



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 FEBRUARY 22, 2017

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, February 22, 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)
 - 11 January 17 Meeting Minutes – Decisions
 - 25 January 17 Meeting Minutes – Decisions
- VI. CASES REQUESTED FOR DEFERRAL
- VII. CORRESPONDENCE
- VIII. PERFORMANCE SURETIES
- IX. ZBA INPUT ONLY
- X. PUBLIC HEARINGS
- XI. OLD BUSINESS/PUBLIC HEARINGS
- XII. DESIGN REVIEW PHASE
- XIII. CONCEPTUAL REVIEW ONLY

- A. Bradley Tree and Landscape, LLC Site Plan
CSP# 02-17

30 Constitution Drive
Map 170/Lot 35

Purpose of Plan: to show the development of a 2,400 square foot warehouse/office for the primary purpose of an arborist landscape care use, with associated parking, material and equipment storage yard, stormwater management facilities, utility and associated improvements. Application Acceptance & Hearing.

- XIV. NEW 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.

- XV. OTHER BUSINESS
- XVI. ADJOURNMENT

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

The public is invited to attend.

John M. Cashell
Town Planner

POSTED: Town Hall, Library & Post Office – 02-10-17

**MINUTES/DECISIONS OF THE PLANNING BOARD
MEETING DATE: JANUARY 11, 2017**

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

Glenn Della-Monica Chairman <u> X </u>	Timothy Malley Vice-Chair <u> X </u>	William Collins Secretary <u> X </u>
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Charles Brackett Member <u> X </u>	Jordan Ulery Member <u> X </u>	Dillon Dumont Alternate <u> E </u>
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Marilyn McGrath Selectmen's Rep. <u> E </u>	Angela Saucier Alt. Selectmen's Rep. <u> E </u>
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Meeting called to order at approximately 7:04 p.m.

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

- V. MINUTES OF PREVIOUS MEETING(S)

- **9 November 16 Meeting Minutes – Decisions**

Mr. Malley moved to approve the 9 November 16 Meeting Minutes (as amended/written).

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

- **14 December 16 Meeting Minutes – Decisions**

Mr. Malley moved to approve the 14 December 16 meeting Minutes (as amended/written).

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

- VI. CASES REQUESTED FOR DEFERRAL
- VII. CORRESPONDENCE
- VIII. PERFORMANCE SURETIES
- IX. ZBA INPUT ONLY
- X. PUBLIC HEARINGS

- 5) If development involves blasting and/or ramming of bedrock materials, said activities shall be limited to the hours between 7:00 A.M. and 5:00 P.M. Monday through Friday only. Said blasting/ramming activities shall be prohibited on Saturday and Sunday.

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

B. Miara Transportation Expansion
SP# 01-17

12 Bockes Road
Map 136/Lot 1

Purpose of Plan: To depict the proposed trailer and specialty trailer storage expansion, 2,430 square foot maintenance building, and all other associated site improvements. Application Acceptance & Hearing.

Mr. Malley moved to accept the proposed Miara Transportation expansion development, located at 12 Bockes Road, Map 136/Lot 001.

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

REQUESTED WAIVERS:

1) HTC 276-11.1(B)(12)(C)

Mr. Malley moved to wave the requirements of HTC 276-11.1(B)(12)(C) based on the testimony of the Applicant present at the Planning Board meeting held on January 11, 2017.

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

Mr. Malley moved to approve the Site Plan entitled: Non-Residential Site Plan Miara Transportation, Map 136 Lot 1, 12 Bockes Road, Hudson, New Hampshire, prepared by Keach-Nordstrom Associates, Inc. dated 3 OCT 2016, revision date 18 JAN 2017, consisting of Sheets 1 – 11, together with Notes 1 – 34 on Sheet 1 of 11, 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 (hereinafter referred to as the Plan).
- 2) Prior to the Planning Board endorsement of the Plan, the Development Agreement shall be favorably reviewed and recommended on by Town Counsel.
- 3) All improvements shown on the Plan, including Notes 1-34, shall be completed in their entirety and at the expense of the Applicant or his assigns.

- 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 Plan.
- 6) Onsite landscaping shall be provided for in accordance with the plant and tree species specified on Sheet 6 of the Plan.
- 7) Construction activities on the site shall be limited to between 7:00 A.M. and 7:00 P.M. Monday through Saturday. No construction activities shall occur on Sunday.
- 8) This approval shall be subject to final engineering review.
- 9) The calculated CAP fee of \$2,940.30, prepared in accordance with the 2016 CAP Fee Matrix for Zone One, shall be submitted to the Town prior to the issuance of the Certificate of Occupancy. Said CAP fee amount shall be inscribed on the Site Plan-of-Record prior to Planning Board endorsement.
- 10) All pertinent notes are inscribed on the Master Sheet of the Plan.

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

XV. OTHER BUSINESS
XVI. ADJOURNMENT

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

Meeting adjourned at 8:39 p.m.

William Collins
Secretary

**MINUTES/DECISIONS OF THE PLANNING BOARD
MEETING DATE: JANUARY 25, 2017**

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

Glenn Della-Monica
Chairman X

Timothy Malley
Vice-Chair E

William Collins
Secretary X

Charles Brackett
Member E

Jordan Ulery
Member X

Dillon Dumont
Member X

Elliott Veloso
Alternate X

Marilyn McGrath
Selectmen's Rep. X
(Arrived @ 7:06 p.m.)

Angela Saucier
Alt. Selectmen's Rep. E

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Meeting called to order at approximately 7:03 p.m.

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

V. ELECTION OF OFFICERS

Mr. Ulery moved to nominate Mr. Della-Monica as Chairman. There being no other nominees, Ms. McGrath moved to close nominations and to elect Mr. Della-Monica as Chairman by acclamation. Motion seconded by Mr. Collins. All in favor – motion carried.

Mr. Ulery moved to nominate Mr. Malley as Vice-Chairman. There being no other nominees, Ms. McGrath moved to close nominations and to elect Mr. Malley as Vice-Chairman by acclamation. Motion seconded by Mr. Ulery. All in favor – motion carried.

Mr. Ulery moved to nominate Mr. Collins as Secretary. There being no other nominees, Mr. Ulery moved to close nominations and to elect Mr. Collins as Secretary by acclamation. Motion seconded by Ms. McGrath. All in favor – motion carried.

- VI. MINUTES OF PREVIOUS MEETING(S)
- VII. CASES REQUESTED FOR DEFERRAL
- VIII. CORRESPONDENCE
- IX. PERFORMANCE SURETIES
- X. ZBA INPUT ONLY
- XI. PUBLIC HEARINGS

- XII. OLD BUSINESS/PUBLIC HEARINGS
- XIII. DESIGN REVIEW PHASE
- XIV. CONCEPTUAL REVIEW ONLY
- XV. NEW BUSINESS/PUBLIC HEARINGS:

- XVI. OTHER BUSINESS

- Review the Zoning Amendment Warrant Articles for the 2017 March Town Meeting.

The board members discussed the 4 Zoning Warrant Articles, and cited that even though Zoning Articles are not discussed at the Town's February 4th Deliberative Session, copies of the Articles, together with copies of them in their entire language will be provided at said Session. Also, staff clarified that a Zoning Map will also be available at the Deliberative Session, relative to highlighting the areas and zoning districts that pertain to the 50 ft. Building Height Article.

B. Review Status and Take Action on Outstanding Sureties.

1. Release of 2-Year Maintenance Bond for Empire Circle, a publically accepted street.

Mr. Ulery, herein, recommends to the Board of Selectmen the release of the two-year maintenance surety for Empire Circle, a town accepted Public Street. The subject surety is held by the town in the form of a Hampton-style letter of credit, having a sum of \$5,028.42. Note: this action is taken in accordance with the written recommendation of the Road Agent, Kevin Burns (see his written recommendation attached, herewith, dated, 18 Jan. 2017) and that of Town Counsel, Atty. Dave Lefevre, as cited in his legal opinion on the disposition of sureties and impact fees, dated 12 DEC 2016. Said sum is to be returned to the submitting party, Peter Noury, 17 Elnathans Way, Hollis, NH 03049.

Motion seconded by Mr. Collins. All in favor - motion carried.

2. Release of 2-Year Maintenance Bond for Senter Farm Road.

Mr. Ulery, herein, recommends to the Board of Selectmen the release of the two-year maintenance surety for Senter Farm Road, a Town accepted Public Street. The subject surety is held by the Town in the form of a Hampton-style letter of credit, having a sum of \$8,056.46. Note: this action is taken in accordance with the written recommendation of the Road Agent, Kevin Burns (see his written recommendation attached, herewith, dated, 18 Jan. 2017) and that of Town Counsel, Atty. Dave Lefevre, as cited in his legal opinion on the disposition of sureties and impact fees, dated 12 DEC 2016. Said sum is to be returned to the

submitting party, Woodberry-Hudson Investments, 2 Wellman Ave, Suite 210, Nashua, NH 03064.

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

3. Release of Unexpended/Unencumbered Kiddie Konnection Day Care C.A.P. Fee

Mr. Collins recommends to the Board of Selectmen return of the funds, plus accrued interest, included in Acct. #2060-220: the Kiddie Konnection Day Care Escrow Acct. – 301 Derry Rd., Map 109/Lot 012 to the submitting party: Meryl Gillen, 13 Terra Lane, Hudson, NH 03051; said funds, in their entirety, presently total \$20,855.41. Note: this recommendation takes into consideration the following board determined findings of fact:

- 1) The subject Kiddie Konnection Site Plan was approved by the Planning Board on July 13, 1994, and a \$14,550.00 C.A.P. Fee was assessed on "...a preliminary fair share..." basis (see condition of approval I.A. of the attached Development Agreement-of-Record, HCRD #446093) and submitted "UNDER PROTEST" by the Applicant (see para. 3 of the attached letter from the Project Eng., Richard Maynard, dated December 12, 1994) – aforesaid documents included, herewith, in attachment "B".
- 2) Said submitted C.A.P. Fee was first submitted in the form of a Hampton-style letter of credit (see said letter attached from NFS Savings Bank, dated December 15, 1994); this letter was replaced by a personal check submitted Meryl S. Gillen, co-owner of Kiddie Konnection Daycare with her husband, Dan Gillen (see said check attached in the amount of \$14,550.00, together with receipt by the Town of Hudson) - aforesaid documents included, herewith, in attachment "B".
- 3) RSA, Section 674:21,V. (e). clearly states in bold-highlighted print below that unused or unencumbered impact fees, of which the aforementioned C.A.P. Fee is considered, shall be returned to the submitting party after a period of time not to exceed 6 years from the date of submission of same. In the case of the subject C.A.P. Fee, there is no record of the associated funds being expended or encumbered within said 6 years, therefore, the original sum, plus interest, must be returned to the submitting party, who has a last known address of:

Meryl Gillen
13 Terra Lane
Hudson, NH 03051

RSA, Section 674:21,V. (e) The ordinance shall establish reasonable times after which any portion of an impact fee which has not become encumbered

or otherwise legally bound to be spent for the purpose for which it was collected shall be refunded, with any accrued interest. Whenever the calculation of an impact fee has been predicated upon some portion of capital improvement costs being borne by the municipality, a refund shall be made upon the failure of the legislative body to appropriate the municipality's share of the capital improvement costs within a reasonable time. The maximum time which shall be considered reasonable hereunder shall be 6 years.

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

- C. Develop Planning Board Action Plan for 2017, including Review of the Zoning Ordinance Review Committee's Ongoing Efforts to Update the Town's Zoning Ordinance.

The board discussed this issue at length, and agreed that staff should prepare additional time for review of this topic for upcoming meetings.

XVII. ADJOURNMENT

Motion to adjourn by Mr. Ulery. Seconded by Mr. Dumont. All in favor – motion carried.

Meeting adjourned at 8:48 p.m.

William Collins
Secretary

Bradley Tree and Landscape, LLC Concept Site Plan

Staff Report
22 February 2017

SITE: 30 Constitution Drive -- Map 170/Lot 35 -- CSP# 02-17

ZONING: I (Minimum Lot Size 30,000 sf with water & sewer, 150 ft. of frontage: this lot meets the foregoing criteria)

PURPOSE OF PETITION: to show the development of a 2,400 square foot warehouse/office for the primary purpose of an arborist landscape care use, with associated parking, material and equipment storage yard, stormwater management facilities, utility and associated improvements. Application Acceptance & Hearing.

PLANS UNDER REVIEW ENTITLED: Amended Site Plan for River Ridge & Riverwalk, Map 156 Lot 5 & 6 Sparkling River Condominium, Webster Street, Hudson, NH, prepared by The Dunbay Group, Inc., 84 Range Road, Windham, NH 03087, dated 12 OCT 2016 (no revision date), consisting of Sheet 1 of 1 and Notes 1 of 1 (said plan is attached hereto).

ATTACHMENTS:

1. Project Narrative and Conceptual Plan Application, date stamped 7 FEB 2017 -- Attachment "A".
2. CLD's Initial Comments Report: **N/A at this time.**
3. Comments/Memos from Zoning Administrator, Bruce Buttrick, including a Zoning Determination -- "B".

APPLICATION TRACKING:

- 7FEB 17 -- Conceptual Plan application submitted.
- 22 FEB 17 -- Conceptual Hearing scheduled.

RECOMMENDATION: the conceptual plan cited above for Constitution Drive is an arborist operation, together with a cordwood processing operation. A residential neighborhood is located directly to the south of this site, so chainsaw, trucking and hrs./days of operation noise, could be a significant concern. Note: immediate abutters were notified about this hearing, via 1st class mail. Per RSA's Conceptual Review is non-binding, rather, this hearing is utilized for input purposes only, as performed at the 2/8/17 Planning Board meeting, RE: 140 Old Derry Road -- proposed Sewer Cleaning Company. Also, for this type of hearing, DRAFT MOTIONS do not apply.

HOLDEN
ENGINEERING & SURVEYING, INC.

