



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 8, 2017

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, February 8, 2017 at 7:00 p.m. in the “Buxton Community Development Conference Room” at Town Hall. The following items will be on the agenda:

- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES
- V. MINUTES OF PREVIOUS MEETING(S)
- 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. 140 Old Derry Road
CSP# 01-17

140 Old Derry Road
Map 105/Lot 32

Purpose of Plan: to show the proposed change of use of the existing building/site from a single-family residence to a contractor’s office.

- XIV. NEW BUSINESS/PUBLIC HEARINGS
- XV. OTHER BUSINESS
 - A. Review Status and Take Action on Outstanding Sureties.
- 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 – 01-27-17

140 Old Derry Road Conceptual Plan Review Only

STAFF REPORT

February 8, 2017

SITE: 140 Old Derry Road - Map 105/Lot 32 - CSP# 01-17

ZONING: G-1

PURPOSE OF PLAN: to show the proposed change of use of the existing building/site from a single-family residence to a contractor's office and construct a 3,200 garage and other ancillary improvements . Conceptual Review Only.

PLAN UNDER REVIEW: Concept Site Plan (Map 105/Lot 34) 140 Old Derry Road, Hudson, NH, prepared by HSI Hayner/Swanson, Inc., 3 Congress St., Nashua, NH, dated 13 January 2017 (no revisions) and consisting of 1 Sheet and Notes 1 – 10.

ATTACHMENTS:

- 1) Conceptual Site Plan Application, together with a letter from the Applicant's engineer, Thomas Zajac, P.E., date stamped Jan. 20, 2017 – Attachment "A".
- 2) Zoning Determination by Bruce Buttrick, Zoning Administrator, dated Aug. 5, 2016 – "B".

STAFF COMMENTS:

This proposed change of use consists of the following: conversion of a single-family dwelling, located in a G-1 district, to a contractor's office, construction of a 3,200 sf commercial garage, and construction of a parking lot to accommodate the parking of trucks and other commercial vehicles. The lot consists of 2.9 acres, and abuts a residentially developed lot to the east and a large, presently undeveloped parcel, also zoned G-1, to the west. The general vicinity of this property is comprised of mostly a mix of both residential and commercial properties, making the proposed conversion somewhat in keeping with the scale and character of the subject area.

Taking the above proposed description into consideration, together with the attached docs., at the Conceptual Review hearing the Applicant's eng., Thomas Zajac, , P.E., seeks board input, as well as any input offered by the public, relative to determining acceptable hrs. of operation, suggestions on exterior lighting, parking and landscaping, etc. Note: all abutters within 200 feet of the property were notified of this Conceptual Review hearing, via 1st class mail. Also note, all associated engineering work for stormwater management, traffic flow, landscaping, etc, will be addressed during the Site Plan Review phase.

APPLICATION TRACKING:

- 20 JAN 2017 - Application submitted.
- 08 FEB 2017 - Conceptual Review hearing scheduled.

RECOMMENDATION:

For this Conceptual Review, staff recommends for the Planning Board to hold the hearing and receive input from the public. Submission of a full Site Plan application is contemplated for late March.

DRAFT MOTIONS: N/A



Hayner/Swanson, Inc.

Civil Engineers/Land Surveyors

"A"

January 20, 2017

Job #5467

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



**RE: PROPOSED SITE PLAN
140 OLD DERRY ROAD
HUDSON, NH**

Dear Mr. Cashell:

On behalf of our client, All Drain Services, Inc., we respectfully request to be placed on the February 8, 2017 Hudson Planning Board meeting agenda for a conceptual discussion of a proposed site plan currently being contemplated upon the above referenced property.

In general, the project will include the following:

- A change of use of the existing building/site from a single-family residence to a contractor's office
- A proposed 3,200 SF accessory garage along with minor site improvements

We would appreciate the opportunity to introduce the project to the Planning Board and to receive early comments before submitting a formal site plan application. In advance, we thank you for your cooperation in this matter. As always, please feel free to contact me if you have any further questions regarding this project.

Respectfully,

Thomas E. Zafac, Jr., P.E.
Senior Engineer
Hayner/Swanson, Inc.

"A" cont.



