



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 DECEMBER 14, 2016

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, December 14, 2016 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)
 - 26 October 16 Meeting Minutes – Decisions

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

- XIV. NEW BUSINESS/PUBLIC HEARINGS:
 - A. Dumont Point 2-Lot Subdivision Plan 18 Hilindale Drive
SB# 08-16 Map 199/Lot 4

Purpose of Plan: To depict the subdivision of existing Lot 4 into two separate lots, Lots 4 and 4-1. Application Acceptance & Hearing.

 - B. Dumont Point Site Plan 18 Hilindale Drive
SP# 06-16 Map 199/Lot 4

Purpose of Plan: To depict the layout of three (3) single-family residential condominium units and all associated site improvements. Application Acceptance & Hearing.

- C. §334-73. Accessory Dwelling Units - this proposed amendment addresses the new state statute on Accessory Dwelling Units: RSA 674:71-73.
- D. ARTICLE II - Sections §334-5 & 334-6 - Terminology & Definitions - this amendment proposes multiple edits and additions of terms and definitions within said sections of the Town's Zoning Ordinance.
- E. Portable Signs - §334-60.K. - This proposed amendment would allow portable signs for special events authorized by the Board of Selectmen.
- F. Amend § 334-14. - Building height, Sub-section A. - this proposed amendment would allow a 50 ft. maximum building height in areas of buildings used exclusively for manufacturing, warehouse and/or distribution space and specific to the following zoning districts and parcels:

Sagamore Industrial Park, 161 Lowell Rd. (Map 209/Lot 001), Green Meadow Golf Club, 43 Steele Rd. (Map 239/Lot 001), 11 Steele Rd. (Map 234/Lot 005), 2 Friel Golf Rd. (Map 234/Lot 001), 267 Lowell Rd. (Map 234/Lot 035), 273 Lowell Rd. (Map 234/Lot 034), and all parcels located in the Industrial (I) zoning districts located along Central St. (NH Rte. 111) and Derry St. at the West St. intersection.

Note: the above-cited proposed zoning amendments may be reviewed, in their entirety, in the Planning Office at Town Hall, and by going on the Town's website, within the Planning Board's webpage.

- 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 – 12-2-16

Dumont – Pelham Road 2-Lot Subdivision Plan

Staff Report

14 December 2016

SITE: 18 Hilindale Dr./Pelham Rd. -- Map 199/Lot 004 -- SB# 08-16

ZONING: General (G) Minimum Lot Size w/out sewer and water 43,560 sf for a duplex and for a single-family dwelling and 150 ft. of frontage.

PURPOSE OF PETITION: to subdivide a 22.95 acre parcel (Map 199/Lot 004) into 2 lots: Lot 4 to consist of 17.927 acres and have an existing single-family dwelling, and Lot 4-1 to consist of 5.025 acres. Application Acceptance & Hearing. Note: the proposed 3 single-family condominium dwellings involve a separate petition.

PLAN UNDER REVIEW ENTITLED: Master Subdivision Plan - Dumont Point, Map 199, Lot 4 Hillindale Drive & Pelham Road, Hudson, Hillsborough County, NH, prepared by Keach-Nordstrom, Inc., 10 Commerce Park North, Suite 3B, Bedford, NH 03110, dated 13 OCT 2016 and last revised 18 NOV 2016, consisting of Sheets 1 – 7, and Notes 1 – 22 (said plan is attached hereto).

ATTACHMENTS:

- Subdivision Plan application, Project Narrative and Frontage Variance Decision, date stamped 1 NOV 16 – Attachment “A”.
- CLD’s Comments Report, which also include Site Plan Comments, dated 6 DEC 16 – “B”.
- Keach-Nordstrom’s Response Letter for CLD’s above-cited Comments Report, dated – “C”.
- Comments/Memos from Zoning Administrator, Bruce Buttrick, Town Eng., Elvis Dhima, Deputy Fire Chief, John O’Brien, Asst. Assessor, Jim Michaud, Road Agent, Kevin Burns and Lt. Bianchi, HPD. – “D”.

OUTSTANDING ISSUES/ STAFF COMMENTS:

1. Both proposed lots, 4 & 4-1, for this Subdivision Plan far exceeding the 1 acre minimum lot size requirement for the G zoning district (see Hall Chart on Sheet 1 of 7), and the ZBA approved a frontage variance for proposed Lot 4-1 (i.e., 82.48 ft. of frontage from the required 150 ft., see attached ZBA Variance Decision included in attachment) “A”.
2. Hilindale Drive is spelled wrong in the title block of each plan sheet.
3. As reported in Keach-Nordstrom’s Response Letter “C” and as cited in CLD’s attached Comments Report “B”, the outstanding surveying issues concerning this Subdivision Plan have been resolved. Outstanding issues pertaining to the 3-single-family dwellings proposed on Lot 4-1 will be addressed in the Site Plan Review application staff report, which is separate from this report.
4. Note 18 needs to be amended, relative to accurately depicting the correct CAP Fee of 1664.00, rather than the presently cited \$1554.33.

December 8, 2016

Dumont Point – Residential Subdivision and Site Plan Applications
Tax Map 199; Lot 4
Hilindale Drive & Pelham Road, Hudson, NH
KNA Project No. 16-0801-1

Project Narrative

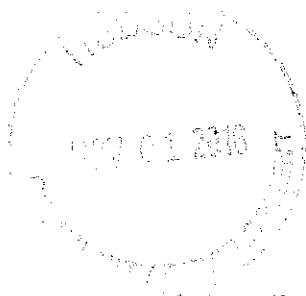
The subject property, referenced on Hudson Tax Map 199 as Lot 4, is located off Hilindale Drive and Pelham Road in Hudson, New Hampshire. The 22.952 acre parcel, located entirely within the General (G) Zoning District, is partially developed with an existing single family home and access driveway extending from Hilindale Drive through an easement on Tax Map 192 Lot 1. The parcel also has frontage along Pelham Road. The remaining land area consists mainly of woodlands.

The proposed project is comprised of two parts. Firstly, the Applicant is proposing to subdivide the existing parcel into two separate lots, Lots 4 and 4-1, approximately 17.927 and 5.025 acres, respectively. Lot 4 will remain with the existing dwelling and continue to utilize the driveway and easement from Hilindale Drive. The proposed Lot 4-1 will contain approximately 82 feet of frontage along Pelham Road. On April 28, 2016, the Town of Hudson Zoning Board of Adjustment (ZBA) granted a Variance to allow the subdivision of this parcel which will create two lots with less than adequate frontage in order to construct three (3) single family detached condominiums on the newly created Lot 4-1.

The condominium is the second part of this project which construct three (3) single family detached condominiums on the newly created Lot 4-1 and will require Residential Site Plan Approval. This part will be contingent upon the approval of the aforementioned subdivision. Access will be provided via a proposed 850'± cul-de-sac driveway, 20 feet in width, off Pelham Road. The condos will be spread out along the cul-de-sac and will enjoy individual private wells with one community septic system.

The driveway will be 20 feet in width to accommodate emergency vehicles. A roadside ditch will be constructed on the southerly side in order to convey stormwater away from abutting properties. Most of the development is collected and transported to a detention pond for mitigation, and eventually to a vegetated buffer for treatment. The beginning portion of the driveway is conveyed to the Pelham Road ditch which will be properly enhanced with a reconstructed ditch, driveway culverts, and the proper erosion control devices.

Other proposed improvements include overhead utility lines, which a waiver has been requested to allow, and site landscaping.



"A" cont.

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

Date of Application: 10-17-2016 Tax Map # 199 Lot # 4
Name of Project: Dumont Point
Zoning District: _____ General SB# 08-116
(For Town Use) (For Town Use)
ZBA Action: Case 199-004: Variances Granted 4/28/16

PROPERTY OWNER: Dumont Management Trust - Donald Dumont **DEVELOPER:** Same as Owner
Name: _____
Address: 195R Central Street _____
Address: Hudson, NH 03051 _____
Telephone # (603) 231-7344 _____
Fax # _____
Email: derekmanagement@aol.com _____

PROJECT ENGINEER
Name: Brenton Cole, PE - KNA Telephone # (603) 627-2881
Address: 10 Commerce Park No., Suite 3 Fax # (603) 627-2915
Address: Bedford, NH 03110 Email: bcole@keachnordstrom.com

PURPOSE OF PLAN:
The purpose of the plan is to depict the subdivision of existing Lot 4 into two separate lots.

(FOR TOWN USE)

Plan Routing Date: _____ Sub/Site Date: _____
_____ I have no comments _____ I have comments (attach to form)
Title: _____ Date: _____
(Initials)
DEPT: _____
_____ Zoning _____ Engineering _____ Assessor _____ Police _____ Fire _____ Planning
_____ Consultant _____ Highway Department

Fees Paid \$ 1,861.98

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

Date of Application: 10-17-2016 Tax Map # 199 Lot # 4

Name of Project: Dumont Point

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

ZBA Action: Case 199-004: Variances Granted 4/28/16

PROPERTY OWNER:

DEVELOPER:

Name: Dumont Management Trust - Donald Dumont Same as Owner

Address: 195R Central Street

Address: Hudson, NH 03051

Telephone # (603) 231-7344

Fax # _____

Email: derekmanagement@aol.com

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_____ Title: _____ Date: _____

(Initials)

DEPT:

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

_____ Consultant _____ Highway Department

Fees Paid _____

LOT AREA CALCULATION TABLE

LOT #	TOTAL AREA	WETLAND AREA	AREA > 25% SLOPE	BUILDABLE AREA (net contiguous upland useable)	FRONTAGE
4	780,915 SF	158,404 SF	3,786 SF	618,725 SF	0 FT
4-1	218,881 SF	0 SF	10,013 SF	208,868 SF	82.48 FT

Data Sheets Checked By: Brenton Cole, PE Date: 10-17-2016

SUBDIVISION PLAN DATA SHEET

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

Case 199-004: Variances Granted 4/28/16

(Attach Stipulations on
Separate Sheet)

List Permits Required:

<u>*Waivers Requested:</u>	<u>Hudson Town Code Reference</u>	<u>Regulation Description</u>
----------------------------	---------------------------------------	-------------------------------

	1.	
	2.	
	3.	
	4.	
	5.	
	6.	
	7.	

**(Left Column for Town Use)*

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

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

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

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

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

Applicant
Initials

Staff
Initials

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

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

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

N/A q) Pertinent highway projects. _____

BC r) Assessor map and lot number. _____

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

BC t) Delineate zoning. _____

BC u) Storm water drainage plan. _____

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

BC w) Utilities: existing and proposed. _____

BC x) Building and wetland setback lines. _____

BC y) Rights of way, existing and proposed. _____

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

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

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

Applicant
Initials

Staff
Initials

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

Applicant
Initials

Staff
Initials

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

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

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

N/A at) Off-site agreement(s). _____

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

BC av) Fees paid to clerk. _____

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

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

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

I hereby apply for Subdivision Plan Review and acknowledge I will comply with all of the Ordinances of the Town of Hudson, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the items listed under the Subdivision Plan specifications or application form are incomplete, the application will be considered rejected.

Pursuant to RSA 674:1-IV, the owner(s), by the filing of this application as indicated above, hereby give permission for any member of the Hudson Planning Board, the Town Engineer, the Conservation Commission and such agents or employees of the Town or other persons as the Planning Board may authorize, to enter upon the property which is the subject of this application at all reasonable times for the purpose of such examinations, surveys, tests and inspections as may be appropriate. The owner(s) release(s) any claim or right he/she (they) may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and inspections conducted on his (their) property in connection with this applications.

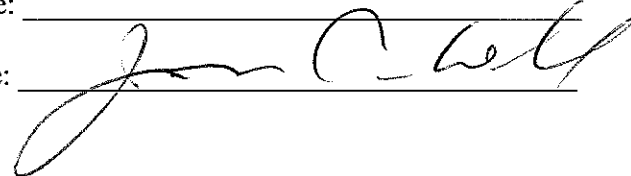
Signature of Owner:  _____

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

Signature of Developer: _____

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

Technical Review Signature: _____

Planner Approval Signature:  _____

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

FOOTNOTES:

1. In the event of the denial of a plan, the recording fees collected will not be reimbursed, but will instead be used as an additional fee to help defray administrative costs associated with a denial.
2. The "Review Fees" are fees (estimated) necessary to offset costs incurred to review and/or compile plans, data, or other information relative to the proposal.
3. The "Amount Due" does not include fees for studies or reviews as authorized in Section G-2 of this regulation.
4. Fees must be paid in full prior to the commencement of any formal subdivision review performed by the Town of Hudson.

STATUS:

DATE:

<u> </u>	1. Application incomplete	<u> </u>
<u> X </u>	2. Application complete. Include any applicable requested waivers, fees paid, routing sheet returned	<u>11-1-16</u>
<u> </u>	3. Application formally accepted or denied by Planning Board.	<u> </u>
<u> </u>	4. Final approval granted or denied	<u> </u>
<u> </u>	5. Comments	<u> </u>
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Owner/Applicant Affidavit

I, Donald R. Dumont, authorized representative of Dumont Management Trust, and owner of the property referenced as Tax Map 199; Lot 4 located on Hilindale Drive & Pelham Road in Hudson, New Hampshire, hereby verify that I authorize Keach-Nordstrom Associates, Inc. (KNA) to prepare, submit and represent, on my behalf, any and all required permit applications throughout the federal, state and municipal application processes.

Signature of Landowner:

Printed Name of Landowner:

Don Dumont

Address of Owner:

195R Central Street

Hudson, NH 03051

Date:

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

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

**Dumont Point Site Plan
Town of Hudson
CLD Reference No. 03-0249.1520
Reviewed November 17, 2016**

Applicant Initials	Staff Initials	
_____ a)	<u> </u> <i>JC</i>	a) One set received by CLD.
_____ b)	<u> </u> <i>JC</i>	b) No traffic, school or utility impacts noted
_____ c)	<u> </u> <i>JC</i>	c) Master Plan sheet is 1:80
_____ d)	<u>CLD/SWR</u>	
_____ e)	<u> </u> <i>JC</i>	e) Listed as month/day/year
_____ f)	<u>CLD/SWR</u>	
_____ g)	<u>CLD/SWR</u>	
_____ h)	<u>CLD/SWR</u>	
_____ i)	<u>CLD/SWR</u>	
_____ j)	<u>CLD/SWR</u>	
_____ k)	<u>CLD/SWR</u>	
_____ l)	<u>CLD/SWR</u>	
_____ m)	<u>CLD/SWR</u>	
_____ n)	<u> </u> <i>JC</i>	n) Abutters names and addresses are shown on the plans and in the application. Unable to verify 5 day update criteria

Initials	Applicant	Initials	Staff
_____ o)	Location of all structures, roads, wetlands, hydrants, wells, septic systems, 4k reserve areas, floodways/ floodplains, driveways, travel areas, parking areas and natural features within 200 feet of the tract	<u>CLD/SWR</u>	
_____ p)	Locations of existing and proposed permanent monuments and bench marks within 200 feet of the development tract	<u>CLD/SWR</u>	
_____ q)	Pertinent highway projects	<u>N/A</u>	q) None listed.
_____ r)	Assessor's Map and Lot number(s)	<u>CLD/SWR</u>	
_____ s)	Waiver application form shall be submitted with the site plan application, note on plan listing waivers requested/granted; and all waivers granted to the site plan regulations shall be listed on the final plan; waivers to checklist shall be reduced to writing and be signed by the Planning Board Chairman and Planning Board Secretary and recorded with the plan	<u>CLD/SWR</u>	
_____ t)	Delineate zoning district on the plan	<u>CLD/SWR</u>	
_____ u)	Stormwater drainage plan	<u>CLD/SWR</u>	
_____ v)	Topographical elevations at 2-foot intervals contours: existing and proposed	<u>CLD/SWR</u>	
_____ w)	Utilities: existing and proposed	<u>CLD/SWR</u>	
_____ x)	Parking: existing and proposed	<u>CLD/SWR</u>	
_____ y)	Parking space: length and width	<u>N/A</u>	y) N/A
_____ z)	Aisle width/maneuvering space	<u>N/A</u>	z) N/A
_____ aa)	Landscaping: existing and proposed	<u>CLD/SWR</u>	
_____ ab)	Building and wetland setback lines	<u>CLD/SWR</u>	
_____ ac)	Curb cuts	<u>CLD/SWR</u>	
_____ ad)	Rights of way: existing and proposed	<u>CLD/SWR</u>	
_____ ae)	Sidewalks: existing and proposed	<u>N/A</u>	ae) None proposed.
_____ af)	Exterior lighting plan	<u>N/A</u>	af) No exterior lighting noted.
_____ ag)	Sign locations: size and design	<u>N/A</u>	ag) No street sign proposed.
_____ ah)	Water mains and sewerage lines	<u>CLD/SWR</u>	
_____ ai)	Location of dumpsters on concrete pads	<u>N/A</u>	ai) No dumpsters shown.
_____ aj)	All notes from plats	<u>CLD/SWR</u>	

Initials	Applicant	Initials	Staff
_____ ak)	Buffer as required by site plan regulations	<u>CLD/SWR</u>	
_____ al)	Green and open space requirements met with percentages of both types of spaces inscribed on the plan	<u>CLD/SWR</u>	
_____ am)	Soil types and boundaries, Note: If site contains marginal or questionable soils, a High Intensity Soil Survey (HISS) may be deemed necessary to submit as part of the application. Said HISS, if required, shall be performed by a State of New Hampshire certified Soil Scientist, who shall affix his/her stamp and signature shall be inscribed on the plan.	<u>CLD/SWR</u>	
_____ an)	Wetlands (and poorly-drained and very poorly-drained soils, also identified as Class 5 and Class 6 High Intensity Soil Survey (HISS soils), and permanent and seasonal wetlands shall be identified on the plan by a New Hampshire certified wetland or soil scientist, who shall affix his/her stamp and signature to the respective plan.	<u>CLD/SWR</u>	
_____ ao)	"Valid for one year after approval" statement inscribed on the plan	<u>CLD/SWR</u>	
_____ ap)	Loading bays/docks	<u>N/A</u>	ap) N/A
_____ aq)	State of New Hampshire engineer's stamp, signature, surveyor's stamp, and signature	<u>CLD/SWR</u>	
_____ ar)	Error of closure (1 in 10,000 or better)	<u>CLD/SWR</u>	
_____ as)	Drafting errors/omissions	<u>JJC</u>	as) Not stated
_____ at)	Developer names, addresses, telephone numbers and signatures	<u>JJC</u>	at) Phone numbers not provided.
_____ au)	Photographs, electronic/digital display or video of site and area	<u>CLD/SWR</u>	
_____ av)	Attach one (1) copy of the building elevations	<u>N/A</u>	av) Building elevations not provided.
_____ aw)	Fiscal impact study	<u>N/A</u>	aw) Fiscal Impact study not provided.
_____ ax)	Traffic study	<u>N/A</u>	ax) Traffic study not provided.
_____ ay)	Noise study	<u>N/A</u>	ay) Noise study not provided.

Applicant
Initials

Staff
Initials

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

JC

az) Existing easements noted but copies not received for review.

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

JC

ba) Permits noted but copies not receive for review. Copy of variance received.

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

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

JC

bb) No presentation plan received. Requires Town action.

_____ bc) Fees paid to clerk

JC

bc) Requires Town action.

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

JC

bd) Requires Town action.

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

Hudson Town Hall
Hudson Zoning Board
12 School Street
Hudson, NH 03051

A43

FEES:	<i>1441</i>
SURCHARGE:	<i>2-</i>
CASH:	<i>—</i>

Town of Hudson

Zoning Board of Adjustment

Decision to Grant a Variance

On **4/28/16**, the members of the Hudson Zoning Board of Adjustment, as part of its regular public meeting for that date, heard **Case 199-004**, pertaining to a request by **Don Dumont, 18 Hilindale Drive, Hudson, NH** for a Variance to allow the frontage of the proposed three unit condominium site plan located on Pelham Road to have **82.48 feet, where a minimum of 150 feet is required.** [Map 199, Lot 004, Zoned G; HZO Article VII §334-27, Table of Dimensional Requirements.]

Following review of the testimony and deliberation, a majority of the members of this Zoning Board voted that the variance should be granted, with the following stipulations:

- a) All prior conditions of the Planning Board must be cleared as they pertain to the Pelham Road Map of 1995.
- b) Private access to be built to road standards as determined by the Planning Board.
- c) This will be a condominium development covered by the condo covenants to be vetted by Town Counsel.
- d) Applicant understands that once lot 199-04 is subdivided into 2 lots, the original lot on Hilindale Drive is now created with no

frontage, but has access via deeded easement off Hilindale. Any future development of the original lot on Hilindale Drive requires a Variance, or proper frontage through private acquisition.

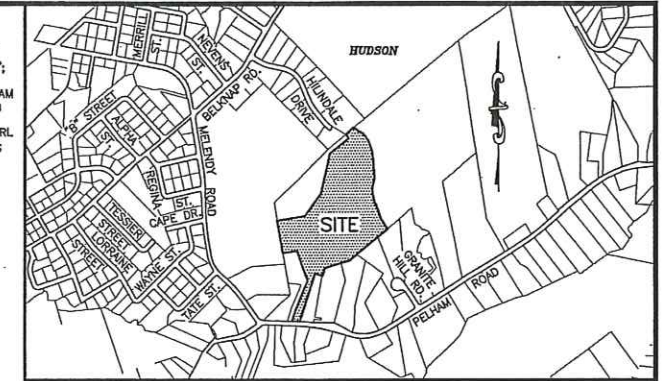
For details of specific discussion relative to this decision, please consult the public minutes recorded during this hearing.

All representations of fact or intention made by the applicant or any applicant's representative(s) during testimony before the Zoning Board of Adjustment relative to the obtaining of this Variance permit shall be considered conditions of the Variance, regardless of the fact that such facts or intentions may not have been specifically stated as stipulations of the motion to grant.

In the event that the requested use subsequently is found by the Hudson Zoning Administrator to demonstrate deliberate or preventable lack of compliance with any applicable stipulation or restriction, including the verbally specified restrictions described in the preceding paragraph, such use shall be held to be in violation of the covenant made with the Board, and corrective action(s) will be enforced under N.H. R.S.A. 676:17, Fines and Penalties, which allows a civil penalty of \$275 for the first offense and \$550 for subsequent offenses for each day that such violation is found to continue, as well as recovery of costs and reasonable attorney's fees.

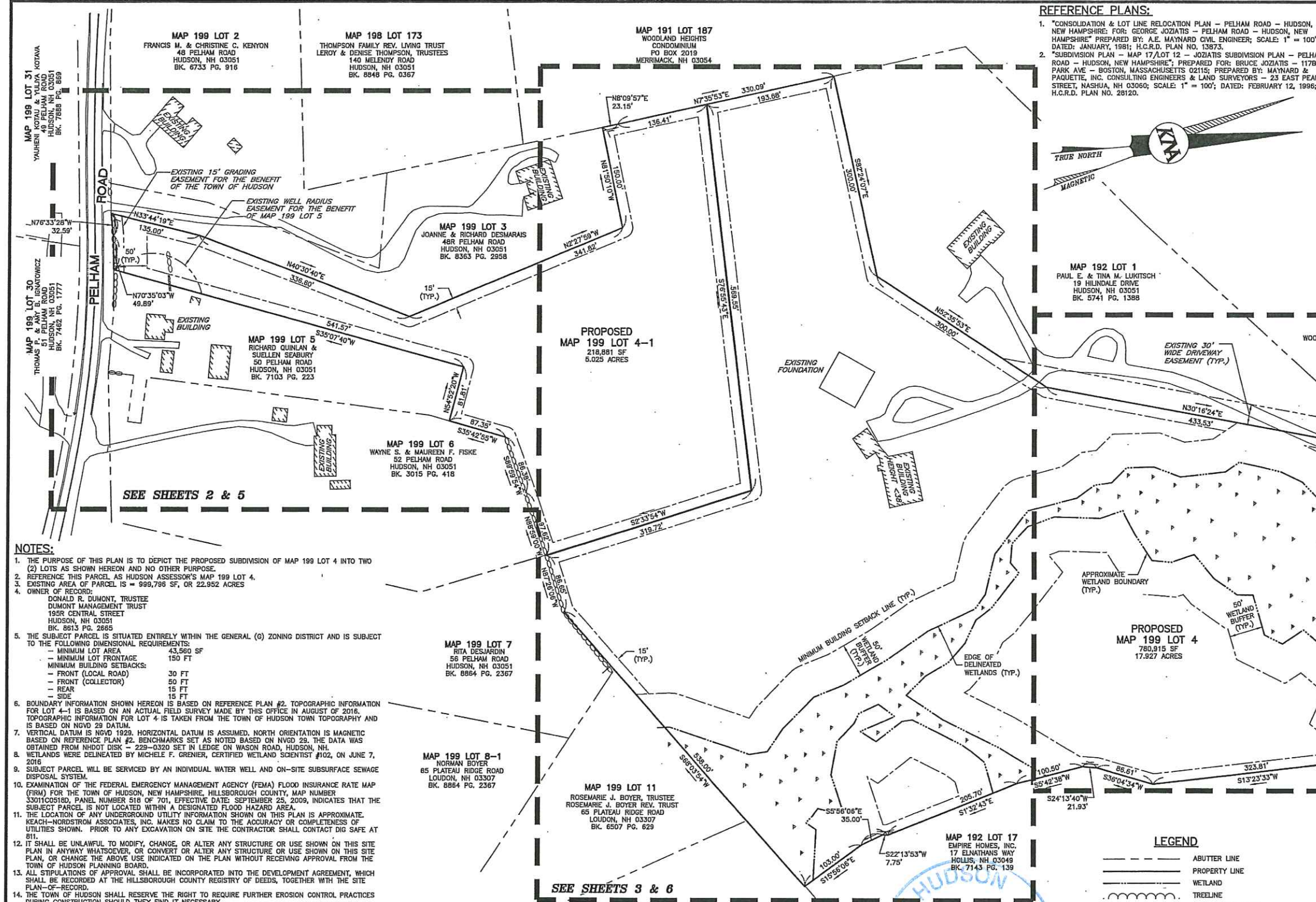
Signed: *Maryellen Davis* Date: 5-6-16
Maryellen Davis
Chairman, Hudson Zoning Board of Adjustment

Signed: *Bruce Buttrick* Date: 5-6-16
Bruce Buttrick
Zoning Administrator



REFERENCE PLANS:

1. "CONSOLIDATION & LOT LINE RELOCATION PLAN - PELHAM ROAD - HUDSON, NEW HAMPSHIRE" FOR: GEORGE JOZATIS - PELHAM ROAD - HUDSON, NEW HAMPSHIRE" PREPARED BY: A.E. MAYNARD CIVIL ENGINEER; SCALE: 1" = 100'; DATED: JANUARY, 1981; H.C.R.D. PLAN NO. 13873.
2. "SUBDIVISION PLAN - MAP 17/LOT 12 - JOZATIS SUBDIVISION PLAN - PELHAM ROAD - HUDSON, NEW HAMPSHIRE", PREPARED FOR: BRUCE JOZATIS - 117B PARK AVE - BOSTON, MASSACHUSETTS 02115; PREPARED BY: MAYNARD & PAQUETTE, INC. CONSULTING ENGINEERS & LAND SURVEYORS - 23 EAST PEARL STREET, NASHUA, NH 03060; SCALE: 1" = 100'; DATED: FEBRUARY 12, 1996; H.C.R.D. PLAN NO. 28120.



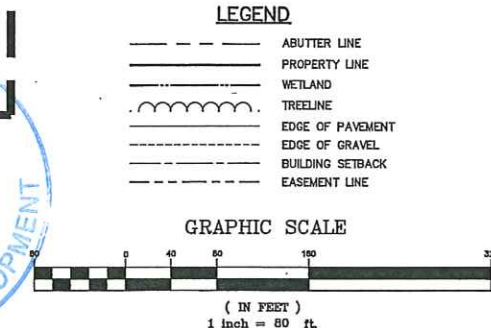
NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED SUBDIVISION OF MAP 199 LOT 4 INTO TWO (2) LOTS AS SHOWN HEREON AND NO OTHER PURPOSE.
2. REFERENCE THIS PARCEL AS HUDSON ASSESSOR'S MAP 199 LOT 4.
3. EXISTING AREA OF PARCEL IS = 999,796 SF, OR 22.952 ACRES.
4. OWNER OF RECORD: DONALD R. DUMONT, TRUSTEE DUMONT MANAGEMENT TRUST 195R CENTRAL STREET HUDSON, NH 03051 BK. 8613 PG. 2665
5. THE SUBJECT PARCEL IS SITUATED ENTIRELY WITHIN THE GENERAL (G) ZONING DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:
 - MINIMUM LOT AREA 43,960 SF
 - MINIMUM LOT FRONTAGE 150 FT
 - MINIMUM BUILDING SETBACKS:
 - FRONT (LOCAL ROAD) 30 FT
 - FRONT (COLLECTOR) 50 FT
 - REAR 15 FT
 - SIDE 15 FT
6. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON REFERENCE PLAN #2. TOPOGRAPHIC INFORMATION FOR LOT 4-1 IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE IN AUGUST OF 2016. TOPOGRAPHIC INFORMATION FOR LOT 4 IS TAKEN FROM THE TOWN OF HUDSON TOPOGRAPHY AND IS BASED ON NVD 29 DATUM.
7. VERTICAL DATUM IS NVD 1929. HORIZONTAL DATUM IS ASSUMED. NORTH ORIENTATION IS MAGNETIC BASED ON REFERENCE PLAN #2. BENCHMARKS SET AS NOTED BASED ON NVD 29. THE DATA WAS OBTAINED FROM NHDOT DISK # 229-0320 SET IN LEDGE ON WASON ROAD, HUDSON, NH.
8. WETLANDS WERE DELINEATED BY MICHELE F. GRENIER, CERTIFIED WETLAND SCIENTIST #102, ON JUNE 7, 2016.
9. SUBJECT PARCEL WILL BE SERVICED BY AN INDIVIDUAL WATER WELL AND ON-SITE SUBSURFACE SEWAGE DISPOSAL SYSTEM.
10. EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, MAP NUMBER 33011C0518D, PANEL NUMBER 518 OF 701, EFFECTIVE DATE: SEPTEMBER 25, 2009, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
11. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
12. IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN IN ANYWAY WHATSOEVER, OR CONVERT OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE TOWN OF HUDSON PLANNING BOARD.
13. ALL STIPULATIONS OF APPROVAL SHALL BE INCORPORATED INTO THE DEVELOPMENT AGREEMENT, WHICH SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS, TOGETHER WITH THE SITE PLAN-OF-RECORD.
14. THE TOWN OF HUDSON SHALL RESERVE THE RIGHT TO REQUIRE FURTHER EROSION CONTROL PRACTICES DURING CONSTRUCTION SHOULD THEY FIND IT NECESSARY.
15. PRIOR TO PLANNING BOARD ENDORSEMENT OF THE PLAN, THE DEVELOPMENT AGREEMENT SHALL BE FAVORABLY REVIEWED AND RECOMMENDED ON BY TOWN COUNSEL.
16. ALL IMPROVEMENTS SHOWN ON THE SITE PLAN-OF-RECORD, INCLUDING NOTES 1-22, SHALL BE COMPLETED IN THEIR ENTIRETY AND AT THE EXPENSE OF THE APPLICANT OR HIS ASSIGNS.
17. ON APRIL 28, 2016, THE HUDSON ZBA GRANTED A VARIANCE TO ALLOW A 3-CONDOMINIUM DEVELOPMENT ON A LOT WITH ONLY 82.48 FEET OF FRONTAGE.
18. A CAP IN THE AMOUNT OF \$1,554.33, PER RESIDENTIAL UNIT IN HUDSON, SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
19. A PUBLIC SCHOOL IMPACT FEE IN THE AMOUNT OF \$3,578 IN HUDSON, PER RESIDENTIAL UNIT, SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
20. A RECREATION CONTRIBUTION IN THE AMOUNT OF \$400 IN HUDSON, PER RESIDENTIAL UNIT, SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
21. STONE BOUNDS (5"x5"x30") TO BE SET AT ALL BOUNDARY INTERSECTIONS AND POINTS OF CURVATURE ON THE RIGHT-OF-WAY AND IRON PINS (1/2" x 30") TO BE SET AT ALL OTHER BOUNDARY CORNERS.
22. SHEETS 1 THROUGH 4 SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AND A FULL PLAN SET IS LOCATED AT THE HUDSON PLANNING OFFICES.

LOT AREA TABLE

LOT NUMBER	TOTAL LOT AREA (SF)	WETLAND AREA (SF)	AREA (SF) >25% SLOPE	BUILDABLE AREA (SF)	FRONTAGE (FT)
4	780,915 SF	158,404 SF	3,786 SF	618,725 SF	0 FT*
4-1	218,881 SF	0 SF	10,013 SF	208,868 SF	82.48 FT*

* VARIANCE GRANTED TO ALLOW A TWO LOT SUBDIVISION WITH INADEQUATE FRONTAGE FOR A 3-CONDOMINIUM DEVELOPMENT ON LOT 4-1.



MASTER SUBDIVISION PLAN
DUMONT POINT
MAP 199 LOT 4
HILLINDALE DRIVE & PELHAM ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
DONALD R. DUMONT
DUMONT MANAGEMENT TRUST
195R CENTRAL STREET
HUDSON, NH 03051
H.C.R.D. BK. 8613 PG. 2665

APPLICANT:
DONALD R. DUMONT
DUMONT MANAGEMENT TRUST
195R CENTRAL STREET
HUDSON, NH 03051

KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering - Land Surveying - Landscape Architecture
10 Commerce Park North, Suite 5B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS

No.	DATE	DESCRIPTION	BY
1	11/18/16	REVISED PER TOWN COMMENTS	KMB

DATE: OCTOBER 13, 2016 SCALE: 1" = 80'
PROJECT NO: 16-0801-1 SHEET 1 OF 7

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

SIGNATURE _____ SIGNATURE DATE _____
SIGNATURE _____ SIGNATURE DATE _____

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

OWNER OF MAP 199 LOT 4

SIGNATURE _____
DATE: 10/21/16

MICHELE F. GRENIER
No. 102
CERTIFIED WETLAND SCIENTIST #102

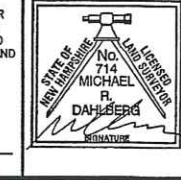
MICHELE F. GRENIER, CERTIFIED WETLAND SCIENTIST #102, PERFORMED THE DELINEATION OF JURISDICTIONAL WETLANDS USING THE TECHNICAL CRITERIA IN THE CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987).

10/21/16

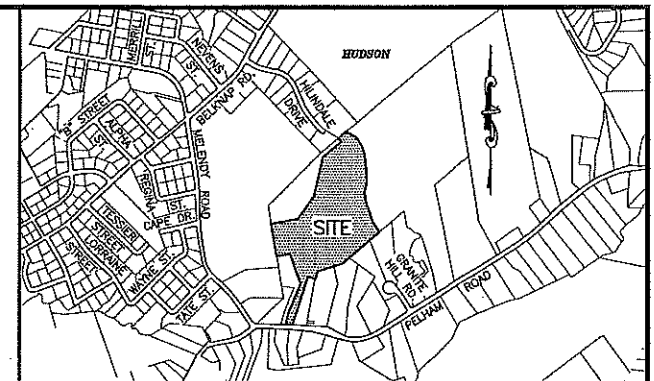
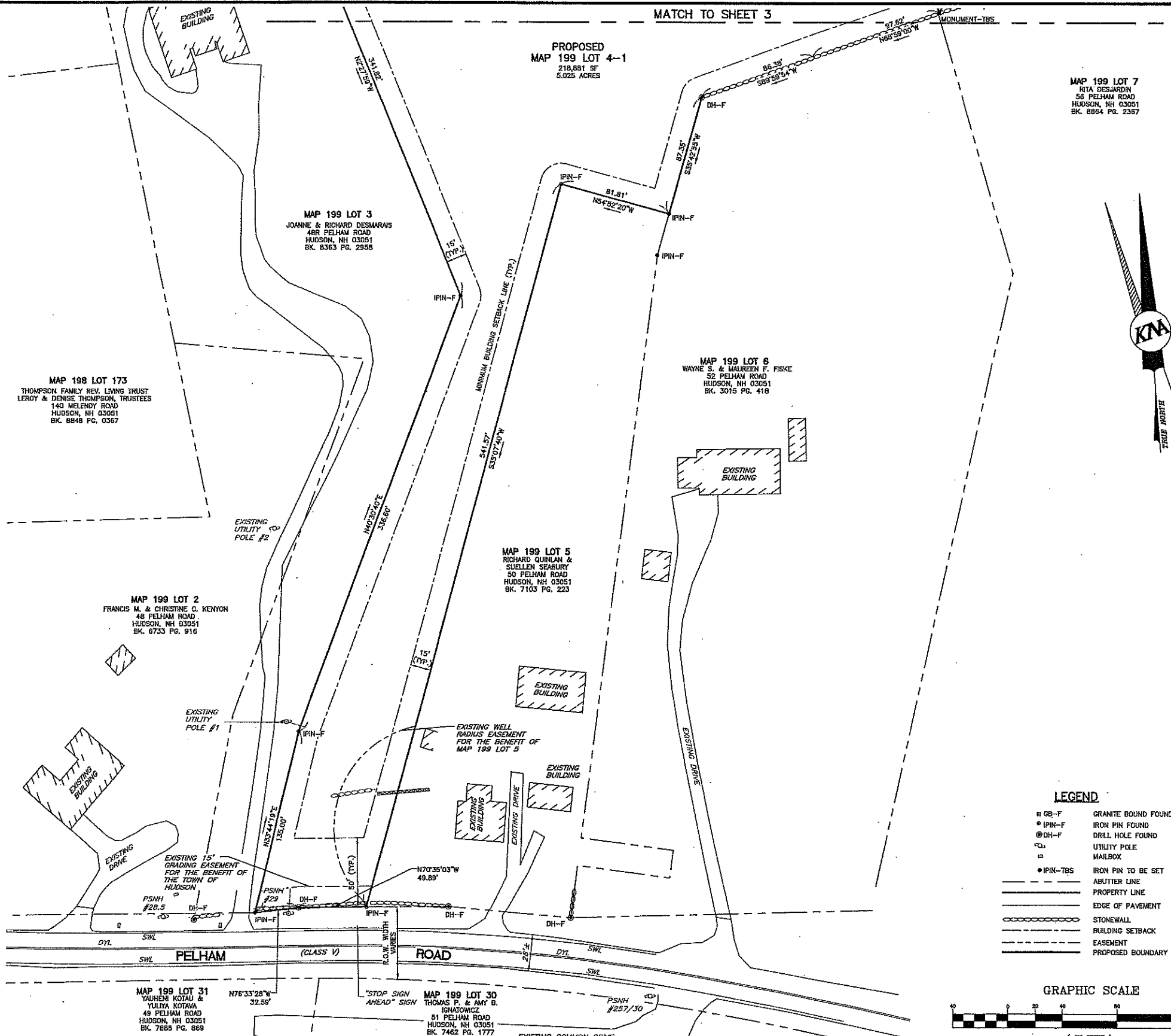
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, SURVEY DATA FOR MAP 199 LOT 4-1 IS BASED ON A FIELD SURVEY MADE BY THIS OFFICE IN AUGUST OF 2016, SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER. THE REMAINING BOUNDARY DATA IS BASED ON REFERENCE PLAN #2.

Michael R. Dahlberg
LICENSED LAND SURVEYOR

11-23-16
DATE



MATCH TO SHEET 3



VICINITY PLAN
SCALE: 1" = 1,000'

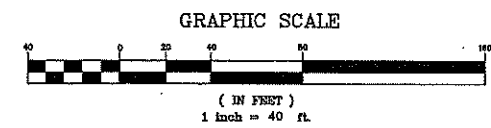


OWNER OF MAP 199 LOT 4

SIGNATURE: *[Signature]*

DATE: 10/21/16

- LEGEND**
- GB-F GRANITE BOUND FOUND
 - IPIN-F IRON PIN FOUND
 - DH-F DRILL HOLE FOUND
 - UTILITY POLE
 - MAILBOX
 - IPIN-TBS IRON PIN TO BE SET
 - ABUTTER LINE
 - PROPERTY LINE
 - EDGE OF PAVEMENT
 - STONEWALL
 - BUILDING SETBACK
 - EASEMENT
 - PROPOSED BOUNDARY LINE



RESIDENTIAL SUBDIVISION PLAN
DUMONT POINT
 MAP 199 LOT 4
 HILLINDALE DRIVE & PELHAM ROAD
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER OF RECORD:
 DONALD R. DUMONT
 DUMONT MANAGEMENT TRUST
 195R CENTRAL STREET
 HUDSON, NH 03051
 H.C.R.D. BK. 8613 PG. 2665

APPLICANT:
 DONALD R. DUMONT
 DUMONT MANAGEMENT TRUST
 195R CENTRAL STREET
 HUDSON, NH 03051

KM KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 8B, Bedford, NH 03110 Phone (603) 627-2881

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

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

SIGNATURE _____ SIGNATURE DATE _____

SIGNATURE _____ SIGNATURE DATE _____

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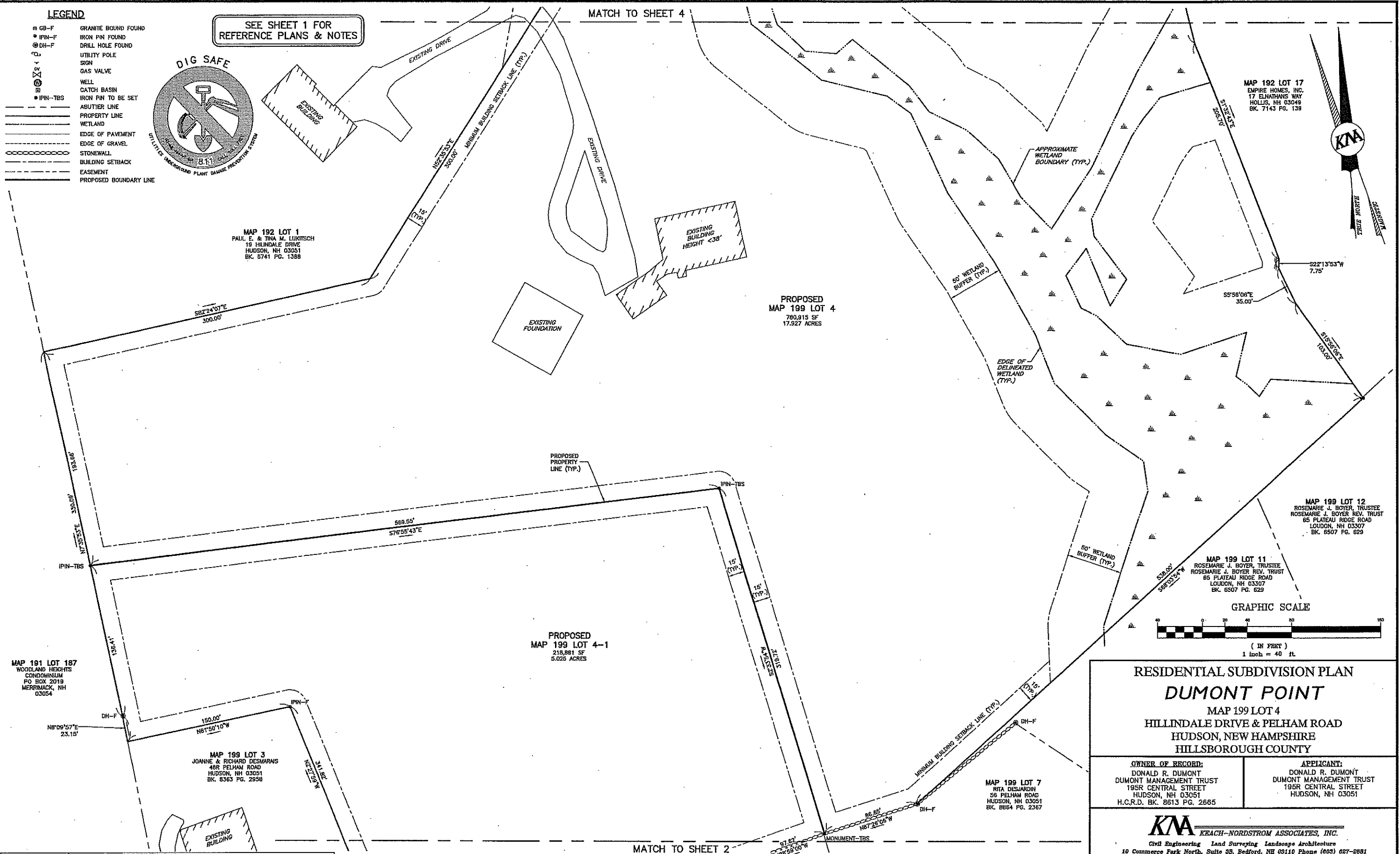
[Signature]
 LICENSED LAND SURVEYOR

11-23-16
 DATE



REVISIONS			
No.	DATE	DESCRIPTION	BY
1	11/18/16	REVISED PER TOWN COMMENTS	KMB

DATE: OCTOBER 13, 2016 SCALE: 1" = 40'
 PROJECT NO: 16-0801-1 SHEET 2 OF 7



- LEGEND**
- GB-F GRANITE BOUND FOUND
 - IPIN-F IRON PIN FOUND
 - ⊙ DH-F DRILL HOLE FOUND
 - UTILITY POLE
 - SIGN
 - GAS VALVE
 - WELL
 - CATCH BASIN
 - IRON PIN TO BE SET
 - ABUTTER LINE
 - PROPERTY LINE
 - WETLAND
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - STONEWALL
 - BUILDING SETBACK
 - EASEMENT
 - PROPOSED BOUNDARY LINE

SEE SHEET 1 FOR
REFERENCE PLANS & NOTES



MAP 192 LOT 1
PAUL E. & TINA M. LUKITSCH
19 HILDALE DRIVE
HUDSON, NH 03051
BK. 5741 PG. 1388

PROPOSED
MAP 199 LOT 4
780,915 SF
17.927 ACRES

PROPOSED
MAP 199 LOT 4-1
218,881 SF
5.025 ACRES

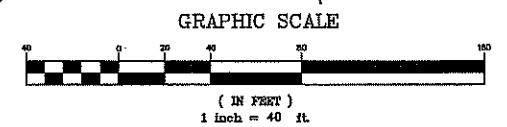
MAP 191 LOT 187
WOODLAND HEIGHTS
CONDOMINIUM
PO BOX 2019
MERRIMACK, NH
03054

MAP 199 LOT 3
JOANNE & RICHARD DESMARAS
48R PELHAM ROAD
HUDSON, NH 03051
BK. 8363 PG. 2558

MAP 199 LOT 7
RITA DESMARAIN
56 PELHAM ROAD
HUDSON, NH 03051
BK. 8864 PG. 2387

MAP 199 LOT 11
ROSEMARIE J. BOYER, TRUSTEE
ROSEMARIE J. BOYER REV. TRUST
65 PLATEAU RIDGE ROAD
LOUDDON, NH 03307
BK. 6507 PG. 629

MAP 199 LOT 12
ROSEMARIE J. BOYER, TRUSTEE
ROSEMARIE J. BOYER REV. TRUST
65 PLATEAU RIDGE ROAD
LOUDDON, NH 03307
BK. 6507 PG. 629



RESIDENTIAL SUBDIVISION PLAN
DUMONT POINT
MAP 199 LOT 4
HILDALE DRIVE & PELHAM ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
DONALD R. DUMONT
DUMONT MANAGEMENT TRUST
195R CENTRAL STREET
HUDSON, NH 03051
H.C.R.D. BK. 8813 PG. 2665

APPLICANT:
DONALD R. DUMONT
DUMONT MANAGEMENT TRUST
195R CENTRAL STREET
HUDSON, NH 03051



Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 35, Bedford, NH 03110 Phone (603) 627-2881

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

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

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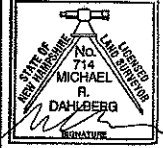
MICHELE F. GRENIER, CERTIFIED WETLAND SCIENTIST #102 PERFORMED THE DELINEATION OF JURISDICTIONAL WETLANDS USING THE TECHNICAL CRITERIA IN THE CODES OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987).

