b>
<b>Performance Bonds &amp; Inspection</b>				
16-2000-2060-000-025	-2,474.44	2,475.81	1.37	0.00
16-2000-2060-000-033	-1,342.82	1,343.56	0.74	0.00
16-2000-2060-000-037	-1,530.64	1,531.48	0.84	0.00
16-2000-2060-000-039	-2,011.21	2,011.89	0.68	0.00
16-2000-2060-000-040	-1,098.65	0.00	1.50	-1,100.15



## 2017 4" High Resolution Orthophotos (Flyover)

Staff Report

March 29, 2017

In accordance with the attached memorandums from the Assistant Assessor, Jim Michaud, RE: Planning Board Tax Map Update Account, date stamped 20 MAR 17, and Elvis Dhima's memo, RE: GIS high resolution (4") flyover agreement, dated 6 MAR 2017, staff prepared the following DRAFT MOTION for the board's consideration.

Please note, unlike recent past years, which included updating the Tax Maps, relative to depicting only new roads and lots, this year's request for expenditure from the Tax Map Update Account includes a GIS high resolution flyover scheduled for this April. This high resolution flyover will produce 4" resolution aerial orthophotos of the entire town. In this regard, please see the attached aerial photos, showing 4", 6" & 12" aerial photos. As you can see, the 4" resolution provides nearly perfect zoom-in quality photography of the photographed area, i.e., as opposed to the 6" & 12" orthophotos that are rather blurry to the eye

Please note, besides better clarity, 4" resolution orthophotos provides the town with the opportunity to update the town's GIS system, i.e., directly from the 4" photography. Note: 6" & 12" resolution aerial photos do not provide for migration of digital photographic data to the town's GIS data base. Whereas, 4" resolution does provide this migration, and said migration is proposed for implementation as part of the flyover proposal. See attachments to Mr. Dhima's memo, prepared by Quantum Spatial, the contract vendor providing the 4" high resolution orthophotos.

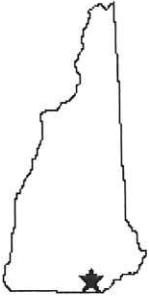
This request is further explained in Jim Michaud's and Elvis Dhima's attached memorandums. Please note, the total cost for the Aerial flyover is \$19,990.00; with the Town's Tax Map Acct. providing \$9,995.00 toward this sum and the Sewer & Water Utility accts. providing \$4,998 each, or \$1 more than ½ the total expenditure for the flyover. Presently, the Tax Map Update Acct. has a balance of \$24,036.00 after subtracting the cost of \$9,995.00, \$14,041.00 will remain as the balance in said Acct.

To the effect of the above, please find below a DRAFT MOTION for the board's consideration.

### **DRAFT MOTION:**

I move to forward a favorable recommendation to the Board of Selectmen, who have already voted to support the subject expenditure of \$9,995.00 from the Town's Tax Map Updating Account, and for said sum to be used for the purpose of supplementing the total cost for the proposed 2017 GIS high resolution flyover of Hudson this spring; and as further explained in the attached memorandums by Assistant Assessor, Jim Michaud, RE: Planning Board Tax Map Update Account, date stamped 20 MAR 17, and Elvis Dhima's memo, RE: GIS high resolution (4") flyover agreement, dated 6 MAR 2017

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



# TOWN OF HUDSON

Office of the Assessor

Jim Michaud  
Assistant Assessor, CAE  
email: [jmichaud@hudsonnh.gov](mailto:jmichaud@hudsonnh.gov)  
[www.hudsonnh.gov](http://www.hudsonnh.gov)



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12 School Street · Hudson, New Hampshire 03051 · Tel: 603-886-6009 · Fax: 603-594-1160

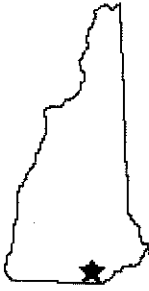
TO: Glenn Della-Monica, Chairmen  
Hudson Planning Board

FROM: Jim Michaud, Assistant Assessor  
Elvis Dhima, Town Engineer

RE: Planning Board Tax Map Update Account  
2017 Aerial Flyover



The Hudson Board of Selectmen recently approved a 2017 GIS high resolution flyover for this spring, part of the funding (\$9,995.00) is to come from the Planning Board's Tax Map Update Account 1312-505. We are requesting that the Planning Board vote to approve the use of the above amount from that account for purposes of that flyover, the tax map update account has been used for GIS purposes in the past, the aerial flyover can be used to improve the accuracy and breadth of information on the Town's tax maps. The current balance of the account is \$24,036, less \$9,995 would leave a balance of \$14,041.00 Please see attached memo and attachments that were given to the BOS.



# TOWN OF HUDSON

## Engineering Department



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-816-1291

TO: Steve Malizia, Town Administrator  
Board of Selectmen

FROM: Elvis Dhima, P.E., Town Engineer

DATE: March 6, 2017

RE: GIS high resolution (4") flyover agreement. *3-0*

The Town of Hudson has been presented with an opportunity to complete a high resolution (4 inch resolution) aerial mapping of the entire town this spring at a considerable savings. The 4 inch resolution is one of the best imagery available for the civilian use.

These savings would be possible because our GIS consultant, CF Smith, is preparing a flyover contract for an adjacent municipality and we could greatly benefit from this contract if we piggy back onto that contract. Typically, a flyover costs between \$40,000 and \$50,000 if done on individual basis. We could aerial map the entire Town of Hudson for under \$20,000.

The last time the Town conducted a flyover was in 2005, when we paid \$24,820 for a 6 inch resolution flyover. Since then we have obtained, 6 inch resolution images in 2010 from the NHDOT at no cost, and 12 inch resolution images in 2015 from UNH-GRANIT at no cost.

I have included three attachments for you to show the difference between a 4 inch resolution, a 6 inch resolution, and 12 inch resolution.

We currently have two options available:

**Option 1: Proceed with the spring 2017 flyover.**

**Project Cost NTE \$19,990.**

**Pros**

1. High resolution 2017 images will be beneficial to all departments, including Police, Fire, Highway, Engineering, Planning and Assessing.
2. High resolution 2017 images will be beneficial to all public users in Town, including residential, commercial and industrial users.
3. High resolution 2017 images will be purchased for half the price.
4. Funds will come from Planning Board Tax Map Account 1312-505 in the amount of \$9,995, Water Utility account 5592-252 in the amount of \$4,998, and Sewer Utility account 5562-252 in the amount of \$4,998.

**Cons**

1. None.

**Option 2: Not pursue this purchase.**

**Pros**

1. No expenditure.

**Cons**

1. Town falls behind on GIS imagery.
2. Town would spent twice as much if pursuing this individually at a future date.

**First Motion:**

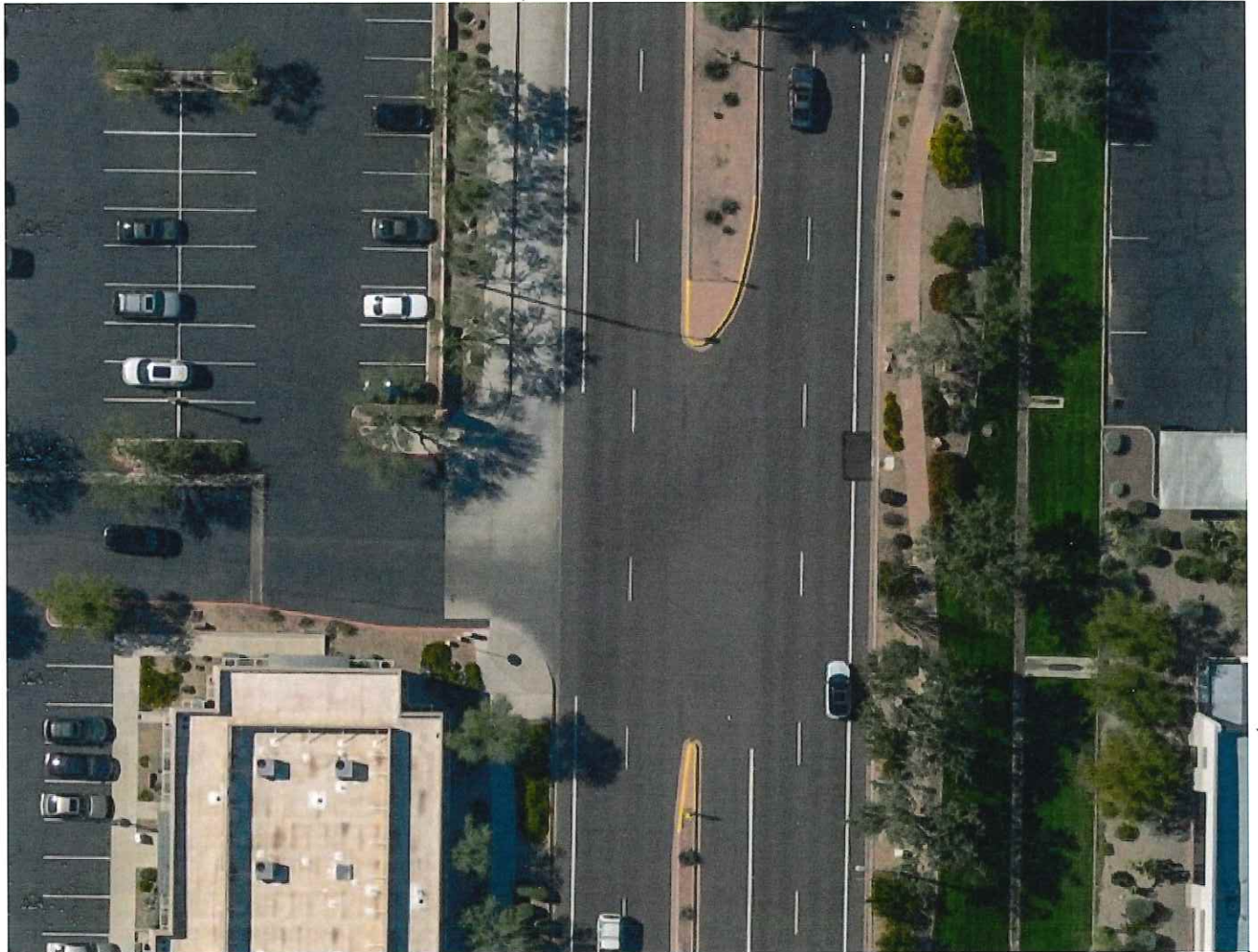
**To proceed with Option 1, to fund the GIS high resolution aerial flyover using Planning Board Tax Map Update Account 1312-505 in the amount of \$9,995, Water Utility Account 5592-252 in the amount of \$4,998 and Sewer Utility Account 5562-252 in the amount of \$4,998.**

**Or**

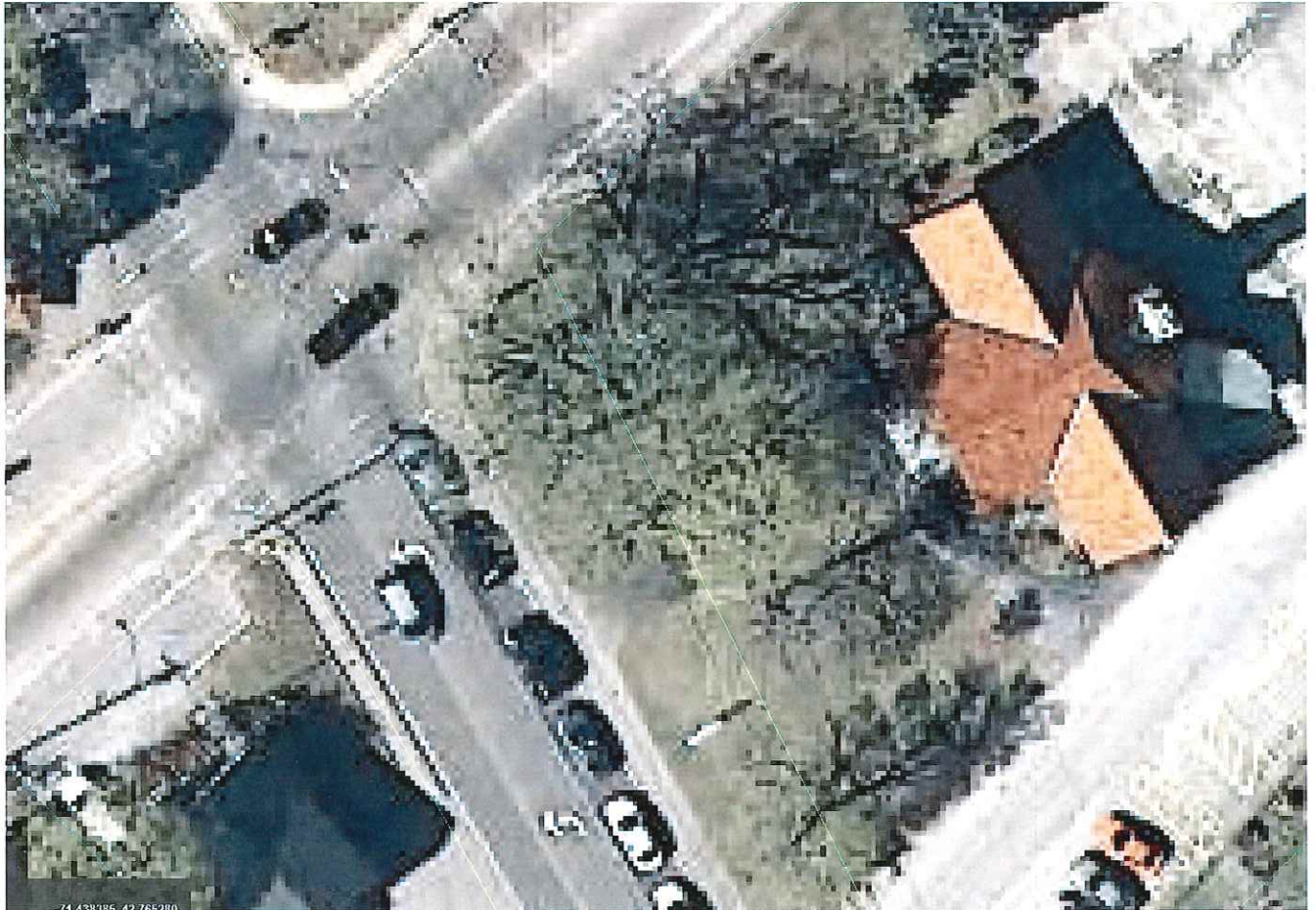
**Second Motion:**

**To proceed with Option 2, not to pursue the GIS high resolution aerial flyover at this time.**

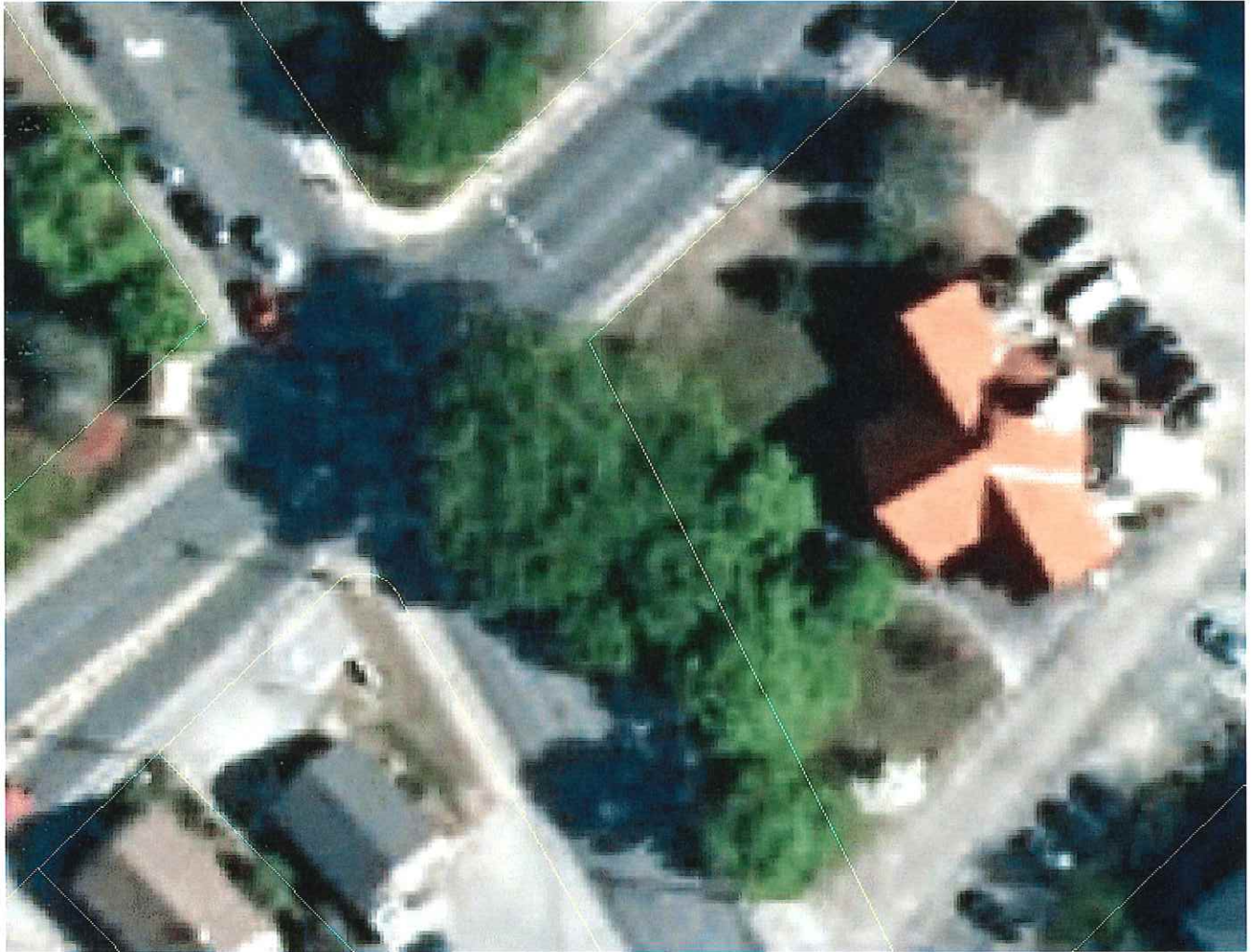
**Appendix A – 4 Inch Resolution Image (sample)**



**Appendix B – 6 Inch Resolution Image**



**Appendix C – 12 Inch Resolution Image**





February 28<sup>th</sup>, 2017

CDM Smith  
ATTN: Jayson Brennen – Vice President  
670 N. Commercial St. Suite 208  
Manchester, NH 03101

**RE: Quote for Hudson, NH Orthos**

Dear Mr. Brennen,

Thank you for considering Quantum Spatial in providing you with a quote for Hudson, NH digital orthophotos. This request for quote is to acquire, produce and deliver a 4in digital orthophoto solution. Based on this request please find our scope understanding, an initial flight line, ground control layout and quote.

**Scope Understanding:**

Location: Hudson, NH

Project Area: 32.5mi<sup>2</sup>

Aerial specs:

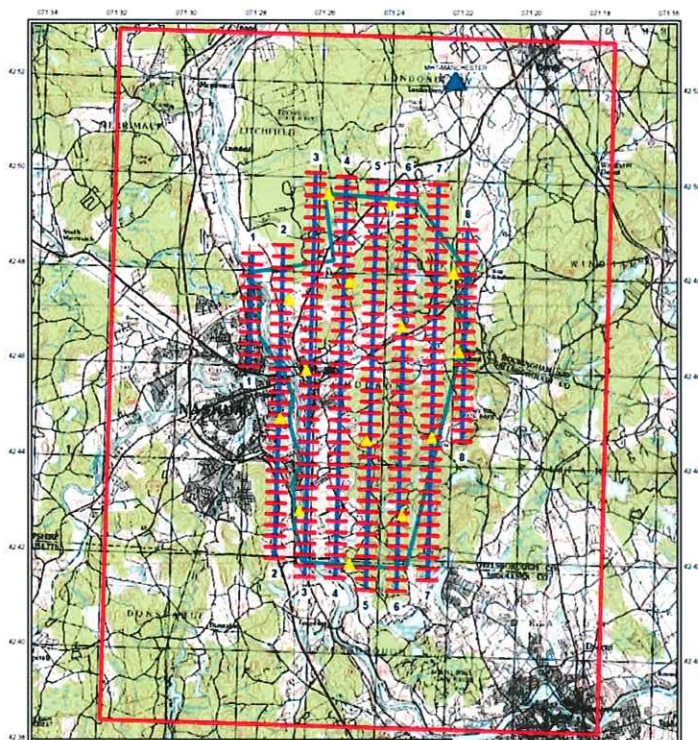
4in (10cm) 4 band imagery

Ground Control: Suitable for digital orthophoto generation.

FAAT and Ortho DEM: processing suitable for orthophoto generation.

Orthophoto specs:

4in Color and CIR digital orthophotos to meet 100 scale mapping



Proposed 4in flight line collection with ground control layout.





February 28<sup>th</sup>, 2017

Quote:

4in Digital Orthophotos

Includes 14 ground control points.

Price: **\$19,990.00**

Quantum Spatial anticipates a ~4 month timeline from aerial collection to digital orthophoto collection.

References and full specification details can be furnished upon request.

Sincerely,

*Drew Meren*

Drew Meren, GISP, Account Manager  
45180 Business Ct. Suite 800 Sterling, VA 20166  
**Work:** 703-471-4510 x239 **Cell:** 703-919-8038  
**Email:** dmeren@quantumspatial.com

# **Sparkling River Older Persons Housing Development (a.k.a., River Ridge & Riverwalk) Amend Site Plan**

Staff Report  
29 March 2017

## **DRAFT MINUTES FROM THE 22 FEB 2017 PLANNING BOARD MEETING**

A. River Ridge & Riverwalk Amended Site Plan                      Webster Street  
SP# 03-17    Map 156/Lots 5 & 6

Purpose of Plan: amend previously approved Residential Site Plan by removing the pool and tennis courts from the River Ridge Plan, removing the 2,760 square foot recreation building from the Riverwalk Plan, and removing most of the multi-vehicle parking areas from the Riverwalk Plan except the multi-vehicle parking area on Brackett Lane. Application Acceptance & Hearing.

Mr. Ulery moved for the Planning Board to table this matter until March 29, 2017, such time that the Applicant has fulfilled the submission requirements, as provided in the immediate aforementioned motion.

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

In accordance with the above-cited board action, the attached Amended Site Plans for Sparkling River depict the proposed changes to this development, which include:

- 1) Removing the pool and tennis courts from the River Ridge Plan;
- 2) Removing the 2,760 square foot recreation building from the Riverwalk Plan; and
- 3) Removing most of the multi-vehicle parking areas from the Riverwalk Plan, i.e., except the multi-vehicle parking area on Brackett Lane.

NOTE: the attached Amended Site Plan also includes copies of the Recorded Master Plans for both the Riverwalk and River Ridge Older Persons Housing Developments. For the meeting said Plan will be signed by the engineer-of-record, as well as the surveyor. The attached Plan presently include the surveyor's and engineer's stamps only.

Also attached, herewith, is the document for recording, as provided by the Applicant's legal counsel, Atty. Jeff Zall, and agreed to by the board at the 22 FEB 17 Meeting, entitled: AMENDMENT TO THE CONSOLIDATION OF THE SITE PLAN DEVELOPMENT AGREEMENTS INTO THE SPARKLING RIVER SITE PLAN DEVELOPMENT AGREEMENT.

**DRAFT MOTION:**

I move to approve the Amended Site Plan entitled: Amended Site Plan Sparkling River Condominium (Formerly Known As River Walk and River Ridge Site Plans), prepared by the Dubai Group, Inc., 84 Ranger Rd., Windham, NH, consisting of Sheets 1 – 11, Notes 1 – 8, dated 15 MAR 2017, in accordance with the following terms and conditions:

1. All stipulations of approval shall be incorporated into the Amended Development Agreement entitled: AMENDMENT TO THE CONSOLIDATION OF THE SITE PLAN DEVELOPMENT AGREEMENTS INTO THE SPARKLING RIVER SITE PLAN DEVELOPMENT AGREEMENT, AND AS SAME pertains to the above-cited Site Plan Plan-of-Record (hereafter referred to as the Plan), both of which shall be recorded at the HCRD.
2. All improvements shown on the Plan, shall be completed in their entirety and at the expense of the Applicant or his assigns.
3. The C.A.P. fee of \$390.11, the Recreation Contribution of \$400.00 and the offsite roadway improvement contribution of \$500.00 per residential unit associated with the previously approved River Walk and River Ridge Older Persons Housing Developments shall remain in-place with this approval.
4. Maintenance of the onsite drainage system shall be constructed and maintained in compliance with local and NHDES requirements for such systems, and the perpetual maintenance of the stormwater treatment structures and treatment and retention basins outside of the ROW, shall be the responsibility of the homeowner's association,
5. The number of dwelling units for this development shall be limited to \_\_\_\_\_; other structural features included in this Plan are: a clubhouse, mail station and RV & boat storage area.
6. Construction activities shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. Said activities shall are prohibited on Sunday.

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

Return to:

Planning Department  
Town of Hudson  
12 School Street  
Hudson, NH 03051

**AMENDMENT TO AND CONSOLIDATION OF  
SITE PLAN DEVELOPMENT AGREEMENTS INTO  
THE SPARKLING RIVER SITE PLAN DEVELOPMENT AGREEMENT**

Agreement to amend and consolidate Site Plan Development Agreements by and between Sparkling River, LLC ("Developer") and the Town of Hudson.

**Recitals**

1. On March 10, 2004, the Hudson Planning Board approved a site plan for a 75 unit older persons housing development known as "Riverwalk" as shown on a site plan entitled "Elderly Housing Site Plan, Riverwalk, Hudson, New Hampshire" dated April 2, 1999, revised through January 28, 2004, recorded with the Hillsborough County Registry of Deeds as Plan No. 33246 (the "Riverwalk Plan").
2. On June 9, 2004, the Hudson Planning Board and Monahan-Fortin Properties, LLC, the owner of the Riverwalk property, signed a Site Plan Development Agreement for the Riverwalk Plan which Agreement was recorded with said Registry in Book 7260, Page 1396 (the "Riverwalk Development Agreement").
3. On October 13, 2004, the Hudson Planning Board approved a site plan for a 79 unit older persons housing development known as "River Ridge" as shown on a site plan entitled "River Ridge, Hudson, New Hampshire" dated April 5, 2004, revised through October 18, 2004, recorded with said Registry as Plan No. 33686 (the "River Ridge Plan").
4. On January 12, 2005, the Hudson Planning Board and Developer, the owner of the River Ridge property, signed a Site Plan Development Agreement for the River Ridge Plan which Agreement was recorded with said Registry in Book 7395, Page 30 (the "River Ridge Development Agreement").
5. Developer acquired the Riverwalk property from Monahan-Fortin Properties, LLC on April 4, 2005 and has developed both site plans as a single 154 unit older persons housing development known as "Sparkling River Condominium."

6. On March 29, 2017, the Hudson Planning Board approved an Amendment to Site Plan for Riverwalk and River Ridge (the "Amended Site Plan") which removed certain requirements for each plan, to wit: removing the requirement to construct (a) a 2,760 square foot recreation building as shown on the Riverwalk Plan; (b) multiple parking spaces next to proposed multi-unit buildings as shown on the Riverwalk Plan; and (c) a pool and tennis courts as shown on the River Ridge Plan.

7. The parties wish to amend the Riverwalk Development Agreement and the River Ridge Development Agreement to consolidate both Development Agreements into a single Development Agreement.

NOW, THEREFORE, in consideration of the foregoing, the parties hereto agree as follows:

A. The Riverwalk Development Agreement and the River Ridge Development Agreement are hereby consolidated into a single Development Agreement to be known as the "Sparkling River Site Plan Development Agreement."

B. All of the terms and conditions contained in the Riverwalk Development Agreement and the River Ridge Development Agreement, as amended by the Amended Site Plan, are hereby included by reference into this Sparkling River Site Plan Development Agreement.

Date: \_\_\_\_\_, 2017

Sparkling River, LLC

By: \_\_\_\_\_  
Christopher J. Fokas, Manager

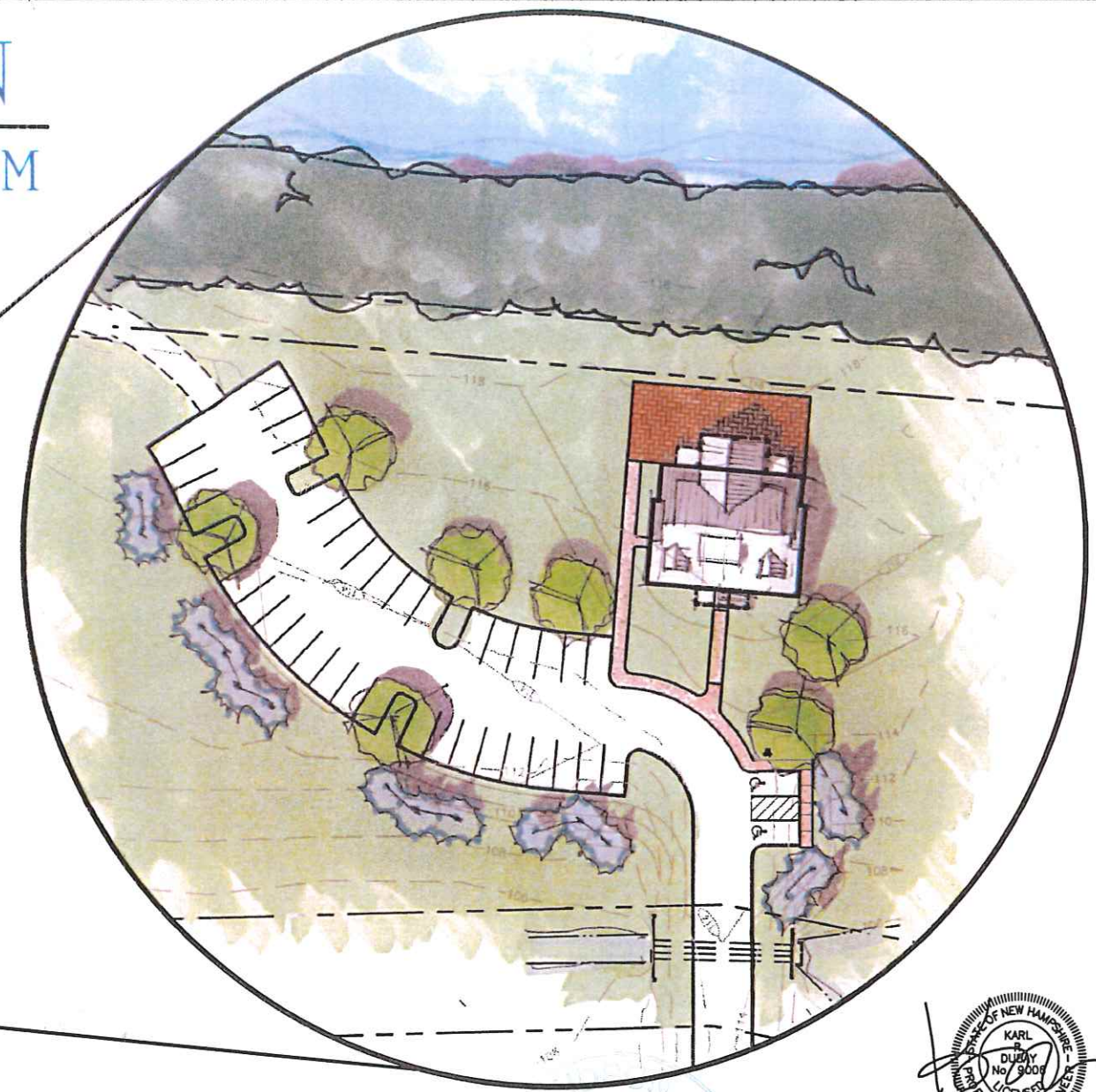
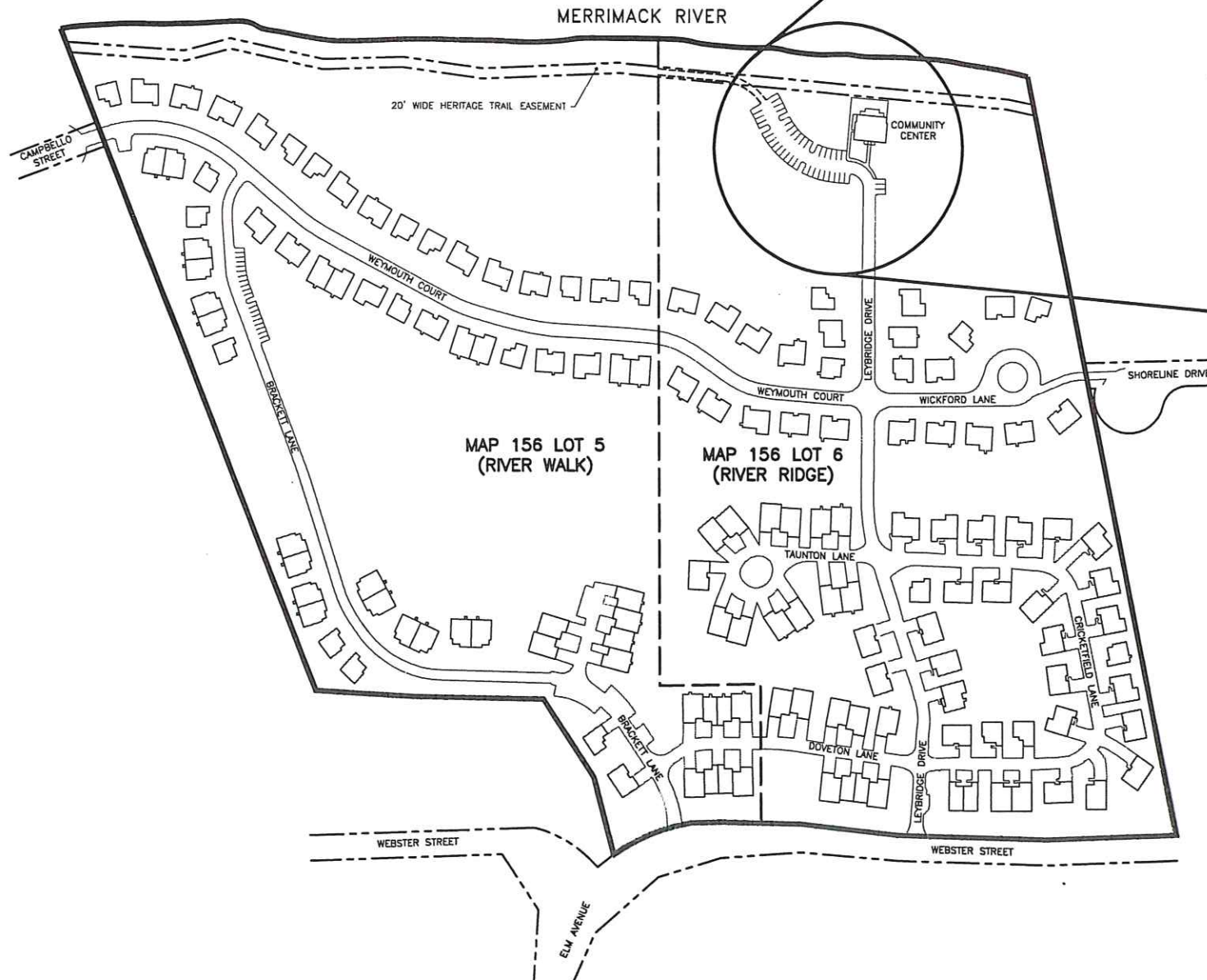
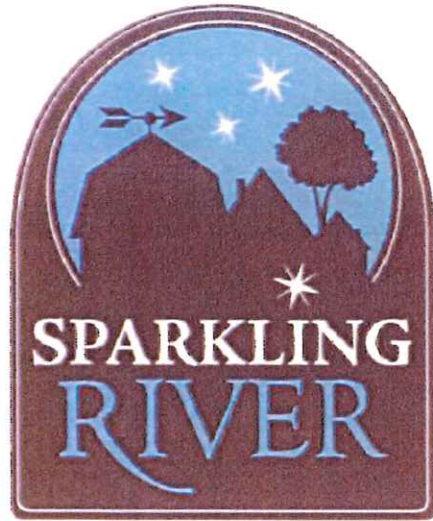
Hudson Planning Board

By: \_\_\_\_\_  
, Chairman

# AMENDED SITE PLAN

## SPARKLING RIVER CONDOMINIUM

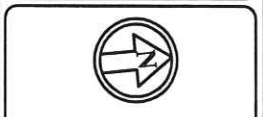
(FORMERLY KNOWN AS  
RIVER WALK  
&  
RIVER RIDGE  
SITE PLANS)



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

Engineers  
Planners  
Surveyors

TheDubayGroup.com



REVISIONS:			
REV.	DATE	COMMENT	BY:

DRAWN BY: WA  
CHECKED BY: KRD  
DATE: MARCH 15, 2017  
SCALE: NONE  
FILE: cover

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

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

SHEET TITLE:  
**TITLE SHEET**

PROJECT #146 SHEET 1 of 5

- SHEET INDEX**
- 1 TITLE SHEET
  - 2 GENERAL NOTES
  - 3 AMENDED SITE PLAN
  - 4 CLUB HOUSE SITE LAYOUT PLAN
  - 5 LEYBRIDGE DRIVE PLAN & PROFILE

**NOTE:**  
REGISTRY OF DEEDS RECORD COPIES OF  
PREVIOUSLY-APPROVED PROJECT OVERVIEW PLANS  
FROM 2004 ARE INCLUDED FOR REFERENCE.

