

Planning Board Agenda
August 24, 2016
Page 2

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 – 08-12-16

Eagles Nest Subdivision Extension Request

Staff Report

August 24, 2016

PURPOSE OF PETITION: To request a two-year extension to the Planning Board approved Subdivision Plan on 08/12/15. Application Acceptance & Hearing.

STAFF COMMENTS: In accordance with the attached letter from the project eng., Jeffrey Merritt, PE, the Applicant requests for the Planning Board to consider granting a 2-year extension for the Eagles Nest Subdivision. Please note, as stated in Mr. Merritt's, because of the continuing slow housing market the commencement of this large-scale subdivision has been delayed. Also attached, please find a copy of the Notice of Approval.

Note: this is a formal public hearing, and all abutters within 200 ft. of the borders of the subject property were notified by mail; i.e., certified for direct abutters, 1st class mail for all others.

DRAFT MOTIONS:

I move to grant a 2-year extension (i.e., from Aug. 12, 2016 to Aug. 12, 2018) for the Eagles Nest Subdivision, Bush Hill Road, Map186/Lot 24, Map 194/Lots 9 & 10 & Map 195/Lot 1.

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

August 3, 2016

Mr. John Cashell, Town Planner
Planning Department
Town of Hudson
12 School Street
Hudson, New Hampshire 03051

**Subject: Eagles Nest Estates
Subdivision Approval SP# 02-15
Map 186; Lots 20-4 & 24
Map 194; Lots 9 & 10
Map 195; Lot 1
Map 201; Lot 7
Bush Hill Road, Hudson, New Hampshire
KNA Project No. 11-0202-1**

Dear Mr. Cashell,


As you are aware, our office prepared subdivision plans for the above referenced property in 2015. Further, on August 12, 2015, the Hudson Planning Board granted the Applicant Subdivision Approval.

The plan proposed a lot line adjustment between Map 186, Lots 24 and 20-4, followed by a consolidation of the newly adjusted Map 186, Lot 24 with Map 194, Lots 9 & 10, Map 195, Lot 1, and Map 201, Lot 7. The consolidated tract will be then subdivided into 66 open-space residential lots. The plan also included significant improvements such as onsite stormwater management, onsite septic systems, and 11,000+/- feet of new roadway.

Due to the slow economic conditions, the applicant has not been able to move forward with the development. Therefore, we hereby respectfully request, on behalf of our client that the Hudson Planning Board grant a two-year extension to the previously approved Subdivision plans listed above.

Should you have any questions, or require further information, please do not hesitate to contact me at the office.

Respectfully,



Jeffrey Merritt, PE
Project Manager

Civil Engineering

Land Surveying

Landscape Architecture



TOWN OF HUDSON
PLANNING BOARD

NOTICE OF APPROVAL



12 School Street

Hudson, New Hampshire 03051

603/886-6005

August 19, 2015

Owner or Applicant: Eagles Nest Estates, LCC
21 Continental Boulevard
Merrimack, NH 03054

On Wednesday, August 12, 2015, the Hudson Planning Board heard subject case SP# 02-15 "Eagles Nest Estates"

SUBJECT: PURPOSE OF PLAN: PROPOSED 66-LOT OPEN SPACE RESIDENTIAL DEVELOPMENT. PROJECT INCLUDES A PROPOSED LOT-LINE ADJUSTMENT BETWEEN MAP 186, LOT 24 AND MAP 186; LOT 20-4. THE NEWLY ADJUSTED MAP 186, LOT 24 WILL BE CONSOLIDATED WITH MAP 194, LOTS 9 & 10, MAP 195, LOT 1, AND MAP 201, LOT 7. THE CONSOLIDATED TRACT WILL THEN BE SUBDIVIDED INTO 66 OPEN-SPACE RESIDENTIAL LOTS. DEFERRED DATE SPECIFIC FROM THE JULY 8, 2015 PLANNING BOARD MEETING.

LOCATION: BUSH HILL ROAD- MAP 186/LOT 24
MAP 194/LOTS 9 & 10
MAP 195/LOT 1

You are hereby notified of the subject plat presented before the Planning Board and the following action:

The Planning Board moved to approve the subdivision plan entitled: Open Space Development Eagles Nest Estates, Map 186; Lots 20 – 4 & 24, Map 194; Lots 9 & 10, Map 195; Lot 1 and Map 201; Lot 7, Bush Hill Road, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc. dated: 7 JAN 2015, last revised 27 JUL 2105, consisting of Sheets 1 – 102, Sheets L1 – L8, S1 – S5 and Y1 – Y5, together with Notes 1 – 44 on Sheet 2 of 102, 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 above Subdivision Plan-of-Record (hereafter referred to as the Plan).
2. Prior to Planning Board endorsement of the Plan, Town Counsel shall favorably recommend on the Development Agreement, as well as all

drainage, open space, slope, sight distance, association and cistern easements and their respective deeds.

3. A CAP amount of \$892.01, per residential unit, shall be paid prior to the issuance of a Certificate of Occupancy.
4. 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.
5. A recreation contribution in the amount of \$400.00, per residential unit, shall be paid prior to the issuance of a Certificate of Occupancy.
6. This approval is subject to final engineering review, including NH DOT's approval of the construction plans for White Service Road.
7. Maintenance of the onsite drainage system shall be constructed and maintained in compliance with local and NHDES requirements for such systems, and the perpetual maintenance of the storm water treatment structures and treatment and retention basins outside of the ROW, shall be the responsibility of the future homeowner's association comprised of all the homeowners within this subdivision.
8. The number of dwelling lots for this subdivision shall be limited to 67.
9. If lot development involves blasting and/or ramming of bedrock materials, said activities shall be limited to the hours between 7:00 A.M. and 5:00 P.M. Monday through Friday only. Said blasting/ramming activities shall be prohibited on Saturday and Sunday.
10. Construction activities involving the proposed undeveloped lots shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday. No construction activities shall occur on Saturday and Sunday (refer to Note 32, Sheet 2 of 102 on the Plan).
11. The developer shall be responsible for the installation of a road status sign at the entrance drives to this subdivision in accordance with Section 289-40 of the Planning Board's Land Use Regulations, and adding the following language to said signs: "Not a through street."
12. An offsite traffic improvement fee, in the amount of \$1,000.00, shall be paid prior to the issuance of a Certificate of Occupancy for each dwelling unit within this subdivision, and this fee shall be expended by the Town for the exclusive purpose of improving Gibson Road and Hawkview Road, starting at the intersection of Kimball Hill Road and Gibson Road, to the present terminus of Hawkview Road.
13. Building Permit phasing for this subdivision shall be as follows and inscribed as such on sheet 2 of 102 on the Plan:

- a) Issuance of (17) building permits shall be available for the first 365 days after receiving final subdivision approval from the Planning Board, and the same number (17) of building permits shall be available for each subsequent 365 days thereafter until the subdivision is completed in its entirety.
14. A 25-ft. in-width access easement shall be provided for the benefit of the parcel identified on the Plan as Map 194/Lot 9-2. Said easement shall extend from Standish Lane to the south boundary line of the property. Additionally, a 25-ft. in-width access easement shall be provided from Warren Road to the parcel identified on the Plan as Map 195/Lot 2. The aforementioned easement shall be inscribed on the Plan, and deeds shall be provided for same prior to Planning Board endorsement of the Plan.
15. Prior to Planning Board endorsement of the Plan, it shall include a 10-ft. in-width walking easement from Standish Lane to the parcel identified on the Plan as Map 201/Lot 12.

All representations of fact or intention made by the applicant or any applicant's representative during testimony before the Planning Board relative to the obtaining approval of this plan, shall be considered conditions of this approval regardless of the fact that such fact or intentions were not specifically stated as part of the motion to grant.

Signed:  Date: 8 - 21 - 15
John M. Cashell
Town Planner

cc: Keach-Nordstrom Associates, Inc.

Jarry 2 Lot Subdivision

STAFF REPORT

August 24, 2016

SITE: 143 Bush Hill Road -- Map 207/Lot 004 -- SB# 06-16

ZONING: G-1- Minimum lot size 2 Acre and 200 ft. of frontage.

PURPOSE OF PLAN: to depict the subdivision of Map 207, Lot 004, into two separate lots. Application Acceptance & Hearing.

PLAN UNDER REVIEW ENTITLED: Residential Subdivision Plan Land of Michael R. and Rebecca B. Jarry, Map 207/Lot 4, Bush Hill Road, Hudson, NH, prepared by KNA, 10 Commerce Park North, Suite 3B, Bedford, NH 03110, dated 1 AUG 2016 (no revision date), consisting of Sheets 1 – 4 and Notes 1 – 12 found on Sheet 1 (said plans are attached herewith).

ATTACHMENTS:

- 1) Project Narrative, Subdivision Application, and Aerial Photo, showing features within 200 ft. of the subdivision, date stamped 6 AUG 16 – “A”.
- 2) Comments from: Zoning Administrator, Bruce Buttrick, including ZBA Variance Decision on Frontage, Town Eng., Elvis Dhima, Asst. Assessor, Jim Michaud, Deputy Fire Chief, John O’Brien, and Road Agent, Kevin Burns – “B”.
- 3) CAP Fee Worksheet – “C”.

OUTSTANDING ISSUES:

1. The Hall Chart shown on Sheet 1 of 4 of the Plan, indicates that both proposed lots meet or exceed the following minimum lot requirements in the G-1 District, which requires a minimum lot size of 2 acres of contiguous upland and 200 ft. of frontage on a Class VI or better Highway. Please ZBA Variance Decision on Frontage granted for this 2-lot subdivision of land.
2. The Plan indicates that proposed Lot 4 has an existing dwelling and several ancillary structures, while proposed Lot 4-1 shows no existing nor proposed structures. Note: all structures within proposed Lot 4 are well within the required building and wetland setbacks.
3. This subdivision calls for the sharing of the existing driveway for Lot 4 with that of proposed Lot 4-1. §193—10.H. of the Planning Board’s Driveway Regulations reads in their entirety:

“H. Driveways are not permitted in side or rear setback areas, unless a shared ACCESS is required by the PLANNING BOARD.”

Note: in the case of this proposed subdivision, because of the narrowness of frontage for the 2 proposed lot, i.e., 166 ft.+/-, and the need to provide SAFE STOPPING DISTANCE (for which the only location to provide for same is at the present driveway location), the proposed shared driveway is the only viable solution to provide a safe driveway location for both lots and for it to be used jointly.

REQUESTED WAIVERS: N/A

APPLICATION TRACKING:

6 AUG 16 – Subdivision application submitted.

24 AUG 16 - Initial public hearing scheduled.

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

DRAFT MOTIONS:

I move to accept the 2-lot Subdivision application for 143 Bush Hill Road -- Map 207/Lot 004.

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

MOTION to APPROVE:

I move to approve the subdivision plan entitled: Residential Subdivision Plan Land of Michael R. and Rebecca B. Jarry, Map 207/Lot 4, Bush Hill Road, Hudson, NH, prepared by KNA, 10 Commerce Park North, Suite 3B, Bedford, NH 03110, dated 1 AUG 2016 (no revision date), consisting of Sheets 1 – 4 and Notes 1 – 12 found on Sheet 1, in accordance with the following terms and conditions:

1. All stipulations of approval shall be incorporated into the Decision of Approval, which shall be recorded at the HCRD, together with the Plan.
2. 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.
3. 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.
4. A recreation contribution in the amount of \$400.00, per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.
5. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of-Record.

6. Approval of this plan shall be subject to final engineering review, which shall include any modifications to the existing driveway, which shall serve as a shared driveway for both Lots 4 and 4-A, as shown on the Plan.
7. Construction activities involving the proposed undeveloped lots shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.
8. If construction included blasting or ramming of bedrock, such activities shall be conducted exclusively between the hours of 9:00 A.M. and 5:00 P.M. Mon. – Fri. Said activities shall be prohibited on Sat. & Sun.