P.O. Box 480 / Concord, NH 03302-0249 / 603-225-6449
9 Constitution Drive / Bedford, NH 03110 / 603-472-2078
FAX 603-225-8450 / hes@holdenengineering.com

V1
A
4

February 7, 2017

1620633

Town of Hudson
Planning and Land Use
John Cashell, Planner
12 School Street
Hudson, NH 03051
(603) 886-6000
email: jcashell@hudsonnh.gov

Re: Bradley Tree & Landscape, LLC
30 Constitution Drive
Tax Map 170, Lot 035 ~ Hudson, NH

Dear John,

On behalf of our client Bradley Tree & Landscape, LLC (Applicant) find attached an application package for conceptual site plan review, as listed on the attached transmittal.

The applicant is proposing a 2,400 GFA (60'x40') warehouse building with ancillary office space. The primary use of the property is for an arborist landscape care commercial business, with materials storage associated with the business, such as storage of logs, firewood, and wood chips. The applicant expects to conduct some fire wood processing on site.

The applicant currently has 4 full field employees, including himself, and as such traffic volumes are expected to be low, at an 16-20 average trips/day. There are no expected impacts to utilities, as the site will be vacant for the majority of the days.

Should you have any questions or require additional on the application, please do not hesitate to contact me.

Thank you for your time and consideration on this matter

Sincerely,
Holden Engineering & Surveying, Inc.

A handwritten signature in blue ink, followed by the date "02/07/2017" also in blue ink.

Douglas V Brodeur, PE
Civil Engineer

cc: Tim Bradley (Bradley Tree & Landscape, LLC)



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



Date of Application: _____ Tax Map # 170 Lot # 035

Name of Project: Bradley Tree and Landscape, LLC Site Plan

Zoning District: I General CSP# 02-17
(For Town Use)

ZBA Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: MWDB Development, LLC Bradley Tree and Landscape, LLC

Address: c/o William R. Mason c/o Tim Bradley

Address: PO BOX 319 - Salem, NH 03079 21 Pincrest Rd.

Telephone # (603) 898-9760 Litchfield, NH 03052

Fax # (603) 893-1363 Ph: (603) 886-1550

Email: wrmason@myfairpoint.net BradleyTreeNH@gmail.com

PROJECT ENGINEER

SURVEYOR

Name: Holden Engineering & Surveying, Inc. Holden Engineering & Surveying, Inc.

Address: PO BOX 480 PO BOX 480

Address: Concord, NH 03302 Concord, NH 03302

Telephone # (603) 472-2078 (603) 472-2078

Fax # (603) 472-2464 (603) 472-2078

Email: hes@holdenengineering.com hes@holdenengineering.com

PURPOSE OF PLAN:

Conceptual plan to show the development of a 2,400 sf (gfa) warehouse/office for
the primary purpose of an arborist landscape care use, with associated parking,
material and equipment storage yard, stormwater management facilities, utility and
associated improvements.

Map 170/Lot 35

CONCEPTUAL SITE PLAN DATA SHEET

PLAN NAME: Bradley Tree and Landscape Site Plan

PLAN TYPE: CONCEPTUAL SITE PLAN

LEGAL DESCRIPTION: MAP 170 LOT 035

DATE: _____

Location by Street 30 Constitution Drive

Zoning: Industrial (I)

Proposed Land Use: Warehouse/Office and Equipment Material Storage

Existing Use: Vacant

Surrounding Land Use(s): Industrial/Open Space Residential

Number of Lots Occupied: N/A

Existing Area Covered by Building: NONE

Existing Buildings to be removed: NONE

Proposed Area Covered by Building: 2,400 sf

Open Space Proposed: 130,624 sf (2.999 AC)

Open Space Required: NONE

Total Area: S.F.: 170,055 Acres: 3.904

Area in Wetland: 47,238 sf Area Steep Slopes: 49,656 sf

Required Lot Size: 30,000 sf (0.689 AC)

Existing Frontage: 318.79 ft

Required Frontage: 150.00 ft

Building Setbacks:	Required*	Proposed
Front:	<u>50 ft</u>	<u>82.4 ft</u>
Side:	<u>15 ft</u>	<u>96.9 ft</u>
Rear:	<u>15 ft</u>	<u>82.2 ft</u>

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

Flood Zone Reference: Not within flood zone per FIRM#33011C0519D

Width of Driveways: Curb cut 33 ft/min drive aisle 24 ft

Number of Curb Cuts: 1

Proposed Parking Spaces: 8

Required Parking Spaces: 1 sp/600 sf x 2,400 sf = 4 required

Basis of Required Parking (Use): Warehouse

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

For Office Use

Data Sheet Checked By: _____ Date: _____

William R. Mason, Esquire
Attorney at Law

2648 North Broadway, Suite 205
P. O. Box 319
Salem, New Hampshire 03079-0319

E-Mail:
wrmason@myfairpoint.net

Tel: 603-898-9700
Fax: 603-893-1363

January 27, 2017

Peter W. Bennett, Esquire
Winer and Bennett, LLP
111 Concord St., P.O. Box 488
Nashua, NH 03061-0488

**Re: MWDB Development, LLC/Bradley Commercial Properties, LLC - 30
Constitution Drive, Hudson, NH**

Dear Attorney Bennett:

I am the representative for MWDB Development, LLC. I am duly authorized to send this transmittal. Please be advised as representative for the owner that Holden Engineering is authorized to present the site plan for Bradley Commercial Properties, LLC.

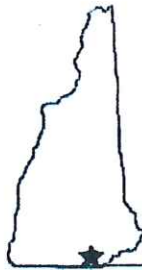
Very truly yours,



William R. Mason

WRM/ljs
cc: Client

WB



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



Town of Hudson

REQUEST FOR ZONING and/or PLANNING INFORMATION / DETERMINATION

Date of request 9/23/16 #16-115

Property Location 30 CONSTITUTION DR HUDSON
Map 17D Lot 035-000

Zoning District if known INDUSTRIAL

Type of Request

Zoning District Determination Use Determination Set-Back Requirements
 Process for Subdivision/ Site Plan if required
 Other

Description of request / determination: (Please attach all relevant documentation)

TREE REMOVAL COMPANY WITH OUTSIDE STORAGE
AND WOOD PROCESSING. BUYER PLANS TO BUILD
BUILDING ON SITE AND STORE EQUIPMENT OUTSIDE

Applicant Contact Information:

Name: BOB JAMES
Address: 20 TRAVELLER SQ SUITE 101, NASHUA, NH 03063
Phone Number: 603-305-8802 BOB.JAMES@KWCOMMERCIAL.COM

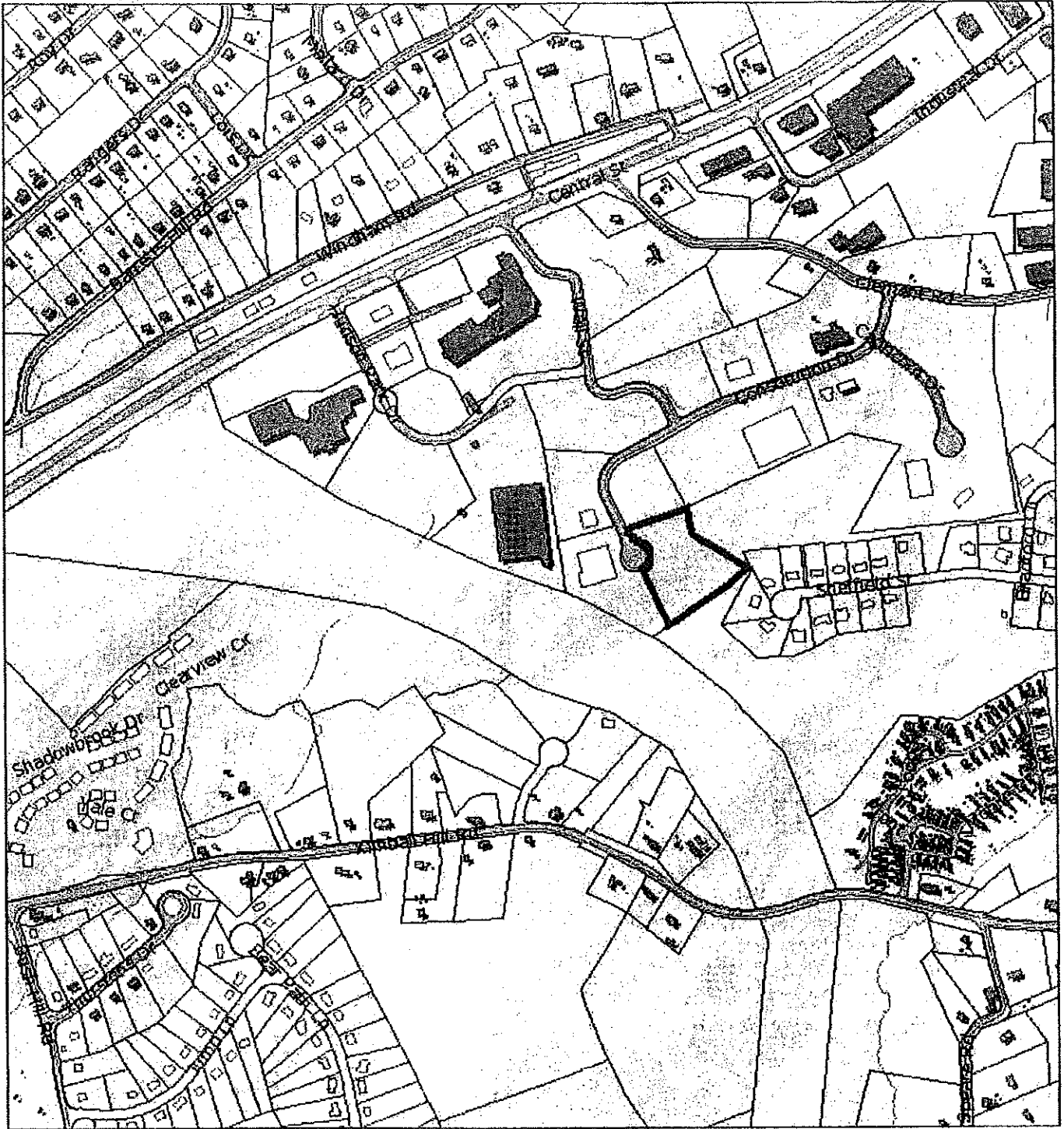
For Office use

ATTACHMENTS: TAX CARD GIS

NOTES: _____

ZONING DETERMINATION LETTER SENT DATE: 10-4-16


30 Constitution Drive

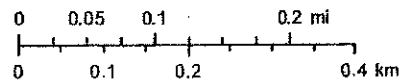


September 23, 2016

1:8,444

Legend

 Parcels





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

October 4, 2016

#16-115

Bob James
KW Commercial
Suite 101
20 Trafalgar Sq
Nashua, NH 03063

Re: 30 Constitution Drive 170/035-000
District: Industrial - (I)

Dear Mr James,

Your request for a zoning review and use determination if a tree removal/wood processing company with outside wood storage and outside equip storage has been completed.

Zoning Review / Determination:

I would classify this proposed use as E10 "Contractor's yard or landscaping business" as permitted in the Industrial (I) district per §334-20 Table of Permitted Principle Uses, 334 attachment 1.

A site plan review by the Planning Board is required per §334-16.1 Site Plan Approval. "No person, persons, partnership, proprietorship, company, trust or corporation shall commence a new use, change a use or commence any site development activity (other than one- or two-family residential activity) without first securing site plan approval from the Hudson Planning Board pursuant to this chapter."

Our GIS maps indicate some wetland on this parcel. If any disturbance within the wetland and/or wetland buffer is proposed, a Wetland Special Exception from the Zoning Board of Adjustment would be required prior to Site Plan review, with input review by the Conservation Commission and the Planning Board per Chapter 334, Article IX "Wetland Conservation District".

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

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

Sincerely,


Bruce Buttrick, MCP

Zoning Administrator/Code Enforcement Officer

(603) 816-1275

bbuttrick@hudsonnh.gov

cc: Zoning Board of Adjustment
J.Michaud, Town Assessor
J.Cashell, Town Planner
Chief Buxton
Deputy O'Brien
File

Bradley Tree and Landscape, LLC Concept Site Plan

Staff Report
22 February 2017

SITE: 30 Constitution Drive -- Map 170/Lot 35 -- CSP# 02-17

ZONING: I (Minimum Lot Size 30,000 sf with water & sewer, 150 ft. of frontage: this lot meets the foregoing criteria)

PURPOSE OF PETITION: to show the development of a 2,400 square foot warehouse/office for the primary purpose of an arborist landscape care use, with associated parking, material and equipment storage yard, stormwater management facilities, utility and associated improvements. Application Acceptance & Hearing.

PLANS UNDER REVIEW ENTITLED: Amended Site Plan for River Ridge & Riverwalk, Map 156 Lot 5 & 6 Sparkling River Condominium, Webster Street, Hudson, NH, prepared by The Dunbay Group, Inc., 84 Range Road, Windham, NH 03087, dated 12 OCT 2016 (no revision date), consisting of Sheet 1 of 1 and Notes 1 of 1 (said plan is attached hereto).

ATTACHMENTS:

1. Project Narrative and Conceptual Plan Application, date stamped 7 FEB 2017 -- Attachment "A".
2. CLD's Initial Comments Report: **N/A at this time.**
3. Comments/Memos from Zoning Administrator, Bruce Buttrick, including a Zoning Determination -- "B".

APPLICATION TRACKING:

- 7FEB 17 -- Conceptual Plan application submitted.
- 22 FEB 17 -- Conceptual Hearing scheduled.

RECOMMENDATION: the conceptual plan cited above for Constitution Drive is an arborist operation, together with a cordwood processing operation. A residential neighborhood is located directly to the south of this site, so chainsaw, trucking and hrs./days of operation noise, could be a significant concern. Note: immediate abutters were notified about this hearing, via 1st class mail. Per RSA's Conceptual Review is non-binding, rather, this hearing is utilized for input purposes only, as performed at the 2/8/17 Planning Board meeting, RE: 140 Old Derry Road -- proposed Sewer Cleaning Company. Also, for this type of hearing, DRAFT MOTIONS do not apply.

HOLDEN
ENGINEERING & SURVEYING, INC.