MAR 20 2017

OWNER OF MAP 156 LOTS 5 & 6

SIGNATURE

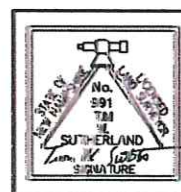
DATE 3/15/17

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

SIGNATURE \_\_\_\_\_ SIGNATURE DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ SIGNATURE DATE \_\_\_\_\_

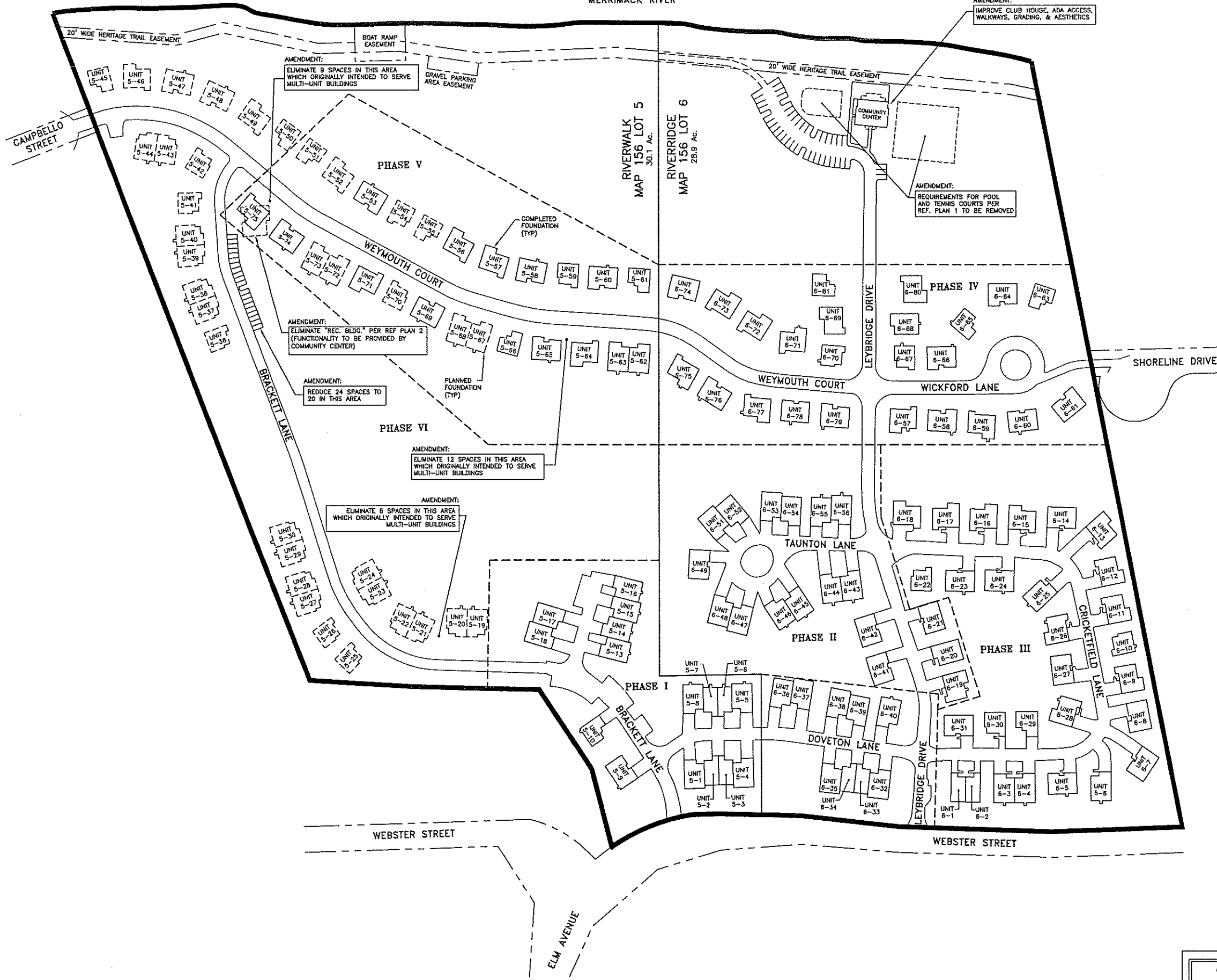
SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.



I HEREBY CERTIFY THAT THIS PLAN IS NOT A  
SUBDIVISION PURSUANT TO THIS TITLE AND THAT  
THE LINES OF STREETS OR WAYS SHOWN ARE  
THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS  
ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE  
SHOWN.

3/15/17  
TIMOTHY SUTHERLAND PLS #991 DATE





PLAN REFERENCES:

- "OVERALL SITE PLAN", RIVER RIDGE, WEBSTER STREET, HUDSON, NH DATED 04/05/04 REV 10/18/04 BY WAYNARD & PAQUETTE, HCRD PLAN 33886.
- "OVERALL SITE PLAN", RIVERWALK, WEBSTER STREET, HUDSON, NH DATED JULY 2004 REV 07/09/04 BY WAYNARD & PAQUETTE.
- "CONDOMINIUM SITE PLAN PHASE VI" DATED 05/05/2016, HCRD PLAN 38887, PREPARED BY THIS OFFICE.

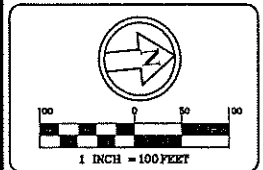
NOTES:

- THE PURPOSE OF THIS PLAN IS TO AMEND THE RIVER RIDGE AND RIVERWALK HOUSING FOR OLDER PERSONS SITE PLANS (NOW KNOWN AS SPARKLING RIVER) TO REFLECT MINOR PLACEMENT AND ADJUSTMENTS IN THE OVERALL UNIT CONFIGURATIONS (NO INCREASE IN OVERALL PROJECT DENSITY), TO REMOVE THE REQUIREMENT FOR THE "REC. BLDG." PREVIOUSLY SHOWN ON THE RIVERWALK SITE PLANS OF RECORD, TO REMOVE THE POOL AND TENNIS COURTS AS SHOWN ON THE RIVER RIDGE SITE PLAN, AND TO REMOVE MOST OF THE MULTIPLE PARKING SPACES ON THE RIVERWALK SITE PLAN EXCEPT AS SHOWN. NOTE THAT THE COMMUNITY CENTER BUILDING WILL BE PROVIDED AND SERVE ALL OF THE CONDOMINIUM ASSOCIATION UNITS.
- REFER TO EIGHTH AMENDMENT TO DECLARATION OF SPARKLING RIVER CONDOMINIUM, RECORDED AT H.C.R.D. B. 8894 P. 2489.
- REFER TO PLAN REFERENCES FOR THE APPROVED SITE PLANS ON FILE AT THE TOWN AND REGISTRY OF DEEDS. BOTH PROJECTS WERE APPROVED AND ARE COMPLYING USES IN THE R-2 DISTRICT WITH MUNICIPAL SEWER AND WATER. REGISTRY COPIES OF THE PREVIOUSLY APPROVED PROJECT OVERVIEW PLANS (FROM PLAN REFERENCES 1 & 2) ARE PROVIDED WITH THIS AMENDMENT PACKAGE, FOR INFORMATION PURPOSES.
- PLAN & PERMIT INFORMATION REQUIRED PURSUANT TO THE TOWN OF HUDSON REGULATIONS AND CHECKLISTS WERE PROVIDED AND ON FILE VIA THE REFERENCE PLANS WHICH WERE PREVIOUSLY APPROVED.
- THE SOLE PURPOSE OF THIS OFFICE'S SURVEYOR AND ENGINEER STAMPS SHOWN ON THESE PLANS IS TO:
  - CONFIRM NO FURTHER SUBDIVISION AS REQUIRED
  - CONFIRM THAT REMOVAL OF THE PREVIOUSLY PROPOSED POOL, TENNIS COURTS AND PARKING AND SECONDARY RECREATIONAL BUILDING AND REPLACING WITH LOAM & SEED AND UNITS AS DEPICED ON THIS PLAN WILL HAVE NO NET DETRIMENTAL EFFECT ON THE PROJECT OR THE ENVIRONMENT.
- PARKING REGULATIONS REQUIRE 2 SPACES PER UNIT PER TOWN REGULATION SECTION 275-B.C.2.D. SUBSTANTIALLY MORE THAN 2 SPACES PER UNIT ARE PROVIDED AT VIRTUALLY ALL UNITS VIA 2-CAR GARAGES AND 2-CAR DRIVES (DOUBLE THE REQUIREMENT). THE REDUCTION OF THOSE ADDITIONAL SPACES SHOWN ON THIS AMENDED PLAN WERE PRIMARILY INTENDED TO SERVE MULTI-UNIT BUILDINGS WHICH ARE NOT TO BE CONSTRUCTED.
- COMPLETED AND PLANNED UNIT FOUNDATIONS SHOWN ARE REFLECTIVE OF PROJECT PROGRESS TO DATE. FOUNDATIONS MAY BE ADJUSTED OR PROVIDED AS PROGRESS CONTINUES, HOWEVER OVERALL TOTAL PROJECT UNIT DENSITY OF 154 UNITS WILL NOT EXCEED THE PREVIOUSLY APPROVED TOTAL DENSITY.

**The Dubai Group, Inc.**  
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603-458-6462

Engineers  
Planners  
Surveyors

TheDubayGroup.com



REVISIONS:			
REV.	DATE	COMMENT	BY

DRAWN BY: WA  
CHECKED BY: KRD  
DATE: MARCH 15, 2017  
SCALE: 1"=100'  
FILE: SITEPLAN

PROJECT:  
**AMENDED SITE PLAN  
MAP 156 LOT 5 & 6**

SPARKLING RIVER  
CONDOMINIUM  
WEBSTER STREET  
HUDSON, NEW HAMPSHIRE

OWNER OF RECORD

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

SHEET TITLE:

**AMENDED  
SITE PLAN**

PROJECT #146 SHEET 3 of 5

OWNER OF MAP 156 LOTS 5 & 6

SIGNATURE:

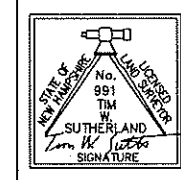
DATE: 3/15/17

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 COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

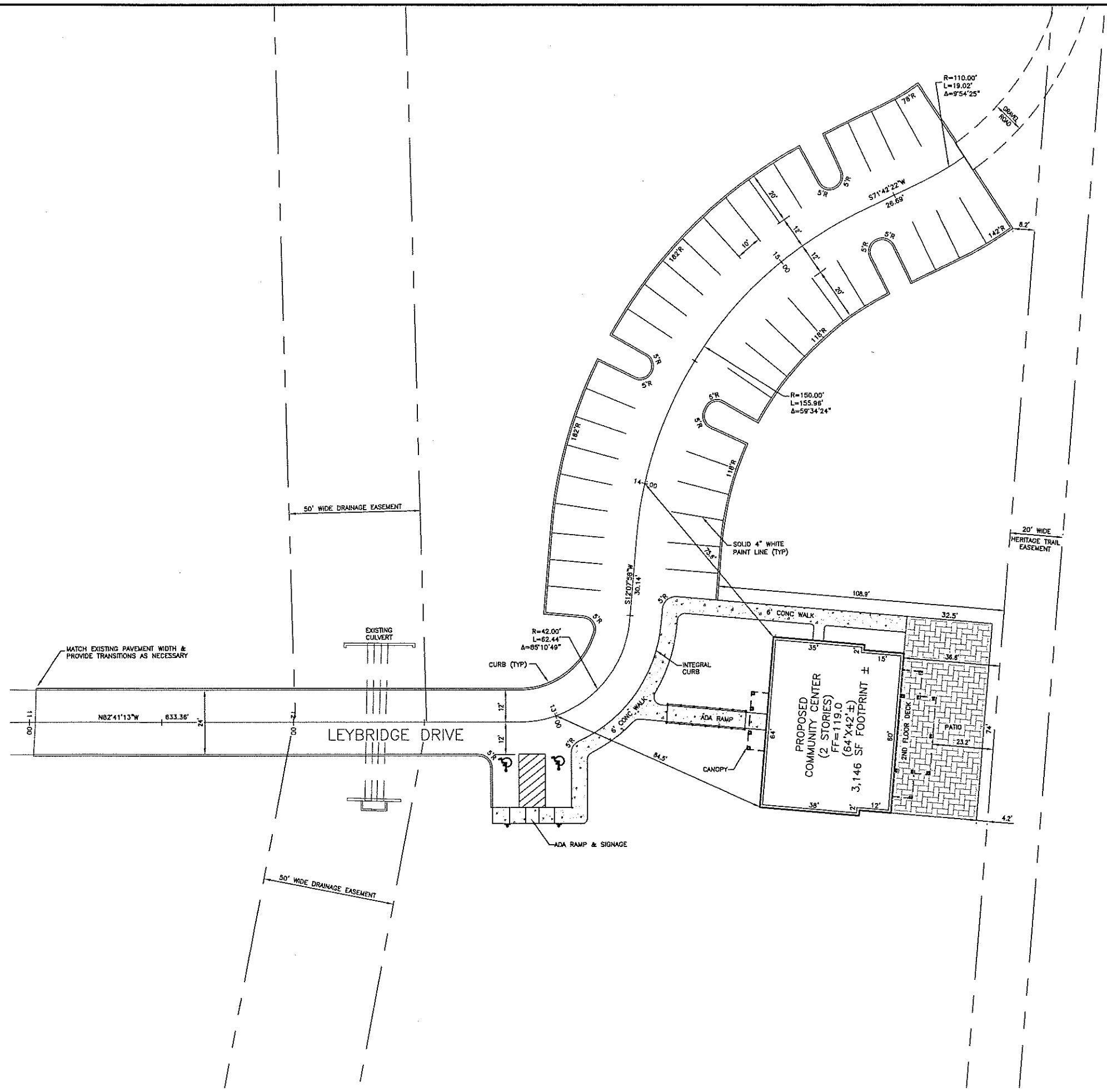


I HEREBY CERTIFY THAT THIS PLAN IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS OR WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

3/15/17  
TIMOTHY SUTHERLAND PLS #991 DATE



N:\PROJECTS\146-Sparkling River, Hudson, NH\Draw\2017 SITE PLAN AMENDMENTS\LAYOUTPLAN.dwg



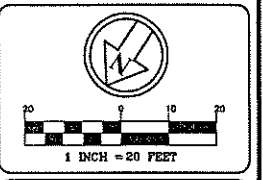
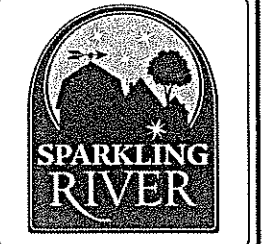
**NOTES:**

1. REFER TO PROJECT PLANS OF RECORD FOR CONSTRUCTION DETAILS AND ADDITIONAL INFORMATION.
2. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE TOWN OF HUDSON, NHDOT, NHDES, AND EPA REQUIREMENTS.
3. CONTRACTOR TO VERIFY APPLICABLE STATE/FEDERAL AND SWPPP PERMITTING (OBTAINED BY OTHERS) INCLUDING UTILITY SERVICES AND CONSTRUCTION DETAILING ASSOCIATED WITH THE BUILDING ARCHITECT.
4. WORK TO BE LAYED OUT BY A LICENSED LAND SURVEYOR.
5. THIS LAYOUT REFLECTS THE ORIGINAL APPROVED DESIGN INTENT OF THE COMMUNITY CENTER, ACCESS, PARKING, AND UTILITIES. ADJUSTMENTS HAVE BEEN MADE TO ACCOMMODATE THE FINAL BUILDING DESIGN, ADA PARKING, AND ADA ACCESS PROVISIONS.
6. THE OVERALL PERMANENT AREA IMPACT OF THE PROJECT AT THIS LOCATION HAS BEEN EXTENSIVELY REDUCED BY ELIMINATION OF THE PREVIOUSLY PERMITTED POOL AND TENNIS FACILITIES.

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

Engineers  
 Planners  
 Surveyors

TheDubayGroup.com



REVISIONS:			
REV#	DATE	COMMENT	BY

DRAWN BY: WA  
 CHECKED BY: KRD  
 DATE: MARCH 15, 2017  
 SCALE: 1"=20'  
 FILE: LAYOUTPLAN

PROJECT:  
**AMENDED SITE PLAN  
 MAP 156 LOT 5 & 6**

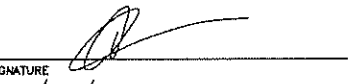
SPARKLING RIVER  
 CONDOMINIUM  
 WEBSTER STREET  
 HUDSON, NEW HAMPSHIRE

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

SHEET TITLE:  
**CLUB HOUSE  
 SITE LAYOUT  
 PLAN**

MERRIMACK RIVER

OWNER OF MAP 156 LOTS 5 & 6

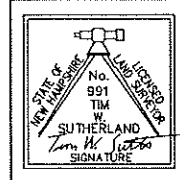
SIGNATURE   
 DATE 3/15/17

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

SIGNATURE \_\_\_\_\_ SIGNATURE DATE \_\_\_\_\_

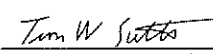
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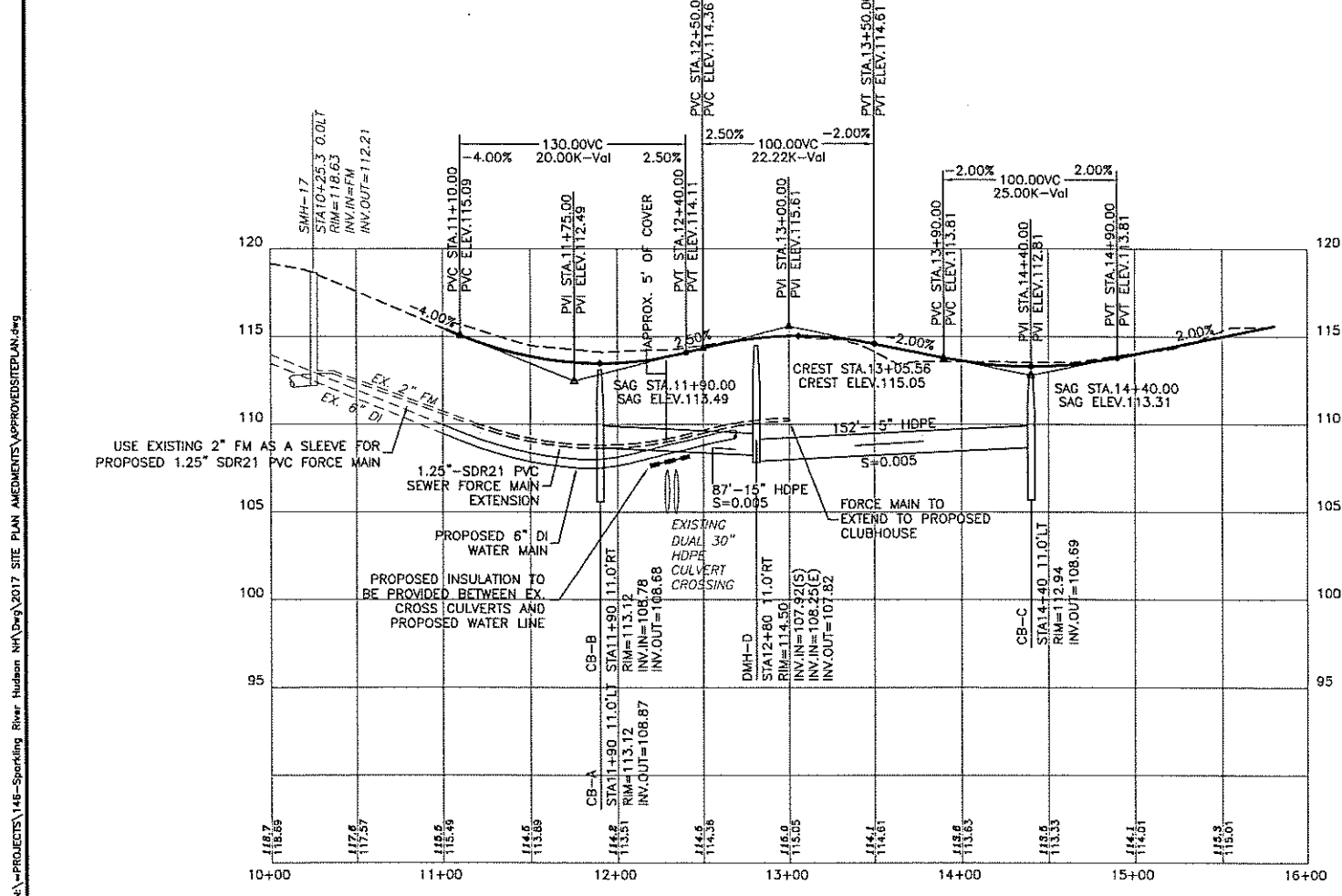
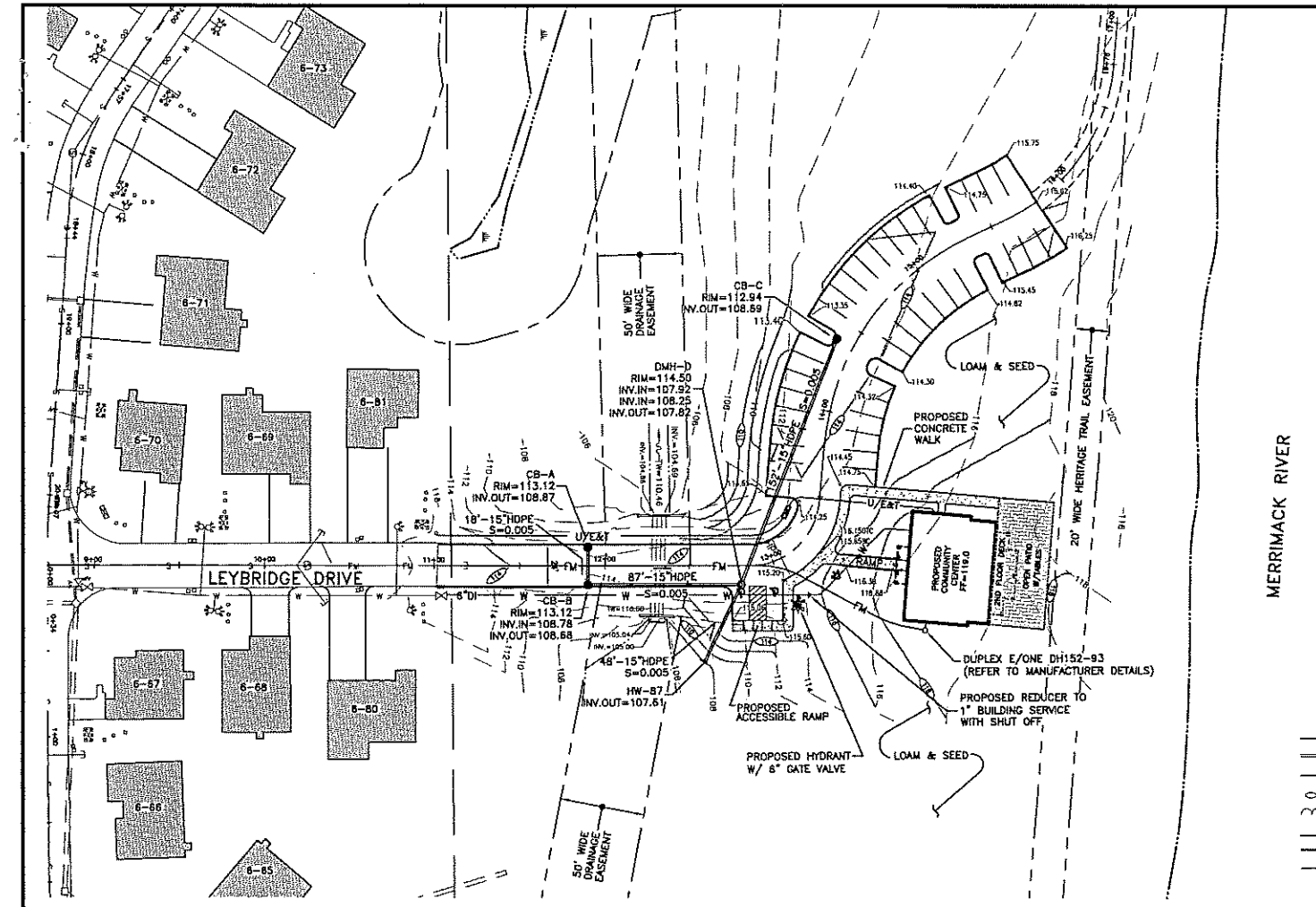
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TIMOTHY SUTHERLAND  
 No. 991  
 TIMOTHY SUTHERLAND  
 SIGNATURE

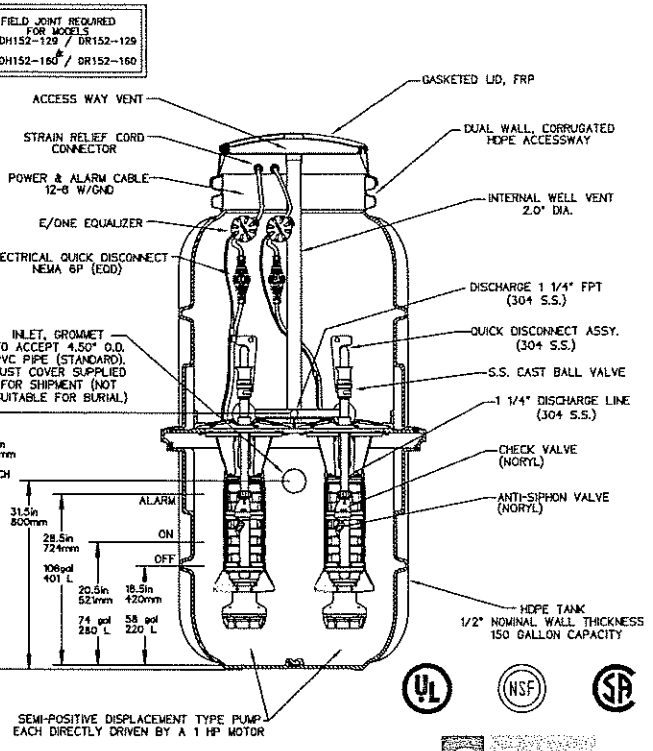
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 3/15/17  
 TIMOTHY SUTHERLAND PLS #991 DATE

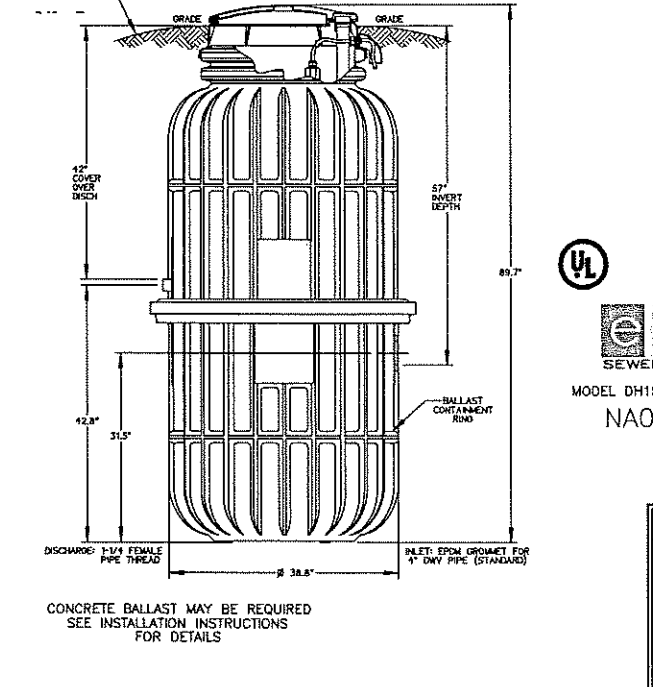


**LEGEND**

⊙	DRILL HOLE
○	IRON PIPE OR IRON ROD
○	BOUND
⊙	LIGHT POST
○	WELL
---	ABUTTER LINE
---	CURB
---	EDGE OF PAVEMENT
---	STONEWALL
---	TREELINE
---	DELINEATED WETLAND
---	W.W.P.D.
---	BUILDING SETBACK
---	LEDGE



SEWER SYSTEMS  
MODEL DH152 / DR152  
NA0052P02

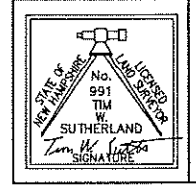


SEWER SYSTEMS  
MODEL DH152-93 / DR152-93  
NA0052P04



**DESIGN NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE REVISED DRAINAGE AND SEWER PROFILE REQUIRED TO ACCOMMODATE ADA ACCESSIBILITY TO THE PROPOSED CLUB HOUSE. CONTRACTOR SHALL REFER TO RIVER RIDGE SITE PLANS, DATED OCTOBER 18, 2004 AND PREPARED BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC FOR ALL OTHER DESIGN DETAIL.
2. FINAL PUMP DESIGN AND FORCE MAIN INSTALLATION SHALL BE COORDINATED WITH F.R. WAHONY & ASSOCIATES (FRWA) INC. CONTRACTOR SHALL OBTAIN FINAL SHOP DRAWINGS BY FRWA.
3. REFER TO PRESSURE SYSTEM DESIGN REPORT FOR SPARKLING RIVER CLUBHOUSE, HUDSON, NH PREPARED BY FRWA FOR ADDITIONAL DESIGN DETAILS.
4. PUMP TO BE DUPLEX E/ONE MODEL DH152-93.
5. ALARM PANEL TO BE DUPLEX ALTERNATING PANEL WITH PROTECT PLUS FEATURES FOR BROWN OUT/LOW VOLTAGE, RUN DRY, CLOSED VALVE PROTECTION, ALARM PANEL TO HAVE EXTERIOR CONNECTION FOR PORTABLE EMERGENCY GENERATOR (TO BE SUPPLIED BY OTHERS).
6. POWER SUPPLY REQUIRED TO BE 240 VOLT, SINGLE PHASE. IF 208 VOLTAGE IS SUPPLIED, ADDITIONAL BUCK & BOOST TRANSFORMER IS REQUIRED.



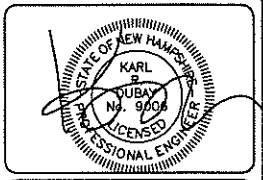
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*Timothy Sutherland* 3/15/17  
TIMOTHY SUTHERLAND PLS #991 DATE

**The Dubai Group, Inc.**  
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Windham, NH 03087  
603-458-6462

Engineers  
Planners  
Surveyors

TheDubayGroup.com



REVISIONS:

REV.	DATE	COMMENT	BY

DRAWN BY: WA  
CHECKED BY: KR  
DATE: MARCH 15, 2017  
SCALE: 1"=50'  
FILE: APPROVEDSITEPLAN

PROJECT:  
**AMENDED SITE PLAN  
MAP 156 LOT 5 & 6**

SPARKLING RIVER  
CONDOMINIUM  
WEBSTER STREET  
HUDSON, NEW HAMPSHIRE

OWNER OF RECORD

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

SHEET TITLE:  
**LEYBRIDGE DRIVE  
PLAN & PROFILE**

PROJECT #146 SHEET 5 of 5

# Stateline Self Storage

Staff Report  
29 arch 2917

With many outstanding review items remaining to be resolved for this application, the Applicant requested, in writing, to have the board continue the public hearing until the 19 APR 17 Planning Board meeting. To this effect, staff provided the below DRAFT MOTION.

## DRAFT MOTION:

I move to open and continue the public hearing for the Stateline Self Storage Site Plan application, date specific, to the 19 APR 2017 Planning Board meeting.

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

# Heilind Electronics Site Plan

## STAFF REPORT

March 29, 2017

**SITE:** 18 Industrial Drive -- Map 161/Lot 37 -- SP# 02-17

**ZONING:** 1

**PURPOSE OF PLAN:** to construct a 7,900 square foot addition to the existing building with 9 additional parking spaces. Application Acceptance & Hearing.

**PLAN UNDER REVIEW ENTITLED:** Heilind Electronics 18 Industrial Drive, Hudson, NH, Map 161/Lot 37, prepared by Maynard & Paquette Engineering Associates, LLC, dated: 20 JUL 2016, last revised 9 MAR 17, consisting of Sheets 1 – 4 and Notes 1 – 20 (plans attached hereto).

### ATTACHMENTS:

1. Site Plan Application, including: Checklist, date stamped 10 JAN 17 – Attachment “A”.
2. CLD’s Initial Comments Report, dated 21 FEB 17 – “B”.
3. R. Maynard Response Letter, dated 1 MAR 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 Worksheet – “E”.

**REQUESTED WAIVERS:** The plans indicate Noise, Fiscal, Traffic & Environmental Waivers, which do not apply unless requested by the board at the initial hearing. The Applicant agreed to revise the plans prior to endorsement to reflect only the granted waivers. In effect, only the following waivers need to be voted on:

1. HTC 275-8.C.5. -- 9 X 20 Parking Spaces
2. HTC 275-8.C.4. -- 20 ft. in-width drive aisle
3. HTC 275-8.C.6. -- 2 v. 3 Loading Spaces

### OUTSTANDING ISSUES:

1. Please see CLD’s Initial Comments Report “B” and correspond it with R. Maynard’s Response Letter to same “C”, together with the attached revised plans.
2. When the final Site Plans are submitted, that they include the approved waivers only.