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

Date of Application: _____ Tax Map # 105 Lot # 34

Name of Project: 140 Old Derry Road

Zoning District: G-1: General General CSP# 01-17
(For Town Use)

ZBA Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Nirel, LLC (same as owner)

Address: 140 Old Derry Road

Address: Hudson, NH 03051

Telephone # 866-284-6400

Fax # _____

Email: alldrains@comcast.net

PROJECT ENGINEER

SURVEYOR

Name: Thomas E. Zajac, Jr., P.E. Lee B. Gagnon, LLS, PLS

Address: 3 Congress Street 3 Congress Street

Address: Nashua, NH 03062 Nashua, NH 03062

Telephone # 603-882-2057 603-882-2057

Fax # 603-883-5057 603-883-5057

Email: tzajac@hayner-swanson.com lgagnon@hayner-swanson.com

PURPOSE OF PLAN:

1) To show the proposed change of use of the existing building/site from a single-family residence to a contractor's office.

2) To show a proposed 3,200 SF accessory garage along with minor site improvements.

CONCEPTUAL SITE PLAN DATA SHEET

PLAN NAME: 140 Old Derry Road

PLAN TYPE: CONCEPTUAL SITE PLAN

LEGAL DESCRIPTION: MAP 105 LOT 34

DATE: _____

Location by Street 140 Old Derry Road

Zoning: G-1: General

Proposed Land Use: Contractor's Office

Existing Use: Residential

Surrounding Land Use(s): Residential & Commercial

Number of Lots Occupied: 1

Existing Area Covered by Building: 2,784 SF

Existing Buildings to be removed: 698 SF

Proposed Area Covered by Building: 5,286 SF

Open Space Proposed: 87%

Open Space Required: 40%

Total Area: S.F.: 127,424 Acres: 2.925

Area in Wetland: 6,158 SF Area Steep Slopes: 5,130 SF

Required Lot Size: 87,120 SF

Existing Frontage: 457.3 FT

Required Frontage: 200 FT

Building Setbacks:	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50 FT</u>	<u>81.7 FT</u>
Side:	<u>15 FT</u>	<u>23.7 FT</u>
Rear:	<u>15 FT</u>	<u>N/A</u>

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

Flood Zone Reference:	<u>FEMA FIRM MAP NO. 330011C0509D</u>
Width of Driveways:	<u>18 FT</u>
Number of Curb Cuts:	<u>1</u>
Proposed Parking Spaces:	<u>10</u>
Required Parking Spaces:	<u>5</u>
Basis of Required Parking (Use):	<u>Business Services</u>
Dates/Case #/Description/Stipulations of ZBA, Conservation Commission, NH Wetlands Board Actions: (Attach stipulations on separate sheet)	<u>Zoning Determination #16-93</u> <u> </u> <u> </u>

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



TOWN OF HUDSON

FIRE DEPARTMENT

INSPECTIONAL SERVICES DIVISION

'B'



12 SCHOOL STREET, HUDSON, NEW HAMPSHIRE 03051

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

Robert M. Buxton
Chief of Department

Zoning Determination

August 5, 2016

#16-93

Sarah Melican
All Drain Services, Inc
119 Hampson Street
Dracut, MA 01826

Re: 140 Old Derry Road 105/032-000
District: General One - (G-1)

Dear Ms. Melican:

Your new request for zoning review and determination of operating a drain cleaning business out of this address has been completed for the correct lot and to disregard #16-82.

Zoning Review / Determination:

The requested use is permitted in the General One - (G-1) district and I would classify as E10: "Contractor's yard or landscaping business" per Table of Permitted Principal Uses, 334-Attachment 1.

This activity (use) would need Site Plan Approval from the Hudson Planning Board:

"§ 334-15.1 Site plan approval. [Added 3-4-2000] No person, persons, partnership, proprietorship, company, trust or corporation shall commence a new use, change a use or commence any site development activity [other than one- or two-family residential activity] without first securing site plan approval from the Hudson Planning Board pursuant to this chapter."

If the residential use is to continue, then the provisions of #334-10: "Mixed or dual use on a lot" would need to be satisfied, and that would require a variance of #334-10 A (1), from the Zoning Board of Adjustment.