P.O. Box 480 / Concord, NH 03302-0249 / 603-225-6449
9 Constitution Drive / Bedford, NH 03110 / 603-472-2078
FAX 603-225-8450 / hes@holdenengineering.com

21
A
4

February 7, 2017

1620633

Town of Hudson
Planning and Land Use
John Cashell, Planner
12 School Street
Hudson, NH 03051
(603) 886-6000
email: jcashell@hudsonnh.gov

Re: Bradley Tree & Landscape, LLC
30 Constitution Drive
Tax Map 170, Lot 035 ~ Hudson, NH

Dear John,

On behalf of our client Bradley Tree & Landscape, LLC (Applicant) find attached an application package for conceptual site plan review, as listed on the attached transmittal.

The applicant is proposing a 2,400 GFA (60'x40') warehouse building with ancillary office space. The primary use of the property is for an arborist landscape care commercial business, with materials storage associated with the business, such as storage of logs, firewood, and wood chips. The applicant expects to conduct some fire wood processing on site.

The applicant currently has 4 full field employees, including himself, and as such traffic volumes are expected to be low, at an 16-20 average trips/day. There are no expected impacts to utilities, as the site will be vacant for the majority of the days.

Should you have any questions or require additional on the application, please do not hesitate to contact me.

Thank you for your time and consideration on this matter

Sincerely,
Holden Engineering & Surveying, Inc.

A handwritten signature in blue ink, appearing to be 'D. Brodeur', followed by the date '02/07/2017' written in the same ink.

Douglas V Brodeur, PE
Civil Engineer

cc: Tim Bradley (Bradley Tree & Landscape, LLC)



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



Date of Application: _____ Tax Map # 170 Lot # 035

Name of Project: Bradley Tree and Landscape, LLC Site Plan

Zoning District: I General CSP# 02-17
(For Town Use)

ZBA Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: MWDB Development, LLC Bradley Tree and Landscape, LLC

Address: c/o William R. Mason c/o Tim Bradley

Address: PO BOX 319 - Salem, NH 03079 21 Pincrest Rd.

Telephone # (603) 898-9760 Litchfield, NH 03052

Fax # (603) 893-1363 Ph: (603) 886-1550

Email: wrmason@myfairpoint.net BradleyTreeNH@gmail.com

PROJECT ENGINEER

SURVEYOR

Name: Holden Engineering & Surveying, Inc. Holden Engineering & Surveying, Inc.

Address: PO BOX 480 PO BOX 480

Address: Concord, NH 03302 Concord, NH 03302

Telephone # (603) 472-2078 (603) 472-2078

Fax # (603) 472-2464 (603) 472-2078

Email: hes@holdenengineering.com hes@holdenengineering.com

PURPOSE OF PLAN:

Conceptual plan to show the development of a 2,400 sf (gfa) warehouse/office for
the primary purpose of an arborist landscape care use, with associated parking,
material and equipment storage yard, stormwater management facilities, utility and
associated improvements.

Map 170/Lot 35

CONCEPTUAL SITE PLAN DATA SHEET

PLAN NAME: Bradley Tree and Landscape Site Plan

PLAN TYPE: CONCEPTUAL SITE PLAN

LEGAL DESCRIPTION: MAP 170 LOT 035

DATE: _____

Location by Street	<u>30 Constitution Drive</u>	
Zoning:	<u>Industrial (I)</u>	
Proposed Land Use:	<u>Warehouse/Office and Equipment Material Storage</u>	
Existing Use:	<u>Vacant</u>	
Surrounding Land Use(s):	<u>Industrial/Open Space Residential</u>	
Number of Lots Occupied:	<u>N/A</u>	
Existing Area Covered by Building:	<u>NONE</u>	
Existing Buildings to be removed:	<u>NONE</u>	
Proposed Area Covered by Building:	<u>2,400 sf</u>	
Open Space Proposed:	<u>130,624 sf (2.999 AC)</u>	
Open Space Required:	<u>NONE</u>	
Total Area:	S.F.: <u>170,055</u>	Acres: <u>3.904</u>
Area in Wetland:	<u>47,238 sf</u> Area Steep Slopes: <u>49,656 sf</u>	
Required Lot Size:	<u>30,000 sf (0.689 AC)</u>	
Existing Frontage:	<u>318.79 ft</u>	
Required Frontage:	<u>150.00 ft</u>	
Building Setbacks:	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50 ft</u>	<u>82.4 ft</u>
Side:	<u>15 ft</u>	<u>96.9 ft</u>
Rear:	<u>15 ft</u>	<u>82.2 ft</u>

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

Flood Zone Reference: Not within flood zone per FIRM#33011C0519D

Width of Driveways: Curb cut 33 ft/min drive aisle 24 ft

Number of Curb Cuts: 1

Proposed Parking Spaces: 8

Required Parking Spaces: 1 sp/600 sf x 2,400 sf = 4 required

Basis of Required Parking (Use): Warehouse

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

For Office Use

Data Sheet Checked By: _____ Date: _____

William R. Mason, Esquire
Attorney at Law

2648 North Broadway, Suite 205
P. O. Box 319
Salem, New Hampshire 03079-0319

E-Mail:
wrmason@myfairpoint.net

Tel: 603-898-9700
Fax: 603-893-1363

January 27, 2017


Peter W. Bennett, Esquire
Winer and Bennett, LLP
111 Concord St., P.O. Box 488
Nashua, NH 03061-0488

**Re: MWDB Development, LLC/Bradley Commercial Properties, LLC - 30
Constitution Drive, Hudson, NH**

Dear Attorney Bennett:

I am the representative for MWDB Development, LLC. I am duly authorized to send this transmittal. Please be advised as representative for the owner that Holden Engineering is authorized to present the site plan for Bradley Commercial Properties, LLC.

Very truly yours,



William R. Mason

WRM/ljs
cc: Client

WB



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



Town of Hudson

REQUEST FOR ZONING and/or PLANNING INFORMATION / DETERMINATION

Date of request 9/23/16 #16-115

Property Location 30 CONSTITUTION DR HUDSON
Map 17D Lot 035-000

Zoning District if known INDUSTRIAL

Type of Request
 Zoning District Determination Use Determination Set-Back Requirements
 Process for Subdivision/ Site Plan if required
 Other

Description of request / determination: (Please attach all relevant documentation)
TREE REMOVAL COMPANY WITH OUTSIDE STORAGE
AND WOOD PROCESSING. BUYER PLANS TO BUILD
BUILDING ON SITE AND STORE EQUIPMENT OUTSIDE

Applicant Contact Information:
Name: BOB JAMES
Address: 20 TRAVELLER SQ SUITE 101, NASHUA, NH 03063
Phone Number: 603-305-8802 BOB.JAMES@KWCOMMERCIAL.COM

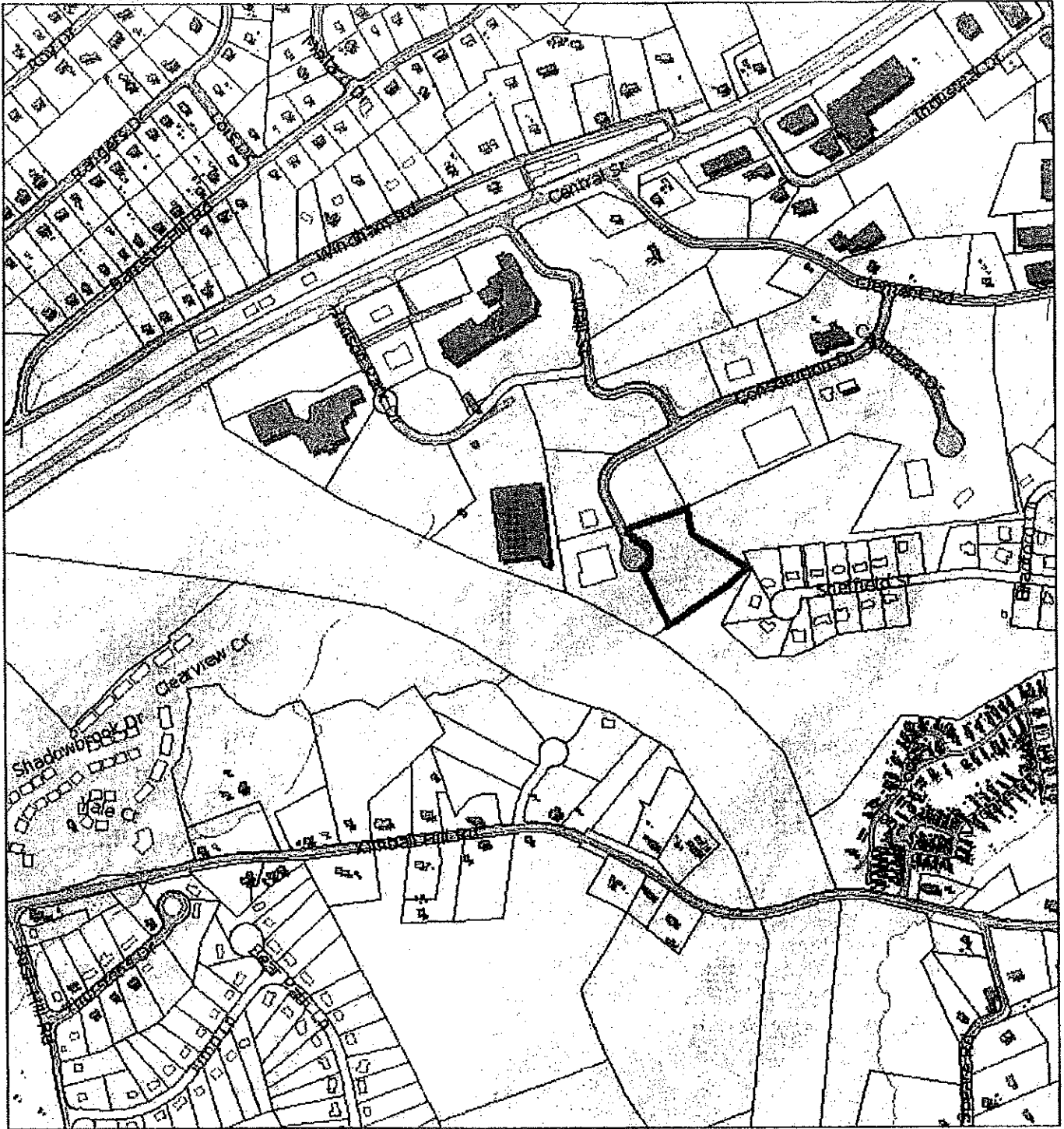
For Office use

ATTACHMENTS: TAX CARD GIS

NOTES: _____


ZONING DETERMINATION LETTER SENT DATE: 10-4-16

30 Constitution Drive

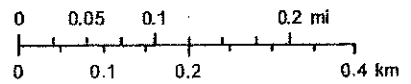


September 23, 2016

Legend

 Parcels

1:8,444





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

October 4, 2016

#16-115

Bob James
KW Commercial
Suite 101
20 Trafalgar Sq
Nashua, NH 03063

Re: 30 Constitution Drive 170/035-000
District: Industrial - (I)

Dear Mr James,

Your request for a zoning review and use determination if a tree removal/wood processing company with outside wood storage and outside equip storage has been completed.

Zoning Review / Determination:

I would classify this proposed use as E10 "Contractor's yard or landscaping business" as permitted in the Industrial (I) district per §334-20 Table of Permitted Principle Uses, 334 attachment 1.

A site plan review by the Planning Board is required per §334-16.1 Site Plan Approval. "No person, persons, partnership, proprietorship, company, trust or corporation shall commence a new use, change a use or commence any site development activity (other than one- or two-family residential activity) without first securing site plan approval from the Hudson Planning Board pursuant to this chapter."

Our GIS maps indicate some wetland on this parcel. If any disturbance within the wetland and/or wetland buffer is proposed, a Wetland Special Exception from the Zoning Board of Adjustment would be required prior to Site Plan review, with input review by the Conservation Commission and the Planning Board per Chapter 334, Article IX "Wetland Conservation District".

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

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

Sincerely,


Bruce Buttrick, MCP

Zoning Administrator/Code Enforcement Officer

(603) 816-1275

bbuttrick@hudsonnh.gov

cc: Zoning Board of Adjustment
J. Michaud, Town Assessor
J. Cashell, Town Planner
Chief Buxton
Deputy O'Brien
File

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

Staff Report
22 February 2017

SITE: Sparkling River - Webster Street -- Map 156/Lots 5 & 6 -- SP# 03-17

ZONING: R-2

PURPOSE OF PETITION: to amend the previously approved Sparkling River Older Persons Housing Development (a.k.a., River Ridge and Riverwalk), combined, and in total, this development was approved for 154 units of housing. The proposed amended Site Plan calls for 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, i.e., except the multi-vehicle parking area on Brackett Lane. Application Acceptance & Hearing.

PLANS UNDER REVIEW ENTITLED: Amended Site Plan for River Ridge & Riverwalk, Map 156 Lot 5 & 6 Sparkling River Condominium, Webster Street, Hudson, NH, prepared by The Dunbay Group, Inc., 84 Range Road, Windham, NH 03087, dated 12 OCT 2016 (no revision date), consisting of Sheet 1 of 1 and Notes 1 of 1 (said plan is attached hereto).

ATTACHMENTS:

1. Project Narrative and Site Plan Application, date stamped 7 FEB 2017 -- Attachment "A".
2. CLD's Initial Comments Report: **N/A at this time.**
3. Comments/Memos from Zoning Administrator, Bruce Buttrick, Deputy Fire Chief, John O'Brien, Asst. Assessor, Jim Michaud and Road Agent, Kevin Burns -- "B".
4. Recorded copies of the Development Agreements for the subject two developments -- "C".
5. Recorded copies of the Master Site Plan-of-Record Sheets for both the Riverwalk and River Ridge Older Persons Housing Developments -- "D".

OUTSTANDING ISSUES: to make a long story short, this item is on the agenda, per the request of the Applicant, Chris Fokas, who will be represented at the hearing by his attorney, Jeff Zall, Esq. In speaking with Atty. Zall, leading up to the submission of the attached application and Amended Site Plan, I informed him, that IMHO, the present application lacks a properly amended Site Plan, and documentation, and that what is needed for a proper submission of same includes:

- 1) An Amended Site Plan, stamped and signed by both a NH licensed surveyor and engineer, and for this Plan to be recordable at the HCRD.