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



Land of Michael R. & Rebecca B. Jarry
Bush Hill Road
Tax Map 207 Lot 4
KNA Project No. 06-0414-2



~A~

August 2, 2016

Project Narrative

The project proposes the subdivision of Map 207 Lot 4 into two separate single family residential parcels. In total, the existing property is approximately 52.3-acres in total area and will be subdivided into two lots, Lot 4 and Lot 4-1 which will be 48.3 and 4.0 acres, respectively. The parcel is situated exclusively in the General One (G-1) zoning district and has frontage on Bush Hill Road.

The subject property is mostly undeveloped but is home to the existing Jarry residence. The existing driveway for the property was recently rebuilt by the Applicant to alleviate an encroachment onto a neighboring property. Topography across the site slopes from the road down to a wetland complex to the south and west. Lot 4 is already serviced by an onsite septic system and well and Lot 4-1 will be serviced by the same. Soil data and information was taken from the NRCS Web Soil Survey. The predominant on-site soil types are identified as Canton Stony Fine Sandy Loam, Ridgebury Stony Loam, and Woodbridge Stony Loam.

The project was granted a Variance by the Zoning Board of Adjustment on June 9, 2016 to allow frontages of only 106.64-ft and 30.00-ft for the subject parcels where 200.00-ft is required. As such, the subdivision plans enclosed herein propose a shared driveway for the subject properties. The existing driveway on Lot 4 received a permit in December 2014 and was rebuilt shortly thereafter. The existing driveway is fully capable of supporting both lots. No further construction or alteration of the driveway will be necessary in the right of way and an easement for cross access between the parcels is shown on the plans.

We do not anticipate the proposed subdivision will create a burden on Town systems including traffic, schools, and utilities, given the small scale of the project.



KMA KEACH-NORDSTROM ASSOCIATES, INC.

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

TITLE: AERIAL EXHIBIT PREPARED FOR:
JARRY SUBDIVISION
 MAP 207; LOT 4 - BUSH HILL ROAD - HUDSON, NEW HAMPSHIRE

DATE: 8/2/16

JOB. NO. 06-0414-2

SCALE: 1" = 1,000'

SHEET 1 OF 1

~ "A" cont.

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

Date of Application: August 8, 2016 Tax Map # 207 Lot # 4

Name of Project: Land of Michael R. and Rebecca B. Jarry

Zoning District: G-1 General SB# 060-110
(For Town Use) (For Town Use)

ZBA Action: Variance Granted for Minimum Lot Frontage

PROPERTY OWNER:

DEVELOPER:

Name: Michael R. & Rebecca B. Jarry

Address: 143 Bush Hill Road

Address: Hudson, NH 03051

Telephone # 603-595-9791

Fax # _____

Email: _____

PROJECT ENGINEER

Name: Paul Chisholm, PE, LEED AP ND

Telephone # 603-627-2881

Address: 10 Commerce Park North Suite 3

Fax # 603-627-2915

Address: Bedford, NH 03110

Email: pchisholm@keachnordstrom.com

PURPOSE OF PLAN:

Subdivide the subject parcel into two separate single family residential lots as described herein.

(FOR TOWN USE)

Plan Routing Date: 8-3-16 Sub/Site Date: _____

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

(Initials) Title: _____ Date: _____

DEPT:

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

Fees Paid _____

SITE DATA SHEET

Plan Name: Residential Subdivision Plan - Land of Michael R. and Rebecca B. Jarry

Plan Type: Subdivision Plan

Legal Description: Map 207 Lot 4
 Map _____ Lot _____

Date: August 1, 2016

Location: Bush Hill Road

Total Area: S.F. 2,276,663 Acres: 52.265

Area in Wetlands: 478,776-SF

Zoning: General 1

Lots Not Meeting
Required Dimensions: Both proposed lots do not meet Min. Frontage Requirements

Required Area: 87,120-SF

Required Frontage: 200-FT

Water and Waste System
Proposed: Onsite Well and Septic

Number of Lots With
Existing Buildings: One

Existing Buildings
To Be Removed: None

Flood Zone Reference: Zone X

Proposed Linear Feet
Of New Roadway: N/A

LOT AREA CALCULATION TABLE

LOT #	TOTAL AREA	WETLAND AREA	AREA > 25% SLOPE	BUILDABLE AREA (net contiguous upland useable)	FRONTAGE
4	2,101,547-SF	478,776-SF	698,525-SF	924,246-SF	106.64-FT
4-1	175,116-SF	0-SF	17,659-SF	157,457-SF	30.00-FT
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					

Data Sheets Checked By:  Date: 8/1/16

SUBDIVISION PLAN DATA SHEET

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

ZBA Case # 207-004, heard June 9th, variance granted for
minimum lot frontage.

(Attach Stipulations on
Separate Sheet)

Not yet recieved.

List Permits Required:

NHDES Subdivision Approval

**Waivers Requested:*

Hudson Town Code
Reference

Regulation Description

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

**(Left Column for Town Use)*

Impact Fees

Amount

Account

Cap Fees

Development Agreement

Proposed:

Yes

No

If Yes

Endorsed

Yes

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>PC</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. | JC |
| <u>PC</u> | b) | Seventeen (17)-subdivision narratives, describing the project. | JC |
| <u>PC</u> | c) | Plan scale at not less than one inch equals fifty feet (example: 1" = 50' acceptable). <i>100 scale per 289-26(A)</i> | JC |
| <u>PC</u> | d) | Locus plan with 1,000 minimum radius of site to surrounding area. | JC |
| <u>PC</u> | e) | Plan dated by day/month/year. | JC |
| <u>PC</u> | f) | Revision block. | JC |
| <u>PC</u> | g) | Planning Board approval block. | JC |
| <u>PC</u> | h) | Title of project inscribed on plan. | JC |
| <u>PC</u> | i) | Name(s) and address of property owner(s) and signature(s) shall be inscribed on plan. | JC |
| <u>PC</u> | j) | North point shall be inscribed on plan. | JC |
| <u>PC</u> | k) | Property lines-exact locations and dimensions. | JC |
| <u>PC</u> | l) | Acreage/sq. ft. of entire subdivision. | JC |
| <u>PC</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. | JC |

Applicant
Initials

Staff
Initials

K 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.