M. Grenier 10/21/16

OWNER OF MAP 199 LOT 4
SIGNATURE _____
DATE 10/21/16

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, SURVEY DATA FOR MAP 199 LOT 4-1 IS BASED ON A FIELD SURVEY MADE BY THIS OFFICE IN AUGUST OF 2016, SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER. THE REMAINING BOUNDARY DATA IS BASED ON REFERENCE PLAN #2.

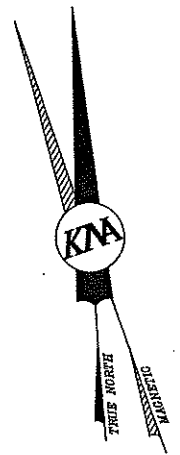
M. Krach 11-23-16
LICENSED LAND SURVEYOR DATE



REVISIONS			
No.	DATE	DESCRIPTION	BY
1	11/18/16	REVISED PER TOWN COMMENTS	KMB

DATE: OCTOBER 13, 2016 SCALE: 1" = 40'
PROJECT NO: 16-0801-1 SHEET 3 OF 7

SEE SHEET 1 FOR
REFERENCE PLANS & NOTES

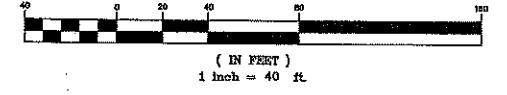


LEGEND

- GB-F GRANITE BOUND FOUND
- IPIN-F IRON PIN FOUND
- ⊙ DH-F DRILL HOLE FOUND
- ⊕ UTILITY POLE
- ⊕ SIGN
- ⊕ GAS VALVE
- ⊕ WELL
- ⊕ CATCH BASIN
- IPIN-TBS IRON PIN TO BE SET
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONEWALL
- BUILDING SETBACK
- EASEMENT
- PROPOSED BOUNDARY LINE



GRAPHIC SCALE



**RESIDENTIAL SUBDIVISION PLAN
DUMONT POINT**
MAP 199 LOT 4
HILLINDALE DRIVE & PELHAM ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

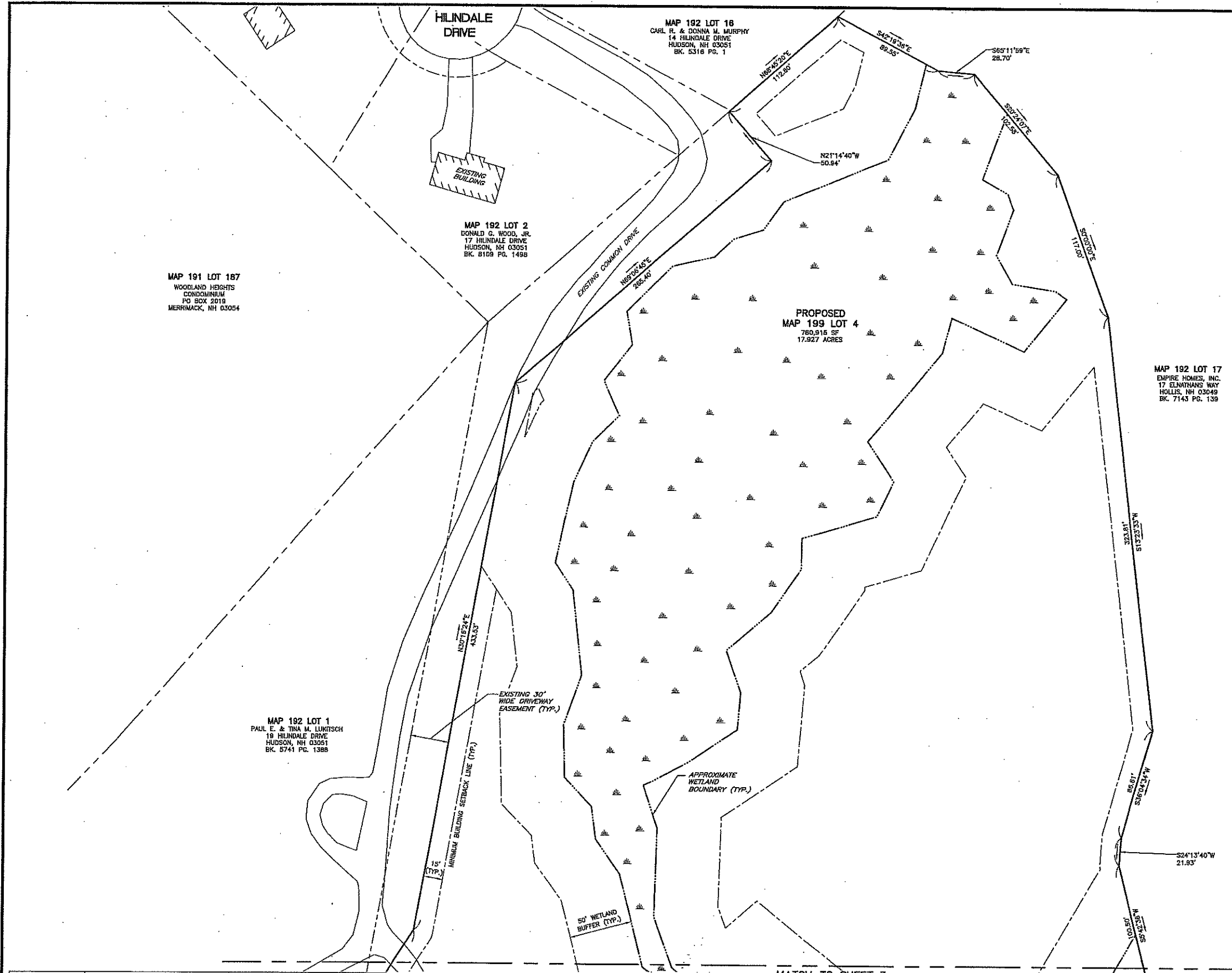
OWNER OF RECORD:
DONALD R. DUMONT
DUMONT MANAGEMENT TRUST
195R CENTRAL STREET
HUDSON, NH 03051
H.C.R.D. BK. 8613 PG. 2865

APPLICANT:
DONALD R. DUMONT
DUMONT MANAGEMENT TRUST
195R CENTRAL STREET
HUDSON, NH 03051

K/A KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 50, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	11/18/16	REVISED PER TOWN COMMENTS	KMB

DATE: OCTOBER 13, 2016 SCALE: 1" = 40'
PROJECT NO: 16-0801-1 SHEET 4 OF 7



MATCH TO SHEET 3

PURSUANT TO THE SUBDIVISION REGULATIONS OF THE HUDSON PLANNING BOARD, THE SUBDIVISION APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL

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

SIGNATURE _____ SIGNATURE DATE _____

SIGNATURE _____ SIGNATURE DATE _____

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

MICHELE F. GRENIER
No. 102
CERTIFIED WETLAND SCIENTIST

MICHELE F. GRENIER, CERTIFIED WETLAND SCIENTIST #102 PERFORMED THE DELINEATION OF JURISDICTIONAL WETLANDS USING THE TECHNICAL CRITERIA IN THE CORES OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987).

Michele F. Grenier 10/21/16

OWNER OF MAP 199 LOT 4

SIGNATURE _____

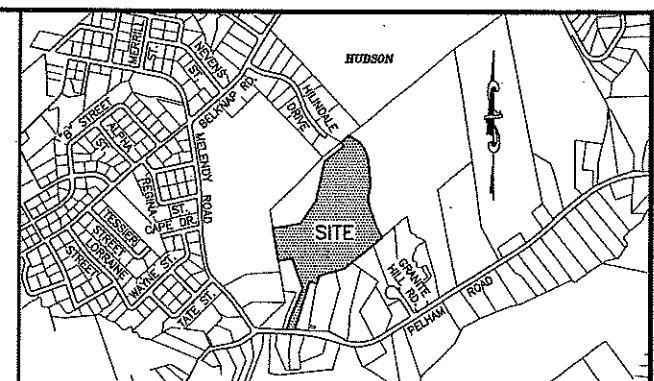
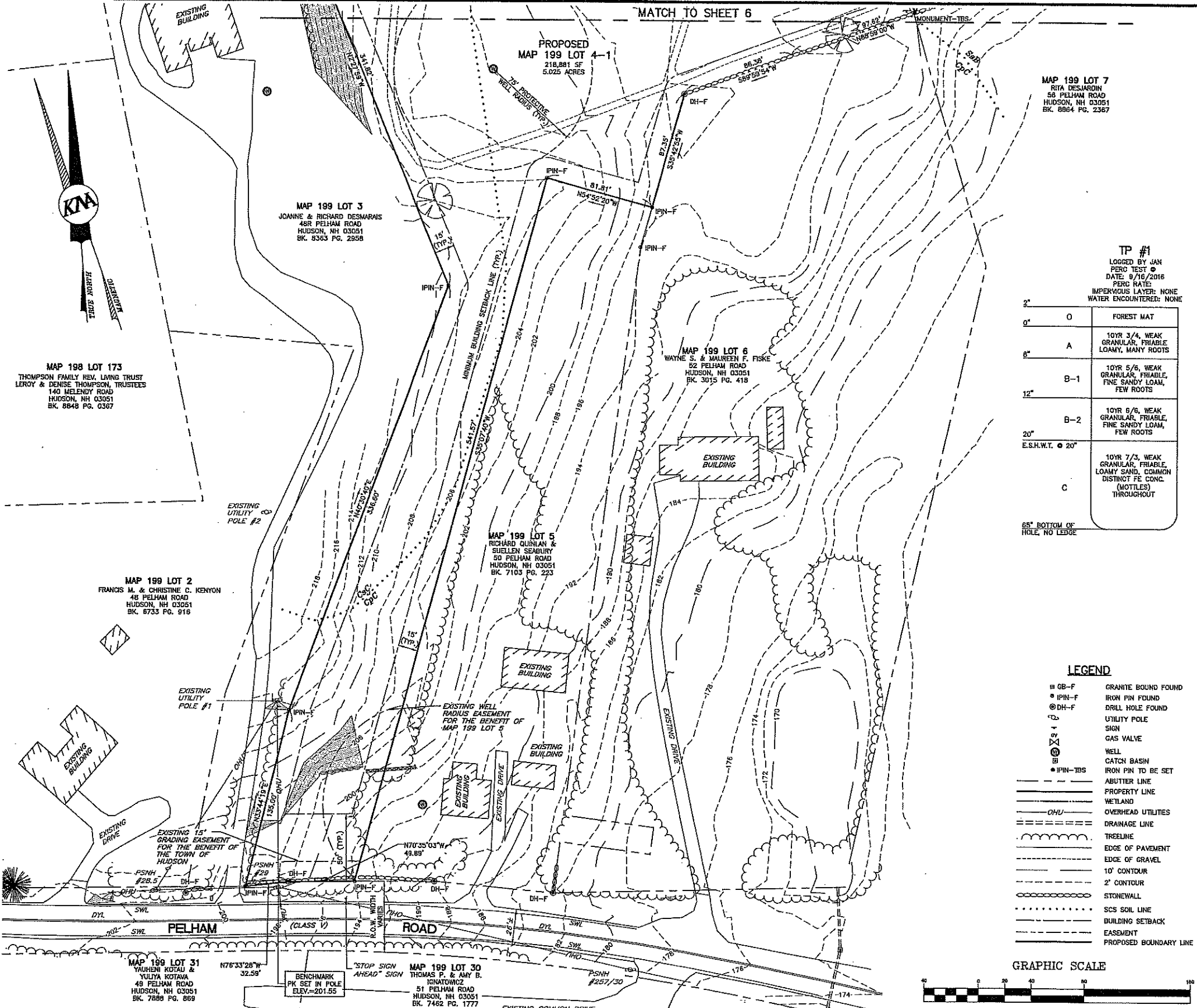
DATE: 10/21/16

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Michael R. Dahlberg
LICENSED LAND SURVEYOR

11-23-16 DATE





MAP 199 LOT 7
RITA DESJARDIN
58 PELHAM ROAD
HUDSON, NH 03051
BK. 8864 PG. 2367

MAP 198 LOT 173
THOMPSON FAMILY REV. LIVING TRUST
LEROY & DENISE THOMPSON, TRUSTEES
140 MELENDY ROAD
HUDSON, NH 03051
BK. 8848 PG. 0307

MAP 199 LOT 2
FRANCIS M. & CHRISTINE C. KENYON
48 PELHAM ROAD
HUDSON, NH 03051
BK. 6733 PG. 916

MAP 199 LOT 5
RICHARD QUINLAN &
SHELEEN SENGUPTA
50 PELHAM ROAD
HUDSON, NH 03051
BK. 7103 PG. 223

MAP 199 LOT 6
WAYNE S. & MAUREEN F. FISKE
52 PELHAM ROAD
HUDSON, NH 03051
BK. 3015 PG. 418

MAP 199 LOT 31
YUHEI KOTAWA &
YULIYA KOTAWA
48 PELHAM ROAD
HUDSON, NH 03051
BK. 7889 PG. 869

MAP 199 LOT 30
THOMAS P. & AMY B.
KONATOWICZ
51 PELHAM ROAD
HUDSON, NH 03051
BK. 7462 PG. 1777

TP #1
LOGGED BY JAN PERC TEST @ DATE: 9/16/2016
PERC RATE: IMPERVIOUS LAYER: NONE
WATER ENCOUNTERED: NONE

2"	O	FOREST MAT
0"	A	10YR 3/4, WEAK GRANULAR, FRIABLE LOAMY, MANY ROOTS
8"	B-1	10YR 5/6, WEAK GRANULAR, FRIABLE, FINE SANDY LOAM, FEW ROOTS
12"	B-2	10YR 6/6, WEAK GRANULAR, FRIABLE, FINE SANDY LOAM, FEW ROOTS
20"	C	10YR 7/3, WEAK GRANULAR, FRIABLE, LOAMY SAND, COMMON DISTINCT FE CONC. (MOTTLES) THROUGHOUT

E.S.H.W.T. @ 20"
66" BOTTOM OF HOLE, NO LEDGE

TP #2
LOGGED BY JAN PERC TEST @ DATE: 9/16/2016
PERC RATE: IMPERVIOUS LAYER: NONE
WATER ENCOUNTERED: NONE

2"	O	FOREST MAT
0"	A	10YR 3/4, WEAK GRANULAR, FRIABLE LOAMY, MANY ROOTS
8"	B-1	10YR 5/6, WEAK GRANULAR, FRIABLE, FINE SANDY LOAM, FEW ROOTS
15"	B	10YR 5/4, WEAK GRANULAR, FRIABLE, FINE SANDY LOAM, FEW ROOTS
20"	C	10YR 7/3, WEAK GRANULAR, FRIABLE, LOAMY SAND, COMMON DISTINCT FE CONC. (MOTTLES) THROUGHOUT

E.S.H.W.T. @ 20"
66" BOTTOM OF HOLE, NO LEDGE

TP #3
LOGGED BY JAN PERC TEST @ DATE: 9/16/2016
PERC RATE: IMPERVIOUS LAYER: NONE
WATER ENCOUNTERED: NONE

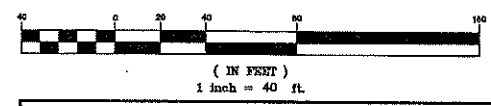
2"	O	FOREST MAT
0"	A	10YR 3/4, WEAK GRANULAR, FRIABLE LOAMY, MANY ROOTS
8"	B	10YR 5/4, WEAK GRANULAR, FRIABLE, FINE SANDY LOAM, FEW ROOTS
24"	C	10YR 7/3, WEAK GRANULAR, FRIABLE, LOAMY SAND, COMMON DISTINCT FE CONC. (MOTTLES) THROUGHOUT

E.S.H.W.T. @ 24"
60" BOTTOM OF HOLE, NO LEDGE

LEGEND

- GB-F GRANITE BOUND FOUND
- IPIN-F IRON PIN FOUND
- ⊙ DH-F DRILL HOLE FOUND
- ⊙ UTILITY POLE SIGN
- ⊙ GAS VALVE
- ⊙ WELL
- ⊙ CATCH BASIN
- IPIN-TBS IRON PIN TO BE SET
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- OHU OVERHEAD UTILITIES
- DRAINAGE LINE
- TREELINE
- EDGE OF PAVEMENT
- 10' CONTOUR
- 2' CONTOUR
- STONEWALL
- SCS SOIL LINE
- BUILDING SETBACK
- EASEMENT
- PROPOSED BOUNDARY LINE

GRAPHIC SCALE



SCS SOILS LEGEND

- BoA BOROHEMIST, NEARLY LEVEL
- CmB CANTON STONY FINE SANDY LOAM; 3 TO 8% SLOPES
- CmC CANTON STONY FINE SANDY LOAM; 8 TO 15% SLOPES
- CpC CHATFIELD-HOLLIS-CANTON COMPLEX; 8 TO 15% SLOPES
- CaC CHATFIELD-HOLLIS COMPLEX; 8 TO 15% SLOPES
- CD CHATFIELD-HOLLIS-ROCK OUTCROP COMPLEX; 15 TO 35% SLOPES
- Sr SCARBORO STONY MUCKY LOAMY SAND
- SsB SCITUATE FINE SANDY LOAM; 3 TO 8% SLOPES

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER SURVEY DATA FOR MAP 199 LOT 4-1 IS BASED ON A FIELD SURVEY MADE BY THIS OFFICE IN AUGUST OF 2016. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER. THE REMAINING BOUNDARY DATA IS BASED ON REFERENCE PLAN #2.

Michael R. Dahlberg
MICHAEL R. DAHLBERG
LICENSED LAND SURVEYOR

11-23-16
DATE



TOPOGRAPHIC SUBDIVISION PLAN
DUMONT POINT
MAP 199 LOT 4
HILLINDALE DRIVE & PELHAM ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
DONALD R. DUMONT
DUMONT MANAGEMENT TRUST
195R CENTRAL STREET
HUDSON, NH 03051
H.C.R.D. BK. 8613 PG. 2665

APPLICANT:
DONALD R. DUMONT
DUMONT MANAGEMENT TRUST
195R CENTRAL STREET
HUDSON, NH 03051

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering • Land Surveying • Landscape Architecture
10 Commerus Park North, Suite 20, Bedford, NH 03110 Phone (603) 627-2881

PURSUANT TO THE SUBDIVISION REGULATIONS OF THE HUDSON PLANNING BOARD, THE SUBDIVISION APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL

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

SIGNATURE _____ SIGNATURE DATE _____

SIGNATURE _____ SIGNATURE DATE _____

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

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	11/18/16	REVISED PER TOWN COMMENTS	KMB

DATE: OCTOBER 13, 2016 SCALE: 1" = 40'
PROJECT NO: 16-0801-1 SHEET 5 OF 7

LEGEND

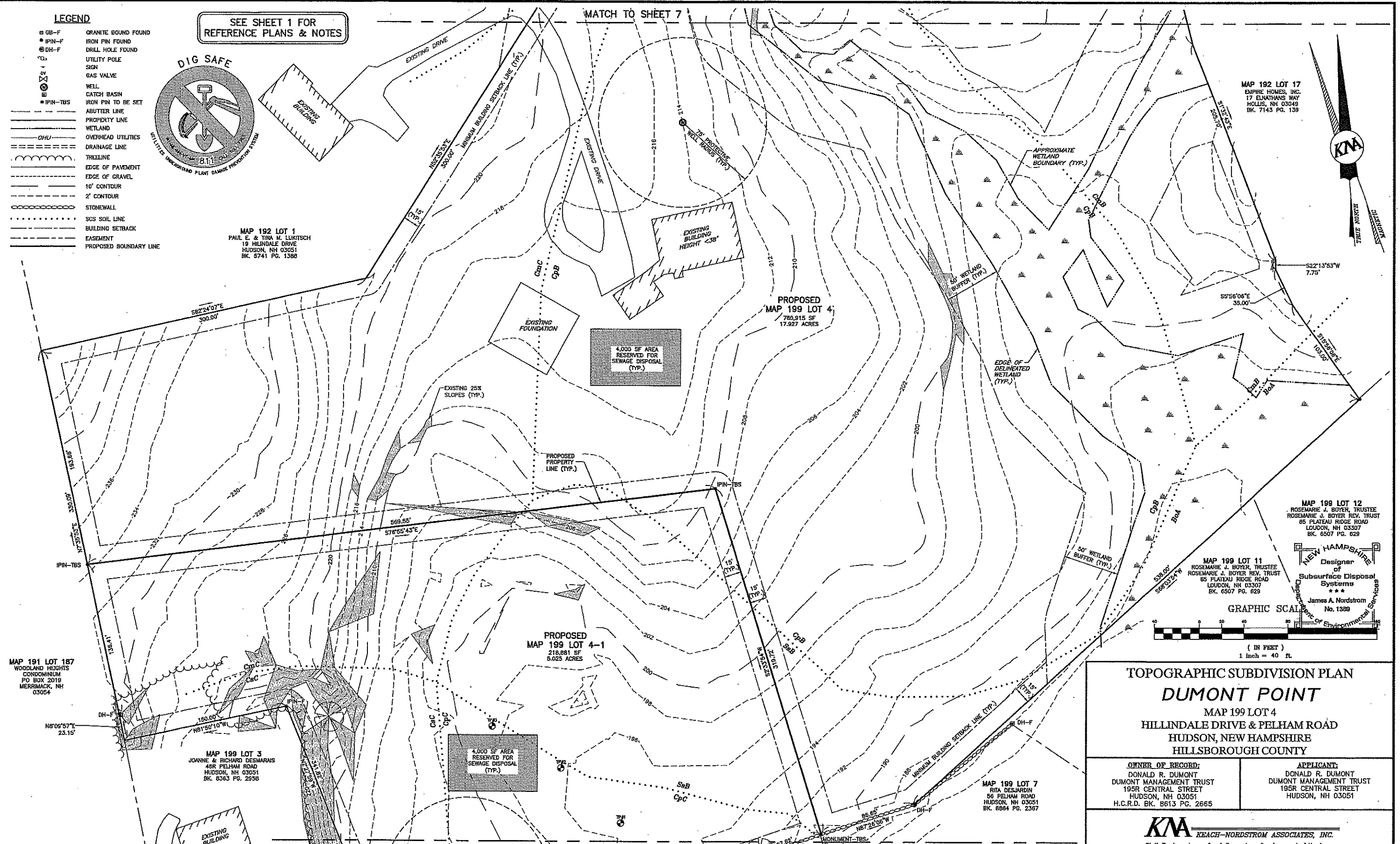
- GB-F GRANITE BOUND FOUND
- IPIN-F IRON PIN FOUND
- DH-F DRILL HOLE FOUND
- U UTILITY POLE
- S SIGN
- G GAS VALVE
- W WELL
- C CATCH BASIN
- IPIN-TBS IRON PIN TO BE SET
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- OHU OVERHEAD UTILITIES
- DRAINAGE LINE
- TREELINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- 10' CONTOUR
- 2' CONTOUR
- STONEWALL
- SCS SOIL LINE
- BUILDING SETBACK
- EASEMENT
- PROPOSED BOUNDARY LINE

SEE SHEET 1 FOR REFERENCE PLANS & NOTES



MAP 192 LOT 1
PAUL E. & TIRA M. LUKITSCH
19 HILLDALE DRIVE
HUDSON, NH 03051
BK. 5741 PG. 1388

MATCH TO SHEET 7



MAP 191 LOT 187
WOODLAND HEIGHTS
CONDOMINIUM
PO BOX 2019
MERRIMACK, NH
03064

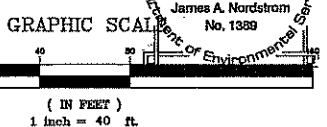
MAP 199 LOT 3
JOANNE & RICHARD DESMARIS
48R PELHAM ROAD
HUDSON, NH 03051
BK. 8363 PG. 2958

PROPOSED
MAP 199 LOT 4-1
218,881 SF
5.025 ACRES

PROPOSED
MAP 199 LOT 4
780,915 SF
17.927 ACRES

MAP 199 LOT 11
ROSEMARIE J. BOYER TRUSTEE
ROSEMARIE J. BOYER TRUST
85 PLATEAU RIDGE ROAD
LUDLOW, NH 03307
BK. 6507 PG. 629

MAP 199 LOT 12
ROSEMARIE J. BOYER TRUSTEE
ROSEMARIE J. BOYER TRUST
85 PLATEAU RIDGE ROAD
LUDLOW, NH 03307
BK. 6507 PG. 629



**TOPOGRAPHIC SUBDIVISION PLAN
DUMONT POINT
MAP 199 LOT 4
HILLDALE DRIVE & PELHAM ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY**

OWNER OF RECORD:
DONALD R. DUMONT
DUMONT MANAGEMENT TRUST
195R CENTRAL STREET
HUDSON, NH 03051
H.C.R.D. BK. 8513 PG. 2665

APPLICANT:
DONALD R. DUMONT
DUMONT MANAGEMENT TRUST
195R CENTRAL STREET
HUDSON, NH 03051

K/A KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2861

PURSUANT TO THE SUBDIVISION REGULATIONS OF THE HUDSON PLANNING BOARD, THE SUBDIVISION APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL

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

SIGNATURE _____ SIGNATURE DATE _____

SIGNATURE _____ SIGNATURE DATE _____

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MICHELE F. GRENIER, CERTIFIED WETLAND SCIENTIST #102 PERFORMED THE DELINEATION OF JURISDICTIONAL WETLANDS USING THE TECHNICAL CRITERIA IN THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987).

Michele F. Grenier
10/21/16

MATCH TO SHEET 5

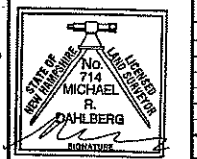
SCS SOILS LEGEND

BoA	BORCHEMIST, NEARLY LEVEL
CaB	CANTON STONY FINE SANDY LOAM; 3 TO 8% SLOPES
CaC	CANTON STONY FINE SANDY LOAM; 8 TO 15% SLOPES
CpC	CHATFIELD-HOLLIS-CANTON COMPLEX; 8 TO 15% SLOPES
CcC	CHATFIELD-HOLLIS COMPLEX; 8 TO 15% SLOPES
CtD	CHATFIELD-HOLLIS-ROCK OUTCROP COMPLEX; 15 TO 35% SLOPES
Sr	SCARBORO STONY MUCKY LOAMY SAND
SaB	SITUATE FINE SANDY LOAM; 3 TO 8% SLOPES

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER SURVEY DATA FOR MAP 199 LOT 4-1 IS BASED ON A FIELD SURVEY MADE BY THIS OFFICE IN AUGUST OF 2016. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER. THE REMAINING BOUNDARY DATA IS BASED ON REFERENCE PLAN #2.

Mark
LICENSED LAND SURVEYOR

11-23-16
DATE



REVISIONS

No.	DATE	DESCRIPTION	BY
1	11/18/16	REVISED PER TOWN COMMENTS	KMB

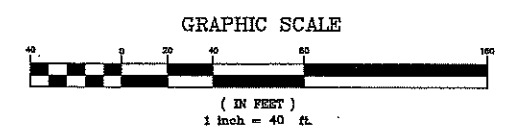
DATE: OCTOBER 13, 2016 SCALE: 1" = 40'
PROJECT NO: 16-0801-1 SHEET 6 OF 7

S:\projects\160801\160801.dwg Production Drawings\160801-SUBP\PLAN.dwg 11/23/2016 10:42:21 AM SAVAN HP W6700 P5

SEE SHEET 1 FOR
REFERENCE PLANS & NOTES

- SCS SOILS LEGEND**
- BoA BOROHEMIST, NEARLY LEVEL
 - CaB CANTON STONY FINE SANDY LOAM; 3 TO 8% SLOPES
 - CaC CANTON STONY FINE SANDY LOAM; 8 TO 15% SLOPES
 - CaP CHATFIELD-HOLLIS-CANTON COMPLEX; 8 TO 15% SLOPES
 - CaC CHATFIELD-HOLLIS COMPLEX; 8 TO 15% SLOPES
 - CLD CHATFIELD-HOLLIS-ROCK OUTCROP COMPLEX; 15 TO 35% SLOPES
 - Sr SCARBORO STONY MUCKY LOAMY SAND
 - SaB SQTUATE FINE SANDY LOAM; 3 TO 8% SLOPES

- LEGEND**
- GB-F GRANITE BOUND FOUND
 - IPIN-F IRON PIN FOUND
 - ⊙ DH-F DRILL HOLE FOUND
 - ⊕ UTILITY POLE
 - ⊕ SIGN
 - ⊕ GAS VALVE
 - ⊕ WELL
 - ⊕ CATCH BASIN
 - IPIN-TBS IRON PIN TO BE SET
 - ABUTTER LINE
 - PROPERTY LINE
 - WETLAND
 - OHU OVERHEAD UTILITIES
 - DRAINAGE LINE
 - TREELINE
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - 10' CONTOUR
 - 2' CONTOUR
 - STONEWALL
 - SCS SOIL LINE
 - BUILDING SETBACK
 - EASEMENT
 - PROPOSED BOUNDARY LINE



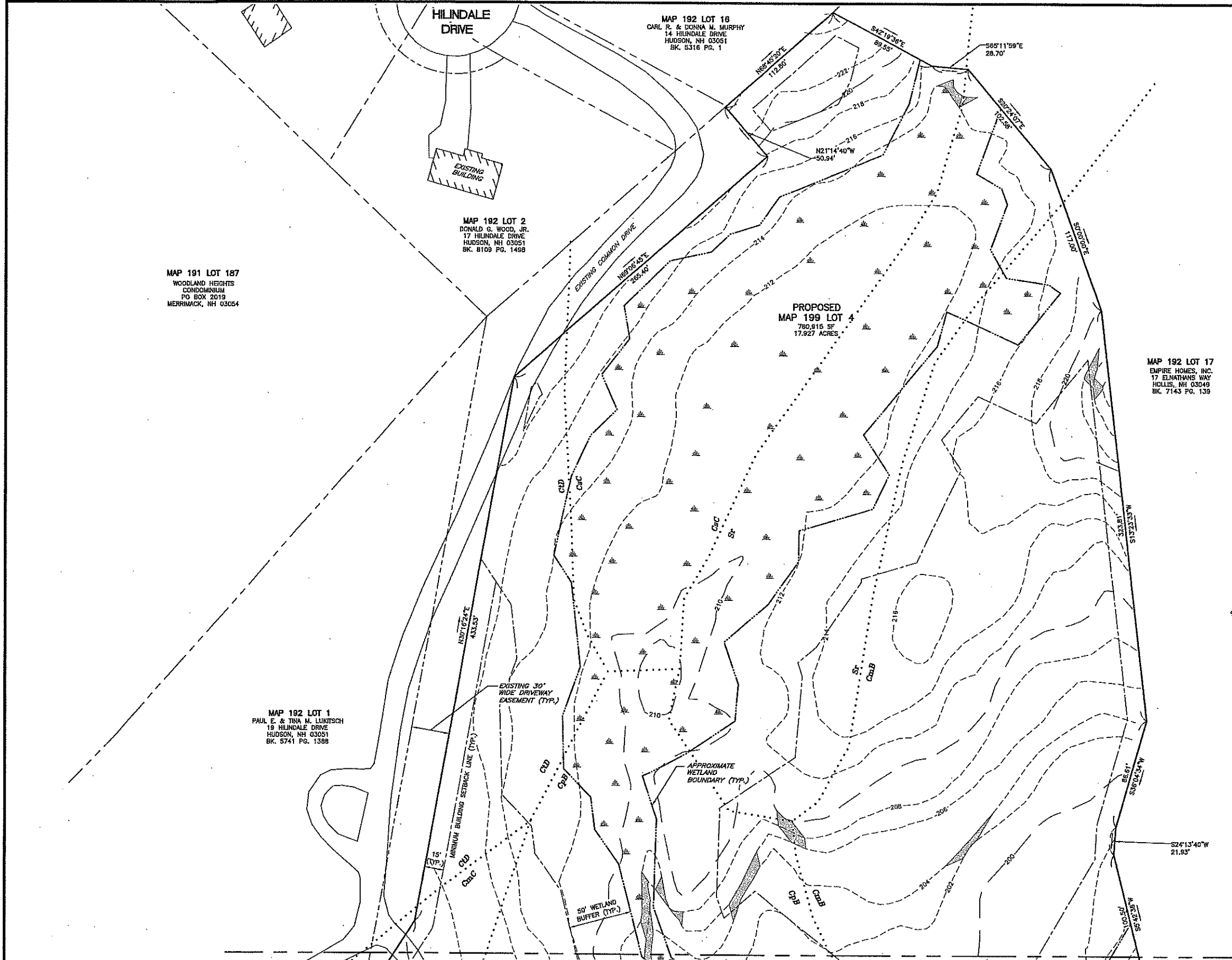
TOPOGRAPHIC SUBDIVISION PLAN
DUMONT POINT
MAP 199 LOT 4
HILLINDALE DRIVE & PELHAM ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD: DONALD R. DUMONT DUMONT MANAGEMENT TRUST 195R CENTRAL STREET HUDSON, NH 03051 H.C.R.D. BK. 6613 PG. 2665	APPLICANT: DONALD R. DUMONT DUMONT MANAGEMENT TRUST 195R CENTRAL STREET HUDSON, NH 03051
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KM KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 2B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS				
No.	DATE	DESCRIPTION	BY	
1	11/16/16	REVISED PER TOWN COMMENTS	KMB	

DATE: OCTOBER 13, 2016 SCALE: 1" = 40'
PROJECT NO: 16-0801-1 SHEET 7 OF 7



MATCH TO SHEET 6

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

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

SIGNATURE _____ SIGNATURE DATE _____

SIGNATURE _____ SIGNATURE DATE _____

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MICHELE F. GRENIER
No. 102
CERTIFIED WETLAND SCIENTIST

MICHELE F. GRENIER, CERTIFIED WETLAND SCIENTIST #102 PERFORMED THE DELINEATION OF JURISDICTIONAL WETLANDS USING THE TECHNICAL CRITERIA IN THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987).

Michele F. Grenier 10/24/16

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, SURVEY DATA FOR MAP 199 LOT 4-1 IS BASED ON A FIELD SURVEY MADE BY THIS OFFICE IN AUGUST OF 2016. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER. THE REMAINING BOUNDARY DATA IS BASED ON REFERENCE PLAN #2.

Michael R. Dahlberg 11-23-16
LICENSED LAND SURVEYOR DATE

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Dumont – Pelham Road Site Plan

3 – Single-Family Dwellings

Staff Report

14 December 2016

SITE: 18 Hilindale Dr./Pelham Rd. -- Map 199/Lot 004 – SP06-16

ZONING: General (G) Minimum Lot Size w/out sewer and water 43,560 sf for a duplex and for a single-family dwelling and 150 ft. of frontage.

PURPOSE OF PETITION: To depict the layout of three (3) single-family residential condominium units and all associated site improvements, including a common driveway. Application Acceptance & Hearing.

PLAN UNDER REVIEW ENTITLED: Residential Site Plan - Dumont Point, Map 199, Lot 4-1 Pelham Road, Hudson, Hillsborough County, NH, prepared by Keach-Nordstrom, Inc., 10 Commerce Park North, Suite 3B, Bedford, NH 03110, dated 13 OCT 2016 and last revised 18 NOV 2016, consisting of Sheets 1 – 15 and Notes 1 – 43 (said plan is attached hereto).

ATTACHMENTS:

- Project Narrative, Site Plan application, Site and Sight Distance Photos and ZBA Common Driveway Variance Decision, date stamped 1 NOV 16 – Attachment “A”.
- CLD’s Comments Report, included in the Subdivision application, which also include Site Plan Comments, dated 6 DEC 16 – “B”.
- Keach-Nordstrom’s Response Letter for CLD’s above-cited Comments Report, included in the Subdivision application, which also include Site Plan Comments dated – “C”.
- Comments/Memos from Zoning Administrator, Bruce Buttrick, Town Eng., Elvis Dhima, Deputy Fire Chief, John O’Brien, Asst. Assessor, Jim Michaud, Road Agent, Kevin Burns and Lt. Bianchi, HPD. – “D”.

OUTSTANDING ISSUES/ STAFF COMMENTS:

1. In accordance with CLD’s Comments Report, **included as attachment “B” in the Dumont Subdivision Plan staff report**, the most important outstanding issues with this Site Plan application involve the proposed construction design features for the “common private driveway”, which will serve as the sole means of access for the 3 proposed single-family dwellings. That is, items 3.b., c., & g. (pg. 2 of 9), 3.e., & f. (pg. 4 of 9) and 3.a., d. of said CLD Comments Report, cite numerous construction design concerns CLD has for the proposed private driveway, i.e.,

As proposed, at the intersection with Pelham Rd. the driveway begins with a 3% grade for the first 33 ft. back, followed immediately by a 10% grade for the next 167 ft., before leveling off to a -1% grade. This is, as opposed to Planning Board road/street construction standards requiring a 1% grade for the first 100 ft. back from an intersection, with a 7% maximum allowed grade for a road beyond an intersection. Other notable design feature differences concerning this application calling for a private driveway design v. a road design include: controlled drainage v. sheet flow, no sidewalks and curbing (part of controlled drainage features), no underground utilities (waiver requested for overhead). Note: in citing the

foregoing concerns, CLD provides strong inference, that because the proposed driveway will serve as access for 3 dwellings, as opposed to one dwelling or a duplex, that the board should take into consideration their (CLD's) concerns, relative to approving this Site Plan application. Staff also takes into consideration with this latter point, ZBA's Variance Decision, condition of approval "b)", which reads: "b) Private access to be built to road standards as determined by the Planning Board."

NOTE: in preparation for this Site Plan hearing, please read CLD's Comments Report in its entirety, which includes, i.e., in addition to the aforementioned driveway v. road design concerns: sight distances at the intersection, stormwater mgt. design issues, lighting, landscaping, snow storage, "sag K-values" (see item #3.c., pg. 2 of 9), 3 separate wells and their respective radii, the communal septic system design, etc.

2. Fire Dept. concerns are addressed in the Plan set, please see Deputy Fire Chief's comments in his report, included in attachment "D", herewith, and as referenced in Note 43 on Sheet 1 of 15.
3. Note 35, Sheet 1 of 15, needs to be amended, relative to accurately depicting the correct CAP Fee of 1664.00, per dwelling unit, rather than the presently cited \$1554.33.
4. All pertinent notes pertaining to the approval of this Plan are included in Notes 1 – 43, Sheet 1 of 15– The Master Plan.

REQUESTED WAIVERS: HTC §276 - 13.A. – Underground Utilities

APPLICATION TRACKING:

1 NOV 16 – Site Plan application submitted.

14 DEC 16 - Initial public hearing scheduled.

RECOMMENDED ACTION: For this meeting, staff recommends application acceptance; have Applicant's representative address each of the Site Plan issues included in CLD's report, especially include those cited-above in this staff report and conduct the public hearing. Upon completion of the hearing, the board can determine whether or not to continue the review of this application or approve it. Note: whatever the board decides to do at the completion of this hearing, appropriate DRAFT MOTIONS are provided below.

DRAFT MOTIONS:

I move to accept the Site Plan application for 18 Hilindale Dr./Pelham Rd. -- Map 199/Lot 004, which depicts the layout of three (3) single-family residential condominium units and all associated site improvements, including a common driveway.

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

I move to continue the public hearing, date specific, to the 11 JAN 2017 Planning Board meeting.

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

REQUESTED WAIVERS: HTC §276 - 13.A. – Underground Utilities

I move to grant the requested waiver - HTC §276 - 13.A. – Underground Utilities - based on the testimony of the Applicant's representative here this evening, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

MOTION to APPROVE:

I move to approve the subdivision plan entitled: Residential Site Plan - Dumont Point, Map 199, Lot 4-1 Pelham Road, Hudson, Hillsborough County, NH, prepared by Keach-Nordstrom, Inc., 10 Commerce Park North, Suite 3B, Bedford, NH 03110, dated 13 OCT 2016 and last revised 18 NOV 2016, consisting of Sheets 1 – 15 and Notes 1 – 43, 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 any applicable condominium, right-of way and/or easement deeds shall be favorably reviewed and recommended on by Town Counsel, and, if applicable, final action taken on same by the Board of Selectmen.
- 3) All improvements shown on the Plan, including Notes 1- 43, shall be completed in their entirety and at the expense of the Applicant or his assigns.
- 4) Prior to the issuance of a final certificate of occupancy, a L.L.S. certified "As Built" site plan shall be provided to the Town of Hudson Community Development Department, confirming that the site conforms with the Planning Board approved Plan.
- 5) This approval shall be subject to final engineering review.
- 6) A cost allocation procedure (CAP) amount of \$1,664.00, per residential unit shall be paid prior to the issuance of a Certificate of Occupancy. Prior to Plan endorsement, Note 35 shall be amended, relative to accurately depicting said correct CAP Fee.
- 7) A public school impact fee in the amount of \$3,578.00, per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.
- 8) A recreation contribution in the amount of \$400.00, per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.
- 9) All notes pertaining to the approval of this Plan are included in Notes 1 – 43, Sheet 1 of 15– The Master Plan, including, but not limited to, blasting/ramming of bedrock, hours of construction, refuse removal and stipulation that the driveway shall remain private in perpetuity.