No other outstanding issues remain with this proposed addition to the existing industrial building.

**NOTE:** a C.A.P. fee has been calculated @ \$1.25 x 7,900sf = \$9,875.00.

Please refer to the CAP Fee Worksheet “E”.

**RECOMMENDATION:** For this initial hearing, staff recommends application acceptance, conduct public hearing and for final action to be considered in accordance with the below DRAFT MOTIONS.

**APPLICATION TRACKING:**

10 JAN 17 - Application submitted.  
29 MAR 17- Initial public hearing scheduled.

**DRAFT MOTIONS:**

I move to accept the Addition Site Plan application for Heilind Electronics, 18 Industrial Drive, Hudson, NH, Map 161/Lot 37.

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

I move to defer further review of the Heilind Electronics Site Plan application date specific to the 19 APR 17 meeting.

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

**WAIVER MOTIONS:**

1) HTC 275-8.C.5. -- 9' X 20' Parking Spaces

I move to grant the requested waiver - HTC 275-8.C.5. -- 9' X 20' Parking Spaces - based on the testimony of the Applicant's representative here this evening, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

2) HTC 275-8.C.4. -- 20 ft. in-width drive aisle

I move to grant the requested waiver - HTC 275-8.C.4. -- 20 ft. in-width drive aisle - 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.6. -- Loading Spaces (2 required)

I move to grant the requested waiver - HTC 275-8.C.6. - Loading Spaces (2 required) - based on the testimony of the Applicant's representative here this evening, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

**MOTION TO APPROVE:**

I move to approve the Site Plan entitled: Heilind Electronics 18 Industrial Drive, Hudson, NH, Map 161/Lot 37, prepared by Maynard & Paquette Engineering Associates, LLC, dated: 20 JUL 2016, last revised 9 MAR 17, consisting of Sheets 1 – 4 and Notes 1 – 20, 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. All improvements shown on the Site Plan-of-Record, including Notes 1- 20, shall be completed in their entirety and at the expense of the Applicant or his assigns.
3. A cost allocation procedure (CAP) amount of \$9,875.00 shall be paid prior to the issuance of a Certificate of Occupancy, and Note 9 on the Plan shall be amended to reflect said CAO Fee amount.
4. After the issuance of the foundation permit and prior to the issuance of the framing permit, the applicant shall submit to the Hudson Community Development Department a foundation "As-Built" plan on a transparency and to the same scale as the approved site plan. The foundation "As-Built" plan shall include all structural dimensions and lot line setback measurements to the foundation and be stamped by a licensed land surveyor. Any discrepancy between the approved site plan and foundation "As-Built" plans shall be documented by the applicant and be part of the foundation "As-Built" submission.
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"

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

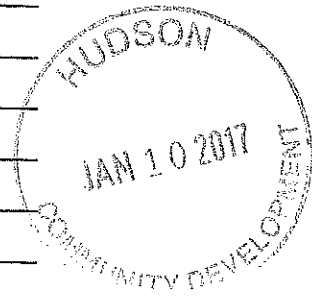
Date of Application: 8/24/16 Tax Map # 161 Lot # 037  
Name of Project: HELLAND ELECTRONICS  
Zoning District: I INDUSTRIAL General SP# 02-17  
(For Town Use) (For Town Use)  
ZBA Action: N/A

PROPERTY OWNER: DEVELOPER:

Name: ROBERT LERMAN, MGR JAMIE  
Address: HELLAND ELECTRONICS  
Address: 18 INDUSTRIAL DRIVE, HUDSON NH  
Telephone # 603-598-6906 x16  
Fax # \_\_\_\_\_  
Email: R.LERMAN@HELLAND.COM

PROJECT ENGINEER SURVEYOR

Name: MURRAY F. PEARCE ENGINEERING ASSOC, LLC  
Address: 23 EAST PEARL ST  
Address: NASHUA NH 03060  
Telephone # 603 883 8384  
Fax # 603 883 7227  
Email: MPEARCE@AOL.COM



PURPOSE OF PLAN:

CONSTRUCT 7,200 SF ADDITION TO EXISTING BLDG  
WITH ADDITIONAL 9 PKG SPACES

For Town Use	
Plan Routing Date: <u>1-10-17</u>	Sub/Site Date: <u>2-8-17</u>
<input type="checkbox"/> I have no comments <input type="checkbox"/> I have comments (attach to form)	
(Initials) _____	Title: _____ Date: _____
DEPT:	
<input 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>\$2813.10</u>	

SITE DATA SHEET

PLAN NAME: HERLAND ELECTRONICS

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 161 LOT 37

DATE: 8/24/16

Location by Street: 18 INDUSTRIAL DR

Zoning: I INDUSTRIAL

Proposed Land Use: INDUSTRIAL

Existing Use: INDUSTRIAL

Surrounding Land Use(s): INDUSTRIAL

Number of Lots Occupied: ONE

Existing Area Covered by Building: ~~17,080 SF~~ 9,180 SF EXISTING

Existing Buildings to be removed: N/A

Proposed Area Covered by Building: 17,080 SF TOTAL

Open Space Proposed: 45%

Open Space Required: 35%

Total Area: S.F.: 87,500 Acres: 2.009

Area in Wetland: 950 SF Area Steep Slopes: NONE

Required Lot Size: ~~7 ACRES~~ 30,000 SF

Existing Frontage: 250 FT

Required Frontage: 150 FT

Building Setbacks:

	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50</u>	<u>50</u>
Side:	<u>15</u>	<u>50 + 95</u>
Rear:	<u>15</u>	<u>97'</u>



**SITE PLAN DATA SHEET**  
(Continued)

Flood Zone Reference: N/A

Width of Driveways: 20 FT

Number of Curb Cuts: TWO

Proposed Parking Spaces: 57

Required Parking Spaces: 30

Basis of Required Parking (Use): INDUSTRIAL (1 SP/600 SF)

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

Hudson Town Code		
<u>Waivers Requested:</u>	<u>Reference</u>	<u>Regulation Description</u>
1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____
<small>(Left column for Town Use)</small>		

Impact Fees:  
C.A.P Fee: \$ 7,469

Development Agreement  
Proposed: \_\_\_\_\_

<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>✓</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>JL</u>
<u>✓</u>	b) A Site Plan narrative, describing the purpose, locations, long-range plans, impacts on traffic, schools, and utilities <i>SEE PLAN PURPOSE</i>	<u>JL</u>
<u>✓</u>	c) Plan scale at not less the one inch equals fifty feet (1" = 50')	<u>JL</u>
<u>✓</u>	d) Locus plan with 1,000' minimum radius of site to surrounding area	<u>JL</u>
<u>✓</u>	e) Plan date by day/month/year	<u>JL</u>
<u>✓</u>	f) Revision block inscribed on the plan	<u>JL</u>
<u>✓</u>	g) Planning Board approval block inscribed on the plan	<u>JL</u>
<u>✓</u>	h) Title of project inscribed on the plan	<u>JL</u>
<u>✓</u>	i) Names and addresses of property owners and their signatures inscribed on the plan	<u>JL</u>
<u>✓</u>	j) North point inscribed on the plan	<u>JL</u>
<u>✓</u>	k) Property lines: exact locations and dimensions	<u>JL</u>
<u>✓</u>	l) Square feet and acreage of site	<u>JL</u>
<u>✓</u>	m) Square feet of each building (existing and proposed)	<u>JL</u>
<u>✓</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.	<u>JL</u>



Applicant  
Initials

Staff  
Initials

<input checked="" type="checkbox"/>	ak)	Buffer as required by site plan regulations	JC
<input checked="" type="checkbox"/>	al)	Green and open space requirements met with both types of spaces inscribed on the plan	JC
<u>N/A</u>	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.	<u>N/A</u>
<input checked="" type="checkbox"/>	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.	JC
<input checked="" type="checkbox"/>	ao)	"Valid for one year after approval" statement inscribed on the plan.	JC
<input checked="" type="checkbox"/>	ap)	Loading bays/docks	JC
<input checked="" type="checkbox"/>	aq)	State of New Hampshire engineer's stamp, signature, surveyor's stamp, and signature	JC
<input checked="" type="checkbox"/>	ar)	Error of closure (1 in 10,000 or better)	JC
<u>N/A</u>	as)	Drafting errors/omissions	<u>N/A</u> NO SURVEY CONDUCTED
<input checked="" type="checkbox"/>	at)	Developer names, addresses, telephone numbers and signatures	JC EXISTING CONDITIONS APPLY.
<u>HA</u>	au)	Photographs, electronic/digital display or video of site and area	JC → AT MEETING.
<input checked="" type="checkbox"/>	av)	Attach one (1) copy of the building elevations	JC
<u>N/A</u>	aw)	Fiscal impact study	<u>N/A</u>
<u>N/A</u>	ax)	Traffic study	<u>N/A</u>
<u>N/A</u>	ay)	Noise study	<u>N/A</u>

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

JL

N/A ba)

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

JL

- 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.

bb)

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

*AT MTS*

JL

bc)

Fees paid to clerk

JL

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.

JL

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

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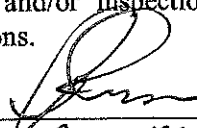
**APPLICATION FOR SITE PLAN REVIEW  
TOWN OF HUDSON, NEW HAMPSHIRE**

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.

X

Signature of Owner: \_\_\_\_\_

 (AUTHORIZED REP)  
PLANT MANAGER

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

Signature of Developer: \_\_\_\_\_

SAME

- ❖ 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.

**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   | _____              |
| ✓           | 2. | Application complete. Include any applicable requested waivers, fees paid, routing sheet returned                              | 10 JAN 17<br>_____ |
| <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



February 21, 2017

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

Re: Town of Hudson Planning Board Review  
Heilind Electronics, 18 Industrial Drive  
Tax Map 161, Lot 037; Acct. #1350-561  
CLD Reference No. 03-0249.1540

Dear Ms. Dubowik:

CLD Consulting Engineers, Inc. (CLD) has reviewed the first submission of the materials received on February 6, 2017 related to the above-referenced project. Authorization to proceed was received on February 6, 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 a 7,900-square-foot addition to an existing building, drainage improvements, paving of additional parking and driveway areas and other associated site improvements. The site is serviced by Town sewer and municipal water.

The following items are noted:

#### 1. Site Plan Review Codes and Administrative Requirements and Definitions

- a. HR 275-8.C.(4). The applicant has not provided parking space dimensions on the plans and no detail is included. Proposed parking spaces appear to measure 20' x 9' which does not meet the minimum size required by Regulation.
- b. HR 275-8.C.(5). The aisle widths along the proposed parking areas on the east side of the site do not conform to the Regulations.
- c. HR 275-8.C.(6). and HR-275.7.B. The applicant has proposed two loading spaces on the plans where three are required. The applicant has referenced a waiver for the number of loading spaces; however, a copy of said waiver request was not included in CLD's review package.
- d. HR 275-8.C.(11). The applicant has provided two handicapped accessible parking spots where three are required.
- e. HR 275-8.C.(11). The applicant did not show handicapped accessible parking space signs on the plans nor provide a sign detail.





- f. HR 275-8.C.(11). The applicant did not provide a plan note regarding compliance with the latest ADA Regulations.
- g. HR 275-9.B. The applicant included a note on the plans referencing a Traffic Study waiver. A copy of this waiver was not included in the review package.
- h. HR 275-9.C. The applicant included a note on the plans referencing a Noise Study waiver. A copy of this waiver was not included in the review package.
- i. HR 275-9.D. The applicant included a note on the plans referencing a Fiscal Impact Study waiver. A copy of this waiver was not included in the review package.
- j. HR 275-9.F. 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.
- k. HR 275-9.G. No copies of applicable approvals or permits were provided in CLD's review package.
- l. HR 275-9.I. No Environmental Impact Study was provided for review.
- m. HR 276.11.1.B.(6). The Owner's signature is not included on the plans.
- n. HR 276.11.1.B.(9). A licensed surveyor has not certified the plans, nor has a licensed Professional Engineer stamped the plans.
- o. HR 276-11.1.B.(13) and HR 334-64. The applicant is not proposing any new business identification signs as part of the site expansion. A note stating that all signs are subject to approval by the Hudson Planning Board prior to installation was not included in the plan set.
- p. HR 276-11.1.B.(15). The applicant has not shown all buildings within 50 feet of the tract.
- q. HR 276.11.1.B.(16). The applicant has not shown all roadways, driveways, and parking areas within 200 feet of the lot.
- r. HR 267-11.1.B.(17). We were unable to locate any benchmarks on the plan set.
- s. HR 276-11.1.B.(20). and HR 334-14. The height of the existing building and the proposed building addition are not indicated on the plans.
- t. HR 276-11.1.B.(20) and 290.5.K.(22). The applicant has not shown proposed or existing snow storage locations on the plans.
- u. HR 276-11.1.B.(22) and (25). Existing paved areas are shown between the Right-Of-Way line and the front building setback along with the east lot line and side setback. A portion of the paved area in the front setback is proposed to be removed.

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

- a. HR 193.10.G. The applicant is proposing a second driveway for the site. A waiver request was not included with the package received by CLD for review.
- b. HR 193.10.J. No typical sections or other details were provided in the plans for construction of the proposed driveway.
- c. The applicant has not provided a match/tie-in detail for the proposed driveway connection at Industrial Drive.



- d. The geometry of the proposed driveway around the north end of the building does not appear to be able to accommodate WB-50 or larger trucks without the vehicles leaving the pavement. The applicant should review the proposed use of this driveway for large trucks.
- e. Any large trucks using the loading dock at the building addition may have a difficult time backing into and exiting this area due to conflicts with parked vehicles.
- f. The applicant should show proposed driveway grading on a plan view.
- g. The applicant should provide details regarding how on-site vehicles will be protected from the four to six foot deep infiltration basin.

### 3. Utility Design/Conflicts

- a. HR 275-9.E. and 276-13. The applicant has not shown the full existing sewer connection between the building and the sewer main at Industrial Drive. The proposed leaching catch basin southwest of the building addition appears to conflict with the existing sewer service.
- b. HR 275-9.E. and 276-13. The applicant has shown the existing water service piping in very close proximity to the proposed footprint of the building addition. The applicant should clarify if this water service is proposed to be relocated and provide details of such, or provide details for the protection and insulation of this piping where it will be adjacent to the foundation of the building addition.
- c. HR 276-13.A. The applicant has shown on the site plan an existing pole on the east side of the building in the proposed loading dock driveway. This pole is not shown on the utility plan. It is unclear what this pole is currently being used for and if the service wiring it supports is being relocated with the proposed removal.
- d. HR 276-13.A. The applicant has shown a utility pole northeast of the existing building that will be within the proposed driveway pavement and has not indicated it is to be relocated. If it remains, it may conflict with truck turning.

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

- a. HR 290-4.C. The applicant should provide Rip Rap sizes upon the Site Plan and/or Detail Sheet, as well as supporting calculations within the Stormwater Management Report for all leaching catch basin primary outlet locations.
- b. HR 290-4.C. The applicant should show all erosion control practice locations upon the plan set, as well as appropriate details for all erosion control practices utilized.
- c. HR 290-4.C. It is noted that Leaching Chamber (Pond 2P in the Proposed Conditions) has an outflow greater than an inflow in both the 2 and 10 Year Storm Analysis. This represents a system under pressure; most likely that is not the intent of this design. The applicant should review this node (and any other nodes and storms analyzed that this occurs) and address this issue.



- d. HR 290-4.C. The applicant has designed for an infiltration rate of 12 inches/hour (in/hr). According to current NHDES requirements, WQ 1508.05(A)(7) and general engineering practice, infiltration rates greater than 10 in/hr are to be reduced by amending the soils below the infiltration practice to reduce the infiltration rate to help the stormwater achieve proper treatment.
- e. HR 290-4.C. There appears to be a discrepancy in drainage areas from Pre to Post conditions; approximately 0.65± acres extra is added between the Pre to Post comparison. The applicant should update the drainage area delineations.
- f. HR 290-4.C. The proposed infiltration basin is immediately adjacent to the proposed building addition. The applicant should review the structural integrity of the proposed soils with a geotechnical engineer to ensure that the saturation of soils adjacent to the building do not result in unwanted conditions.
- g. HR 290-5.A.7. The applicant should show all the critical areas upon the site plan set (10% slopes along the sides of the infiltration basin, possible wetlands in the back, etc.).
- h. HR 290-5.E. The applicant should provide an Inspection log with Maintenance descriptions.
- i. HR 290-5.G. The applicant should provide test pit data.
- j. HR 290-5.H. The applicant's Stormwater Management calculations do not appear to account for frozen ground conditions. The applicant should provide additional information related to frozen ground conditions or request a waiver for this requirement.
- k. The applicant should review proposed rim elevations for the leaching catch basins as they do not appear to be coordinated with adjacent grading contours.
- l. The applicant should show the intended grading for the infiltration basin on the plan view.

## 5. Zoning (HR 334)

- a. HR 334-17 and 334-20. The site is located in the Industrial (I) District. The proposed use is permitted in this district.
- b. HR 334-39.A.(1). The applicant has shown a line type that typically represents wetlands within the project site but there is no indication that this area was delineated by a certified soils scientist or certified wetlands scientist.
- c. HR 334-83. The applicant has noted that the subject parcel is not located in a designated flood hazard area.

## 6. Erosion Control/Wetland Impacts

- a. HR 290-4.A.(3), (5) and 290-5. The applicant has not shown any proposed erosion and sediment controls on the plan set, but has noted that appropriate erosion control measures will be installed prior to construction. We recommend that all proposed erosion controls be shown, that includes all other information as required by the Regulations, on the Plan Set.



- b. HR 290-4.A.(4). The applicant has not noted the requirement for stabilizing disturbed areas in accordance with the Regulation.
- c. 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.
- d. HR 290-5.K.(24). The applicant has not provided a construction schedule for the project.

#### **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 included a note stating that lighting will be dark sky complaint and located as shown. Proposed lighting is wall mount only. No pole mounted parking lot lighting is proposed. Information regarding existing site lighting was not included on the plans.
- b. HR 276-11.1.B.(20). The applicant has proposed the installation of several landscaping items (shrubs and trees) but has not provided any planting details.
- c. HR 276-11.1.B.(20). The applicant has proposed the installation of trees within drainage features (detention/infiltration basin and east side swale). The applicant should review these proposed planting locations to verify that installations within slopes and swales will not have a deleterious effect on the plantings. The applicant should also review the proposed planting locations and their proximity to the gas line to ensure there is adequate clearance between these items.
- d. HR 276-11.1.B.(20). The applicant has not noted the proposed surface treatment for unpaved disturbed areas on the plan set, nor has provided a loam and seed detail.

#### **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. Additional local permitting may be required.

#### **9. Other**

- a. The applicant has not referenced any construction specifications or standards on the plan set. We suggest that the applicant reference the 2016 Standard Specifications for Road and Bridge Construction from the State of New Hampshire Department of Transportation.
- b. The applicant has proposed placing dumpsters within the front building setback and has not shown any enclosures or concrete pads.
- c. The applicant has not provided any details for the construction of curbing and sidewalks along the east side parking area, nor have they included any details for handicapped ramps.
- d. The applicant should provide details at the detention/infiltration basin that demonstrate how the travelling public is to be protected from the four to six foot depression immediately adjacent to the Right-of-Way line.



- e. The applicant should review the plan with the gas company to determine if bollards are needed to protect the gas meter on the west side of the building and provide details as appropriate.
- f. The Town should confirm that they are amenable to the proposed infiltration basin immediately adjacent to the Right-of-Way line, where water will be concentrated under the Town road.

Please feel free to call if you have any questions.

Very truly yours,

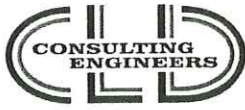
Heidi J. Marshall, P.E.

Paul Konieczka, AICP

HJM:PK:mjt

Enclosure

cc: Town of Hudson Engineering Division – File  
Maynard & Paquette Engineering Associates, LLC  
23 East Pearl Street,  
Nashua, NH 03060  
Fax (603) 883-7227



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:** February 21, 2017

**RE:** Town of Hudson Planning Board Review  
Heilind Electronics, Inc.  
Tax Map 161, Lot 037  
CLD Reference No. 03-0249.1540

The following list itemizes the documents reviewed related to the Non-Residential Site Plan at 18 Industrial Drive, Hudson, NH.

- A letter from the Town of Hudson to CLD Consulting Engineers (CLD) dated February 2, 2017 and received on February 6, 2017 authorizing the review to begin and forwarding the following review documents:
  1. Copy of *Preliminary & Final Site Plan Application for Plan Review*, dated August 24, 2016, received on February 6, 2017.
  2. Copy of *Stormwater Management Report*, prepared by Northeast Engineering, PLLC, dated January 30, 2017 and received on February 6, 2017.
  3. Copy of *Site Plan* – Heilind Electronics, Map 161, Lot 037, 18 Industrial Drive, Hudson, New Hampshire, prepared by Maynard & Paquette Engineering Associates, LLC, dated July 20, 2016, and received on February 6, 2017, including the following:
    - a. *Site Plan*, Sheet 1 of 4.
    - b. *Utilities and Drainage Plan*, Sheet 3 of 4.
    - c. *Landscape Plan*, Sheet 4 of 4.
- Email from the Town of Hudson to CLD, dated February 6, 2017, forwarding the following document prepared by Maynard & Paquette Engineering Associates, LLC, dated July 20, 2016:
  - a. *Existing Conditions Plan*, Sheet 2 of 4.

SWR:mjt

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



Maynard & Paquette  
Engineering Associates, LLC  
Consulting Engineers and Land Surveyors  
23 East Pearl Street, Nashua, NH 03060  
Phone (603)883-8433 Fax (603)883-7227



March 1, 2017

Glenn Della-Monica, Chairman  
Hudson Planning Board  
12 School Street  
Hudson, NH 03051

Heiland Electronics J-12487  
18 Industrial Drive, Hudson

Dear Chairman Della-Monica:

With regard to the CLD review comments per their letter of February 21, 2017, we have the following responses:

- 1(a) The parking spaces along the right (east) side of the site are pre-existing (vested/grandfathered) and are typically 9x20 ft. The new parking along the left side (west) are parallel spaces proposed, as labelled, to be 10x22 ft.
- 1(b) The drive aisles throughout the site are proposed at 20 feet which is typical of numerous industrial site (see waiver)
- 1(c) OK
- 1(d) Per the regulations the building and site requires 30 parking spaces of which 2 spaces would then be required to be handicapped.
- 1(e) H/C sign added to plan
- 1(f) note added
- 1(g) 1(i) - ok
- 1(j) correct, none
- 1 (k) sewer discharge permit currently under review by CLD
- 1(l) Ok
- 1(m/n) signatures and stamps to be added
- 1(o) N/A
- 1(p/q) Applicant not allowed to trespass on adjacent properties, driveways have been added. Also see Town GIS aerial photo

- 1(r) the bench mark is the first floor elev. of the existing building
- (1s) see architectural plans
- 1(t) added to plan
- 1(u) noted
- 2(a) Second driveways for individual sites have been (for many years),  
needed and routinely Ok'd
- 2(b) detail added
- 2(c) noted
- 2(d) concern noted
- 2(e) comment noted, no problem anticipated by owner operator of site
- 2(f) proposed spot grades indicated
- 2(g) concern noted
- 3(a) LCB loc adjustment
- 3(b) concern noted, no problem
- 3(c/d) U-poles to be removed
- 4(a) rip rap sizes noted
- 4(b) This will be an active site during construction, note 16 is more  
than adequate.
- 4(c) comment noted and corrected
- 4(d) comment noted
- 4(e) calc typo corrected
- 4(f) done, no concern
- 4(g) comment noted
- 4(h) comment noted
- 4(i) see drainage calcs for soils info
- 4(j) comment noted, not applicable





4(k) done

4(l) OK

5(a) OK

5(b) denotes drainage ditch/swale

5(c) OK

6(a) see comment 4(b)

6(b) comment noted

6(c) not needed - soils in pond area, and building materials inside new building

6(d) project to be completed during 2017 season

7(a) no existing

7(b) comment noted

7(c) done

7(d) see note 14

8(a/b) CLD has the sewer discharge permit, other than building permit  
no other permits needed

9(a) comment noted

9(b) added to plan

9(c) noted

9(d) not applicable

9(e) Boillard note added

9(f) Infiltration basin well on private property.



We trust the above responses and plan changes satisfy the concerns such that the project could move onto approval and construction.

Very Truly Yours,  
MAYNARD & PAQUETTE  
ENGINEERING ASSOCIATES, LLC



Richard A. Maynard

cc: Heiland Electronics  
Flynn Construction  
Brooke Dubowik - Town of Hudson  
ram2487(4)



D

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

Date of Application: 8/24/16 Tax Map # 161 Lot # 037  
Name of Project: HELLAND ELECTRONICS  
Zoning District: I INDUSTRIAL General SP# 02-17  
(For Town Use) (For Town Use)  
ZBA Action: N/A

**PROPERTY OWNER: DEVELOPER:**

Name: ROBERT LERMAN, MGR SAME  
Address: HELLAND ELECTRONICS  
Address: 18 INDUSTRIAL DRIVE, HUDSON NH  
Telephone # 603-598-6906 x16  
Fax # \_\_\_\_\_  
Email: R.LERMAN@HELLAND.COM

**PROJECT ENGINEER SURVEYOR**

Name: MURRAY F. PAQUETTE ENGINEERING ASSOC, LLC  
Address: 23 EAST PEARL ST  
Address: NASHUA NH 03060  
Telephone # 603 883 8384  
Fax # 603 883 7227  
Email: MPEALLC@AOL.COM



**PURPOSE OF PLAN:**

CONSTRUCT 7,200 SF ADDITION TO EXISTING BLDG  
WITH ADDITIONAL 9 DRG SPACES

For Town Use  
Plan Routing Date: 1-10-17 Sub/Site Date: 2-8-17  
I have no comments  I have comments (attach to form)   
ELD Title: TOWN ENGINEER Date: 1/13/17  
(Initials)  
DEPT: Zoning  Engineering  Assessor  Police  Fire  Planning   
Consultant  Highway Department   
Fees Paid: \$2813.16

## Dhima, Elvis

---

**From:** Dhima, Elvis  
**Sent:** Friday, January 13, 2017 3:46 PM  
**To:** Cashell, John  
**Cc:** Dubowik, Brooke  
**Subject:** 18 Industrial Drive Technical Review

John

Below are of my comments:

1. It's unclear how the application meets pre versus post drainage requirements.
2. The plans doesn't show how the proposed addition will be served by the existing utilities.

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



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

Date of Application: 8/24/16 Tax Map # 161 Lot # 037  
 Name of Project: HELLAND ELECTRONICS  
 Zoning District: I INDUSTRIAL General SP# 02-17  
(For Town Use) (For Town Use)  
 ZBA Action: N/A

**PROPERTY OWNER: DEVELOPER:**

Name: ROBERT LERMAN, MGR SAME  
 Address: HELLAND ELECTRONICS  
 Address: 18 INDUSTRIAL DRIVE, HUDSON NH  
 Telephone # 603-598-6906 x16  
 Fax # \_\_\_\_\_  
 Email: R.LERMAN@HELLAND.COM

**PROJECT ENGINEER SURVEYOR**

Name: MURRAY F. PAQUETTE ENGINEERING ASSOC, LLC  
 Address: 23 EAST PEARL ST  
 Address: NASHUA NH 03060  
 Telephone # 603 883 8384  
 Fax # 603 883 7227  
 Email: MPEALC@AOL.COM



**PURPOSE OF PLAN:**

CONSTRUCT 7,200 SF ADDITION TO EXISTING BLDG  
WITH ADDITIONAL 9 PKG SPACES

<small>For Town Use</small>	
Plan Routing Date: <u>1-10-17</u>	Sub/Site Date: <u>2-8-17</u>
<input checked="" type="checkbox"/> I have no comments <input type="checkbox"/> I have comments (attach to form)	
<u>JOB</u> <small>(Initials)</small>	Title: <u>Deputy Fire Chief</u> Date: <u>1/17/2016</u>
DEPT: <input type="checkbox"/> Zoning <input type="checkbox"/> Engineering <input type="checkbox"/> Assessor <input type="checkbox"/> Police <input checked="" type="checkbox"/> Fire <input type="checkbox"/> Planning <input type="checkbox"/> Consultant <input type="checkbox"/> Highway Department	
Fees Paid: <u>\$2813.16</u>	

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

Date of Application: 8/24/16 Tax Map # 161 Lot # 037  
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 ZBA Action: N/A

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 Telephone # 603-598-6906 x16  
 Fax # \_\_\_\_\_  
 Email: R.LERMAN@HELLAND.COM

PROJECT ENGINEER      SURVEYOR

Name: MARY MARRI F LAQUETTE ENGINEERING ASSOC, LLC  
 Address: 23 EAST PEARL ST  
 Address: NASHUA NH 03060  
 Telephone # 603 883 8384  
 Fax # 603 883 7227  
 Email: MPEALUC@AOL.COM



PURPOSE OF PLAN:

CONSTRUCT 7,200 SF ADDITION TO EXISTING BLDG  
WITH ADDITIONAL 9 PKG SPACES

<small>For Town Use</small>	
Plan Routing Date: <u>1-10-17</u>	Sub/Site Date: <u>2-8-17</u>
<input checked="" type="checkbox"/> I have no comments <input type="checkbox"/> I have comments (attach to form)	
(Initials) <u>KIB</u>	Title: <u>RONO ALLEN</u> Date: <u>1/12/17</u>
DEPT: _____ Zoning _____ Engineering _____ Assessor _____ Police _____ Fire _____ Planning _____ _____ Consultant _____ Highway Department _____	
Fees Paid: <u>\$2813.10</u>	

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

Date of Application: 8/24/16 Tax Map # 161 Lot # 037  
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(For Town Use) (For Town Use)  
 ZBA Action: N/A

PROPERTY OWNER:      DEVELOPER:

Name: ROBERT LERMAN, MGR      SAME  
 Address: HELLAND ELECTRONICS  
 Address: 18 INDUSTRIAL DRIVE, HUDSON NH  
 Telephone # 603-598-6906 x16  
 Fax # \_\_\_\_\_  
 Email: R.LERMAN@HELLAND.COM

PROJECT ENGINEER      SURVEYOR

Name: MURRAY F. PAQUETTE ENGINEERING ASSOC, LLC  
 Address: 23 EAST PEARL ST  
 Address: NASHUA NH 03060  
 Telephone # 603 883 8384  
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PURPOSE OF PLAN:

CONSTRUCT 7,200 SF ADDITION TO EXISTING BLDG  
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<small>For Town Use</small>	
Plan Routing Date: <u>1-10-17</u>	Sub/Site Date: <u>2-8-17</u>
<input checked="" type="checkbox"/> I have no comments <input type="checkbox"/> I have comments (attach to form)	
<u>BB</u> <small>(Initials)</small>	Title: <u>Zoning Admin</u> Date: <u>1-12-17</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>\$2813.16</u>	

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

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 Zoning District: I INDUSTRIAL General SP# 02-17  
(For Town Use) (For Town Use)  
 ZBA Action: N/A

**PROPERTY OWNER: DEVELOPER:**

Name: ROBERT LERMAN, MGR SAME  
 Address: HELLAND ELECTRONICS  
 Address: 18 INDUSTRIAL DRIVE, HUDSON NH  
 Telephone # 607-598-6906 x16  
 Fax # \_\_\_\_\_  
 Email: R.LERMAN@HELLAND.COM

**PROJECT ENGINEER SURVEYOR**

Name: MURRAY F. PAQUETTE ENGINEERING ASSOC, LLC  
 Address: 23 EAST PEARL ST  
 Address: NASHUA NH 03060  
 Telephone # 603 883 8384  
 Fax # 603 883 7227  
 Email: MPEALC@AOL.COM



**PURPOSE OF PLAN:**

CONSTRUCT 7,900 SF ADDITION TO EXISTING BLDG  
WITH ADDITIONAL 9 PKG SPACES

<small>For Town Use</small>	
Plan Routing Date: <u>1-10-17</u>	Sub/Site Date: <u>2-8-17</u>
<input checked="" type="checkbox"/> I have no comments <input type="checkbox"/> I have comments (attach to form)	
(Initials) <u>JR</u> Title: <u>Asst. Assessor</u> Date: <u>1-11-17</u>	
DEPT: _____ Zoning _____ Engineering _____ Assessor _____ Police _____ Fire _____ Planning _____ _____ Consultant _____ Highway Department	
Fees Paid: <u>\$2813.10</u>	



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

Date of Application: 8/24/16 Tax Map # 161 Lot # 037  
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 Zoning District: I INDUSTRIAL General SP# 02-17  
(For Town Use) (For Town Use)  
 ZBA Action: N/A

PROPERTY OWNER:

DEVELOPER:

Name: ROBERT LERMAN, MGR SAME  
 Address: HELLAND ELECTRONICS  
 Address: 18 INDUSTRIAL DRIVE, HUDSON NH  
 Telephone # 603-598-6906 x16  
 Fax # \_\_\_\_\_  
 Email: R.LERMAN@HELLAND.COM

PROJECT ENGINEER

SURVEYOR

Name: MARY MARRI F PAQUETTE ENGINEERING ASSOC, LLC  
 Address: 23 EAST PEARL ST  
 Address: NASHUA NH 03060  
 Telephone # 603 883 8384  
 Fax # 603 883 7227  
 Email: MPEALLC@AOL.COM



PURPOSE OF PLAN:

CONSTRUCT 7,200 SF ADDITION TO EXISTING BLDG  
WITH ADDITIONAL 9 PKG SPACES

Plan Routing Date: <u>1-10-17</u>	<small>For Town Use</small>	Sub/Site Date: <u>2-8-17</u>
<input checked="" type="checkbox"/> I have no comments <input type="checkbox"/> I have comments (attach to form)		
(Initials) <u>RL</u> Title: <u>LIEUTENANT</u>	Date: <u>1/12/17</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>\$2813.10</u>		

CAP FEE WORKSHEET

**“E”**

**Date:** 03/29/17      **ZONE #:** 1      **Map/Lot:** 161/037

**Project Name:** Heilind Electronics 18 Industrial Drive

**Proposed ITE Use #1:** Industrial Building

**Proposed Building Area (square  
footage):**                      7,900sf x \$1.25      **S.F.**

**CAP FEES:**

**Total CAP Fee:**                      \$9,875.

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

Name of Subdivision/Site Plan: HEILIND ELECTRONICS

Street Address: 18 INDUSTRIAL DR

I R. MAYNARD, AUTH AGENT hereby request that the Planning Board waive the requirements of item HTC 275 8c 5 of the Subdivision/Site Plan Checklist in reference to a plan presented by MAYNARD & PAQUETTE (name of surveyor and engineer) dated JULY 20 2016 for property tax map(s) 161 and lot(s) 31 in the Town of Hudson, NH. LAST REV 3/9/17

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e. (For Subdivisions) and RSA 674:44, III (e) (For Site-Plans). Without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Subdivision/Site Plan regulations.