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

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

Sincerely,

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

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



COMMUNITY DEVELOPMENT DEPARTMENT

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



Town of Hudson

16-93

REQUEST FOR ZONING and/or PLANNING INFORMATION / DETERMINATION

Date of request 08/05/2016

Property Location 140
144 Old Derry Road

Map 105 Lot 032-000

Zoning District if known G-1

Type of Request

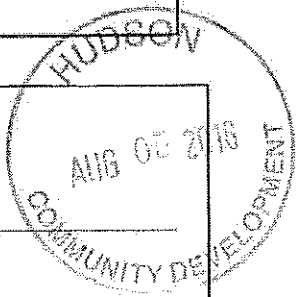
Zoning District Determination Use Determination Set-Back Requirements
 Process for Subdivision/ Site Plan if required Other

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

Our established drain cleaning company is seeking approval to operate our business out of the address listed above as well and to park our vacuum and pump trucks on the property when not in use. We currently have 15 employees of which 9 are service technicians that arrive to our shop daily to check in and they take their service vehicles home each evening. There are 3 full-time office employees that will be on site weekdays from 7:15am until 4:15pm and one part-time employee that comes one day per (see attached.)

Applicant Contact Information:

Name: Sarah Melican
Address: 119 Hampson Street
Phone Number: Dracut, MA 01826



For Office use

ATTACHMENTS: TAX CARD _____ GIS

NOTES: _____

ZONING DETERMINATION LETTER SENT DATE: 8-5-16

week. The two owners of the business reside out of state and visit quarterly.

Our company utilizes a Vactor Vacuum Truck (GVW 41,000lbs) and a Pump Truck (GVW 19,500lbs) which we will have parked on the property when not in use. (Pictures of each truck attached.)

Other equipment in addition to the two trucks listed above that will be regularly stored on the EXTERIOR of the premises are:

- (1) 8-yard closed/locked trash dumpster (Monthly pick up by Waste Management)
- (1) 20-yard open top dumpster (Monthly pick up by Waste Management)
- (1) 3-yard closed grease container (on-call pick up by Baker commodities, Inc. as needed)
- (1) Bobcat Excavator (picture included)

The Equipment stored in our office is standard items found in most business offices including:

- (4) workstations consisting of a desk, computer and telephone
- (5) file cabinets
- (3) printers
- Various office supplies
- Various office file storage boxes

We are currently in contact with a full service civil engineering and land surveying firm ready to assist us in all aspects of this process.



COMMUNITY DEVELOPMENT DEPARTMENT

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



Town of Hudson

16-93

REQUEST FOR ZONING and/or PLANNING INFORMATION / DETERMINATION

Date of request 08/05/2016

Property Location 140
144 Old Derry Road

Map 105 Lot 032-000

Zoning District if known G-1



Type of Request

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

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For Office use

ATTACHMENTS: TAX CARD GIS

NOTES: _____

ZONING DETERMINATION LETTER SENT DATE: 8-5-16



TOWN OF HUDSON

FIRE DEPARTMENT

INSPECTIONAL SERVICES DIVISION



12 SCHOOL STREET, HUDSON, NEW HAMPSHIRE 03051

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

Robert M. Buxton
Chief of Department

Zoning Determination

August 5, 2016

#16-93

Sarah Melican
All Drain Services, Inc
119 Hampson Street
Dracut, MA 01826

Re: 140 Old Derry Road 105/032-000
District: General One - (G-1)