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



"A"

December 8, 2016

Dumont Point – Residential Subdivision and Site Plan Applications
Tax Map 199; Lot 4
Hilindale Drive & Pelham Road, Hudson, NH
KNA Project No. 16-0801-1

Project Narrative

The subject property, referenced on Hudson Tax Map 199 as Lot 4, is located off Hilindale Drive and Pelham Road in Hudson, New Hampshire. The 22.952 acre parcel, located entirely within the General (G) Zoning District, is partially developed with an existing single family home and access driveway extending from Hilindale Drive through an easement on Tax Map 192 Lot 1. The parcel also has frontage along Pelham Road. The remaining land area consists mainly of woodlands.

The proposed project is comprised of two parts. Firstly, the Applicant is proposing to subdivide the existing parcel into two separate lots, Lots 4 and 4-1, approximately 17.927 and 5.025 acres, respectively. Lot 4 will remain with the existing dwelling and continue to utilize the driveway and easement from Hilindale Drive. The proposed Lot 4-1 will contain approximately 82 feet of frontage along Pelham Road. On April 28, 2016, the Town of Hudson Zoning Board of Adjustment (ZBA) granted a Variance to allow the subdivision of this parcel which will create two lots with less than adequate frontage in order to construct three (3) single family detached condominiums on the newly created Lot 4-1.

The condominium is the second part of this project which construct three (3) single family detached condominiums on the newly created Lot 4-1 and will require Residential Site Plan Approval. This part will be contingent upon the approval of the aforementioned subdivision. Access will be provided via a proposed 850± cul-de-sac driveway, 20 feet in width, off Pelham Road. The condos will be spread out along the cul-de-sac and will enjoy individual private wells with one community septic system.

The driveway will be 20 feet in width to accommodate emergency vehicles. A roadside ditch will be constructed on the southerly side in order to convey stormwater away from abutting properties. Most of the development is collected and transported to a detention pond for mitigation, and eventually to a vegetated buffer for treatment. The beginning portion of the driveway is conveyed to the Pelham Road ditch which will be properly enhanced with a reconstructed ditch, driveway culverts, and the proper erosion control devices.

Other proposed improvements include overhead utility lines, which a waiver has been requested to allow, and site landscaping.

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

*cc
A⁹⁹
A cont.*

Date of Application: 10-17-2016 Tax Map # 199 Lot # 4-1

Name of Project: Dumont Point

Zoning District: _____ General SP# 010-110
(For Town Use) (For Town Use)

ZBA Action: Case 199-004: Variances Granted 4/28/16

PROPERTY OWNER:

DEVELOPER:

Name: Dumont Management Trust

Same as Owner

Address: 195R Central Street

Address: Hudson, NH 03051

Telephone # (603) 231-7344

Fax # _____

Email: derekmanagement@aol.com

PROJECT ENGINEER

SURVEYOR

Name: Brenton Cole, PE - KNA

Anthony Basso, LLS - KNA

Address: 10 Commerce Park No., Ste 3

10 Commerce Park No., Ste 3

Address: Bedford, NH 03110

Bedford, NH 03110

Telephone # (603) 627-2881

(603) 627-2881

Fax # (603) 627-2915

(603) 627-2915

Email: bcole@keachnordstrom.com

abasso@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to depict the layout of three (3) single family residential condominium units and all associated site improvements.

For Town Use

Plan Routing Date: _____ Sub/Site Date: _____

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

_____ Title: _____ Date: _____

(Initials)

DEPT:

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

_____ Consultant _____ Highway Department

Fees Paid: \$1,895.00

SITE DATA SHEET

PLAN NAME: Dumont Point

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 199 LOT 4-1

DATE: 10-17-2016

Location by Street Pelham Road

Zoning: General (G)

Proposed Land Use: Residential

Existing Use: Vacant Land

Surrounding Land Use(s): Residential

Number of Lots Occupied: One

Existing Area Covered by Building: 0 SF

Existing Buildings to be removed: None

Proposed Area Covered by Building: 4,476 SF

Open Space Proposed: 91.8%

Open Space Required: 40%

Total Area: S.F.: 218,881 Acres: 5.025

Area in Wetland: 0 SF Area Steep Slopes: 10,013 SF

Required Lot Size: 43,560 SF

Existing Frontage: 82.48 FT

Required Frontage: 150 FT

Building Setbacks:	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50</u>	<u>538.6</u>
Side:	<u>15</u>	<u>15</u>
Rear:	<u>15</u>	<u>149.7</u>

SITE PLAN DATA SHEET
(Continued)

Flood Zone Reference: FIRM Map 33011C0518D, Panel #518 of 701 9/25/09

Width of Driveways: 20 FT

Number of Curb Cuts: One

Proposed Parking Spaces: Six (6)

Required Parking Spaces: Six (6)

Basis of Required Parking (Use): Residential Units - 2 Spaces per Unit

Dates/Case #/Description/Stipulations
of ZBA, Conservation Commission,
NH Wetlands Board Actions: Case 199-004 - 2 variances granted
(Attach stipulations on separate sheet) by the ZBA (see attached stipulations)

Hudson Town Code		
<u>Waivers Requested:</u>	<u>Reference</u>	<u>Regulation Description</u>
1.	<u>276-13.A.</u>	<u>Underground Utilities</u>
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____
<i>(Left column for Town Use)</i>		

Impact Fees:
C.A.P Fee: _____

Development Agreement
Proposed: _____

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

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

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

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

Applicant
Initials

Staff
Initials

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

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

Applicant
initials

Staff
Initials

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

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

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

I hereby apply for Site Plan Review and acknowledge I will comply with all of the Ordinances of the Town of Hudson, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the items listed under the Site Plan specifications or application form are incomplete, the application will be considered rejected.

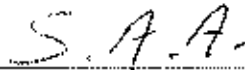
Pursuant to RSA 674:1-IV, the owner(s) by the filing of this application as indicated above, hereby given permission for any member of the Hudson Planning Board, the Town Engineer, the Conservation Commission and such agents or employees of the Town or other persons as the Planning Board may authorize, to enter upon the property which is the subject of this application at all reasonable times for the purpose of such examinations, surveys, tests and inspections as may be appropriate. The owner(s) release(s) any claim to or right he/she (they) may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and/or inspections conducted on his/her (their) property in connection with this applications.

Signature of Owner: _____



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

Signature of Developer: _____



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

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

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM

Name of Subdivision/Site Plan: Dumont Point

Street Address: Pelham Road, Hudson, New Hampshire 03051

I Brenton Cole, P.E. hereby request that the Planning Board waive the requirements of item HTC 276-13 (A) of the Subdivision/Site Plan Checklist in reference to a plan presented by Keach-Nordstrom Associates, Inc. (name of surveyor and engineer) dated October 2016 for property Tax Map(s) 199 and Lot(s) 4-1 in the Town of Hudson, NH.

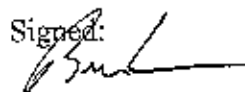
As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver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

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

Providing underground electric, telephone, television, and other communication lines to service the new development would cause an unnecessary financial burden on the applicant. Due to the existing land, an 800+ foot driveway is necessary to reach the developable portion. Therefore, underground utilities would need to be extended this distance creating an unnecessary additional expense to a project that already has a slim profit margins.

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

The spirit and intent of the ordinance is to provide underground utilities for all new developments as they are more aesthetically pleasing and less susceptible to inclement weather. The small size of the proposed development does not warrant the need for underground utilities. The surrounding properties utilize overhead utility lines which run parallel to the development's driveway so overhead lines will already surround the development. With these reasons, granting this waiver will not be contrary to the Spirit and Intent of the Site Plan Regulations.

Signed: 

Applicant or Authorized Agent

Planning Board Action:

Waiver Granted: _____

Waiver Not Granted: _____

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

FOOTNOTES:

1. In the event of the denial of a plan, the recording fees collected will not be reimbursed, but will instead be used as an additional fee to help defray administrative costs associated with a denial.
2. The "Review Fees" are fees estimated necessary to offset costs incurred to review and/or compile plans, data, or other information relative to the proposal.
3. The "Amount Due" does not include fees for studies or reviews as authorized in Section G-2 of this regulation.
4. Fees must be paid in full prior to the commencement of any formal review by the Town of Hudson.

STATUS:

DATE:

_____ 1	Application incomplete	_____
✓ 2	Application complete. Include any applicable requested waivers, fees paid, routing sheet returned	1 NOV 16
_____ 3	Application formally accepted or denied by Planning Board (90-day review clock by RSA 674:43 to start upon acceptance granted)	_____
_____ 4	Final approval granted or denied	_____
_____ 5	Comments:	



Owner/Applicant Affidavit

I, Donald R. Dumont, authorized representative of Dumont Management Trust, and owner of the property referenced as Tax Map 199; Lot 4 located on Hilindale Drive & Pelham Road in Hudson, New Hampshire, hereby verify that I authorize Keach-Nordstrom Associates, Inc. (KNA) to prepare, submit and represent, on my behalf, any and all required permit applications throughout the federal, state and municipal application processes.

Signature of Landowner:

Printed Name of Landowner:

Don Dumont

Address of Owner:

195R Central Street

Hudson, NH 03051

Date:

Hudson Town Hall
Hudson Zoning Board
12 School Street
Hudson, NH 03051

A43

FILE 1447
SERIAL 2-
1520

Town of Hudson

Zoning Board of Adjustment

Decision to Grant a Variance

On **4/28/16**, the members of the Hudson Zoning Board of Adjustment, as part of its regular public meeting for that date, heard **Case 199-004**, pertaining to a request by **Don Dumont, 18 Hilindale Drive, Hudson, NH** for a Variance **to allow a single private common access way to the proposed three unit condominium site plan located on Pelham Road, which would encroach both side setbacks.** [Map 199, Lot 004, Zoned G; HZO Article XI §334-55, Road Standards.]

Following review of the testimony and deliberation, a majority of the members of this Zoning Board voted that the variance should be granted, with the following stipulations:

- a) All prior conditions of the Planning Board must be cleared as they pertain to the Pelham Road Map of 1995.
- b) Private access to be built to road standards as determined by the Planning Board.
- c) This will be a condominium development covered by the condo covenants to be vetted by Town Counsel.
- d) Applicant understands that once lot 199-04 is subdivided into 2 lots, the original lot on Hilindale Drive is now created with no

frontage, but has access via deeded easement off Hilindale. Any future development of the original lot on Hilindale Drive requires a Variance, or proper frontage through private acquisition.

For details of specific discussion relative to this decision, please consult the public minutes recorded during this hearing.

All representations of fact or intention made by the applicant or any applicant's representative(s) during testimony before the Zoning Board of Adjustment relative to the obtaining of this Variance permit shall be considered conditions of the Variance, regardless of the fact that such facts or intentions may not have been specifically stated as stipulations of the motion to grant.

In the event that the requested use subsequently is found by the Hudson Zoning Administrator to demonstrate deliberate or preventable lack of compliance with any applicable stipulation or restriction, including the verbally specified restrictions described in the preceding paragraph, such use shall be held to be in violation of the covenant made with the Board, and corrective action(s) will be enforced under N.H. R.S.A. 676:17, Fines and Penalties, which allows a civil penalty of \$275 for the first offense and \$550 for subsequent offenses for each day that such violation is found to continue, as well as recovery of costs and reasonable attorney's fees.

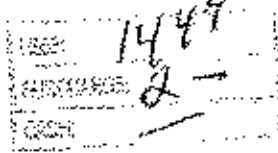
Signed: Maryellen Davis Date: 5-6-16
Maryellen Davis
Chairman, Hudson Zoning Board of Adjustment

Signed: Bruce Buttrick Date: 5-6-16
Bruce Buttrick
Zoning Administrator

Priscilla O. Laughlin

Hudson Town Hall
Hudson Zoning Board
12 School Street
Hudson, NH 03051

A43



Town of Hudson

Zoning Board of Adjustment

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Signed: Maryelich Davis Date: 5-6-16
Maryelich Davis
Chairman, Hudson Zoning Board of Adjustment

Signed: Bruce Buttick Date: 5-6-16
Bruce Buttick
Zoning Administrator

Photo No. 1: Looking right, from the location of the proposed driveway, along Pelham Road.



Photo No. 2: Looking left, from the location of the proposed driveway, along Pelham Road.



Photo No. 3: Existing driveway to receive roadside ditch culvert.



Photo No. 4: Existing driveway to receive roadside ditch culvert.



Photo No. 5: Downstream of the existing catch basin along Pelham Road.

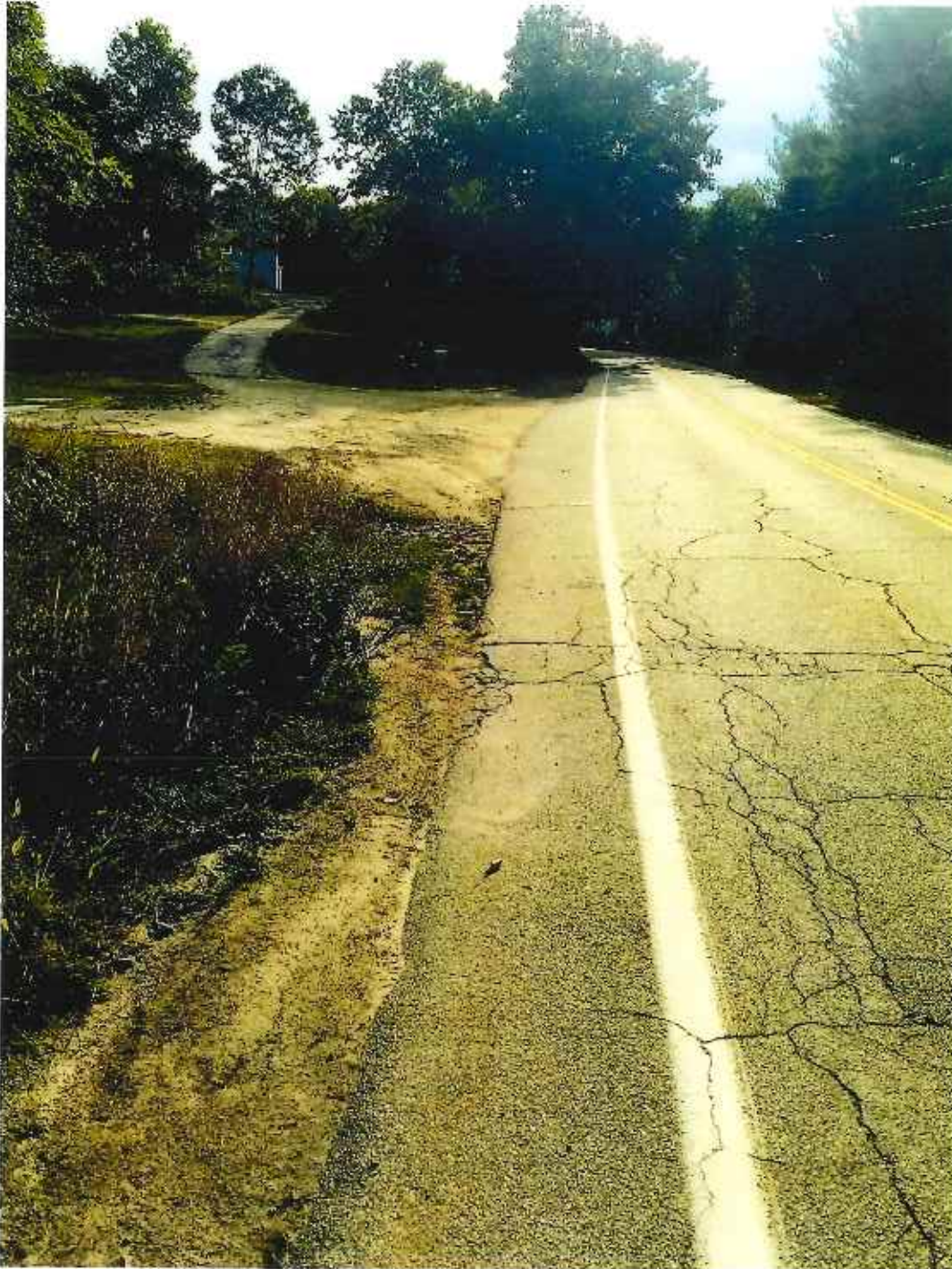


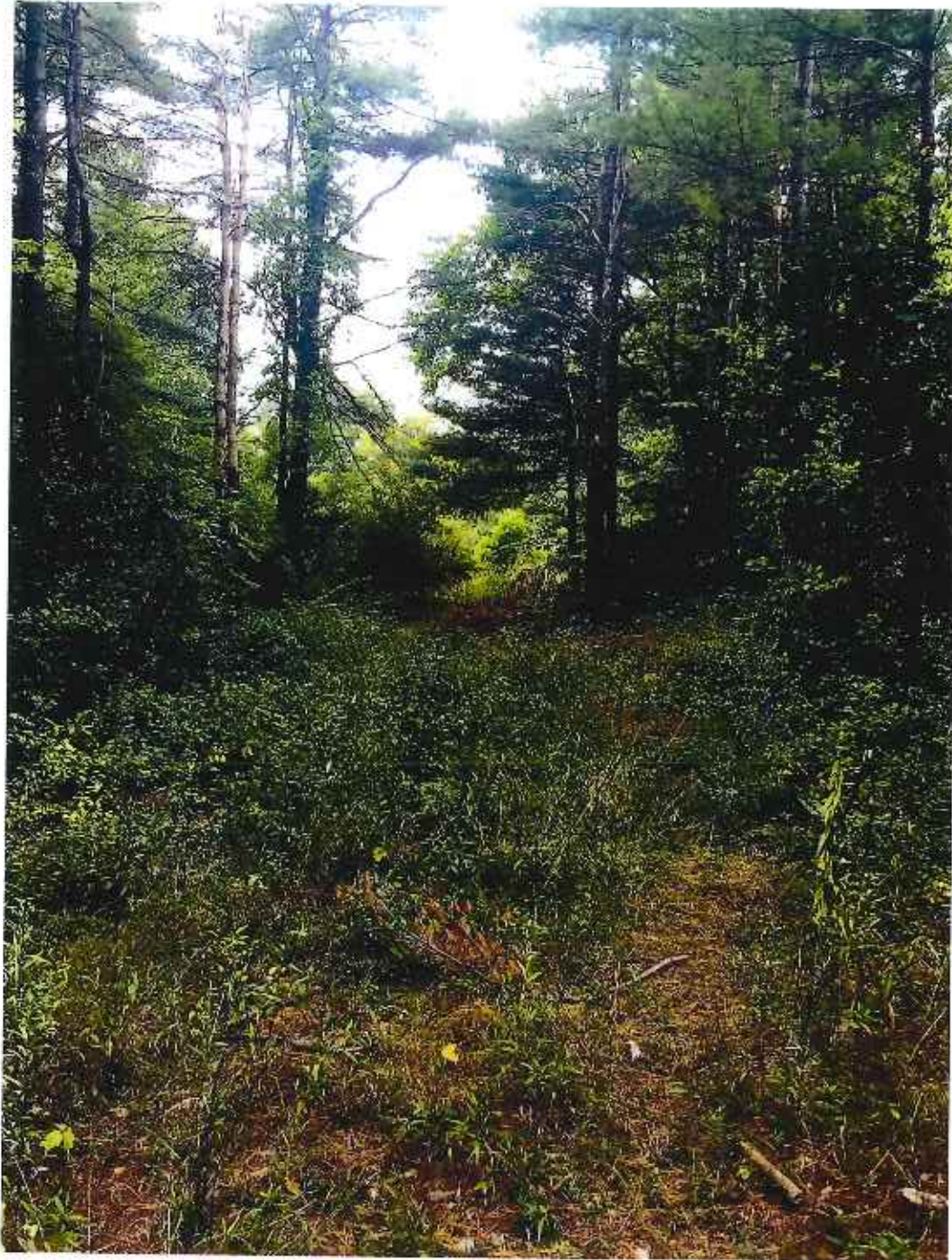
Photo No. 6: Looking east at the existing woodlands onsite.



Photo No. 7: Looking north at the woodlands in the location of the proposed development.



Photo No. 8: Looking east at the woodlands in the location of the proposed development.





"D"

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

Date of Application: 10-17-2016 Tax Map # 199 Lot # 4-1

Name of Project: Dumont Point

Zoning District: _____ General SP# 06-10
(For Town Use) (For Town Use)

ZBA Action: Case 199-004: Variances Granted 4/28/16

PROPERTY OWNER:

DEVELOPER:

Name: Dumont Management Trust

Same as Owner

Address: 195R Central Street

Address: Hudson, NH 03051

Telephone # (603) 231-7344

Fax # _____

Email: derekmanagement@aol.com

PROJECT ENGINEER

SURVEYOR

Name: Brenton Cole, PE - KNA

Anthony Basso, LLS - KNA

Address: 10 Commerce Park No., Ste 3

10 Commerce Park No., Ste 3

Address: Bedford, NH 03110

Bedford, NH 03110

Telephone # (603) 627-2881

(603) 627-2881

Fax # (603) 627-2915

(603) 627-2915

Email: bcole@keachnordstrom.com

abasso@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to depict the layout of three (3) single family residential condominium units and all associated site improvements.

<i>For Town Use</i>	
Plan Routing Date: <u>11/3/16</u>	Sub/Site Date: <u>12/14/16</u>
<input type="checkbox"/> I have no comments <input checked="" type="checkbox"/> I have comments (attach to form)	
<u>ELD</u> (Initials)	Title: <u>Town Engineer</u> Date: <u>11/3/16</u>
DEPT: Zoning <input checked="" type="checkbox"/> Engineering <input type="checkbox"/> Assessor <input type="checkbox"/> Police <input type="checkbox"/> Fire <input type="checkbox"/> Planning <input type="checkbox"/> Consultant <input type="checkbox"/> Highway Department <input type="checkbox"/>	
Fees Paid: <u>\$1,895.00</u>	

Dhima, Elvis

From: Dhima, Elvis
Sent: Thursday, November 03, 2016 11:33 AM
To: Cashell, John
Cc: Dubowik, Brooke
Subject: Domont Point 3 Single Family Res. Condominium

John

My only comment is to request KNA to include a note stating that the access road and drainage to remain private.

Thanks

Elvis

Elvis Dhima, P.E.
Town Engineer

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



Town of Hudson
NEW HAMPSHIRE 03051



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

Date of Application: 10-17-2016 Tax Map # 199 Lot # 4-1

Name of Project: Dumont Point

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Fax # _____

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Fax # (603) 627-2915

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Email: bcole@keachnordstrom.com

abasso@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to depict the layout of three (3) single family residential condominium units and all associated site improvements.

For Town Use

Plan Routing Date: 11/3/16 Sub/Site Date: 12/14/16

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

JOB Title: Deputy Fire Chief Date: 11/14/16
(Initials)

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

Fees Paid: \$1,895.00



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

16 November, 2016

To: John Cashell
Town Planner

Fr: John J. O'Brien
Deputy Fire Chief

Re: Site Plan review proposed subdivision of Map 199/ Lot 4
Dumont Point

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

Street Name

The proposed name of the private way is Derek Way. This has been submitted and approved by the Hudson Fire Department

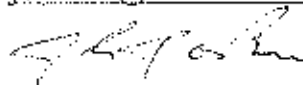
Numbering

House numbers must be assigned AND approved by the Fire Dept. prior to issuance of permits.

Water Supply for Firefighting

The Hudson Fire Dept. accepts the proposal submitted by the developer to install an NFPA approved 13D sprinkler system in each unit. This will be in lieu of providing water supply for Fire Department operations. Re: Hydrants or Cisterns.

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


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



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

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Plan Routing Date: <u>11/3/16</u>	Sub/Site Date: <u>12/14/16</u>
<input checked="" type="checkbox"/> I have no comments	<input type="checkbox"/> I have comments (attach to form)
(Initials) <u>RC</u>	Title: <u>LT Police Dept</u> Date: <u>11/4/16</u>
DEPT: _____ Zoning _____ Engineering _____ Assessor <input checked="" type="checkbox"/> Police _____ Fire _____ Planning _____ Consultant _____ Highway Department	
Fees Paid: <u>\$1,895.00</u>	



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

Date of Application: 10-17-2016 Tax Map # 199 Lot # 4-1
Name of Project: Dumont Point
Zoning District: _____ General SP# 06-100
(For Town Use) (For Town Use)
ZBA Action: Case 199-004: Variances Granted 4/28/16

PROPERTY OWNER: DEVELOPER:
Name: Dumont Management Trust Same as Owner
Address: 195R Central Street
Address: Hudson, NH 03051
Telephone # (603) 231-7344
Fax # _____
Email: derekmanagement@aol.com

PROJECT ENGINEER SURVEYOR
Name: Brenton Cole, PE - KNA Anthony Basso, LLS - KNA
Address: 10 Commerce Park No., Ste 3 10 Commerce Park No., Ste 3
Address: Bedford, NH 03110 Bedford, NH 03110
Telephone # (603) 627-2881 (603) 627-2881
Fax # (603) 627-2915 (603) 627-2915
Email: bcole@keachnordstrom.com abasso@keachnordstrom.com

PURPOSE OF PLAN:
The purpose of the plan is to depict the layout of three (3) single family residential condominium units and all associated site improvements.

For Town Use
Plan Routing Date: 11/3/14 Sub/Site Date: 12/14/14
 I have no comments I have comments (attach to form)
BB Title: ZONING ADMINISTRATOR Date: 11-4-16
(Initials)
* Include ZBA N.O.D. for reference
DEPT. Zoning Engineering Assessor Police Fire Planning
 Consultant Highway Department
Fees Paid: \$1,895.00



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

Date of Application: 10-17-2016 Tax Map # 199 Lot # 4-1

Name of Project: Dumont Point

Zoning District: _____ General SP# 06-100
(For Town Use) (For Town Use)

ZBA Action: Case 199-004: Variances Granted 4/28/16

PROPERTY OWNER:

DEVELOPER:

Name: Dumont Management Trust

Same as Owner

Address: 195R Central Street

Address: Hudson, NH 03051

Telephone # (603) 231-7344

Fax # _____

Email: derekmanagement@aol.com

PROJECT ENGINEER

SURVEYOR

Name: Brenton Cole, PE - KNA

Anthony Basso, LLS - KNA

Address: 10 Commerce Park No., Ste 3

10 Commerce Park No., Ste 3

Address: Bedford, NH 03110

Bedford, NH 03110

Telephone # (603) 627-2881

(603) 627-2881

Fax # (603) 627-2915

(603) 627-2915

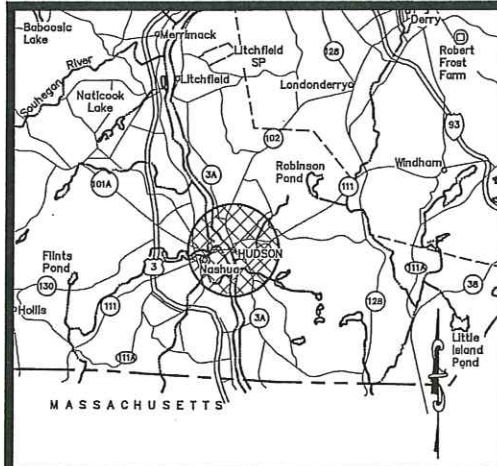
Email: bcole@keachnordstrom.com

abasso@keachnordstrom.com

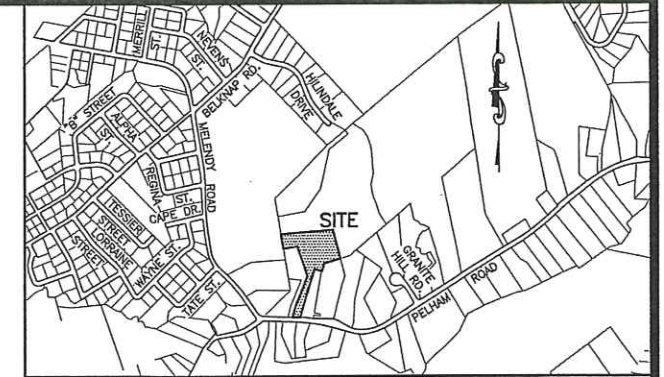
PURPOSE OF PLAN:

The purpose of the plan is to depict the layout of three (3) single family residential condominium units and all associated site improvements.

<i>For Town Use</i>	
Plan Routing Date: <u>11/3/16</u>	Sub/Site Date: <u>12/14/16</u>
<input checked="" type="checkbox"/> I have no comments	<input type="checkbox"/> I have comments (attach to form)
<u>KD</u> (Initials)	Title: <u>REM AGENT</u> Date: <u>11/1/16</u>
DEPT: <input type="checkbox"/> Zoning <input type="checkbox"/> Engineering <input type="checkbox"/> Assessor <input type="checkbox"/> Police <input type="checkbox"/> Fire <input type="checkbox"/> Planning <input type="checkbox"/> Consultant <input checked="" type="checkbox"/> Highway Department	
Fees Paid: <u>\$1,895.00</u>	



VICINITY PLAN
NOT TO SCALE



VICINITY PLAN
SCALE: 1" = 1,000'

RESIDENTIAL SITE PLAN DUMONT POINT

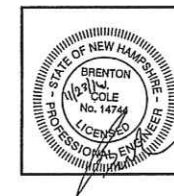
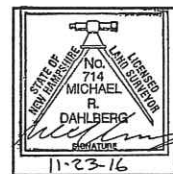
MAP 199 LOT 4-1 PELHAM ROAD HUDSON, NEW HAMPSHIRE



APPLICANT/OWNER:
DONALD R. DUMONT
DUMONT MANAGEMENT TRUST
195R CENTRAL STREET
HUDSON, NEW HAMPSHIRE 03051

PREPARED BY:
KEACH-NORDSTROM ASSOCIATES, INC.
10 COMMERCE PARK NORTH, SUITE 3
BEDFORD, NEW HAMPSHIRE 03110
(603) 627-2881

<u>SHEET TITLE</u>	<u>SHEET No.</u>
MASTER PLAN	1
EXISTING CONDITIONS PLAN	2
RESIDENTIAL SITE PLAN	3
GRADING AND DRAINAGE PLAN	4
UTILITY PLAN	5
EROSION CONTROL PLAN	6
LANDSCAPE PLAN	7
SEPTIC SYSTEM PLAN	8
SEPTIC SYSTEM PROFILE	9
DRIVEWAY PROFILE	10
SIGHT DISTANCE PLAN & PROFILE	11
CONSTRUCTION DETAILS	12 - 15



KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

OCTOBER 13, 2016
LAST REVISED NOVEMBER 18, 2016
PROJECT NO. 16-0801-1

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

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

SIGNATURE _____ SIGNATURE DATE _____

SIGNATURE _____ SIGNATURE DATE _____

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

NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE LAYOUT OF THREE DETACHED SINGLE FAMILY RESIDENTIAL UNITS AND THE ASSOCIATED SITE APPURTENANCES ON MAP 199 LOT 4-1.
- REFERENCE THIS PARCEL AS HUDSON ASSESSOR'S MAP 199 LOT 4-1.
- TOTAL AREA OF PARCEL IS = 216,881 SF, OR 5.025 ACRES
- OWNER OF RECORD: DONALD R. DUMONT, TRUSTEE DUMONT MANAGEMENT TRUST 195R CENTRAL STREET HUDSON, NH 03051
- THE SUBJECT PARCEL IS SITUATED ENTIRELY WITHIN THE GENERAL (G) ZONING DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:
 - MINIMUM LOT AREA 43,560 SF
 - MINIMUM LOT FRONTAGE 150 FT
 - MINIMUM BUILDING SETBACKS:
 - FRONT (LOCAL ROAD) 30 FT
 - FRONT (COLLECTOR) 50 FT
 - REAR 15 FT
 - SIDE 15 FT
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON REFERENCE PLAN #2. TOPOGRAPHIC INFORMATION FOR LOT 4-1 IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE IN AUGUST OF 2016. TOPOGRAPHIC INFORMATION FOR LOT 4 IS TAKEN FROM THE TOWN OF HUDSON TOWN TOPOGRAPHY AND IS BASED ON NVD 29 DATUM.
- VERTICAL DATUM IS NVD 29. HORIZONTAL DATUM IS ASSUMED. NORTH ORIENTATION IS MAGNETIC BASED ON REFERENCE PLAN #2. BENCHMARKS SET AS NOTED BASED ON NVD 29. THE DATA WAS OBTAINED FROM NHDOT DISK -- 229-0320 SET IN LEDGE ON WASON ROAD, HUDSON, NH.
- WETLANDS WERE DELINEATED BY MICHELE F. GRENIER, CERTIFIED WETLAND SCIENTIST #102, ON JUNE 7, 2016.
- SUBJECT PARCEL WILL BE SERVICED BY INDIVIDUAL WATER WELLS AND ON-SITE SUBSURFACE SEWAGE DISPOSAL SYSTEM.
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL CONDOMINIUM
- ALLOWABLE DENSITY:

LOT NUMBER	TOTAL LOT AREA (SF)	WETLAND AREA (SF)	AREA (SF)	BUILDABLE AREA (SF)
4-1	216,881 SF	0 SF	10,103 SF	208,668 SF

MAXIMUM DENSITY OF HOMES = 1 DWELLING/43,560 SF OF BUILDABLE LAND = 208,668 SF/43,560 = 4 DWELLINGS
PROPOSED DENSITY = 3 DWELLINGS (4 BEDROOMS EACH)
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, MAP NUMBER 33011C018D, PANEL NUMBER 018 OF 701, EFFECTIVE DATE SEPTEMBER 25, 2009, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CALL SAFE AT 811.
- PARKING CALCULATIONS:
 - REQUIRED - 2 SPACES PER UNIT
 - PROVIDED - 2 SPACES PER UNIT (NOT INCLUDING GARAGE SPACES)
- OPEN SPACE: REQUIRED - 91 SQ. FT.
- ALL SIGNS ARE SUBJECT TO APPROVAL BY THE HUDSON ZONING ADMINISTRATOR PRIOR TO INSTALLATION.
- IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN IN ANYWAY WHATSOEVER OR CONVERT OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE TOWN OF HUDSON PLANNING BOARD.
- TRASH PICK-UP SHALL NOT OCCUR EARLIER THAN 7:00 AM NOR LATER THAN 7:00 PM, MONDAY THROUGH FRIDAY ONLY.
- EXTERIOR CONSTRUCTION ACTIVITIES ON THE SITE SHALL BE LIMITED TO BETWEEN 7:00 AM AND 7:00 PM MONDAY THROUGH SATURDAY. NO CONSTRUCTION ACTIVITIES SHALL OCCUR ON SUNDAYS.
- IF LOT DEVELOPMENT INVOLVES BLASTING AND/OR RAMMING OF BEDROCK MATERIALS, SAID ACTIVITIES SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 AM AND 5:00 PM MONDAY THROUGH FRIDAY ONLY. SAID BLASTING/RAMMING ACTIVITIES SHALL BE PROHIBITED ON WEEKENDS.
- WAIVERS REQUESTED:
 - HTC 276-13.A - UNDERGROUND UTILITIES
- PERMITS REQUIRED:

STATUS	PERMIT NUMBER
INDIVIDUAL SUBSURFACE DISPOSAL SYSTEM PERMIT	PENDING
NHDES NOTICE OF INTENT	BEFORE CONSTRUCTION
NHDES SUBDIVISION (CONDOMINIUM)	PENDING
- SNOW STORAGE SHALL BE ALONG BOTH SIDES OF THE ROADWAY. WHEN THE SNOW STORAGE AREAS ARE AT CAPACITY, SUBSEQUENT SNOW SHALL BE HAULED OFF-SITE AND DISPOSED OF IN AN ENVIRONMENTALLY SOUND FASHION AND IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- ON-SITE DRAINAGE SYSTEM SHALL BE CONSTRUCTED AND MAINTAINED IN COMPLIANCE WITH NHDES REQUIREMENTS FOR SUCH SYSTEMS.
- THE APPLICANT'S ENGINEER AND/OR CONTRACTOR SHALL CONTACT THE TOWN OF HUDSON TO SCHEDULE A PRECONSTRUCTION MEETING, WHICH WILL BE HELD WITH STAFF PRIOR TO STARTING CONSTRUCTION.
- ALL STIPULATIONS OF APPROVAL SHALL BE INCORPORATED INTO THE DEVELOPMENT AGREEMENT, WHICH SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS, TOGETHER WITH THE SITE PLAN-OF-RECORD.
- THIS APPROVAL SHALL BE SUBJECT TO FINAL ENGINEERING REVIEW, INCLUDING APPROVAL OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
- 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.
- 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.
- ON-SITE LANDSCAPE SHALL BE PROVIDED FOR IN ACCORDANCE WITH THE PLANT AND TREE SPECIES SPECIFIED ON SHEET 7 OF THE PLAN SET.
- THE TOWN OF HUDSON SHALL RESERVE THE RIGHT TO REQUIRE FURTHER EROSION CONTROL PRACTICES DURING CONSTRUCTION SHOULD THEY FIND IT NECESSARY.
- PRIOR TO PLANNING BOARD ENDORSEMENT OF THE PLAN, THE DEVELOPMENT AGREEMENT SHALL BE FAVORABLY REVIEWED AND RECOMMENDED ON BY TOWN COUNSEL.
- ALL IMPROVEMENTS SHOWN ON THE SITE PLAN-OF-RECORD, INCLUDING NOTES 1-43, SHALL BE COMPLETED IN THEIR ENTIRETY AND AT THE EXPENSE OF THE APPLICANT OR HIS ASSIGNS.
- THERE WILL BE NO EXTERIOR LIGHTING.
- A CAP IN THE AMOUNT OF \$1,554.33, PER RESIDENTIAL UNIT IN HUDSON, SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- A PUBLIC SCHOOL WAREHOUSE FEE IN THE AMOUNT OF \$3,578 IN HUDSON, PER RESIDENTIAL UNIT, SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- A RECREATION CONTRIBUTION IN THE AMOUNT OF \$400 IN HUDSON, PER RESIDENTIAL UNIT, SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THE NUMBER OF DWELLING UNITS FOR THIS DEVELOPMENT SHALL BE LIMITED TO 3.
- SHEET 1 SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AND A FULL PLAN SET IS LOCATED AT THE HUDSON PLANNING OFFICE. ALL STIPULATIONS OF APPROVAL SHALL BE INCORPORATED INTO A DEVELOPMENT AGREEMENT, WHICH SHALL ALSO BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
- THIS PLAN IS CONTINGENT UPON THE SUBDIVISION OF TAX MAP 199 LOT 4 FOR THE CREATION OF LOT 4-1.
- THE PROPOSED DRIVEWAY AND DRAINAGE SYSTEMS SHALL REMAIN PRIVATE AFTER CONSTRUCTION.
- ALL CONDOMINIUMS TO BE LESS THAN 38' IN HEIGHT.
- DEVELOPER TO INSTALL AN NFPA APPROVED 130 SPRINKLER SYSTEM IN EACH UNIT.

NPDES NOTE

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

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

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

SIGNATURE _____	SIGNATURE DATE _____
SIGNATURE _____	SIGNATURE DATE _____

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

OWNER OF MAP 199 LOT 4-1

SIGNATURE _____

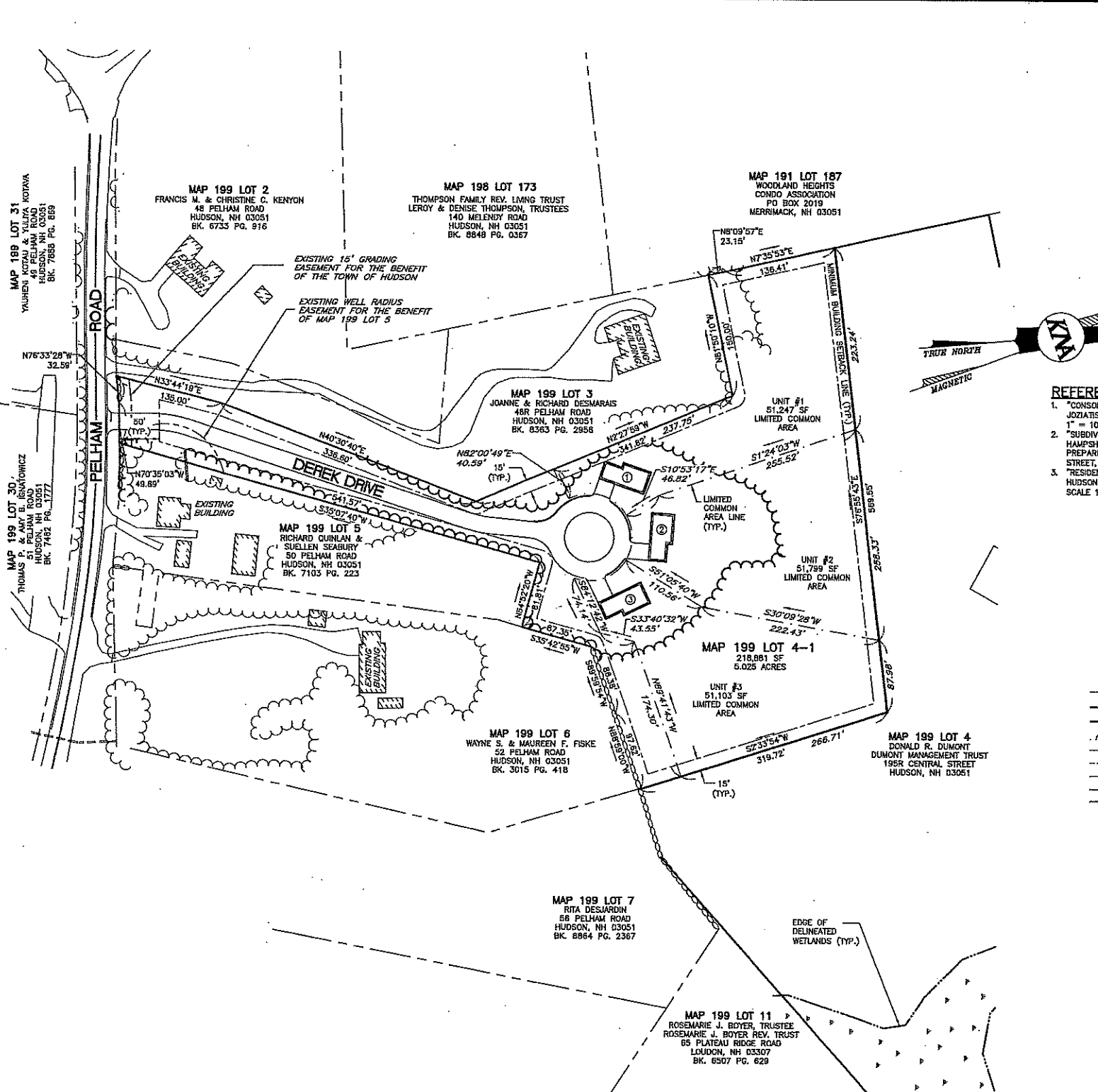
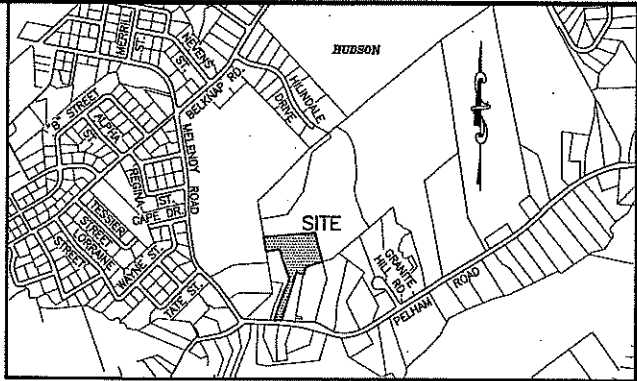
DATE: 10/11/16

MICHELE F. GRENIER, CERTIFIED WETLAND SCIENTIST #102
PERFORMED THE DELINEATION OF JURISDICTIONAL WETLANDS USING THE TECHNICAL CRITERIA IN THE CODES OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987).

Michele Grenier 10/21/16

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, SURVEY DATA FOR MAP 199 LOT 4-1 IS BASED ON A FIELD SURVEY MADE BY THIS OFFICE IN AUGUST OF 2016. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER. THE REMAINING BOUNDARY DATA IS BASED ON REFERENCE PLAN #2.