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

EXISTING PARKING SPACES HAVE BEEN 9 X 20 FOR MANY YEARS, LOW TRAFFIC INDUSTRY AND 10 X 20 NOT NEEDED FOR TYPICAL EMPLOYEE VEHICLE

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):

9 X 20 SPACES ARE VERY SUFFICIENT FOR TYPICAL EMPLOYEE VEHICLE PKGS, SERVES NO PURPOSE TO REDUCE PKG WIDTH THAT HAS OPERATED SATISFACTORILY FOR MANY YEARS

Signed: Richard Maynard

Applicant or Authorized Agent

Planning Board Action:

Waiver Granted \_\_\_\_\_

Waiver Not Granted \_\_\_\_\_

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

Name of Subdivision/Site Plan: HELLAND ELECTRONICS

Street Address: 18 INDUSTRIAL DR

I R. MAYNARD, AUTH AGENT hereby request that the Planning Board waive the requirements of item HTC 275 8 C 4 of the Subdivision/Site Plan Checklist in reference to a plan presented by MAYNARD & PAQUETTE (name of surveyor and engineer) dated JULY 20, 2016 for property tax map(s) 161 and lot(s) 37 in the Town of Hudson, NH. LAST REV 9/19/17

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e. (For Subdivisions) and RSA 674:44, III (e) (For Site-Plans). Without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Subdivision/Site Plan regulations.

Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):  
20 FOOT DRIVE AISLE HAS EXISTED ALONG EAST SIDE OF SITE FOR MANY YEARS, AND WORKED FINE. NO NEED TO CREATE 24 FOOT DRIVE AISLE FOR REMAINDER OF LOW TRAFFIC SITE

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):  
EXISTING SITE HAS 20 FT AISLE AND NEW AISLES SHOULD ALSO BE 20 FT, 24 FT SERVES NO PURPOSE, LOW TRAFFIC SITE

Signed: *Richard Maynard*  
Applicant or Authorized Agent

Planning Board Action:  
Waiver Granted \_\_\_\_\_  
Waiver Not Granted \_\_\_\_\_

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

Name of Subdivision/Site Plan: HERMAN ELECTRONICS

Street Address: 18 INDUSTRIAL DR

I R. MAYNARD, AUTH AGENT hereby request that the Planning Board waive the requirements of item HZE 275 B.C.G of the Subdivision/Site Plan Checklist in reference to a plan presented by MAYNARD & PAQUETTE (name of surveyor and engineer) dated JULY 20, 2016 for property tax map(s) 161 and lot(s) 37 in the Town of Hudson, NH. LAST REV 3/19/17

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e. (For Subdivisions) and RSA 674:44, III (e) (For Site-Plans). Without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Subdivision/Site Plan regulations.

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

REQUIRING 3RD LEADING SPACE/DOCK SERVES NO PURPOSE THUS ~~IS~~ UNNECESSARY

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):

EXISTING SITE HAS ONE LEADING SPACE/DOCK AND ONLY NEEDS ONE MORE FOR CONVENIENCE OF INTERNAL BLDG OPERATION. LEADING DOCK(S) ARE LOW TRAFFIC

Signed: *Richard L. Maynard*

Applicant or Authorized Agent

Planning Board Action:

Waiver Granted \_\_\_\_\_

Waiver Not Granted \_\_\_\_\_

**ABUTTERS:**

MAP 161 / LOT 37 (OWNER)  
 ROBERT W. CLAPP  
 58 JONSPIN ROAD  
 WILMINGTON, MA 01887

**DIRECT**

MAP 161 / LOT 29  
 WOODED HILLSIDE LLC  
 PO BOX 67141  
 CHESTNUT HILL, MA 02467

MAP 161 / LOT 35  
 JUHARA, LLC  
 33 CONSTITUTION DRIVE  
 HUDSON, N.H. 03051

MAP 161 / LOT 36  
 JAMES M DEDEUS TRUSTEE OF  
 JAMES M DEDEUS REV. TRUST  
 1 PARK AVE.  
 HUDSON, N.H. 03051

MAP 161 / LOT 38  
 TOWN OF HUDSON  
 12 SCHOOL STREET  
 HUDSON, N.H. 03051

MAP 161 / LOT 39  
 TOWN OF HUDSON  
 12 SCHOOL STREET  
 HUDSON, N.H. 03051

MAP 161 / LOT 41  
 MDP REALTY ASSOC., LLC  
 9 OLD DERRY ROAD  
 HUDSON, N.H. 03051

**INDIRECT**

MAP 161 / LOT 41  
 TOWN OF HUDSON  
 12 SCHOOL STREET  
 HUDSON, N.H. 03051

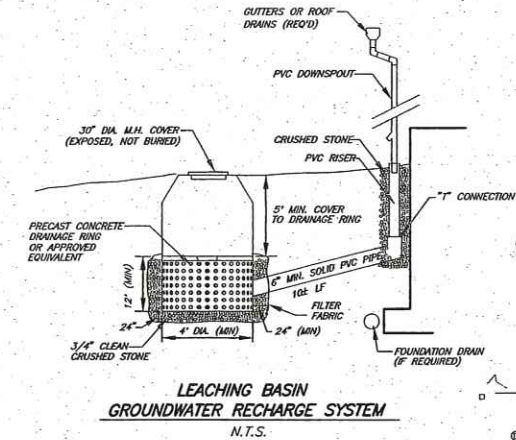
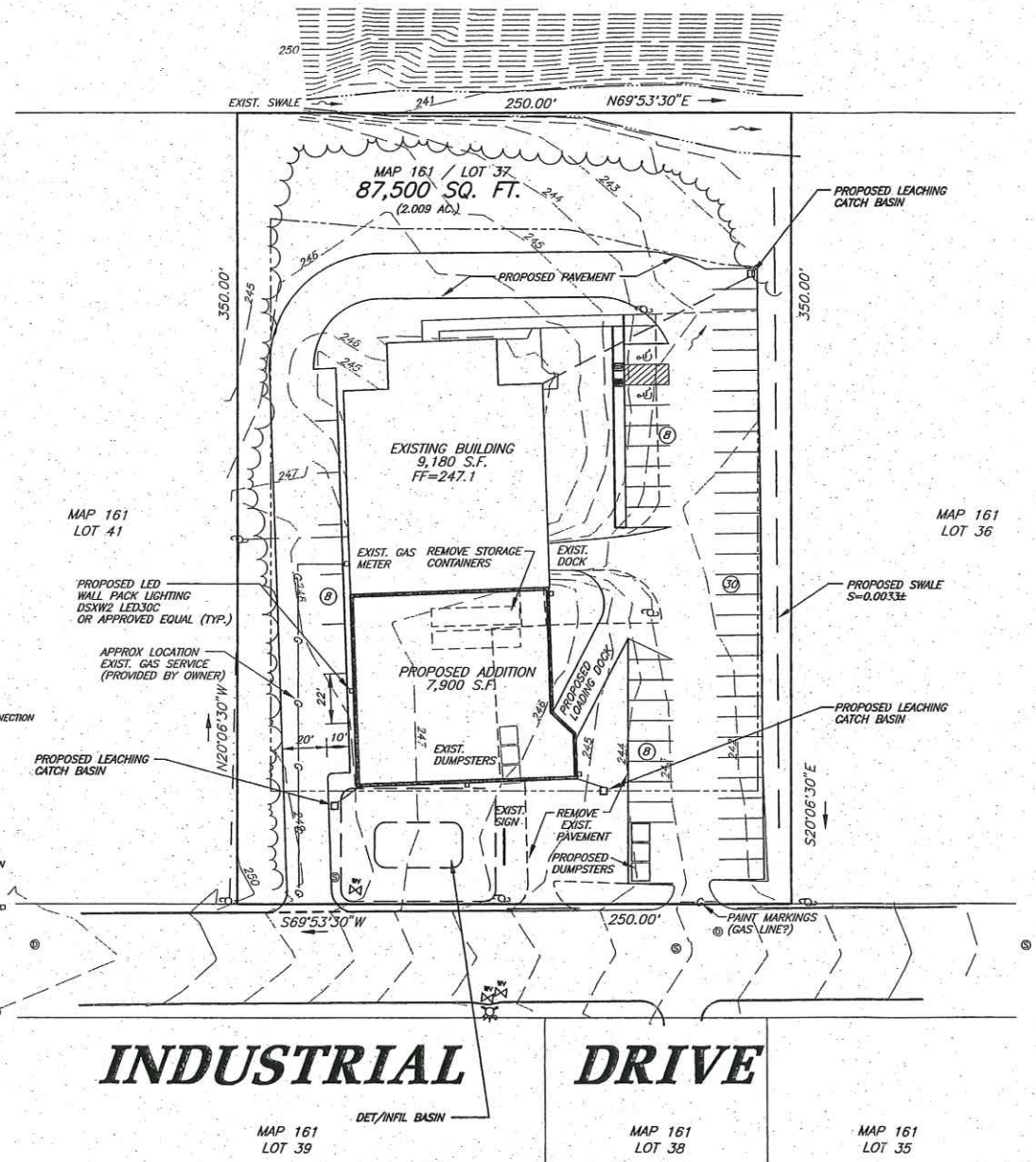
**PROFESSIONALS:**

MAYNARD & PAQUETTE  
 ENGINEERING ASSOC., LLC  
 23 E. PEARL STREET  
 NASHUA, NH 03060

**PLAN REFERENCES:**

1. CLEMENT INDUSTRIAL PARK OF HUDSON, ROUTE 111, HUDSON, NH  
 DATED 9-3-69 BY A.E. MAYNARD. FILED HCRD AS PLAN No. 4478.

**CENTRAL (Rte. 111) STREET**



- WAIVERS:**
- 1. HTC 275-9C NOISE STUDY
  - 2. HTC 275-9D FISCAL IMPACT
  - 3. HTC 275-9B TRAFFIC STUDY

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

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

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.

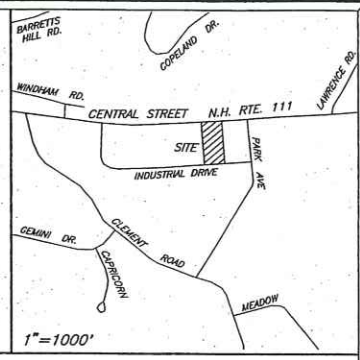
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE (1) YEAR FROM DATE OF APPROVAL.

ROBERT W. CLAPP \_\_\_\_\_ DATE \_\_\_\_\_

I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCE 1 AND A FIELD SURVEY LAST MADE ON THE GROUND IN DECEMBER 2015 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000



- LEGEND**
- STONE BOUND FOUND
  - STONE BOUND TO BE SET
  - IRON PIPE TO BE SET
  - EXISTING STONE WALL
  - ⊙ DRILL HOLE (LABELLED)
  - - - - LIMIT OF WETLANDS
  - - - - MINIMUM BUILDING SETBACK



**NOTES:**

- PRESENT ZONING: "I" INDUSTRIAL
  - EXISTING AND PROPOSED USE: INDUSTRIAL
  - THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A 7,900 SF ADDITION TO THE EXISTING BUILDING, TO CONSTRUCT AN ADDITIONAL LOADING DOCK AND TO CONSTRUCT ADDITIONAL PARKING AND DRIVEWAY.
- EXISTING INDUSTRIAL BLDG. AREA = 9,180 S.F.  
 PROPOSED ADDITION = 7,900 S.F.  
 TOTAL = 17,080 S.F.
- TOTAL AREA OF PARCEL: 2.009 ACRES (87,500± S.F.)
  - LOT NUMBERS REFER TO HUDSON ASSESSOR'S MAP 215.
  - IRON PIPES TO BE SET AT ALL LOT CORNERS AND STONE BOUNDS TO BE SET AT ALL POINTS OF TANGENCY AND CURVATURE ALONG THE RIGHT-OF-WAY BY A LICENSED LAND SURVEYOR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
  - LOT IS SERVICED BY EXISTING TOWN SEWER AND MUNICIPAL WATER.
  - DEVELOPMENT AGREEMENT DATED \_\_\_\_\_ IS ON FILE WITH THE TOWN OF HUDSON AND IS RECORDED AT THE H.C.R.D.
  - A COST ALLOCATION PROCEDURE (C.A.P.) AMOUNT OF \$ 7,469.40 SHALL BE PAID PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
  - SOIL CONSERVATION SERVICE MAP 29 LISTS SOILS AS:  
 "cmC" - CANTON STONY FINE SANDY LOAM, 8-15% SLOPES
  - N.F.I.P. F.I.R.M. COMMUNITY-PANEL NUMBER 330011C0517D & 33011C0519D INDICATES THAT THE SITE IS NOT IN THE 100-YEAR FLOOD PLAIN.
  - MINIMUM BUILDING REQUIREMENTS:  
 LOT SIZE = 30,000 S.F.  
 ROAD FRONTAGE = 150 FT.  
 BUILDING SETBACKS: FRONT YARD = 50 FT.  
 SIDE AND REAR YARD = 15 FT.  
 WETLAND = 50 FT.
  - OPEN SPACE REQUIRED: 35 % EXIST. OPEN SPACE: 63%  
 OPEN SPACE PROVIDED: 45 %
  - PARKING REQUIREMENTS: 1 SP/600 S.F.  
 EXISTING INDUSTRIAL BLDG. 9,180 S.F. = 16 SPACES  
 PROPOSED ADDITIONAL BLDG. 7,900 S.F. = 14 ADDITIONAL SPACES  
 TOTAL PARKING REQUIRED = 30 SPACES
  - PARKING PROVIDED:  
 EXISTING = 45 SPACES  
 PROPOSED = 9 SPACES INCL. 2 H.C. SPACES  
 TOTAL = 54 SPACES
  - LOADING SPACE REQUIREMENTS:  
 1 SPACE FOR 1ST GROSS 5,000 S.F. = 1 SPACE  
 1 SPACE FOR EACH ADDITIONAL GROSS 10,000 S.F. = 2 SPACES  
 TOTAL REQUIRED = 3 SPACES  
 TOTAL PROVIDED: 2 LOADING SPACES (12 FT X 60 FT) (1 NEW DOCK) SEE WAWER
  - APPROPRIATE EROSION CONTROL MEASURES (STRAW BALES, SILT SCREEN FENCE, ETC.) SHALL BE INSTALLED PRIOR TO INITIATION OF ANY SITE WORK AND SHALL BE MAINTAINED BY THE DEVELOPER UNTIL ADEQUATE VEGETATIVE COVER IS ESTABLISHED ON ALL GRADED AREAS.
  - LIGHTING TO BE DARK SKY COMPLIANT, LOCATED AS SHOWN.

SITE PLAN LOT 37 / MAP 161  
**HEILIND ELECTRONICS**  
**18 INDUSTRIAL DRIVE**  
**HUDSON, NEW HAMPSHIRE**  
 OWNER:  
 ROBERT W. CLAPP  
 58 JONSPIN ROAD  
 WILMINGTON, MA 01887

SCALE: 1" = 40' DATE: JULY 20, 2016

**ENGINEERING**  
**MP ASSOCIATES**  
**Maynard & Paquette**  
 Engineering Associates, LLC  
 Consulting Engineers and Land Surveyors  
 23 East Pearl Street, Nashua, N.H. 03060  
 Phone: (603)883-8433 Fax: (603)883-7227

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DESIGNED	DRAFTED	CHECKED	APPROVED	BOOK & PAGE	REVISION	SIZE	JOB NUMBER

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 MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC  
 ILLEGAL TO COPY THIS PLAN/PRINT WITHOUT WRITTEN PERMISSION.

**ABUTTERS:**

MAP 161 / LOT 37 (OWNER)  
ROBERT W. CLAPP  
58 JONSPIN ROAD  
WILMINGTON, MA 01887

**DIRECT**

MAP 161 / LOT 29  
WOODED HILLSIDE LLC  
PO BOX 67141  
CHESTNUT HILL, MA 02467

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MAP 161 / LOT 36  
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1 PARK AVE.  
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MAP 161 / LOT 41  
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**INDIRECT**

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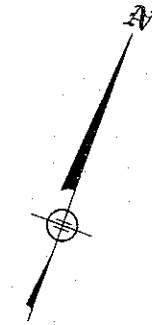
**PROFESSIONALS:**

MAYNARD & PAQUETTE  
ENGINEERING ASSOC., LLC  
23 E. PEARL STREET  
NASHUA, NH 03060

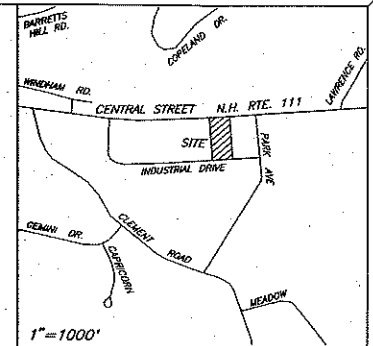
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DATED 9-3-69 BY A.E. MAYNARD, FILED HCRD AS PLAN No. 4479.

**CENTRAL (Rte. 111) STREET**



- STONE BOUND FOUND
- STONE BOUND TO BE SET
- IRON PIPE TO BE SET
- EXISTING STONE WALL
- ⊙ DRILL HOLE (LABELLED)
- LIMIT OF WETLANDS
- - - - MINIMUM BUILDING SETBACK

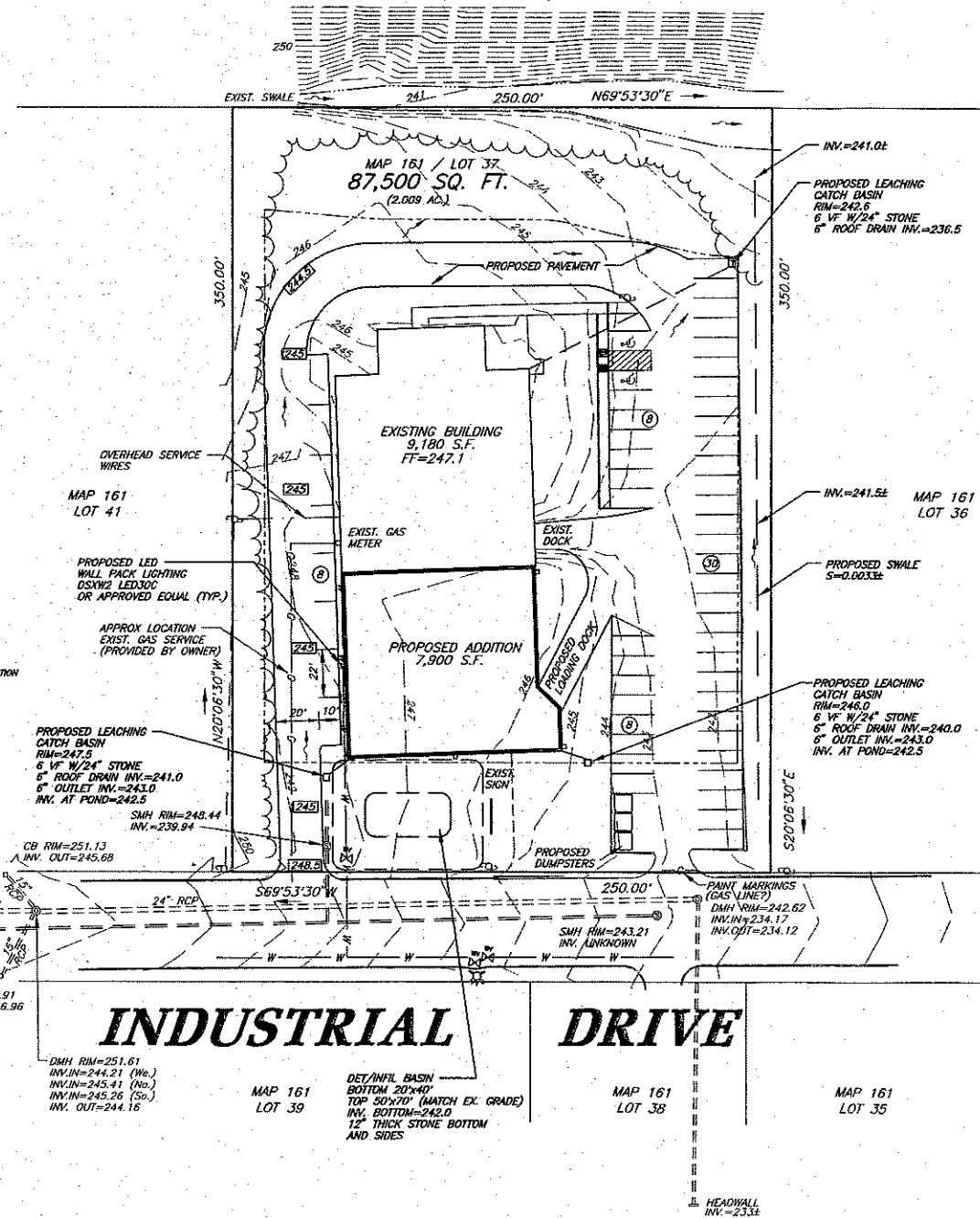
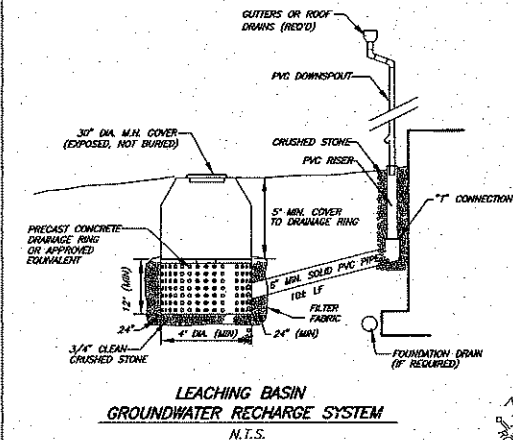
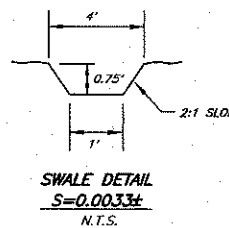


**LEGEND**

**VICINITY**

**NOTES:**

1. PRESENT ZONING: "I" INDUSTRIAL
  2. EXISTING AND PROPOSED USE: INDUSTRIAL
  3. THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A 7,900 SF ADDITION TO THE EXISTING BUILDING, TO CONSTRUCT AN ADDITIONAL LOADING DOCK AND TO CONSTRUCT ADDITIONAL PARKING AND DRIVEWAY.
- EXISTING INDUSTRIAL BLDG. AREA = 9,180 S.F.  
PROPOSED ADDITION = 7,900 S.F.  
TOTAL = 17,080 S.F.
4. TOTAL AREA OF PARCEL: 2.009 ACRES (87,500± S.F.)
  5. LOT NUMBERS REFER TO HUDSON ASSESSOR'S MAP 215.
  6. IRON PIPES TO BE SET AT ALL LOT CORNERS AND STONE BOUNDS TO BE SET AT ALL POINTS OF TANGENCY AND CURVATURE ALONG THE RIGHT-OF-WAY BY A LICENSED LAND SURVEYOR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
  7. LOT IS SERVICED BY EXISTING TOWN SEWER AND MUNICIPAL WATER.
  8. DEVELOPMENT AGREEMENT DATED \_\_\_\_\_ IS ON FILE WITH THE TOWN OF HUDSON AND IS RECORDED AT THE H.C.R.D.
  9. A COST ALLOCATION PROCEDURE (C.A.P.) AMOUNT OF \$ 7,469.40 SHALL BE PAID PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
  10. SOIL CONSERVATION SERVICE MAP 29 LISTS SOILS AS: "CmC" - CANTON STONY FINE SANDY LOAM, 8-15% SLOPES
  11. N.F.I.P. F.I.R.M. COMMUNITY-PANEL NUMBER 330011C0517D & 33011C0519D INDICATES THAT THE SITE IS NOT IN THE 100-YEAR FLOOD PLAIN.
  12. MINIMUM BUILDING REQUIREMENTS:  
LOT SIZE = 30,000 S.F.  
ROAD FRONTAGE = 150 FT.  
BUILDING SETBACKS: FRONT YARD = 50 FT.  
SIDE AND REAR YARD = 15 FT.  
WETLAND = 50 FT.
  13. OPEN SPACE REQUIRED: 35 % EXIST. OPEN SPACE: 63%  
OPEN SPACE PROVIDED: 45 %
  14. PARKING REQUIREMENTS: 1 SP/600 S.F.  
EXISTING INDUSTRIAL BLDG. 9,180 S.F. = 16 SPACES  
PROPOSED ADDITIONAL BLDG S.F. 7,900 S.F. = 14 ADDITIONAL SPACES  
TOTAL PARKING REQUIRED = 30 SPACES  
PARKING PROVIDED:  
EXISTING = 45 SPACES  
PROPOSED = 9 SPACES INCL. 2 H.C. SPACES  
TOTAL = 54 SPACES
  15. LOADING SPACE REQUIREMENTS:  
1 SPACE FOR 1ST GROSS 5,000 S.F. = 1 SPACE  
1 SPACE FOR EACH ADDITIONAL GROSS 10,000 S.F. = 2 SPACES  
TOTAL REQUIRED = 3 SPACES  
TOTAL PROVIDED: 2 LOADING SPACES (12 FT X 60 FT) (1 NEW DOCK) SEE WAIVER
  16. APPROPRIATE EROSION CONTROL MEASURES (STRAW BALES, SILT SCREEN FENCE, ETC.) SHALL BE INSTALLED PRIOR TO INITIATION OF ANY SITE WORK AND SHALL BE MAINTAINED BY THE DEVELOPER UNTIL ADEQUATE VEGETATIVE COVER IS ESTABLISHED ON ALL GRADED AREAS.



- WAIVERS:**
- 1. HTC 275-8C NOISE STUDY
  - 2. HTC 275-8D FISCAL IMPACT
  - 3. HTC 275-9B TRAFFIC STUDY

APPROVED BY THE HUDSON, N.H. PLANNING BOARD  
DATE OF MEETING: \_\_\_\_\_  
SIGNATURE DATE: \_\_\_\_\_  
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.

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE (1) YEAR FROM DATE OF APPROVAL.  
ROBERT W. CLAPP \_\_\_\_\_ DATE \_\_\_\_\_

I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCE 1 AND A FIELD SURVEY LAST MADE ON THE GROUND IN DECEMBER 2015 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000

UTILITIES AND DRAINAGE PLAN LOT 37 / MAP 161  
**HEILIND ELECTRONICS**  
**18 INDUSTRIAL DRIVE**  
**HUDSON, NEW HAMPSHIRE**  
OWNER:  
ROBERT W. CLAPP  
58 JONSPIN ROAD  
WILMINGTON, MA 01887

SCALE: 1" = 40' DATE: JULY 20, 2016  
**Engineering Associates, LLC**  
Consulting Engineers and Land Surveyors  
23 East Pearl Street, Nashua, N.H. 03060  
Phone: (603)883-8433 Fax: (603)883-7227

NO.	DATE	REVISION
1	7-20-16	ADD GRADIES, INFIL BASIN, SWALE
2	7-20-16	ADD SHEETS TO SET
3	7-20-16	REVISION

JWY	JWY	DESIGNED	DRAFTED	CHECKED	APPROVED	BOOK & PAGE	2	D	12487

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**ABUTTERS:**

MAP 161 / LOT 37 (OWNER)  
 ROBERT W. CLAPP  
 58 JONSPIN ROAD  
 WILMINGTON, MA 01887

**DIRECT**

MAP 161 / LOT 29  
 WOODED HILLSIDE LLC  
 PO BOX 67141  
 CHESTNUT HILL, MA 02467.

MAP 161 / LOT 35  
 JUHARA, LLC  
 33 CONSTITUTION DRIVE  
 HUDSON, N.H. 03051

MAP 161 / LOT 36  
 JAMES M DEDEUS TRUSTEE OF  
 JAMES M DEDEUS REV. TRUST  
 1 PARK AVE.  
 HUDSON, N.H. 03051

MAP 161 / LOT 38  
 TOWN OF HUDSON  
 12 SCHOOL STREET  
 HUDSON, N.H. 03051

MAP 161 / LOT 39  
 TOWN OF HUDSON  
 12 SCHOOL STREET  
 HUDSON, N.H. 03051

MAP 161 / LOT 41  
 MDP REALTY ASSOC., LLC  
 9 OLD DERRY ROAD  
 HUDSON, N.H. 03051

**INDIRECT**

MAP 161 / LOT 41  
 TOWN OF HUDSON  
 12 SCHOOL STREET  
 HUDSON, N.H. 03051

**PROFESSIONALS:**

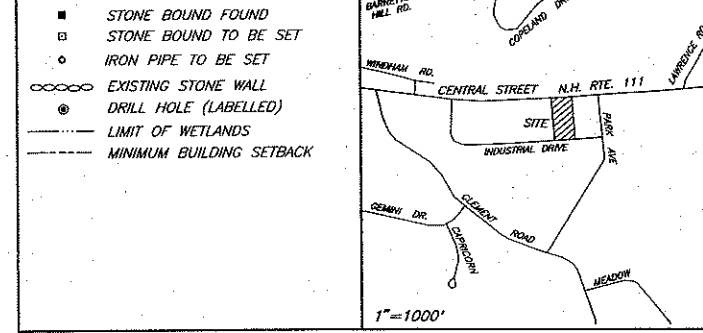
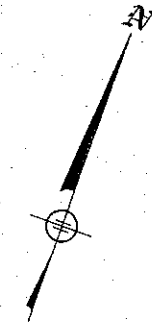
MAYNARD & PAQUETTE  
 ENGINEERING ASSOC., LLC  
 23 E. PEARL STREET  
 NASHUA, NH 03060

**PLAN REFERENCES:**

1. CLEMENT INDUSTRIAL PARK OF HUDSON, ROUTE 111, HUDSON, NH  
 DATED 9-3-89 BY A.E. MAYNARD. FILED MCRD AS PLAN No. 4479.

MAP 161  
 LOT 29

**CENTRAL (Rte. 111) STREET**



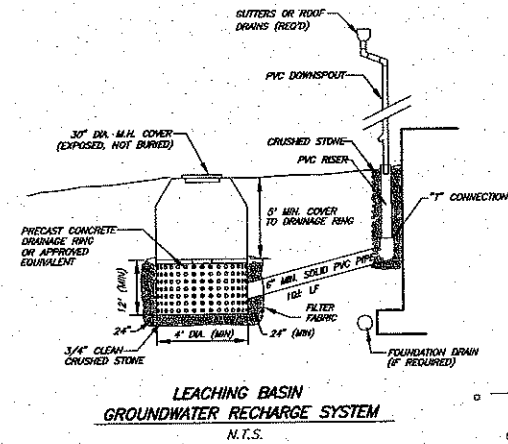
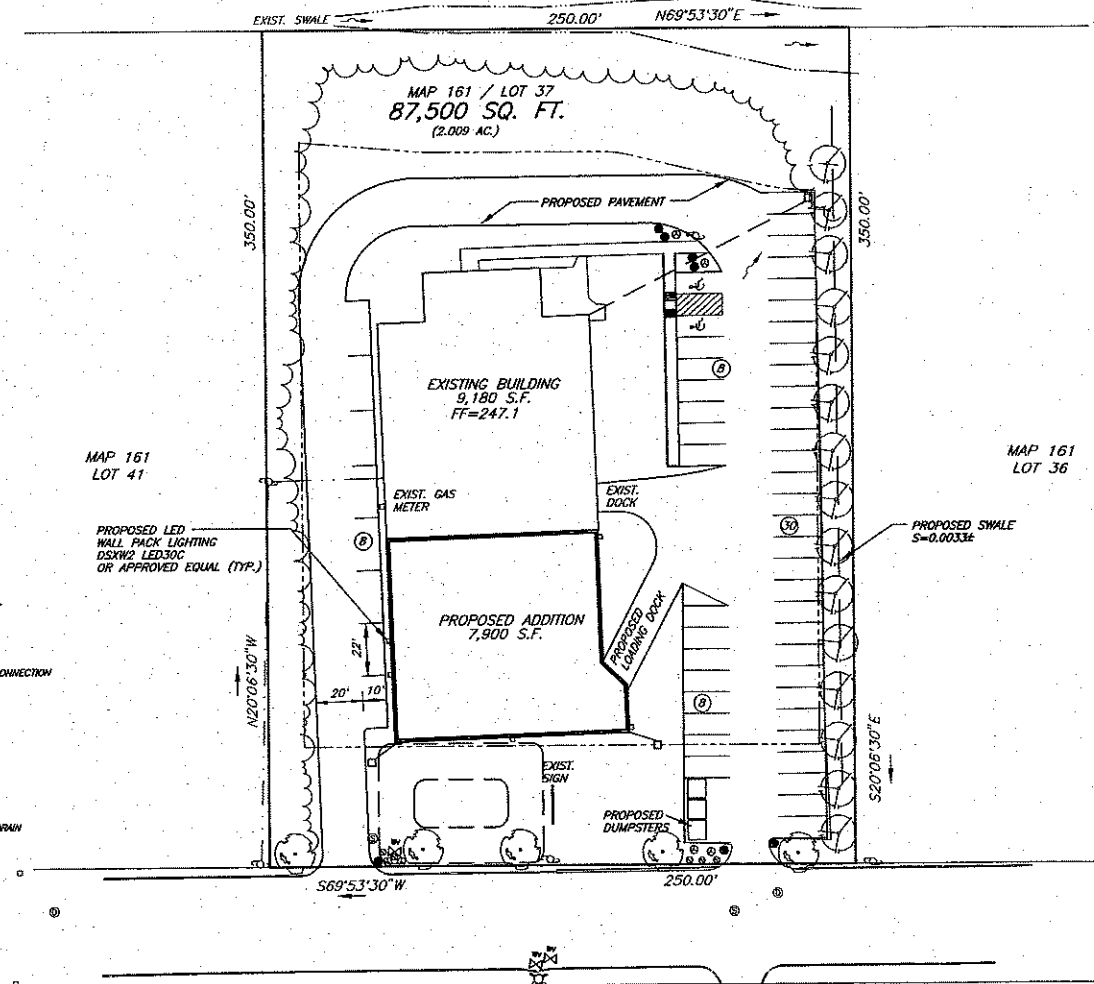
**LEGEND**

- STONE BOUND FOUND
- STONE BOUND TO BE SET
- IRON PIPE TO BE SET
- EXISTING STONE WALL
- DRILL HOLE (LABELLED)
- LIMIT OF WETLANDS
- - - MINIMUM BUILDING SETBACK

**VICINITY**

NO.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE
7	JS	JUNIPERUS CHINENSIS "SARGENT"	SARGENT JUNIPER	24 - 30"
5	BJB	BUXUS SINICA INSULARIS	JUSTIN BOWERS BOXWOOD	2 GAL.
6	AST	AZALEA GANDAVENSE	GHENT AZALEA	24 - 30"
15	PA	PINUS STROBUS	WHITE PINE	2" CAL.
5	AF	ACER x FREEMANII	AUTUMN BLAZE MAPLE	2 1/2" CAL.

NOTE: PLANT SPECIES AND LOCATIONS SUBJECT TO CHANGE. ALL CHANGES TO BE REVIEWED AND APPROVED BY PLANNING DEPARTMENT PRIOR TO PLANTING.