JC

PC 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.

JC

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

JC

N/A q) Pertinent highway projects.

N/A JC

PC r) Assessor map and lot number.

JC

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.

N/A JC

PC t) Delineate zoning.

JC

N/A u) Storm water drainage plan.

N/A JC NO ROAD IMPROVEMENTS

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

JC

PC w) Utilities: existing and proposed.

JC

PC x) Building and wetland setback lines.

JC

PC y) Rights of way, existing and proposed.

JC

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

N/A

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

N/A

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

N/A

Applicant
Initials

Staff
Initials

<u>PC</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>JC</u>
<u>PC</u>	ad)	All notes from plats.	<u>JC</u>
<u>PC</u>	ae)	Buffers as required by subdivision regulations.	<u>JC</u>
<u>PC</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>JC</u>
<u>PC</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>JC</u>
<u>PC</u>	ah)	Easements, existing and proposed.	<u>JC</u>
<u>PC</u>	ai)	State of New Hampshire Engineer's seal and signature. Surveyor's seal and signature.	<u>JC</u>
<u>PC</u>	aj)	Error of closure (1 in 10,000 or better).	<u>JC</u>
<u>PC</u>	ak)	Drafting errors/omissions.	<u>JC</u>
<u>N/A</u>	al)	Note outlining phasing schedule.	<u>N/A</u>
<u>PC</u>	am)	Narrative description stating the purpose, location, long range plans impacts on traffic, schools, and utilities.	<u>JC</u>
<u>PC</u>	an)	Aerial photograph of site and area within 200 feet of the subdivision parcel.	<u>JC</u>
<u>N/A</u>	ao)	Fiscal impact study.	<u>N/A</u>
<u>N/A</u>	ap)	Traffic study.	<u>N/A</u>
<u>N/A</u>	aq)	Drainage calculations and supporting data.	<u>N/A</u>

Applicant
Initials

Staff
Initials

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

N/A

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

N/A

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

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

N/A

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

N/A

K av) Fees paid to clerk.

JC

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

JC

- 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: *Abigail B. Long*

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

Signature of Developer: S. A. A

- ❖ 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: Town Enc

Planner Approval Signature: *John C. Bell*

uB

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

Date of Application: August 8, 2016 Tax Map # 207 Lot # 4

Name of Project: Land of Michael R. and Rebecca B. Jarry

Zoning District: G-1 General SB# 06-116
(For Town Use) (For Town Use)

ZBA Action: Variance Granted for Minimum Lot Frontage

PROPERTY OWNER:

DEVELOPER:

Name: Michael R. & Rebecca B. Jarry

Address: 143 Bush Hill Road

Address: Hudson, NH 03051

Telephone # 603-595-9791

Fax # _____

Email: _____

PROJECT ENGINEER

Name: Paul Chisholm, PE, LEED AP ND

Address: 10 Commerce Park North Suite 3

Address: Bedford, NH 03110

Telephone # 603-627-2881

Fax # 603-627-2915

Email: pchisholm@keachnordstrom.com

PURPOSE OF PLAN:

Subdivide the subject parcel into two separate single family residential lots as described herein.

(FOR TOWN USE)

Plan Routing Date: 8-3-16 Sub/Site Date: 8-24-16

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

BB Title: Zoning Admin Date: 8-8-16
(Initials)

DEPT: Please see attached ZBA VARIANCE DECISION

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

Fees Paid \$ 610.51

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

Town of Hudson

Zoning Board of Adjustment

Decision to Grant a Variance

On **6/9/16**, the members of the Hudson Zoning Board of Adjustment, as part of its regular public meeting for that date, heard **Case 207-004**, pertaining to a request by **Michael R. Jarry & Rebecca B. Jarry, 143 Bush Hill Road, Hudson, NH** for a Variance **to allow the frontage of the proposed two-lot subdivision to have 106-feet of frontage on the existing Lot 4, and 30-feet of frontage on the proposed Lot 4-1, where a minimum of 200-feet is required.** [Map 207, Lot 004, Zoned G-1; HZO Article VII, Section 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 stipulation:

1. If Lot 4 is further subdivided, then new Lot 4-1 frontage is made conforming by means of a lot line readjustment, if the subdivision access is off of Bush Hill Road.

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: 23-Jun-16
Maryellen Davis
Chairman, Hudson Zoning Board of Adjustment

Signed: Bruce Buttrick Date: 6-22-16
Bruce Buttrick
Zoning Administrator

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

Date of Application: August 8, 2016 Tax Map # 207 Lot # 4

Name of Project: Land of Michael R. and Rebecca B. Jarry

Zoning District: G-1 (For Town Use) General SB# 06-116 (For Town Use)

ZBA Action: Variance Granted for Minimum Lot Frontage

PROPERTY OWNER:

DEVELOPER:

Name: Michael R. & Rebecca B. Jarry

Address: 143 Bush Hill Road

Address: Hudson, NH 03051

Telephone # 603-595-9791

Fax # _____

Email: _____

PROJECT ENGINEER

Name: Paul Chisholm, PE, LEED AP ND

Address: 10 Commerce Park North Suite 3

Address: Bedford, NH 03110

Telephone # 603-627-2881

Fax # 603-627-2915

Email: pchisholm@keachnordstrom.com

PURPOSE OF PLAN:

Subdivide the subject parcel into two separate single family residential lots as described herein.