Michael R. Dahlberg 11-23-16
LICENSED LAND SURVEYOR DATE



- REFERENCE PLANS:**
- "CONSOLIDATION & LOT LINE RELOCATION PLAN - PELHAM ROAD - HUDSON, NEW HAMPSHIRE, FOR: GEORGE JOZIATIS - PELHAM ROAD - HUDSON, NEW HAMPSHIRE" PREPARED BY: A.E. MAYNARD CIVIL ENGINEERS. SCALE: 1" = 100'; DATED: JANUARY, 1981; H.C.R.D. PLAN NO. 13673.
 - "SUBDIVISION PLAN - MAP 17/LOT 12 - JOZIATIS SUBDIVISION PLAN - PELHAM ROAD - HUDSON, NEW HAMPSHIRE" PREPARED FOR: BRUCE JOZIATIS - 1178 PARK AVE - BOSTON, MASSACHUSETTS 02115; PREPARED BY: MAYNARD & PAQUETTE, INC. CONSULTING ENGINEERS & LAND SURVEYORS - 23 EAST PEARL STREET, NASHUA, NH 03060; SCALE: 1" = 100'; DATED: FEBRUARY 12, 1986; H.C.R.D. PLAN NO. 28120.
 - "RESIDENTIAL SUBDIVISION PLAN - DUMONT POINT - MAP 199 LOT 4 - HILLDALE DRIVE & PELHAM ROAD - HUDSON, NEW HAMPSHIRE - HILLSBOROUGH COUNTY" PREPARED BY: KEACH-NORDSTROM ASSOCIATES, INC.; SCALE 1"=40'; DATED: OCTOBER 13, 2016.

LEGEND

- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- TREELINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- BUILDING SETBACK
- EASEMENT LINE
- PROPOSED EDGE OF PAVEMENT

DIG SAFE

UTILITY LOCATED BY PLANT DAMAGE PREVENTION SYSTEM

GRAPHIC SCALE

0 40 80 120 160 200 240 280 320
(IN FEET)
1 inch = 80 ft.

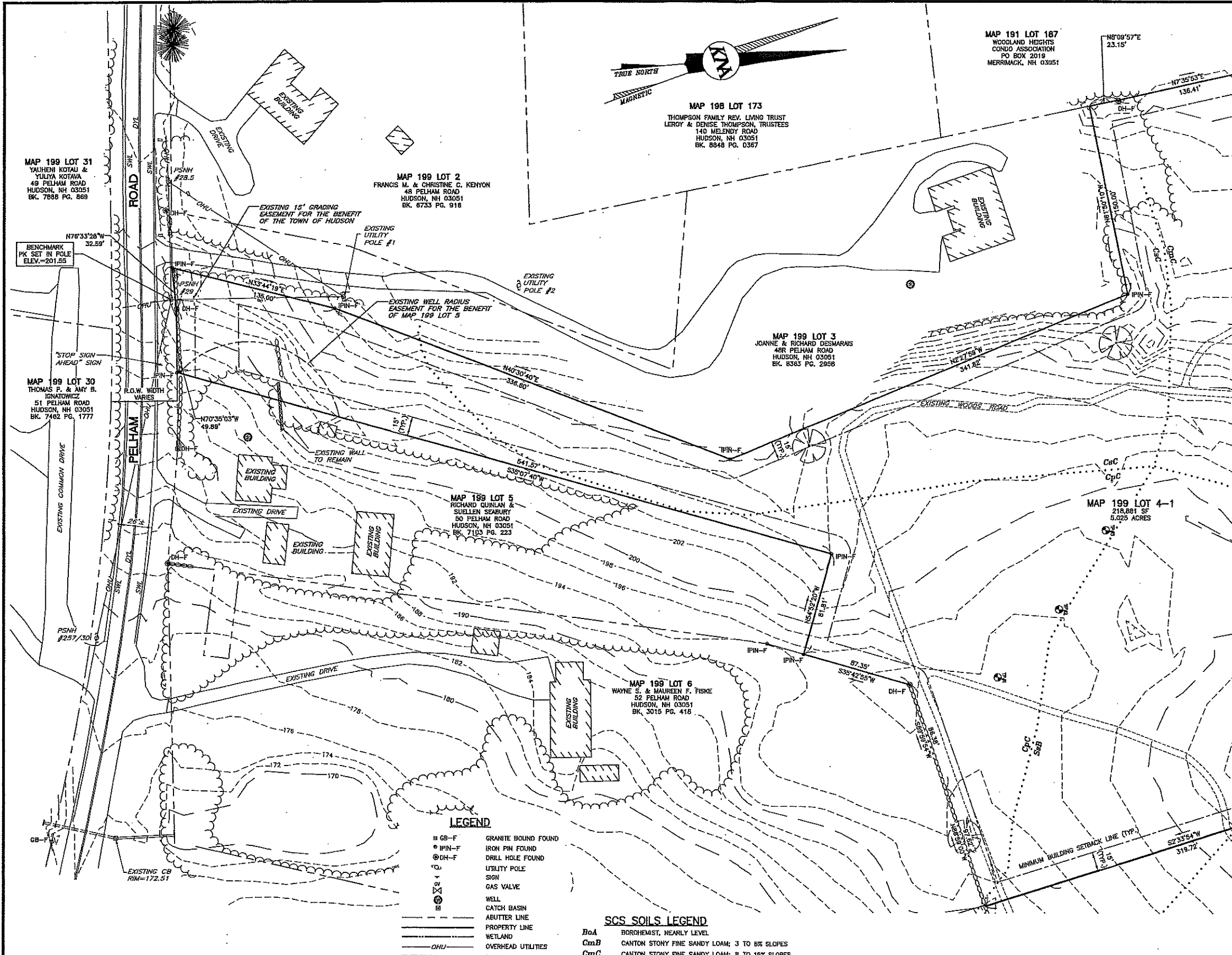
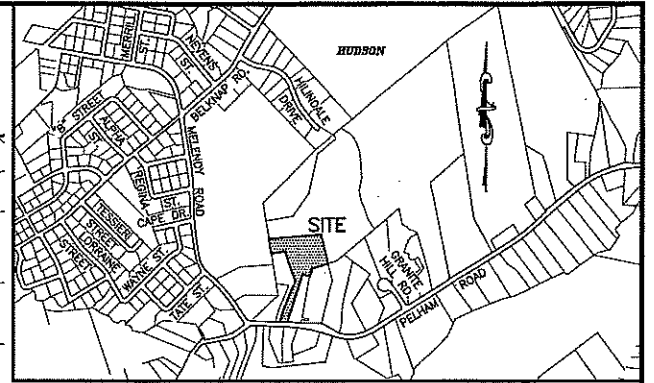
**MASTER PLAN
DUMONT POINT
MAP 199 LOT 4-1
PELHAM ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY**

OWNER OF RECORD: DONALD R. DUMONT DUMONT MANAGEMENT TRUST 195R CENTRAL STREET HUDSON, NH 03051	APPLICANT: DONALD R. DUMONT DUMONT MANAGEMENT TRUST 195R CENTRAL STREET HUDSON, NH 03051
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KM KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 2B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	11/19/16	REVISED PER TOWN COMMENTS	KMB

DATE: OCTOBER 13, 2016 SCALE: 1" = 80'
PROJECT NO: 16-0801-1 SHEET 1 OF 15



- REFERENCE PLAN(S):**
- "CONSOLIDATION & LOT LINE RELOCATION PLAN - PELHAM ROAD - HUDSON, NEW HAMPSHIRE" FOR: GEORGE JOZATIS - PELHAM ROAD - HUDSON, NEW HAMPSHIRE" PREPARED BY: A.E. MAYNARD CIVIL ENGINEER; SCALE: 1" = 100'; DATED: JANUARY, 1991; H.C.R.D. PLAN NO. 13673.
 - "SUBDIVISION PLAN - MAP 17 LOT 12 - JOZATIS SUBDIVISION PLAN - PELHAM ROAD - HUDSON, NEW HAMPSHIRE"; PREPARED FOR: BRUCE JOZATIS - 1178 PARK AVE - BOSTON, MASSACHUSETTS 02115; PREPARED BY: MAYNARD & PAQUETTE, INC. CONSULTING ENGINEERS & LAND SURVEYORS - 25 EAST PEARL STREET, NASHUA, NH 03060; SCALE: 1" = 100'; DATED: FEBRUARY 12, 1998; H.C.R.D. PLAN NO. 28123.
 - "RESIDENTIAL SUBDIVISION PLAN - DUMONT PROPERTY - MAP 199 LOT 4 - HILLDALE DRIVE & PELHAM ROAD - HUDSON, NEW HAMPSHIRE - HILLSBOROUGH COUNTY" PREPARED BY: KEACH-NORDSTROM ASSOCIATES, INC.; SCALE: 1" = 40'; DATED: OCTOBER 13, 2016.

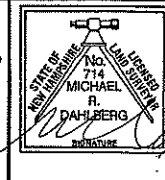
- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITION OF THE SUBJECT PARCEL.
 - REFERENCE THIS PARCEL AS HUDSON ASSESSOR'S MAP 199 LOT 4-1.
 - TOTAL AREA OF PARCEL IS = 218,881 SF, OR 5.025 ACRES.
 - OWNER OF RECORD:
DONALD R. DUMONT, TRUSTEE
DUMONT MANAGEMENT TRUST
195R CENTRAL STREET
HUDSON, NH 03051
BK. 8613 PG. 2688
 - THE SUBJECT PARCEL IS SITUATED ENTIRELY WITHIN THE GENERAL (G) ZONING DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:
- MINIMUM LOT AREA: 43,550 SF
- MINIMUM LOT FRONTAGE: 150 FT
- MINIMUM BUILDING SETBACKS:
- FRONT (LOCAL ROAD): 30 FT
- FRONT (COLLECTOR): 50 FT
- REAR: 15 FT
- SIDE: 15 FT
 - BOUNDARY INFORMATION SHOWN HEREON IS BASED ON REFERENCE PLAN #2. TOPOGRAPHIC INFORMATION FOR LOT 4-1 IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE IN AUGUST OF 2016. TOPOGRAPHIC INFORMATION FOR LOT 4 IS TAKEN FROM THE TOWN OF HUDSON TOWN TOPOGRAPHY AND IS BASED ON 1929 DATUM.
 - VERTICAL DATUM IS NAVD 1929. HORIZONTAL DATUM IS ASSUMED. NORTH ORIENTATION IS MAGNETIC BASED ON REFERENCE PLAN #2. BENCHMARKS SET AS NOTED BASED ON NAVD 29.
 - WETLANDS WERE DELINEATED BY MICHELE F. GRENIER, CERTIFIED WETLAND SCIENTIST #102, ON JUNE 7, 2016.
 - SUBJECT PARCEL WILL BE SERVICED BY AN INDIVIDUAL WATER WELLS AND ON-SITE SUBSURFACE SEWAGE DISPOSAL SYSTEM.
 - EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, MAP NUMBER 3301C0205D, PANEL NUMBER 518 OF 701, EFFECTIVE DATE: SEPTEMBER 25, 2008, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.



EXISTING CONDITIONS PLAN
DUMONT POINT
MAP 199 LOT 4-1
PELHAM ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD: DONALD R. DUMONT DUMONT MANAGEMENT TRUST 195R CENTRAL STREET HUDSON, NH 03051	APPLICANT: DONALD R. DUMONT DUMONT MANAGEMENT TRUST 195R CENTRAL STREET HUDSON, NH 03051
---	---

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881



REVISIONS			
No.	DATE	DESCRIPTION	BY
1	11/18/16	REVISED PER TOWN COMMENTS	KMB

DATE: OCTOBER 13, 2016 SCALE: 1" = 40'
PROJECT NO: 16-0801-1 SHEET 2 OF 15

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

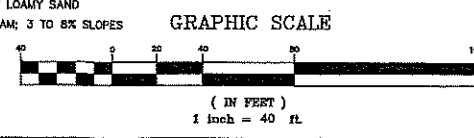
APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____

SIGNATURE _____	SIGNATURE _____
DATE _____	DATE _____

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

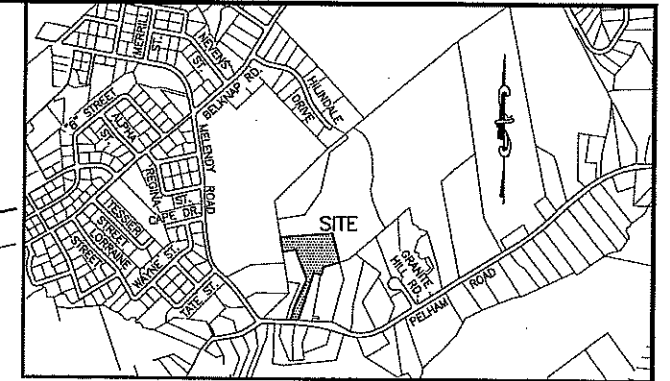
- LEGEND**
- GB-F GRANITE BOUND FOUND
 - IPIN-F IRON PIN FOUND
 - DH-F DRILL HOLE FOUND
 - UTILITY POLE FOUND
 - SIGN
 - GAS VALVE
 - WELL
 - CATCH BASIN
 - ABUTTER LINE
 - PROPERTY LINE
 - WETLAND
 - OHU OVERHEAD UTILITIES
 - DRAINAGE LINE
 - TREELINE
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - 10' CONTOUR
 - 2' CONTOUR
 - STONEWALL
 - SCS SOIL LINE
 - BUILDING SETBACK
 - EASEMENT

- SCS SOILS LEGEND**
- BoA BOROHEMIST, NEARLY LEVEL
 - CoB CANTON STONY FINE SANDY LOAM; 3 TO 8% SLOPES
 - CoC CANTON STONY FINE SANDY LOAM; 8 TO 15% SLOPES
 - CoP CHATFIELD-HOLLIS-CANTON COMPLEX; 8 TO 15% SLOPES
 - CbC CHATFIELD-HOLLIS COMPLEX; 8 TO 15% SLOPES
 - ClD CHATFIELD-HOLLIS-ROCK OUTCROP COMPLEX; 15 TO 35% SLOPES
 - Sr SCARBORO STONY MUCKY LOAMY SAND
 - SoB SCITUATE FINE SANDY LOAM; 3 TO 8% SLOPES



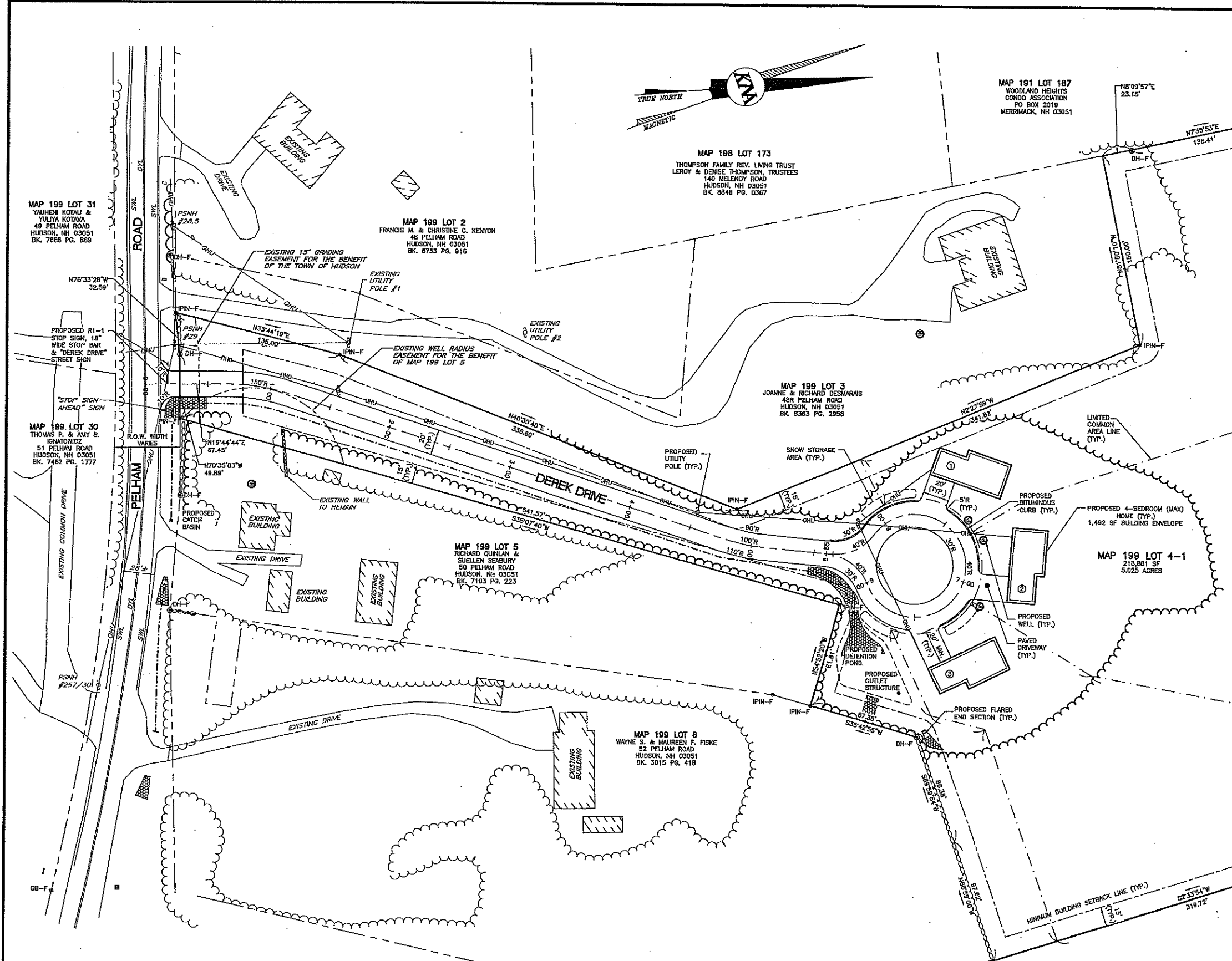
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, SURVEY DATA FOR MAP 199 LOT 4-1 IS BASED ON A FIELD SURVEY MADE BY THIS OFFICE IN AUGUST OF 2016, SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER. THE REMAINING BOUNDARY DATA IS BASED ON REFERENCE PLAN #2.

Michael R. Dahlberg
LICENSED LAND SURVEYOR DATE: 11-23-16



VICINITY PLAN
SCALE: 1" = 1,000'

SEE SHEET 1 FOR
REFERENCE PLANS & NOTES



LEGEND

- GB-F GRANITE BOUND FOUND
- IPIN-F IRON PIN FOUND
- ⊙ DH-F DRILL HOLE FOUND
- UTILITY POLE
- SIGN
- GAS VALVE
- WELL
- CATCH BASIN
- PROPOSED END SECTION
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- OHU OVERHEAD UTILITIES
- TREELINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONEWALL
- BUILDING SETBACK
- EASEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BITUMINOUS CURB
- PROPOSED DITCH



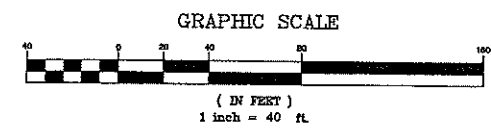
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

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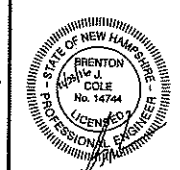


RESIDENTIAL SITE PLAN
DUMONT POINT
MAP 199 LOT 4-1
PELHAM ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
DONALD R. DUMONT
DUMONT MANAGEMENT TRUST
195R CENTRAL STREET
HUDSON, NH 03051

APPLICANT:
DONALD R. DUMONT
DUMONT MANAGEMENT TRUST
195R CENTRAL STREET
HUDSON, NH 03051

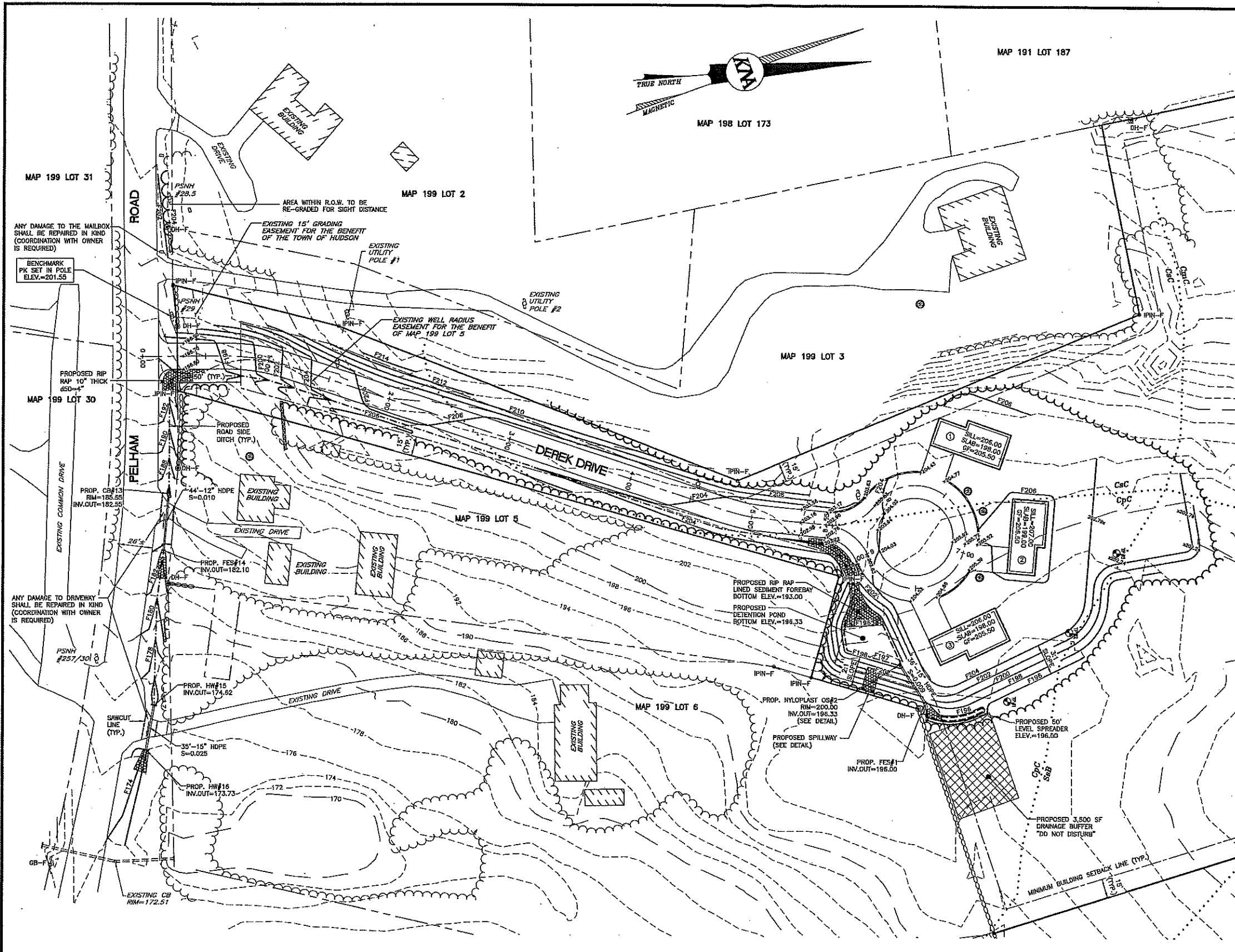
K/A KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 2B, Bedford, NH 03110 Phone (603) 827-2881



REVISIONS			
No.	DATE	DESCRIPTION	BY
1	11/18/16	REVISED PER TOWN COMMENTS	KWB

DATE: OCTOBER 13, 2016 SCALE: 1" = 40'
PROJECT NO: 16-0801-1 SHEET 3 OF 15

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- CONSTRUCTION NOTES:**
1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF HUDSON, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, APPROVED AND ADOPTED 2016 ARE HEREBY INCORPORATED BY REFERENCE.
 2. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS FOR ROAD CONSTRUCTION, PUBLIC WORKS DEPARTMENT, HUDSON, NEW HAMPSHIRE. ALL DRAINAGE PIPES SHOWN SHALL BE RPEP, CATCH BASINS SHALL BE TYPE B, AND HAVE 3' SUMPS UNLESS OTHERWISE NOTED.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
 4. ALL DRAINAGE PIPE SHALL BE INSTALLED FOLLOWING MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 5. SEE CONSTRUCTION DETAILS FOR SPECIFIC CONSTRUCTION INFORMATION.
 6. POSTED SPEED LIMIT ON PELHAM ROAD IS 30MPH.
 7. REFER TO OPERATION & MAINTENANCE MANUAL PROVIDED BY THE ENGINEER FOR PROPER MAINTENANCE OF STORMWATER PRACTICES.

LOAM & SEED ALL DISTURBED AREAS (TYP.)

ANY DAMAGE TO THE MAILBOX SHALL BE REPAIRED IN KIND (COORDINATION WITH OWNER IS REQUIRED)

BENCHMARK
PIK SET IN POLE
ELEV.=201.55

ANY DAMAGE TO DRIVEWAY SHALL BE REPAIRED IN KIND (COORDINATION WITH OWNER IS REQUIRED)

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

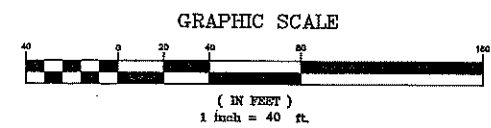
APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____

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SIGNATURE _____ SIGNATURE DATE _____

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- SCS SOILS LEGEND**
- B_oA BORGHENIST, NEARLY LEVEL
 - C_mB CANTON STONY FINE SANDY LOAM; 3 TO 8% SLOPES
 - C_mC CANTON STONY FINE SANDY LOAM; 8 TO 15% SLOPES
 - C_pC CHATFIELD-HOLLIS-CANTON COMPLEX; 8 TO 15% SLOPES
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 - C₁D CHATFIELD-HOLLIS-ROCK OUTCROP COMPLEX; 15 TO 35% SLOPES
 - S_r SCARBORO STONY MUCKY LOAMY SAND
 - S_sB SITUATE FINE SANDY LOAM; 3 TO 8% SLOPES



- LEGEND**
- GB-F GRANITE BOUND FOUND
 - IPIN-F IRON PIN FOUND
 - DH-F DRILL HOLE FOUND
 - UTILITY POLE
 - SIGN
 - GAS VALVE
 - WELL
 - CATCH BASIN
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 - DRAINAGE LINE
 - TREELINE
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - 10' CONTOUR
 - 2' CONTOUR
 - STONEWALL
 - SCS SOIL LINE
 - BUILDING SETBACK
 - EASEMENT
 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED BITUMINOUS CURB
 - PROPOSED DITCH
 - PROPOSED DRAINAGE LINE
 - PROPOSED 2' CONTOUR



GRADING AND DRAINAGE PLAN
DUMONT POINT
MAP 199 LOT 4-1
PELHAM ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
DONALD R. DUMONT
DUMONT MANAGEMENT TRUST
195R CENTRAL STREET
HUDSON, NH 03051

APPLICANT:
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DUMONT MANAGEMENT TRUST
195R CENTRAL STREET
HUDSON, NH 03051

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS

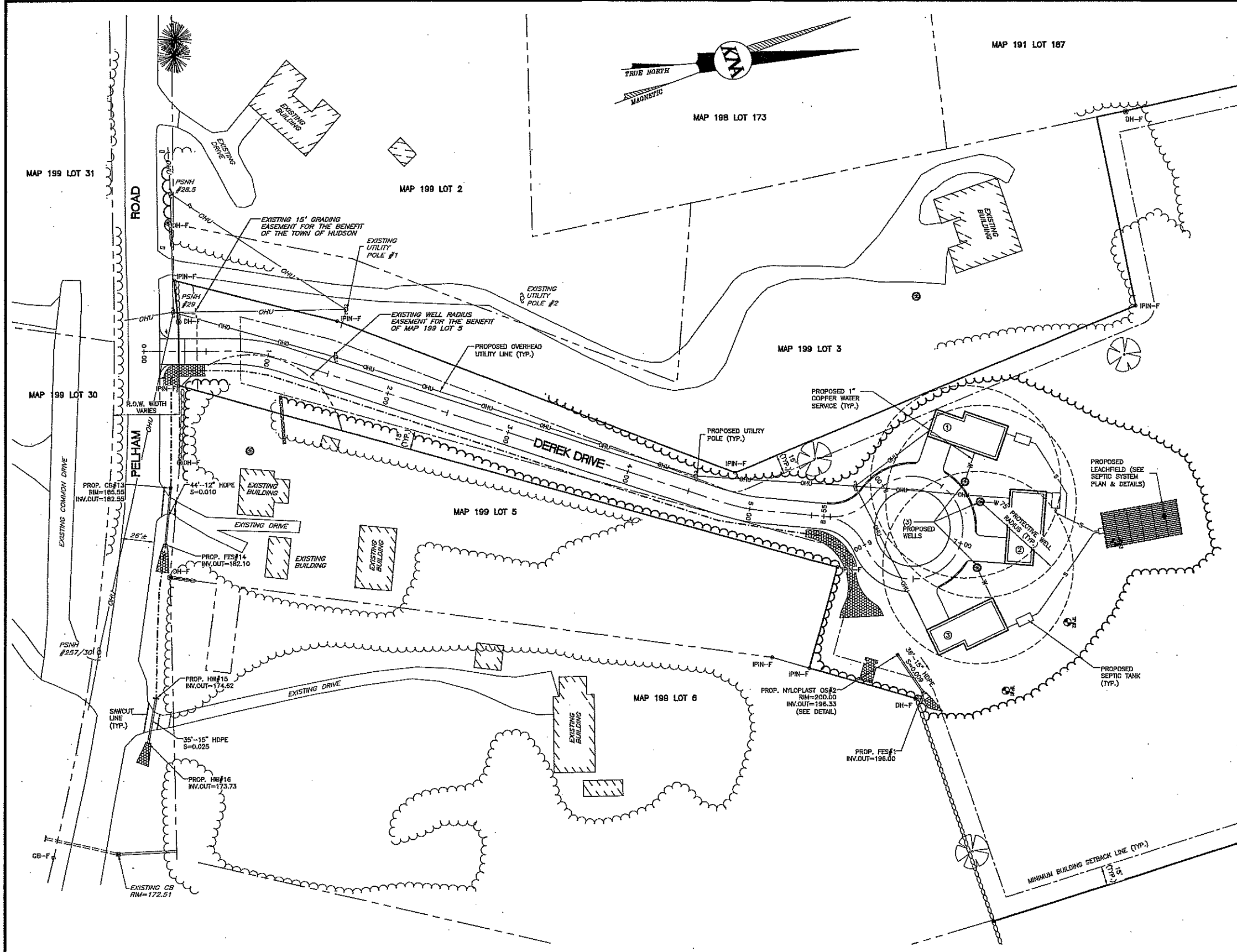
No.	DATE	DESCRIPTION	BY
1	11/15/16	REVISED PER TOWN COMMENTS	KJIB

DATE: OCTOBER 13, 2016 SCALE: 1" = 40'
PROJECT NO: 16-0801-1 SHEET 4 OF 15

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CONSTRUCTION NOTES:

1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF HUDSON, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, APPROVED AND ADOPTED 2010 ARE HEREBY INCORPORATED BY REFERENCE.
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3. FINAL LAYOUT AND DESIGN OF OVERHEAD UTILITY LINE SHALL BE SUPPLIED BY LOCAL UTILITY PROVIDER.



LEGEND

□ GB-F	GRANITE SOUND FOUND
● IPIN-F	IRON PIN FOUND
⊙ DH-F	DRILL HOLE FOUND
⊙	UTILITY POLE SIGN
⊙	GAS VALVE
⊙	WELL
⊙	CATCH BASIN
⊙	PROPOSED END SECTION
---	ABUTTER LINE
---	PROPERTY LINE
---	WETLAND
---	OVERHEAD UTILITIES
---	DRAINAGE LINE
---	TREELINE
---	EDGE OF PAVEMENT
---	EDGE OF GRAVEL
---	SIDEWALL
---	BUILDING SETBACK
---	EASEMENT
---	PROPOSED EDGE OF PAVEMENT
---	PROPOSED BITUMINOUS CURB
---	PROPOSED SWALE
---	OHU
---	PROPOSED WATER LINE
---	PROPOSED SEPTIC LINE
---	PROPOSED DRAINAGE LINE



UTILITY PLAN
DUMONT POINT
 MAP 199 LOT 4-1
 PELHAM ROAD
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER OF RECORD: DONALD R. DUMONT DUMONT MANAGEMENT TRUST 195R CENTRAL STREET HUDSON, NH 03051	APPLICANT: DONALD R. DUMONT DUMONT MANAGEMENT TRUST 195R CENTRAL STREET HUDSON, NH 03051
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KMA KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 305, Bedford, NH 03110 Phone (603) 627-2881

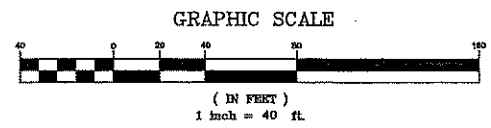
REVISIONS			
No.	DATE	DESCRIPTION	BY
1	11/18/16	REVISED PER TOWN COMMENTS	KMB

DATE: OCTOBER 13, 2016 SCALE: 1" = 40'
 PROJECT NO: 16-0801-1 SHEET 5 OF 15

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

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- EROSION CONTROL NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE REQUIRED ONSITE TEMPORARY CONSTRUCTION EROSION CONTROL MEASURES AS WELL AS THE PERMANENT EROSION CONTROL MEASURES.
 2. ALL MEASURES IN THE PLAN SHALL MEET AS A MINIMUM THE BEST MANAGEMENT PRACTICES SET FORTH IN VOLUME 3 OF THE NEW HAMPSHIRE STORMWATER MANUAL "EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION" AS PUBLISHED AND AMENDED BY THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES.
 3. WHENEVER PRACTICAL, NATURAL VEGETATION SHALL BE RETAINED, PROTECTED OR SUPPLEMENTED. THE STRIPPING OF VEGETATION SHALL BE DONE IN A MANNER THAT MINIMIZES SOIL EROSION.
 4. APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE.
 5. THE AREA OF DISTURBANCE SHALL BE KEPT TO A MINIMUM. DISTURBED AREAS REMAINING IDLE FOR MORE THAN 30 DAYS SHALL BE STABILIZED.
 6. MEASURES SHALL BE TAKEN TO CONTROL EROSION WITHIN THE PROJECT AREA. SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED AND RETAINED WITHIN THE PROJECT AREA USING APPROVED MEASURES. WETLAND AREAS AND SURFACE WATERS SHALL BE PROTECTED FROM SEDIMENT.
 7. OFFSITE SURFACE WATER AND RUNOFF FROM UNDISTURBED AREAS SHALL BE DIVERTED AWAY FROM DISTURBED AREAS WHERE FEASIBLE OR CARRIED NON-EROSIVELY THROUGH THE PROJECT AREA. INTEGRITY OF DOWNSTREAM DRAINAGE SYSTEMS SHALL BE MAINTAINED.
 8. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN FUNCTIONING CONDITION UNTIL FINAL SITE STABILIZATION IS ACCOMPLISHED.
 9. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS UNLESS CONDITIONS DICTATE OTHERWISE.
 10. THE TOWN OF HUDSON SHALL RESERVE THE RIGHT TO REQUIRE FURTHER EROSION CONTROL PRACTICES DURING WINTER CONSTRUCTION SHOULD THEY FIND IT NECESSARY.
 11. SNOW ACCUMULATED DURING WINTER CONSTRUCTION CONDITIONS SHOULD BE STORED IN THE STAGING AREA SURROUNDED BY SILT FENCE.
 12. ALL REMOVED STUMPS ARE TO BE GROUND AND EITHER TO BE USED AS EROSION CONTROL AND LEFT ON SITE OR TRANSPORTED OFF SITE FOR DISPOSAL.

LOAM & SEED ALL DISTURBED AREAS (TYP.)

EROSION & SEDIMENT CONTROL LEGEND

- PERMANENT OUTLET PROTECTION APRON (RIP RAP)
- TEMPORARY BLOCK AND GRAVEL SEDIMENT BARRIERS AT ALL CATCH BASINS
- TEMPORARY STONE CHECK DAM
- SILT FENCE
- LIMITS OF CLEARING
- STABILIZED CONSTRUCTION EXIT
- NON DISTURBANCE AREA
- STAGING AND STOCKPILE AREA
- EROSION CONTROL BLANKETS



**EROSION CONTROL PLAN
DUMONT POINT**

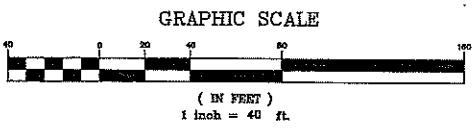
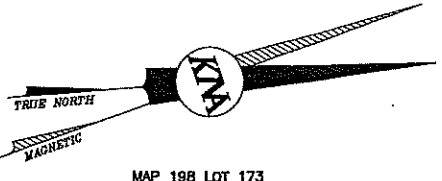
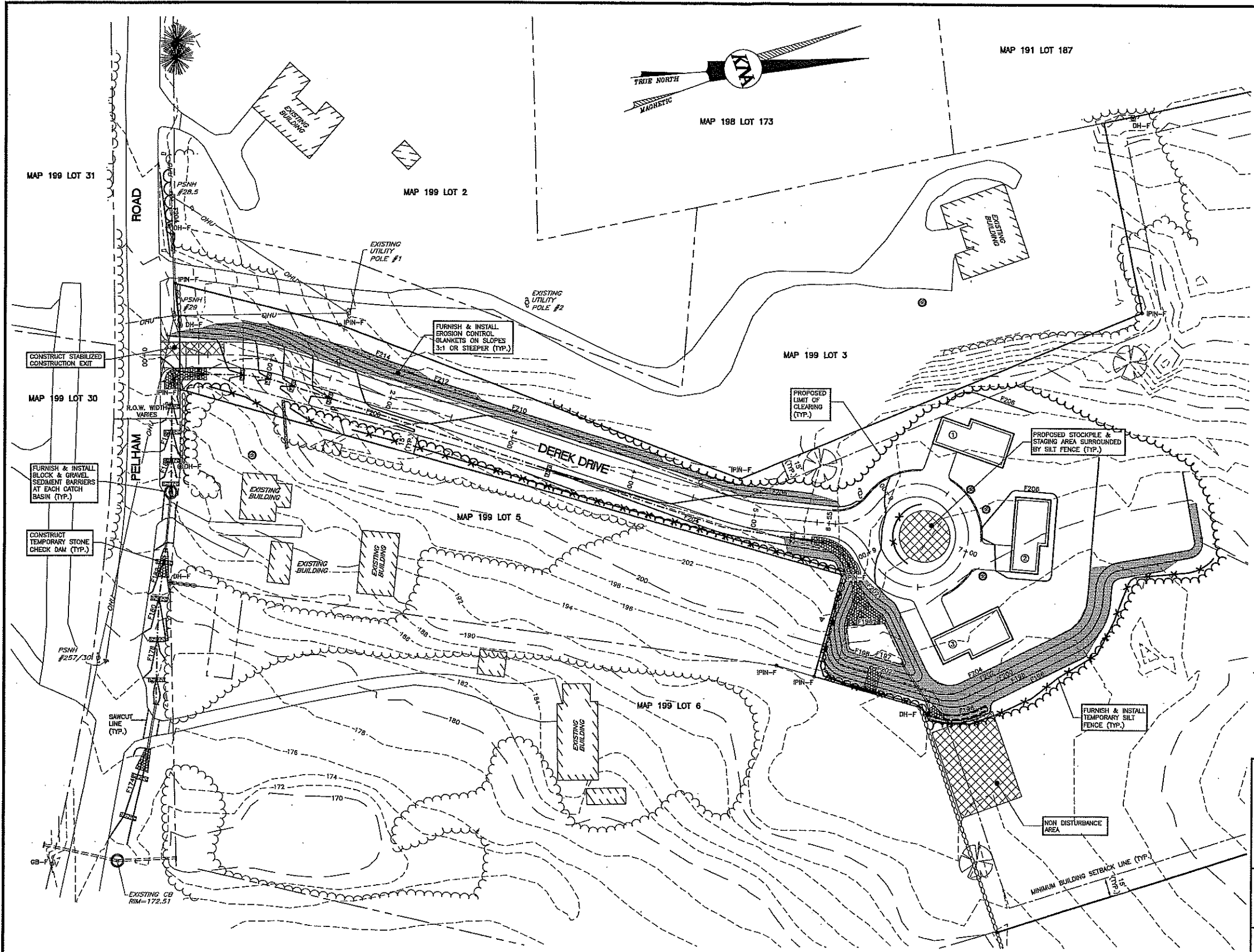
MAP 199 LOT 4-1
PELHAM ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD: DONALD R. DUMONT DUMONT MANAGEMENT TRUST 195R CENTRAL STREET HUDSON, NH 03051	APPLICANT: DONALD R. DUMONT DUMONT MANAGEMENT TRUST 195R CENTRAL STREET HUDSON, NH 03051
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REVISIONS			
No.	DATE	DESCRIPTION	BY
1	11/18/16	REVISED PER TOWN COMMENTS	KMB

DATE: OCTOBER 13, 2016 SCALE: 1" = 40'
PROJECT NO: 16-0801-1 SHEET 6 OF 15



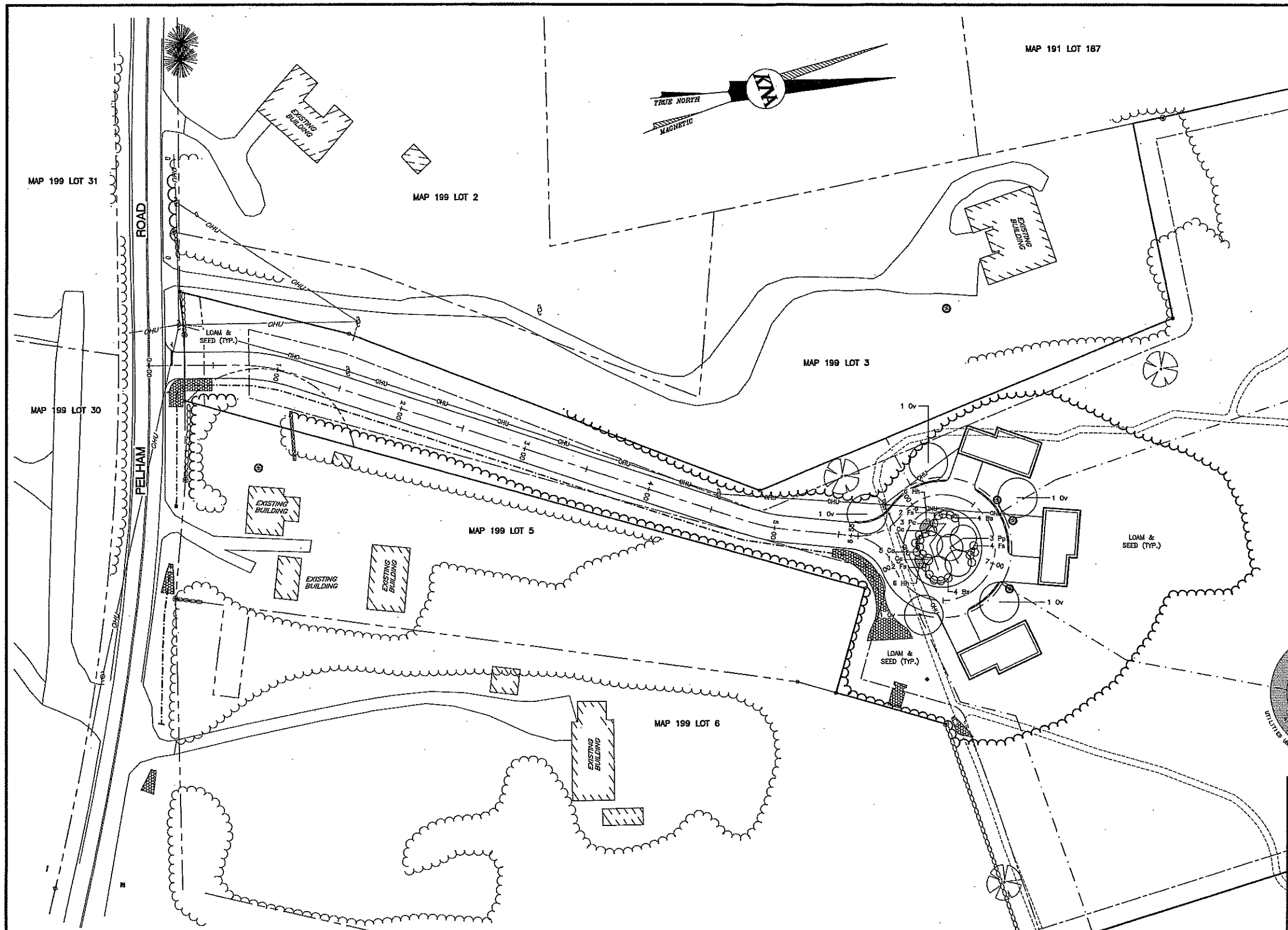
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DATE OF MEETING: _____

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SIGNATURE _____	SIGNATURE _____	DATE _____	DATE _____

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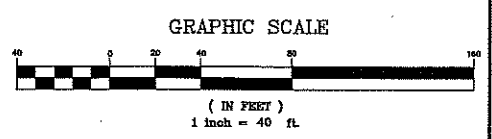
- LANDSCAPE NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE LANDSCAPE WHICH PROVIDES CLIMATIC RELIEF AND AESTHETIC APPEAL.
 2. ALL PLANT MATERIALS USED SHALL BE NURSERY STOCK AND SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF INSTALLATION. ANY MATERIAL WHICH DIES OR DOES NOT SHOWN HEALTHY APPEARANCE WITHIN THIS TIME SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE; WITH SAME WARRANTY REQUIREMENTS AS THE ORIGINAL. WARRANTIES TYPICALLY DO NOT COVER LOSS DUE TO INSECT INFESTATION OR MECHANICAL DAMAGE (I.E. SNOW STORAGE).
 3. IF THE SOIL CONDITIONS ARE EXTREMELY SANDY, ALL TREES SHALL HAVE A 6" LAYER OF COMPACTED TOPSOIL PLACED IN THE BASE OF THE PLANT PIT AS A MOISTURE RETENTION LAYER. THE PLANT PIT SIDEWALLS SHALL BE OVER EXCAVATED BY AN ADDITIONAL 12" BEYOND THE NORMAL OUTSIDE RADIUS OF THE HOLE. A TOPSOIL MIXTURE SHALL BE USED TO BACKFILL THE HOLE AS FOLLOWS: ORGANIC TOPSOIL, AMENDED WITH 10% WOOD ASH, 10% MANURE, 30% PEATMOSS AND A GRANULAR HYDROGEL TO ABSORB AND RETAIN WATER.
 4. PLANTING BEDS AND SAUCERS SHALL RECEIVE A 4" MINIMUM THICKNESS OF PINE/HEMLOCK BARK MULCH OVER A 5oz. POLYPROPYLENE WEED CONTROL FABRIC.
 5. PAVEMENT AND ROAD BASE MATERIAL ENCOUNTERED IN ANY LAWN OR PLANTING BED SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR AND SUITABLE AMENDED SOIL INSTALLED AS SPECIFIED IN THE TURF ESTABLISHMENT SCHEDULE.