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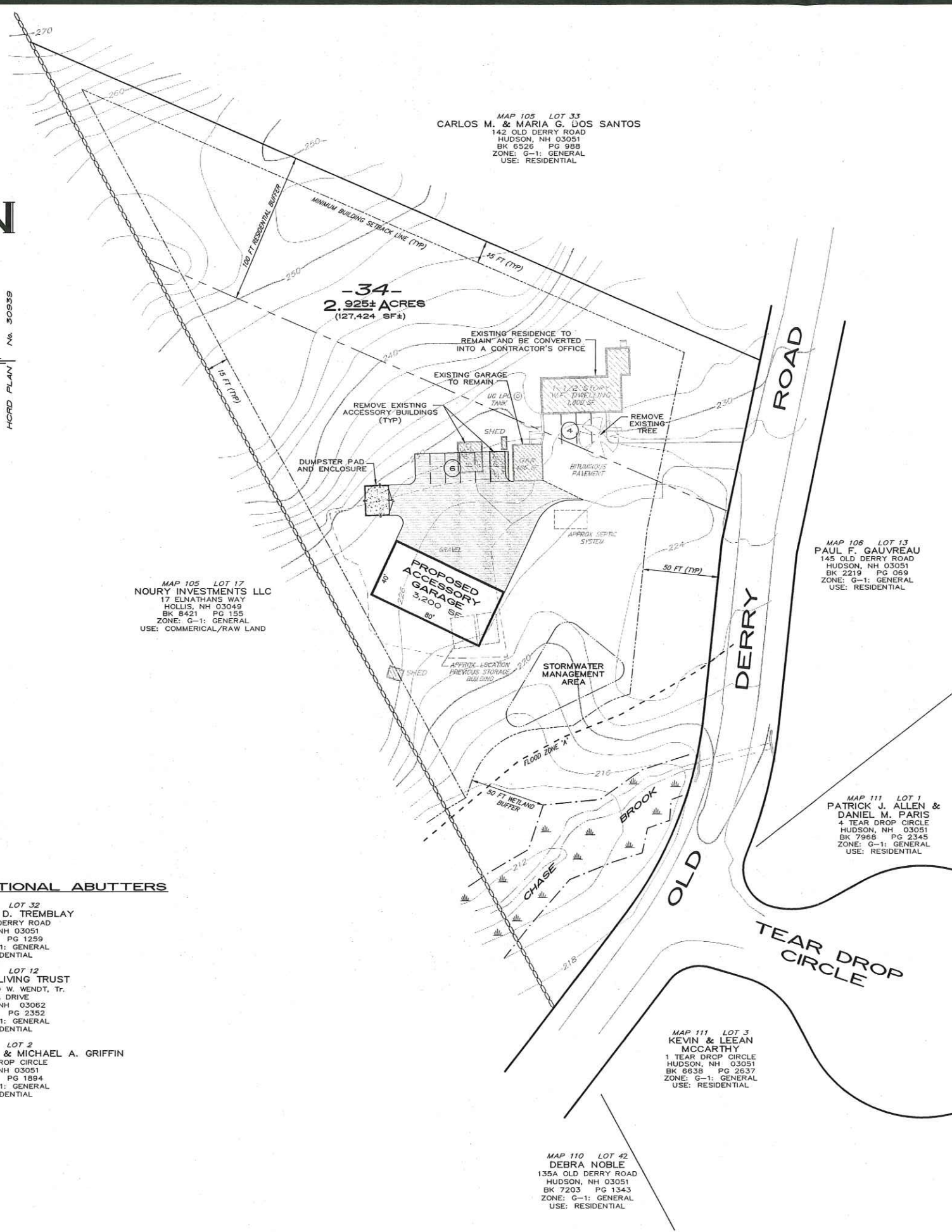
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NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.

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



MAP 105 LOT 33
 CARLOS M. & MARIA G. DOS SANTOS
 142 OLD DERRY ROAD
 HUDSON, NH 03051
 BK 6526 PG 988
 ZONE: G-1: GENERAL
 USE: RESIDENTIAL

MAP 105 LOT 17
 NOURY INVESTMENTS LLC
 17 ELNATHANS WAY
 HOLLIS, NH 03049
 BK 8421 PG 155
 ZONE: G-1: GENERAL
 USE: COMMERCIAL/RAW LAND

MAP 106 LOT 13
 PAUL F. GAUVREAU
 145 OLD DERRY ROAD
 HUDSON, NH 03051
 BK 2219 PG 069
 ZONE: G-1: GENERAL
 USE: RESIDENTIAL

MAP 111 LOT 1
 PATRICK J. ALLEN &
 DANIEL M. PARIS
 4 TEAR DROP CIRCLE
 HUDSON, NH 03051
 BK 7968 PG 2345
 ZONE: G-1: GENERAL
 USE: RESIDENTIAL

MAP 111 LOT 3
 KEVIN & LEEAN
 MCCARTHY
 1 TEAR DROP CIRCLE
 HUDSON, NH 03051
 BK 6638 PG 2637
 ZONE: G-1: GENERAL
 USE: RESIDENTIAL

MAP 110 LOT 42
 DEBRA NOBLE
 135A OLD DERRY ROAD
 HUDSON, NH 03051
 BK 7203 PG 1343
 ZONE: G-1: GENERAL
 USE: RESIDENTIAL

ADDITIONAL ABUTTERS

MAP 105 LOT 32
 ALBERT D. TREMBLAY
 144 OLD DERRY ROAD
 HUDSON, NH 03051
 BK 7919 PG 1259
 ZONE: G-1: GENERAL
 USE: RESIDENTIAL

MAP 106 LOT 12
 WENDT LIVING TRUST
 c/o DAVID W. WENDT, Tr.
 4 MELISSA DRIVE
 NASHUA, NH 03062
 BK 8043 PG 2352
 ZONE: G-1: GENERAL
 USE: RESIDENTIAL