NO.	DATE	DESCRIPTION
1	7-20-16	ADD SHEETS TO SET
2	7-20-16	ADD BASIN, SWALE
3	7-20-16	ADD SHEETS TO SET

**INDUSTRIAL DRIVE**

LANDSCAPE PLAN  
 LOT 37 / MAP 161  
**HEILIND ELECTRONICS**  
 18 INDUSTRIAL DRIVE  
 HUDSON, NEW HAMPSHIRE

OWNER:  
 ROBERT W. CLAPP  
 58 JONSPIN ROAD  
 WILMINGTON, MA 01887

SCALE: 1" = 40'  
 DATE: JULY 20, 2016

**ENGINEERING ASSOCIATES**  
 Maynard & Paquette  
 Consulting Engineers and Land Surveyors  
 23 East Pearl Street, Nashua, NH 03060  
 Phone: (603)883-8433 Fax: (603)883-7227

- WAIVERS:**
- 1. HTC 275-9C NOISE STUDY
  - 2. HTC 275-9D FISCAL IMPACT
  - 3. HTC 275-9B TRAFFIC STUDY

APPROVED BY THE HUDSON, N.H. PLANNING BOARD  
 DATE OF MEETING: \_\_\_\_\_  
 SIGNATURE DATE: \_\_\_\_\_  
 SIGNATURE DATE: \_\_\_\_\_  
 SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE (1) YEAR FROM DATE OF APPROVAL.  
 ROBERT W. CLAPP \_\_\_\_\_ DATE \_\_\_\_\_

JWY	JWY				2	D	12487
DESIGNED	DRAFTED	CHECKED	APPROVED	BOOK & PAGE	REVISION	SIZE	JOB NUMBER

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 MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC  
 LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR



# Mac Thompson Site Plan

## STAFF REPORT

March 29, 2017

**SITE:** 48 Lowell Road -- Map 190/Lot 191 -- SP# 05-17

**ZONING:** B

**PURPOSE OF PLAN:** to re-develop the site as a multi-use commercial site per Zoning Sec. 334-10B. Uses to include: Business or Professional Office; Motor vehicle sales and rental; general retail; and storage for on-site commercial uses. Also, to show improvements for construction of a fenced outdoor vehicle storage area. Application Acceptance & Hearing.

**PLAN UNDER REVIEW ENTITLED:** Mac Thompson Site Plan, 48 Lowell Road, Tax Map 190, Lot 191, prepared by Benchmark Engineering, Inc., Londonderry, NH, dated: 12 DE 16, last revised 20 MAR 17, consisting of Sheets 1 – 9 and Notes 1 – 27 (Sheet 3 of 9) (plans attached hereto).

### ATTACHMENTS:

1. Site Plan Application, including Project Narrative, Checklist, date stamped 16 FEB 17 – Attachment “A”.
2. CLD’s Initial Comments Report, dated 9 MAR 17 – “B”.
3. Benchmark Engineering, Inc. Response letter, dated 20 MAR 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 to be determined at the meeting.

**REQUESTED WAIVERS:** None applicable unless requested by the Planning Board.

### OUTSTANDING ISSUES:

1. Please see CLD’s Initial Comments Report “B” and Benchmark Engineering, Inc. Response letter, dated 20 MAR 17 – “C”, together with the attached revised plans.

Except for determining the CAP Fee, no other outstanding issues remain with this proposed addition to the existing industrial building.

**RECOMMENDATION:** For this initial hearing, staff recommends application acceptance, conduct public hearing and for final or continued action to be considered in accordance with the below DRAFT MOTIONS.

### APPLICATION TRACKING:

16 FEB 17 - Application submitted.  
29 MAR 17- Initial public hearing scheduled.

**DRAFT MOTIONS:**

I move to accept the Site Plan application for Mac Thompson Site Plan, 48 Lowell Road, Tax Map 190, Lot 191.

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

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

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

**WAIVER MOTIONS: N/A.**

**MOTION TO APPROVE:**

I move to approve the Site Plan entitled: Mac Thompson Site Plan, 48 Lowell Road, Tax Map 190, Lot 191, prepared by Benchmark Engineering, Inc., Londonderry, NH, dated: 12 DE 16, last revised 20 MAR 17, consisting of Sheets 1 – 9 and Notes 1 – 27 (Sheet 3 of 9), 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. All improvements shown on the Site Plan-of-Record, including Notes 1- 27, shall be completed in their entirety and at the expense of the Applicant or his assigns.
3. A cost allocation procedure (CAP) amount of \$ \_\_\_\_\_ shall be paid prior to the issuance of a Certificate of Occupancy, and Note 9 on the Plan shall be amended to reflect said CAP Fee amount.
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. Refuse removal shall not occur earlier than 7:00 A.M. nor later than 7:00 P.M., Monday thru Saturday only.
8. This plan shall be subject to final engineering review and approval.

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



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



Date of Application: 12/20/16 Tax Map # 190 Lot # 191

Name of Project: MacThompson Site Plan

Zoning District: \_\_\_\_\_ General SP# 05-17  
(For Town Use) (For Town Use)

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

**"A"**

<u>PROPERTY OWNER:</u>	<u>DEVELOPER:</u>
Name: <u>MacThompson Realty, LLC</u>	<u>(same as owner)</u>
Address: <u>3 Marmon Drive</u>	_____
Address: <u>Nashua, NH 03060</u>	_____
Telephone # <u>(603) 888-1121</u>	_____
Fax # _____	_____
Email: _____	_____

<u>PROJECT ENGINEER</u>	<u>SURVEYOR</u>
Name: <u>Benchmark Engineering, Inc.</u>	<u>Rangeway Land Surveying &amp; Design, Inc.</u>
Address: <u>1F Commons Dr, Unit 35</u>	<u>252 Daniel Plummer Road</u>
Address: <u>Londonderry, NH 03053</u>	<u>Goffstown, NH 03045</u>
Telephone # <u>(603) 437-5000</u>	<u>(603) 624-1602</u>
Fax # _____	_____
Email: <u>nick@benchmark-engineering.com</u>	_____

PURPOSE OF PLAN:

- A) To Re-develop the site as a multi use commercial site per Zoning Sec. 334-10B.  
Uses to include: Business or Professional Office; Motor vehicle sales and rental; general retail; and storage for on-site commercial uses.
- B) To show improvements for construction of a fenced outdoor vehicle storage area.

<i>For Town Use</i>	
Plan Routing Date: _____	Sub/Site Date: _____
<input type="checkbox"/> I have no comments <input type="checkbox"/> I have comments (attach to form)	
_____ Title: _____	_____ Date: _____
(Initials)	
DEPT:	
<input 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>\$4776.59</u>	



# **Application Package**

## **MACTHOMPSON SITE PLAN**

**48 LOWELL ROAD/ NH ROUTE 3A  
HUDSON, NH**

TAX MAP 190 LOT 191

**PREPARED FOR:**  
**MacThompson Realty, Inc.**  
3 Marmon Drive  
Nashua, NH 03060

**PREPARED BY:**  
**BENCHMARK ENGINEERING, INC.**  
1F COMMONS DRIVE, SUITE 35  
LONDONDERRY, NH 03053  
PHONE: (603) 437-5000

**Date: FEBRUARY 14, 2017**

**MACTHOMPSON SITE PLAN  
HUDSON, NEW HAMPSHIRE**

**APPLICATION ATTACHMENTS**

- **SITE PLAN NARRATIVE**
- **OWNER LETTER OF AUTHORIZATION**
- **SITE PLAN APPLICATION**
- **ABUTTER INFORMATION**
- **TEST PIT LOGS**
- **BUILDING ELEVATION**
- **ZONING DETERMINATION**

## **SITE PLAN NARRATIVE**

The development site (Tax Map 190 Lot 191) containing 2.6 acres of partially developed land on the easterly side of Lowell Road/ Route 3A. The front portion of the site along Lowell Road contains an existing two family residential building (Building-A), an office building (Building-B) and an existing storage building (Building-C).

The purpose of this site plan is to redevelop the parcel into a multi-use commercial-site. Proposed uses include Business or Professional Office; Motor vehicle sales and rental; and general retail. The existing residential use will be removed. Building-C will continue to be utilized for storage.

Improvements include construction of a fenced outdoor vehicle storage area. Two underground drainage systems are proposed to mitigate any increase in runoff from these improvements. The existing structures and parking area will remain.

MACTHOMPSON REALTY, INC.  
3 MARMON DRIVE  
NASHUA, NH 03060

January 31, 2017

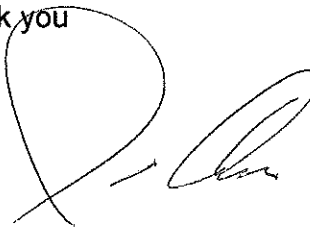
**RE: 48 LOWELL ROAD  
PLANNING BOARD APPLICATION**

**LETTER OF AUTHORIZATION**

To whom it may concern;

I hereby authorize Benchmark Engineering, Inc. to represent my Planning Board Application relating to a Site Plan for the above referenced property.

Thank you

 President



**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-***
<b>Town General Review Fees/Application Fee</b>		
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		GEN 4313
ZBA Input		GEN 4313
On Site Signs	\$15.00	GEN 4313
Advertising	\$40.00 (flat fee)	GEN 4313
Tax Map Updating	\$275.00 (flat fee)	1312-505
Postage	USPS Current Rates	GEN 4313
<b>Recording Fees</b>		
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: MacThompson Site Plan

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 191 LOT 190

DATE: 2/14/17

-----  
Location by Street 48 Lowell Road

Zoning: "B" Business

Proposed Land Use: Commercial

Existing Use: Commercial/ Residential

Surrounding Land Use(s): Commercial

Number of Lots Occupied: 1

Existing Area Covered by Building: 3,650 sq. ft.

Existing Buildings to be removed: None

Proposed Area Covered by Building: 3,650 sq. ft.

Open Space Proposed: 46,500 sq. ft. (40%)

Open Space Required: 40,000 sq. ft. (35%)

Total Area: S.F.: 113,802 Acres: 2.62

Area in Wetland: 0 Area Steep Slopes: 17,000 sq.ft.

Required Lot Size: 30,000 sq.ft.

Existing Frontage: 118 feet

Required Frontage: 150 feet

Building Setbacks:	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50 feet</u>	<u>no new</u>
Side:	<u>15 feet</u>	<u>buildings</u>
Rear:	<u>15 feet</u>	<u>proposed</u>

**SITE PLAN DATA SHEET  
(Continued)**

Flood Zone Reference: Panel # 330092-0518D

Width of Driveways: 1

Number of Curb Cuts: 1

Proposed Parking Spaces: 22

Required Parking Spaces: 22

Basis of Required Parking (Use): Retail

Dates/Case #/Description/Stipulations  
of ZBA, Conservation Commission,  
NH Wetlands Board Actions: None  
(Attach stipulations on separate sheet)

Hudson Town Code

<u>Waivers Requested:</u>	<u>Reference</u>	<u>Regulation Description</u>
	1. <b>275-9B</b>	<b>Traffic Study</b>
	2. <b>275-9C</b>	<b>Noise Study</b>
	3. <b>275-9D</b>	<b>Fiscal Impact Study</b>
	4. _____	_____
	5. _____	_____
	6. _____	_____
	7. _____	_____
	8. _____	_____

(Left column for Town Use)

Impact Fees:  
C.A.P Fee: \_\_\_\_\_  
\_\_\_\_\_

Development Agreement  
Proposed: \_\_\_\_\_

<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>✓NL</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>NL</u>	b) A Site Plan narrative, describing the purpose, locations, long-range plans, impacts on traffic, schools, and utilities	_____
<u>NL</u>	c) Plan scale at not less the one inch equals fifty feet (1,, = 50')	_____
<u>NL</u>	d) Locus plan with 1,000' minimum radius of site to surrounding area	_____
<u>NL</u>	e) Plan date by day/month/year	_____
<u>NL</u>	f) Revision block inscribed on the plan	_____
<u>NL</u>	g) Planning Board approval block inscribed on the plan	_____
<u>NL</u>	h) Title of project inscribed on the plan	_____
<u>NL</u>	i) Names and addresses of property owners and their signatures inscribed on the plan	_____
<u>NL</u>	j) North point inscribed on the plan	_____
<u>NL</u>	k) Property lines: exact locations and dimensions	_____
<u>NL</u>	l) Square feet and acreage of site	_____
<u>NL</u>	m) Square feet of each building (existing and proposed)	_____
<u>NL</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

- |               |  |       |
|---------------|--|-------|
| <u>NL</u> 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  | _____ |
| <u>NL</u> p)  | Locations of existing and proposed permanent monuments and bench marks within 200 feet of the development tract  | _____ |
| <u>NL</u> q)  | Pertinent highway projects   | _____ |
| <u>NL</u> r)  | Assessor's Map and Lot number(s)   | _____ |
| <u>NL</u> 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 | _____ |
| <u>NL</u> t)  | Delineate zoning district on the plan  | _____ |
| <u>NL</u> u)  | Storm water drainage plan  | _____ |
| <u>NL</u> v)  | Topographical elevations at 2-foot intervals contours: existing and proposed   | _____ |
| <u>NL</u> w)  | Utilities: existing and proposed   | _____ |
| <u>NL</u> x)  | Parking: existing and proposed   | _____ |
| <u>NL</u> y)  | Parking space: length and width  | _____ |
| <u>NL</u> z)  | Aisle width/maneuvering space  | _____ |
| <u>NL</u> aa) | Landscaping: existing and proposed   | _____ |
| <u>NL</u> ab) | Building and wetland setback lines   | _____ |
| <u>NL</u> ac) | Curb cuts  | _____ |
| <u>NL</u> ad) | Rights of way: existing and proposed   | _____ |
| <u>NL</u> ae) | Sidewalks: existing and proposed   | _____ |
| <u>NL</u> af) | Exterior lighting plan   | _____ |
| <u>NL</u> ag) | Sign locations: size and design  | _____ |
| <u>NL</u> ah) | Water mains and sewerage lines   | _____ |
| <u>NL</u> ai) | Location of dumpsters on concrete pads   | _____ |
| <u>NL</u> aj) | All notes from plats   | _____ |

Applicant  
Initials

Staff  
Initials

- |           |     |   |       |
|-----------|-----|---|-------|
| <u>NL</u> | ak) | Buffer as required by site plan regulations   | _____ |
| <u>NL</u> | al) | Green and open space requirements met with both types of spaces inscribed on the plan   | _____ |
| <u>NL</u> | 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. | _____ |
| <u>NL</u> | 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.                       | _____ |
| <u>NL</u> | ao) | “Valid for one year after approval,, statement inscribed on the plan.   | _____ |
| <u>NL</u> | ap) | Loading bays/docks  | _____ |
| <u>NL</u> | aq) | State of New Hampshire engineer’s stamp, signature, surveyor’s stamp, and signature   | _____ |
| <u>NL</u> | ar) | Error of closure (1 in 10,000 or better)  | _____ |
| <u>NL</u> | as) | Drafting errors/omissions   | _____ |
| <u>NL</u> | at) | Developer names, addresses, telephone numbers and signatures  | _____ |
| <u>NL</u> | au) | Photographs, electronic/digital display or video of site and area   | _____ |
| <u>NL</u> | av) | Attach one (1) copy of the building elevations  | _____ |
| <u>W</u>  | aw) | Fiscal impact study   | _____ |
| <u>W</u>  | ax) | Traffic study   | _____ |
| <u>W</u>  | 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.

*Will provide before meeting*

NL bb) Presentation plan (colored, with color-coded bar chart) \_\_\_\_\_

NL bc) Fees paid to clerk \_\_\_\_\_

*Will bring to meeting*

NL 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.

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**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: \_\_\_\_\_

*[Handwritten Signature]* President

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

Signature of Developer: \_\_\_\_\_

*[Handwritten Signature]* President

- ❖ 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: MacThompson Site Plan

Street Address: 48 Lowell Road

I Nicholas Loring hereby request that the Planning Board waive the requirements of item 275-9B - Traffic Study of the Subdivision/Site Plan Checklist in reference to a plan presented by Benchmark Engineering, Inc.

December 12, 2016 (name of surveyor and engineer) dated for property tax map(s) 191 and lot(s) 190 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):

There are no new buildings being constructed other than changing the use of the existing residential building. The expansion of the paved area will be used for vehicle storage.

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):

Site is currently developed with in the Business Zone on a major roadway (Lowell Road). No new buildings will be constructed and no changes are proposed to the existing driveway at Lowell Road.

Signed:   
Applicant or Authorized Agent

Planning Board Action:  
Waiver Granted: \_\_\_\_\_  
Waiver Not Granted: \_\_\_\_\_

**SUBDIVISION/SITE PLAN WAIVER REQUEST FORM**

Name of Subdivision/Site Plan: MacThompson Site Plan

Street Address: 48 Lowell Road

I Nicholas Loring hereby request that the Planning Board waive the requirements of item 275-9C Noise Study of the Subdivision/Site Plan Checklist in reference to a plan presented by Benchmark Engineering, Inc.

(name of surveyor and engineer) dated December 12, 2016 for property tax map(s) 191 and lot(s) 190 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):

The property has existing buildings with residential and commercial uses.  
Surrounding properties are developed with commercial uses and all parcels are within the Business Zone.

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 buildings are all existing and located within the Business Zone. All abutting properties are within the Business Zone. The proposed parking area will be used for long term storage of vehicles and should not create any more noise than the existing situation. Storage area will be accessed during typical business hours.

Signed:   
Applicant or Authorized Agent

Planning Board Action:  
Waiver Granted: \_\_\_\_\_  
Waiver Not Granted: \_\_\_\_\_

**SUBDIVISION/SITE PLAN WAIVER REQUEST FORM**

Name of Subdivision/Site Plan: MacThompson Site Plan

Street Address: 48 Lowell Road

I Nicholas Loring hereby request that the Planning Board waive the requirements of item 275-9D Fiscal Impact Study of the Subdivision/Site Plan Checklist in reference to a plan presented by Benchmark Engineering, Inc.

(name of surveyor and engineer) dated December 12, 2016 for property tax map(s) 191 and lot(s) 190 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):

**There are no new buildings being constructed other than changing the use of the existing residential building. The surrounding properties are already developed and zoned the same as the subject property.**

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):

**No new buildings are proposed. The site is zoned appropriately for the proposed uses and the non-conforming residential use will be removed.**

Signed: Nicholas Loring  
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:

<input type="checkbox"/>	1.	Application incomplete	_____
<input checked="" type="checkbox"/>	2.	Application complete. Include any applicable requested waivers, fees paid, routing sheet returned	<u>2-16-17</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:	
		_____	
		_____	
		_____	
		_____	
		_____	
		_____	



'B'



March 9, 2017

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

Re: Town of Hudson Planning Board Review  
MacThompson Site Plan, 48 Lowell Road  
Tax Map 190, Lot 191; Acct. #1350-891  
CLD Reference No. 03-0249.1560

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.

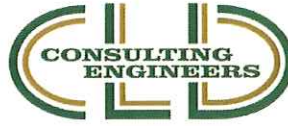
We have included a copy of CLD's evaluation of the checklist for your reference. We note that several items could not be verified by CLD and require action by the Town.

The project appears to consist of the redevelopment of the site into a multi-use commercial site, with proposed uses including a business or professional office, motor vehicle sales and rental, and general retail. Proposed improvements to the site include a large paved vehicle storage area, an underground drainage system, and other associated site improvements. The existing buildings are to remain and will continue to be serviced by Municipal sewer and water.

The following items are noted: `

### **1. Site Plan Review Codes and Administrative Requirements and Definitions**

- a. HR 275-6.E. The applicant has not provided details about the proposed operation of the gate into the vehicle storage area. The applicant should review with the Hudson Fire Department to confirm that proposed measures will be acceptable for emergency access to the vehicle storage area.
- b. HR 275-8.C.(2)(p) and ZO 334-15.A. The applicant has provided parking calculations for the subject site and has shown proposed parking locations on the plans. Parking calculations do not include 1,800 square feet for storage in existing Building C, which, if available for lease with the other buildings, requires an additional 9 parking spaces.



- c. HR 275-8.C. We note that some of the proposed parking spaces are located within the fenced in vehicle storage area with no dedicated pedestrian access to the buildings in the front of the site. The applicant should review these locations for safe and secure access to the buildings, especially at night as site lighting is not proposed in the area around the gate
- d. HR 275-8.C.(5). The applicant has proposed a variable aisle width for the parking spaces north of building B, with the narrowest width less than the minimum required by the Regulation for two-way circulation. (The required width overlaps onto the ADA parking aisle width, which could be used for parking if the disabled person needs vehicle access on the non-aisle side of the vehicle.)
- e. HR 275-8.C. The applicant should review the proposed parking space layout for space #9 as it may be difficult for a vehicle to access and exit this space without encroaching onto the adjacent grass area and possibly backing into the proposed fence.
- f. HR 275-8.C.(6). The applicant has not labelled any off-street loading spaces. A waiver from this requirement was not noted in the Site Plan Application.
- g. HR 275-8.C.(8). The Town should review to determine if screening between abutting non-residential sites is required for this parcel. The applicant has proposed removal of all existing vegetation and installation of a fence along the property line for the proposed vehicle storage area.
- h. HR 275-8.C.(11). The applicant has not provided any spot grades, details or other information to verify that the existing sidewalk will meet the latest ADA Regulations. The applicant also did not provide the required note indicating that the plan complies with the latest ADA Regulations to the best of the designer's knowledge.
- i. HR 275-9.B. The applicant included a waiver request in the Site Plan Application for the Traffic Study requirement.
- j. HR 275-9.C. The applicant included a waiver request in the Site Plan Application for the Noise Study requirement.
- k. HR 275-9.D. The applicant included a waiver request in the Site Plan Application for the Fiscal Impact Study requirement.
- l. HR 275-9.F. and 276-11.1.B.(20). No existing easements, covenants or deed restrictions were noted on the plan set for the subject lot nor were copies of the same received as part of the review package. The tax map on the cover sheet shows a line within the subject lot on the west side which does not appear on any of the plan sheets. The applicant should clarify what this line represents. Also, the tax map on the cover sheet appears to show the 100' PSNH easement encroaching into the subject lot. This encroachment is not shown on any of the plan sheets. The applicant should clarify the limits of this easement.
- m. HR 275-9.G. No copies of applicable approvals or permits were provided in CLD's review package.
- n. HR 275-9.I. The applicant has not included an Environmental Impact Study in the package received for review.



- o. HR 276-11.1.B.(4)(a). The approval block does not match the Regulation (the block does not meet the minimum size and language does not quite match that in the Regulation). Also the cover sheet does not include an approval block.
- p. HR 276-11.1.B.(8). The locus plan does not include a scale.
- q. HR 276-11.1.B.(12). An existing building is located within the front setback and a second building is located in the side setback. Since the second building is shown very close to the property line, we suggest that a detail be provided showing the proximity to the property line, confirming that the entire building is on the subject parcel. We also note that the front yard building setback line is drawn at approximately 43 feet (versus 50 feet) on all sheets.
- r. HR 276-11.1.B.(15). The applicant has not shown all buildings located within 50 feet of the subject lot on the plan set.
- s. HR 276-11.1.B.(20). and ZO 334-14. The heights of the existing buildings are not indicated on the plans.
- t. HR 276-11.1.B.(21) and 290.5.K.(22). The applicant has shown a proposed snow storage location on the plans for the vehicle storage area. Snow storage for the front portion of the lot is not noted.
- u. HR 276-11.1.B.(23). The applicant has not noted any pertinent highway projects on the plan set.

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

- a. HR 193.10.D. The applicant should review the proposed driveway layout to confirm that any trucks intended for vehicle delivery to the site can safely travel through the proposed accessway to the rear storage area.
- b. HR 193.10.E. The applicant has not shown site distances for the driveway on the plan set.
- c. HR 193.10.J. The applicant has not shown the limits of new paving for the driveways and parking areas within the site.

## **3. Utility Design/Conflicts**

- a. HR 275-9.E. The applicant has not shown any existing or proposed utility connections between the site buildings.
- b. HR 275-9.E. and 276-13. The applicant has not shown the existing sewer service connection on the plan set.
- c. HR 275-9.E and 276-13. The applicant has not shown electrical connections to the proposed site lighting.
- d. HR 275-9.E. and 276-13. The applicant has proposed new drainage crossing the existing water service connection to building A. Proposed invert grades for this drain line likely





are above the water service grade, but the applicant should confirm this prior to construction.

- e. HR 276-13. The existing building is serviced by above ground utility wires. The applicant has not noted an intent to move these services underground.

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

- a. HR 290-4.B.(1). The applicant should provide additional information on the intended pretreatment of stormwater. Proper pretreatment (deep sump catch basin, isolator row, etc.) helps to ensure the treatment Best Management Practice (BMP) does not become clogged with sediment over time, reducing the treatment of stormwater
- b. HR 290-4.B.(2)(a) and 290-5.G. The applicant should provide test pit data/logs on 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 illustrate the appropriate erosion control practice locations listed on Detail Sheet 9 in a plan view, as well as show any other required erosion control practices (construction entrance, inlet protection, etc.).
- d. HR 290-5.E. The applicant should provide an Inspection log with Maintenance descriptions.
- e. HR 290-5.H. The applicant's Stormwater Management calculations do not appear to account for frozen ground conditions. The applicant should provide additional information, regarding design elements utilized for frozen ground situations.
- f. HR 290-5.J. The Professional Engineer that prepared the Stormwater Management and Erosion Control Report has not provided licensure information on the report.

#### **5. Zoning (ZO 334)**

- a. ZO 334-10, ZO 334-27.1.D and 334-32. The subject lot is non-conforming to the current regulations for lot frontage. The applicant has not flagged this existing non-conformance. This is important as it relates to the site's eligibility for multiple principal uses.
- b. ZO 334-12. The applicant has proposed installation of an eight foot high chain link fence around the vehicle storage area but has not provided any details for its construction.
- c. ZO 334-17 and 334-20. The site is located in the Business (B) District. The applicant has proposed several uses which are all permitted in this district. We note that the applicant has proposed vehicle sales as one use, with no mention of vehicle service or repair.
- d. ZO 334-20. The applicant has not noted the intended hours of operation for the site.
- e. ZO 334-27 and HR 276-11.1.B.(22). The applicant has shown the front setback line at a depth varying from 40 to 45 feet on the plans. The minimum front setback required is 50 feet. The applicant should correct this inconsistency. One existing building is within the front yard setback and green space area.
- f. ZO 334-33. The applicant has noted that there are no wetlands within the subject site.



- g. ZO 334-60.C. The applicant has proposed the business sign installation to be 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 the subject parcel is located outside of the 100-year flood hazard zone.

#### **6. Erosion Control/Wetland Impacts**

- a. HR 290-5.C. The applicant has not shown or included a detail for any type of stabilized construction entrance/exit for the site.
- b. HR 290-5.K.(14). The applicant has not shown a staging or stockpile area. Associated erosion control measures should also be indicated for these locations.
- c. HR 290-5.K.(16). The applicant should clarify the proposed means for stump disposal.

#### **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.(14). The applicant has provided photometric values on the lighting plan for the proposed site lighting (only in the rear parking area); however, the numbers on the plan are nearly illegible.
- c. HR 276-11.1.B.(20). The applicant has included a detail for attaching a tree to a brick wall. The applicant should clarify the intent for this detail and revise if necessary.
- d. HR 276-11.1.B.(20). The applicant has shown the installation of the chain link fence within un-cleared portions of the site. The applicant should clarify the limits of clearing required to build all aspects of the project.

#### **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. Additional local permitting may be required.

#### **9. Other**

- a. The applicant should coordinate the Pavement Detail with the Typical Drain Trench Detail as they differ in pavement and subbase depths.
- b. The applicant has not shown any dumpsters, pads or enclosures proposed for the site. The applicant should clarify proposed trash disposal practices.
- c. The applicant should correct the graphic scale on Sheet #4.

Ms. Brooke Dubowik  
CLD Reference No. 03-0249.1560  
March 9, 2017  
Page 6 of 6



Please feel free to call if you have any questions.

Very truly yours,

A handwritten signature in blue ink that reads 'Heidi Marshall'.

Heidi J. Marshall, P.E.

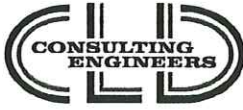
A handwritten signature in blue ink that reads 'Paul Konieczka'.

Paul Konieczka, AICP

HJM:PK:mjt

Enclosure

cc: Town of Hudson Engineering Division – File  
Benchmark Engineering, Inc.  
1F Commons Drive, Suite 35  
Londonderry, NH 03053  
(603) 437-5000



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

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**TO:** File

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

**DATE:** March 9, 2017

**RE:** Town of Hudson Planning Board Review  
MacThompson Site Plan  
Tax Map 190, Lot 191; Acct. #1350-891  
CLD Reference No. 03-0249.1560

The following list itemizes the set of documents reviewed related to the MacThompson Commercial Site at 48 Lowell Road, Hudson, NH.

- *Letter of Transmittal* from Town of Hudson to CLD Consulting Engineers, Inc. (CLD) dated February 22, 2017, and received on February 24, 2017, including the following:
  1. Copy of *Preliminary & Final Site Plan Application for Plan Review, Town of Hudson, New Hampshire for Map 190, Lot 191*, dated December 20, 2016.
  2. Copy of *Site Plan Narrative*, not dated.
  3. Copy of *Application Package for MacThompson Site Plan*, dated February 14, 2017.
  4. Copy of *Stormwater Management & Erosion Control Report*, prepared by Benchmark Engineering, Inc. dated February 14, 2017.
  5. Copy of *MacThompson Site Plan, Map 190, Lot 191, 48 Lowell Road, Hudson, New Hampshire* Plan Set, prepared by Benchmark Engineering, Inc. dated December 12, 2016, including the following:
    - a. Cover Plan.
    - b. *Existing Conditions Plan*, Sheet 2 of 9.
    - c. *Site Plan*, Sheet 3 of 9.
    - d. *Grading & Utilities Plan*, Sheet 4 of 9.
    - e. *Lighting & Landscape Plan*, Sheet 5 of 9.
    - f. *Drainage Detail Sheet*, Sheet 6 of 9.
    - g. *Drainage Detail Sheet*, Sheet 7 of 9.
    - h. *Construction Detail Sheet*, Sheet 8 of 9.
    - i. *Detail Sheet*, Sheet 9 of 9.

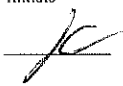
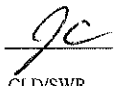
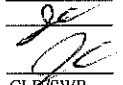
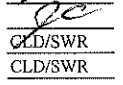
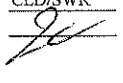
SWR:mjt

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

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

MacThompson Site Plan  
Town of Hudson  
CLD Reference No. 03-0249.1560  
Reviewed March 9, 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) Narrative provided, impacts to traffic, schools, utilities not noted.
_____ c)	CLD/SWR	d) Scale of Vicinty Plan not provided.
_____ d)		e) Listed as month/day/year.
_____ e)	CLD/SWR	g) Language doesn't match Regulation. Size doesn't meet miniumum.
_____ f)		
_____ g)	CLD/SWR	
_____ h)	CLD/SWR	
_____ i)	CLD/SWR	
_____ j)	CLD/SWR	
_____ k)	CLD/SWR	
_____ l)	CLD/SWR	
_____ m)	CLD/SWR	
_____ n)		n) Abutters' names and addresses are shown on plans and in the application. 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

- \_\_\_\_\_ o) Roads, hydrants, wells, septic systems, 4K reserve areas, driveways, travel areas, parking areas not shown out to 200 feet from tract.
- \_\_\_\_\_ p) Monuments and benchmarks not shown out to 200 feet from tract.
- \_\_\_\_\_ q) None listed.
- \_\_\_\_\_ s) 3 waiver request forms provided. Not all required waivers included.
- \_\_\_\_\_ t) CLD/SWR
- \_\_\_\_\_ u) CLD/SWR
- \_\_\_\_\_ v) CLD/SWR
- \_\_\_\_\_ w) No sanitary sewer service shown. Utilities between buildings not shown.
- \_\_\_\_\_ x) Parking for third (storage) building not included in parking calcs.
- \_\_\_\_\_ z) Aisle width less than regulation at space #2.
- \_\_\_\_\_ ab) Front setback line is less than minimum.
- \_\_\_\_\_ ae) Existing sidewalk shown. No new sidewalk proposed.
- \_\_\_\_\_ af) Operation details not provided, photometrics illegible.
- \_\_\_\_\_ ag) New business sign proposed; within 50% of setback dimension from front lot line.
- \_\_\_\_\_ ah) Existing sewer service line not shown.
- \_\_\_\_\_ ai) No dumpsters or pads proposed.

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
- \_\_\_\_\_ N/A an) Site soils noted in plan notes. No stamp from certified soil scientist.
- \_\_\_\_\_ CLD/SWR an) No wetlands in tract.
- \_\_\_\_\_ CLD/SWR
- \_\_\_\_\_ N/A ap) No loading bays or docks noted.
- \_\_\_\_\_ CLD/SWR
- \_\_\_\_\_ CLD/SWR as) Not stated.
- \_\_\_\_\_ CLD/SWR at) Phone number not provided.
- \_\_\_\_\_ CLD/SWR
- \_\_\_\_\_ N/A av) Building elevations not provided.
- \_\_\_\_\_ N/A aw) Fiscal Impact Study not provided (waiver provided).
- \_\_\_\_\_ N/A ax) Traffic Study not provided (waiver provided).
- \_\_\_\_\_ N/A ay) Noise Study not provided (waiver provided).

Applicant  
Initials

Staff  
Initials

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

jc

az) None noted on plans within site, no copies provided.

\_\_\_\_\_ 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.

jc

ba) None noted on plans or copies provided.

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

AT MTG

bb) No presentation plan received, requires Town action.

\_\_\_\_\_ bc) Fees paid to clerk

jc

bc) Requires Town action.

\_\_\_\_\_ 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.

jc

bd) Requires Town action.

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





March 20, 2017

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



**RE: Town of Hudson Planning Board Review  
MacThompson Site Plan, 48 Lowell Road  
Tax Map 190 Lot 191  
CLD Reference No. 03-0249.1560**

Dear Ms. Dubowik:

The following is a reply to the CLD Consulting Engineers, Inc. letter dated March 9, 2017 relating to the above referenced project. The items below are numbered in the same manner as the letter.

**1. Site Plan Review Codes and Administrative Requirements and Definitions**

- a. We have spoken with John O'Brian of the Hudson Fire Department. Two Knox box locations have been added to the plan for the gate and buildings.
- b. Building C will be used as a storage building for the tenants of Buildings A & B as well as the owner. We feel the secondary use of the storage will not cause any need for increased parking and will be happy to discuss with the Planning Board.
- c. Upper Parking spaces will be mainly for employee parking. With the low volume of traffic to the rear parking area we feel the 24' driveway width is adequate for safe pedestrian use, similar to 24' aisle width utilized in parking lots.
- d. We have added a waiver request to the parking aisle width in front of spaces 2 and 3. Due to setbacks and the location of the existing building we are unable to provide the required 24' aisle width in this location.
- e. Parking spaces 2 through 9 have been orientated to match the existing pavement in this area and allow for more room to maneuver at space 9.
- f. A Waiver request for an off-street loading space is attached to this letter.
- g. On the landscaping plans a substantial number of plantings are being added along the border of the site. The subject parcel is within a Business Zone and surrounded by commercial uses.
- h. Spot shots have been provided at the existing sidewalk along with the required ADA note on sheet-3 (Note #25). The existing sidewalk along Lowell Road was recently constructed and is within the town right of way. We are proposing no work within the Town right-of-way or to the sidewalk.
- i. Traffic Study Waiver – No action required.
- j. Noise Study Waiver – No action required.
- k. Fiscal Impact Study – No action required.