- LEGEND**
- GB-F GRANITE BOUND FOUND
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 - STONEWALL
 - BUILDING SETBACK
 - EASEMENT
 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED BITUMINOUS CURB
 - PROPOSED SWALE



PLANT LIST

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT
TREES					
Ov	5	Ostrya virginiana	AMERICAN HOPHORNBEAM	2-2.5" CAL	30-40'
Pc	3	Prunus cerasifera 'NEWPORT'	NEWPORT FLOWERING PLUM	2-2.5" CAL	15-20'
Pp	3	Picea pungens 'FAT ALBERT'	FAT ALBERT BLUE SPRUCE	5-6" B&B	20-30'
SHRUBS					
Bs	8	Buxus sempervirens 'NEWPORT BLUE'	NEWPORT BLUE BOXWOOD	2-2.5' B&B	4-5'
Cs	5	Caryopteris clandonensis	BLUE WIST SPIREA	18-24"	3-4'
Cg	2	Cotinus coggygria 'GOLDEN SPIRIT'	GOLDEN SPIRIT SMOKEBUSH	2-3" B&B	8-10'
Fs	8	Forsythia 'SHOW OFF'	SHOW OFF FORSYTHIA	18-24" B&B	3-4'
PERENNIALS					
Hh	12	Hemerocallis 'HYPERION'	HIPERION DAYLILY	#2	3'



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**LANDSCAPE PLAN
DUMONT POINT**
MAP 199 LOT 4-1
PELHAM ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

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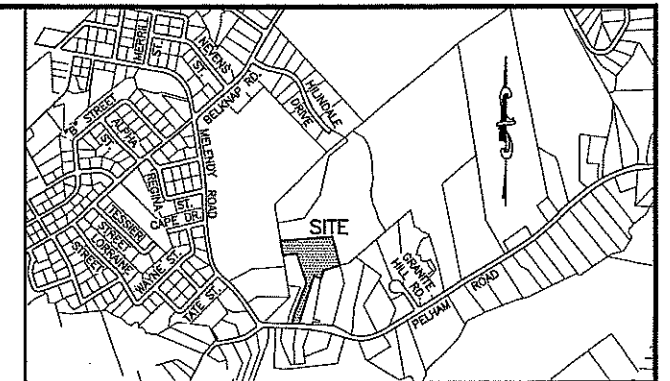
KM
KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 2B, Bedford, NH 03110 Phone (603) 627-2281

REVISIONS

No.	DATE	DESCRIPTION	BY
1	11/18/16	REVISED PER TOWN COMMENTS	KME

DATE: OCTOBER 13, 2016 SCALE: 1" = 40'
PROJECT NO: 16-0601-1 SHEET 7 OF 15

S:\projects\160601\160601-1\production Drawings\160601-1-LANDSCAPE.dwg, 12/23/2015 10:54:39 AM, SAVIN MP W6700 P5



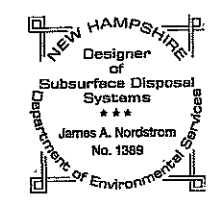
VICINITY MAP
SCALE: 1" = 1,000'±

DIRECTIONS TO SITE:

- TRAVEL SOUTH ON EVERETT TURNPIKE/US-3 TO EXIT 2 (D.W. HIGHWAY/HUDSON);
- MERGE ONTO CIRCUMFERENTIAL HIGHWAY, TRAVEL APPROX. 1.1 MILES;
- TURN LEFT ONTO NH-3A/LOWELL ROAD, TRAVEL APPROX. 1.4 MILES;
- TURN RIGHT ONTO PELHAM ROAD, TRAVEL APPROX. 0.6 MILES;
- SITE IS ON THE LEFT.

GENERAL NOTES:

1. REFERENCE THIS PARCEL AS HUDSON ASSESSOR'S MAP 199 LOT 4-1.
2. TOTAL AREA OF PARCEL IS 218,881 S.F. OR 5.025 ACRES.
3. LOT IS TO BE SERVED BY ONSITE WELLS AND AN INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEM.
4. ALL PIPE PENETRATIONS INTO STRUCTURES AND TANK JOINTS SHALL BE SEALED WITH A NON-SHRINK HYDRAULIC CEMENT (NOT ROOF TAR) SO AS TO BE WATERTIGHT IN ACCORDANCE WITH ENV-WQ 1010.09.
5. NO EXPOSED LEDGE WITHIN 75 FEET OF THE PROPOSED SEPTIC SYSTEM(S), NO SURFACE WATERS WITHIN 75 FEET OF THE PROPOSED SEPTIC SYSTEM, NO WATER WELLS/WATER SUPPLY WITHIN 75 FEET OF THE PROPOSED SYSTEM, NO POORLY DRAINED SOILS WITHIN 50 FEET OF PROPOSED SYSTEM, NO VERY POORLY DRAINED SOILS OR WETLANDS WITHIN 100- FEET OF PROPOSED SYSTEM.
6. REPLACEMENT OF SYSTEM(S) TO BE DONE IN KIND WHEN AND/OR IF NEEDED.
7. SOIL MAPPING TAKEN FROM THE LATEST PUBLICATION OF THE U.S.D.A.-S.C.S. SOIL SURVEY; SUGGESTS THE AREA SHOWN CONSISTS OF THE FOLLOWING MAPPING UNITS.
 - CmC - CANTON STONY FINE SANDY LOAM; 8 TO 15% SLOPES
 - CpB - CHATFIELD-HOLLIS-CANTON COMPLEX; 3 TO 8% SLOPES
 - CpC - CHATFIELD-HOLLIS-CANTON COMPLEX; 8 TO 15% SLOPES
 - CsC - CHATFIELD-HOLLIS COMPLEX; 8 TO 15% SLOPES
 - SaB - SITUATE FINE SANDY LOAM; 3 TO 8% SLOPES
8. SYSTEM(S) ARE NOT DESIGNED FOR THE DISPOSAL OF HAZARDOUS WASTE.



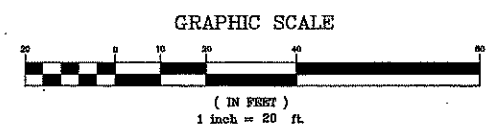
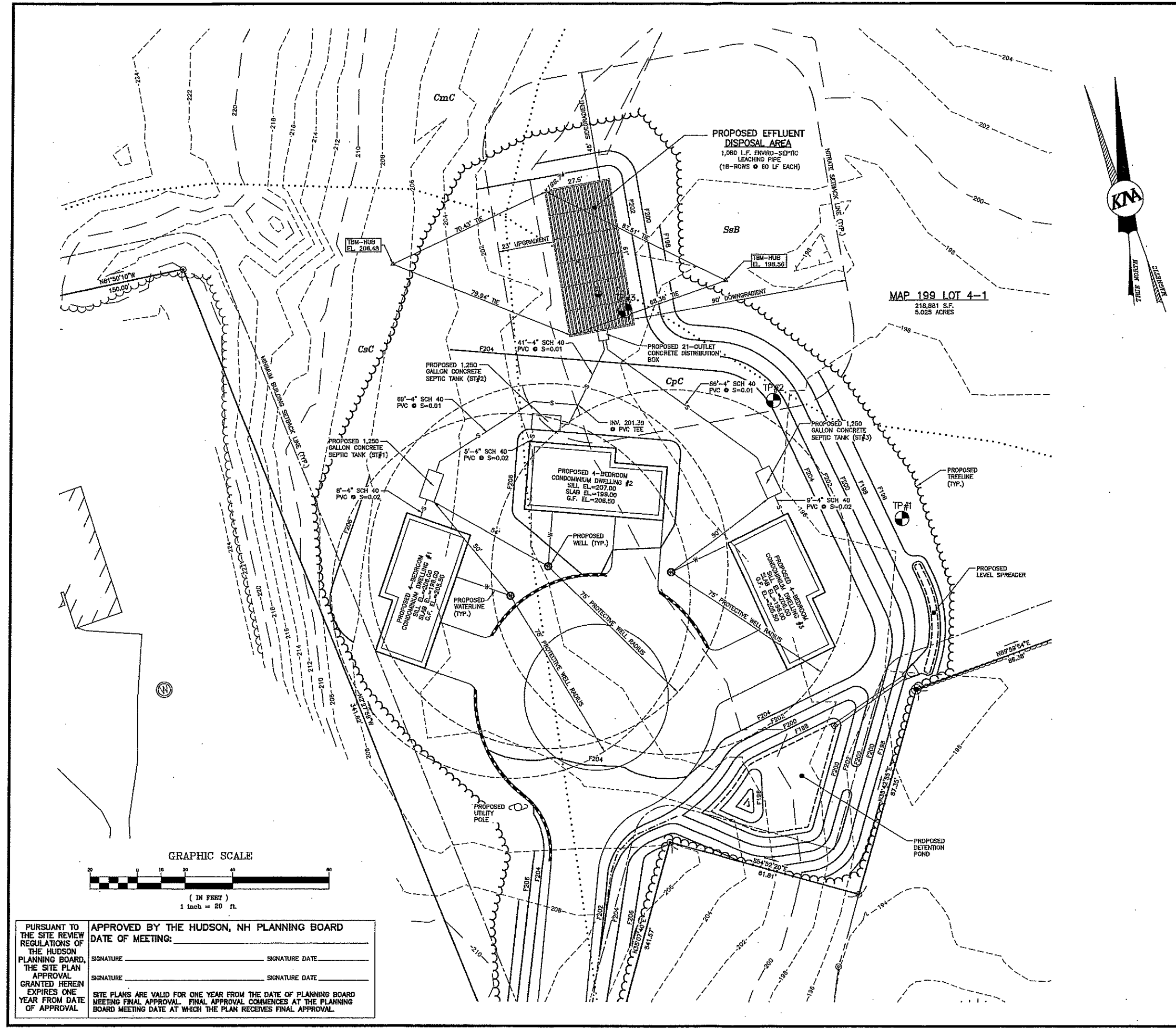
SEPTIC SYSTEM PLAN
DUMONT POINT
MAP 199 LOT 4-1
PELHAM ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD: DONALD R. DUMONT DUMONT MANAGEMENT TRUST 195R CENTRAL STREET HUDSON, NH 03051	APPLICANT: DONALD R. DUMONT DUMONT MANAGEMENT TRUST 195R CENTRAL STREET HUDSON, NH 03051
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KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 5B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	11/18/16	REVISED PER TOWN COMMENTS	KMB

DATE: OCTOBER 13, 2016 SCALE: 1" = 20'
PROJECT NO: 16-0801-1 SHEET 8 OF 15



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

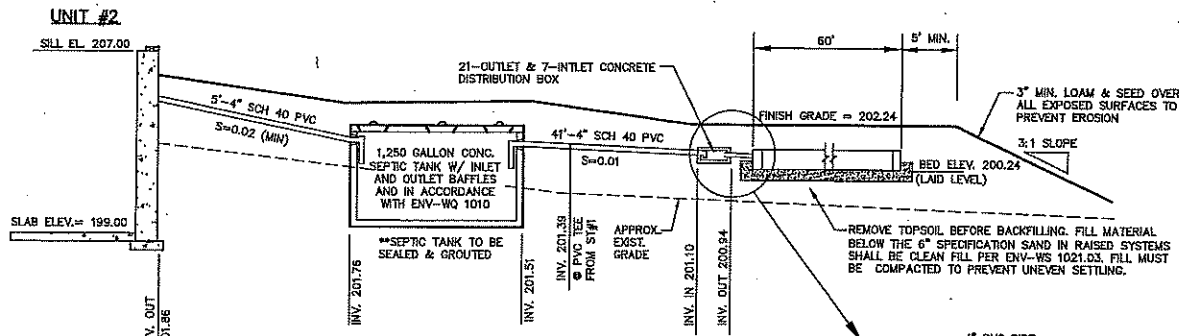
APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____

SIGNATURE _____ SIGNATURE DATE _____

SIGNATURE _____ SIGNATURE DATE _____

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

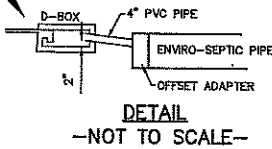
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TYPICAL SECTION OF PROPOSED SANITARY SYSTEM
-NOT TO SCALE-

NOTE:

1. SEPTIC TANK AND DISTRIBUTION BOX TO BE SUPPLIED BY SHEA CONCRETE PRODUCTS, INC., OR EQUAL.
2. ENVIRO-SEPTIC COMPONENTS TO BE SUPPLIED BY PRESBY ENVIRONMENTAL, INC., (1-800-473-5299) OR EQUAL.
3. ENVIRO-SEPTIC LEACHING SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE WITH SPECIFICATIONS CONTAINED WITHIN THE INSTALLATION MANUAL FOR NEW HAMPSHIRE, ALSO AVAILABLE FROM PRESBY ENVIRONMENTAL.



TP #1
LOGGED BY JAN
PERC TEST @
DATE: 9/16/2016
PERC RATE:
IMPERVIOUS LAYER: NONE
WATER ENCOUNTERED: NONE

2"	O	FOREST MAT
0"	A	10YR 3/4, WEAK GRANULAR, FRIABLE LOAMY, MANY ROOTS
8"	B-1	10YR 5/6, WEAK GRANULAR, FRIABLE, FINE SANDY LOAM, FEW ROOTS
12"	B-2	10YR 5/6, WEAK GRANULAR, FRIABLE, FINE SANDY LOAM, FEW ROOTS
20"	B-2	10YR 5/6, WEAK GRANULAR, FRIABLE, FINE SANDY LOAM, FEW ROOTS
E.S.H.W.T. @ 20"	C	10YR 7/3, WEAK GRANULAR, FRIABLE, LOAMY SAND, COMMON DISTINCT FE CONC. (MOTTLES) THROUGHOUT

65" BOTTOM OF HOLE, NO LEDGE

TP #2
LOGGED BY JAN
PERC TEST @
DATE: 9/16/2016
PERC RATE:
IMPERVIOUS LAYER: NONE
WATER ENCOUNTERED: NONE

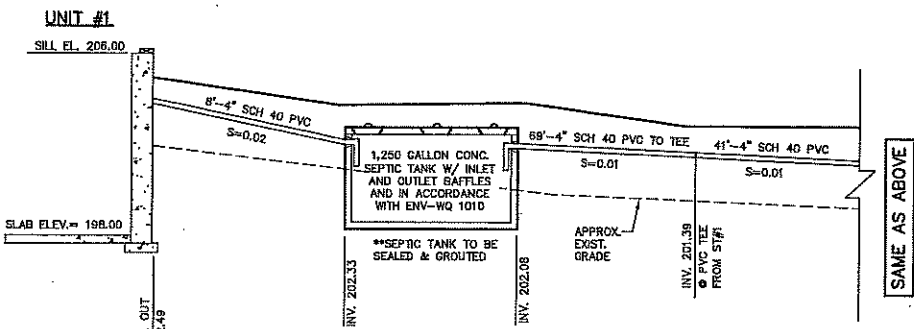
2"	O	FOREST MAT
0"	A	10YR 3/4, WEAK GRANULAR, FRIABLE LOAMY, MANY ROOTS
8"	B-1	10YR 5/6, WEAK GRANULAR, FRIABLE, FINE SANDY LOAM, FEW ROOTS
15"	B-2	10YR 5/6, WEAK GRANULAR, FRIABLE, FINE SANDY LOAM, FEW ROOTS
20"	B-2	10YR 5/6, WEAK GRANULAR, FRIABLE, FINE SANDY LOAM, FEW ROOTS
E.S.H.W.T. @ 20"	C	10YR 7/3, WEAK GRANULAR, FRIABLE, LOAMY SAND, COMMON DISTINCT FE CONC. (MOTTLES) THROUGHOUT

56" BOTTOM OF HOLE, NO LEDGE

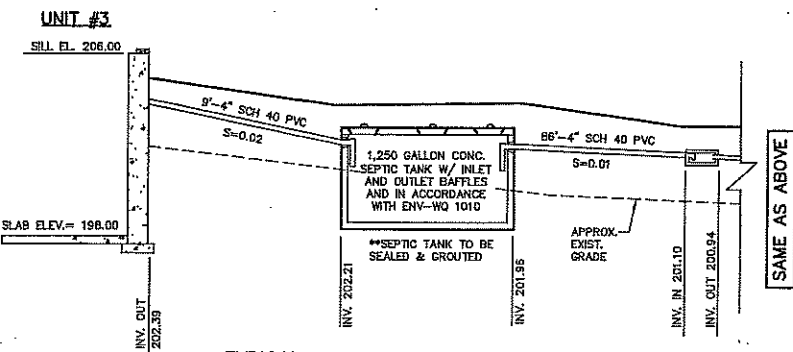
TP #3
LOGGED BY JAN
PERC TEST @
DATE: 9/16/2016
PERC RATE: 12 MIN./INCH
IMPERVIOUS LAYER: NONE
WATER ENCOUNTERED: NONE

2"	O	FOREST MAT
0"	A	10YR 3/4, WEAK GRANULAR, FRIABLE LOAMY, MANY ROOTS
8"	B	10YR 5/4, WEAK GRANULAR, FRIABLE, FINE SANDY LOAM, FEW ROOTS
24"	C	10YR 7/3, WEAK GRANULAR, FRIABLE, LOAMY SAND, COMMON DISTINCT FE CONC. (MOTTLES) THROUGHOUT

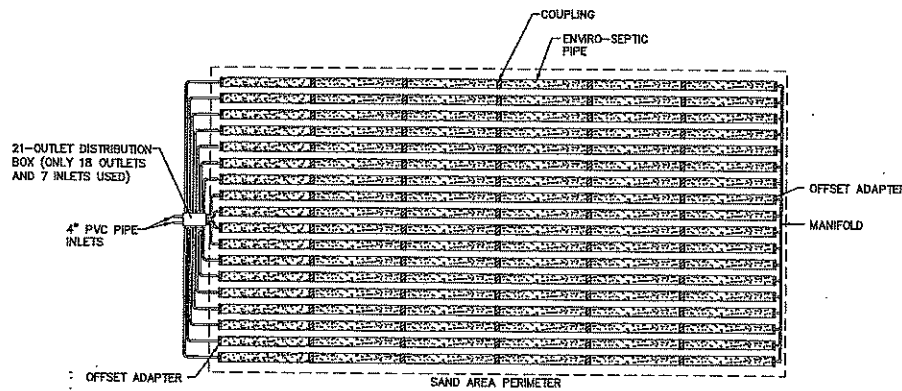
60" BOTTOM OF HOLE, NO LEDGE



TYPICAL SECTION OF PROPOSED SANITARY SYSTEM
-NOT TO SCALE-

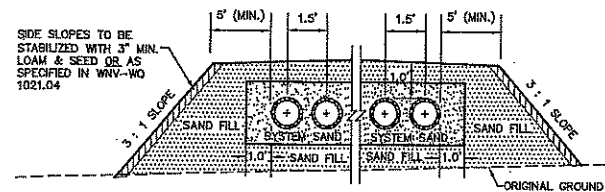


TYPICAL SECTION OF PROPOSED SANITARY SYSTEM
-NOT TO SCALE-



NOTE: EFFLUENT DISPOSAL AREA SHOWN IS AN "IN GROUND BED SYSTEM" AS DEPICTED IN THE NEW HAMPSHIRE ENVIRO-SEPTIC DESIGN AND INSTALLATION MANUAL (2013 EDITION).

EDA PLAN DETAIL
SCALE: 1" = 10'



FILL SPECIFICATION
SYSTEM SAND TO BE 6" MINIMUM OF MEDIUM TO COARSE GRAVELLY SAND WITH AN EFFECTIVE PARTICLE SIZE OF 0.25 MM TO 2.00 MM, WITH NO GREATER THAN 2% PASSING A #200 SIEVE AND NO PARTICLES LARGER THAN 3/4" AROUND THE CIRCUMFERENCE OF THE ENVIRO-SEPTIC PIPE (SEE THE LATEST EDITION OF THE ENVIRO-SEPTIC AND SIMPLE SEPTIC LEACHING SYSTEM DESIGN AND INSTALLATION MANUAL* FOR DETAILED SAND AND FILL REQUIREMENTS. ALL OTHER FILL USED IN RAISED SYSTEMS SHALL BE CLEAN BANK RUN SAND, FREE FROM TOPSOIL, HUMUS, DREDGING, DEBRIS, OR STONES LARGER THAN 6 IN ANY DIMENSION IN ACCORDANCE WITH ENV-WQ 1021.03

TYPICAL "ENVIRO-SEPTIC" CROSS SECTION
-NOT TO SCALE-

NOTE:
THIS SEPTIC SYSTEM DESIGN PLAN SPECIFIES THE USE OF AN ENVIRO-SEPTIC LEACHING SYSTEM WHICH CAN NOT BE SUBSTITUTED WITH ANY OTHER SIMILAR MATERIAL.

OPERATING REQUIREMENTS

THE SEPTIC TANK SHALL BE INSPECTED FOR ACCUMULATION OF SLUDGE AND SURFACE SCUM AT LEAST ONCE EVERY YEAR. WHEN THE COMBINED THICKNESS OF THE SLUDGE AND SURFACE SCUM EQUALS 1/3 OR MORE OF TANK DEPTH, THE TANK SHALL BE PUMPED BY A LICENSED SEPTIC HAULER.

TO PREVENT OBSTRUCTION OF THE DISTRIBUTION LINES AND LEACH FIELD, GREASE AND BULKY WASTES SHALL NOT BE FLUSHED OR INTRODUCED INTO THE SEPTIC SYSTEM.

TOXIC OR HAZARDOUS MATERIALS SHALL NOT BE INTRODUCED INTO THE SEPTIC SYSTEM.

TO PREVENT DAMAGE TO THE DISTRIBUTION LINES AND LEACH FIELD, VEHICLES, LIVESTOCK AND ANY OTHER HEAVY OBJECTS SHALL NOT BE ALLOWED ON THE LEACH FIELD UNLESS IT IS DESIGNED TO MEET H-20 LOADING.

IF WET AREAS APPEAR ON THE GROUND SURFACE OR IF ODORS OCCUR, THE SYSTEM SHALL BE INSPECTED FOR THE SOURCE OF THE PROBLEM, AND ACTION SHALL BE TAKEN TO CORRECT THE PROBLEM(S).

DESIGN INTENT:

BOTTOM OF EFFLUENT DISPOSAL AREA TO BE SET NO LOWER THAN 6" ABOVE THE HIGHEST EXISTING GRADE (EL. 199.74 AS DEPICTED ON THE PLAN) IN ORDER TO EXCEED A 30-INCH SEPARATION FROM THE E.S.H.W.T. AND IMPERMEABLE SUBSTRATUM WHEN USING "ENVIRO-SEPTIC" COMPONENTS.

DESIGN CRITERIA

PROPOSED USE: (3) CONDOMINIUM DWELLINGS WITH 4 BEDROOMS EACH;
12 BEDROOMS TOTAL Q=1,800 GPD
PERCOLATION RATE: 12 MIN./INCH @ TP#3

REQUIRED LEACHING AREA USING ENVIRO-SEPTIC PIPE
JUST COMMERCIAL SIZING FOR CONDOMINIUM
60 L.F. OF ENVIRO-SEPTIC PIPE PER 100 GPD
1,800 GPD @ 60 L.F./100 GPD = 1,080 L.F. REQUIRED
(PER ENVIRO-SEPTIC DESIGN MANUAL)

LEACHING AREA PROVIDED:

1,080 L.F.
18 ROWS @ 60 L.F. EACH

SEPTIC TANK CAPACITY REQUIRED:

1,250 GALLONS x 3 RESIDENTIAL UNITS (PER ENV-WQ 1010)
REQUIRED CAPACITY = 3,750 GALLONS

SEPTIC TANK CAPACITY PROVIDED:

3-1,250 GALLON PRECAST CONCRETE SEPTIC TANKS
TOTAL PROVIDED CAPACITY = 3,750 GALLONS

THIS SYSTEM HAS **NOT BEEN** DESIGNED FOR USE WITH A GARBAGE DISPOSAL.

LOT LOADING CALCULATIONS

TOTAL Q = 3 CONDOMINIUM UNITS AT 4-BEDROOMS EACH=1800 GPD
TOTAL LOT AREA = 268,647 S.F. OR 6.17 ACRES

USDA-SCS SOIL TYPES

CNC-CANTON STONY FINE SANDY LOAM; 8 TO 15% SLOPES
C9B-CHATFIELD-HOLLIS CANTON COMPLEX; 3 TO 8% SLOPES
C9C-CHATFIELD-HOLLIS CANTON COMPLEX; 8 TO 15% SLOPES
C9D-CHATFIELD-HOLLIS COMPLEX; 8 TO 15% SLOPES
S8B-SCITUATE FINE SANDY LOAM; 3 TO 8% SLOPES

SUBJECT PARCEL CONSISTS OF SEVERAL SOIL TYPES AND SLOPES, FOR PURPOSES OF SEWAGE LOADING, THE MOST RESTRICTIVE FACTOR IS USED; USE GROUP 3 SOILS FACTOR WITH C SLOPE (1.76)

REQUIRED LOT AREA:

1,800/2000 GPD/ACRE x (1.76) = 1.58 ACRES

LOT AREA DEDUCTIONS:

AREA WITHIN PROTECTIVE WELL RADIUS=28,163 S.F.
AREA OF WETLANDS (VERY POORLY DRAINED SOILS)=0 S.F.
AREA OF EXPOSED LEDGE OUTCROPS=0 S.F.
AREA OF 35% SLOPES OR GREATER = 2,800 S.F.
TOTAL AREA TO DEDUCT=30,963 S.F. OR 0.711 ACRES.

LOT AREA PROVIDED FOR SEWAGE LOADING:

5.025 ACRES - 0.711 ACRES = 4.314 ACRES

CONCLUSION:

4.314 ACRES > 1.58 ACRES, THEREFOR, LOT AREA IS OK

SEPTIC SYSTEM DETAILS

DUMONT POINT

MAP 199 LOT 4-1
PELHAM ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
DONALD R. DUMONT
DUMONT MANAGEMENT TRUST
195R CENTRAL STREET
HUDSON, NH 03051

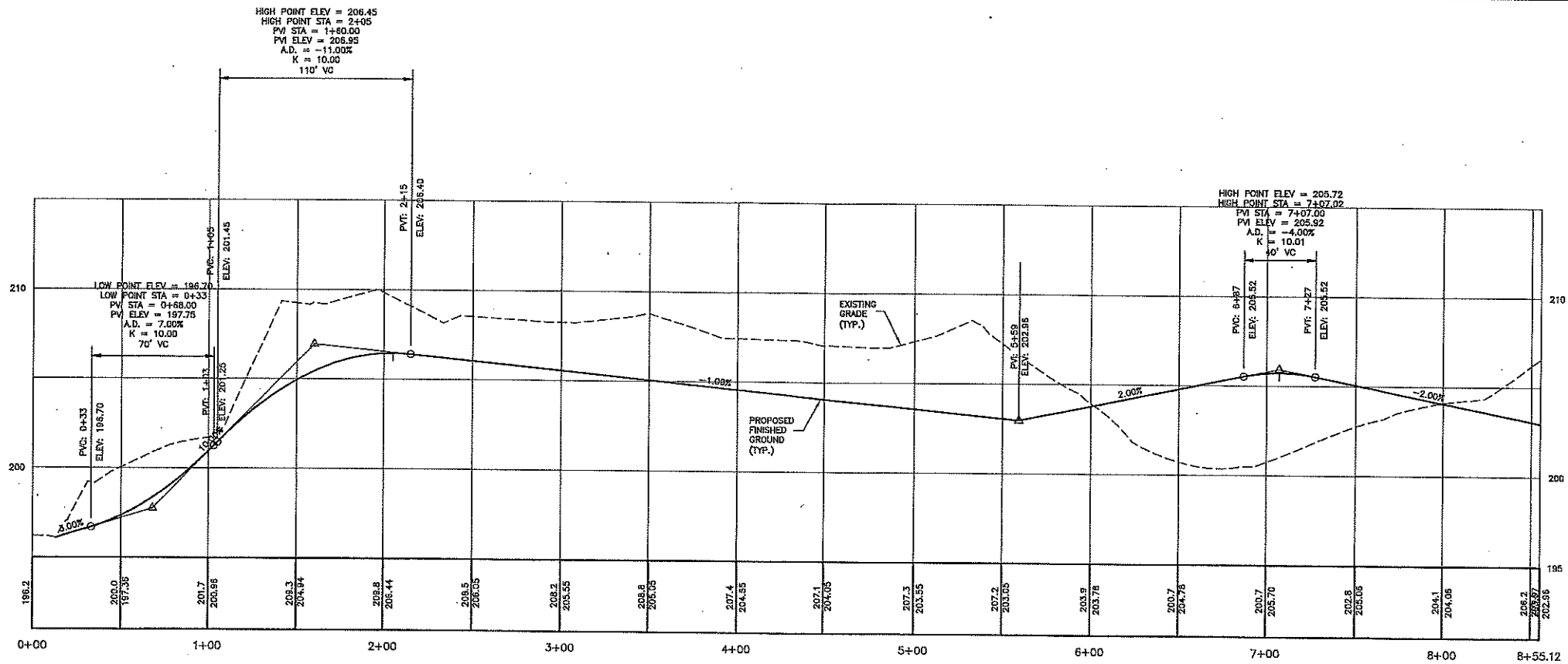
APPLICANT:
DONALD R. DUMONT
DUMONT MANAGEMENT TRUST
195R CENTRAL STREET
HUDSON, NH 03051

KM KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commercial Park North, Suite 205, Bedford, NH 03110 Phone (603) 627-2081

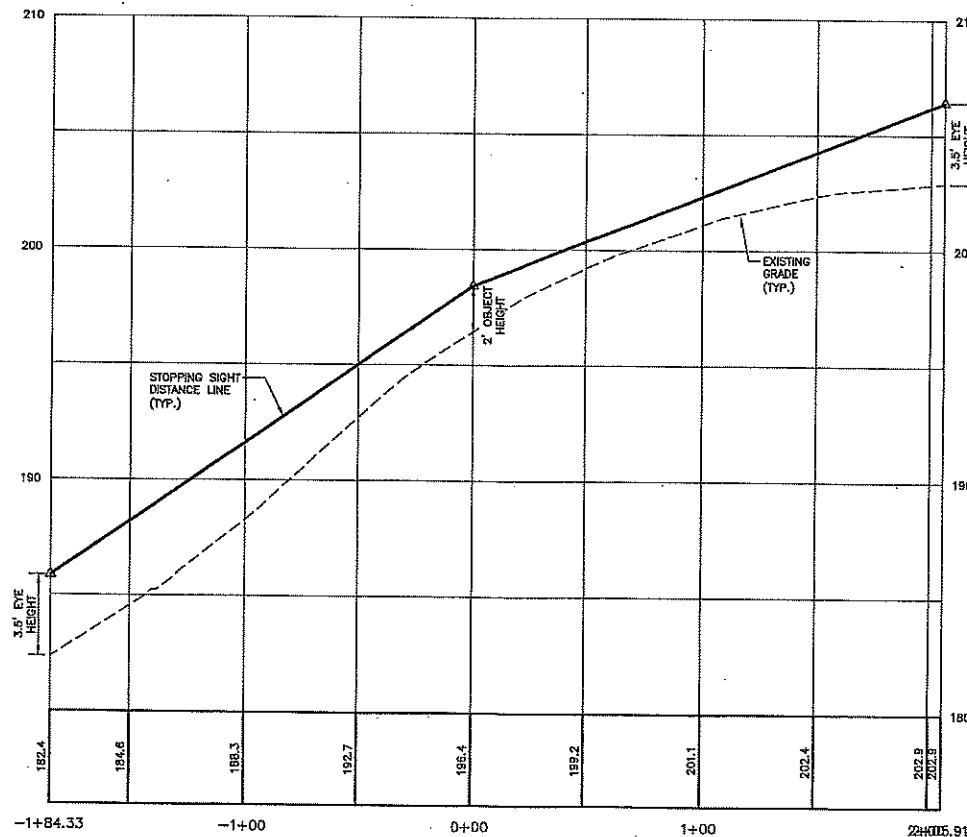
REVISIONS

No.	DATE	DESCRIPTION	BY
1	11/18/16	REVISED PER TOWN COMMENTS	KMB

DATE: OCTOBER 13, 2016 SCALE: AS SHOWN
PROJECT NO: 16-0801-1 SHEET 9 OF 15



DRIVEWAY PROFILE
 SCALE: 1" = 40'(HORIZ.)
 1" = 4'(VERT.)



DRIVEWAY STOPPING SIGHT DISTANCE PROFILE
 SCALE: 1" = 40'(HORIZ.)
 1" = 4'(VERT.)

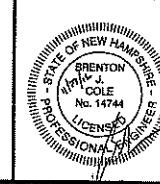
SITE DISTANCE NOTES:
 1. SEE SHEET 11 FOR STOPPING SIGHT DISTANCE PLAN.

**DRIVEWAY PROFILE
 DUMONT POINT**
 MAP 199 LOT 4-1
 PELHAM ROAD
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER OF RECORD:
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 DUMONT MANAGEMENT TRUST
 195R CENTRAL STREET
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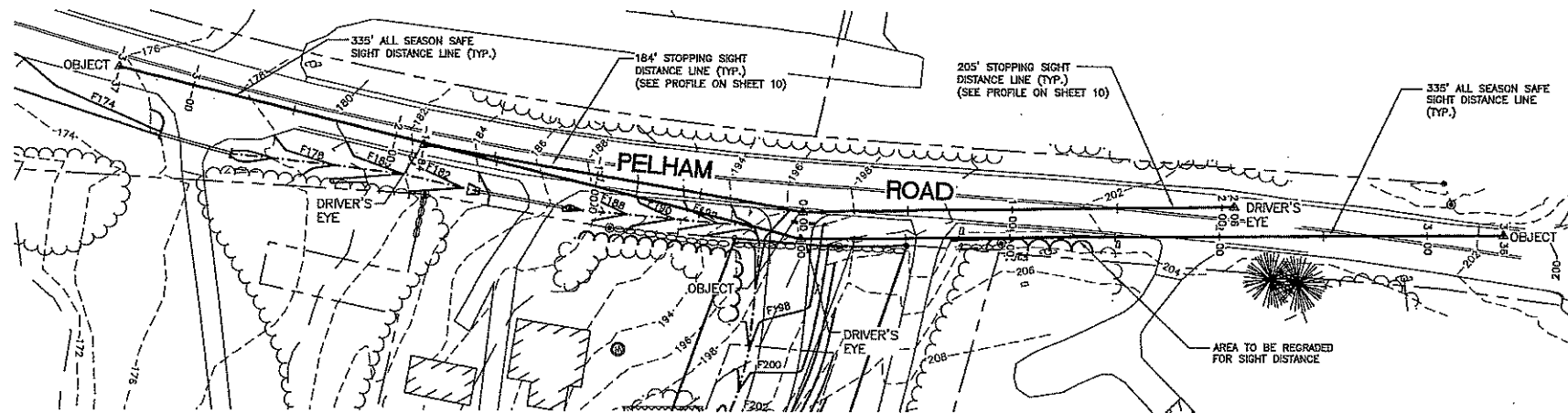
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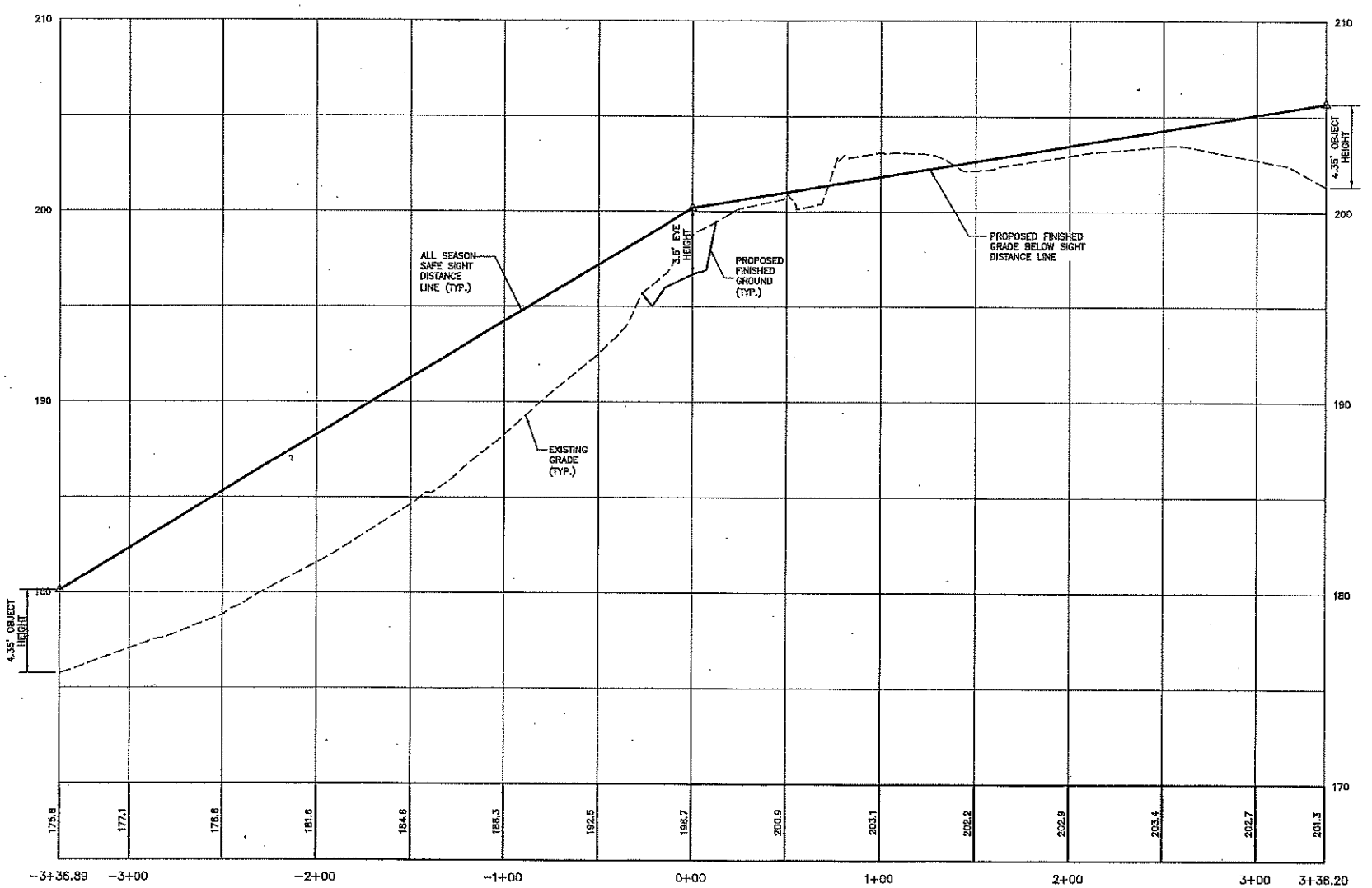
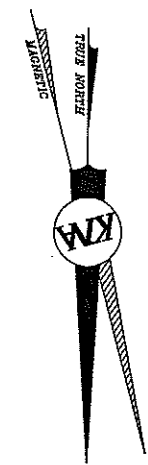
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

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

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



PELHAM ROAD SIGHT DISTANCE PLAN
SCALE: 1" = 40'(HORIZ.)



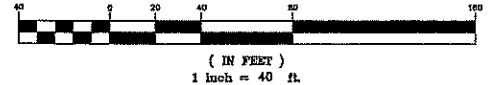
PELHAM ROAD ALL SEASON SIGHT DISTANCE PROFILE
SCALE: 1" = 40'(HORIZ.)
1" = 4'(VERT.)