- 2) The previously approved Master Site Plan sheets for both the River Ridge and Riverwalk Older Persons Housing Developments be attached to and become part of the Amended Site Plan set. Note: said Master Site Plan sheets are included in this packet, per staff, not the Applicant.
- 3) Certified copy of the Sparkling River Condominium Association's vote, agreeing to the amenity and site development amendments, as shown on a properly drafted Amended Site Plan, and for such a plan to be presented to the board as the proposed Amended Site Plan-of-Record.
- 1) A proposal to amend the present Riverwalk and River Ridge Development Agreements-of-Record, so that both agreements are superseded by one Development Agreement for Sparkling River Older Persons Housing Development.
- 2) As part of this entire Amended Site Plan application submission, a Lot Merger Form should be submitted, together with all easement and covenant deeds/docs, in effect merging the presently separate developments into one development, i.e., Sparkling River Older Persons Housing Development.
- 3) NOTE: ultimately, the NH Attorney General's Office will have to sign-off on the proposed amendment documents pertaining to the Applicant's proposed amenity, site feature and lot merge changes.

APPLICATION TRACKING:

- 7FEB 17 – Site Plan application submitted.
- 22 FEB 17 – Initial Planning Board Public Hearing scheduled.

RECOMMENDATION:

For this initial public hearing, staff does not advocate application submission, but rather: staff recommends for the board to allow Atty. Zall to state his position on why the submitted application and associated materials are sufficient, in his opinion, relative to satisfying the proposed amendments for the presently configured two separate older persons housing developments. If the board finds his presentation convincing, then the board should act accordingly. On the other hand, if the board finds staff's aforementioned outstanding items needing to become part of the application submission, please feel free to include any one of them to fulfill the submission requirements for this application. To the effect of this latter position, staff has provided a DRAFT MOTION for the board's consideration.

DRAFT MOTION:

I move to not accept the Amended Site Plan application for Sparkling River Older Persons Housing Development (a.k.a., River Ridge and Riverwalk), and that the Applicant shall submit the following items, relative to further requesting the board to take action to amend the Site Plans associated with this development:

- 1) An Amended Site Plan, stamped and signed by both a NH licensed surveyor and engineer, and for this Plan to be recordable at the HCRD.

- 2) The previously approved Master Site Plan sheets for both the River Ridge and Riverwalk Older Persons Housing Developments be attached to and become part of the Amended Site Plan set. Note: said Master Site Plan sheets are included in this packet, per staff, not the Applicant.
- 3) Certified copy of the Sparkling River Condominium Association's vote, agreeing to the amenity and site development amendments, as shown on a properly drafted Amended Site Plan, and for such a plan to be presented to the board as the proposed Amended Site Plan-of-Record.
- 4) A proposal to amend the present Riverwalk and River Ridge Development Agreements-of-Record, so that both agreements are superseded by one Development Agreement, established and executed exclusively for the creation of Sparkling River Older Persons Housing Development, thereby, superseding the presently existing and separate River Ridge and Riverwalk developments.
- 5) As part of this entire Amended Site Plan application submission, a Lot Merger Form shall be submitted, together with all easement and covenant deeds/documents, in effect, merging the presently separate developments into one development, i.e., Sparkling River Older Persons Housing Development.
- 6) NOTE: ultimately, the NH Attorney General's Office will have to sign-off on the proposed amendment documents pertaining to the Applicant's proposed amenity, site feature and lot merge changes.

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

I move for the Planning Board to table this matter until such time that the Applicant has fulfilled the submission requirements, as provided in the immediate aforementioned motion.

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

Project: Sparkling River Condominium

"A"

AMENDED SITE PLAN FOR RIVER RIDGE AND RIVERWALK

The Riverwalk Site Plan was approved by the Hudson Planning Board on March 10, 2004 as a 75 unit elderly housing project on Lot 5, Tax Map 156 ("Riverwalk"). The adjacent River Ridge Site Plan was approved by the Hudson Planning Board on October 13, 2004 as a 79 unit elderly housing project on Lot 6, Tax Map 156 ("River Ridge"). The Riverwalk approval included (1) a 2,760 square foot recreation building; (2) multi-unit buildings; and (3) multi-vehicle parking areas to serve the multi-unit buildings. The River Ridge approval included a community center with a pool and tennis courts.

Sparkling River, LLC acquired both the Riverwalk development and the River Ridge development, and beginning in 2006 developed both together as Sparkling River Condominium. As the Condominium was developed from 2006 to the present time, it was determined that certain of the amenities approved in each separate site plan approval were unnecessary and/or redundant.

The Amended Site Plan proposes to make the following changes to the Riverwalk Plan and the River Ridge Plan:

1. Remove the pool and tennis courts from the River Ridge Plan.
2. Remove the 2,760 square foot recreation building from the Riverwalk Plan.
3. Remove most of the multi-vehicle parking areas from the Riverwalk Plan except the multi-vehicle parking area on Brackett Lane as shown on the Amended Site Plan.

On July 21, 2016, the Sparkling River Condominium Association voted in favor of removing these amenities from the Site Plans.



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

Date of Application: _____ Tax Map # 156 Lot # 5 & 6

Name of Project: Sparkling River Condominium

Zoning District: R-2 General SP# 0317
(For Town Use) (For Town Use)

ZBA Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Sparkling River, LLC Same

Address: 185 Main Street _____

Address: Nashua, NH 03060 _____

Telephone # 603-801-0625 _____

Fax # _____

Email: cpf17889@comcast.net _____

PROJECT ENGINEER

SURVEYOR

Name: The Dubai Group, Inc. Same

Address: 84 Range Road _____

Address: Windham, NH 03087 _____

Telephone # 603-458-6462 _____

Fax # _____

Email: _____

PURPOSE OF PLAN:

Amend Riverwalk and River Ridge Site Plans.
See attached narrative.

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

SITE DATA SHEET

PLAN NAME: Amended Site Plan For River Ridge and Riverwalk

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 156 LOT 5 & 6

DATE: _____

Location by Street Webster Street

Zoning: R-2

Proposed Land Use: Residential Condominium

Existing Use: Residential Condominium

Surrounding Land Use(s): Residential

Number of Lots Occupied: N/A

Existing Area Covered by Building: N/A

Existing Buildings to be removed: N/A

Proposed Area Covered by Building: N/A

Open Space Proposed: N/A

Open Space Required: N/A

Total Area: S.F.: 2,570,040 Acres: 59

Area in Wetland: N/A Area Steep Slopes: N/A

Required Lot Size: N/A

Existing Frontage: N/A

Required Frontage: N/A

Building Setbacks: Required* Proposed

Front: N/A N/A

Side: N/A N/A

Rear: N/A N/A

12B



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

Date of Application: _____ Tax Map # 156 Lot # 5 & 6

Name of Project: Sparkling River Condominium

Zoning District: R-2 (For Town Use) General SP# 0317 (For Town Use)

ZBA Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Sparkling River, LLC Same

Address: 185 Main Street

Address: Nashua, NH 03060

Telephone # 603-801-0625

Fax # _____

Email: cpf17889@comcast.net

PROJECT ENGINEER

SURVEYOR

Name: The Dubai Group, Inc. Same

Address: 84 Range Road

Address: Windham, NH 03087

Telephone # 603-458-6462

Fax # _____

Email: _____

PURPOSE OF PLAN:

Amend Riverwalk and River Ridge Site Plans. See attached narrative.

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



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

Date of Application: _____ Tax Map # 156 Lot # 5 & 6

Name of Project: Sparkling River Condominium

Zoning District: R-2 General SP# 0317
(For Town Use) (For Town Use)

ZBA Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Sparkling River, LLC Same

Address: 185 Main Street _____

Address: Nashua, NH 03060 _____

Telephone # 603-801-0625 _____

Fax # _____

Email: cpf17889@comcast.net _____

PROJECT ENGINEER

SURVEYOR

Name: The Dubay Group, Inc. Same

Address: 84 Range Road _____

Address: Windham, NH 03087 _____

Telephone # 603-458-6462 _____

Fax # _____

Email: _____

PURPOSE OF PLAN:

Amend Riverwalk and River Ridge Site Plans.

See attached narrative.

Plan Routing Date: <u>2-14-17</u>	<i>For Town Use</i>	Sub/Site Date: <u>2-22-17</u>
<input checked="" type="checkbox"/> I have no comments <input type="checkbox"/> I have comments (attach to form)		
<u>SOB</u> (Initials)	Title: <u>Deputy Fire Chief</u>	Date: <u>2/14/2017</u>
DEPT: _____ Zoning _____ Engineering _____ Assessor _____ Police _____ <u>Fire</u> _____ Planning _____ _____ Consultant _____ Highway Department		
Fees Paid: _____		



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

Date of Application: _____ Tax Map # 156 Lot # 5 & 6

Name of Project: Sparkling River Condominium

Zoning District: R-2 General SP# 03-17
(For Town Use) (For Town Use)

ZBA Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Sparkling River, LLC Same

Address: 185 Main Street _____

Address: Nashua, NH 03060 _____

Telephone # 603-801-0625 _____

Fax # _____

Email: cpf17889@comcast.net _____

PROJECT ENGINEER

SURVEYOR

Name: The Dubai Group, Inc. Same

Address: 84 Range Road _____

Address: Windham, NH 03087 _____

Telephone # 603-458-6462 _____

Fax # _____

Email: _____

PURPOSE OF PLAN:

Amend Riverwalk and River Ridge Site Plans.
See attached narrative.

<i>For Town Use</i>	
Plan Routing Date: <u>2-14-17</u>	Sub/Site Date: <u>2-22-17</u>
<input checked="" type="checkbox"/> I have no comments <input type="checkbox"/> I have comments (attach to form)	
<u>KS</u> (Initials)	Title: <u>nom agent</u> Date: <u>2/16/17</u>
DEPT: _____ Zoning _____ Engineering _____ Assessor _____ Police _____ Fire _____ Planning _____ _____ Consultant _____ Highway Department	
Fees Paid: _____	



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

Date of Application: _____ Tax Map # 156 Lot # 5 & 6

Name of Project: Sparkling River Condominium

Zoning District: R-2 General SP# 0317
(For Town Use) (For Town Use)

ZBA Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Sparkling River, LLC Same

Address: 185 Main Street _____

Address: Nashua, NH 03060 _____

Telephone # 603-801-0625 _____

Fax # _____

Email: cpf17889@comcast.net _____

PROJECT ENGINEER

SURVEYOR

Name: The Dubai Group, Inc. Same

Address: 84 Range Road _____

Address: Windham, NH 03087 _____

Telephone # 603-458-6462 _____

Fax # _____

Email: _____

PURPOSE OF PLAN:

Amend Riverwalk and River Ridge Site Plans.
See attached narrative.

Plan Routing Date: <u>2-14-17</u>	<i>For Town Use</i>	Sub/Site Date: <u>2-22-17</u>
<input checked="" type="checkbox"/> I have no comments <input type="checkbox"/> I have comments (attach to form)		
(Initials) <u>QW</u>	Title: <u>Asst. Assessor</u>	Date: <u>2-15-17</u>
DEPT: _____ Zoning _____ Engineering _____ Assessor _____ Police _____ Fire _____ Planning _____ _____ Consultant _____ Highway Department		
Fees Paid: _____		

FEE:	34.60
SURCHARGE:	2-
CASH:	0

546
Hudson
Planning

RIVER RIDGE

C = Cont.

SITE PLAN DEVELOPMENT AGREEMENT

This Site Plan Development Agreement is entered into this 12th day of January, 2005, between **Sparkling River, LLC**, a New Hampshire limited liability company, with a mailing address of P.O. Box 6376, Nashua, New Hampshire 03063 ("Applicant") and the **Town of Hudson**, a municipal corporation, at 12 School Street, Hudson, New Hampshire. This Agreement represents the understanding of the parties regarding the granting by the Hudson Planning Board of site plan approval to develop Map 156, Lot 6 (old Map 23, Lot 4) into 79 elderly housing units plus associated amenities in accordance with the ordinances of the Town of Hudson, and to contain improvements pursuant to the plans and conditions referenced below.

WHEREAS, the Applicant is proposing to develop Map 156, Lot 6 (old Map 23, Lot 4) into 79 elderly housing units with associated community building and facilities, in accordance with the ordinances of the Town of Hudson, located between Webster Street and the Merrimack River, in Hudson, New Hampshire, and as shown on a plan entitled "River Ridge, Hudson, New Hampshire," prepared for Sparkling River, LLC, dated April 5, 2004, last revised October 18, 2004, prepared for the Applicant by Maynard & Paquette Engineering Associates, LLC (the "Plan").

WHEREAS, the Hudson Planning Board has been duly authorized to regulate the development of land and to approve and disapprove site plans for residential developments pursuant to RSA 674 et seq.

WHEREAS, Applicant has applied for approval for the above described project in compliance with Town zoning ordinances, subdivision regulations, and the rules and regulations of Hudson Planning Board.

WHEREAS, subdivision approval is conditioned upon the execution of a Development Agreement.

In consideration for the Hudson Planning Board granting site plan approval, the parties hereby agree as follows:

I

Final site plan approval is granted for the project entitled Riverwalk, and shown on the Plan recorded at the Hillsborough County Registry of Deeds as Plan No. 33686, with the following stipulations:

1. All stipulations of approval shall be incorporated into this Development Agreement, which shall be signed by the Planning Board Chair and Secretary and recorded at the HCRD.