- l. The line on the westerly side of the Tax Map – Sheet-1 has been removed. According to our research the line identified a right of way that was discontinued. The limits of the 100' PSNH Easement has been shown on sheet-3.
        - m. At this time the Planning Board has not requested we provide an Environmental Impact Study.
        - n. To the best of our knowledge, at this time we do not require any additional approvals or permits.
        - o. The approval block has been revised to match the requirements and also added to sheet-1.
        - p. A scale has been added to the locus plan.
        - q. The property survey indicates Building C is within the subject property. If any additional detail is required by the board we will be happy to provide such information. The front setback has been revised to 50 feet.
        - r. All buildings within 50' of the parcel have been shown on the existing conditions plan.
        - s. Building heights have been added to the plans.
        - t. Snow storage for the front portion of the site has been added.
        - u. Highway Projects plan references have been added to sheet-1.
- 2. Driveway Review Codes (HR 275-8.B. (34)/Chapter 193)**
  - a. The owner has informed us that vehicle will be driven to the site one at a time. No large car carrier deliveries will take place.
  - b. Sight distance for the existing driveway has been shown on sheet-9.
  - c. The limits of new paving have been identified on sheet-3; in the area of the proposed gate.
- 3. Utility Design/Conflicts**
  - a. Utility services between buildings is subsurface and no plans of record shown their locations. All Utilities have been shown and we are unable to provide further information without excavation.
  - b. Our research and field investigation did not find any sewer service locations for the existing buildings. All Utilities have been shown to the best of our knowledge and we are unable to provide further information without excavation.
  - c. Electrical connections to sight lighting have been added to sheet-3.
  - d. A note has been added to sheet-4 Note #2, to verify the existing water line elevation prior to construction of the drainage improvements.
  - e. At this time we would like to keep the building serviced with the existing overhead lines. All new proposed utilities will be underground.
- 4. Drainage Design/ Stormwater Management (HR 275-9.A./Chapter 290)**
  - a. The proposed underground chamber systems each were designed with isolator rows and catch basins with 3' sumps. Notes have been added to sheet-4 to better identify the isolator rows and inspection ports in each system. Details for the isolator rows are shown on sheets 6 & 7.



- b. Infiltration rate calculations have been added to the report in Appendix –A with a description. Test Pits logs are added to the drainage report as Appendix-B.
- c. Sheet-4 has been revised to show erosion control practices. This plan shows the proposed silt fence, catch basin inlet protection and erosion control blankets.
- d. An inspection log with maintenance descriptions is attached with this letter. Inspection and maintenance requirements are also noted on the lower left corner of sheet-6.
- e. Both infiltration systems are underground. The underlying soils infiltrating the water of System #1 is 5 feet below finish grade and System #2 is 8 feet below finish grade. Due to these depths we do not anticipate any freezing of the underlying soil beneath the proposed infiltration systems.
- f. The attached revised stormwater plans are stamped and signed at the conclusions section of the narrative.

#### **5. Zoning (ZO 334)**

- a. The Town Zoning determination indicated that the existing lot is non-conforming with regards to frontage. It is our understanding that since the lot is existing and has a commercial use, no variance is required. Note #11 on sheet-3 has been updated to show the lots existing frontage.
- b. A chain link fence detail was added to sheet-9.
- c. No vehicle repair or service will take place on site.
- d. Note # 26 has been added to sheet-3 indicating the intended hours of operation.
- e. The front setback line has been revised.
- f. No action required.
- g. The proposed sign has been moved to 50% of the front setback or 25 feet.
- h. No action required.

#### **6. Erosion Control/ Wetland Impacts**

- a. A stabilized construction entrance has been added to the plan set on sheet-4 and a detail on sheet-8.
- b. A stockpile area has been shown on sheet-4 along with appropriate erosion control measures.
- c. Note #27 has been added to sheet-3 regarding proper disposal of stumps.

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

- a. Note #5 has been added to sheet-5 under lighting notes detailing when site lighting will be in use.
- b. The numbers on the lighting plan have been clarified.
- c. The deciduous planting detail has been revised to remove the note referencing anchoring to walls.
- d. The tree line and fence line have been revised for clarification.

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



- a. At this time we do not require any additional approvals or permits.
- b. At this time we do not require any additional approvals or permits.

**9. Other**

- a. The Pavement Detail and Typical Drain Trench detail have been revised to match pavement and gravel depths.
- b. At this time we do not anticipate a need for a dumpster. The trash will be stored in smaller containers and appropriately disposed of by the owner.
- c. The graphic scale on sheet-4 has been revised.

If you have any questions or if you require any additional information please feel free to contact our office.

Thank you

A handwritten signature in cursive script that reads "Nicholas B. Loring".

Nicholas Loring  
Benchmark Engineering, Inc.

Attached: (2) copies of revised Drainage Report  
Inspection & Maintenance Manual  
All waiver requests (new and previously submitted)  
(17) 11 x 17 prints  
CD with digital copies of all items submitted



# StormTech®

Detention • Retention • Water Quality

A division of  ZDS

## Save Valuable Land and Protect Water Resources



## Isolator® Row O&M Manual

StormTech® Chamber System for Stormwater Management

# 1.0 The Isolator<sup>®</sup> Row

## 1.1 INTRODUCTION

An important component of any Stormwater Pollution Prevention Plan is inspection and maintenance. The StormTech Isolator Row is a patented technique to inexpensively enhance Total Suspended Solids (TSS) removal and provide easy access for inspection and maintenance.



Looking down the Isolator Row from the manhole opening, woven geotextile is shown between the chamber and stone base.

## 1.2 THE ISOLATOR ROW

The Isolator Row is a row of StormTech chambers, either SC-310, SC-310-3, SC-740, DC-780, MC-3500 or MC-4500 models, that is surrounded with filter fabric and connected to a closely located manhole for easy access. The fabric-wrapped chambers provide for settling and filtration of sediment as storm water rises in the Isolator Row and ultimately passes through the filter fabric. The open bottom chambers and perforated sidewalls (SC-310, SC-310-3 and SC-740 models) allow storm water to flow both vertically and horizontally out of the chambers. Sediments are captured in the Isolator Row protecting the storage areas of the adjacent stone and chambers from sediment accumulation.

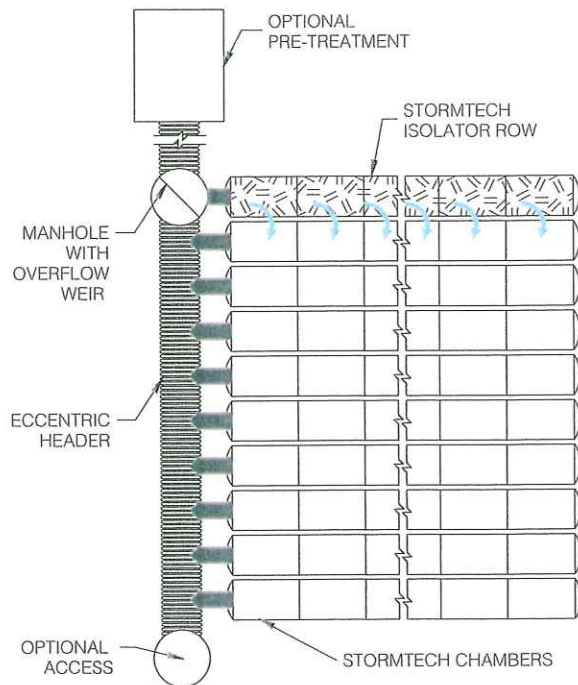
Two different fabrics are used for the Isolator Row. A woven geotextile fabric is placed between the stone and the Isolator Row chambers. The tough geotextile provides a media for storm water filtration and provides a durable surface for maintenance operations. It is also designed to prevent scour of the underlying stone and remain intact during high pressure jetting. A non-woven fabric is placed over the chambers to provide a filter media for flows passing through the perforations in the sidewall of the chamber. The non-woven fabric is not required over the DC-780, MC-3500 or MC-4500 models as these chambers do not have perforated side walls.

The Isolator Row is typically designed to capture the "first flush" and offers the versatility to be sized on a volume basis or flow rate basis. An upstream manhole not only provides access to the Isolator Row but typically includes a high flow weir such that storm water flow rates or volumes that exceed the capacity of the Isolator Row overtop the over flow weir and discharge through a manifold to the other chambers.

The Isolator Row may also be part of a treatment train. By treating storm water prior to entry into the chamber system, the service life can be extended and pollutants such as hydrocarbons can be captured. Pre-treatment best management practices can be as simple as deep sump catch basins, oil-water separators or can be innovative storm water treatment devices. The design of the treatment train and selection of pretreatment devices by the design engineer is often driven by regulatory requirements. Whether pretreatment is used or not, the Isolator Row is recommended by StormTech as an effective means to minimize maintenance requirements and maintenance costs.

*Note: See the StormTech Design Manual for detailed information on designing inlets for a StormTech system, including the Isolator Row.*

## StormTech Isolator Row with Overflow Spillway (not to scale)



## 2.0 Isolator Row Inspection/Maintenance



### 2.1 INSPECTION

The frequency of Inspection and Maintenance varies by location. A routine inspection schedule needs to be established for each individual location based upon site specific variables. The type of land use (i.e. industrial, commercial, residential), anticipated pollutant load, percent imperviousness, climate, etc. all play a critical role in determining the actual frequency of inspection and maintenance practices.

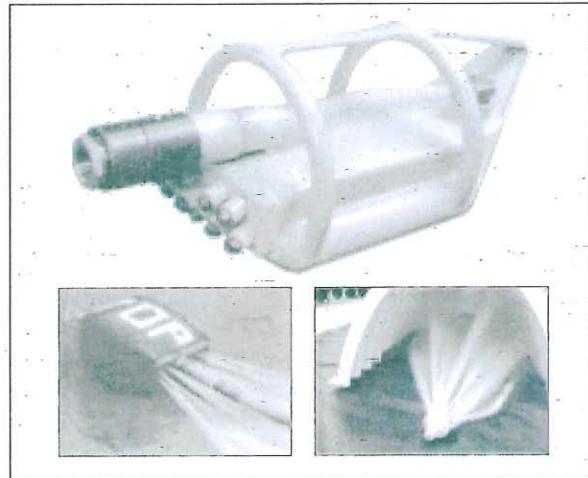
At a minimum, StormTech recommends annual inspections. Initially, the Isolator Row should be inspected every 6 months for the first year of operation. For subsequent years, the inspection should be adjusted based upon previous observation of sediment deposition.

The Isolator Row incorporates a combination of standard manhole(s) and strategically located inspection ports (as needed). The inspection ports allow for easy access to the system from the surface, eliminating the need to perform a confined space entry for inspection purposes.

If upon visual inspection it is found that sediment has accumulated, a stadia rod should be inserted to determine the depth of sediment. When the average depth of sediment exceeds 3 inches throughout the length of the Isolator Row, clean-out should be performed.

### 2.2 MAINTENANCE

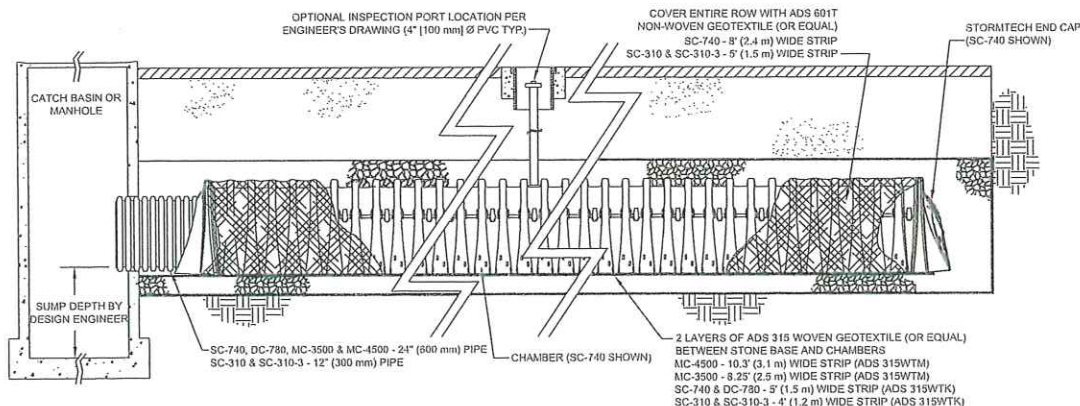
The Isolator Row was designed to reduce the cost of periodic maintenance. By "isolating" sediments to just one row, costs are dramatically reduced by eliminating the need to clean out each row of the entire storage bed. If inspection indicates the potential need for maintenance, access is provided via a manhole(s) located on the end(s) of the row for cleanout. If entry into the manhole is required, please follow local and OSHA rules for a confined space entries.



Examples of culvert cleaning nozzles appropriate for Isolator Row maintenance. (These are not StormTech products.)

Maintenance is accomplished with the JetVac process. The JetVac process utilizes a high pressure water nozzle to propel itself down the Isolator Row while scouring and suspending sediments. As the nozzle is retrieved, the captured pollutants are flushed back into the manhole for vacuuming. Most sewer and pipe maintenance companies have vacuum/JetVac combination vehicles. Selection of an appropriate JetVac nozzle will improve maintenance efficiency. Fixed nozzles designed for culverts or large diameter pipe cleaning are preferable. Rear facing jets with an effective spread of at least 45" are best. Most JetVac reels have 400 feet of hose allowing maintenance of an Isolator Row up to 50 chambers long. **The JetVac process shall only be performed on StormTech Isolator Rows that have AASHTO class 1 woven geotextile (as specified by StormTech) over their angular base stone.**

### StormTech Isolator Row (not to scale)

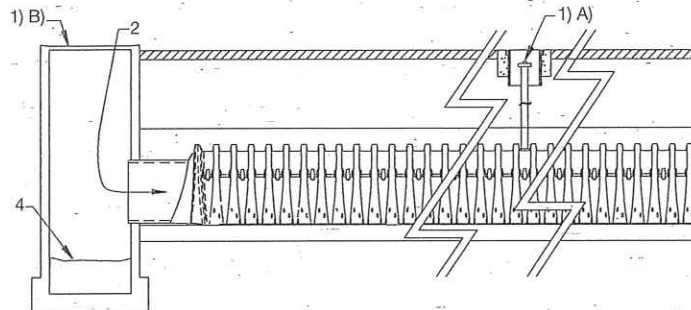


**NOTE:** NON-WOVEN FABRIC IS ONLY REQUIRED OVER THE INLET PIPE CONNECTION INTO THE END CAP FOR DC-780, MC-3500 AND MC-4500 CHAMBER MODELS AND IS NOT REQUIRED OVER THE ENTIRE ISOLATOR ROW.

## 3.0 Isolator Row Step By Step Maintenance Procedures

- Step 1)** Inspect Isolator Row for sediment
- A) Inspection ports (if present)
- Remove lid from floor box frame
  - Remove cap from inspection riser
  - Using a flashlight and stadia rod, measure depth of sediment and record results on maintenance log.
  - If sediment is at, or above, 3 inch depth proceed to Step 2. If not proceed to step 3.
- B) All Isolator Rows
- Remove cover from manhole at upstream end of Isolator Row
  - Using a flashlight, inspect down Isolator Row through outlet pipe
    - Mirrors on poles or cameras may be used to avoid a confined space entry
    - Follow OSHA regulations for confined space entry if entering manhole
  - If sediment is at or above the lower row of sidewall holes (approximately 3 inches) proceed to Step 2. If not proceed to Step 3. –

StormTech Isolator Row (not to scale)



- Step 2)** Clean out Isolator Row using the JetVac process
- A fixed culvert cleaning nozzle with rear facing nozzle spread of 45 inches or more is preferable
  - Apply multiple passes of JetVac until backflush water is clean
  - Vacuum manhole sump as required

**Step 3)** Replace all caps, lids and covers, record observations and actions

**Step 4)** Inspect & clean catch basins and manholes upstream of the StormTech system

### Sample Maintenance Log

Date	Stadia Rod Readings		Sediment Depth (1) - (2)	Observations/Actions	Inspector
	Fixed point to chamber bottom (1)	Fixed point to top of sediment (2)			
3/15/01	6.3 ft.	none		New installation. Fixed point is CI frame at grade	djm
9/24/01		6.2	0.1 ft.	Some grit felt	sm
6/20/03		5.8	0.5 ft.	Mucky feel, debris visible in manhole and in Isolator row, maintenance due	rv
7/7/03	6.3 ft.		0	System jetted and vacuumed	djm



70 Inwood Road, Suite 3 | Rocky Hill | Connecticut | 06067  
 860.529.8188 | 888.892.2694 | fax 866.328.8401 | www.stormtech.com

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 Advanced Drainage Systems, the ADS logo, and the green stripe are registered trademarks of Advanced Drainage Systems.  
 Stormtech® and the Isolator® Row are registered trademarks of StormTech, Inc.  
 Green Building Council Member logo is a registered trademark of the U.S. Green Building Council.  
 #11011 03/16



**SUBDIVISION/SITE PLAN WAIVER REQUEST FORM**

Name of Subdivision/Site Plan: MacThompson Site Plan

Street Address: 48 Lowell Road

I Nicholas Loring hereby request that the Planning Board waive the requirements of item 275-8.C.(5). Aisle Width of the Subdivision/Site Plan Checklist in reference to a plan presented by Benchmark Engineering, Inc.

(name of surveyor and engineer) dated December 12, 2016 for property tax map(s) 191 and lot(s) 190 in the Town of Hudson, NH.

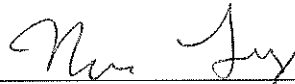
As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver 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):

**There is limited space between the existing building and the required pavement setback. We are unable to fit a 24' parking aisle width for the first two parking spaces.**

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 building and parking are existing . There is limited space between the existing building and the required pavement setback. We are requesting a waiver to reduce the aisle width from 24' to 22'. This reduction in isle width is in front of parking spaces #2 and #3 (see site plan sheet-3) only.**

Signed:   
Applicant or Authorized Agent

Planning Board Action:  
Waiver Granted: \_\_\_\_\_  
Waiver Not Granted: \_\_\_\_\_

**SUBDIVISION/SITE PLAN WAIVER REQUEST FORM**

Name of Subdivision/Site Plan: MacThompson Site Plan

Street Address: 48 Lowell Road

I Nicholas Loring hereby request that the Planning Board waive the requirements of item 275-8.C.(6). Off Street Loading Space of the Subdivision/Site Plan Checklist in reference to a plan presented by Benchmark Engineering, Inc.

(name of surveyor and engineer) dated December 12, 2016 for property tax map(s) 191 and lot(s) 190 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):

**There is no room in the front portion of the site for an off street loading space.  
The front portion of the site is already developed with existing buildings and parking area.**

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 site is currently be used with a commercial use. Deliveries can be scheduled for off hour times when the parking area is less used.**

Signed: Nicholas Loring  
Applicant or Authorized Agent

Planning Board Action:

Waiver Granted: \_\_\_\_\_

Waiver Not Granted: \_\_\_\_\_

**SUBDIVISION/SITE PLAN WAIVER REQUEST FORM**

Name of Subdivision/Site Plan: MacThompson Site Plan

Street Address: 48 Lowell Road

I Nicholas Loring hereby request that the Planning Board waive the requirements of item 275-9D Fiscal Impact Study of the Subdivision/Site Plan Checklist in reference to a plan presented by Benchmark Engineering, Inc.

(name of surveyor and engineer) dated December 12, 2016 for property tax map(s) 191 and lot(s) 190 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):

There are no new buildings being constructed other than changing the use of the existing residential building. The surrounding properties are already developed and zoned the same as the subject property.

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):

No new buildings are proposed. The site is zoned appropriately for the proposed uses and the non-conforming residential use will be removed.

Signed:   
Applicant or Authorized Agent

Planning Board Action:

Waiver Granted: \_\_\_\_\_

Waiver Not Granted: \_\_\_\_\_

**SUBDIVISION/SITE PLAN WAIVER REQUEST FORM**

Name of Subdivision/Site Plan: MacThompson Site Plan

Street Address: 48 Lowell Road

I Nicholas Loring hereby request that the Planning Board waive the requirements of item 275-9C Noise Study of the Subdivision/Site Plan Checklist in reference to a plan presented by Benchmark Engineering, Inc.

(name of surveyor and engineer) dated December 12, 2016 for property tax map(s) 191 and lot(s) 190 in the Town of Hudson, NH.

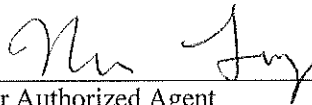
As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver 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):

The property has existing buildings with residential and commercial uses.  
Surrounding properties are developed with commercial uses and all parcels are within the Business Zone.

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 buildings are all existing and located within the Business Zone. All abutting properties are within the Business Zone. The proposed parking area will be used for long term storage of vehicles and should not create any more noise than the existing situation. Storage area will be accessed during typical business hours.

Signed:   
Applicant or Authorized Agent

Planning Board Action:

Waiver Granted: \_\_\_\_\_

Waiver Not Granted: \_\_\_\_\_

**SUBDIVISION/SITE PLAN WAIVER REQUEST FORM**

Name of Subdivision/Site Plan: MacThompson Site Plan

Street Address: 48 Lowell Road

I Nicholas Loring hereby request that the Planning Board waive the requirements of item 275-9B - Traffic Study of the Subdivision/Site Plan Checklist in reference to a plan presented by Benchmark Engineering, Inc.

(name of surveyor and engineer) dated December 12, 2016 for property tax map(s) 191 and lot(s) 190 in the Town of Hudson, NH.

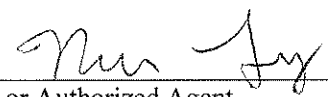
As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver 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):

**There are no new buildings being constructed other than changing the use of the existing residential building. The expansion of the paved area will be used for vehicle storage.**

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):

**Site is currently developed with in the Business Zone on a major roadway (Lowell Road). No new buildings will be constructed and no changes are proposed to the existing driveway at Lowell Road.**

Signed:   
Applicant or Authorized Agent

Planning Board Action:

Waiver Granted: \_\_\_\_\_

Waiver Not Granted: \_\_\_\_\_

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



Date of Application: 12/20/16 Tax Map # 190 Lot # 191

Name of Project: MacThompson Site Plan

Zoning District: \_\_\_\_\_ General SP# 05-17  
(For Town Use) (For Town Use)

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

PROPERTY OWNER:

DEVELOPER:

Name: MacThompson Realty, LLC

(same as owner)

Address: 3 Marmon Drive

Address: Nashua, NH 03060

Telephone # (603) 888-1121

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

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

PROJECT ENGINEER

SURVEYOR

Name: Benchmark Engineering, Inc.

Rangeway Land Surveying & Design, Inc.

Address: 1F Commons Dr, Unit 35

252 Daniel Plummer Road

Address: Londonderry, NH 03053

Goffstown, NH 03045

Telephone # (603) 437-5000

(603) 624-1602

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

Email: nick@benchmark-engineering.com

PURPOSE OF PLAN:

A) To Re-develop the site as a multi use commercial site per Zoning Sec. 334-10B.

Uses to include: Business or Professional Office; Motor vehicle sales and rental; general retail; and storage for on-site commercial uses.

B) To show improvements for construction of a fenced outdoor vehicle storage area.

<i>For Town Use</i>	
Plan Routing Date: <u>2-22-17</u>	Sub/Site Date: <u>3-29-17</u>
<input checked="" type="checkbox"/> I have no comments <input type="checkbox"/> I have comments (attach to form)	
<u>BB</u> (Initials)	Title: <u>Zoning Administrator</u> Date: <u>3-6-17</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>\$4776.59</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 #17-12

February 10, 2017

Nick Loring  
Benchmark Engineering  
Unit 35  
1F Commons Dr  
Londonderry, NH 03053

Re: **48 Lowell Road 190/191-000**  
**District: Business (B)**

Dear Mr Loring,

Your request for zoning review and determination about creating a proposed paved vehicle storage area in addition to revising the existing uses has been completed.

This includes your clarification/amendment to the initial request.

### **Zoning Review / Determination:**

Our research indicates that this lot is a non-conforming lot with regards to dual/mixed uses and frontage requirements.

Our records indicate the building of ~ 3,300 sqft as a two family, the 1,100 sqft building as office and the 1,800 sqft building as storage.

You propose to develop the whole site to include multiple commercial uses: retail business, business/professional office and motor vehicle sales and rental.

This proposed site plan removes the existing non-conforming two family use. All the proposed uses: Business/professional office (D-17), General Retail (D-31), Motor vehicle sales & rental and the outdoor parking of vehicles for sale (D-9) are allowed in the Table of Permitted Principal Uses §334-21.



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

Date of Application: 12/20/16 Tax Map # 190 Lot # 191

Name of Project: MacThompson Site Plan

Zoning District: \_\_\_\_\_ General SP# 05-17  
(For Town Use) (For Town Use)

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

PROPERTY OWNER:

DEVELOPER:

Name: MacThompson Realty, LLC

(same as owner)

Address: 3 Marmon Drive

Address: Nashua, NH 03060

Telephone # (603) 888-1121

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

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

PROJECT ENGINEER

SURVEYOR

Name: Benchmark Engineering, Inc.

Rangeway Land Surveying & Design, Inc.

Address: 1F Commons Dr, Unit 35

252 Daniel Plummer Road

Address: Londonderry, NH 03053

Goffstown, NH 03045

Telephone # (603) 437-5000

(603) 624-1602

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

Email: nick@benchmark-engineering.com

PURPOSE OF PLAN:

A) To Re-develop the site as a multi use commercial site per Zoning Sec. 334-10B.

Uses to include: Business or Professional Office; Motor vehicle sales and rental; general retail; and storage for on-site commercial uses.

B) To show improvements for construction of a fenced outdoor vehicle storage area.

For Town Use

Plan Routing Date: 2-22-17 Sub/Site Date: 3-29-17

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

JOB Title: Deputy Fire Chief Date: 2/23/17  
(Initials)

DEPT: \_\_\_\_\_ Zoning \_\_\_\_\_ Engineering \_\_\_\_\_ Assessor \_\_\_\_\_ Police \_\_\_\_\_ Fire  \_\_\_\_\_ Planning \_\_\_\_\_  
\_\_\_\_\_ Consultant \_\_\_\_\_ Highway Department

Fees Paid: \$4776.59





# 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

23 February 2017

To: John Cashell  
Town Planner

Fr: John J. O'Brien  
Deputy Fire Chief

Re: Site Plan review MacThompson Site Plan Map 190 Lot 191

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

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

If you have questions feel free to email [jobrien@hudsonnh.gov](mailto:jobrien@hudsonnh.gov) or call 603-886-6021

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

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



Date of Application: 12/20/16 Tax Map # 190 Lot # 191

Name of Project: MacThompson Site Plan

Zoning District: \_\_\_\_\_ General SP# 05-17  
(For Town Use) (For Town Use)

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

PROPERTY OWNER:

DEVELOPER:

Name: MacThompson Realty, LLC

(same as owner)

Address: 3 Marmon Drive

Address: Nashua, NH 03060

Telephone # (603) 888-1121

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

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

PROJECT ENGINEER

SURVEYOR

Name: Benchmark Engineering, Inc.

Rangeway Land Surveying & Design, Inc.

Address: 1F Commons Dr, Unit 35

252 Daniel Plummer Road

Address: Londonderry, NH 03053

Goffstown, NH 03045

Telephone # (603) 437-5000

(603) 624-1602

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

Email: nick@benchmark-engineering.com

PURPOSE OF PLAN:

A) To Re-develop the site as a multi use commercial site per Zoning Sec. 334-10B.

Uses to include: Business or Professional Office; Motor vehicle sales and rental; general retail; and storage for on-site commercial uses.

B) To show improvements for construction of a fenced outdoor vehicle storage area.

<i>For Town Use</i>	
Plan Routing Date: <u>2-22-17</u>	Sub/Site Date: <u>3-29-17</u>
<input checked="" type="checkbox"/> I have no comments <input type="checkbox"/> I have comments (attach to form)	
<u>RB</u> (Initials)	Title: <u>Route 160</u> Date: <u>2/27/17</u>
DEPT: _____ Zoning _____ Engineering _____ Assessor _____ Police _____ Fire _____ Planning _____ _____ Consultant _____ Highway Department	
Fees Paid: <u>\$4776.59</u>	

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



Date of Application: 12/20/16 Tax Map # 190 Lot # 191

Name of Project: MacThompson Site Plan

Zoning District: \_\_\_\_\_ General SP# 05-17  
(For Town Use) (For Town Use)

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

<p align="center"><u>PROPERTY OWNER:</u></p> <p>Name: <u>MacThompson Realty, LLC</u></p> <p>Address: <u>3 Marmon Drive</u></p> <p>Address: <u>Nashua, NH 03060</u></p> <p>Telephone # <u>(603) 888-1121</u></p> <p>Fax # _____</p> <p>Email: _____</p>	<p align="center"><u>DEVELOPER:</u></p> <p><u>(same as owner)</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
--	--

<p align="center"><u>PROJECT ENGINEER</u></p> <p>Name: <u>Benchmark Engineering, Inc.</u></p> <p>Address: <u>1F Commons Dr, Unit 35</u></p> <p>Address: <u>Londonderry, NH 03053</u></p> <p>Telephone # <u>(603) 437-5000</u></p> <p>Fax # _____</p> <p>Email: <u>nick@benchmark-engineering.com</u></p>	<p align="center"><u>SURVEYOR</u></p> <p><u>Rangeway Land Surveying &amp; Design, Inc.</u></p> <p><u>252 Daniel Plummer Road</u></p> <p><u>Goffstown, NH 03045</u></p> <p><u>(603) 624-1602</u></p> <p>_____</p> <p>_____</p>
--	---

PURPOSE OF PLAN:

- A) To Re-develop the site as a multi use commercial site per Zoning Sec. 334-10B.  
Uses to include: Business or Professional Office; Motor vehicle sales and rental; general retail; and storage for on-site commercial uses.
- B) To show improvements for construction of a fenced outdoor vehicle storage area.

*For Town Use*

Plan Routing Date: 2-22-17 Sub/Site Date: 3-29-17

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

AR Title: LIEUTENANT Date: 2/23/17  
(Initials)

DEPT: \_\_\_\_\_ Zoning \_\_\_\_\_ Engineering \_\_\_\_\_ Assessor  Police \_\_\_\_\_ Fire \_\_\_\_\_ Planning \_\_\_\_\_  
\_\_\_\_\_ Consultant \_\_\_\_\_ Highway Department

Fees Paid: \$4776.59



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

Date of Application: 12/20/16 Tax Map # 190 Lot # 191

Name of Project: MacThompson Site Plan

Zoning District: General SP# 05-17
(For Town Use) (For Town Use)

ZBA Action:

PROPERTY OWNER:

DEVELOPER:

Name: MacThompson Realty, LLC

(same as owner)

Address: 3 Marmon Drive

Address: Nashua, NH 03060

Telephone # (603) 888-1121

Fax #

Email:

PROJECT ENGINEER

SURVEYOR

Name: Benchmark Engineering, Inc.

Rangeway Land Surveying & Design, Inc.

Address: 1F Commons Dr, Unit 35

252 Daniel Plummer Road

Address: Londonderry, NH 03053

Goffstown, NH 03045

Telephone # (603) 437-5000

(603) 624-1602

Fax #

Email: nick@benchmark-engineering.com

PURPOSE OF PLAN:

A) To Re-develop the site as a multi use commercial site per Zoning Sec. 334-10B.

Uses to include: Business or Professional Office; Motor vehicle sales and rental; general retail; and storage for on-site commercial uses.

B) To show improvements for construction of a fenced outdoor vehicle storage area.

Form box containing routing dates (2-22-17, 3-29-17), comments, initials (EED), title (T.E), date (2-23-17), department (Engineering), and fees paid (\$4776.59).

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



Date of Application: 12/20/16 Tax Map # 190 Lot # 191

Name of Project: MacThompson Site Plan

Zoning District: \_\_\_\_\_ General SP# 05-17  
(For Town Use) (For Town Use)

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

PROPERTY OWNER:

DEVELOPER:

Name: MacThompson Realty, LLC

(same as owner)

Address: 3 Marmon Drive

Address: Nashua, NH 03060

Telephone # (603) 888-1121

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

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

PROJECT ENGINEER

SURVEYOR

Name: Benchmark Engineering, Inc.

Rangeway Land Surveying & Design, Inc.

Address: 1F Commons Dr, Unit 35

252 Daniel Plummer Road

Address: Londonderry, NH 03053

Goffstown, NH 03045

Telephone # (603) 437-5000

(603) 624-1602

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

Email: nick@benchmark-engineering.com

PURPOSE OF PLAN:

A) To Re-develop the site as a multi use commercial site per Zoning Sec. 334-10B.

Uses to include: Business or Professional Office; Motor vehicle sales and rental; general retail; and storage for on-site commercial uses.

B) To show improvements for construction of a fenced outdoor vehicle storage area.