LEGEND

- CB-F GRANITE BOUND FOUND
- IPIN-F IRON PIN FOUND
- ⊙ DH-F DRILL HOLE FOUND
- UTILITY POLE
- SIGN
- GAS VALVE
- WELL
- CATCH BASIN
- PROPOSED END SECTION
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- TREELINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONEWALL
- BUILDING SETBACK
- EASEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BITUMINOUS CURB
- PROPOSED SWALE
- PROPOSED 2' CONTOUR



GRAPHIC SCALE



SIGHT DISTANCE PLAN & PROFILE
DUMONT POINT
MAP 199 LOT 4-1
PELHAM ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD: DONALD R. DUMONT DUMONT MANAGEMENT TRUST 195R CENTRAL STREET HUDSON, NH 03051	APPLICANT: DONALD R. DUMONT DUMONT MANAGEMENT TRUST 195R CENTRAL STREET HUDSON, NH 03051
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DATE: OCTOBER 13, 2016 SCALE: AS SHOWN
PROJECT NO: 16-0801-1 SHEET 11 OF 15

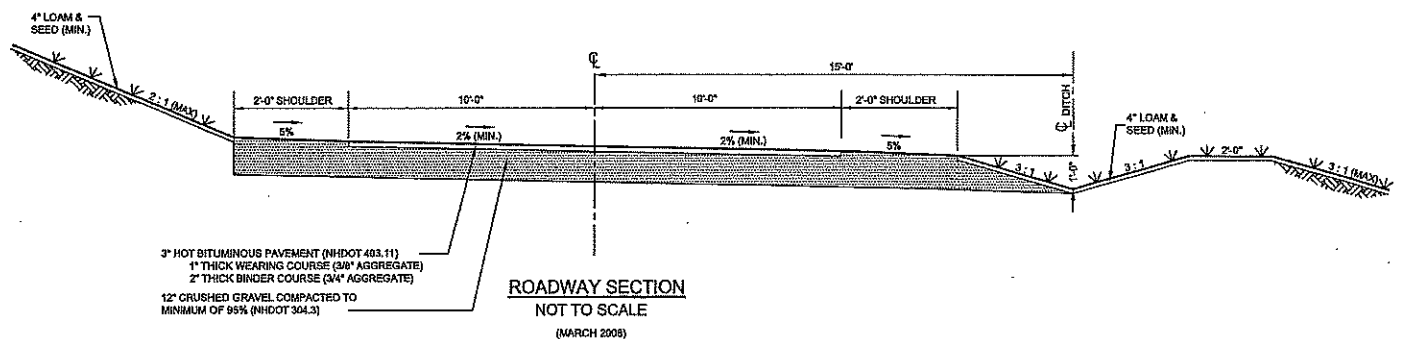
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APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____

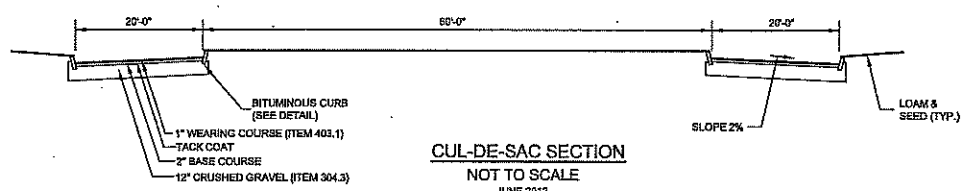
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SIGNATURE _____ SIGNATURE DATE _____

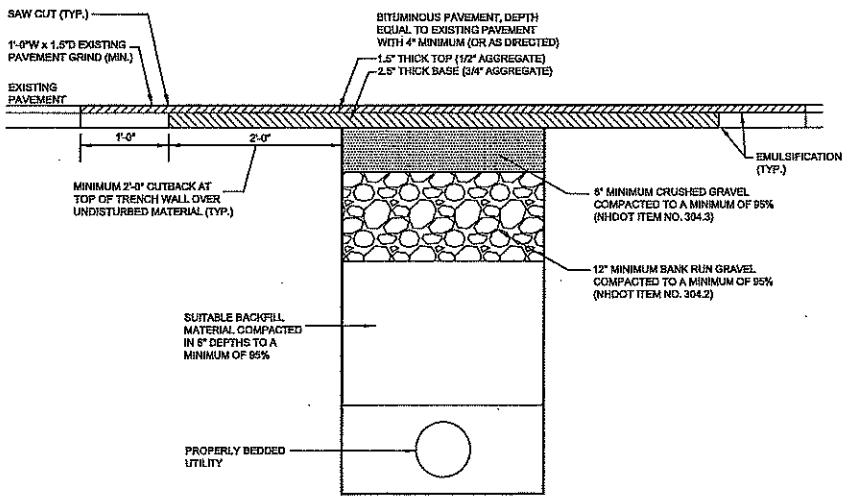
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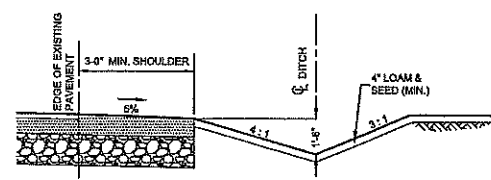
ROADWAY SECTION
NOT TO SCALE
(MARCH 2008)



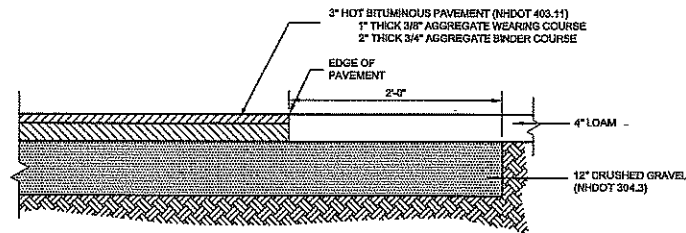
CUL-DE-SAC SECTION
NOT TO SCALE
(JUNE 2012)



PERMANENT PAVEMENT REPAIR
NOT TO SCALE
(MARCH 2008)



PELHAM ROAD DITCH SECTION
NOT TO SCALE



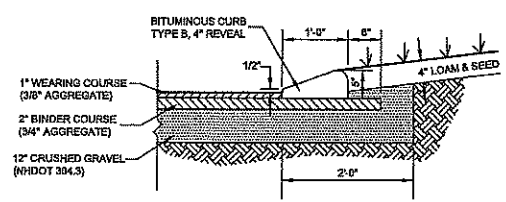
DRIVEWAY SECTION
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(MARCH 2008)



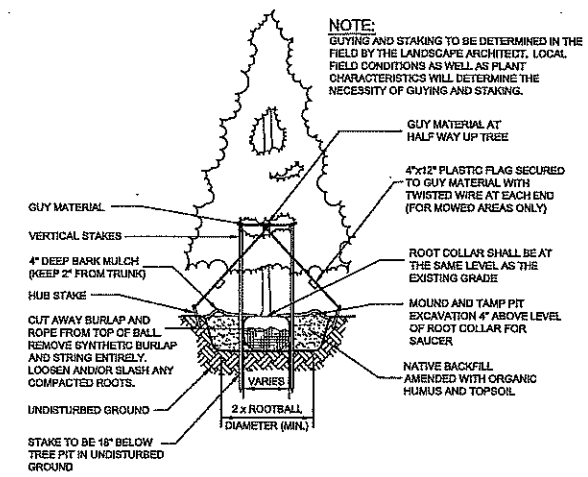
DEREK DRIVE
NOT TO SCALE
(MARCH 2008)

NOTES:
1. STREET NAME SIGNS SHALL BE METAL, IN CONFORMITY WITH NEW SIGNS PURCHASED BY THE TOWN. TWO-FACED AND REFLECTORIZED, SIX INCHES HIGH WITH THREE-AND-ONE-HALF-INCH LETTERS EMBOSSED AND REFLECTORIZED WITH GREEN BACKGROUND AND WHITE LETTERS, OF ALUMINUM METAL.

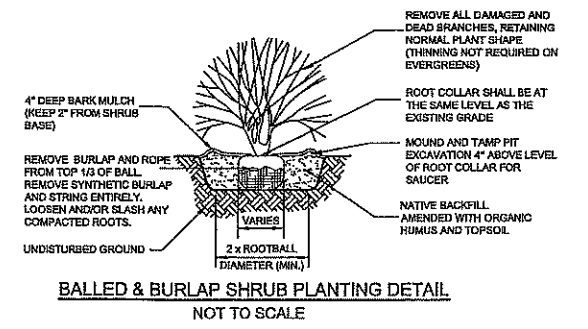
TYPICAL SIGN PLATE DETAILS
NOT TO SCALE



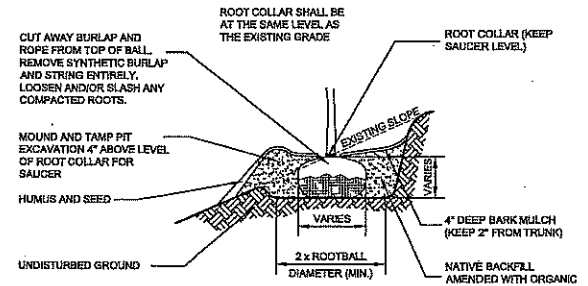
BITUMINOUS CURB TYPE B DETAIL
NOT TO SCALE
(MARCH 2008)



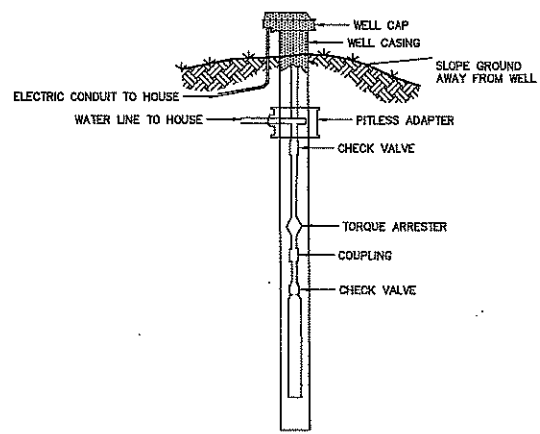
EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE
(JANUARY 2012)



BALLED & BURLAP SHRUB PLANTING DETAIL
NOT TO SCALE

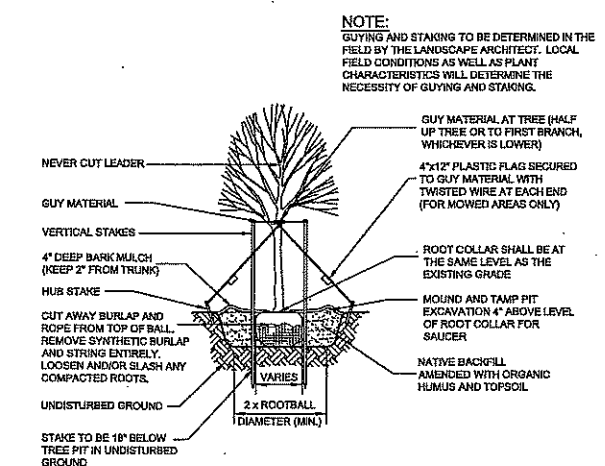


TYPICAL PLANTING PIT ON SLOPE 4:1 OR GREATER
NOT TO SCALE
(JANUARY 2012)



TYPICAL WELL SCHEMATIC DETAIL
NOT TO SCALE

NOTES:
1. THE PURPOSE OF THIS DETAIL IS TO ILLUSTRATE A TYPICAL WELL SECTION AND THE CONSTRUCTION ASSOCIATED WITH THE SAME.
2. THIS INFORMATION IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION. ACTUAL WELL DETAIL/CONSTRUCTION SHALL BE DETERMINED BY THE WELL INSTALLER AND MAY VARY FROM WHAT IS DEPICTED HEREIN.



DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE
(JANUARY 2012)

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

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

SIGNATURE _____ SIGNATURE DATE _____

SIGNATURE _____ SIGNATURE DATE _____

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

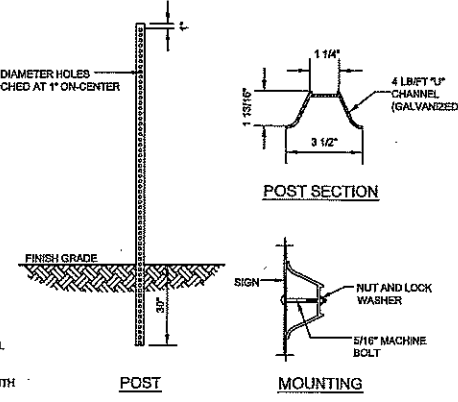


STOP SIGN DETAIL
NOT TO SCALE
(MARCH 2008)

TRAFFIC SIGN NOTES:
1. ALL TRAFFIC SIGN FACES AND SHAPES SHALL CONFORM WITH THE MUTCD.
2. ALL SIGN POST MOUNTS SHALL CONFORM WITH THE AASHTO AND NHDOT SPECIFICATIONS.



STOP BAR
NOT TO SCALE
(MARCH 2008)



POST SECTION
NOT TO SCALE

MOUNTING
NOT TO SCALE
(MARCH 2008)

NOTE:
POST SHALL CONFORM TO NHDOT 615.25.3

STEEL SIGN POST DETAIL
NOT TO SCALE
(MARCH 2008)

CONSTRUCTION DETAILS
DUMONT POINT
MAP 199 LOT 4-1
PELHAM ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

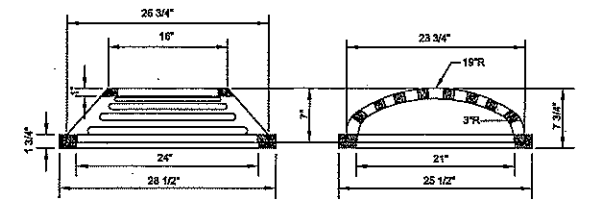
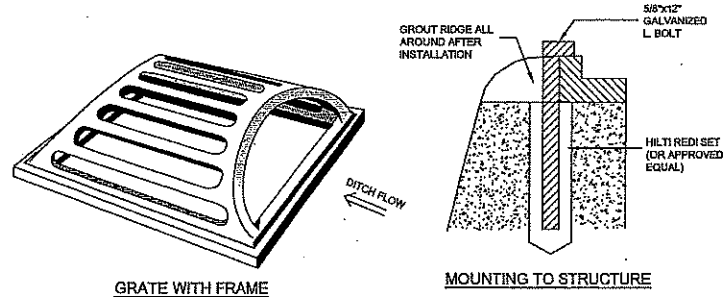
OWNER OF RECORD:
DONALD R. DUMONT
DUMONT MANAGEMENT TRUST
195R CENTRAL STREET
HUDSON, NH 03051

APPLICANT:
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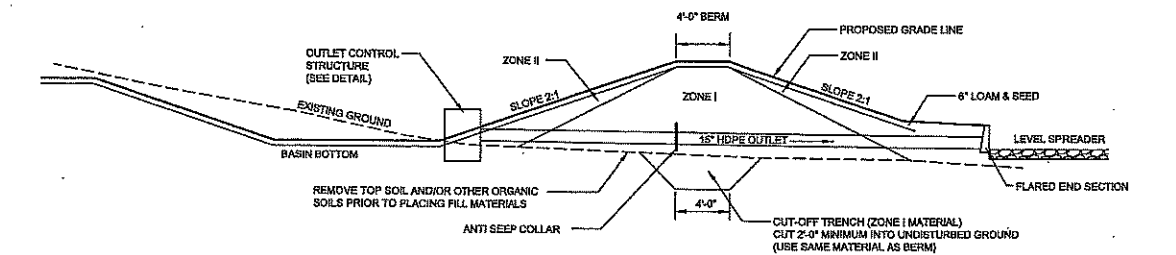
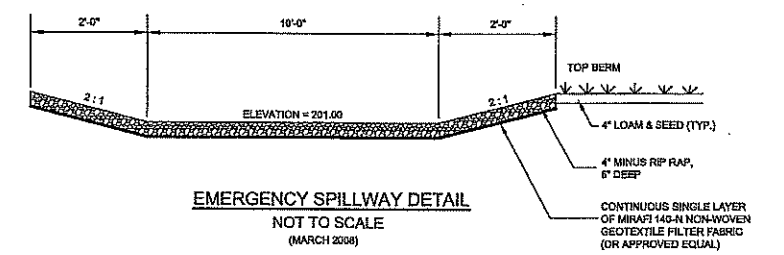
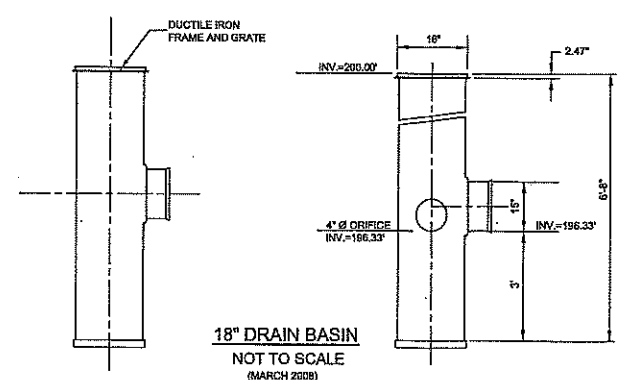
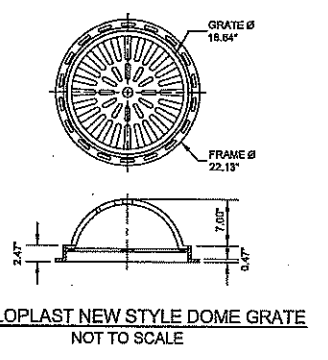
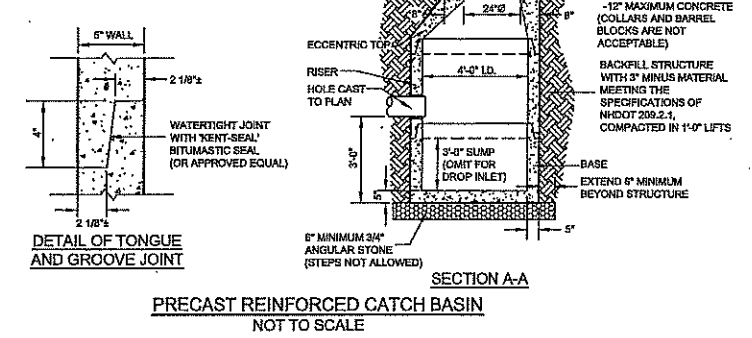
KMA KRACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
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REVISIONS			
No.	DATE	DESCRIPTION	BY
1	11/18/16	REVISED PER TOWN COMMENTS	KMB

DATE: OCTOBER 13, 2016 SCALE: AS SHOWN
PROJECT NO: 16-0801-1 SHEET 12 OF 15



- NOTES:**
- ALL SECTIONS SHALL BE CONCRETE CLASS AA(4000 PSI). CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQUARE INCH PER LINEAR FOOT IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
 - THE TONGUE OR GROVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQUARE INCH PER LINEAR FOOT.
 - RISE OF 1", 2", 3" & 4" CAN BE USED TO REACH DESIRED DEPTH.
 - EXCAVATION PER FOOT OF DEPTH = 1.358 C.Y.



- STORMWATER PONDS CONSTRUCTION SEQUENCE**
- CONTRACTOR TO NOTIFY DIG-SAFE 72 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - CUT AND CLEAR TREES AND BRUSH FROM CONSTRUCTION AREAS TO THE EXTENT NECESSARY. ALL BRANCHES, TOPS AND BRUSH TO BE PROPERLY DISPOSED OF BY CONTRACTOR.
 - PRIOR TO GRUBBING OF CLEARED AREAS, ALL SILTATION BARRIERS DESIGNED FOR USE AS TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED AS CALLED FOR ON PROJECT PLANS.
 - COMPLETE GRUBBING OPERATIONS. ALL STUMPS AND SIMILAR DEBRIS SHALL BE PROPERLY DISPOSED OF BY CONTRACTOR. ORGANIC MATERIAL SUITABLE FOR USE AS TOPSOIL SHALL BE STOCKPILED IN UPLAND AREAS. ALL STOCKPILES SHALL BE SEEDED WITH WINTER RYE AND, IF NECESSARY, SURROUNDED WITH HAY BALES IN ORDER TO PREVENT LOSS DUE TO EROSION.
 - CONSTRUCT TEMPORARY CULVERTS AS NECESSARY TO FACILITATE CONSTRUCTION ACTIVITIES. ALL SUCH CROSSINGS SHALL BE PROTECTED WITH HAY BALE BARRIERS TO LIMIT EROSION.
 - CONSTRUCT CUT-OFF TRENCH (PART OF ZONE I).
 - CONSTRUCT OUTLET AND OVERFLOW STRUCTURE, CULVERT, ANTI SEEP COLLARS, HEADWALL, AND RIP RAP OUTLET PROTECTION AS SHOWN ON PLANS.
 - CONSTRUCT ZONE I PORTION OF EARTH EMBANKMENT.
 - CONSTRUCT ZONE II PORTION OF EARTH EMBANKMENT.
 - APPLY TOPSOIL TO SLOPES AND OTHER AREAS DISTURBED BY CONSTRUCTION. TOPSOIL USED MAY BE NATIVE ORGANIC MATERIAL SCREENED SO AS TO BE FREE OF ROOTS, BRANCHES, STONES, AND OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL BE APPLIED SO AS TO PROVIDE A MINIMUM OF A 4-INCH COMPACTED THICKNESS. UPON COMPLETION OF TOPSOILING, FINISHED SECTIONS ARE TO BE LIMED, SEEDED AND MULCHED. CONSTRUCTION PERSONNEL SHALL INSPECT COMPLETED SECTIONS OF WORK ON A REGULAR BASIS AND REMEDY ANY PROBLEM AREAS UNTIL A HEALTHY STAND OF GRASS HAS BECOME ESTABLISHED.
 - MAINTAIN, REPAIR, AND REPLACE AS NECESSARY TEMPORARY EROSION CONTROL MEASURES UNTIL SUCH TIME AS THE ENTIRE CONSTRUCTION AREA HAS BEEN STABILIZED (A MINIMUM OF ONE WINTER SHALL HAVE PASSED).
 - AFTER STABILIZATION, REMOVE AND SUITABLY DISPOSE OF TEMPORARY EROSION CONTROL MEASURES.
 - MONITOR CONSTRUCTION ACTIVITIES TO INSURE CONSTRUCTION ACTIVITIES ARE BEING PERFORMED IN SUCH A WAY AS NOT TO ENDANGER THE INTEGRITY OF EARTH EMBANKMENTS, STORMWATER CONTROL STRUCTURE, CULVERT AND RIP RAP OUTLET PROTECTION.

MATERIAL TYPE/SPECIFICATIONS

ZONE I
WELL GRADED MIXTURE OF GRAVEL, SAND, SILT OR CLAY WITH MAX. 6-INCH SIZE STONE AND GRADEATION AS INDICATED BELOW.
PLACE IN MAX. 12-INCH THICK LIFTS TO 95% OF MAX. DRY DENSITY IN ACCORDANCE WITH ASTM D1557.
SCARIFY SURFACE PRIOR TO PLACING SUBSEQUENT LIFT. IN ADDITION, REMOVE ORGANIC SOILS.

SIEVE SIZE	PERCENT BY WEIGHT PASSING
6-INCH	100
NO. 4	80 TO 100
NO. 40	30 TO 70
NO. 200	20 TO 40

ZONE II
DRAINAGE LAYER: PLACE IN MAX. 12-INCH THICK LIFTS TO 95% OF MAX. DRY DENSITY IN ACCORDANCE WITH ASTM D1557.

SIEVE SIZE	PERCENT BY WEIGHT PASSING
1-INCH	100
NO. 4	70-100
NO. 200	0-12 (IN SAND PORTION ONLY)

CONSTRUCTION DETAILS
DUMONT POINT
MAP 199 LOT 4-1
PELHAM ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD: DONALD R. DUMONT DUMONT MANAGEMENT TRUST 195R CENTRAL STREET HUDSON, NH 03051	APPLICANT: DONALD R. DUMONT DUMONT MANAGEMENT TRUST 195R CENTRAL STREET HUDSON, NH 03051
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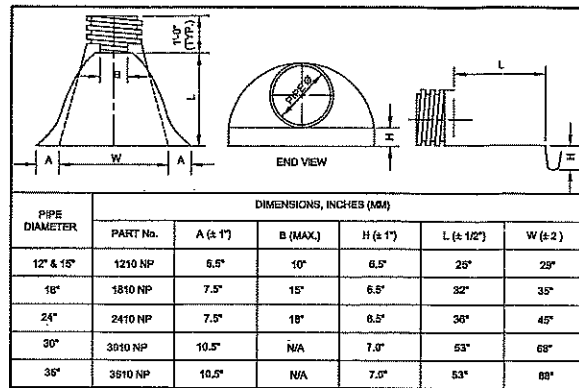
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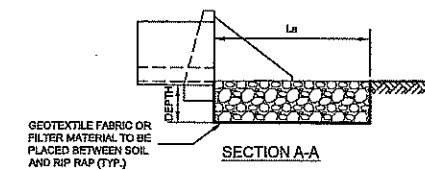
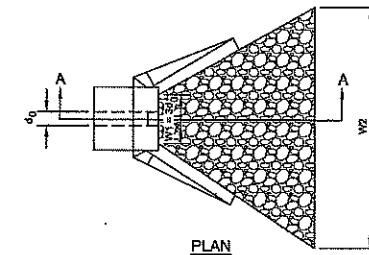
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PIPE DIAMETER	DIMENSIONS, INCHES (MIN)					
	PART No.	A (± 1')	B (MAX.)	H (± 1')	L (± 1/2')	W (± 2')
12" & 15"	1210 NP	6.5"	10"	6.5"	29"	29"
18"	1810 NP	7.5"	15"	6.5"	32"	35"
24"	2410 NP	7.5"	18"	6.5"	36"	45"
30"	3010 NP	10.5"	N/A	7.0"	53"	68"
36"	3610 NP	10.5"	N/A	7.0"	53"	88"

ADS END SECTION DETAIL
NOT TO SCALE
(MARCH 2008)



PIPE OUTLET TO FLAT AREA WITH NO DEFINED CHANNEL
NOT TO SCALE
(MARCH 2008)

LOCATION	L1	W1	W2	d50	DEPTH
FES #1	15'	4'	10'	4"	10"
FES #14	15'	3'	10'	4"	10"
HW #16	15'	4'	17'	8"	15"

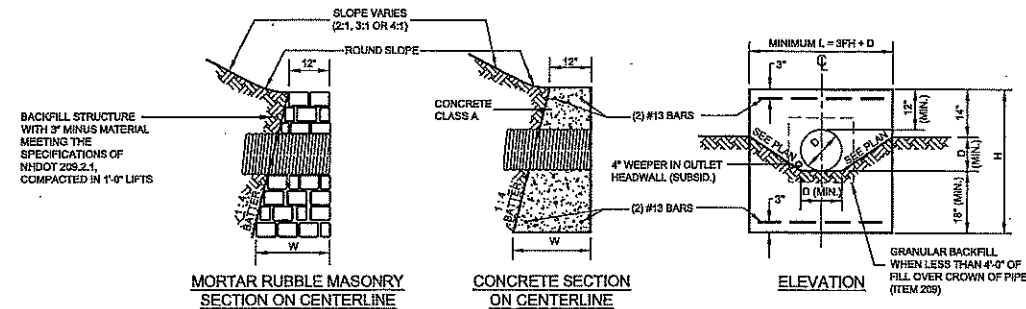
PERCENT OF WEIGHT SMALLER THAN THE GIVEN SIZE	SIZE OF STONE
100%	1.5 TO 2.0 d50
85%	1.3 TO 1.8 d50
50%	1.0 TO 1.5 d50
15%	0.3 TO 0.5 d50

CONSTRUCTION SPECIFICATIONS:

1. THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE ROCK OR GRAVEL USED FOR FILTER OR RIP RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK/RIP RAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
4. STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.

MAINTENANCE:

THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR RAIN EVENT. IF THE RIP RAP HAS BEEN DISPLACED, UNDERMINED, OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.



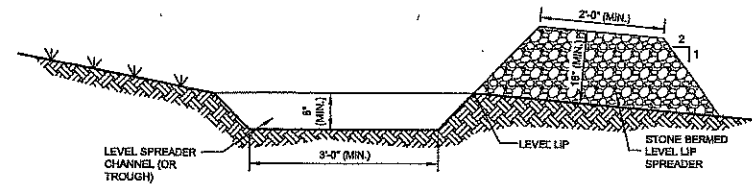
NOTE:
DIMENSIONS SHOWN ARE TO PAYMENT LINES. MORTAR RUBBLE MASONRY TO BE STEPPED OUTSIDE PAYMENT LINES ON SLOPING FACES.

DIAMETER D (INCH)	MASONRY PER FOOT OF WALL (CU. YD.)	MASONRY PER STANDARD HEADER (CU. YD.)	STEEL PER STANDARD HEADER (LB)	LENGTH OF BARS	HEADER LENGTH L	HEADER HEIGHT H	FILL HEIGHT FH	WIDTH AT BOTTOM OF HEADER W
15"	0.240	1.32	16	5'-5"	5'-0"	4'-3"	1'-7"	2'-0.34"
18"	0.260	1.65	16	5'-5"	7'-0"	4'-3"	1'-10"	2'-1.16"
24"	0.301	2.41	24	6'-5"	8'-0"	5'-0"	2'-4"	2'-3"
(2) 24"	0.376	3.01	32	11'-8"	12'-0"	5'-0"	2'-4"	2'-3"

NOTE: STEEL QUANTITIES ARE FOR CONCRETE HEADWALLS ONLY.

CONCRETE HEADWALLS
NOT TO SCALE

SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
12 INCH	100%
8 INCH	84 - 100%
3 INCH	68 - 83%
1 INCH	42 - 55%
NO. 4	8 - 12%



NOTES:

1. CONSTRUCT THE LEVEL SPREADER LIP ON A ZERO PERCENT GRADE TO INSURE UNIFORM SPREADING OF RUN-OFF.
2. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL AND NOT ON FILL.
3. THE FLOW FROM THE LEVEL SPREADER SHALL OUTLET INTO STABILIZED AREAS. WATER SHOULD NOT RECONCENTRATE IMMEDIATELY BELOW THE SPREADER.
4. PERIODIC INSPECTION AND REQUIRED MAINTENANCE SHALL BE PERFORMED.

MAINTENANCE REQUIREMENTS:

1. INSPECT AT LEAST ONCE ANNUALLY FOR ACCUMULATION OF SEDIMENT AND DEBRIS AND FOR SIGNS OF EROSION WITHIN APPROACH CHANNEL, SPREADER CHANNEL OR DOWN-SLOPE OF THE SPREADER.
2. REMOVE DEBRIS WHENEVER OBSERVED DURING INSPECTION.
3. REMOVE SEDIMENT WHEN ACCUMULATION EXCEEDS 25% OF SPREADER CHANNEL DEPTH.
4. MOW AS REQUIRED BY LANDSCAPE DESIGN. AT A MINIMUM, MOW ANNUALLY TO CONTROL WOODY VEGETATION WITHIN THE SPREADER.
5. SNOW SHOULD NOT BE STORED WITHIN OR DOWN-SLOPE OF THE LEVEL SPREADER OR ITS APPROACH CHANNEL.
6. REPAIR ANY EROSION AND RE-GRADE OR REPLACE STONE BERM MATERIAL, AS WARRANTED BY INSPECTION.
7. RECONSTRUCT THE SPREADER IF DOWN-SLOPE CHANNELIZATION INDICATES THAT THE SPREADER IS NOT LEVEL OR THAT DISCHARGE HAS BECOME CONCENTRATED, AND CORRECTIONS CANNOT BE MADE THROUGH MINOR RE-GRADING.

STONE BERMED LEVEL LIP SPREADER DETAIL
NOT TO SCALE
(APRIL 2010)

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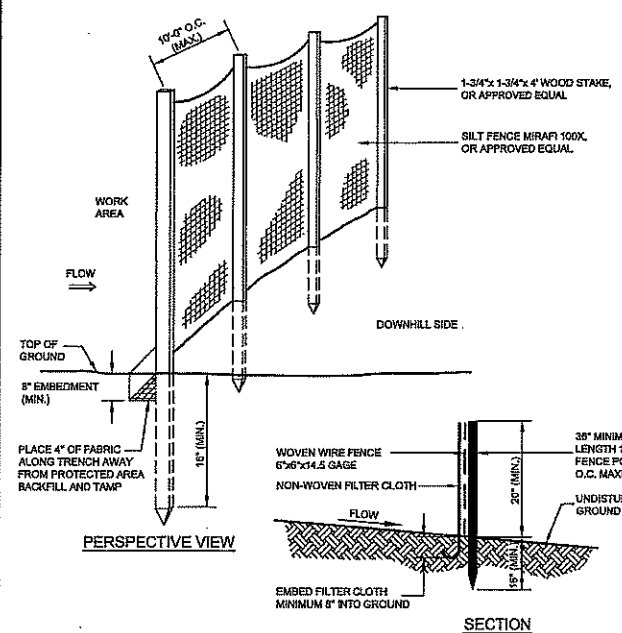
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CONSTRUCTION SPECIFICATIONS:

1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES.
2. THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.
3. WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE OR STAPLES WHERE NOTED OR AS DIRECTED BY DESIGN ENGINEER.
4. FILTER CLOTH SHALL BE FASTENED SECURELY TO THE WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP, MIDSECTION AND BOTTOM.
5. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.
6. FENCE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND DRIVEN A MINIMUM OF 18 INCHES INTO THE GROUND. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES.
7. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

MAINTENANCE:

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

MATERIALS:

1. LOAM USED FOR TOPSOIL SHALL BE FRIABLE, FERTILE, NATURAL FREE-DRAINING LOAM, FREE OF ROCKS, GRASS, STICKS, WEEDS, CLAY, SOIL LUMPS, DEBRIS AND STONES LARGER THAN 1 INCH IN ANY DIMENSION. SOIL SHALL NOT BE EXCESSIVELY ACID OR ALKALINE AND CONTAIN NO TOXIC MATERIALS.
2. LIME SHALL BE GROUND LIMESTONE CONTAINING NO LESS THAN 95% CALCIUM AND MAGNESIUM CARBONATES.
3. FERTILIZER SHALL BE 10-20-20 COMMERCIAL GRADE.
4. SEED MIXTURE FOR LAWN AREAS SHALL BE 95% PURE LIVE SEED AND CONSIST OF THE FOLLOWING:
 - 25% CREEPING RED FESCUE
 - 25% KENTUCKY BLUEGRASS
 - 25% REDTOP
 - 25% MANHATTAN PERENNIAL RYEGRASS
5. TEMPORARY SEEDING MIXTURE SHALL BE AN APPROVED CONSERVATION MIX OR CONSIST OF THE FOLLOWING:
 - 15% BLACKWELL OR SHELTER SWITCHGRASS
 - 30% NAGRA OR KAW BIG BLUESTEM
 - 30% CAMPER OR BLAZE LITTLESTEM
 - 15% NE-27 OR BLAZE SAND LOVEGRASS
 - 10% WIKING BIRDFOOT TREFLOID

INOCULUM SPECIFIC TO BIRDFOOT TREFLOID MUST BE USED WITH THIS MIXTURE. IF SEEDING BY HAND, A STICKING AGENT SHALL BE USED. IF SEEDING WITH A HYDROSEEDER, USE FOUR TIMES THE RECOMMENDED AMOUNT OF INOCULUM.
6. SEED MIXTURE FOR SLOPE AREAS SHALL BE 95% PURE LIVE SEED AND SHALL CONSIST OF THE FOLLOWING:
 - 30% CREEPING RED FESCUE
 - 40% PERENNIAL RYE GRASS
 - 15% REDTOP
 - 15% BIRDFOOT TREFLOID

"IN ADDITION TO THE MIX SPECIFIED ABOVE, CROWN VETCH SHALL BE USED ON ALL SLOPES STEEPER THAN 3:1. CROWN VETCH SHALL BE APPLIED AT A RATE OF 10 POUNDS PER ACRE AND INOCULUM SPECIFIC TO CROWN VETCH MUST BE USED.
7. SEED MIXTURE FOR STORMWATER MANAGEMENT AREAS, INCLUDING DETENTION BASINS AND VEGETATED TREATMENT SWALES SHALL CONSIST OF THE FOLLOWING:
 - 25% CREEPING RED FESCUE
 - 15% SWITCH GRASS
 - 15% FOX SEDGE
 - 15% CREEPING BENTGRASS
 - 10% FLATPEA
 - 20% WILDFLOWER VARIETY
8. HAY USED FOR MULCH SHALL CONSIST OF MOWED AND PROPERLY CURED GRASS OR LEGUME MOWINGS, FREE FROM WEEDS, TWIGS, DEBRIS OR OTHER DELETERIOUS MATERIAL AND NOT OR MOLD.

TURF ESTABLISHMENT SCHEDULE

PURPOSE:

TO ESTABLISH AND MAINTAIN PERMANENT AND TEMPORARY TURF AREAS, RESTORE GROWTH TO EXISTING TURF AREAS DISTURBED DURING CONSTRUCTION AND CONTROL SOIL EROSION.

PREPARATION AND EXECUTION:

1. RAKE THE SURFACE OF ALL AREAS TO BE LOAMED AND SEEDED TO REMOVE RUBBISH, STICKS, ROOTS AND STONES LARGER THAN 1 INCH.
2. PLACE LOAM OVER AREAS TO BE SEEDED AND SPREAD.
3. FINE GRADE SURFACE AND SUPPLEMENT WITH SUITABLE LOAM WHERE NEEDED TO CREATE A UNIFORM SURFACE ACCORDING TO THE FINISH GRADES INDICATED; TOP AND BOTTOM OF SLOPES SHALL BE ROUNDED. NO LOAM SHALL BE SPREAD IF THE SUBGRADE IS EXCESSIVELY WET OR FROZEN.
4. APPLY LIME EVENLY OVER LOAM SURFACE AND THOROUGHLY INCORPORATE LIME INTO THE LOAM BY HEAVY RAKING TO AT LEAST ONE-HALF THE DEPTH OF THE LOAM.
5. APPLY FERTILIZER AND MIX WITH THE UPPER 2 INCHES OF LOAM.
6. DETERMINE APPROPRIATE MIXTURE FOR AREA TO BE SEEDED BASED ON EXAMINATION OF PROJECT PLANS. UNIFORMLY SPREAD THE SEED BY BROADCASTING OR HYDROSEEDING. IF BROADCASTING, LIGHTLY RAKE INTO THE PREPARED SURFACE AND ROLL. IF HYDROSEEDING, USE 4 TIMES THE RECOMMENDED RATE OF INOCULANT. AFTER SEED IS SPREAD, WATER THOROUGHLY WITH A FINE SPRAY.
7. SEEDING FOR PERMANENT COVER SHALL OCCUR BETWEEN SEPTEMBER 15 AND OCTOBER 15 AND BETWEEN APRIL 15 AND JUNE 15. SEEDING SHALL NOT BE DONE DURING WINDY WEATHER, WHEN THE GROUND IS FROZEN OR EXCESSIVELY WET OR OTHERWISE UNUSABLE.
8. WITHIN 24 HOURS AFTER SEEDING OPERATION, UNIFORMLY MULCH THE AREA WITH HAY. ANCHOR MULCH ON ALL SLOPES EXCEEDING 3:1 USING MULCH NETTING INSTALLED IN ACCORDANCE WITH THE MANUFACTURER.
9. PROTECT AND PREVENT AGAINST WASHOUTS, ANY WASHOUTS WHICH OCCUR SHALL BE PROMPTLY REGRADED AND RESEEDED.
10. WHEN IT IS IMPRACTICAL TO ESTABLISH PERMANENT GROWTH ON DISTURBED EARTH BY OCTOBER 15, A TEMPORARY SEED MIXTURE SHALL BE USED. WHEN TEMPORARY SEEDING CANNOT ESTABLISH VISIBLE GROWTH, THE DISTURBED AREA SHALL BE COVERED WITH SIX INCHES OF MULCH FOR THE WINTER.

MAINTENANCE:

ALL SEEDED AREAS SHALL BE KEPT WATERED AND IN GOOD CONDITION. RESEED AS NECESSARY TO ESTABLISH HEALTHY UNIFORM GROWTH OVER THE ENTIRE SEEDED AREA. MAINTAIN SEEDED AREAS IN AN APPROVED CONDITION UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE REPAIRS FOR DAMAGE CAUSED BY EROSION.

APPLICATION RATES:

1. LOAM SHALL BE APPLIED AT A MINIMUM COMPACTED THICKNESS OF 4 INCHES.
2. LIME SHALL BE APPLIED AT A RATE OF 75 TO 100 POUNDS PER 1,000 S.F.
3. FERTILIZER SHALL BE APPLIED AT A RATE OF 30 POUNDS PER 1,000 S.F.
4. SEED MIXTURE FOR LAWN AREAS SHALL BE APPLIED AT A RATE OF AT LEAST 80 POUNDS PER ACRE OR 2 POUNDS PER 1,000 S.F.
5. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2 POUNDS PER 1,000 S.F.
6. SEED MIXTURE FOR SLOPE AREAS SHALL BE APPLIED AT A RATE OF 80 POUNDS PER ACRE OR 2 POUNDS PER 1,000 S.F.
7. SEED MIXTURE FOR STORMWATER MANAGEMENT AREAS SHALL BE APPLIED AT A RATE OF 70 POUNDS PER ACRE OR 1.6 POUNDS PER 1,000 S.F.
8. MULCH SHALL BE APPLIED AT A RATE OF 90 POUNDS PER 1,000 S.F.

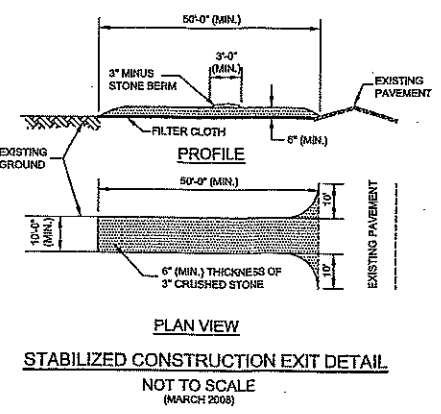
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL

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

SIGNATURE _____ SIGNATURE DATE _____

SIGNATURE _____ SIGNATURE DATE _____

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



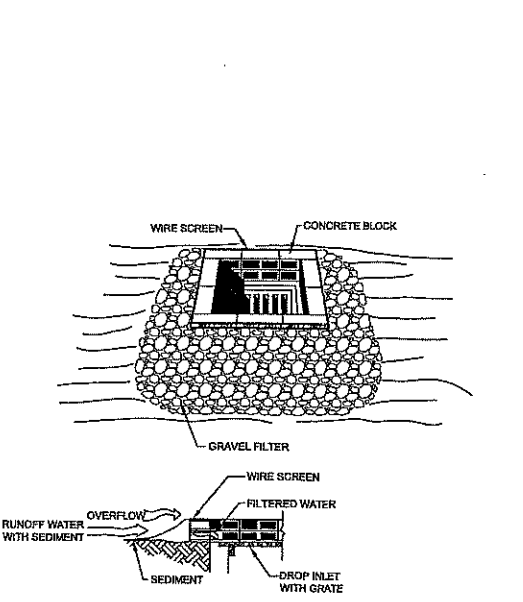
MAINTENANCE:

MUD AND SOIL PARTICLES WILL EVENTUALLY CLOG THE VOIDS IN THE CRUSHED STONE AND THE EFFECTIVENESS OF THE CRUSHED STONE PAD WILL NOT BE SATISFACTORY. WHEN THIS OCCURS, THE PAD SHOULD BE TOPDRESSED WITH NEW CRUSHED STONE OR COMPLETE REPLACEMENT OF THE PAD MAY BE NECESSARY WHEN THE PAD BECOMES COMPLETELY CLOGGED.

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

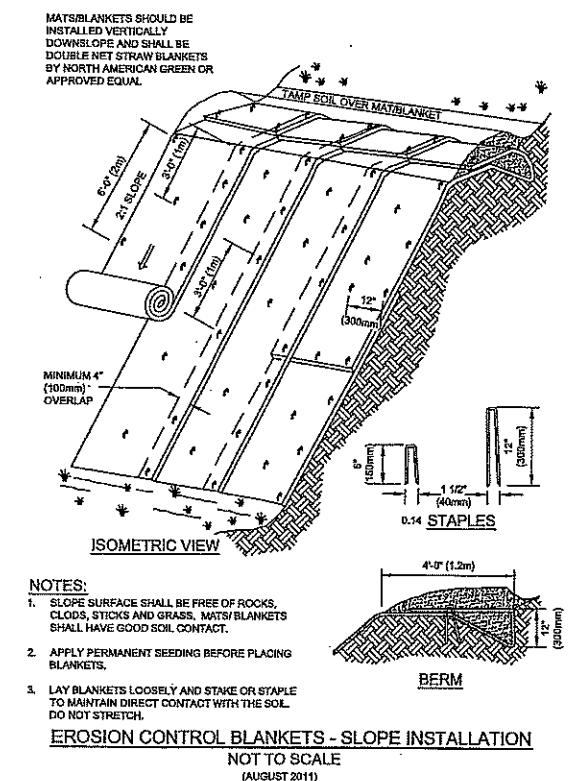
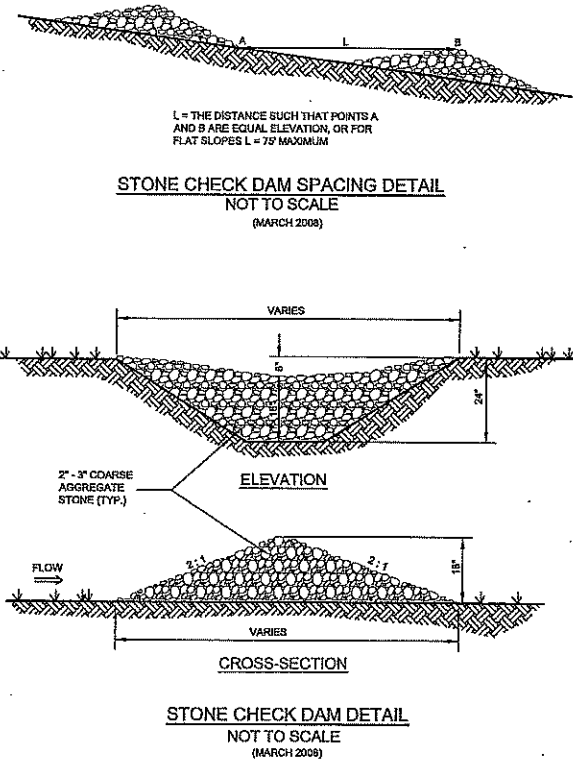
CONSTRUCTION SPECIFICATIONS:

1. STONE FOR A STABILIZED CONSTRUCTION EXIT SHALL BE 3 INCH STONE, RECLAIMED STONE OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED EXIT SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED EXIT SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE EXIT SHALL NOT BE LESS THAN THE FULL WIDTH OF THE AREA WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION EXIT SHALL BE PIPED BENEATH THE EXIT. IF PIPING IS IMPRACTICAL, A BERM WITH 3:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
8. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.



NOTES:

1. CONCRETE BLOCKS SHOULD BE PLACED LENGTHWISE ON THEIR SIDES IN A SINGLE ROW AROUND THE PERIMETER OF THE INLET. THE ENDS OF EACH BLOCK SHOULD BE BUTTING. THE HEIGHT OF THE BARRIER CAN BE VARIED DEPENDING ON THE DESIGN BY STACKING VARIOUS COMBINATIONS OF DIFFERENT SIZED BLOCKS. THE BARRIER SHOULD BE A MINIMUM OF 12 INCHES HIGH AND A MAXIMUM OF 24 INCHES HIGH.
2. HARDWARE CLOTH OR WIRE MESH SHOULD BE PLACED OVER OPENINGS OF THE CONCRETE BLOCKS AND EXTENDED AT LEAST 12 INCHES AROUND THE OPENING TO PREVENT AGGREGATE FROM BEING TRANSPORTED THROUGH THE OPENINGS IN THE BLOCK.
3. SEWER STONE OR OTHER CLEAN COARSE AGGREGATE SHOULD BE PLACED AGAINST THE BLOCK TO THE TOP OF THE BARRIER.