2. The access way shown in the southwest area of the Plan, shall be used exclusively for the purpose of accessing the proposed boat launch on the abutting River Walk development site.
3. The Town of Hudson shall have the sole discretion and authority to decide when and if said boat launch access way shall be constructed, as well as the construction standards used in its construction, subject to the easement described in stipulation 2 above. The Town shall also be responsible for the cost of constructing this access way.
4. The "Heritage Trail" easement document(s) shall be recorded at the HCRD.
5. Conservation signage shall be provided, at the Applicant's expense, along the Merrimack River "no cut, no disturb" zone associated with this site. Said signage shall be installed in 200-foot intervals and mounted on metal posts.
6. This development shall provide "significant services and facilities" for its residents in accordance with the requirements for same, as provided in NH Codes - Hum 302.03, and as indicated in the document entitled "River Ridge - Services and Facilities." This document shall be included with the Development Agreement as attachment "A".
7. This development shall be constructed in accordance with the provisions prescribed in Article XIX - Growth Management - of the Town of Hudson Zoning Ordinance.
8. A cost allocation procedure (CAP) amount of \$262.22 per residential unit shall be paid prior to the issuance of a Certificate of Occupancy, subject to annual inflation indexing as permitted by the impact fee methodology.
9. A public school impact fee in the amount of \$3,063 per residential unit shall be paid prior to the issuance of a Certificate of Occupancy, subject to annual inflation indexing as permitted by the impact fee methodology.
10. A public library impact fee in the amount of \$124 per detached residential unit and \$209 per duplex side shall be paid prior to the issuance of a Certificate of Occupancy, subject to annual inflation indexing as permitted by the impact fee methodology.
11. A recreation contribution in the amount of \$400 per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.

12. An intersection (Elm Ave/Rte. 102) improvement contribution in the amount of \$250 per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.
13. Construction activities on the site shall be limited to between 7:00 a.m. and 7:00 p.m. Monday through Saturday. No construction shall occur on Sundays.
14. All monumentation shall be set prior to the Planning Board endorsing the Site-Plan-of Record. Said monumentation shall remain established, at the expense of the Applicant or his/her assigns, throughout the course of project construction, and shown on the subsequent "As Built" Plans.
15. Endorsement of the plan shall not occur until final engineering review and approval.
16. Note next to the signature block shall be changed to reflect site plan approval expires two years from date of approval.

All conditions contained in the notes of the plan are incorporated herein by reference as approved by the Planning Board. Furthermore, all representations of fact or intention made by the applicant or any of applicant's representatives during testimony before the Planning Board relative to the obtaining of approval of this plan, shall be considered conditions of this approval regardless of the fact that such fact or intentions were not specifically stated as part of the motion to grant.

II

Applicant shall comply with all site plan, site review and zoning regulations which have been promulgated by the Town and which are in effect as of the date of this Agreement. If this Agreement contains terms, including but not limited to variance and special exception stipulations granted by the Hudson Zoning Board of Adjustment, which are stricter or impose higher standards than the above mentioned regulations, the stricter or higher standards shall control. All improvements shall meet the standards of workmanship as required by the Town, as required by the New Hampshire Water Supply and Pollution Control Commission, as required by the New Hampshire Department of Transportation, and as required by the New Hampshire Wetlands Board.

III

Applicant shall obtain all necessary local, state and federal permits prior to commencing work and shall comply fully with their terms.

IV

Applicant shall comply with the plan as submitted to, reviewed by and approved by the Planning Board, including but not limited to, notations set forth on the plan. Deviation from or amendments to the plan may only be made with the written approval of the Planning Board, or the Town Engineer, as appropriate.

V

Applicant acknowledges that it will have sole responsibility for ensuring the quality of the construction and that Applicant will not hold the Town, building inspector or other officers, employees, agents or assigns of the Town responsible for any claims, damages, fees or costs alleged to be incurred on account of the Town's negligent inspection of the improvements to be constructed. Similarly, Applicant agrees to hold harmless and indemnify the Town for any claims, damages, fees or costs sought or asserted by third parties against the Town on the grounds of negligent or improper inspection of the construction of the improvements called for herein.

VI

Applicant shall provide and install erosion and sedimentation control measures as required by the plan, by RSA 149-M, and as deemed necessary by the Town Engineer or his designated agent.

VII

The Applicant shall be responsible for any off-site problems, which arise from this construction. This includes, but is not limited to, erosion, runoff, sedimentation, drainage, and property damage by construction equipment, including damage to existing streets, sewers and drainage systems. Upon notification by the Town in writing, the developer must submit a plan within one week to remedy the problem. The Town Engineer division shall then set a construction schedule in consultation with the developer so that the problem can be corrected as soon as practical.

VIII

It is the intent of the signatories to the Agreement that only they can sue to enforce the Agreement's terms. The Agreement confers no rights on third parties.

IX

The Applicant's promise to perform improvements incorporated herein is an obligation independent from any alleged breach by the Town, once the Planning Board has given the developer site plan/subdivision approval and work on the site has begun.

X

Applicant shall notify the Town Engineer at least sixty (60) days prior to anticipated construction. A pre-construction meeting shall be held at least thirty (30) days prior to commencement of construction. A three-party inspection agreement and any other pertinent documents shall be finalized prior to the pre-construction meeting.

XI

The Agreement to complete bonded or otherwise secured improvements is not contingent upon the commencement of work on the site or on the sale of any of the lots or property contained in the approved plan.

XII

When Applicant completes the site plan improvements, Applicant shall notify the Town Planner in writing of such completion. Promptly after receiving such notification, the Town Planner, or the Planner's designated agent, shall inspect the improvements to determine whether they are in compliance with the Agreement and the site plan in all material respects. If the improvements do not comply, the Town Planner shall notify Applicant of disapproval and grounds therefor. This written notice shall specify in reasonable detail the deficiencies, which need to be corrected. If the improvements are in conformity with the Agreement and the building otherwise meets all code requirements, the Town Planner shall issue Applicant a Certificate of Completion within ten (10) working days. Applicant shall then apply to the Building Inspector for a Certificate of Occupancy.

XIII

If the Town shall fail to notify Applicant in writing of its approval or rejection of the completed improvements within forty (40) days of the receipt of any such notice of completion, the improvement shall be deemed to be approved by the Town as completed in accordance with this Agreement. This period may be extended for thirty (30) days upon the Town's showing that

the forty (40) day period is insufficient to enable the Town to reach such a determination despite using due diligence due to factors beyond the control of the Town.

XIV

At the time of plan recording, Applicant shall also execute and deliver to the Town easements for sewer, drainage, water, utilities as may be specified by the Hudson Planning Board, or otherwise specified on the plan.

XV

The Applicant shall remove all waste from the particular site prior to the issuance of any Certificate of Completion or occupancy permit. All waste will be removed in compliance with applicable Town, State and Federal regulations.

XVI

Prior to commencing construction, Applicant agrees to pay all fees as required by all ordinances and regulations of the Town in effect at the time of this Agreement, as well as any other fees imposed by the Hudson Planning Board, upon application for a building permit, unless phased payments are provided for. Applicant shall have an affirmative obligation to supplement this fee schedule, as information about the number of dwelling units per lot becomes available.

XVII

Applicant agrees that if in the future the Town determines that Applicant has committed a material breach of this Agreement or has violated any Town zoning, subdivision, site plan or any State land use or environmental law or regulation or building code, and said material breach or violation is decided against Applicant by a court of competent jurisdiction in a legal action by the Town against Applicant, Applicant agrees to pay, on demand, all reasonable attorney fees, court costs, sheriff charges and related costs incurred by the Town in connection with the breach or violation to the extent that said fees, costs and charges would not have been incurred had the breach or violation not occurred.

XVIII

A note shall be added to the recorded plan. This note shall state the existence of this Development Agreement, and that a copy of it is on file with the Planning Department or other designated Town department. This Agreement shall be recorded with the plan.

XIX

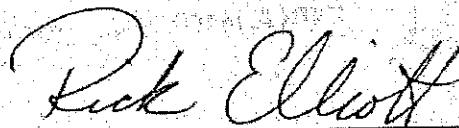
This agreement shall run with the land and shall be binding on any subsequent purchaser of the proposed development on applicant's heirs and assigns, and on any successor entity.

XX

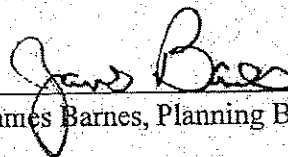
Severability: If any section, clause, provision, article or portion of this contract shall be invalidated by any court of competent jurisdiction, such holding shall not invalidate any other section of this Agreement.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first written above.

SPARKLING RIVER, LLC



Rick Elliott, Member



James Barnes, Planning Board Chairman

RECEIVED AND RECORDED
HILLSBOROUGH COUNTY REGISTRY OF DEEDS
Judith A. Macdonald
JUDITH A. MACDONALD, CPC, REGISTRAR

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C

Riverwalk

HUDSON

546

3860
2-

SITE PLAN DEVELOPMENT AGREEMENT

This Site Plan Development Agreement is entered into this 9th day of June, 2004, between **Monahan-Fortin Properties, LLC**, a New Hampshire limited liability company, with a mailing address of 10 Chandler Street, Nashua, New Hampshire 03064 ("Applicant") and the **Town of Hudson**, a municipal corporation, at 12 School Street, Hudson, New Hampshire. This Agreement represents the understanding of the parties regarding the granting by the Hudson Planning Board of site plan approval to develop Map 23, Lot 4 into 75 elderly housing units plus associated amenities in accordance with the ordinances of the Town of Hudson, and to contain improvements pursuant to the plans and conditions referenced below.

WHEREAS, the Applicant is proposing to develop Map 23, Lot 4 into 75 elderly housing units with associated community building and facilities, in accordance with the ordinances of the Town of Hudson, located between Webster Street and the Merrimack River in Hudson, New Hampshire, and as shown on a plan entitled Housing for Older Persons, Riverwalk, Hudson, New Hampshire, dated April 2, 1999, last revised April 7, 2004, prepared for the Applicant by Maynard & Paquette Engineering Associates, LLC, *

WHEREAS, the Hudson Planning Board has been duly authorized to regulate the development of land and to approve and disapprove site plans for residential developments pursuant to RSA 674 et seq.

WHEREAS, Applicant has applied for approval for the above described project in compliance with Town zoning ordinances, subdivision regulations, and the rules and regulations of Hudson Planning Board.

WHEREAS, subdivision approval is conditioned upon the execution of a Development Agreement.

In consideration for the Hudson Planning Board granting site plan approval, the parties hereby agree as follows:

I

Final site plan approval is granted for the project entitled Riverwalk, and shown on a plan entitled "Elderly Housing Site Plan, Riverwalk, Hudson, New Hampshire," prepared by Maynard & Paquette Engineering Associates, LLC, dated April 2, 1999, last revised January 28, 2004; recorded at the Hillsborough County Registry of Deeds as Plan No. 33246, with the following stipulations:

1. The easement document for the boat launch, parking area, and access drive, shall be recorded at the Hillsborough County Registry of Deeds.
2. The Town of Hudson shall have the sole discretion and authority to decide when or if said boat launch will be constructed, and the extent of its use, subject to the easement described in Stipulation 1 above. The Town shall also be responsible for the cost of construction and permitting of said boat launch.
3. The "Heritage Trail" easement documents(s) shall be recorded at the Hillsborough County Registry of Deeds.
4. Conservation signage shall be provided at the Applicant's expense along the Merrimack River "no cut, no disturb" zone associated with this site.
5. This development shall provide "significant services and facilities" for its residents in accordance with the requirements for same, as provided in New Hampshire Admin Code Hum 302.03
6. This project shall be constructed in accordance with the provisions prescribed in Article XIX - Growth Management - of the Town of Hudson Zoning Ordinance.
7. A cost allocation procedure (CAP) amount of \$286.22 per residential unit shall be paid prior to the issuance of a Certificate of Occupancy, subject to annual inflation indexing as permitted by the impact fee methodology.
8. A public school impact fee in the amount of \$1,422.00 per townhouse residential unit and \$3,578.00 per single detached or duplex residential unit shall be paid prior to the issuance of a Certificate of Occupancy, subject to annual inflation indexing as permitted by the impact fee methodology.
9. A public library impact fee in the amount of \$124.00 per residential unit shall be paid prior to the issuance of a Certificate of Occupancy, subject to annual inflation indexing as permitted by the impact fee methodology.

10. A recreation contribution to the Alvirne High School Varsity Hockey Program in the amount of \$400.00 per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.
11. An intersection (Elm Ave./Rte. 102) improvement contribution in the amount of \$250.00 per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.
12. Construction activities on the site shall be limited to between 7:00 a.m. and 7:00 p.m. Monday through Saturday. No construction shall occur on Sundays.
13. All monumentation shall be set prior to the Planning Board endorsing the Site-Plan-of-Record. Said monumentation shall remain established, at the expense of the Applicant or his/her assigns, throughout the course of project construction, and shown on the subsequent "As Built" Plans.
14. No construction access shall be permitted to the site from Campbello Street.
15. Subject to receipt and approval by Town Counsel of cross-access easements for Lots 4-1, Map 23 to Lot 4, Map 23 and Lot 4, Map 23 to Lot 4-1, Map 23.
16. Before Building Permits are issued for units 41 thru 75, the cross-access roadway on Lot 4-1, Map 23 to Route 3A shall be constructed and completed.
17. There shall be no limitation or restriction of access between Lots 4-1, and Lot 4, Map 23, and there shall be no gates installed at any time. Also, the note referring to a gate on drawings 5 and 23 are to be removed.

All conditions contained in the notes of the plan are incorporated herein by reference as approved by the Planning Board. Furthermore, all representations of fact or intention made by the applicant or any of applicant's representatives during testimony before the Planning Board relative to the obtaining of approval of this plan, shall be considered conditions of this approval regardless of the fact that such fact or intentions were not specifically stated as part of the motion to grant.

II

Applicant shall comply with all site plan, site review and zoning regulations which have been promulgated by the Town and which are in effect as of the date of this Agreement. If this Agreement contains terms, including but not limited to variance and special exception stipulations granted by the Hudson Zoning Board of Adjustment, which are stricter or impose

higher standards than the above mentioned regulations, the stricter or higher standards shall control. All improvements shall meet the standards of workmanship as required by the Town, as required by the New Hampshire Water Supply and Pollution Control Commission, as required by the New Hampshire Department of Transportation, and as required by the New Hampshire Wetlands Board.

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Applicant shall obtain all necessary local, state and federal permits prior to commencing work and shall comply fully with their terms.