Plan Routing Date: <u>2-22-17</u>	<sup>For Town Use</sup> Sub/Site Date: <u>3-29-17</u>
<input checked="" type="checkbox"/> I have no comments <input type="checkbox"/> I have comments (attach to form)	
(Initials) <u>QA</u> Title: <u>Asst. Assessor</u> Date: <u>2-23-17</u>	
DEPT: _____ Zoning _____ Engineering _____ Assessor _____ Police _____ Fire _____ Planning _____ _____ Consultant _____ Highway Department	
Fees Paid: <u>\$4776.59</u>	

- PLAN REFERENCES:**
- 1.) HCRD PLAN #D-05402
  - 2.) HCRD PLAN #D-18042
  - 3.) HCRD PLAN #D-36464
  - 4.) NHDOT PROJECT # 10644 (CIRCUMFERENTIAL HIGHWAY)

- DEED REFERENCES:**
- 1.) H.C.R.D. BOOK 8875 PAGE 2378

TAX MAP 190 LOT 2  
KENNETH E. ZIEHM, TR &  
SANDRA L. ZIEHM, TR.  
2 WINNHAVEN DR.  
HUDSON, NH 03051  
BOOK 8418/PAGE 2932

TAX MAP 190 LOT 7  
ST. MARY'S BANK  
ATTN: ACCOUNTS PAYABLE  
200 MCGREGOR ST.  
MANCHESTER, NH 03102  
BOOK 7493/PAGE 2872

TAX MAP 190 LOT 9  
J & R BROTHERS, LLC  
49 LOWELL RD.  
HUDSON, NH 03051  
BOOK 8696/PAGE 0835

TAX MAP 190 LOT 10  
ENTERPRISE BANK AND TRUST CO.  
222 MERRIMACK ST.  
LOWELL, MA 01852  
BOOK 8206/PAGE 2884

TAX MAP 190 LOT 8  
(NO OWNER INFORMATION  
AVAILABLE FROM ASSESSOR)

TAX MAP 190 LOT 187  
MANUEL & KATHLEEN SOUSA  
18 OVERLOOK CIRCLE  
HUDSON, NH 03051  
BOOK 5928/PAGE 1842

TAX MAP 190 LOT 188  
VT LOWELL PROPERTIES, LLC  
36 LOWELL ROAD  
HUDSON, NH 03051  
BOOK 8545/PAGE 1560

TAX MAP 190 LOT 189  
KEWMAR PROPERTIES, LLC  
42 LOWELL ROAD  
HUDSON, NH 03051  
BOOK 6453/PAGE 0048

TAX MAP 190 LOT 190  
MANUEL & KATHLEEN SOUSA  
18 OVERLOOK CIRCLE  
HUDSON, NH 03051  
BOOK 4037/PAGE 0170

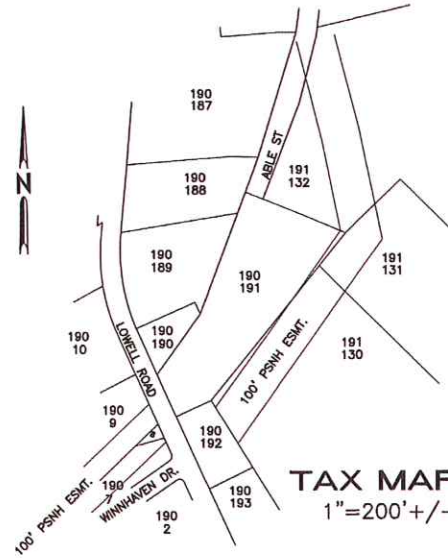
TAX MAP 190 LOT 192  
PUBLIC SERVICE OF NH  
C/O EVERSOURCE ENERGY  
PO BOX 270  
HARTFORD, CT 06141-0270  
BOOK 7979/PAGE 0292

TAX MAP 190 LOT 193  
ROBERT J. GAGNE LIFE ESTATE &  
NORMA GAGNE LIFE ESTATE  
436 OSGOOD RD.  
MILFORD, NH 03055  
BOOK 7927/PAGE 0367

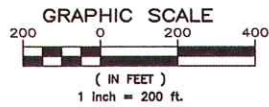
TAX MAP 191 LOT 130  
FIVE-N-ASSOCIATES  
C/O PETER NASH, TR  
91 AMHERST ST.  
NASHUA, NH 03064  
BOOK 7878/PAGE 3004

TAX MAP 191 LOT 131  
K AND D FOUNDATION, LLC  
10 ROOSEVELT AVE.  
HUDSON, NH 03051  
BOOK 5934/PAGE 1524

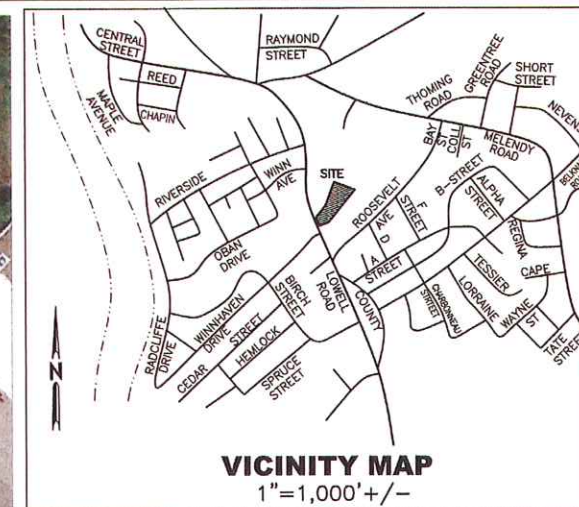
TAX MAP 191 LOT 132  
PROLYN CORP.  
5 LAWRENCE CORNER RD.  
PELHAM, NH 03076  
BOOK 5629/PAGE 262



**TAX MAP**  
1"=200'+/-



**AERIAL IMAGE**  
1"=100'+/-



**VICINITY MAP**  
1"=1,000'+/-

**SHEET INDEX:**

- SHEET 1..... COVER PLAN
- SHEET 2..... EXISTING CONDITIONS PLAN
- SHEET 3..... SITE PLAN
- SHEET 4..... GRADING, UTILITY, DRAINAGE & EROSION CONTROL PLAN
- SHEET 5..... LIGHTING & LANDSCAPE PLAN
- SHEET 6..... DRAINAGE DETAIL SHEET
- SHEET 7..... DRAINAGE DETAIL SHEET
- SHEET 8..... CONSTRUCTION DETAIL SHEET
- SHEET 9..... SIGHT DISTANCE & DETAIL SHEET



**MACTHOMPSON SITE PLAN  
48 LOWELL ROAD  
TAX MAP 190 LOT 191  
HUDSON, NEW HAMPSHIRE**

PURSUANT TO THE SITE PLAN 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 (1) 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.

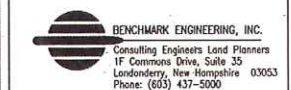


**COVER PLAN  
TAX MAP 190 LOT 191  
MACTHOMPSON SITE PLAN  
48 LOWELL ROAD  
HUDSON, NEW HAMPSHIRE 03051**

OWNER/ PREPARED FOR:  
MACTHOMPSON REALTY, INC.  
3 MARMON DRIVE  
NASHUA, NEW HAMPSHIRE 03060  
HCRD BOOK 8875/PAGE 2378

SCALE: AS NOTED SHEET 1 OF 9 DECEMBER 12, 2016

REVISIONS	DATE

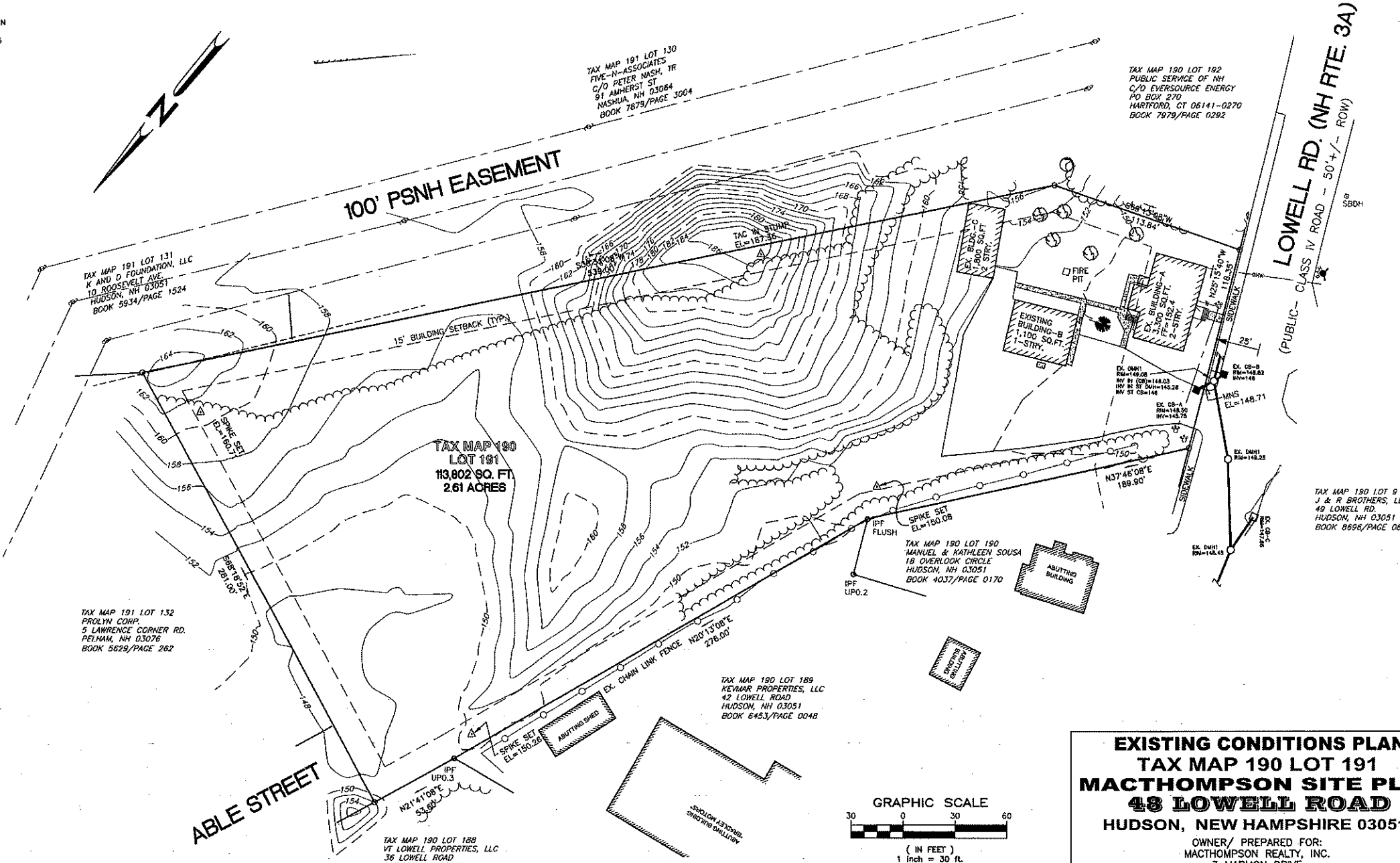


**GENERAL NOTES:**

- 1) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 191 LOT 190
- 2) BOUNDARY SURVEY COMPLETED BY:  
RANGWAY LAND SURVEY AND DESIGN  
252 DANIEL PLUMMER ROAD  
GOFFSTOWN, NEW HAMPSHIRE 03045  
PHONE: (603) 624-1602
- 3) SEE SHEET-3 FOR ADDITIONAL NOTES.

**LEGEND:**

○	IRON PIPE/ REBAR FOUND
⊖	BOUND FOUND
⊙	DRILL HOLE FOUND
●	DRILL HOLE/ REBAR SET
○	BOUND SET
○	MONUMENT TO BE SET
△	TM/ BENCHMARK
■	CATCH BASIN
→	FLOW DIRECTION
•	SPOT ELEVATION
—	EXISTING UTILITY POLE
—	OVERHEAD UTILITIES
—	EXISTING TREELINE
—	PROPOSED TREELINE
—	SILT FENCE
—	WATER LINE
—	WATER SHUTOFF
—	PROPERTY LINE
—	BUILDING SETBACK LINE
—	EDGE OF GRAVEL
—	FENCE
▨	EXISTING STRUCTURE
▨	STONEWALL
▨	PROPOSED PARKING LOT STRIPING
—	EXISTING CONTOUR (MAJOR)
—	EXISTING CONTOUR (MINOR)
⊕	LIGHTS



PURSUANT TO THE SITE PLAN 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 (1) 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.

I HEREBY CERTIFY THAT THE WORK PERFORMED IN THE PREPARATION OF THIS PLAN HAS AN ERROR OF CLOSURE OF 1:10,000 OR BETTER.

3/20/17

RANGWAY LAND SURVEYING & DESIGN, INC. DATE  
BY: PAUL W. ZARNOWSKI LLS.



**EXISTING CONDITIONS PLAN**  
**TAX MAP 190 LOT 191**  
**MACTHOMPSON SITE PLAN**  
**48 LOWELL ROAD**  
**HUDSON, NEW HAMPSHIRE 03051**

OWNER/ PREPARED FOR:  
MACTHOMPSON REALTY, INC.  
3 MARMON DRIVE  
NASHUA, NEW HAMPSHIRE 03060  
HCRD BOOK 8875/PAGE 2378

SCALE: 1"=30' SHEET 2 OF 9 DECEMBER 12, 2016

REVIEW LETTER	DATE
	3/20/17
REVISIONS	DATE

**BENCHMARK ENGINEERING, INC.**  
Consulting Engineers Land Planners  
15 Commons Drive, Suite 25  
Londonderry, New Hampshire 03053  
Phone: (603) 437-5600

\\FXG-3000-TRCOP\Common Drive\Jobs\BEN\1219-48 Lowell Road (MacThompson)\dwg\1219.dwg 3/21/2017 8:16:16 AM EDT

**GENERAL NOTES:**

- 1) THE PURPOSE OF THIS PLAN IS:
  - A) TO RE-DEVELOP TAX MAP 191 LOT 190 AS A MULTI USE COMMERCIAL SITE PER TOWN OF HUDSON ZONING ORDINANCE SECTION 334-10 B. USES SHALL INCLUDE:
    - i. BUSINESS OR PROFESSIONAL OFFICE
    - ii. MOTOR VEHICLE SALES AND RENTAL
    - iii. GENERAL RETAIL
  - B) TO SHOW SITE IMPROVEMENTS FOR CONSTRUCTION OF A FENCED OUTDOOR VEHICLE STORAGE AREA.
- 2) PARCEL ID: TAX MAP 190 LOT 191
- 3) PARCEL AREA = 113,802 SQ. FT. = 2.62 ACRES
- 4) PARCEL ZONE: "B" BUSINESS
- 5) BOUNDARY SURVEY COMPLETED BY: RANGWAY LAND SURVEY AND DESIGN 252 DANIEL PLUMMER ROAD GOFFSTOWN, NEW HAMPSHIRE 03045 PHONE: (603) 824-1602
- 6) NO WETLANDS ENCOUNTERED ON SITE. WETLAND INFORMATION PROVIDED BY: PAUL W. ZARNOWSKI C.W.S.#40, RANGWAY LAND SURVEY AND DESIGN 252 DANIEL PLUMMER ROAD, GOFFSTOWN, NEW HAMPSHIRE 03045
- 7) TOPOGRAPHIC INFORMATION IS BASED ON THE ACTUAL TOPOGRAPHIC AND LOCATION SURVEY BY BENCHMARK ENGINEERING, INC. IN JULY 2016. VERTICAL DATUM NVD2 29 FROM GPS SURVEY. HORIZONTAL DATUM NAD 83 FROM GPS SURVEY. PREDOMINANT SOILS GROUP ON THIS LOT IS W8B WINDSOR LOAMY SAND AS SHOWN ON THE SOILS MAP FOR THE TOWN OF HUDSON, NEW HAMPSHIRE.
- 8) THIS PROPERTY IS LOCATED OUTSIDE OF THE ESTABLISHED 100-YEAR FLOOD HAZARD ZONE AS SHOWN ON THE FEDERAL FLOOD INSURANCE MAPS (F.I.M.) FOR HUDSON, NH, COMMUNITY PANEL #330092-05180 (EFFECTIVE SEPTEMBER 25, 2009).
- 9) LOCATIONS OF UTILITIES WERE COMPILED FROM THE FIELD SURVEY AND INFORMATION OF RECORD. THESE LOCATIONS ARE APPROXIMATE ONLY. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CALL DIG-SAFE AT 1 888 344-7233.
- 10) MINIMUM REQUIREMENTS:
 

LOT AREA	=	30,000	SQ. FT.
BUILDING SETBACKS:			
FRONT	=	50'	
SIDE/REAR	=	15'	
MINIMUM FRONTAGE	=	150' REQUIRED (118' EXISTING)	
- 11) EXISTING USE:
 

BUILDING-A: TWO FAMILY RESIDENTIAL	=	1,100	SQ. FT.
BUILDING-B: PROFESSIONAL OFFICE	=	1,800	SQ. FT.
- 12) PROPOSED USE:
 

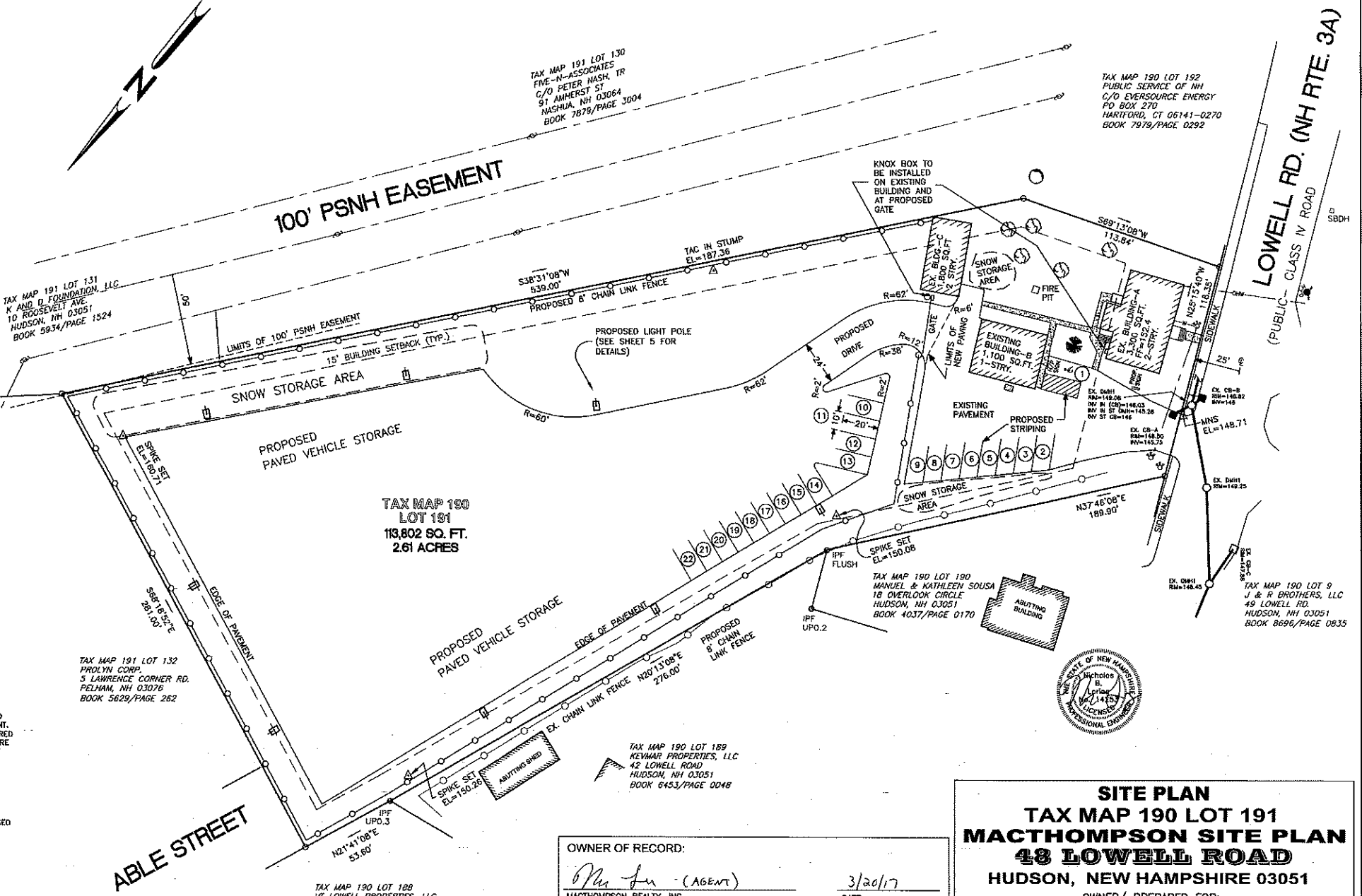
BUILDINGS A & B:	BUSINESS OR PROFESSIONAL OFFICE, GENERAL RETAIL & MOTOR VEHICLE SALES AND RENTAL	=	1,800	SQ. FT.
BUILDING-C: STORAGE	=	1,800	SQ. FT.	

(PER TOWN OF HUDSON ZONING ORDINANCE SECTION 334-10 B MULTIPLE COMMERCIAL USES AND ACTIVITIES DEVELOPED AS PART OF A SINGLE SITE PLAN ARE CONSIDERED A SINGLE PRINCIPAL USE.)
- 13) PARKING REQUIREMENTS:
 

RETAIL BUSINESS AND PERSONAL SERVICE ESTABLISHMENT	=	1	SPACE/200 SQ. FT.
(USE WITH HIGHEST PARKING REQUIREMENT UTILIZED FOR CALCULATION)			
4,400 SQ. FT. ÷ 1 SPACE/200 SQ. FT. =		22	SPACES
TOTAL REQUIRED PARKING	=	22	SPACES
TOTAL PARKING PROVIDED	=	22	SPACES
- 14) OPEN SPACE CALCULATIONS (35% REQUIRED):
 

46,500 SQ. FT. ÷ +/- GREEN SPACE/113,820 SQ. FT. =		40%	PROVIDED
--	--	-----	----------
- 15) THE BUILDING IS SERVICED BY MUNICIPAL WATER AND MUNICIPAL SEWER.
- 16) ALL SIGNS ARE SUBJECT TO APPROVAL BY THE HUDSON PLANNING BOARD PRIOR TO INSTALLATION THEREOF.
- 17) PLANNING BOARD WAIVERS:
 

275-B.B.31	INTERIOR LANDSCAPING	-
275-B.C.(5)	AISLE WIDTH	-
275-B.C.(6)	OFF STREET LOADING SPACE	-
275-9.C	NOISE STUDY	-
275-9.D	FISCAL IMPACT STUDY	-
- 18) NOISE FROM THE PROPOSED ACTIVITIES WITHIN THE SITE SHALL MEET THE MINIMUM STANDARDS AS SET BY THE TOWN OF HUDSON, NH SECTION 249.
- 19) IF LOT DEVELOPMENT INVOLVES BLASTING AND/OR RAMMING OF BEDROCK MATERIALS, SAID ACTIVITIES SHALL BE LIMITED TO THE HOURS OF 7:00 AM AND 5:00 PM MONDAY THROUGH FRIDAY ONLY. SAID BLASTING/RAMMING ACTIVITIES SHALL BE PROHIBITED ON WEEKENDS.
- 20) ALL STIPULATIONS OF THE APPROVAL SHALL BE INCORPORATED INTO THE DEVELOPMENT AGREEMENT, WHICH SHALL BE RECORDED AT THE HCRD, TOGETHER WITH THE SITE PLAN-OF-RECORD (HEREAFTER REFERRED TO AS THE PLAN).
- 21) SHEET 3 OF 9 SHALL BE RECORDED AT THE HILLBOROUGH COUNTY REGISTRY OF DEEDS AND THE REMAINING SHEETS SHALL BE ON FILE AT THE TOWN OF HUDSON PLANNING DEPARTMENT.
- 22) PLOWED SNOW FROM THE FACILITIES, DRIVEWAY, WALKWAYS AND PARKING LOT SHALL BE STORED IN THE DESIGNATED AREAS SHOWN IN THIS PLAN SET. WHEN THE SNOW STORAGE AREAS ARE AT CAPACITY, SUBSEQUENT SNOW SHALL BE HAULED OFF SITE AND DISPOSED OF PROPERLY AND IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- 23) ALL IMPROVEMENTS SHOWN ON THE SITE PLAN OF RECORD SHALL BE COMPLETED IN THEIR ENTIRETY AND AT THE EXPENSE OF THE APPLICANT.
- 24) SITE IMPROVEMENTS SHOWN ON THE PLAN SET SHALL CONFORM WITH TITLE II OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION AND GRADE.
- 25) INTENDED HOURS OF OPERATION: 7AM TO 9 PM
- 26) NATURAL WOOD AND STUMP WASTE GENERATED FOR THE CONSTRUCTION OF NEW HOMES ON-SHALL EITHER BE GROUND UP AND RE-USED ON-SITE FOR EROSION CONTROL OR DISPOSED OF OFF-SITE.



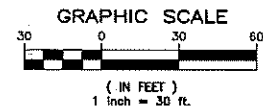
PURSUANT TO THE SITE PLAN REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

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

SIGNATURE \_\_\_\_\_ SIGNATURE DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ SIGNATURE DATE \_\_\_\_\_

SITE PLANS ARE VALID FOR ONE (1) 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.



OWNER OF RECORD:  
*Paul Lu* (AGENT) DATE 3/20/17  
MACTHOMPSON REALTY, INC.  
3 MARMON DRIVE  
NASHUA, NEW HAMPSHIRE 03060  
HCRD BOOK 8875/PAGE 2378

I HEREBY CERTIFY THAT THE WORK PERFORMED IN THE PREPARATION OF THIS PLAN HAS AN ERROR OF CLOSURE OF 1:10,000 OR BETTER.

3/20/17  
RANGWAY LAND SURVEYING & DESIGN, INC. DATE  
BY: PAUL W. ZARNOWSKI LLS.

**SITE PLAN**  
**TAX MAP 190 LOT 191**  
**MACHTHOMPSON SITE PLAN**  
**48 LOWELL ROAD**  
**HUDSON, NEW HAMPSHIRE 03051**

OWNER / PREPARED FOR:  
MACHTHOMPSON REALTY, INC.  
3 MARMON DRIVE  
NASHUA, NEW HAMPSHIRE 03060  
HCRD BOOK 8875/PAGE 2378

SCALE: 1"=30' SHEET 3 OF 9 DECEMBER 12, 2016

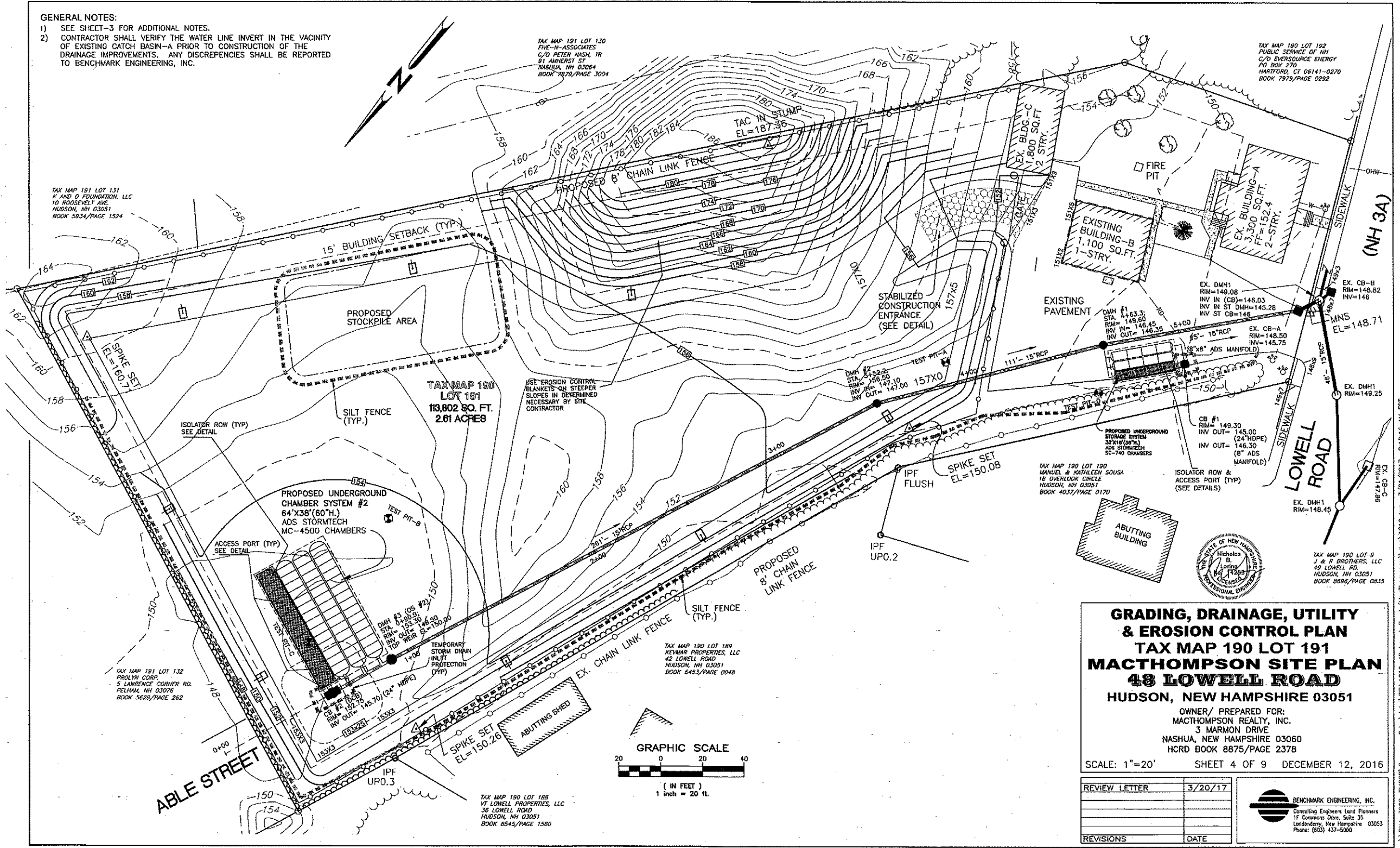
REVIEW LETTER	DATE
	3/20/17
REVISIONS	DATE

BENCHMARK ENGINEERING, INC.  
Consulting Engineers Land Planners  
17 Commons Blvd, Suite 35  
Londonderry, New Hampshire 03053  
Phone: (603) 431-5300



**GENERAL NOTES:**

- 1) SEE SHEET-3 FOR ADDITIONAL NOTES.
- 2) CONTRACTOR SHALL VERIFY THE WATER LINE INVERT IN THE VICINITY OF EXISTING CATCH BASIN-A PRIOR TO CONSTRUCTION OF THE DRAINAGE IMPROVEMENTS. ANY DISCREPANCIES SHALL BE REPORTED TO BENCHMARK ENGINEERING, INC.



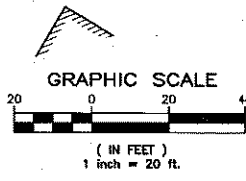
**GRADING, DRAINAGE, UTILITY  
& EROSION CONTROL PLAN  
TAX MAP 190 LOT 191  
MACTHOMPSON SITE PLAN  
48 LOWELL ROAD  
HUDSON, NEW HAMPSHIRE 03051**

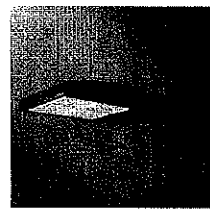
OWNER/ PREPARED FOR:  
MACTHOMPSON REALTY, INC.  
3 MARMON DRIVE  
NASHUA, NEW HAMPSHIRE 03060  
HCRD BOOK 8875/PAGE 2378

SCALE: 1"=20' SHEET 4 OF 9 DECEMBER 12, 2016

REVIEW LETTER	DATE
	3/20/17
REVISIONS	DATE

**BENCHMARK ENGINEERING, INC.**  
Consulting Engineers Land Planners  
15 Commercial Drive, Suite 35  
Londonderry, New Hampshire 03053  
Phone: (603) 437-5000

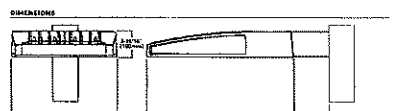




**GLEON  
GALLEON LED**

1-10 Light Squares  
Solid State LED

Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
	8	S4	SINGLE	GLEON-AP-03-LED-E1-SL4-HSS/ 20' AFG



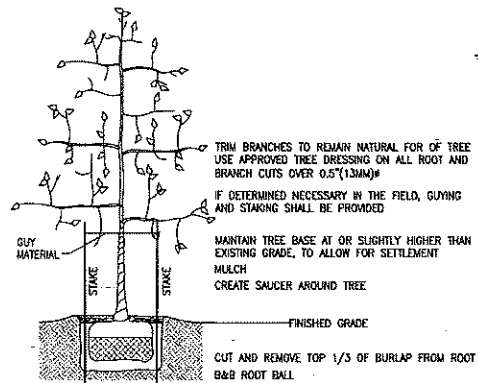
DIMENSIONS				
Number of Light Squares	Width	Height	Weight (incl. Ballast)	SPR (ft./ft.)
1-4	18" (457mm)	18" (457mm)	1.2 (0.54kg)	1.00
5-8	24" (609mm)	18" (457mm)	1.8 (0.81kg)	1.00
9-16	36" (914mm)	18" (457mm)	2.7 (1.22kg)	1.00
17-24	48" (1219mm)	18" (457mm)	3.6 (1.63kg)	1.00

**CERTIFICATION DATA**  
 Check the luminaire label for the following information:  
 1. Efficacy (lm/w)  
 2. Color Temperature (K)  
 3. Beam Spread (deg)  
 4. Life (hrs)  
 5. Power Factor (PF)  
 6. Flicker (Hz)

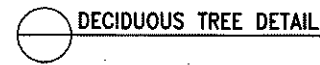
**ENERGY DATA**  
 Efficacy (lm/w)  
 Color Temperature (K)  
 Beam Spread (deg)  
 Life (hrs)  
 Power Factor (PF)  
 Flicker (Hz)

**LIGHTING NOTES:**

1. ALL LIGHTING SHALL CONFORM TO THE TOWN OF HUDSON ZONING ORDINANCE AND SITE PLAN REGULATIONS.
2. ALL LIGHTING TO BE DARK SKY COMPLIANT.
3. LIGHTING PROVIDED BY:  
 CHARRON INC.  
 40 LONDONDERRY TURNPIKE, SUITE 1  
 HOOKSETT, NH 03106  
 PHONE (603) 624-4827
4. LIGHT FIXTURES MAY BE SUBSTITUTED WITH AN EQUIVALENT TYPE OF FIXTURE PROVIDING THE FOOT CANDLES REMAIN THE SAME AS THE EXAMPLES SHOWN
5. ALL LIGHTS WILL BE EQUIPPED WITH DUSK TO DAWN PHOTOCELL SENSORS. LIGHTING WILL BE UTILIZED FROM DUSK TO DAWN.



- SPECIFICATIONS:**
1. TOPSOIL MIX. SEE SPEC.
  2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
  3. WATER THOROUGHLY AFTER INSTALLATION.
  4. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATIONS
  5. PROVIDED DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.