NOTES:

1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

CONSTRUCTION SEQUENCE

1. FIRST CUT AND CLEAR TREES AND BRUSH ONLY WITHIN DESIGNATED LIMITS OF CLEARING AS NECESSARY TO FACILITATE PROPOSED CONSTRUCTION. ALL TREES, BRANCHES AND OTHER VEGETATIVE MATERIALS SHALL BE PROPERLY STORED OR CHIPPED. THIS PROJECT IS MANAGED TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
2. PRIOR TO COMMENCEMENT OF ANY EARTHMOVING OPERATIONS, ALL APPLICABLE TEMPORARY EROSION CONTROL MEASURES, INCLUDING SPECIFIED PERIMETER SILTATION FENCING AND STABILIZED CONSTRUCTION EXIT SHALL BE IN PLACE AS SHOWN ON THE PROJECT PLANS.
3. COMPLETE GRUBBING OPERATIONS. ALL STUMPS AND SIMILAR ORGANIC DEBRIS SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR. NATIVE ORGANIC SOIL MATERIALS SUITABLE FOR USE AS TOPSOIL SHALL BE STOCKPILED WITHIN AREAS OUT OF THE WAY OF OTHER CONSTRUCTION ACTIVITIES AND DRAINAGE FLOW. STOCKPILES SHALL BE TEMPORARILY SEEDED WITH WINTER RYE AND BE SURROUNDED WITH HAY BALES AND/OR FABRIC SILTATION FENCE IN ORDER TO PREVENT LOSS DUE TO EROSION.
4. INSTALL STORMWATER PONDS, TEMPORARY DRAINAGE FEATURES, DRAINAGE SWALE SYSTEMS AND OTHER UTILITIES WORKING FROM LOW TO HIGH. INCOMPLETE WORK SHALL BE PROTECTED FROM SILTATION BY THE USE OF SILTATION BARRIERS AROUND SWALES UNTIL THE SITE HAS BECOME FULLY STABILIZED.
5. BEGIN EARTHMOVING OPERATIONS, COMMENCING WITH WORK NEEDED TO BALANCE SITE AND FACILITATE BUILDING FOUNDATION AND RETAINING WALL CONSTRUCTION. PERMANENT DOWNSLOPE WORK SHALL BE PROTECTED FROM UPGRADATION STORMWATER FLOW BY THE CONSTRUCTION OF TEMPORARY EARTHEN DIKES OR EXCAVATED SWALES.
6. ONCE BUILDING FOUNDATION WORK IS UNDERWAY, CONTINUE EARTHMOVING OPERATIONS UNTIL DESIGN SUBGRADE IS ACHIEVED.
7. PLACE GRAVEL AND CRUSHED GRAVEL OVER PROPOSED DRIVEWAY, WALKS AND PARKING AREAS AND COMPACT IN SPECIFIED LIFT THICKNESS.
8. COMPLETE EXCAVATION/STABILIZATION GRADING ACTIVITIES. WHEN COMPLETE, IMMEDIATELY BEGIN TOPSOILING PROPOSED TURF AREAS USING STOCKPILED LOAM SUPPLEMENTED WITH BORROW LOAM, IF NECESSARY, TO LEAVE A THICKNESS OF 4 INCHES OF FINISHABLE LOAM.
9. FINE GRADE ALL FUTURE TURF AREAS AND HYDROSEED WITH THE SPECIFIED SEED MIXTURE IMMEDIATELY AFTER FINE GRADING IS COMPLETED. ALL AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
10. INSTALL THE BINDER COURSE OF PAVEMENT OVER ALL DESIGNATED AREAS.
11. CONTINUE TO MONITOR AND RECTIFY MINOR SLOPE EROSION UNTIL THE ENTIRE SITE APPEARS TO BE COMPLETELY STABILIZED AND VEGETATED WITH A HEALTHY STAND OF TURF OR GRASS COVER. MAINTAIN SPECIFIED SILTATION/EROSION CONTROL MEASURES THROUGH ONE WINTER.
12. INSTALL THE SPECIFIED WEARING COURSE OF PAVEMENT OVER THE BINDER COURSE.
13. COMPLETE INSTALLATION OF LANDSCAPING, SIGNAGE AND OTHER SITE AMENITIES.

EROSION CONTROL NOTES

1. EXPOSED EARTHWORK SHALL BE CONFINED TO AS LIMITED AN AREA AS IS PRACTICAL AT ANY GIVEN TIME THROUGHOUT THE CONSTRUCTION SEQUENCE. AT NO TIME SHALL MORE THAN FIVE (5) ACRES OF SITE AREA BE IN AN UNSTABLE CONDITION. NO GIVEN AREA OF THE SITE SHALL BE LEFT IN AN UNSTABILIZED CONDITION FOR A PERIOD OF TIME EXCEEDING THIRTY (30) CALENDAR DAYS.
2. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH PROJECT PLANS. IN ADDITION, SIMILAR MEASURES SHALL BE INSTALLED WHERE AND WHEN THE FIELD CONDITION, OR FIELD OPERATION OF THE INDIVIDUAL SITE CONTRACTOR, MAY WARRANT. ALL TEMPORARY EROSION CONTROL MEASURES USED SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER 0.25" OF RAINFALL OR MORE. THEY SHALL BE CLEANED AND MAINTAINED AND OTHERWISE KEPT IN AN EFFECTIVE OPERATING MANNER THROUGHOUT THE CONSTRUCTION PERIOD.
3. ALL DISTURBED AREAS DESIGNATED TO BE TURF, SHALL RECEIVE A MINIMUM APPLICATION OF 4 INCHES OF LOAM (COMPACTED THICKNESS), PRIOR TO FINAL SEEDING AND MULCHING.
4. ALL SWALES AND DITCHLINES SHALL BE PERIODICALLY CLEANED OF DEPOSITED SEDIMENT SO AS TO MAINTAIN AN EFFECTIVE GRADE AND CROSS SECTION. ALL SWALES AND DITCHLINES SHALL BE FULLY STABILIZED PRIOR TO HAVING STORMWATER DIRECTED TOWARDS THEM.
5. IN THE EVENT THAT, DURING CONSTRUCTION OF ANY PORTION OF THIS PROJECT, A WINTER SHUTDOWN IS NECESSARY, THE CONTRACTOR SHALL STABILIZE ALL INCOMPLETE WORK AND PROVIDE FOR SUITABLE METHODS OF DIVERTING RUNOFF IN ORDER TO ELIMINATE SHEET FLOW ACROSS FROZEN SURFACES.
6. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - A. BASE COURSE GRAVELS ARE INSTALLED IN AREAS TO BE PAVED;
 - B. A MINIMUM OF 65% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL, SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED; OR
 - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
7. DUST SHALL BE CONTROLLED BY THE USE OF WATER AS NECESSARY THROUGHOUT THE CONSTRUCTION PERIOD, IN ACCORDANCE WITH ENR 4.109.
8. IN NO WAY ARE THOSE TEMPORARY EROSION CONTROL MEASURES INDICATED ON THESE PLANS TO BE CONSIDERED ALL INCLUSIVE. THE CONTRACTOR SHALL USE JUDGEMENT IN INSTALLING SUPPLEMENTARY EROSION CONTROL MEASURES WHERE AND WHEN SPECIFIC SITE CONDITIONS AND/OR CONSTRUCTION METHODOLOGIES MAY WARRANT.
9. AREAS HAVING FINISH GRADE SLOPES OF 3:1 OR STEEPER, SHALL BE STABILIZED WITH JUTE MATTING WHEN AND IF FIELD CONDITIONS WARRANT, OR IF SO ORDERED. JUTE MATTING INSTALLED TO CONFORM WITH THE RECOMMENDED BEST MANAGEMENT PRACTICES OUTLINED IN VOLUME 3 OF THE NEW HAMPSHIRE STORMWATER MANUAL (EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION).
10. ALL DETENTION PONDS AND TREATMENT SWALES SHALL BE CONSTRUCTED PRIOR TO ANY EARTH MOVING ACTIVITIES THAT WILL INFLUENCE STORMWATER RUNOFF.
11. ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.

WINTER CONSTRUCTION NOTES:

1. ALL PROPOSED POST-DEVELOPMENT VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 4:1 AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
3. AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 364.3 OR, IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON, BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT.
4. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - A. BASE COURSE GRAVELS ARE INSTALLED IN AREAS TO BE PAVED;
 - B. A MINIMUM OF 65% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - C. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL, SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED; OR
 - D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

CONSTRUCTION DETAILS
DUMONT POINT
MAP 199 LOT 4-1
PELHAM ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD: DONALD R. DUMONT DUMONT MANAGEMENT TRUST 195R CENTRAL STREET HUDSON, NH 03051	APPLICANT: DONALD R. DUMONT DUMONT MANAGEMENT TRUST 195R CENTRAL STREET HUDSON, NH 03051
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KMA
KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 827-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	11/18/15	REVISED PER TOWN COMMENTS	KMB

DATE: OCTOBER 13, 2016 SCALE: AS SHOWN
PROJECT NO: 16-0801-1 SHEET 15 OF 15

Amend §334-73. Accessory Dwelling Units

Staff Report

14 December 2016

As proposed by the ZORC, and as voted on by the Planning Board at the 9 NOV 16 meeting, this proposed amendment addresses the new state statute on Accessory Dwelling Units: RSA 674:71-73, and reads, in its entirety, as follows. Upon completion of the public hearing, if the board chooses to take action on this proposed zoning amendment an appropriate DRAFT MOTION is provided below.

PUBLIC HEARING

Please take notice, in accordance with NH RSA 675:3, the Town of Hudson, New Hampshire, Planning Board will hold a public hearing on Wednesday, December 14, 2016, at 7:00 P.M. in the Buxton Meeting Room (lower level) of Town Hall at 12 School Street, Hudson to consider the following amendment to the Town's Zoning Ordinance. Please note, the below-cited proposed Accessory Dwelling Units Zoning Ordinance amendment provides this amendment in its entirety, with added language shown in bold-print and deleted language shown is bold strikethrough-print:

ARTICLE XIII A

ACCESSORY DWELLING UNITS

~~Accessory Dwelling Units (In-Law Apartments)~~

~~{Added 3-14-1995 by Amdt. No. 16}~~

In §334-6. Definitions., of the Zoning Ordinance, the following definition shall be added for the term "ACCESSORY DWELLING UNIT":

ACCESSORY DWELLING UNIT (ADU) - A residential living unit that is within or attached to a single-family dwelling, and that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation on the same parcel of land as the principal DWELLING UNIT it accompanies, as defined in RSA 674:71.

§ 334-73.1. Reserved.

~~As used in this article, the following terms shall have the meanings indicated:~~

~~ACCESSORY LIVING UNIT (ALU) — A secondary dwelling unit which is accessory and subordinate to a permitted principal one-family dwelling unit and consists of any kitchen/kitchenette area combined with one bedroom and optional living room/dining area and bathroom, which is located on a single floor in a contiguous area of the dwelling that is~~

~~separate from the primary kitchen and bedroom areas of the permitted one-family dwelling.~~
[Amended 3-14-2006 by Amdt. No. 3]

§ 334-73.2. Purpose.

The purpose of this article is to ~~provide flexible household living arrangements and expanded increase the supply of affordable housing opportunities to accommodate immediate family members of a permitted, owner-occupied, one-family dwelling,~~ in the Town without the need for more infrastructure or further land development, while maintaining aesthetics and residence use compatible with homes in the neighborhood.

§ 334-73.3. Provisions. [Amended 3-14-2006 by Amdt. No. 3]

An ~~ALU~~ ADU shall be permitted ~~only by special exception~~ in ~~allowed~~ zoning DISTRICTS that permit single-family dwellings, and only in accordance with the following provisions:

- A. An ~~ALU~~ ADU is allowed only in ~~one-family single-family~~ dwellings. An ~~ALU~~ ADU is not allowed in two, or multifamily dwellings or in any nonresidential uses. ~~An ADU is expressly prohibited in an open space development.~~
- B. An ~~ALU~~ ADU is not allowed as a freestanding detached STRUCTURE or as part of any STRUCTURE which is detached from the principal dwelling. ~~MANUFACTURED HOUSING, RECREATIONAL VEHICLES Mobile homes~~ or trailers may not be erected or added to the principal dwelling as an ~~ALU~~ ADU.
- C. ~~Either the principal DWELLING UNIT or the ADU~~ An ~~ALU~~ is to be occupied only by immediate family members (by blood or marriage) of must be occupied by the owner of record of the principal dwelling. ~~An ALU is not allowed in any principal dwelling in which the owner of record of the principal dwelling does not personally reside.~~ Upon request of the Zoning Administrator or other official with the authority to enforce this ordinance the owner of record shall demonstrate that one of the units is his or her principle place of residence.
- D. The front face of the principal dwelling STRUCTURE is to appear as a ~~one-family single-family~~ dwelling after any alterations to the STRUCTURE are made to accommodate an ~~ALU~~ ADU. Any additional separate entrances must be located ~~so as to preserve the appearance of a one-family dwelling on the side or rear of the STRUCTURE.~~
- E. At least one common interior access between the principal DWELLING UNIT and an ~~ALU~~ ADU must exist. ~~A second~~ Two external means of egress (common or separate) from an ~~ALU~~ both a principle DWELLING UNIT and an ADU must exist. ~~and be located at the side or rear of the structure.~~
- F. Separate utility service connections and/or meters for the principal DWELLING UNIT and an ~~ALU~~ ADU shall not exist. (This does not preclude using a type of heating system for an ~~ALU~~ ADU different from the type for the principal DWELLING UNIT.) ~~Separate service connections for common areas shall be as required by building and electrical codes.~~

- G. **A minimum of four** off-street **paved** parking **spaces** shall be provided to serve the combined needs of the principal DWELLING UNIT and an **ALU ADU**. There shall not be a separate driveway for the **ALU ADU**.
- H. The gross living area (GLA) of an **ALU ADU** shall not be less than 350 square feet **nor greater than 750 square feet and shall not exceed 50% of the principal structure or 1,000 square feet, whichever is less**. The above-grade GLA of the principal dwelling shall not be reduced to less than 850 square feet in order to accommodate the creation of an **ALU ADU**.
- I. **An ADU shall not have more than two bedrooms.**
- J. A building permit for an **ALU ADU** must be approved and issued prior to the construction of an **ALU ADU or conversion of existing space into an ADU. An ALU shall have an interconnected fire alarm system.**
- K. The house number for the **ALU ADU** shall be the same as that of the primary DWELLING UNIT, and there shall not be a separate mailbox for the **ALU ADU**.
- L. Multiple **ALUs ADUs** are not permitted on any **property LOT in any DISTRICT**.
- M. **The maximum number of unrelated persons occupying an ADU shall not exceed two.**
- N. **An ADU shall have an interconnected fire alarm system with the principle DWELLING UNIT.**
- O. **An ADU shall make provision for adequate water supply and sewage disposal in compliance with RSA 485-A:38 and regulations adopted by the New Hampshire Department of Environmental Services, but separate systems shall not be required for the principal STRUCTURE and ADU.**

§ 334-73.4. Term of special exception approval. Reserved.

~~Any special exception granted to permit the creation of an ADU in accordance with § 334-73.3A through K above of this article is to benefit the original applicant for the same exclusively. The approval by special exception granted shall expire when the owner of record of the principal dwelling conveys the property by sale or ceases to personally occupy either the principal DWELLING UNIT or the ADU. In the event that special exception approval expires, one of the following provisions must be met:~~

- ~~A. The original applicant shall notify the Zoning Administrator of such occupancy termination. When the original tenant vacates the premises, the owner has the option to relet the ADU or remove the ADU at the owners' option. Violators shall be charged \$275 per day, plus court costs or attorneys' fees. [Amended 3-14-2006 by Amdt. No. 3]~~
- ~~B. If a new owner of record of the principal dwelling desires to maintain the existence of previously approved ADU, the new owner shall notify the Zoning Administrator application for a new special exception approval to benefit the new owner of record must be made within 60 days of the property's conveyance.~~

§ 334-73.5. Procedural requirements.

~~An ADU application submitted for special exception approval under the auspices of this article shall include the following items: an accurate copy of the plan, which shall denote,~~

describe and/or identify the intended ADU area. The application shall be submitted to the TOWN Zoning Administrator for determination as to its compliance with this article.

- ~~A. A letter from the applicant stating the name of the intended occupant of the ALU and the intended occupant's relationship to the applicant shall accompany the application for a special exception.~~
- ~~B. If the special exception is approved, the building permit application for an ALU shall include a copy of the letter described in Subsection A above, so that the name and relationship of the intended occupant of an ALU can appear on the approved building permit and any subsequent certificate of occupancy issued for that ALU.~~
- ~~C. All plans submitted with any application for an ALU building permit shall donate, describe and/or identify the intended ALU area as such.~~

§ 334-73.6. Minimum lot dimension requirements.

An **ALU ADU** shall not be considered ~~to be~~ an additional DWELLING UNIT for the purposes of determining minimum dimensional requirements of a principal dwelling LOT. An **ALU ADU** shall be allowed to exist in a principal dwelling on a legal nonconforming lot so long as all provisions of this article can be satisfied. **An ADU shall comply with all setback requirements.**

§ 334-73.7. Enforcement authority.

The Zoning Administrator shall be the final authority on compliance and enforcement issues of this article.

~~§ 334-73.8. Existing legal nonconforming and illegal accessory living units.~~

~~ADUs constructed prior to this article without a building permit or certificate of occupancy shall apply to the Zoning Administrator for a determination of compliance with this article. There shall be an amnesty period of 180 days from the date of adoption of this article in which to make an application for a determination and in which no penalty will be assessed for an illegal nonconforming ADU.~~

Below is the final version of **RSA 674:71-73**, as adopted by the State Legislature and signed by Governor Hassan.

CHAPTER 6

SB 146 - FINAL VERSION

03/12/2015 0740s

03/12/2015 0832s

7Jan2016... 2424h

02/11/2016 0375EBA

2016 SESSION

15-0314

03/05

SENATE BILL **146**

AN ACT relative to accessory DWELLING UNITS.

SPONSORS: Sen. Boutin, Dist 16; Sen. Cataldo, Dist 6; Sen. Feltes, Dist 15; Sen. Fuller Clark, Dist 21; Sen. Little, Dist 8; Sen. Reagan, Dist 17; Sen. Watters, Dist 4; Rep. Hunt, Ches 11; Rep. Matthews, Rock 3

COMMITTEE: Public and Municipal Affairs

ANALYSIS

This bill establishes requirements for local regulation of accessory DWELLING UNITS.

Explanation: Matter added to current law appears in ***bold italics***.

Matter removed from current law appears [in brackets and struckthrough.]

Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.

CHAPTER 6

SB 146 - FINAL VERSION

03/12/2015 0740s

03/12/2015 0832s

7Jan2016... 2424h

02/11/2016 0375EBA

15-0314

03/05

STATE OF NEW HAMPSHIRE

In the Year of Our Lord Two Thousand Sixteen

AN ACT relative to accessory DWELLING UNITS.

Be it Enacted by the Senate and House of Representatives in General Court convened:

6:1 Findings. The general court declares that:

I. There is a growing need for more diverse affordable housing opportunities for the citizens of New Hampshire.

II. Demographic trends are producing more households where adult children wish to give care and support to parents in a semi-independent living arrangement.

III. Elderly and disabled citizens are in need of independent living space for caregivers.

IV. There are many important societal benefits associated with the creation of accessory DWELLING UNITS, including:

(a) Increasing the supply of affordable housing without the need for more infrastructure or further land development.

(b) Benefits for aging homeowners, single parents, recent college graduates who are saddled with significant student loan debt, caregivers, and disabled persons.

(c) Integrating affordable housing into the community with minimal negative impact.

(d) Providing elderly citizens with the opportunity to live in a supportive family environment with both independence and dignity.

6:2 New Subdivision; Accessory DWELLING UNITS. Amend RSA 674 by inserting after section 70 the following new subdivision:

Accessory DWELLING UNITS

674:71 **Definition. As used in this subdivision, “accessory DWELLING UNIT” means a residential living unit that is within or attached to a single-family dwelling, and that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation on the same parcel of land as the principal DWELLING UNIT it accompanies.**

674:72 Accessory DWELLING UNITS.

I. A municipality that adopts a zoning ordinance pursuant to the authority granted in this chapter shall allow accessory DWELLING UNITS as a matter of right or by either conditional use permit pursuant to RSA 674:21 or by special exception, in all zoning districts that permit single-family dwellings. **One accessory DWELLING UNIT shall be allowed without additional requirements for lot size, frontage, space limitations, or other controls beyond what would be required for a single-family dwelling without an accessory DWELLING UNIT. The municipality is not required to allow more than one accessory DWELLING UNIT for any single-family dwelling.**

II. If a zoning ordinance contains no provisions pertaining to accessory DWELLING UNITS, then one accessory DWELLING UNIT shall be deemed a permitted accessory use, as a matter of right, to any single-family dwelling in the municipality, and no municipal permits or conditions shall be required other than a building permit, if necessary.

III. **An interior door shall be provided between the principal DWELLING UNIT and the accessory DWELLING UNIT, but a municipality shall not require that it remain unlocked.**

IV. **Any municipal regulation applicable to single-family dwellings shall also apply to the combination of a principal DWELLING UNIT and an accessory DWELLING UNIT including, but not limited to lot coverage standards and standards for maximum occupancy per bedroom consistent**

with policy adopted by the United States Department of Housing and Urban Development. A municipality may require adequate parking to accommodate an accessory DWELLING UNIT.

V. The applicant for a permit to construct an accessory DWELLING UNIT shall make adequate provisions for water supply and sewage disposal for the accessory DWELLING UNIT in accordance with RSA 485-A:38, but separate systems shall not be required for the principal and accessory dwelling units.

VI. A municipality may require owner occupancy of one of the DWELLING UNITS, but it shall not specify which unit the owner must occupy. A municipality may require that the owner demonstrate that one of the units is his or her principal place of residence, and the municipality may establish reasonable regulations to enforce such a requirement.

VII. A municipality may establish standards for accessory DWELLING UNITS for the purpose of maintaining the aesthetic continuity with the principal DWELLING UNIT as a single-family dwelling.

A

municipality may also establish minimum and maximum sizes for an accessory DWELLING UNIT, provided that size may not be restricted to less than 750 square feet.

VIII. A municipality may not require a familial relationship between the occupants of an accessory DWELLING UNIT and the occupants of a principal DWELLING UNIT.

IX. A municipality may not limit an accessory DWELLING UNIT to only one bedroom.

X. An accessory DWELLING UNIT may be deemed a unit of workforce housing for purposes of satisfying the municipality's obligation under RSA 674:59 if the unit meets the criteria in RSA 674:58, IV for rental units.

674:73 Detached Accessory DWELLING UNITS. A municipality is not required to but may permit detached accessory DWELLING UNITS. Detached accessory DWELLING UNITS shall comply with the requirements of, and any municipal ordinances or regulations adopted pursuant to, RSA 674:72, IV through IX. If a municipality allows detached accessory DWELLING UNITS, it may require an increased lot size.

CHAPTER 6

SB 146 - FINAL VERSION

- Page 3 -

6:3 Innovative Land Use Controls. Amend RSA 674:21, I(l)-(o) to read as follows:

(l) [Accessory DWELLING UNIT standards.

(m)] Impact fees.

[(n)] **(m)** Village plan alternative subdivision.

[(o)] **(n)** Integrated land development permit option.

6:4 Innovative Land Use Controls; Accessory DWELLING UNITS. Amend RSA 674:21, IV to read as follows:

IV. As used in this section:

(a) "Inclusionary zoning" means land use control regulations which provide a voluntary incentive or benefit to a property owner in order to induce the property owner to produce housing units which are affordable to persons or families of low and moderate income. Inclusionary zoning includes, but is not limited to, density bonuses, growth control exemptions, and a streamlined application process.

(b) ["Accessory DWELLING UNIT" means a second DWELLING UNIT, attached or detached, which is permitted by a land use control regulation to be located on the same lot, plat, site, or other division of land as the permitted principal DWELLING UNIT.

(c) "Phased development" means a development, usually for large-scale projects, in which construction of public or private improvements proceeds in stages on a schedule over a period of years established in the subdivision or site plan approved by the planning board. In a phased development, the issuance of building permits in each phase is solely dependent on the completion of the prior phase and satisfaction of other conditions on the schedule approved by the planning board. Phased development does not include a general limit on the issuance of building permits or the granting of subdivision or site plan approval in the municipality, which may be accomplished only by a growth management ordinance under RSA 674:22 or a temporary moratorium or limitation under RSA 674:23.

6:5 Effective Date. This act shall take effect June 1, 2017.

Approved: March 16, 2016

Effective Date: June 1, 2017

Below, please find Town Counsel, Atty. Dave Lefevre's recommendation on this proposed ADU zoning amendment:

From: David Lefevre [<mailto:dlefevre@tarbellbrodich.com>]
Sent: Monday, November 21, 2016 2:39 PM
To: Cashell, John <cashell@hudsonnh.gov>
Subject: RE: Final Draft of Hudson's ADU Zoning Amendment

John:

Thank you for passing this information along. I think this is fine and I have no new comments.

I see how they are interpreting this and this is sort of clever:

The fact that the ADU "may not be restricted to less than 750 square feet" doesn't mean the Town can't limit the maximum size to 750 sq. feet.

The fact that the Town "may not limit an accessory dwelling unit to only one bedroom" doesn't mean it can't be limited to 2 bedrooms.

While the Town cannot "require a familial relationship between the occupants of an accessory dwelling unit and the occupants of a principal dwelling unit" doesn't mean the Town can't require a familial relationship between the occupants of an ASU.

DRAFT MOTION:

I move to approve/disapprove for the 2017 Town Warrant, as written in its entirety above, the proposed zoning amendment to **Amend** Article XIII A - Accessory Living Units (In-Law Apartments) - §334-73. – 73.8. of the Town of Hudson Zoning Ordinance: this proposed amendment addresses RSA 674:71-73 the new state statute on Accessory Dwelling Units.

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

Amend ARTICLE II - Terminology

Staff Report

14 December 2016

As proposed by the ZORC, and as voted on by the Planning Board at the 9 NOV 16 meeting, this proposed amendment revises ARTICLE II – Terminology - § 334-5. Word usage and interpretation and § 334-6. Definitions, and reads, in its entirety, as cited-below in the Public Hearing Notice. Upon completion of the public hearing, if the board chooses to take action on this proposed zoning amendment an appropriate DRAFT MOTION is provided below.

PUBLIC HEARING

Please take notice, in accordance with NH RSA 675:3, the Town of Hudson, New Hampshire, Planning Board will hold a public hearing on Wednesday, December 14, 2016, at 7:00 P.M. in the Buxton Meeting Room (lower level) of Town Hall at 12 School Street, Hudson to consider the following amendment to the Town’s Zoning Ordinance. Please note, the below-cited proposed ARTICLE II – Terminology - Zoning Ordinance amendment provides this amendment in its entirety, with added language shown in bold-print and deleted language shown is bold strikethrough-print:

ARTICLE II Terminology

§ 334-5. Word usage and interpretation.

For the purposes of this chapter, certain words, terms or phrases shall bear the meanings **given herein unless** defined in §334-6, unless the context clearly indicates otherwise. **Such words, terms and phrases shall appear in CAPITAL LETTERS when used as herein defined.**

- A. Words in the present tense include the future.
- B. The singular includes the plural, and the plural includes the singular.
- C. **Hierarchy: ~~Terms and words not defined in this article but defined in the Building Code shall have the meanings given therein.~~**
 - i) **Terms and words not defined in this article but defined in applicable New Hampshire state statutes or regulations shall have the meanings given therein.**
 - ii) **Terms and words not defined in this article but defined in the Building Code shall have the meanings given therein.**
 - iii) **Terms and words not defined in this article, the RSAs or in the Building Code shall have the meanings understood in common usage and as defined in standard American dictionaries.**

~~D. Terms and words not defined in this article or in the Building Code shall have the meanings understood in common usage and as defined in standard American dictionaries~~

D. In interpreting any portion of this chapter, it shall be held as the minimum requirement adopted for promotion of the public health, safety and general welfare of the Town. Whenever any provision of this chapter is at variance with any other provision of the chapter, or with the requirements of any other lawfully adopted rule or regulation, the most restrictive, or that imposing the highest standard, shall govern.

E. In case of any difference in meaning or implication between the text of these regulations and any caption, illustration, summary table or illustrative table, the text shall govern.

F. The words "shall," "will," "shall not," "will not" or "may not" are always mandatory and not discretionary. the word "may" is permissive.

G. The terms "building" or "structure" include any part thereof.

H. The term "person" includes an individual, a corporation a partnership, an incorporated association, or any other similar entity.

I. The terms "includes" and "including" shall not limit a term, definition or set of examples to the specified examples, but is intended to extend its meaning to all other instances or circumstances of the like kind of character.

J. Unless the context clearly indicates the contrary, where a regulation involves two or more items, conditions, provisions or events connected by the conjunctions "and," "or," or "either... or," the conjunction shall be interpreted as follows: 1. "And" or "plus" indicates that all the connected items, conditions, provisions or events shall apply. 2. "Or" indicates that the connected items, conditions, provisions or events may apply singly or in any combination. 3. "Either ... or" indicates that the connected items, conditions, provisions or events shall apply singly but not in combination.

§ 334-6. Definitions.

The following words have the following meanings for the purposes of this chapter **and do not affect or supersede definitions contained in any other TOWN ordinance or regulation.**

A

ABANDONMENT - The visible or otherwise apparent intention of an owner to discontinue a use of a structure or LOT.

ABUTTER - Any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board **as defined in RSA 672:3. For purposes of receiving testimony only, and not for purposes of notification, the term "ABUTTER" shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration.** For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under

a condominium or other collective form of ownership, the term "ABUTTER" means the officers of the collective or association, as defined in New Hampshire RSA 356-B:3, XXIII.

ACCESS - The right vested in the owner of land to enter and return from that land without obstruction to and from a public way. ~~A way or means of approach to provide physical entrance to a property.~~ [Added 3-1-1998]

~~**ACCESSORY LIVING UNIT (ALU) — A secondary dwelling unit which is accessory and subordinate to a permitted principal one-family dwelling unit and consists of any kitchen/kitchenette area combined with one bedroom and optional living room/dining area and bathroom, which is located on a single floor in a contiguous area of the dwelling that is separate from the primary kitchen and bedroom areas of the permitted one-family dwelling. [Amended 3-14-2006 by Amdt. No. 3]**~~

ACCESSORY DWELLING UNIT (ADU) - A residential living unit that is within or attached to a single-family dwelling, and that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation on the same parcel of land as the principal DWELLING UNIT it accompanies, as defined in RSA 674:71.

ACCESSORY BUILDING or SHED - A structure of any kind other than an AWNING or CANOPY, the purpose of which is storage or other accessory use.

ACCESSORY STRUCTURES – A detached building or other structure, the use of which is customarily incidental and subordinate to that of the principal building, and which is located on the same lot as that occupied by the principal building. These include, but are not limited to:

- **ACCESSORY BUILDING or SHED**
- **AWNING**
- **CANOPY**
- **PORTABLE GARAGE**
- **CAR CANOPY**

ADULT BOOKSTORE or ADULT VIDEO STORE— A SEXUALLY ORIENTED BUSINESS that devotes display, shelf, rack, table, stand or floor area, utilized for the display and sale of the following: [Added 3-9-1999; amended 3-13-2001 by Amdt. No. 7]

- (A) Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, videocassettes, slides, tapes, records, CD-ROM's or other forms of visual or audio representations which meet the definition of "harmful to minors" and/or "sexual conduct" as set forth in NH RSA 571-B:1; or

(B) Instruments, devices or paraphernalia which are designed for use in connection with "sexual conduct" as defined in NH RSA 571-B:1, other than birth control devices.

ADULT CABARET — **A type of SEXUALLY ORIENTED BUSINESS that is** a nightclub, bar, restaurant, or similar establishment which meets the definition of "harmful to minors" and/or "sexual conduct" as set forth in NH RSA 5871-B:1, and/or feature films, motion pictures, videocassettes, **DVDs. Blu-Ray discs, electronic media and storage devices**, slides or other photographic **or electronic** reproductions, a SUBSTANTIAL PORTION of the total presentation time of which is devoted to showing of material which meets the definition of "harmful to minors" and/or "sexual conduct" as set forth in NH RSA 571-B:1. [Added 3-9-1999; readopted 3-13-2001 by Amdt. No. 7]

ADULT DRIVE-IN THEATER — **A type of SEXUALLY ORIENTED BUSINESS that is** an open lot or part thereof, with appurtenant facilities, devoted primarily to the presentation of motion pictures, films, theatrical productions and other forms of visual productions, for any form of consideration to persons in motor vehicles or on outdoor seats, in which materials are shown which meet the definition of "harmful to minors" and/or "sexual conduct" as set forth in NH RSA 571-B:1. [Added 3-9-1999; readopted 3-13-2001 by Amdt. No. 7]

ADULT USE ESTABLISHMENT MOTEL — ~~A motel or similar~~ **type of SEXUALLY ORIENTED BUSINESS that is** an establishment offering goods, services or **public accommodations for any form of consideration which provides patrons with closed-circuit television transmissions, films, motion pictures, videocassettes, slides or other photographs reproductions which are** distinguished or characterized by an emphasis upon the depiction of materials which meet the definition of "harmful to minors" and/or "sexual conduct" as set forth in NH RSA 571-B:1. [Added 3-9-1999; readopted 3-13-2001 by Amdt. No. 7]

ADULT MOTION-PICTURE ARCADE — **A type of SEXUALLY ORIENTED BUSINESS that is** any place to which the public is permitted or invited wherein coin-, -token or slug-operated or electronically, electrically or mechanically controlled still or motion-picture machines, projectors, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, in which the images so displayed are devoted to the showing of material which meets the definition of "harmful to minors" and/or "sexual conduct" as set forth in NH RSA 571-B:1. [Added 3-9-1999; readopted 3-13-2001 by Amdt. No. 7]

ADULT MOTION-PICTURE THEATER — **A type of SEXUALLY ORIENTED BUSINESS that has** ~~An establishment with~~ a capacity of five or more persons, where for any form of consideration, films, motion pictures, videocassettes, slides or similar photographic reproductions are shown, and in which a SUBSTANTIAL PORTION OF THE TOTAL PRESENTATION TIME is devoted to the showing of material which meets the definition of "harmful to minors" and/or "sexual conduct" as set forth in NH RSA 571-B:1, for observation by patrons. **For the purposes of this chapter, "substantial portion of the total presentation time" shall mean the presentation of films or shows described above for viewing on more than seven days within any 56 consecutive day period.** [Added 3-9-1999; readopted 3-13-2001 by Amdt. No. 7]

ADULT THEATER — **A type of SEXUALLY ORIENTED BUSINESS that is** a theater, concert hall, auditorium or similar establishment, either indoor or outdoor in nature, which for any form of consideration regularly features live performances, which are distinguished or characterized by an emphasis on activities which meet the definition of "harmful to minors" and/or "sexual conduct" as set forth in NH RSA 571-B:1. [Added 3-9-1999; readopted 3-13-2001 by Amdt. No. 7]

ALTERNATIVE FACILITIES/TECHNOLOGIES (telecommunications) — Innovative siting techniques for use with commercial wireless telecommunication facilities such as artificial trees, clock towers, bell towers, steeples, light poles and similar alternative design mounting structures which camouflage or conceal the presence of antennas, towers or facilities; as well as utility pole and cable-based technologies. [Added 3-9-1999]

ALTERNATIVE ENERGY SYSTEMS – ALTERNATIVE ENERGY SYSTEMS include wind, solar, geothermal, fuel cell, hydroelectric and other similar energy production systems. See:

- **METEOROLOGICAL TOWER (MET TOWER)**
- **SYSTEM MODIFICATION**
- **NET METERING**
- **POWER GRID**
- **SHADOW FLICKER**
- **SMALL WIND ENERGY SYSTEM**
- **SMALL WIND ENERGY SYSTEM HEIGHT**
- **SMALL WIND ENERGY SYSTEM TOWER**
- **WIND GENERATOR**

ANTENNA — The radiating system used to perform or achieve (transmit and/or receive) ~~the~~ a desired communication or telecommunication service. ~~An “integrated antenna array” means multiple coordinated radiating elements.~~ [Added 3-9-1999]

APPLICANT – The person, persons, corporation or other legal entity, or their assigns, applying for a **VARIANCE, SPECIAL EXCEPTION** or **APPEAL OF ADMINISTRATIVE DECISION**.

AWNING — A ~~roof-like~~ cover or appurtenance that is **permanent, retractable**, temporary or portable in nature and ~~that projects from the wall of a building for the purposes of shielding a doorway or window from the elements~~ is attached to and wholly supported by a building or other structure.

AWNING SIGN — A sign painted on or attached flat or flush against the surface of the awning, but not extending above, below or beyond the awning or attached to the underside.

B

BANNER SIGN — A temporary sign of lightweight material (paper, plastic or fabric) hung either with or without frames. Flags and insignias containing only markings of any

government, corporation or business are not considered "banners" and are defined separately as "flags."

BEST MANAGEMENT PRACTICE - A proven or accepted structural, nonstructural, or vegetative measure the application of which reduces erosion, sediment, or peak storm discharge, or improves the quality of stormwater runoff. The standard described in the latest published copy of Erosion and Sediment Control Design Handbook for Developing Areas of New Hampshire prepared by United States Department of Agriculture Soil Conservation Services.

BMP – see **BEST MANAGEMENT PRACTICE** .

BOARD, ZBA or ZONING BOARD OF ADJUSTMENT - Unless otherwise specified, **BOARD** or **ZONING BOARD OF ADJUSTMENT** means the Town of Hudson, NH, **ZONING BOARD OF ADJUSTMENT** as appointed by the Town Selectmen.

BOG — A wetland distinguished by stunted evergreen trees and shrubs, the presence of peat deposits and/or highly acidic soil and/or water conditions as defined in the New Hampshire Code of Administrative Rules issued by the New Hampshire Wetlands Board.

BUFFER- Physical distance and/or vertical elements, such as plants, berms fences or walls, the purpose of which is to separate and/or screen incompatible land uses from each other. (See also **WETLAND BUFFER**)

BUILDING CERTIFICATE — A certificate obtained from the Planning Board entitling the holder to obtain one building permit for one dwelling unit. Dwelling units as defined in this article include single-family homes and duplexes on individual lots, as well as individual condominium units and apartments in multifamily structures shown on approved site plans. A building certificate is valid for a period of two years from the date of issuance, by which time it must be redeemed for a building permit, or expire.

BUILDING, STRUCTURE (Accessory) – See **ACCESSORY STRUCTURES**.

~~**BUILDING, ACCESSORY**—A detached building, the use of which is customarily incidental and subordinate to that of the principal building, and which is located on the same lot as that occupied by the principal building.~~

BUILDING, ATTACHED — A building having any portion of one or more walls or roof in common with adjoining buildings.

BUILDING, DETACHED — A building not sharing any walls or portions of any walls or roof with adjoining buildings.

BUILDING, PRINCIPAL — A building in which is conducted the principal use of the lot on which it is located.

BUILDING SETBACK – The minimum distance from the **RIGHT OF WAY** to a **FRONT, SIDE** or **REAR LOT LINE** at which a building, driveway or other regulated structure or feature may be set or constructed.

BUILDING SIGN — Any sign affixed, mounted, attached to or painted on to the exterior of a building, including awnings, canopies, roof-mounted and projecting signs. [Amended 3-10-2009 by Amdt. No. 2]

C

CANOPY – A temporary or permanent covered structure, the primary purpose of which is to shield the area beneath it from the elements, and which is supported by posts, poles, columns or other elements directly on or into the ground.

CAR CANOPY: A free standing, lightweight structure used to house vehicles and constructed of tube framing and is partially covered by a canvas, polyethylene cover or other woven or nonwoven fabric or sheeting cover. This type of structure typically has no side walls and can be easily disassembled and moved. See also CANOPY.

CARE FACILITIES – See NH RSAs

- **DAY-CARE NURSERY**
- **CHILD DAY CARE,**
- **CHILD DAY-CARE AGENCY**
- **FAMILY DAY-CARE HOME**
- **FAMILY GROUP DAY-CARE HOME**
- **GROUP CHILD DAY-CARE CENTER**
- **NIGHT-CARE AGENCY**
- **PRESCHOOL PROGRAM**
- **RESIDENCE**

CHILD DAY CARE — The care and supervision of a child away from the child's home and apart from the child's parents. ~~including such care and supervision at workplace facilities, but excluding public and private K-12 schools.~~ [Added 3-13-2007 by Amdt. No. 1]

CHILD DAY-CARE AGENCY — Any person, corporation, partnership, voluntary association or other organization, either established for profit or otherwise, which regularly receives for child day care one or more children, unrelated to the operator or staff of the agency. The total number of hours in which a child may remain in child day care shall not exceed 13 hours per day, except in emergencies. The types of child day care agencies are defined as follows: [Added 3-13-2007 by Amdt. No. 1]

- A. ~~**FAMILY DAY-CARE HOME**—An occupied residence in which child day care is provided for less than 24 hours per day, except in emergencies, for up to six children from one or more unrelated families. The six children shall include any foster children residing in the home and all children who are related to the caregiver except children who are 10 years of age or older. In addition to the six children, up to three children attending a full-day school program may also be cared for up to five hours per day on school days and all day during school holidays.~~

- ~~B. FAMILY GROUP DAY-CARE HOME~~** — ~~An occupied residence in which child day care is provided for less than 24 hours per day, except in emergencies, for seven to 12 children from one or more unrelated families. The 12 children shall include all children related to the caregiver and any foster children residing in the home, except children who are 10 years of age or older. In addition to the 12 children, up to five children attending a full-day school program may also be cared for up to five hours per day on school days and all day during school holidays.~~
- ~~C. GROUP CHILD DAY-CARE CENTER~~** — ~~A child day-care agency in which child day care is provided for preschool children and up to five school-age children, whether or not the service is known as day nursery, nursery school, kindergarten, cooperative, child development center, day-care center, center for the developmentally disabled, progressive school, Montessori school, or by any other name.~~
- ~~D. DAY-CARE NURSERY~~** — ~~A child day-care agency in which child day care is provided for any part of a day, for five or more children under the age of three years.~~
- ~~E. NIGHT-CARE AGENCY~~** — ~~A center or family home in which child day care is provided during the evening and night hours. A child day-care agency may be licensed for day care, night care, or both.~~
- ~~F. PRESCHOOL PROGRAM~~** — ~~A child day-care agency providing care and a structured program for children three years of age and older who are not attending a full-day school program. The total amount of hours a child may be enrolled in a preschool program shall not exceed five hours per day.~~
- i. PRESCHOOL PROGRAM** — A child day-care agency providing care and a structured program for children three years of age and older who are not attending a full-day school program. The total amount of hours a child may be enrolled in a preschool program shall not exceed five hours per day.

CERTIFIED SOILS SCIENTIST — A professional soils scientist certified by the state of New Hampshire pursuant to New Hampshire state statutes and licensed to practice in the state.

CERTIFIED WETLANDS SCIENTIST — A professional wetland scientist certified by the state of New Hampshire pursuant to New Hampshire state statutes and licensed to practice in the state.

CO-LOCATION, CO-LOCATED (telecommunications – ANTENNA) — The placement of more than one ANTENNA or INTEGRATED ANTENNA ARRAY on a supporting structure, and appurtenant equipment and devices on the supporting structure and/or ground, necessary to perform or achieve a desired telecommunication service or radio service which is discrete from any other telecommunication or radio service(s) located on the same supporting structure. [Added 3-9-1999]

COMMERCIAL VEHICLE, LIGHT — A vehicle used in commerce, which does not exceed 13,000 pounds gross weight. [Added 3-13-2007 by Amdt. No. 1]

COMMERCIAL VEHICLE, HEAVY — A vehicle used in commerce, which exceeds 13,000 pounds gross weight. [Added 3-13-2007 by Amdt. No. 1]

COMMERCIAL WIRELESS TELECOMMUNICATION FACILITY — Any structure, ANTENNA, **MAST**, tower or other device used to provide a discrete commercial telecommunication service by a single provider or **multiple CO-LOCATED providers** to a broad base of usually unrelated users; generally including, but not limited to, cellular telephone, personal communications services (PCS), specialized mobile radio (SMR), enhanced specialized mobile radio (ESMR) and paging. [Added 3-9-1999]

CONFORMING LOT : A parcel of land capable of being occupied by one principal structure or use and its accessory structures or uses and as shown and identified as such on a plat as defined in the TOWN Code.