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Applicant shall comply with the plan as submitted to, reviewed by and approved by the Planning Board, including but not limited to, notations set forth on the plan. Deviation from or amendments to the plan may only be made with the written approval of the Planning Board, or the Town Engineer, as appropriate.

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Applicant acknowledges that it will have sole responsibility for ensuring the quality of the construction and that Applicant will not hold the Town, building inspector or other officers, employees, agents or assigns of the Town responsible for any claims, damages, fees or costs alleged to be incurred on account of the Town's negligent inspection of the improvements to be constructed. Similarly, Applicant agrees to hold harmless and indemnify the Town for any claims, damages, fees or costs sought or asserted by third parties against the Town on the grounds of negligent or improper inspection of the construction of the improvements called for herein.

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Applicant shall provide and install erosion and sedimentation control measures as required by the plan, by RSA 149-M, and as deemed necessary by the Town Engineer or his designated agent.

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VIII

It is the intent of the signatories to the Agreement that only they can sue to enforce the Agreement's terms. The Agreement confers no rights on third parties.

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The Applicant's promise to perform improvements incorporated herein is an obligation independent from any alleged breach by the Town, once the Planning Board has given the developer site plan/subdivision approval and work on the site has begun.

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Applicant agrees that if in the future the Town determines that Applicant has committed a material breach of this Agreement or has violated any Town zoning, subdivision, site plan or any State land use or environmental law or regulation or building code, and said material breach or violation is decided against Applicant by a court of competent jurisdiction in a legal action by the Town against Applicant, Applicant agrees to pay, on demand, all reasonable attorney fees, court costs, sheriff charges and related costs incurred by the Town in connection with the breach or violation to the extent that said fees, costs and charges would not have been incurred had the breach or violation not occurred.

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XX

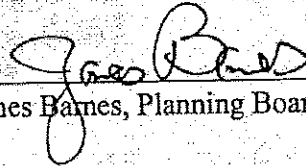
Severability: If any section, clause, provision, article or portion of this contract shall be invalidated by any court of competent jurisdiction, such holding shall not invalidate any other section of this Agreement.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first written above.

MONAHAN-FORTIN PROPERTIES, LLC



Thomas F. Monahan, Member



James Barnes, Planning Board Chairman

RECEIVED AND RECORDED
HILLSBOROUGH COUNTY REGISTRY OF DEEDS
Judith A. Macdonald
JUDITH A. MACDONALD, CPO, REGISTRAR

Handwritten initials 'JD' with a checkmark.

ABUTTERS:
MAP 23 / LOT 4
MONAHAN-FORTH PROPERTIES, LLC
10 CHANDLER STREET
NASHUA, N.H. 03089
DN. 5844 / PG. 537

MAP 23 / LOT 4-1
CHANDLER STREET, LLC
10 CHANDLER STREET
NASHUA, N.H. 03089
DN. 6578 / PG. 925

MAP 23 / LOT 25
GERALD A. DONAH-BONES
28 DORRY LANE
HUDSON, NH 03051
DN. 6562 / PG. 836

MAP 23 / LOT 26
BOWEN LAM & SNOW CONTRACTING SERVICES
29 ELM AVENUE
HUDSON, NH 03051
DN. 6221 / PG. 141

MAP 23 / LOT 3
BROOKLYN TRUST
BROOKLYN & ELANE BROOKLYN, TRUSTEES
148 WEBSTER STREET
HUDSON, NH 03051
DN. 5888 / PG. 700

MAP 23 / LOT 2
MICHELLE HORTON & JOHN ALLISON
148 WEBSTER STREET
HUDSON, NH 03051
DN. 5814 / PG. 441

MAP 23 / LOT 1
WILLIAM M. O'BRIEN
CHERYL A. O'BRIEN
148 WEBSTER STREET
HUDSON, NH 03051
DN. 5418 / PG. 6540

MAP 54 / LOT 51-2
FRANCIS A. DEVLIN JR.
JULIE A. DEVLIN
3 GARRISON FARM ROAD
HUDSON, NH 03051
DN. 5058 / PG. 25

MAP 54 / LOT 51-3
DONNA LEE SHANNON
3 GARRISON FARM ROAD
HUDSON, NH 03051
DN. 5368 / PG. 651

MAP 54 / LOT 51-4
DEBBI U. & PAUL L.
7 GARRISON FARM ROAD
HUDSON, NH 03051
DN. 5400 / PG. 826

MAP 54 / LOT 51-5
WENDEE LASTE
15 GARRISON FARM ROAD
HUDSON, NH 03051
DN. 5373 / PG. 1722

MAP 54 / LOT 51-6
FRANK & ELANE THOU
17 GARRISON FARM ROAD
HUDSON, NH 03051
DN. 6132 / PG. 1513

MAP 54 / LOT 51-7
ROBERT G. & DEBORAH LIFSHITZ
19 GARRISON FARM ROAD
HUDSON, NH 03051
DN. 5834 / PG. 478

MAP 54 / LOT 51-8
JOHN E. & EVELYN S. COOK
21 GARRISON FARM ROAD
HUDSON, NH 03051
DN. 5844 / PG. 7383

MAP 54 / LOT 51-9
VICTOR J. ANTONOVICH
54 CARPENTER STREET
HUDSON, NH 03051
DN. 6277 / PG. 1064

NASHUA - DIRECT ABUTTERS
SHEET 48 / LOT 3
CITY OF NASHUA
228 MARKET STREET
P.O. BOX 204
NASHUA, NH 03001-2019

MAP 54 / LOT 51-10
JILL MONAHAN
28 SHAWT TERRACE
NASHUA, NH 03084-1933
DN. 2878 PG. 507

MAP 54 / LOT 51-11
JEFFREY & ANAMCA COSTA
25 BERNHLEY STREET
NASHUA, NH 03080
DN. 6212 PG. 1239

MAP 54 / LOT 51-12
MARY BELAMANT
61 BERNHLEY STREET
NASHUA, NH 03080
DN. 5880 PG. 687

MAP 54 / LOT 51-13
MAYNARD & PAQUETTE
ENGINEERING ASSOCIATES, LLC
23 EAST PEARL STREET
NASHUA, NH 03089

MAP 54 / LOT 51-14
JERRY GOSPODARSKY
BROBERG & ASSOCIATES
PALE HILL ROAD
FINE LANE 47
DERRY CENTER, N.H. 03828

MAP 54 / LOT 51-15
PAUL & CLAUDE CORNOLLY
25 SHAWT TERRACE
NASHUA, NH 03084-1916
DN. 6255 PG. 1301

MAP 54 / LOT 51-16
MAYNARD & PAQUETTE
ENGINEERING ASSOCIATES, LLC
23 EAST PEARL STREET
NASHUA, NH 03089

MAP 54 / LOT 51-17
JERRY GOSPODARSKY
BROBERG & ASSOCIATES
PALE HILL ROAD
FINE LANE 47
DERRY CENTER, N.H. 03828

MAP 54 / LOT 51-18
MAYNARD & PAQUETTE
ENGINEERING ASSOCIATES, LLC
23 EAST PEARL STREET
NASHUA, NH 03089

MAP 54 / LOT 51-19
JERRY GOSPODARSKY
BROBERG & ASSOCIATES
PALE HILL ROAD
FINE LANE 47
DERRY CENTER, N.H. 03828

MAP 54 / LOT 51-20
MAYNARD & PAQUETTE
ENGINEERING ASSOCIATES, LLC
23 EAST PEARL STREET
NASHUA, NH 03089

MAP 54 / LOT 51-21
JERRY GOSPODARSKY
BROBERG & ASSOCIATES
PALE HILL ROAD
FINE LANE 47
DERRY CENTER, N.H. 03828

MAP 23 / LOT 4
1,309,567 ± SQ.FT.
(30.6 ACRES)

PROPOSED 20' WIDE HERITAGE
TRAIL, PEDESTRIAN EASEMENT &
BOAT RAMP ACCESS EASE.
(ALSO SEE CROSS-ACCESS
VEHICLE & PEDESTRIAN
EASEMENT DOCUMENT.)

20' x 100'
DRIVEL PARKING
AREA EASEMENT

PROPOSED
POND
7,791 S.F.

PROF. EMERGENCY
ACCESS DATE IN
TOWN-ORDINANCE

PROF. EMERGENCY
ACCESS DATE IN
TOWN-ORDINANCE

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SEE CROSS-ACCESS VEHICLE
& PEDESTRIAN EASEMENT
DOCUMENT

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& PEDESTRIAN EASEMENT
DOCUMENT

STONE BOUND FOUND.
STONE BOUND TO BE SET
IRON PIPE FOUND
IRON PIPE SET
LIMIT OF WETLANDS
MINIMUM BUILDING SETBACK

LEGEND

VICINITY

NOTES:
1. PRESENT ZONING: R-2 RESIDENTIAL
2. PROPOSED USE: ELDERLY HOUSING
3. THE PURPOSE OF THIS PLAN IS TO CONSTRUCT 75 ELDERLY HOUSING UNITS
AND ASSOCIATED COMMUNITY BUILDINGS AND FACILITIES.
4. TOTAL AREA OF PARCEL: 1,309,567 ± S.F. OR 30.6 ACRES.
5. IRON PIPES TO BE SET AT ALL LOT CORNERS AND STONE BOUNDS TO BE SET AT
ALL POINTS OF JUNCTION AND CURVATURE ALONG THE RIGHT-OF-WAY BY A
LICENSED LAND SURVEYOR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. LOT IS SERVED BY TOWN WATER AND SANITARY SEWER.
7. STREET ADDRESS TO BE ASSIGNED FROM THE HUDSON FIRE DEPARTMENT PRIOR
TO THE ISSUANCE OF BUILDING PERMIT.
8. MINIMUM BUILDING REQUIREMENTS:
LOT SIZE = 30,000 S.F.
ROAD FRONTAGE = 150 FT.
BUILDING SETBACKS: FRONT YARD = 30 FT.
SIDE AND REAR YARD = 15 FT.
TOP OF BANK = 50 FT.
9. SOIL CONSERVATION SERVICE MAP 28 LISTS SOILS AS:
"S", "SH", "PV", "TA", "SL", "SC", "SCd", "PO", "T", "A", "M"
"S" - RESPONSIVE FINE SANDY LOAM, POORLY DRAINED
10. GREEN SPACE REQUIRED: 35 ±
GREEN SPACE PROVIDED: 77 ±
11. PARKING REQUIREMENTS: 1.5 SPACES / UNIT = 113 SPACES
PARKING PROVIDED: 1 SPACES / UNIT = 75 SPACES VISITOR = 224 SPACES
12. ALL J.P. L.R.A. COMMUNITY-PANEL NUMBER S2002 0005 B INDICATES THAT
THE 100-YEAR FLOOD PLAIN ELEVATION ALONG THE MERRIMACK RIVER IS 115.0.
13. APPROPRIATE EROSION CONTROL MEASURES (SLOTTED CURB SCREENS, ETC.)
SHALL BE INSTALLED PRIOR TO INITIATION OF ANY SITE WORK AND SHALL BE
MAINTAINED BY THE DEVELOPER UNTIL ADEQUATE VEGETATIVE COVER IS
ESTABLISHED IN ALL GRADED AREAS.
14. ALL DISTURBED AREAS SHALL BE LOANED AND SEEDED UPON COMPLETION OF
SITE GRADING.
15. DEVELOPMENT AGREEMENT DATED _____ IS ON FILE WITH THE TOWN OF HUDSON
AND IS RECORDED AT THE H.C.R.D.
16. A C.I.P. FEE IN THE AMOUNT OF \$200.00 PER UNIT SHALL BE PAID PRIOR TO THE
ISSUANCE OF A CERTIFICATE OF OCCUPANCY, SUBJECT TO ANNUAL INFLATION INDEXING
AS PROVIDED BY THE IMPACT FEE METHODOLOGY.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE
LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN
ON THIS PLAN, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL
BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND TO BE INTERFERING WITH THE
PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN
BEFORE PROCEEDING WITH THE WORK.
18. UNIT FOOTPRINTS ARE TYPICAL AND ANY OF THE INDIVIDUAL UNITS MAY BE
ADJUSTED TO ONE OF THE TYPICAL UNITS WITH SEPARATION AND SETBACKS
MAINTAINED.
19. THIS APPLICANT HAS REPRESENTED THAT THIS SITE PLAN PROPOSES AN ELDERLY
RESIDENTIAL COMMUNITY TO BE GOVERNED BY THE REQUIREMENTS OF THE FEAR
HOUSING ACT (42 U.S.C. SECTION 1401 ET SEQ.) THE ACT, AS AMENDED,
APPROVED SHALL BE GOVERNED BY THE REQUIREMENTS OF THE ACT, AS AMENDED,
ENFORCEMENT OF THE ACT SHALL BE GOVERNED BY COVENANTS ESTABLISHED BY
THE DEVELOPER AND BINDING UPON CONDOMINIUM UNIT PURCHASERS. THESE
COVENANTS WILL ADDRESS, AMONGST OTHER MATTERS, FEDERALLY AUTHORIZED AGE
ELIGIBILITY CRITERIA. THE SUBJECT PROPERTY SHALL NOT BE PUT TO A RESIDENTIAL
USE OTHER THAN ELDERLY HOUSING WITHOUT FIRST SEEKING FURTHER REVIEW AND
APPROVAL FROM THE HUDSON PLANNING BOARD.
20. ON OCTOBER 26, 1999 THE HUDSON ZONING BOARD OF ADJUSTMENT GRANTED A SPECIAL
EXEMPTION FOR TWO WETLAND CROSSINGS AND A DETENTION POND AND DRAINAGE OUTFALLS
WITH THE WETLANDS BUFFER. (CASE 23-4)
21. A PUBLIC LIBRARY IMPACT FEE IN THE AMOUNT OF \$124 PER UNIT SHALL BE PAID PRIOR TO
THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, SUBJECT TO ANNUAL INFLATION
INDEXING AS PROVIDED BY THE IMPACT FEE METHODOLOGY.
22. PRIOR TO THE RESTORING OF THIS SITE PLAN, A COPY OF THE PLAN SHALL BE
PROVIDED IN ELECTRONIC FORM ACCEPTABLE TO THE TOWN.
23. N.H. WETLANDS BUREAU PERMIT NO. 2003-02018 ISSUED FEBRUARY 26, 2004
24. A PUBLIC SCHOOL IMPACT FEE IN THE AMOUNT OF \$1,442 PER TOWNHOUSE UNIT AND \$3,578
PER SINGLE DETACHED OR GARAGE UNIT SHALL BE PAID PRIOR TO THE ISSUANCE OF A
CERTIFICATE OF OCCUPANCY, SUBJECT TO ANNUAL INFLATION INDEXING AS PROVIDED BY
THE IMPACT FEE METHODOLOGY.
25. AN INTERSECTION IMPROVEMENT (ELM AVE./RTE 102) CONTRIBUTION IN THE AMOUNT OF \$250
PER UNIT SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
26. CONSTRUCTION TO BE LIMITED TO 7 A.M. - 7 P.M. MONDAY THROUGH SATURDAY.
27. THE PRIVATE DRIVES ON SITE (BRACKETT LANE & WEBSTER STREET) SHALL BE MAINTAINED
TO PROVIDE SAFE ALL SEASON ACCESS TO THE SITE. ANY SNOW ACCUMULATION MUST BE
REMOVED FROM THE SITE DRIVES AND AROUND THE EMERGENCY ACCESS GATES AFTER EVERY
STORM. THE REGULATORY BOUNDARY OF PUBLIC STREETS SHALL BE MAINTAINED.
28. A RECREATION CONTRIBUTION TO THE ALPHEA HIGH SCHOOL VARSITY HOCKEY PROGRAM IN THE AMOUNT
OF \$400.00 PER RESIDENTIAL UNIT SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE
OF OCCUPANCY.