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

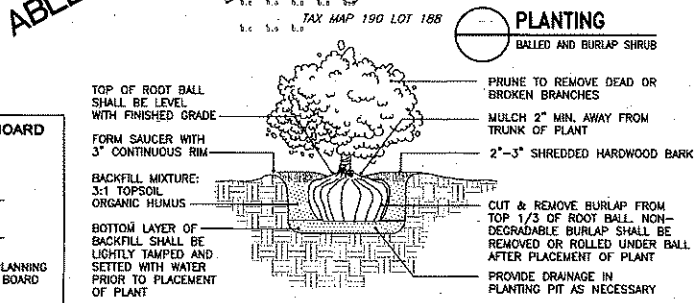
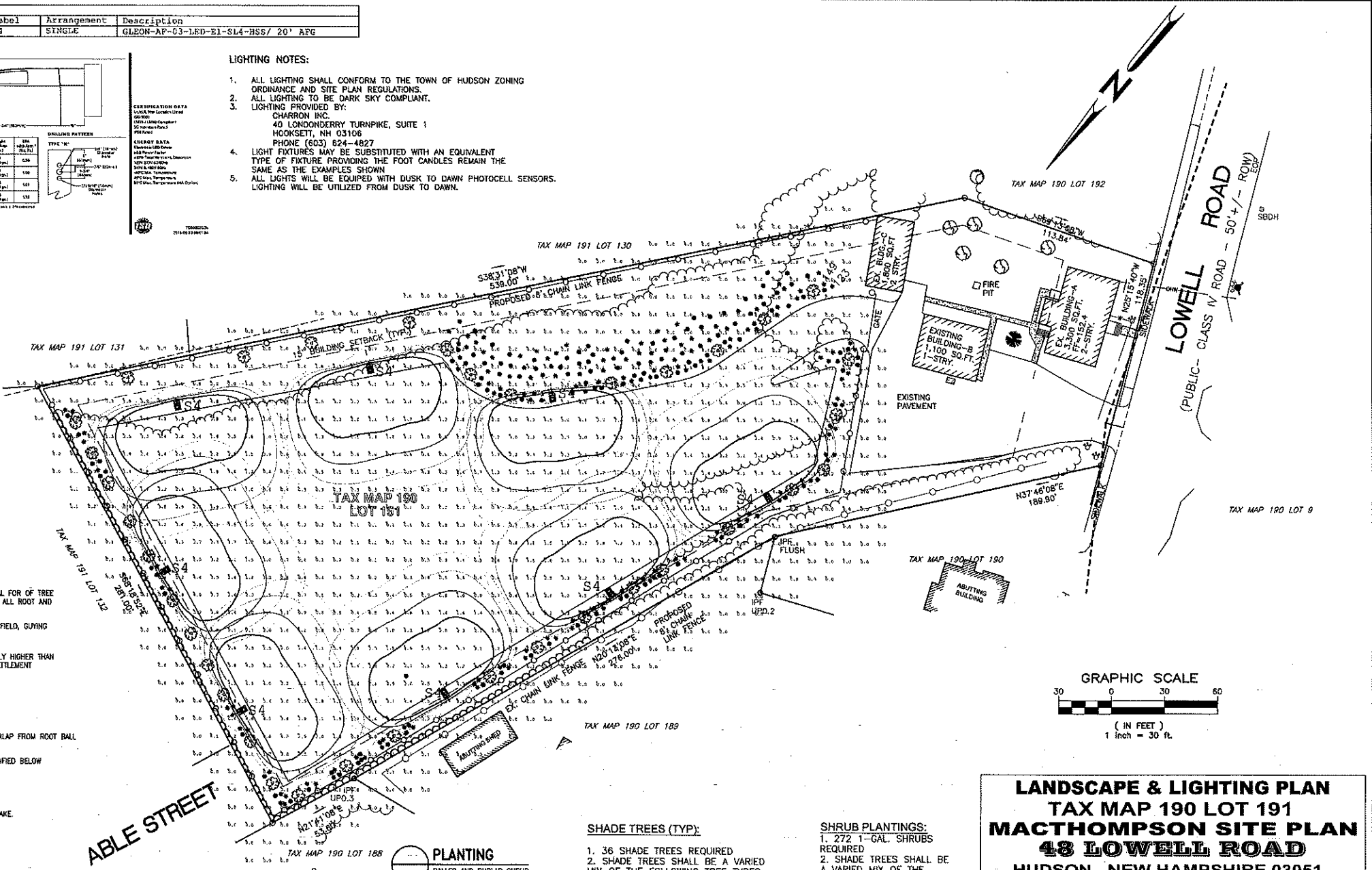
**APPROVED BY THE HUDSON, NH PLANNING BOARD**

DATE OF MEETING: \_\_\_\_\_

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

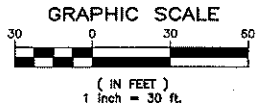
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

SITE PLANS ARE VALID FOR ONE (1) YEAR FROM THE DATE OF PLANNING BOARD MEETING. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.



- SHADE TREES (TYP):**
1. 36 SHADE TREES REQUIRED
  2. SHADE TREES SHALL BE A VARIED MIX OF THE FOLLOWING TREE TYPES:  
 A) RED MAPLE  
 B) RED OAK  
 C) FLOWERING PEAR
- SYMBOL FOR SHADE TREE (TYP)
- SHRUB PLANTINGS:**
1. 272 1-GAL. SHRUBS REQUIRED
  2. SHADE TREES SHALL BE A VARIED MIX OF THE FOLLOWING TREE TYPES:  
 A) JUNIPER  
 B) RHODODENDRON  
 C) AZALEA  
 D) LILAC  
 E) ROSASHARON
- SYMBOLS FOR SHRUBS (TYP)

ALL PLANT MATERIAL SHALL HAVE A MINIMUM WINTER HARDINESS FOR ZONE 5B AS DETERMINED BY THE AMERICAN STANDARDS FOR NURSERY STOCK.  
 OWNER RESERVES THE RIGHT TO SUBSTITUTE PLANTING BASED ON AVAILABLE NURSERY STOCK



**LANDSCAPE & LIGHTING PLAN**  
**TAX MAP 190 LOT 191**  
**MACTHOMPSON SITE PLAN**  
**48 LOWELL ROAD**  
**HUDSON, NEW HAMPSHIRE 03051**

OWNER/ PREPARED FOR:  
 MACTHOMPSON REALTY, INC.  
 3 MARMON DRIVE  
 NASHUA, NEW HAMPSHIRE 03080  
 HCRD BOOK 8875/PAGE 2378

SCALE: 1"=30' SHEET 5 OF 9 DECEMBER 12, 2016

REVIEW LETTER	DATE
3/20/17	
REVISIONS	DATE

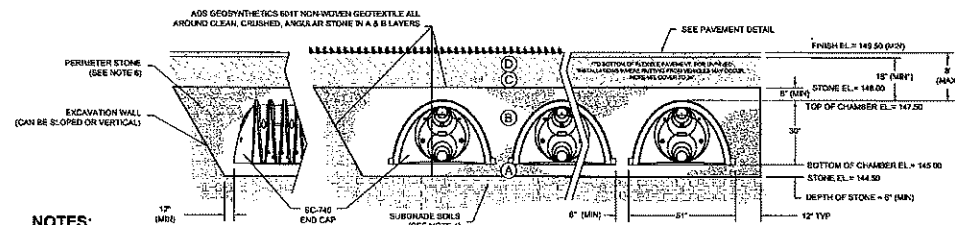
**BENCHMARK ENGINEERING, INC.**  
 Consulting Engineers and Planners  
 17 Cannon Drive, Suite 35  
 Londonderry, New Hampshire 03053  
 Phone: (603) 437-5000

\\P41-3000-TKOCPC\Common Drive\Jobs\BE1\1219-48 Lowell Road (Macthompson)\dwg\1219.dwg 3/21/2017 8:18:16 AM EDT

**ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS**

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D FINAL FILL: FILL MATERIAL FOR LAYER D STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLOOR OR PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBBASE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRENGTH MATERIAL AND PREPARATION REQUIREMENTS.
C INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBODIMENT STONE (IF LAYER) TO 18" ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOILS/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M140S A-1, A-2.4, A-3 OR AASHTO M337 3, 357, 4, 457, 5, 56, 57, 6, 67, 68, 7, 78, 8, 80, 9, 10	BEFORE COMPACTION AFTER 1" OF MATERIAL OVER THE CHAMBERS IS REACHED, COMPACT ADDITIONAL LAYERS IN 6" MAX LIFTS TO A MIN. 90% PROCTOR DENSITY FOR WELL-GRADED MATERIAL AND 92% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 LB. DYNAMIC FORCE NOT TO EXCEED 20,000 LB.
B EMBODIMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M31 3, 357, 4, 457, 5, 56, 57	NO COMPACTION REQUIRED.
A FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M31 3, 357, 4, 457, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. **

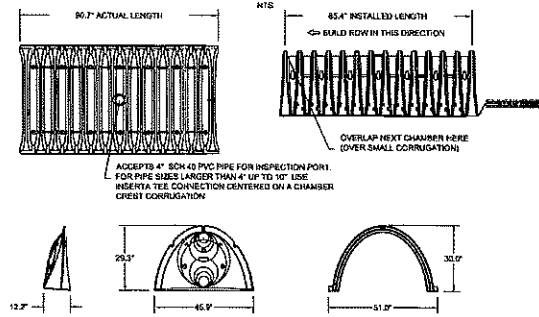
PLEASE NOTE:  
 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR AND 4 (SAND) MAX STERES.  
 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" MAX LIFTS USING TWO FULL COVERSAGES WITH A VIBRATORY COMPACTION EQUIPMENT. FOR SPECIAL LOADS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.  
 3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR GRADING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOADS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



**NOTES:**

- SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2419 'STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS', OR ASTM F2922 'STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS'.
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2737 'STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS'.
- 'ACCEPTABLE FILL MATERIALS' TABLE ABOVE PROVIDES MATERIAL, LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBODIMENT, AND FILL MATERIALS.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

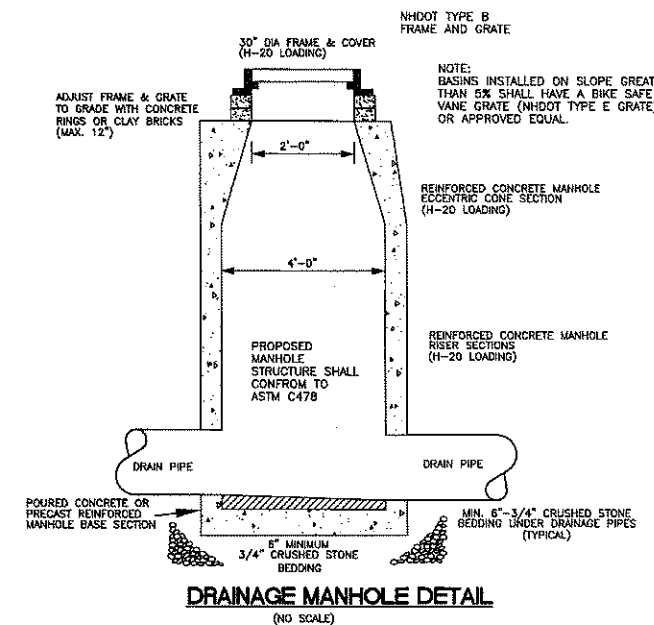
**SC-740 TECHNICAL SPECIFICATION**



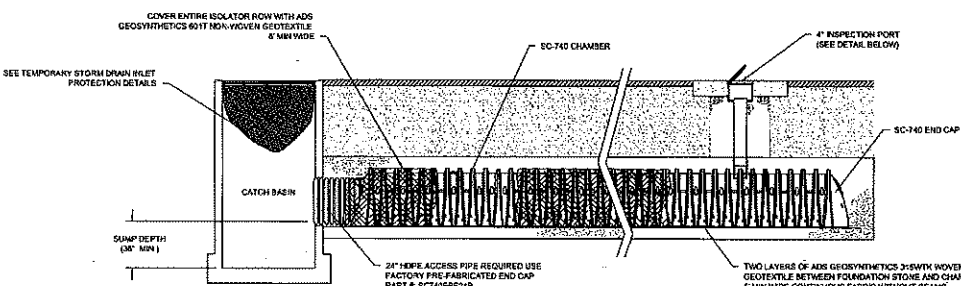
**NOMINAL CHAMBER SPECIFICATIONS**  
 SIZE (W X H X INSTALLED LENGTH)  
 CHAMBER STORAGE  
 MINIMUM INSTALLED STORAGE\*  
 WEIGHT  
 \*ASSUMES 6" STONE ABOVE, BELOW, AND BETWEEN CHAMBERS

PART #	STUB	A	B	C
SC740PE06T / SC740PE06TC	6"	10.0"	18.5"	—
SC740PE08T / SC740PE08TC	8"	12.2"	18.5"	0.8"
SC740PE10T / SC740PE10TC	10"	14.4"	18.5"	0.8"
SC740PE12T / SC740PE12TC	12"	16.6"	18.5"	0.8"
SC740PE15T / SC740PE15TC	15"	18.8"	18.5"	1.2"
SC740PE18T / SC740PE18TC	18"	21.0"	18.5"	1.2"
SC740PE24T / SC740PE24TC	24"	26.2"	18.5"	1.8"

ALL STUBS, EXCEPT FOR THE SC740PE24T AND SC740PE24TC, ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-800-800-0000.  
 \*\* FOR THE SC740PE18T AND SC740PE18TC, THE 18" STUBS LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75". BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE 18" STUB SO THAT THE FITTING SITS LEVEL.  
 NOTE: ALL DIMENSIONS ARE NOMINAL.



**DRAINAGE MANHOLE DETAIL**  
(NO SCALE)



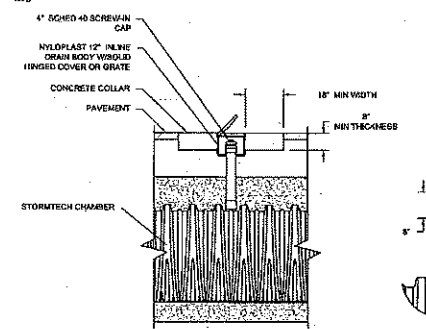
**SC-740 ISOLATOR ROW DETAIL**  
(NO SCALE)

**INSPECTION & MAINTENANCE**

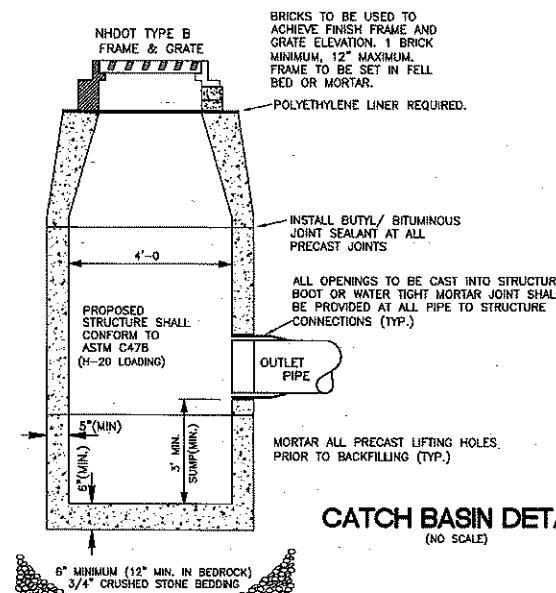
- STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT**  
 A. INSPECTION PORTS (IF PRESENT)  
 A.1. REMOVE/OPENED ON NYLONPLAST ALONG DRAIN  
 A.2. REMOVE AND CLEAN FLEXIBLE FILTER IF INSTALLED  
 A.3. USING A FLASHLIGHT AND STAINLESS ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG  
 A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)  
 A.5. IF SEDIMENT IS AT, OR ABOVE, 2" PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3  
 B. ALL ISOLATOR ROWS  
 B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW  
 B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE  
 B.3. REMOVE OR PILES OR CAMERA MAY BE USED TO AVOID A CONFINED SPACE ENTRY  
 B.4. FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE  
 B.5. IF SEDIMENT IS AT, OR ABOVE, 2" PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3
- STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETTING PROCESS**  
 A. 4" EJECTOR CLEANING NOZZLE WITH BEARING SPREAD OF 45° OR MORE IS PREFERRED  
 B. APPLY MULTIPLE PASSES OF JETTING UNTIL BACKFLUSH WATER IS CLEAN  
 C. VACUUM STRUCTURE SCUMPS AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS: RECORD OBSERVATIONS AND ACTIONS.**
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.**

**NOTES**

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL, BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACUUMING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



**CONNECTION DETAIL**  
(NO SCALE)



**CATCH BASIN DETAIL**  
(NO SCALE)

**DRAINAGE DETAIL SHEET**  
**TAX MAP 190 LOT 191**  
**MACTHOMPSON SITE PLAN**  
**48 LOWELL ROAD**  
**HUDSON, NEW HAMPSHIRE 03051**  
 OWNER / PREPARED FOR:  
 MACTHOMPSON REALTY, INC.  
 3 MARION DRIVE  
 NASHUA, NEW HAMPSHIRE 03060  
 HCRD BOOK 8875/PAGE 2378

SCALE: 1"=20' SHEET 6 OF 9 DECEMBER 12, 2016

REVIEW LETTER	DATE
	3/20/17
REVISIONS	DATE

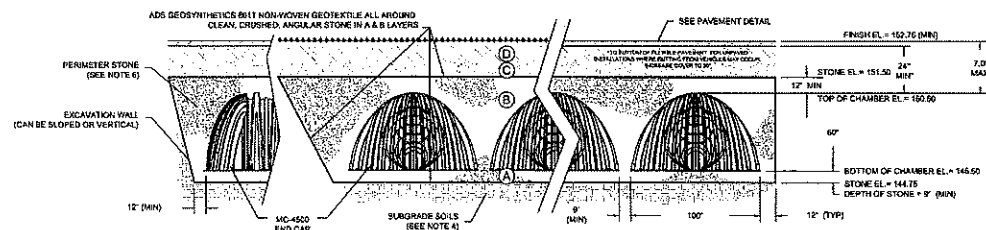
**BENCHMARK ENGINEERING, INC.**  
 Consulting Engineers Land Planners  
 17 Conanso Drive, Suite 35  
 Londonderry, New Hampshire 03053  
 Phone: (603) 437-5000

\\PXA-3000-TK00CP\Common\Drawings\BEN\1219-48 Lowell Road (Macthompson)\dwg\1219.dwg 3/21/2017 8:18:16 AM EDT

**ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS**

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBGRADE MAY BE PART OF THIS 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLAN, CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	NA	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRENGTH MATERIAL AND PREPARATION REQUIREMENTS.
C INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE SUBGRADE STONE (B) LAYER TO 24" ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBGRADE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, +35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBGRADE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M143 A-1, A-2-4, A-3 OR AASHTO M37 3, 3.5, 4, 4.5, 5, 6, 6.5, 7, 7.5, 8, 8.5, 9, 10	BEGIN COMPACTIONS AFTER 8" OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" MAX LIFTS TO A MIN 95% PROCTOR DENSITY FOR WELL-GRADED MATERIAL AND 93% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A) LAYER TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M37 3, 4	NO COMPACTION REQUIRED.
A FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M37 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. 1"

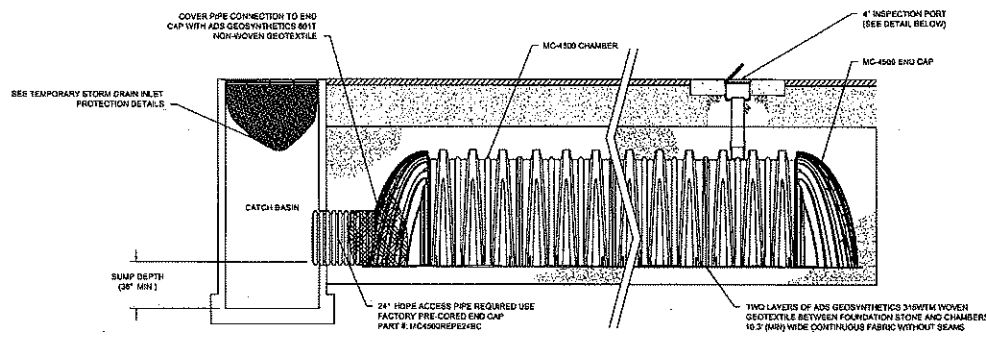
PLEASE NOTE:  
 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR M37 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR M37 (AASHTO M37) STONE."  
 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR ALL LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 8" (200 mm) MAX LIFTS USING TWO FULL COVERSAGES WITH A VIBRATORY COMPACTOR.  
 3. WHERE INSTALLATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAMPING OR GRADING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGN, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



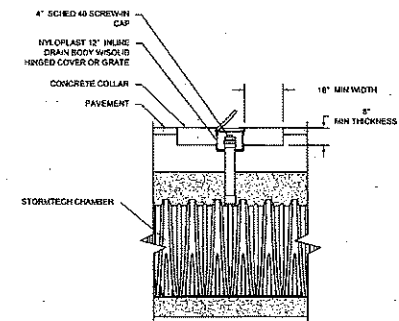
**NOTES:**

\*FOR COVER DEPTHS GREATER THAN 7.0' PLEASE CONTACT STORMTECH

- MC-4500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2419 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- MC-4500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THE RIGID, CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SURGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- ONCE LAYER 'C' IS PLACED, ANY SOLID MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBGRADE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'D' OR 'C' AT THE SITE DESIGN ENGINEER'S DISCRETION.



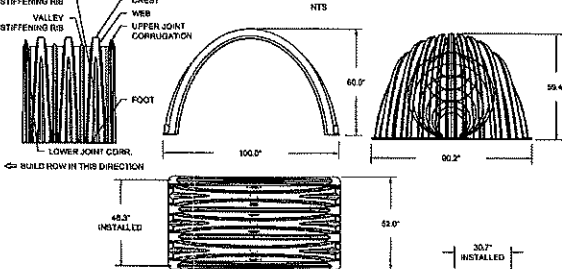
**MC-4500 ISOLATOR ROW DETAIL**  
NTS



**CONNECTION DETAIL**  
NTS

- NOTES:  
 1. INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.  
 2. ALL SCHEDULE 40 FITTINGS TO BE SOLVENT CEMENTED.

**MC-4500 TECHNICAL SPECIFICATION**



NOMINAL CHAMBER SPECIFICATIONS  
 SIZE (W X H X INSTALLED LENGTH)  
 CHAMBER STORAGE  
 MINIMUM INSTALLED STORAGE WEIGHT

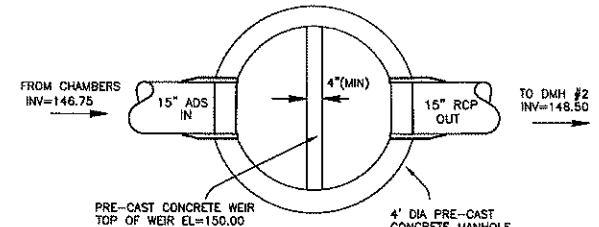
NOMINAL END CAP SPECIFICATIONS  
 SIZE (W X H X INSTALLED LENGTH)  
 END CAP STORAGE  
 MINIMUM INSTALLED STORAGE WEIGHT

\*ASSUMES 12\"/>

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"  
 STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

PART #	STUB	B	C
MC4500REP10A	6"	42.52"	0.96"
MC4500REP10B	6"	40.00"	1.61"
MC4500REP10C	6"	38.37"	1.33"
MC4500REP10D	6"	35.85"	1.05"
MC4500REP10E	6"	33.32"	0.77"
MC4500REP10F	6"	30.80"	0.49"
MC4500REP10G	6"	28.27"	0.21"
MC4500REP10H	6"	25.75"	0.00"
MC4500REP10I	6"	23.22"	0.00"
MC4500REP10J	6"	20.70"	0.00"
MC4500REP10K	6"	18.17"	0.00"
MC4500REP10L	6"	15.65"	0.00"
MC4500REP10M	6"	13.12"	0.00"
MC4500REP10N	6"	10.60"	0.00"
MC4500REP10O	6"	8.07"	0.00"
MC4500REP10P	6"	5.55"	0.00"
MC4500REP10Q	6"	3.02"	0.00"
MC4500REP10R	6"	0.50"	0.00"

NOTE: ALL DIMENSIONS ARE NOMINAL.  
 CUSTOM PRE-CORRUGATED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" SIZE ON SIZE AND 15-48" ECCENTRIC MANIFOLDS.  
 CUSTOM INVERT LOCATIONS ON THE MC-4500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10".  
 THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.



**SPECIAL DMH #3 (OS#2) DETAIL**  
(NO SCALE)

**DRAINAGE DETAIL SHEET**  
**TAX MAP 190 LOT 191**  
**MACTHOMPSON SITE PLAN**  
**48 LOWELL ROAD**  
**HUDSON, NEW HAMPSHIRE 03051**

OWNER / PREPARED FOR:  
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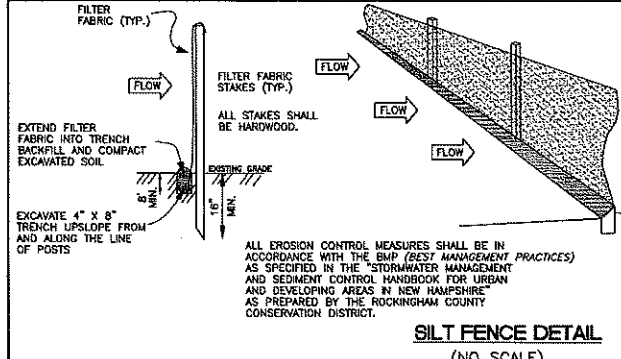
SCALE: NONE SHEET 7 OF 9 DECEMBER 12, 2016

REVISIONS	DATE

**BENCHMARK ENGINEERING, INC.**  
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 17 Commons Drive, Suite 305  
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\\VFX-3000-TK00CP\Common Drive\Jobs\BEE\1219-48 Lowell Road (Macthompson)\dwg\1219.dwg 3/21/2017 8:18:16 AM EDT

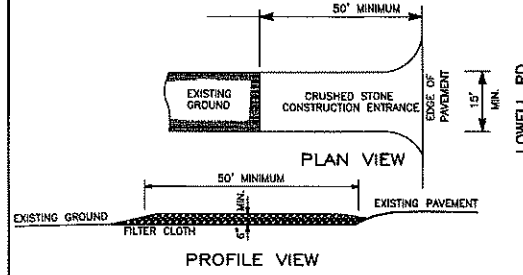


**SILT FENCE MAINTENANCE**

- SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
- IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
- SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

**CONSTRUCTION SPECIFICATIONS**

- THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES.
- THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.
- WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIES OR STAPLES.
- FILTER CLOTH SHALL BE FASTENED SECURELY TO THE WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP, MIDSECTION AND BOTTOM.
- WHEN 2 SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED.
- FENCE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND DRIVEN A MINIMUM OF 16 INCHES INTO THE GROUND. THE MAXIMUM SPACING BETWEEN STAKES SHALL BE 10 FEET. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED TO PREVENT BULGES IN THE SILT FENCE DUE TO DEPOSITION OF SEDIMENT.



**CONSTRUCTION SPECIFICATIONS**

STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 1 3/4 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.

THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.

THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.

THE WIDTH OF THE CONSTRUCTION ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICH EVER IS GREATER.

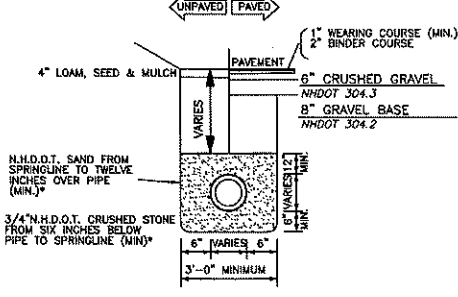
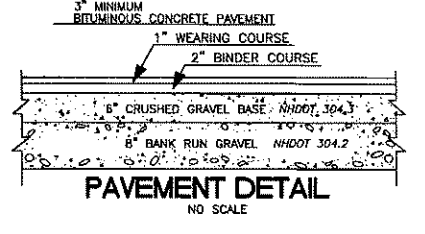
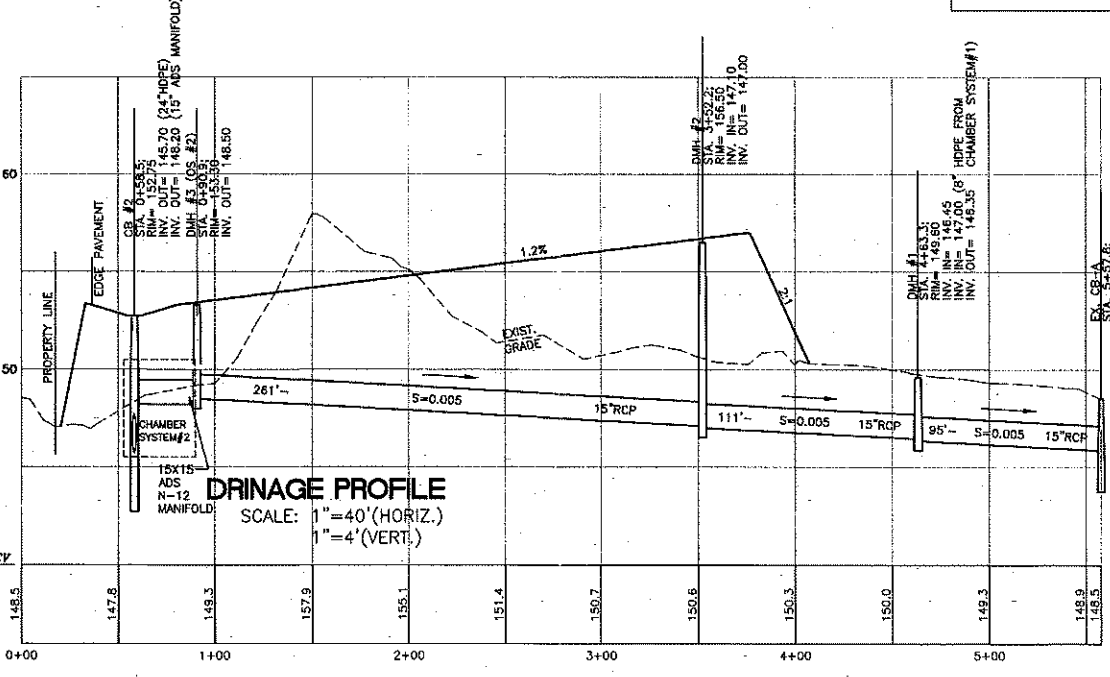
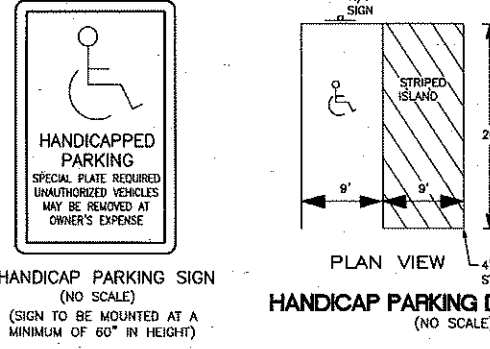
GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENTIAL LOT.

ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARDS THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED PROMPTLY.

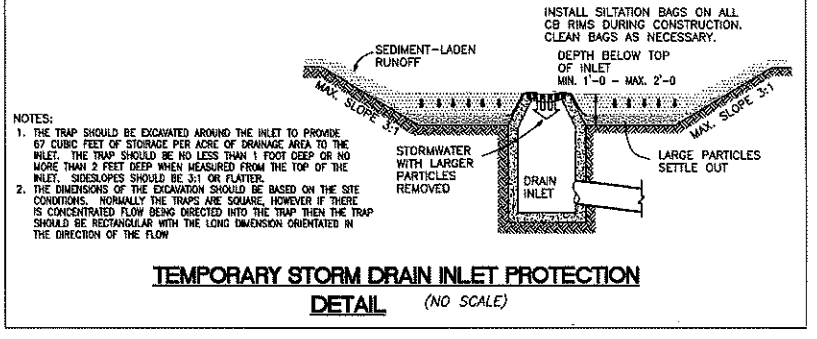
WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

- CONSTRUCTION SEQUENCE:**
- CUT AND CLEAR TREES.
  - INSTALL EROSION CONTROL MEASURES (PRIOR TO STUMPING).
  - STUMP AND GRUB ALL CLEARED AREAS.
  - STRIP AND STOCKPILE LOAM.
  - CONSTRUCT UNDERGROUND STORMWATER CHAMBERS SYSTEMS AND STORM SEWER SYSTEM AS SHOWN ON PLANS.
  - INSTALL TEMPORARY EROSION AND SILTATION CONTROL MEASURES TO PROTECT STORMWATER CHAMBER SYSTEMS FROM SILTATION DURING CONSTRUCTION.
  - PROTECT CATCH BASINS FROM SILTATION BY CONSTRUCTING TEMPORARY STORM DRAINAGE INLET PROTECTION AROUND ALL CATCH BASINS (SEE DETAILS).
  - CUT AND FILL PARKING LOT TO SUBGRADE.
  - INSTALL UNDERGROUND UTILITIES WITHIN PARKING LOT.
  - ALL AREAS OUTSIDE PROPOSED PAVEMENT TO BE LOAM AND SEED.
  - INSTALL SELECT MATERIALS (BANK RUN & PROCESSED GRAVEL) WITHIN PARKING LOT.
  - PAVE PARKING LOT TO BINDER.
  - AS EARLY AS PRACTICAL, LOAM, FERTILIZE, SEED AND MULCH ALL DISTURBED AREAS, EXCEPT UNDER THE PROPOSED PAVEMENT (MIN. 4" LOAM).
  - STEEP SLOPES SHALL BE HYDROSEEDED. USE OF EROSION CONTROL MATS IS HIGHLY RECOMMENDED.
  - EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EVERY 0.5" RAINFALL.
  - WEEKLY OR AS NEEDED, MAINTAIN AND/OR REPAIR EROSION CONTROL MEASURES: FILL, REPAIR, LOAM & SEED ANY ERODED EMBANKMENTS.
  - EARTH PILES SHALL BE STABILIZED TO PREVENT EROSION BY SEEDING AND/OR MULCHING.
  - CONSTRUCTION ACCESS TO THE SITE SHALL BE FROM LOWELL ROAD.
  - APPROXIMATE AREA TO BE DISTURBED FOR PARKING LOT CONSTRUCTION AND DRAINAGE IMPROVEMENTS = 2 ACRES.



SUITABLE MATERIAL: IN ROADS, ROAD SHOULDER, HIGHWAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE BERMS, PIECES OF PAVEMENT, ORGANIC MATTER, TOPSOIL, ALL NET OR SOFT BUCK, PEAT OR CLAY. ALL EXCAVATED LEUGE MATERIAL AND ALL ROCKS OVER SIX INCHES IN THE LARGEST DIMENSION, OR ANY MATERIAL WHICH, AS DETERMINED BY THE TOWN OF HUDSON TOWN ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION. SUITABLE MATERIAL SHALL BE PLACED IN 12" LIFTS AND THOROUGHLY COMPACTED TO 95% OR BETTER COMPACTION.

BY CROSS-COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE TOWN OF HUDSON TOWN ENGINEER MAY PERMIT THE USE OF TOPSOIL, LOAM OR PEAT, IF SATISFIED THE COMPLETED CONSTRUCTION WILL BE ENDURELY STABLE AND PROVIDED THAT EASY ACCESS TO THE STRUCTURES FOR MAINTENANCE AND RECONSTRUCTION (WHEN NECESSARY) WILL BE PRESERVED. SUITABLE MATERIAL SHALL BE PLACED IN 12" LIFTS AND THOROUGHLY COMPACTED TO 95% OR BETTER COMPACTION BY ACCORDANCE WITH HIGHWAY STANDARD SPECIFICATIONS, SECTION 304.



- NOTES:**
- THE TRAP SHOULD BE EXCAVATED AROUND THE INLET TO PROVIDE 67 CUBIC FEET OF STORAGE PER ACRE OF DRAINAGE AREA TO THE INLET. THE TRAP SHOULD BE NO LESS THAN 1 FOOT DEEP OR NO MORE THAN 2 FEET DEEP WHEN MEASURED FROM THE TOP OF THE INLET. SLOPES SHOULD BE 3:1 OR FLATTER.
  - THE DIMENSIONS OF THE EXCAVATION SHOULD BE BASED ON THE SITE CONDITIONS. NORMALLY THE TRAPS ARE SQUARE, HOWEVER IF THERE IS CONCENTRATED FLOW BEING DIRECTED INTO THE TRAP THEN THE TRAP SHOULD BE RECTANGULAR WITH THE LONG DIMENSION ORIENTED IN THE DIRECTION OF THE FLOW.



**CONSTRUCTION DETAIL SHEET**  
**TAX MAP 190 LOT 191**  
**MACHTHOMPSON SITE PLAN**  
**48 LOWELL ROAD**  
**HUDSON, NEW HAMPSHIRE 03051**

OWNER/ PREPARED FOR:  
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SCALE: NONE SHEET 8 OF 9 DECEMBER 12, 2016

REVIEW LETTER	3/20/17
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BENCHMARK ENGINEERING, INC.  
 Consulting Engineers Land Planners  
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 Londonderry, New Hampshire 03053  
 Phone: (603) 437-5000

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