MAP 111 LOT 2
 LISA M. & MICHAEL A. GRIFFIN
 2 TEAR DROP CIRCLE
 HUDSON, NH 03051
 BK 6016 PG 1594
 ZONE: G-1: GENERAL
 USE: RESIDENTIAL

LEGEND

- 100 — EXISTING GROUND CONTOUR
- — — — — STONE WALL
- — — — — BUILDING SETBACK LINE
- — — — — WETLAND FLAGGING LIMIT
- — — — — CHAINLINK FENCE
- (4) PARKING SPACE COUNT
- — — — — PAVEMENT SAWCUT
- REINFORCED CONCRETE
- PROPOSED PAVEMENT
- DECIDUOUS TREE



PLAN REFERENCES:

1. SITE PLAN PREPARED FOR NIREL LLC, APPLICANT, TAX MAP 105 LOT 34, 140 OLD DERRY ROAD, HUDSON, NH HILLSBOROUGH COUNTY, NH, SCALE: 1" = 40', DATE: 10 NOVEMBER 2016 WITH REVISIONS THRU 12/28/16 AND PREPARED BY JEFFREY LAND SURVEY LLC.

NOTES:

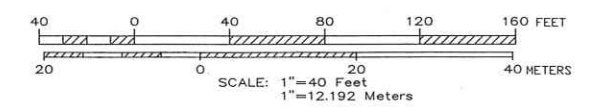
1. LOT AREA 2.925± ACRES (127,424 SF)
2. PRESENT ZONING G-1; GENERAL
 MINIMUM LOT REQUIREMENTS:
 - LOT AREA 87,120 SF
 - LOT FRONTAGE 200 FT
 MINIMUM BUILDING SETBACK REQUIREMENTS:
 - FRONT YARD 50 FT
 - SIDE YARD 15 FT
 - REAR YARD 15 FT
3. LOT NUMBERS REFER TO THE TOWN OF HUDSON ASSESSORS MAPS 105, 106, 110 & 111.
4. SITE IS SERVICED BY PRIVATE SEPTIC AND TOWN WATER.
5. PURPOSE OF PLAN:
 A) TO SHOW THE PROPOSED CHANGE OF USE OF THE EXISTING BUILDING/SITE FROM A SINGLE-FAMILY RESIDENCE TO A CONTRACTOR'S OFFICE
 B) TO SHOW A PROPOSED 3,200 SF ACCESSORY GARAGE ALONG WITH MINOR SITE IMPROVEMENTS
6. PARKING
 REQUIRED (BUSINESS SERVICES): 1 SPACE/300 SF x 1,600 SF = 5 SPACES PROVIDED.
 = 10 SPACES
7. OPEN SPACE
 REQUIRED: 40%
 PROVIDED: 87%
8. HOURS OF OPERATION:
 MONDAY - SATURDAY: 7 AM - 7 PM
 ("REFUSE REMOVAL SHALL BE BETWEEN THE HOURS OF 7 AM TO 7 PM MONDAY - FRIDAY AND SHALL BE PROHIBITED ON SATURDAY AND SUNDAY")
9. EXISTING CONDITIONS PER PLAN REFERENCE No. 1.
10. PRESENT OWNER OF RECORD:
 MAP 105, LOT 32
 NIREL LLC
 140 OLD DERRY ROAD
 HUDSON, NH 03051
 BK 8899 PG. 2935

CONCEPTUAL USE ONLY
 NOT FOR CONSTRUCTION

NO.	DATE	REVISION	BY

CONCEPT SITE PLAN
 (MAP 105, LOT 34)
140 OLD DERRY ROAD
 HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:
NIREL, LLC
 140 OLD DERRY ROAD HUDSON, NEW HAMPSHIRE 03051 (866) 284-6400



13 JANUARY 2017

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



FIELD BOOK: -----	DRAWING NAME: 5467 WH41	5467	1 OF 1
DRAWING LOCATION: G:\5467\DWG		File Number	Sheet

Review Status and Take Action on Outstanding Sureties

STAFF REPORT

2 February 2017

There are no surety reductions or 2-year maintenance bonds remaining for action at this time. There are several outstanding impact fee accounts that I will address with the board at Wednesday night's meeting. For now, however, I am still in the process of preparing the findings of facts for each of them. I should have my research completed in time for the meeting, and will report on same at the meeting.