OVERALL SITE PLAN
MAP 23 / LOT 4
RIVER WALK
WEBSTER STREET
HUDSON, NEW HAMPSHIRE
PREPARED FOR:
MONAHAN-FORTH PROPERTIES
10 CHANDLER STREET
NASHUA, NEW HAMPSHIRE 03080

SCALE: 1" = 100'
DATE: APRIL 2, 1992

Mary Gospodark, C.S.S.

1. I CERTIFY THAT THE WETLANDS MAPPING
SHOWN ON THIS PLAN IS THE RESULT OF AN
ONSITE INVESTIGATION AND MEETS THE CRITERIA
ESTABLISHED IN LOCAL STATE AND FEDERAL
REGULATIONS.

1. I CERTIFY THAT THIS PLAN WAS PREPARED FROM
BOUNDARY INFORMATION SHOWN ON PLAN REFERENCES
1 - 4 AND A FIELD SURVEY LAST MADE ON THE
GROUND IN MARCH 2004 HAVING A MAXIMUM ERROR OF
CLOSURE OF 1:10,000.

APPROVED BY THE HUDSON, N.H. PLANNING BOARD
DATE OF MEETING: 3-10-04

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.

WATERS:
1. NTC 278-95 NOISE STUDY
2. NTC 273-94 HESS MAPPING
3. NTC 275-90 PHYSICAL IMPACT

MAYNARD & PAQUETTE
ENGINEERING ASSOCIATES, LLC
23 East Pearl Street, Nashua, N.H. 03080
Phone: (603)883-8433 Fax: (603)883-7227

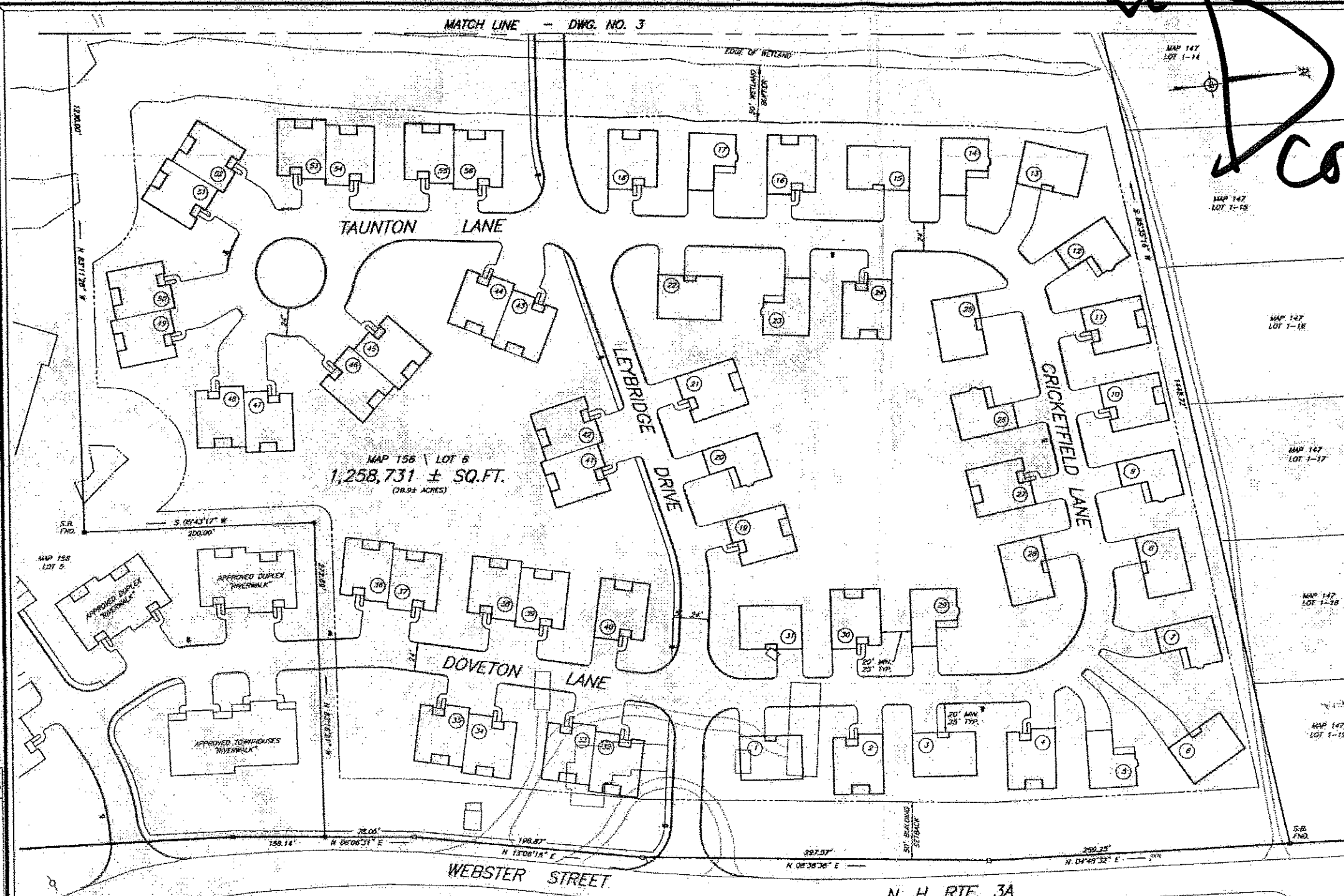
1
10074
1

MATCH LINE - DWG. NO. 3

NOTES:

1. PRESENT ZONING: R-2 RESIDENTIAL
2. EXISTING USE: RESIDENTIAL
3. PROPOSED USE: HOUSING FOR OLDER PERSONS
4. THE PURPOSE OF THIS PLAN IS TO CONSTRUCT 78 HOUSING UNITS FOR OLDER PERSONS AND ASSOCIATED COMMUNITY BUILDING AND FACILITIES.
5. TOTAL AREA OF THE PARCEL: 1,258,731 ± SQ. FT. OR 28.7 ± ACRES.
6. FRONT YARD SETBACKS AT ALL LOT CORNERS AND STONE BORDERS TO BE SET AT ALL POINTS OF DANGEROUS CURVATURE ALONG THE RIGHT-OF-WAY BY A LICENSED LAND SURVEYOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
7. LOT IS SURVEYED BY TOWN ENGINEER AND BOUNDARY SURVEYOR. STREET ADDRESSES TO BE ASSIGNED FROM THE HUDSON FIRE DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
8. 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., BUILDING TO BUILDING = 20 FT., BUILDING TO PRIVATE ROADWAY = 20 FT.
9. BUILDING DENSITY CALCULATIONS:
DESIGNING FOR OLDER PERSONS = 35 YEARS +
TOTAL AREA OF THE PARCEL = 1,258,731 S.F.
AREA OF THE WETLANDS = 22,134 S.F.
AREA OF THE SLOPES OVER 25% = 40,550 S.F.
TOTAL USABLE LOT AREA = (1,258,731 - 22,134 - 40,550) = 1,196,047 S.F.
MAX. LOT SIZE = 2,500 S.F./BEDROOM
NUMBER OF BEDROOMS ALLOWED = 1,196,047 / 2,500 = 478
NUMBER OF UNITS PROPOSED = 158
(24 DUPLEX UNITS @ 2 BDRM. EA. = 48)
(134 DETACHED SINGLES @ 2 BDRM. EA. = 110)
10. OPEN SPACE REQUIREMENTS:
OPEN SPACE PROPOSED: 22%
MAXIMUM BUILDING COVERAGE ALLOWED: 20%
BUILDING COVERAGE PROPOSED: 14%
11. PARKING REQUIRED: 1.4 SPACES/UNIT x 78 UNITS = 111 SPACES
PARKING PROVIDED: 142 VISITOR SPACES + 42 VISITOR SPACES = 184 SPACES
(2 GARAGE + 2 DRIVEWAY)
12. N.F.P.R. FORM COMMUNITY PANEL NUMBER 33000S 000S B INDICATES THAT THE 100 YEAR FLOOD PLANE ELEVATION ALONG THE JEROME RIVER IS AT ELEVATION 115.
13. APPROPRIATE EROSION CONTROL MEASURES (STORM BARRIERS, Silt SCREEN FENCE, ETC.) SHALL BE INSTALLED PRIOR TO INITIATION OF ANY SITE WORK AND SHALL BE MAINTAINED BY THE DEVELOPER UNTIL ADEQUATE VEGETATIVE GROWTH IS ESTABLISHED ON ALL NEWLY DISTURBED AREAS. ADDITIONAL EROSION CONTROL MEASURES TO BE INSTALLED AT THE DISCRETION OF THE TOWN ENGINEER SHOULD SITE CONDITIONS WARRANT.
14. DEVELOPMENT AGREEMENT DATED _____ IS ON FILE WITH THE TOWN OF HUDSON AND IS REFERENCED BY THIS PLAN.
15. A C.A.P. FEE IN THE AMOUNT OF \$262.22 PER UNIT SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, SUBJECT TO ANNUAL INFLATION INDEXING AS PERMITTED BY THE IMPACT FEE METHODOLOGY.
16. THE CONSTRUCTION SHALL BE CONDUCTED IN ACCORDANCE WITH THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE ADVISED IN WRITING OF ANY UTILITIES FOUND TO BE INTERFERED WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.
17. UNIT FOOTPRINTS ARE TYPICAL AND MAY BE ADJUSTED TO ONE OF THE TYPICAL LIMITS WITH SEPARATION AND SETBACKS MAINTAINED.
18. THIS SITE PLAN PROPOSES A HOUSING FOR OLDER PERSONS COMMUNITY (AGE 55 OR OLDER) TO BE GOVERNED BY THE REQUIREMENTS OF RSA 334-A:10, (b) AND THE REGULATIONS PROMULGATED THEREUNDER. THIS PLAN SHALL BE GOVERNED BY THE REQUIREMENTS OF RSA 334-A:10, (b) AND SUCH REGULATIONS. ENFORCEMENT OF SUCH PROVISIONS SHALL BE PURSUANT TO COVENANTS ESTABLISHED IN THE DECLARATION OF COVENANTHOLDERS WHICH SHALL BE BOUNDING ON ALL COVENANTHOLDERS. THESE COVENANTS WILL ADDRESS, AMONG OTHER MATTERS, THE AGE CRITERIA FOR HOUSING FOR OLDER PERSONS (AGE 55 OR OLDER) AS SET FORTH IN RSA 334-A:10. THE SITE SHALL NOT BE PUT TO A RESIDENTIAL USE OTHER THAN HOUSING FOR OLDER PERSONS (AGE 55 OR OLDER) WITHOUT FIRST SEEKING FURTHER REVIEW AND APPROVAL FROM THE HUDSON PLANNING BOARD.
19. A LEGAL ADJUDICATED SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, SUBJECT TO ANNUAL INFLATION INDEXING AS PERMITTED BY THE IMPACT FEE METHODOLOGY.
20. PRIOR TO THE RECORDING OF THIS SITE PLAN, A COPY OF THE PLAN SHALL BE PROVIDED IN ELECTRONIC FORM ACCEPTABLE TO THE TOWN.
21. ALL PRIVATE DRIVES ON SITE SHALL BE MAINTAINED TO PROVIDE SAFE ALL SEASON ACCESS TO ANY SLOPE. ACCESSION MUST BE RESTORED FROM THE SITE CORNERS AND AROUND THE EMERGENCY ACCESS GATES AFTER EVERY STORM THAT REQUIRES FLOODING OF THE PUBLIC STREETS.
22. BUILDING FOOTPRINTS MAY BE ALTERED IN CONFIGURATION, LOCATION AND/OR ADJUSTED TO BEST CONFORM WITH COASTLINE AND TOPOGRAPHY, SUBJECT TO REVIEW AND APPROVAL BY THE TOWN ENGINEER.
23. THIS PLAN COMPLETES TO THE BEST OF THE DESIGNER'S KNOWLEDGE, THE LATEST ADA REQUIREMENTS AS PUBLISHED IN THE FEDERAL REGISTER ON JULY 23, 2004.
24. ON NOVEMBER 13, 2003 THE HUDSON ZONING BOARD OF ADJUSTMENT GRANTED A SPECIAL EXCEPTION FOR A WETLANDS CROSSING WITH THE FOLLOWING STIPULATIONS (CASE 23-4-1):
1. A HERITAGE TRAIL CASEMENT SHALL BE SUPPLIED TO THE SATISFACTION OF THE TOWN OF HUDSON.
2. HEADWALLS SHALL BE INSTALLED ON EACH SIDE OF THE CONVEY WITH 8 FOOT SIDE SLOPES.
3. A LICENSED LAND SURVEYOR SHALL LOCATE SELECTION CORNERS IN THE FIELD IN ACCORDANCE WITH THE WETLANDS PLAN. EROSION CONTROLS SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY DISTURBANCE.
4. BEST MANAGEMENT PRACTICES SHALL BE UTILIZED WHEN WORKING WITHIN THE WETLANDS CROSSING DISTRICTS.
5. ALL FOUNDATIONS SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM THE WETLAND CONSERVATION DISTRICT.
6. APPROVAL OF THE WETLANDS SPECIAL EXCEPTION BY THE ZONING BOARD OF ADJUSTMENT DOES NOT INDICATE ACCEPTANCE OF THE LAYOUT OF THE UNITS OR NUMBER OF UNITS PROPOSED.
25. NEW HAMPSHIRE WETLANDS BUREAU PERMIT NO. 2003-02017 ISSUED FEBRUARY 26, 2004.
26. A PUBLIC SCHOOL IMPACT FEE IN THE AMOUNT OF \$3,063 PER SINGLE DETACHED OR DUPLEX UNIT SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, SUBJECT TO ANNUAL INFLATION INDEXING AS PERMITTED BY THE IMPACT FEE METHODOLOGY.