(FOR TOWN USE)	
Plan Routing Date: <u>8-3-16</u>	Sub/Site Date: <u>8-24-16</u>
<input type="checkbox"/> I have no comments <input checked="" type="checkbox"/> I have comments (attach to form) SEE ATTACHMENT	
<u>ECB</u> (Initials)	Title: <u>TOWN PERGIVE</u> Date: _____
DEPT:	
<input type="checkbox"/> 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	
Fees Paid \$ <u>610.51</u>	

John

I have the following comments:

1. Applicant shows the existing/ proposed driveway encroaching existing/ proposed building setbacks.
2. Applicant must show that the common driveway meets sight distance requirements.

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

Paul

 Driveway permit shows 400' minimum for sight distance, that's good enough for me

John, I'm good

Paul, you will still need a driveway permit for the new lot, plan and profile to the new house, but that can be done at the time of the permit, not now

You can do that when the septic plan gets submitted

Thanks for the clarification,

E

Elvis Dhima, P.E.
Town Engineer

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



Town of Hudson
NEW HAMPSHIRE 03051

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

Date of Application: August 8, 2016 Tax Map # 207 Lot # 4

Name of Project: Land of Michael R. and Rebecca B. Jarry

Zoning District: G-1 General SB# 06-110
(For Town Use) (For Town Use)

ZBA Action: Variance Granted for Minimum Lot Frontage

PROPERTY OWNER:

DEVELOPER:

Name: Michael R. & Rebecca B. Jarry

Address: 143 Bush Hill Road

Address: Hudson, NH 03051

Telephone # 603-595-9791

Fax # _____

Email: _____

PROJECT ENGINEER

Name: Paul Chisholm, PE, LEED AP ND

Address: 10 Commerce Park North Suite 3

Address: Bedford, NH 03110

Telephone # 603-627-2881

Fax # 603-627-2915

Email: pchisholm@keachnordstrom.com

PURPOSE OF PLAN:

Subdivide the subject parcel into two separate single family residential lots as described herein.

(FOR TOWN USE)

Plan Routing Date: 8-3-16 Sub/Site Date: 8-24-16

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

(Initials) [Signature] Title: Asst. Assessor Date: 8-5-16

DEPT:

Zoning Engineering Assessor Police Fire Planning
 Consultant Highway Department

Fees Paid \$ 610.51

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

Date of Application: August 8, 2016 Tax Map # 207 Lot # 4

Name of Project: Land of Michael R. and Rebecca B. Jarry

Zoning District: G-1 General SB# 06-116
(For Town Use) (For Town Use)

ZBA Action: Variance Granted for Minimum Lot Frontage

PROPERTY OWNER:

DEVELOPER:

Name: Michael R. & Rebecca B. Jarry

Address: 143 Bush Hill Road

Address: Hudson, NH 03051

Telephone # 603-595-9791

Fax # _____

Email: _____

PROJECT ENGINEER

Name: Paul Chisholm, PE, LEED AP ND Telephone # 603-627-2881

Address: 10 Commerce Park North Suite 3 Fax # 603-627-2915

Address: Bedford, NH 03110 Email: pchisholm@keachnordstrom.com

PURPOSE OF PLAN:

Subdivide the subject parcel into two separate single family residential lots as described herein.

(FOR TOWN USE)

Plan Routing Date: 8-3-16 Sub/Site Date: 8-24-16

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

RJB Title: ROAD ACCOUNT Date: 8/8/16

(Initials)

DEPT:

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

_____ Consultant _____ Highway Department

Fees Paid \$ 610.51

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

Date of Application: August 8, 2016 Tax Map # 207 Lot # 4

Name of Project: Land of Michael R. and Rebecca B. Jarry

Zoning District: G-1 General SB# 06-116
(For Town Use) (For Town Use)

ZBA Action: Variance Granted for Minimum Lot Frontage

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Address: 143 Bush Hill Road

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Fax # _____

Email: _____

PROJECT ENGINEER

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Address: 10 Commerce Park North Suite 3

Address: Bedford, NH 03110

Telephone # 603-627-2881

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Email: pchisholm@keachnordstrom.com

PURPOSE OF PLAN:

Subdivide the subject parcel into two separate single family residential lots as described herein.

(FOR TOWN USE)

Plan Routing Date: 8-3-16 Sub/Site Date: 8-24-16

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

JOB Title: Deputy Fire Chief Date: 8/5/16

(Initials)

DEPT:

Zoning Engineering Assessor Police Fire Planning

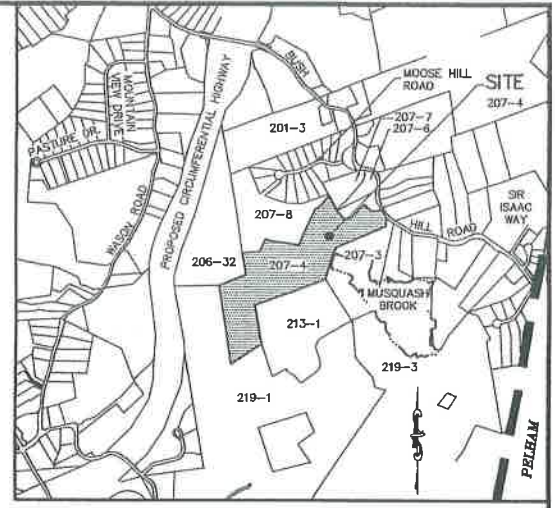
Consultant Highway Department

Fees Paid \$ 610.51



REFERENCE PLANS:

1. "AMENDED OPEN SPACE DEVELOPMENT - JARRY SUBDIVISION - MAP 207; LOT 4 AND LOT 8, BUSH HILL ROAD, HUDSON, NEW HAMPSHIRE"; PREPARED BY: KEACH-NORDSTROM ASSOCIATES, INC.; LAST REVISED: OCT. 7, 2011
2. "LOT LINE RELOCATION PLAN, MAP 207/LOTS 7 & 4 AND MAP 213/LOT 1, 131 & 143 BUSH HILL ROAD, HUDSON, NEW HAMPSHIRE," SCALE: 1"=200', DATED MAY 4, 2004, PREPARED BY MAYNARD & PAUQUETTE ENGINEERING ASSOCIATES, L.L.C. H.C.R.D. PLAN NO. 33434.
3. "SUBDIVISION PLAN, MAP 19/LOT 8, BRODEUR SUBDIVISION, 135 BUSH HILL ROAD, HUDSON, NEW HAMPSHIRE," SCALE: 1"=50', DATED MARCH 5, 1992, LAST REVISED FEB. 19, 1993, PREPARED BY MAYNARD & PAUQUETTE, INC. H.C.R.D. PLAN NO. 28866.
4. "SUBDIVISION PLAN OF LAND IN HUDSON, N.H., COUNTY OF HILLSBOROUGH, OWNED BY JEANNETTE PROVENCAL, SURVEYED FOR ROLAND PLOUFFE," SCALE: 1"=100', DATED OCTOBER 10, 1979, PREPARED BY TOWN PLANNING & ENGINEERING ASSOCIATES, INC. H.C.R.D. PLAN NO. 12865.
5. "SUBDIVISION PLAN FOR GERALD Q. NASH & LUCILLE P. NASH, TAX MAP 12 LOT 36, TRIGATE ROAD, HUDSON, HILLSBOROUGH COUNTY, N.H.," SCALE: 1"=200', DATED MARCH 1, 1991, LAST REVISED MARCH 6, 1991, PREPARED BY WHITE MOUNTAIN DESIGN GROUP, H.C.R.D. PLAN NO. 25293. (3 SHEETS)
6. TOWN OF HUDSON TAX ASSESSORS MAP 201, 206, 207 & 213.
7. "LOT LINE ADJUSTMENT PLAN - LAND OF MICHAEL & REBECCA JARRY - MAP 207; LOTS 4 & 8 - BUSH HILL ROAD - HUDSON, NEW HAMPSHIRE", SCALE: 1" = 100'; DATED: MAY, 2011; PREPARED BY: KEACH-NORDSTROM ASSOCIATES, INC., H.C.R.D. PLAN NO. 37229.



LOCATION PLAN
SCALE: 1" = 1,500'

AREA TABLE

LOT NUMBER	TOTAL LOT AREA	WETLAND AREA	AREA >25% SLOPE	BUILDABLE LOT AREA	FRONTAGE
PROPOSED MAP 207 LOT 4	2,101,547 SF	478,776 SF	698,525 SF	924,246 SF	106.64'
PROPOSED MAP 207 LOT 4-1	175,116 SF	0 SF	17,659 SF	157,457 SF	30.00'
	4,020 ACRES			3,615 ACRES	

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE SUBDIVISION OF MAP 207 LOT 4 INTO TWO (2) LOTS, AS SHOWN HEREON.
2. MAP 207 LOT 4 INDICATES TOWN OF HUDSON TAX ASSESSOR'S MAP AND LOT NUMBER.
3. TOTAL SITE AREA:
 BEFORE SUBDIVISION = 2,276,663 SF, OR 52.265 ACRES
 AFTER SUBDIVISION
 MAP 207 LOT 4 = 2,101,547 SF, OR 48.245 ACRES
 MAP 207 LOT 4-1 = 175,116 SF, OR 4.020 ACRES
 TOTAL AREA OF LOTS = 2,276,663 SF OR 52.265 ACRES
4. PRESENT OWNERS OF RECORD:
 MICHAEL R. & REBECCA B. JARRY
 143 BUSH HILL ROAD
 HUDSON, NH 03051
 H.C.R.D. BK. 7345 PG. 1046
5. SUBJECT PARCEL IS LOCATED WITHIN THE GENERAL 1 (G-1) ZONING DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:

TABLE OF ZONING REQUIREMENTS

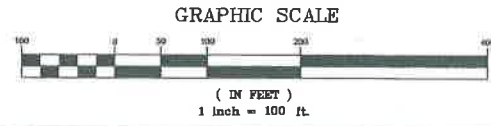
DESCRIPTION	REQUIRED (G-1)	PROVIDED LOT 4	PROVIDED LOT 4-1
MIN. LOT AREA	87,120 SF	2,101,547 SF	175,116 SF
MIN. LOT FRONTAGE	200 FT	106.64 FT	30.00 FT
FRONT YARD SETBACK	50 FT	>50 FT	>50 FT
SIDE YARD SETBACK	15 FT	>15 FT	>15 FT
REAR YARD SETBACK	15 FT	>15 FT	>15 FT

6. A VARIANCE WAS GRANTED BY THE ZONING BOARD OF ADJUSTMENT ON JUNE 9, 2016 FOR MINIMUM LOT FRONTAGE FOR BOTH PARCELS.
7. SITE IS SERVICED BY ON-SITE WATER AND SEPTIC SYSTEMS.
8. WETLAND FLAGGING PERFORMED/VERIFIED BY GOVE ENVIRONMENTAL SERVICES AND SURVEYED BY KEACH-NORDSTROM ASSOCIATES, INC.
9. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HERE ON IS BASED ON A FIELD SURVEY PERFORMED BY THIS OFFICE. HORIZONTAL DATUM IS MAGNETIC.
10. NO PART OF THE SUBJECT SITE IS WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. PARTS OF THE SITE ARE WITHIN ZONE X. ZONE X ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
11. THE LOCATION OF ANY 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. AN INDIVIDUAL SUBSURFACE SEPTIC DISPOSAL SYSTEM APPROVAL IS REQUIRED FOR PROPOSED LOT 4-1.