D

~~DANCE HALL — Any location which permits or permits to occur the gathering of people for dancing, regardless of whether conducted as an isolated or occasional event. This definition shall not be limited to any particular type of structure, or any particular part of any structure, and shall include any building or any part thereof where dancing occurs, and the fact that other activities are carried on in the same place shall not alter the classification of the location as defined herein. Expressly excluded from this definition are public or private schools licensed by the State of New Hampshire or operated by the Hudson School District.² [Added 3-12-2002 by Amdt. No.3]~~

DAY-CARE NURSERY — A child day-care agency in which child day care is provided for any part of a day, for five or more children under the age of three years.

DIRECTIONAL SIGN — Signs identifying entrances, exits, parking areas or loading docks or providing other messages necessary to direct vehicles and pedestrians through or within a site.

DIRECTORY SIGN — Signs which identify or locate the occupants of buildings.

DISTRICT – An area of land within the TOWN designated as one of the five land use classifications in § 334-9 of this ordinance.

DUPLEX – Two DWELLING UNITS attached by any portion of one or more floors, walls or roofs.

DWELLING UNIT — One or more rooms arranged for living, ~~and~~ sleeping **and cooking purposes** with ~~cooking and~~ sanitary facilities for the use of one or more individuals living as a single housekeeping unit.

DWELLING UNIT, MULTIFAMILY — Three or more ~~attached~~ DWELLING UNITS attached by any portion of one or more floors, walls or roofs.

E

ELECTRONIC CHANGING SIGN — Electronic message center (EMC), electronic message sign (EMS) and changeable copy board (CCB) signs that display illuminated messages that can change frequently, can flash, display and/or convey messages in text, graphics, pictures, symbols, multiple colors, rhythms, animation and/or patterns. This sign's message may be changed by the electronic switching of lamps, illuminated tubes, bulbs and/or through the apparent movement of light. These signs are capable of storing and/or displaying single or multiple messages in various formats at varying intervals. [Amended 3-10-2009 by Amdt. No. 2] Definitions related to ELECTRONIC CHANGING SIGNS are:

- **BRIGHTNESS** — Also known as "intensity"; the LED Industry measures display intensity in candelas per square meter, which is also referred to as "NITS."
- **DIMMING** — The ability to increase or decrease the overall display intensity brightness.
- **DIODE** — Also called "light-emitting diode" (LED) or "surface-mounted diode" (SMD).
- **LED (LIGHT-EMITTING DIODE/SMD)** — A solid-state component that uses a semiconductor (a silicon chip or some type of semiconductor) that emits visible light when electric current passes through it.
- **LUMINANCE** — The amount of light that passes through or is emitted from a particular area. The SI unit for luminance is candela per square meter.
- **NIT or NITS** — A luminance-measuring unit equal to one candela (one candle) per square meter measured perpendicular to the rays from the source.
- **SI UNIT** — An abbreviation for the International System of Units.
- **TEXT** — Any form in which writing exists.

ENGINEER or SURVEYOR - The designated, legally recognized engineer or surveyor of the APPLICANT, licensed by the State of New Hampshire, as may be pertinent to the actual services to be performed in accordance with the provisions of RSA 310-A:1 et seq. and as amended.

~~**ENTERTAINMENT PLACE OF ASSEMBLY** — Any room, space or area which is suitable for the occupancy or assembly of One Hundred or more persons for entertainment purposes. For the purposes of this definition, any such room, space or area shall include any occupied connecting rooms, spaces or areas on the same level or in the same story or in a story or stories above or below, which entrance is common to the rooms, space or area.³ [Added 3-12-2002 by Amdt. No. 3]~~

ENVIRONMENTAL PROTECTION AGENCY or EPA - The federal agency responsible for implementing the Clean Water Act, including the National Pollutant Discharge Elimination System (NPDES) program.

EXTERIOR DISPLAY — The placement of goods for sale or for advertisement, outside of the building or structure, including but not limited to vehicles, garden supplies, gas, tires,

motor oil, food and beverages, whether or not contained in vending machines, boats, farm equipment, motor homes and clothes. [Added 3-10-1998]

EXTERIOR ILLUMINATED SIGN — A sign illuminated by an external electrical source similar, but not limited to, an uplight spotlight or top-hung art light. The external electrical source may be turned on/off manually. [Added 3-10-2009 by Amdt. No. 2]

F

FAIR-SHARE REGION AVERAGE GROWTH RATE (FSRAGR) — Average annual percentage increase in residential building permits issued in the six adjacent municipalities of Litchfield, Londonderry, Nashua, Pelham, Windham and Tyngsborough, MA, for the preceding five-year period.

FAMILY DAY-CARE HOME — An occupied residence in which child day care is provided for less than 24 hours per day, except in emergencies, for up to six children from one or more unrelated families. The six children shall include any foster children residing in the home and all children who are related to the caregiver except children who are 10 years of age or older. In addition to the six children, up to three children attending a full-day school program may also be cared for up to five hours per day on school days and all day during school holidays.

FAMILY GROUP DAY-CARE HOME — An occupied residence in which child day care is provided for less than 24 hours per day, except in emergencies, for seven to 12 children from one or more unrelated families. The 12 children shall include all children related to the caregiver and any foster children residing in the home, except children who are 10 years of age or older. In addition to the 12 children, up to five children attending a full-day school program may also be cared for up to five hours per day on school days and all day during school holidays.

FEEPAYER — The person, whether individual or corporate, who pays an impact fee in conjunction with the issuance of a building permit or occupancy permit.

FLASHING SIGN — Any directly or indirectly illuminated sign that exhibits changing natural or artificial light or color effects by any means whatsoever; does not include electronic changing signs (message center).

FREESTANDING SIGN — Any sign not affixed or attached to a building which is established on a freestanding frame, mast or pole.

FRONTAGE — The distance measured along the FRONT LOT LINE between points of intersection with the SIDE LOT LINES. FRONTAGE along cul-de-sac roadways (**HIGHWAYS**) shall be measured at the appropriate yard building SETBACK depth from the FRONT LOT LINE between the points of intersection with the SIDE LOT LINES. "FRONTAGE" shall be contiguous and measured along the joining boundary of the FRONT LOT LINE and a Class V or better public RIGHT-OF-WAY. Lot lines bordering limited access roads cannot be considered "FRONTAGE."

FRONTAGE shall be capable of providing ACCESS.⁴ [Amended 3-10-1998; 3-13-2001 by Amdt. No. 1]

G

GENERAL RETAIL — Retail stores and service establishments other than those listed in the Table of Permitted Principal Uses.¹

GROUP CHILD DAY-CARE CENTER — A child day-care agency in which child day care is provided for preschool children and up to five school-age children, whether or not the service is known as day nursery, nursery school, kindergarten, cooperative, child development center, day-care center, center for the developmentally disabled, progressive school, Montessori school, or by any other name.

GUY WIRE — A cable-type appurtenant device which is used to secure and steady a tower or mast; and includes all hardware which attaches the cable to the tower or mast and to the ground. [Added 3-9-1999]

H

HEIGHT (General Use) — The distance measured from the ground **adjacent to the structure**, or some other alternatively specified point, up to the highest point of a **BUILDING, ANTENNA, STRUCTURE** or a supporting structure. [Added 3-9-1999]

HEIGHT, SMALL WIND ENERGY SYSTEM— The vertical distance from ground level to the tip of the wind generator blade when it is at its highest point.

HEIGHT, SMALL WIND ENERGY SYSTEM TOWER— The height above grade of the fixed portion of the tower, excluding the wind generator.

HIGHWAY - Any travelway, dedicated to or accepted by the Town, whether improved or unimproved, within the TOWN OF HUDSON that is available as public use for travel, regardless of whether or not its popular or legal name contains the term "street," "highway," "road," "roadway," "route," "avenue," "boulevard" or other such nomenclature, which shall include any Class VI roads within HUDSON. In this code, the terms street, road, route, roadway or avenue may be used interchangeably with HIGHWAY.

1. Editor's Note: The Table of Permitted Principal Uses is included at the end of this chapter.

HOME OCCUPATION — The accessory use of a residence for business purposes which is clearly incidental to the principal residential use, provided that the use does not significantly change the residential character or function of the property. ~~The use is customarily carried out entirely within the dwelling unit.~~

HOUSING FOR OLDER PERSONS — Housing that qualifies as "Housing for Older Persons" as defined in § 334-70 and developed according to the provisions of § 334-71 of the Town of Hudson Zoning Ordinance.

HUDSON – The TOWN of HUDSON, New Hampshire

I

INFLATABLE OR BALLOON SIGN — A sign that inflates with air or helium to display advertisements or promotional activities typically known as, but not limited to, tubes, tubes in motion, inflatables, rotatable inflatables or rooftop balloons. [Added 3-10-2009 by Amdt. No. 2]

INTEGRATED ANTENNA ARRAY – An ANTENNA, MAST or MONOPOLE containing multiple coordinated radiating elements.

INTERIOR ILLUMINATED SIGN — A sign that has an internal light source (such as LED, neon or bulb) that may be turned on/off either manually or by remote control and used to display text that is manually affixed to and/or manually changeable in an external message area. [Added 3-10-2009 by Amdt. No. 2]

~~**ITINERANT ROADSIDE VENDOR** — A portable motorized or nonmotorized vehicle, truck, or cart that is used to prepare or display products for sale. [Added 3-13-2007]~~

J

JUNK — Any **material, such as, but not limited to, old** discarded metal, glass, paper, building debris, demolition debris, salvage materials, rubber, textiles, rubbish or trash or junked, dismantled or wrecked motor vehicles or motor vehicle parts.

JUNKYARD — A **commercial** establishment or place of business which is used for storing, keeping, buying or selling junk but not including approved solid waste disposal facilities or registered motor vehicle dealers.

JUNKYARD, MOTOR VEHICLE — Any place of storage or deposit, whether in connection with another business or not, which has two or more unregistered motor vehicles which are no longer fit for legal use on public highways or any combination of motor vehicle parts or materials, the sum of which in build is equal to or greater than two or more motor vehicles.

LAND USE REGULATIONS - The Town of Hudson, NH, Land Use Regulations, consisting of Chapters 193, 200, 275, 276 and 290 of the Hudson Town Code.

LED SIGN — A sign that uses light-emitting diodes to form numbers, as in digital clocks, transmit information to the sign from remote controls, form text images and/or illuminate from tiny bulbs that fit into an electrical circuit. [Added 3-10-2009 by Amdt. No. 2]

LOT – A single contiguous parcel of land. (See also CONFORMING and NON-CONFORMING)

~~LOT — An area or parcel of land in the same ownership considered as a unit. For purposes of this chapter, a "lot" may or may not have boundaries identical with those recorded in the Hillsborough County Registry of Deeds.~~

LOT, CORNER — A lot with two adjacent sides abutting intersecting public ~~rights-of-way~~ streets (HIGHWAYS).

LOT LINE, FRONT — The property line dividing a lot from any street (HIGHWAY) or public RIGHT-OF-WAY without regard to the arrangement or orientation of buildings or structures on the lot.

LOT LINE, REAR — The property line opposite the front lot line, except in the case of corner lots where the owner has the option of choosing which of the property lines not ~~adjacent contiguous with to~~ streets (HIGHWAYS) or public RIGHTS-OF-WAY is to be considered the "rear lot line."

LOT, NONCONFORMING — A lot lawfully existing at the effective date of this chapter, or any subsequent amendment thereto, which is not in conformity with all provisions of this chapter. Notwithstanding the minimum lot area requirements set forth in § 334-27, in any DISTRICT in which structures are permitted, a structure may be erected on a lot which was a LEGAL LOT OF RECORD, even though such lot fails to meet the present requirements for frontage or area, or both, that are applicable for that use in the DISTRICT allowed; provided, however, that such lot is not contiguous with another lot or lots in the same ownership, provided that the property is either on Town sewer or the property owner obtains a state and/or municipal septic permit, and further provided that the zone's minimum front, side and back yard SETBACKS are satisfied.

LOT OF RECORD — Land designated as a separate ~~and or~~ distinct ~~numbered lot as shown, as of the effective date of the March 10, 1942, Zoning Ordinance, by a plan of lots which has been recorded at the Hillsborough County Registry of Deeds.~~ parcel prior to the date of posting (November 3, 2000) of this article either in a legally recorded deed filed with the Hillsborough County Registry of Deeds or lots or units described as part of a subdivision or site plan recorded at the Hillsborough County Registry of Deeds prior to the date of posting. For the purpose of this article, a lot of record shall also be defined to include separately defined condominium units, as well as individual units in duplexes and multifamily structures, shown on site plans and/or subdivision plans accepted for review by the Hudson Planning Board prior to the date of posting.

LOT, THROUGH — An interior lot, the **FRONT** and **REAR LOT LINES** of which abut streets (**HIGHWAYS**), or a corner lot two opposite lines of which abut streets (**HIGHWAYS**); any lot that has street (**HIGHWAY**) frontage along two or more nonadjacent **LOT LINES**.

M

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

MANUFACTURED HOUSING -- A home built entirely in a factory under the federal building code administered by the Department of Housing and Urban Development (HUD), and constructed to meet the current Manufactured Home Construction and Safety Standards (HUD Code). A manufactured home is permanently attached to a steel frame, can be moved from one TOWN approved location to another TOWN approved location, and is considered personal property. **MANUFACTURED HOUSING** does not include **MODULAR HOUSING**, nor campers or recreational mobile homes. ~~Any structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width and 40 body feet or more in length or, when erected on site, is 320 square feet or more, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to required utilities, which include plumbing, heating and electrical heating systems contained therein.~~

MARSH — A wetland where the vegetation is distinguished by the absence of trees and shrubs and dominated by soft-stemmed herbaceous plants and other emergent vegetation, such as grasses, reeds and sedges. The water table is at or above the surface throughout the year but can fluctuate seasonally.

~~**MAST**—A structure which is designed and constructed to support one or more antennas used by radio service and/or receive-only facilities and includes all appurtenant devices attached to it. A mast can be of “lattice” construction having a diameter of no more than one foot which is freestanding (solely self-supported by direct attachment to the ground), supported (attached to the ground directly and with guy wires), anchored (attached to the ground directly and to some other substantial structure such as a building) and anchored/supported (attached directly to the ground and some other substantial structure and with guy wires to the ground and/or some other substantial structure); or it can be of “pipe” construction having a diameter of no more than four inches which is supported solely by direct attachment to a substantial structure such as a building. [Added 3-9-1999]~~

METEOROLOGICAL TOWER (MET TOWER) — Includes the tower, base plate, anchors, guy wires and hardware, anemometers (wind speed indicators), wind direction vanes, booms to hold equipment for anemometers and vanes, data loggers, instrument wiring, and any telemetry devices that are used to monitor or transmit wind speed and wind flow characteristics over a period of time for either instantaneous wind information or to characterize the wind resource at a given location. For the purpose of this article, "met towers" shall refer only to those whose purpose is to analyze the environmental factors needed to assess the potential to install, construct or erect a small wind energy system.

MODULAR HOUSING — A home built entirely in a factory under the current NH State building code, which is also a part of the current IRC (International Residential Code). A modular home is assembled on site, cannot be moved, is considered real property, and is allowed in all residential districts in the TOWN.

MONOPOLE — A freestanding tower consisting of a single pole, constructed without guy wires or lattice characteristics, which relies solely on self-support (direct attachment to the ground) to remain upright. [Added 3-9-1999]

MONUMENTATION – The installation of permanent markers that define corners, boundaries, and rights of way when surveying land.

N

NEW DEVELOPMENT — The subdivision, building construction or other land use change which results in: A net increase in the capital facilities service demands as identified in the Planning Board's impact fee schedules; and/or The conversion of a legally existing use to another use or activity which created an increase in capital facilities service demands.

NET METERING — The difference between the electricity supplied to a customer over the electric distribution system and the electricity generated by the customer's wind or solar energy system that is fed back into the electric distribution system over a billing period.

NHDOT – The New Hampshire Department of Transportation

NHDES – The New Hampshire Department of Environmental Services

NIGHT-CARE AGENCY — A center or family home in which child day care is provided during the evening and night hours. A child day-care agency may be licensed for day care, night care, or both.

NON-CONFORMING LOT: A parcel of land not capable of being occupied by one principal structure or use and its accessory structures or uses and as shown and identified as such on a plat as defined in the Town Code.

NUDE MODEL STUDIO — A place where a person who appears in a state of nudity or displays male genitals in a state of sexual arousal and/or the vulva or more intimate parts of the female genitals, and is observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration or such display is characterized by an emphasis on activities which meet the definition of "harmful to minors" and/or "sexual conduct" as set forth in NH RSA 571-B:1. [Added 3-9-1999; readopted 3-13-2001 by Amdt. No. 7]

O

OCEAN CONTAINER – A shipping container of the type typically used for freight movement. Constructed of steel and typically sealed from the weather and lockable. Also known as cargo container, CONEX container and land/sea container.

OPEN SPACE DEVELOPMENT (OSD) — A form of land subdivision where lot size and other dimensional requirements and minimum road widths may be reduced in exchange for the permanent preservation or provision of proportional areas of open space, farmland, recreational land and other lands.

~~**OUTSIDE DISPLAY**—The placement of goods for sale or for advertisement, outside of the building or structure, including but not limited to vehicles, garden supplies, gas, tires, motor oil, food and beverages (vending machines), boats and farm equipment, motor homes and clothes. [Added 3-10-1998]~~

OUTSIDE STORAGE — The placement of goods outside of a building or structure. [Added 3-10-1998]

P

PARKING SPACE — An off-street space, whether inside or outside a structure, for exclusive use as a parking stall for one motor vehicle.

PERSONAL SERVICE ESTABLISHMENT — A facility **predominantly** providing uses **exclusive including, but not limited to**, hair salons, barber shops, manicures, health spas, tailors, dry cleaners, **tattooing, body piercing, fortune telling and other psychic services**, cobblers and massage therapy. [Added 3-13-2007 by Amdt. No. 1]

PLAT - The map, drawing or chart on which the final **PLAN** of **SUBDIVISION** is presented to the **PLANNING BOARD** , and which, if approved, shall be filed or recorded with the Hillsborough County Register of Deeds.

POORLY DRAINED SOILS — Soils where the water is removed so slowly that the soil is saturated periodically during the growing season or remains wet for long periods of time as defined in the United States Soil Conservation Service Soils Survey of Hillsborough County, Eastern Half (latest edition). (see also **VERY POORLY DRAINED SOILS**).

PORTABLE CARPORT – See **CAR CANOPY**

PORTABLE GARAGE: A free standing, lightweight ~~temporary~~ structure used to house vehicles and constructed of tube framing and fully enclosed by a canvas, polyethylene cover or other woven or nonwoven fabric or sheeting. This structure type typically has no permanent footing or floor and can be easily disassembled and moved.

PORTABLE SIGN — A sign that is movable, typically set up on a daily basis outside the business establishment, such as, but not limited to, sandwich boards, swinger sidewalk signs, portable billboards, Portasigns, Portasigns in motion or roadside readerboards. [Added 3-10-2009 by Amdt. No. 2]

POWER GRID — The transmission system, managed by ISO New England, created to balance the supply and demand of electricity for consumers in New England.

PREEXISTING TOWERS, MASTS AND ANTENNAS — Any TOWER, MAST, **MONOPOLE** or ANTENNA lawfully constructed or permitted prior to the adoption of this article. Also, any TOWER, MAST, **MONOPOLE** or ANTENNA lawfully constructed in accordance with this article which predates an application currently before the Town. [Added 3-9-1999]

~~**PRE-SITE-BUILT HOUSING** — Any structure designed primarily for residential occupancy which is wholly or in substantial part made, fabricated, formed or assembled in off-site manufacturing facilities in conformance with the United State Department of Housing and Urban Development minimum property standards and local building codes, for installation, or assembly and installation, on the building site. “Pre-site-building housing” does not include manufactured housing.~~

PUBLIC NUISANCE — Any use that may endanger the health, safety, peace or enjoyment of the community or a neighborhood due to the emission of smoke, fumes, particulates, noise, vibration, radiation, visual blight or any other like condition. [Added 3-12-1996]

R

RADIO SERVICE FACILITY — Any structure, ANTENNA, MAST, **MONOPOLE** or other radio installation device used to achieve desired communication(s) by a user with a narrow base of related or unrelated users; generally including, but not limited to, amateur radio service, general mobile radio service, citizens band radio service, low-power radio service, aeronautical and marine communications and any other similar radio communications or service which is not specifically named within this definition. [Added 3-9-1999]

RECEIVE-ONLY FACILITY — Any ANTENNA, MAST, **MONOPOLE** or other device designed and constructed with the intent to receive broadcast signals typically for household use; including, but not limited to, personal satellite and off-the-air television signals and AM, FM, shortwave and other similar radio signals. [Added 3-9-1999]

RECREATIONAL VEHICLE — A vehicle, motorized or not, which is designed and used primarily for the purpose of recreation, including but not limited to the following: ~~snowmobiles, motorcycle,~~ **vehicles defined in RSA Chapter 215**, boats, **motorhomes** and recreational trailers. ~~of 320 square feet or less.~~

RESERVE STRIP - Includes areas for which future public use is intended for street (**HIGHWAY**) connections, for street (**HIGHWAY**) improvements and for street or pedestrian ways giving **ACCESS** to land dedicated for public use.

RIGHT-OF-WAY - The area of land owned, used by or available to the Town for street (**HIGHWAY**) purposes, including any ancillary purposes thereto.

RSA – The NH Revised Statutes, Annotated.

SECONDARY USE — A use of land or of a building or of a portion thereof which is unrelated to the principal use of the land or building. [Added 3-9-1999]

SEXUAL ENCOUNTER CENTER [Added 3-9-1999; readopted 3-13-2001 by Amdt. No. 7]: — A business or commercial enterprise that as one of its primary business purposes offers for any form of consideration:

- A. Physical contact in the form of wrestling or tumbling between persons of the opposite sex; or
- B. Activities between male and female persons and/or persons of the same sex when one or more persons is in the state of nudity; and
- C. When the activities in Subsection A or B above are characterized by an emphasis on activities which meet the definition of "harmful to minors" and/or "sexual conduct" as set forth in NH RSA 571-B:1.

SEXUALLY ORIENTED BUSINESSES – Businesses generally falling into categories regulated or defined in NH RSA 571 et seq. See

- **ADULT BOOKSTORE/ADULT VIDEO STORE**
- **ADULT CABARET**
- **ADULT DRIVE-IN TEATER**
- **ADULT USE ESTABLISHMENT**
- **ADULT MOTION PICTURE ARCADE**
- **ADULT MOTION PICTURE THEATER**
- **“THE TOTAL PRESENTATION TIME”**
- **“SUBSTANTIAL PORTION OF THE TOTAL PRESENTATION TIME”**
- **SEXUAL ENCOUNTER CENTER**
- **SEXUALLY ORIENTED BUSINESS**
- **NUDE MODEL STUDIO**

~~SEXUALLY ORIENTED BUSINESS—Any place of business in which any of the following activities are conducted: adult bookstore or adult video store, adult motion picture theater, adult motion picture arcade, adult drive-in theater, adult cabaret, adult motel, adult theater, nude model studio, or sexual encounter center. [Added 3-9-1999; readopted 3-13-2001 by Amdt. No. 7]~~

SUBSTANTIAL PORTION OF THE TOTAL PRESENTATION TIME -- For the purposes of this chapter, "substantial portion of the total presentation time" shall mean the presentation of films or shows described above for viewing on more than seven days within any 56-consecutive-day period.

SEDIMENT - Solid material, either mineral or organic, that is in suspension, is transported, or has been moved from its site of origin by erosion.

SHADOW FLICKER — The visible flicker effect when rotating blades of the wind generator cast shadows on the ground and nearby structures causing a repeating pattern of light and shadow.

SHED – See **ACCESSORY BUILDING**

SIGN — An object, display device or structure visible to the public from the exterior of a building which contains any combination of lights, letters, words, objects, graphics, figures, designs, symbols, pictures, logos or colors which are intended to advertise, identify, direct, convey a message to the public or attract attention to an object, person, institution, organization, business or service. **See:**

- **AWNING SIGN**
- **BANNER SIGN**
- **BUILDING SIGN**
- **DIRECTIONAL SIGN**
- **DIRECTORY SIGN**
- **ELECTRONIC CHANGING SIGN**
- **EXTERIOR ILLUMINATED SIGN**
- **FLASHING SIGN**
- **FREESTANDING SIGN**
- **INTERIOR ILLUMINATED SIGN**
- **INFLATABLE OR BALLOON SIGN**
- **LED SIGN**
- **PORTABLE SIGN**

SMALL WIND ENERGY SYSTEM — A wind energy conversion system consisting of a wind generator, a tower, and associated control or conversion electronics, which has a rated capacity of 100 kilowatts or less and will be used primarily for on-site consumption.

SOIL -"Overburden," as described in *Basic Soils Engineering*, by B.K. Hough, Second Edition, 1969, a copy of which is on file in the office of the Town Engineer.

STAFF – The person holding the title of **TOWN PLANNER** for the Town of Hudson, NH, and, under his or her supervision, any Town administrative, clerical and legal personnel who are engaged by or are employees of the Town.

STORMWATER MANAGEMENT AND EROSION CONTROL PLAN (SWMP) - A plan which outlines project features, proposed temporary and permanent erosion control features, maintenance schedules and practices, and the design basis used to establish temporary and permanent stormwater design features.

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) A plan required by the EPA that clearly describes appropriate pollution control measures that include a description of all pollution control measures (i.e., BMPs) that will be implemented as part of the construction activity to control pollutants in stormwater discharges and describes the interim and permanent stabilization practices for the site.

STORMWATER RUNOFF - The water from precipitation that is not absorbed, evaporated, or otherwise stored within the contributing drainage area.

STRUCTURE — A combination of materials assembled at a fixed location to give support or shelter, such as, **but not limited to**, a building, bridge, trestle, tower, framework, retaining wall, tank, tunnel, tent, stadium, reviewing stand, platform, bin, fence, sign, flagpole or ~~the like~~ **portable or temporary canopy or garage**.

SUBDIVIDER - The registered OWNER or authorized agent of the registered OWNER of a SUBDIVISION.

SUBDIVISION - The division of a tract or parcel of land into two or more LOTs for the purpose, whether immediate or future, of sale, rent, lease or building development, or requiring the extension of municipal utilities, or the creation of one or more new streets, or the extension of existing streets; provided, however, that DEVELOPMENT for agricultural purposes is expressly excluded. When appropriate to the context of this chapter, the term "SUBDIVISION" shall relate either to the process of subdividing or to the land or area subdivided.

SURFACE WATER BODY — Those portions of waters of the state, as defined by RSA 482-A:4, which have standing or flowing water at or on the surface of the ground. This includes, but is not limited to, rivers, streams, lakes and ponds.

SUSTAINABLE RATE OF DEVELOPMENT — A target number of building permits to be issued in Hudson in the current year equaling the fair-share region average growth rate for the preceding five years times the total number of dwelling units existing in Hudson in the preceding year. Round any fraction calculated herein to the next whole number.

SWAMP — A wetland that is dominated by trees and/or shrubs.

SWPPP - Stormwater pollution prevention plan (see § 290-5).

SYSTEM MODIFICATION — When applied to ALTERNATIVE ENERGY SYSTEMS, any change to the small wind, solar or other ALTERNATIVE ENERGY SYSTEM that materially alters the size, type or location of the that system. Like-kind (same size and general conformation) replacements shall not be construed to be a modification.

T

TOTAL DWELLING UNITS (DU) — The total number of dwelling units in Hudson on December 31. This number includes single-family homes, as well as dwelling units in

duplexes, apartments, condominium developments and other multifamily structures. Note: For 1999, the DU number is 7,965 based on an estimated accounting of the number of dwelling units.

TOWN ENGINEER - The professional engineer who holds the position of Town Engineer for the Town of Hudson, or his or her designated representative, either in a permanent or temporary capacity.

TOWN OF HUDSON, HUDSON or TOWN – The Town of Hudson, NH.

TOWN PLANNER - The person occupying the position of the Town of Hudson, NH, Town Planner.

TOWER — A structure which is designed and constructed to support one or more antennas used by commercial wireless telecommunication facilities and includes all appurtenant devices attached to it. A tower can be freestanding (solely self-supported by attachment to the ground) or supported (attached directly to the ground and with guy wires) of either lattice or monopole construction. [Added 3-9-1999]

U

USE, ACCESSORY — Any use which is customary, incidental and subordinate to the principal use of a structure or lot.

USE, CHANGE OF — A "change of use" occurs when the use of any land or building is changed from one land use classification to another or from one category to another category within a land use classification. See Article III, § 334-9B, Use classification, and Article V, § 334-21, Table of Permitted Principal Uses.

USE, PRINCIPAL — The main or primary purpose for which a structure or lot is used.

V

VARIANCE -- A variance is a request to deviate from current zoning requirements. If granted, it permits the owner to use the land in a manner not otherwise permitted by the zoning ordinance. It is not a change in the zoning law. Instead, it is a specific waiver of requirements of the zoning ordinance.

VERY POORLY DRAINED SOILS — Soils where the water is removed so slowly that free water remains at or on the surface during most of the growing season as defined in the United States Soil Conservation Service Soils Survey of Hillsborough County, Eastern Half (latest edition).

W

WETLAND — An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, in accordance with the latest edition Federal Manual for Identifying and Delineating Jurisdictional Wetlands as amended. "Wetlands" include, but are not limited to, swamps, marshes, bogs and similar areas.

WETLAND BUFFER – A naturally vegetated upland zone of noninterference extending 50 feet from the edge of a wetland area, or from the top of the bank of a surface water body toward the adjacent upland environment. "Naturally vegetated" includes uncut or undisturbed forest and abandoned pasture or fields.

WETLAND CONSERVATION DISTRICT — All wetland areas, surface water bodies and areas of poorly drained or very poorly drained soils and the associated wetland buffers, as defined above. The "Wetland Conservation DISTRICT" is an overlay DISTRICT which adds requirements and restrictions to those of the underlying zone in order to preserve the function of a wetland area.

WIND GENERATOR — The blades and associated mechanical and electrical conversion components mounted on top of the tower whose purpose is to convert the kinetic energy of the wind into rotational energy used to generate electricity.

Y

~~**YARD** — A portion of a lot, other than a court, on the same lot as the principal building, unobstructed artificially from the ground to the sky, except as otherwise provided herein.~~

~~**YARD, FRONT** — A space extending for the width of the lot between the nearest building wall and the front lot line.~~

~~**YARD, REAR** — A space extending for the width of the lot between the nearest building wall of the principal structure and the rear lot line.~~

~~**YARD, SIDE** — A space extending for the width of the lot between the nearest building wall of the principal structure and side lot lines.~~

See bylaws chapter 143 town code.

DRAFT MOTION:

I move to approve/disapprove for the 2017 Town Warrant, as written in its entirety above, the proposed zoning amendment to **Amend** ARTICLE II – Terminology - § 334-5. Word usage and interpretation and § 334-6. Definitions.

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

Amend §334-60.K. – Portable Signs

Staff Report

14 December 2016

As proposed by the ZORC, and as voted on by the Planning Board at the 9 NOV 16 meeting, this proposed amendment provides for the BOS to approve portable signs, as such signs are associated with fairs, festivals, limited duration performances or other events of a temporary nature. Upon completion of the public hearing, if the board chooses to take action on this proposed zoning amendment an appropriate DRAFT MOTION is provided below.

PUBLIC HEARING

Please take notice, in accordance with NH RSA 675:3, the Town of Hudson, New Hampshire, Planning Board will hold a public hearing on Wednesday, December 14, 2016, at 7:00 P.M. in the Buxton Meeting Room (lower level) of Town Hall at 12 School Street, Hudson to consider the following amendment to the Town's Zoning Ordinance (added language to this section shown in bold-print):

Amend §334-60.K. No inflatable, balloon or portable signs are allowed in any **DISTRICT unless specifically authorized in a permit issued by the TOWN Board of Selectmen for a fair, festival, limited duration performance or other event of a temporary nature.** [Added 3-10-2009 by Amdt. No. 2]

A copy of the above-described zoning amendment to the Town of Hudson Zoning Ordinance can be reviewed/obtained, in its entirety, prior to the hearing at the Community Development Department Office, 12 School St., Town Hall or by going on the Town’s Official Website: <http://www.hudsonnh.gov/> .

DRAFT MOTION:

I move to approve/disapprove for the 2017 Town Warrant, the proposed zoning amendment to **Amend §334-60.K.** to read, in its entirety, as follows:

No inflatable, balloon or portable signs are allowed in any **DISTRICT unless specifically authorized in a permit issued by the TOWN Board of Selectmen for a fair, festival, limited duration performance or other event of a temporary nature.**

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

Amend §334-14. Building Height, Sub-section A.

Staff Report

14 December 2016

As agreed to by the Planning Board at the 9 NOV 16 meeting, this proposed amendment calls for revising the provisions of §334-14. Building height, Sub-section A., and reads, in its entirety, as cited-below in the Public Hearing Notice. Upon completion of the public hearing, if the board chooses to take action on this proposed zoning amendment an appropriate DRAFT MOTION is provided below. Note: 2 maps are included with this staff report, depicting the zoning districts and parcels included in this amendment, entitled: "50 ft. Bldg. Height Exclusive to Mfg., Whse. & Dist. Space."

PUBLIC HEARING

Please take notice, in accordance with NH RSA 675:3, the Town of Hudson, New Hampshire, Planning Board will hold a public hearing on Wednesday, December 14, 2016, at 7:00 P.M. in the Buxton Meeting Room (lower level) of Town Hall at 12 School Street, Hudson to consider the following amendment to the Town's Zoning Ordinance:

Amend §334-14. Building height, Sub-section A., by adding and deleting the following language to said Sub-section (added language shown in bold-print and deleted language shown in strikethrough-print):

A. ~~In the Sagamore Industrial Park (IP), which is zoned Industrial (I) in its entirety,~~ In the following described zoning districts/parcels, the maximum allowed habitable building height shall be 50 feet, and said maximum height shall be restricted to those areas of buildings used exclusively for **manufacturing, warehouse and/or distribution space only. ~~Note: the subject Sagamore IP is bordered by Sagamore Bridge Road along its south border, the Merrimack River along its west border, the existing General (G) district along its north border and the existing Business (B) district, which abuts Lowell Road (Rte. 3A), along its east border.~~**

- (1) Sagamore Industrial Park (IP), located in an Industrial (I) zoning district, bordered by Sagamore Bridge Rd. to the south, the Merrimack River to the west, the existing General (G) district to the north and the existing Business (B) district, abutting Lowell Rd. (Rte. 3A) to the east, and including all parcels located within this I zoning district.**
- (2) The General (G) zoning district abutting to the north of the above-described Sagamore IP, and known locally as the "Friar Property", having frontage off Friars Dr. and 161 Lowell Rd. (Map 209/Lot 001).**
- (3) The portion of the General-One (G-1) zoning district located to the south of Sagamore Bridge Road and exclusive to the following parcels: Green Meadow Golf Club, 43 Steele Rd. (Map 239/Lot 001), 11 Steele Rd. (Map 234/Lot 005), 2**

Friel Golf Rd. (Map 234/Lot 001), 267 Lowell Rd. (Map 234/Lot 035) and 273 Lowell Rd. (Map 234/Lot 034).

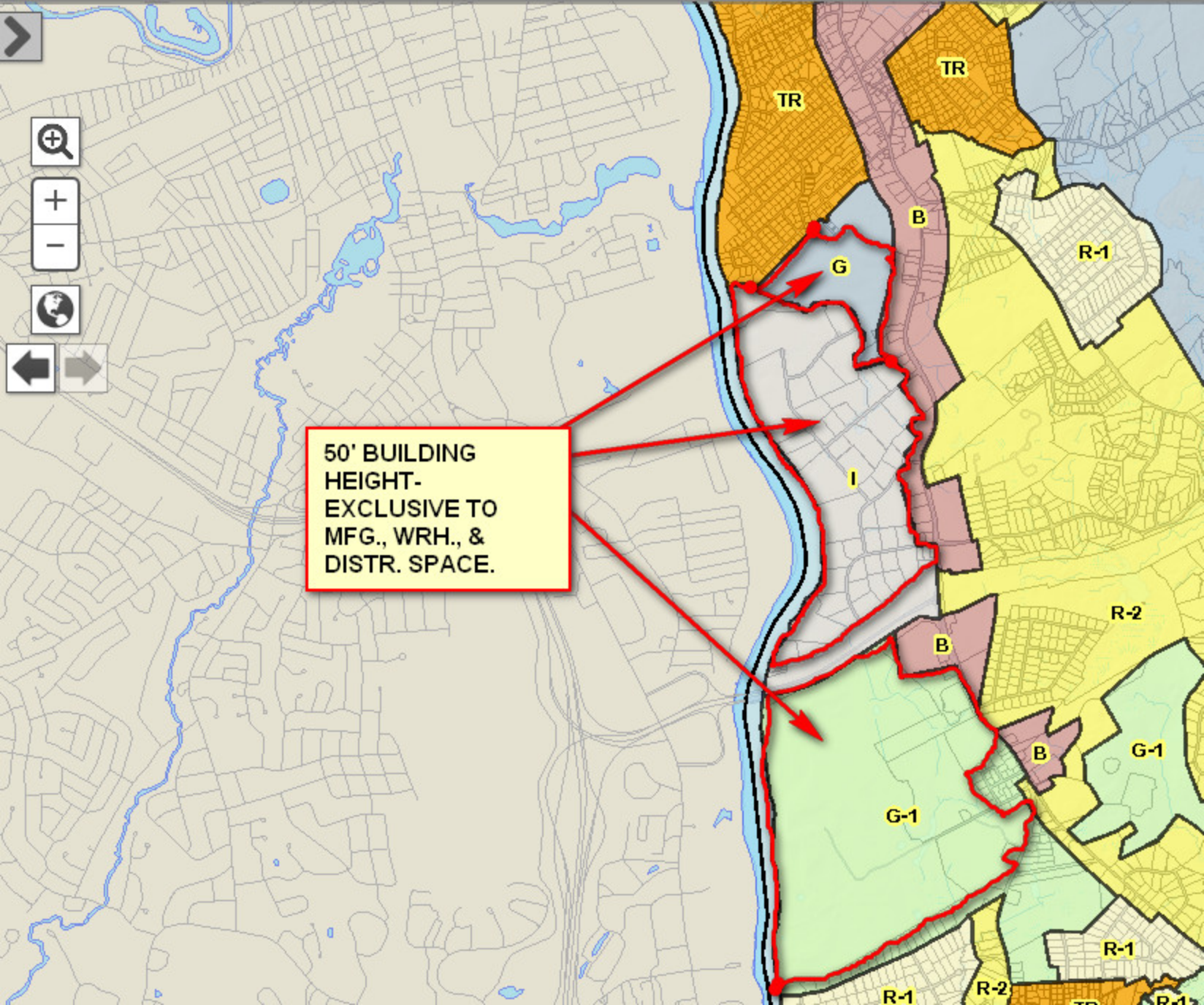
- (4) The Industrial (I) zoning district located along the south border of Central St. (NH Rte. 111), starting at the westernmost border of this I district (i.e., just west of Hudson Park Dr.), running along said south border of Central St. to the west border of Sullivan Rd. and including all parcels located within this I zone.**
- (5) The Industrial (I) zoning district located along the north side of Derry St. (NH Rte. 102), at the intersection of West St., and including all parcels located within this I zone.**

A copy of the above-described amendment to the Town's Zoning Ordinance can be reviewed/obtained prior to the hearing at the Community Development Department Office, 12 School St., Town Hall.

DRAFT MOTION:

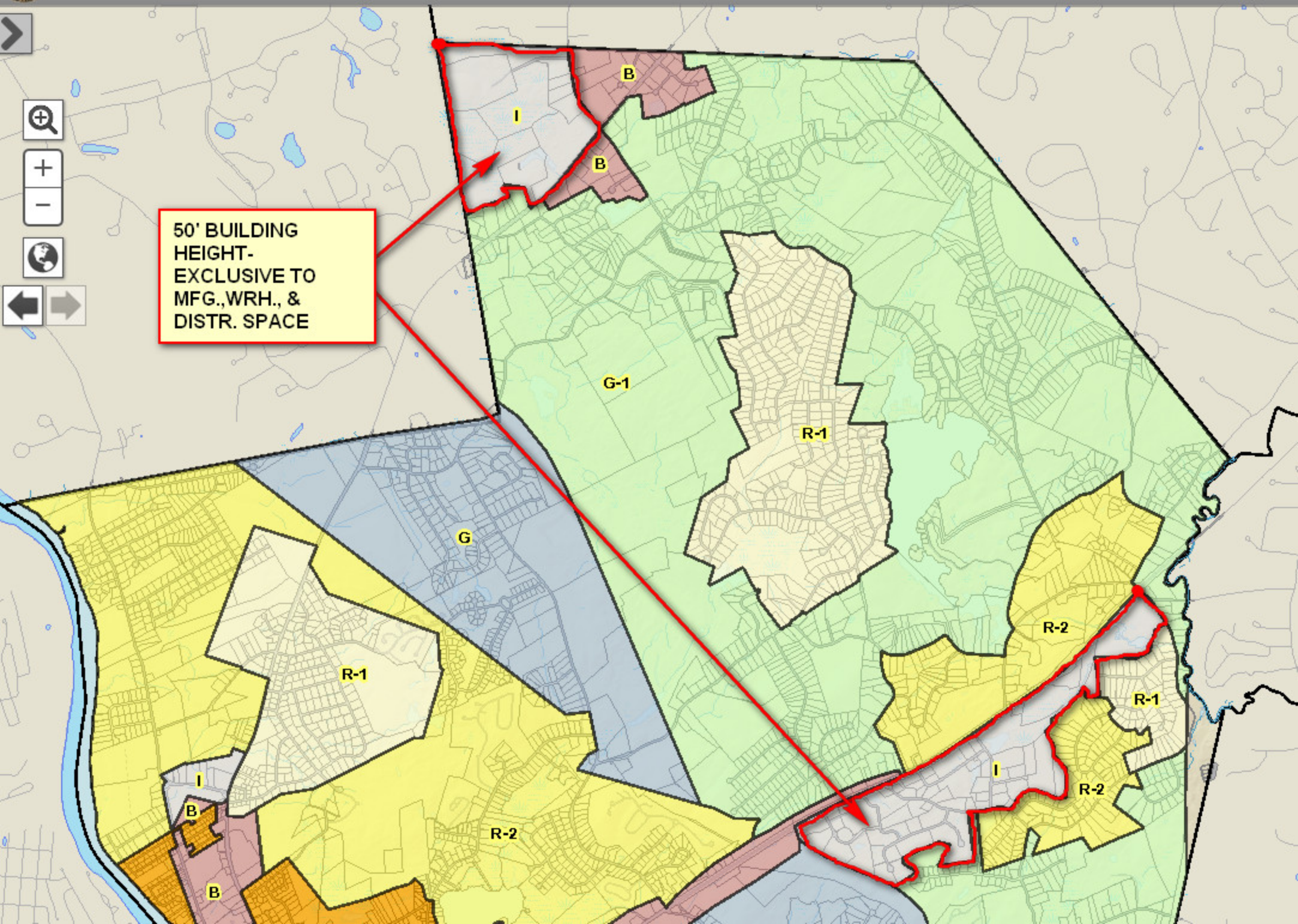
I move to approve/disapprove for the 2017 Town Warrant, as written in its entirety above, the proposed zoning amendment to **Amend §334-14. Building height, Sub-section A.**

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





50' BUILDING HEIGHT- EXCLUSIVE TO MFG., WRH., & DISTR. SPACE



John,

Thank you for your hard work on making the elevated 50 foot exterior building height in Hudson a reality.

This kind of high bay logistics development like that which is taking place in Londonderry and Manchester near the airport will be very beneficial to the real estate tax base in Hudson.

Upon closer review of the edited draft warrant language I wanted to express my concern about how office space is treated. Every manufacturing or warehouse building has some amount of office space in them to support the business operations and administrative functions that take place within them. Sometimes the office space is concentrated at the front of the building in one or two stories. In many cases the office space can be spread throughout the entire building.

It was likely unintentional but the DRAFT warrant language seems to state that only uses dedicated to warehouse or manufacturing can be at the 50 foot height.

As you can tell by looking at the buildings built in Londonderry, usually the entire structure is 100% at the same height. It would not be economically feasible for developers to lower the ceiling height in portions of the building where office space was located. It would require them to switch the steel to a lower heights and create an unusual customized building design where a generic box is intended. Modifying the building design in this manner isn't logical. It limits future uses and negatively impacts the building's overall value as opposed to being at the same height.

I strongly urge that the language be edited to allow for whatever amount of office space that is required to support the warehouse or manufacturing the building was built for and into the future also be allowed to be at the 50 foot height as well.

Please let me know what questions or feedback you may have.

Please write back confirming your receipt of this email.

Sincerely,

Tom
Thomas P. Farrelly, SIOR
Executive Director

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