Cont.



MAP 156 LOT 6
1,258,731 ± SQ.FT.
(28.7 ± ACRES)

PLAN REFERENCES:

1. BOUNDARY PLAN OF HEIRS OF IDOLA HOWELL DATED NOV. 5, 1987 BY FRANK G. SPRAGUE FILED HCRD AS PLAN NO. 21390
2. LAND OF GOLDEN B. HANCOCKSON WEBSTER STREET, HUDSON, NH DATED MAY 1903 BY FRANK G. SPRAGUE FILED HCRD AS PLAN NO. 13906
3. BOUNDARY PLAN - LOT 51/AMP 54 CARRISON FARM PROPERTY DATED AUGUST 2, 1990 BY MAYNARD & PAQUETTE, INC. FILED HCRD AS PLAN NO. 24647
4. SUBDIVISION PLAN LOT 51/AMP 54 CARRISON FARM PROPERTY DATED OCTOBER 1, 1986 BY MAYNARD & PAQUETTE, INC. FILED HCRD AS PLAN NO. 24777

I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCES 1 - 4 AND A FIELD SURVEY MADE ON THE GROUND IN MARCH 2004 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000

I CERTIFY THAT THE WETLANDS MAPPING SHOWN ON THIS PLAN IS THE RESULT OF AN ON-SITE INVESTIGATION AND MEETS THE CRITERIA ESTABLISHED IN LOCAL, STATE, AND FEDERAL REGULATIONS.

MARY P. DOSPODAREK
MARY DOSPODAREK, C.S.S.

Richard K. Elliott
RICHARD K. ELLIOTT (OWNER)
SPARKLING RIVER, LLC

- WARNERS:
1. NTC 275-90
 2. NTC 275-3H
 3. NTC 275-8D
- NOISE STUDY
LESS MAPPING
FISCAL IMPACT

APPROVED BY THE HUDSON, N.H. PLANNING BOARD
DATE OF MEETING: 10-13-04

Signature: [Signature]
SIGNATURE DATE: 10/13/04

SITE PLANS ARE VALID FOR TWO YEARS 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 TWO (2) YEARS FROM DATE OF APPROVAL.

MAP 156 LOT 6
RIVER RIDGE
WEBSTER STREET
HUDSON, NEW HAMPSHIRE

PREPARED FOR:
SPARKLING RIVER, LLC
c/o RICK ELLIOTT
P.O. BOX 6376
NASHUA, NEW HAMPSHIRE 03063

SCALE: 1" = 50'
DATE: APRIL 5, 2004

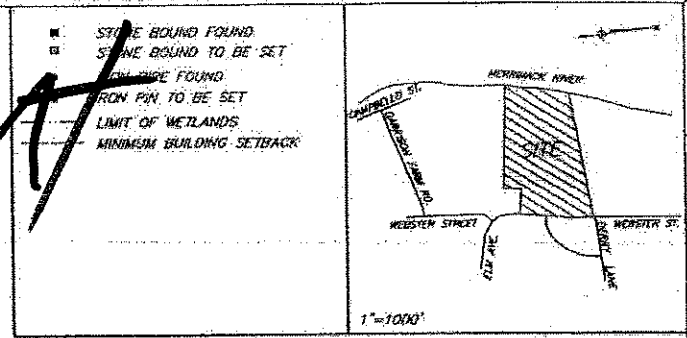
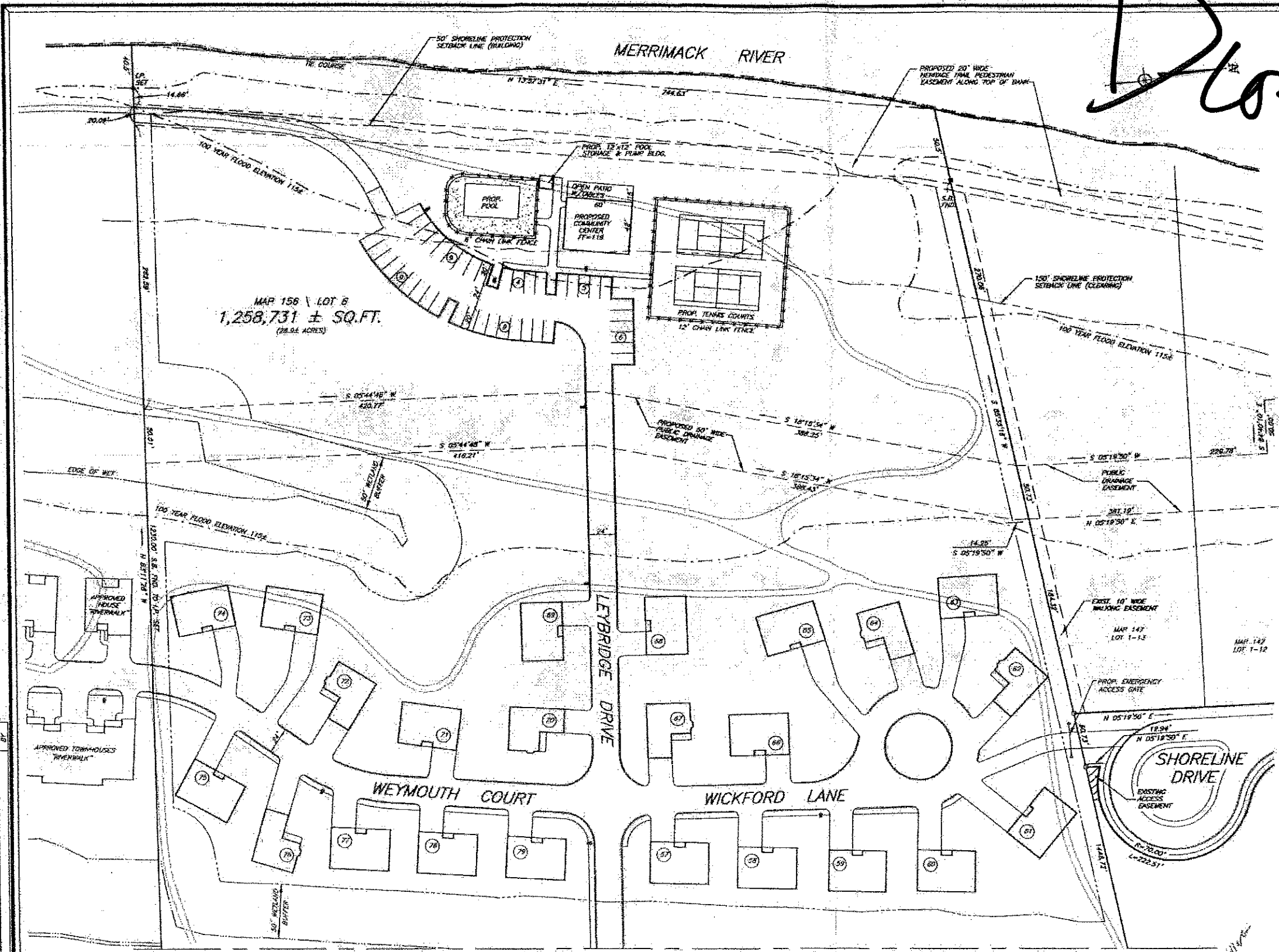
ENGINEERING
Maynard & Paquette
Engineering Associates, LLC
Consulting Engineers and Land Surveyors
23 East Pearl Street, Nashua, NH 03060
Phone: (603)883-8433 Fax: (603)883-7227

JST	JST	3	0	11039
DESIGNED	DRAWN	CHECKED	APPROVED	NO. & DATE
				REVISION

HCRD #33186

NO. 62-66

u D 4
Cost



LEGEND
 ■ STONE BOUND FOUND
 □ STONE BOUND TO BE SET
 ○ IRON PIPE FOUND
 --- LIMIT OF WETLANDS
 --- MINIMUM BUILDING SETBACK

(NOTES CONTINUED FROM DWG. NO. 2)
 29. AN INTERSECTION IMPROVEMENT (SEW AND RITE 102) CONTRIBUTION IN THE AMOUNT OF \$250 PER UNIT SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 30. CONSTRUCTION SHALL BE LIMITED TO 7 A.M. TO 7 P.M. MONDAY THROUGH SATURDAY.
 31. SOIL CONSERVATION SERVICE MAP 28 LISTS SOILS AS "Ss, Sh, Tm, Mm" - SUBSOIL OCCURS FLOODPLAIN, ADJACENT FINE SANDY LOAM, WELL DRAINED
 32. ALL DISTURBED AREAS SHALL BE LEASED AND SEEDED UPON COMPLETION OF SITE GRADING.
 33. N.H.D.O.T. CURBOUT PERMIT NO. 229-04-00 ISSUED MAY 25, 2004 FOR 75 LKBT. ELDERLY HOUSING DEVELOPMENT.
 34. NO PARKING (STORAGE) OF RECREATIONAL VEHICLES SHALL BE ALLOWED.
 35. PROPOSED COMPLIANCE CENTER HAS BEEN APPROVED BY THE HUDSON FIRE DEPARTMENT FOR ASSEMBLY OF NOT MORE THAN 200 PEOPLE. NO SPRINKLER SYSTEM REQUIRED.
 36. A REGISTRATION CONTRIBUTION IN THE AMOUNT OF \$400 PER RESIDENTIAL UNIT SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

PLAN REFERENCES:
 1. BOUNDARY PLAN OF HEIRS OF ZOLLA BOWELL DATED NOV. 03, 1987 BY FRANK G. SPRAGUE FILED RECORD AS PLAN NO. 21380.
 2. LAND OF COLBY & MARHERSON, WEBSTER STREET, HUDSON, NH DATED MAY 1983 BY FRANK G. SPRAGUE FILED RECORD AS PLAN NO. 10000.
 3. BOUNDARY PLAN - LOT 51, MAP 54 GARRISON FARM PROPERTY DATED AUGUST 2, 1990 BY MAYNARD & PAQUETTE, INC. FILED RECORD AS PLAN NO. 24447.
 4. SUBDIVISION PLAN LOT 51, MAP 54 GARRISON FARM PROPERTY DATED OCTOBER 1, 1986 BY MAYNARD & PAQUETTE, INC. FILED RECORD AS PLAN NO. 24777.

I CERTIFY THAT THE WETLANDS MAPPING SHOWN ON THIS PLAN IS THE RESULT OF AN ONSITE INVESTIGATION AND MEETS THE CRITERIA ESTABLISHED IN LOCAL, STATE, AND FEDERAL REGULATIONS.
 Mary P. Gospodarek
 MARY GOSPODAREK, C.S.S.
 12-18-02

SITE PLAN (SHEET 2 OF 2) MAP 158 \ LOT 8
RIVER RIDGE
WEBSTER STREET
HUDSON, NEW HAMPSHIRE
 PREPARED FOR:
 SPARKLING RIVER, LLC
 c/o RICK ELLIOTT
 P.O. BOX 6376
 NASHUA, NEW HAMPSHIRE 03063
 SCALE: 1"=50'
 DATE: APRIL 5, 2004

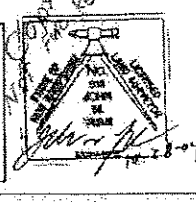
Maynard & Paquette
Engineering Associates, LLC
 Consulting Engineers and Land Surveyors
 23 East Pearl Street, Nashua, NH 03060
 Phone: (603)883-8433 Fax: (603)883-7227

1	12-18-04	REV. PLAN NO. 007 11 SHEET OF APPROVAL
2	09-07-04	REV. REV. PLAN NO. 007 11 SHEET OF APPROVAL
3	09-17-04	REV. REV. PLAN NO. 007 11 SHEET OF APPROVAL
4	09-17-04	REV. REV. PLAN NO. 007 11 SHEET OF APPROVAL
5	09-17-04	REV. REV. PLAN NO. 007 11 SHEET OF APPROVAL

APPROVED BY THE HUDSON, N.H. PLANNING BOARD
 DATE OF MEETING: 10-13-04
 [Signature]
 SIGNATURE DATE: 10/13/04
 [Signature]
 SIGNATURE DATE: 10/13/04
 SITE PLANS ARE VALID FOR TWO YEARS 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 TWO (2) YEARS FROM DATE OF APPROVAL.
 [Signature]
 RICHARD K. ELLIOTT (OWNER)
 SPARKLING RIVER, LLC

I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCES 1 - 4 AND A FIELD SURVEY MADE ON THE GROUND IN MARCH 2004 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000
 [Signature]
 RICK ELLIOTT



HCRO # 33686

JST	JST				3	D	11039
DESIGNED	DRAWN	CHECKED	APPROVED	MARK & PAGE	REVISION	SIZE	JOB NUMBER

I CONVEYANCE ALL RIGHTS RESERVED 2004
 MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC
 LEGAL TO COPY THIS PLAN/PRINT WITHOUT WRITTEN PERMISSION