LEGEND

- GB-F GRANITE BOUND FOUND
- IPIN-F IRON PIN FOUND
- ⊙ DH-F DRILL HOLE FOUND
- ⊙ IPP-F IRON PIPE FOUND
- ⊙ IPIN-TBS IRON PIN TO BE SET
- ⊙ UTILITY POLE
- ⊙ SIGN
- ⊙ WELL
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- STOCKADE FENCE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONEWALL
- BUILDING SETBACK
- EASEMENT
- LIMIT OF ZONE X
- PROPOSED PROPERTY LINE



RESIDENTIAL SUBDIVISION PLAN
LAND OF MICHAEL R. AND REBECCA B. JARRY
 MAP 207 LOT 4
 BUSH HILL ROAD
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER OF RECORD: MICHAEL R. & REBECCA B. JARRY 143 BUSH HILL ROAD HUDSON, NH 03051 H.C.R.D. BK. 7345 PG. 1046	APPLICANT: MICHAEL R. & REBECCA B. JARRY 143 BUSH HILL ROAD HUDSON, NH 03051
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OWNER OF MAP 207 LOT 4

SIGNATURE: *Michael R. & Rebecca B. Jarry*

DATE: 8-2-16

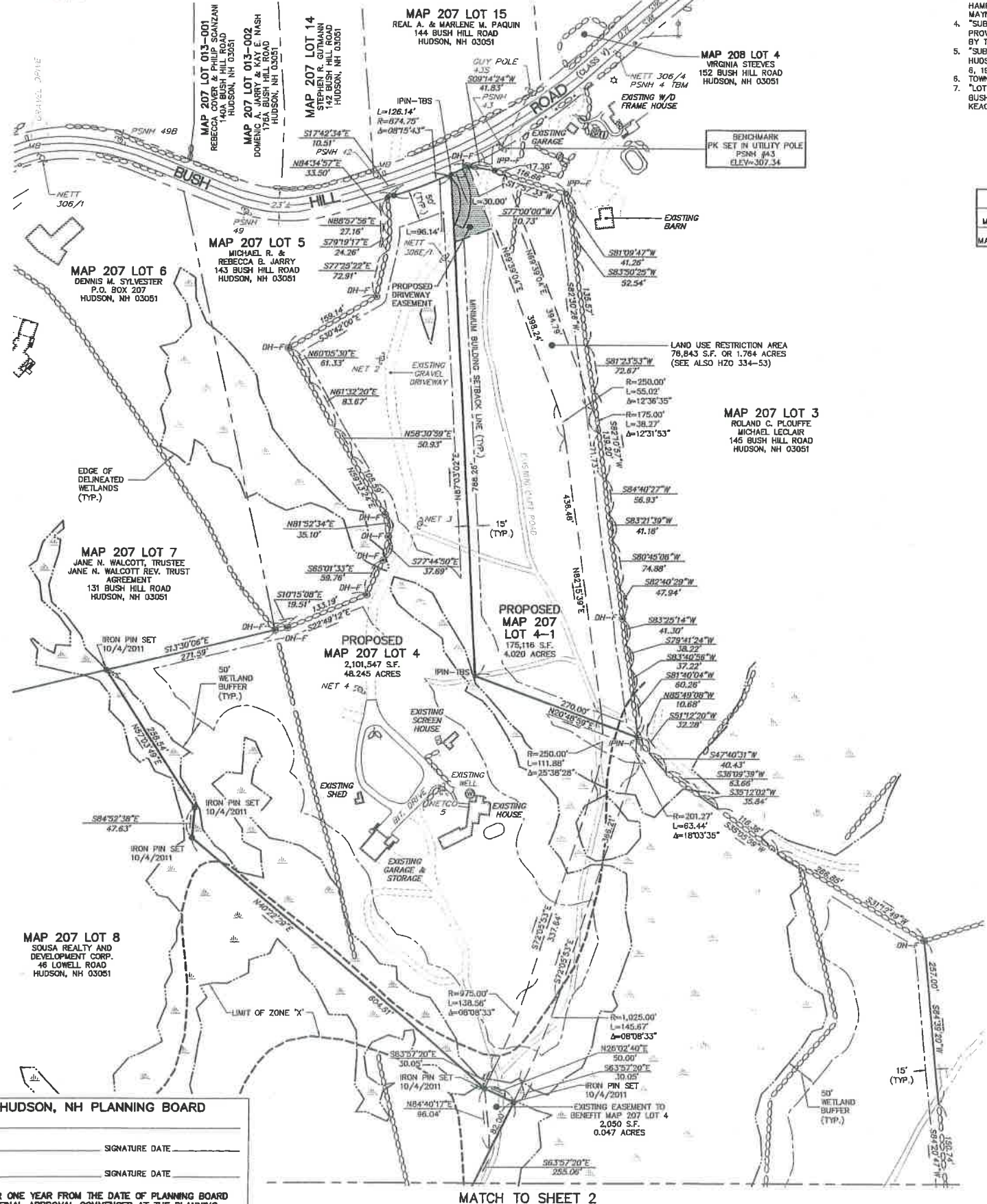
CERTIFICATION:

THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY/TOWN WITHIN WHICH IT IS LOCATED WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS AN URBAN STANDARD SURVEY, (CATEGORY 1, CONDITION 1) AS CODIFIED IN THE STATE OF NEW HAMPSHIRE ADMINISTRATIVE RULES.

8/2/16
DATE

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: AUGUST 1, 2016 SCALE: 1" = 100'
 PROJECT NO: 06-0414-2 SHEET 1 OF 4



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

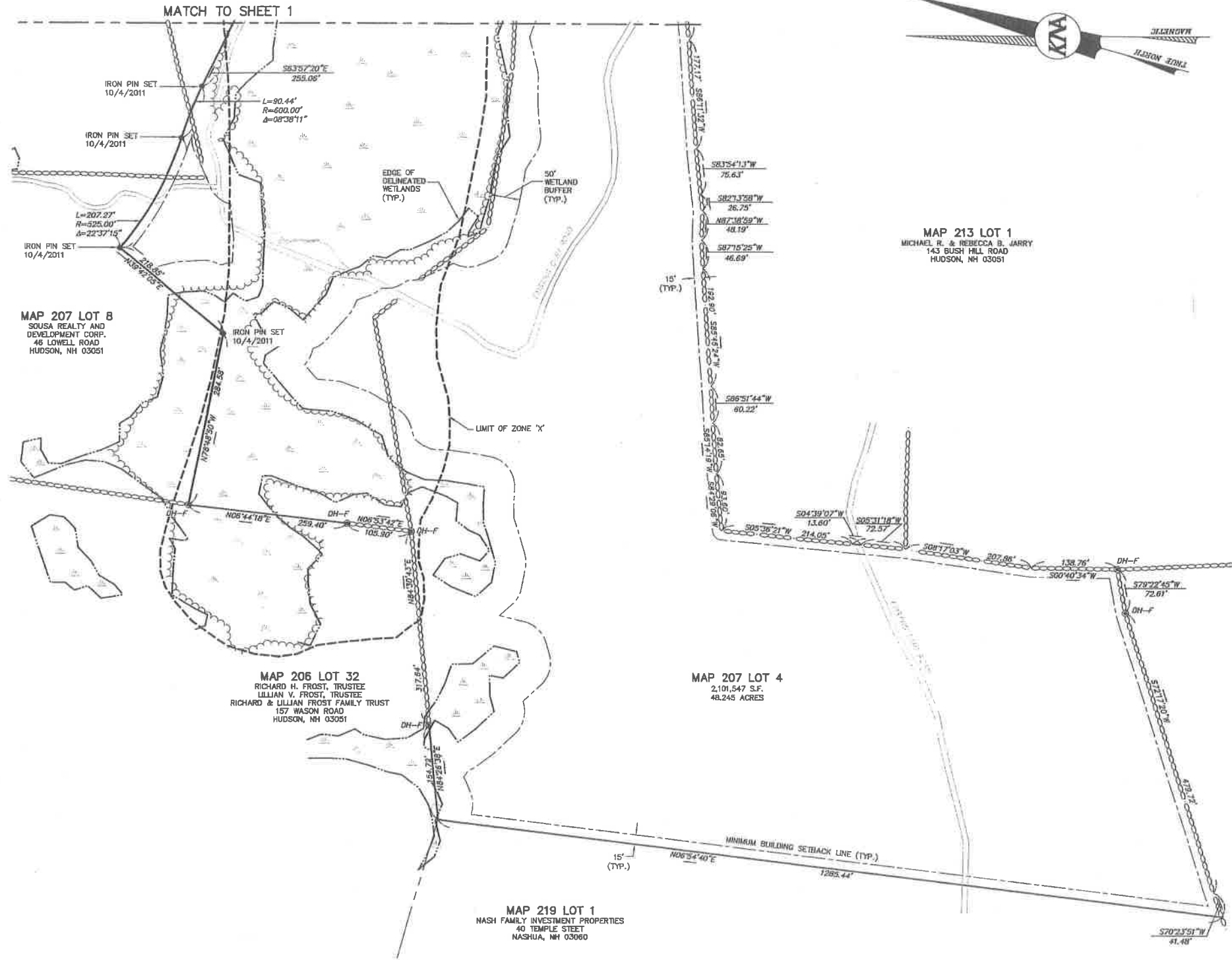
APPROVED BY THE HUDSON, NH PLANNING BOARD
 DATE OF MEETING: _____

SIGNATURE _____	SIGNATURE DATE _____
SIGNATURE _____	SIGNATURE DATE _____

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

I:\projects\0604142\North18\Admin\dwg\0604142-1014-SUB-PLAN.dwg, SUB, 8/2/2016 2:07:16 PM, pccburn

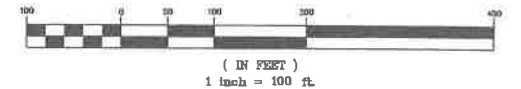
SEE SHEET 1 FOR NOTES
& REFERENCE PLANS



LEGEND

- GB-F GRANITE BOUND FOUND
- IPIN-F IRON PIN FOUND
- ⊙ DH-F DRILL HOLE FOUND
- ⊙ IPP-F IRON PIPE FOUND
- IPIN-TBS IRON PIN TO BE SET
- ⊙ UTILITY POLE
- ⊙ WELL
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- STOCKADE FENCE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONEWALL
- BUILDING SETBACK
- EASEMENT
- LIMIT OF ZONE X
- PROPOSED PROPERTY LINE

GRAPHIC SCALE



**RESIDENTIAL SUBDIVISION PLAN
LAND OF MICHAEL R. AND
REBECCA B. JARRY**
MAP 207 LOT 4
BUSH HILL ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD: MICHAEL R. & REBECCA B. JARRY 143 BUSH HILL ROAD HUDSON, NH 03051 H.C.R.D. BK. 7345 PG. 1046	APPLICANT: MICHAEL R. & REBECCA B. JARRY 143 BUSH HILL ROAD 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

DATE: AUGUST 1, 2016 SCALE: 1" = 100'
PROJECT NO: 06-0414-2 SHEET 2 OF 4

CERTIFICATION:
THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY/TOWN WITHIN WHICH IT IS LOCATED WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS AN URBAN STANDARD SURVEY. (CATEGORY 1, CONDITION 1) AS COPIED IN THE STATE OF NEW HAMPSHIRE ADMINISTRATIVE RULES.
08/16
DATE

OWNER OF MAP 207 LOT 4
SIGNATURE: *Michael R. & Rebecca B. Jarry*
DATE: 8-2-16

PURSUANT TO THE SUBDIVISION 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 _____

SUBDIVISIONS 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.



E:_project\0604142\North\15\Admin\dwg\0604142-1074-SUB-PLAN.dwg, SUB, 8/2/2016 2:07:00 PM, pccburn

MATCH TO SHEET 3



SEE SHEET 1 FOR NOTES & REFERENCE PLANS

MAP 213 LOT 1
MICHAEL R. & REBECCA B. JARRY
143 BUSH HILL ROAD
HUDSON, NH 03051

MAP 207 LOT 8
SOUSA REALTY AND DEVELOPMENT CORP.
46 LOWELL ROAD
HUDSON, NH 03051

MAP 206 LOT 32
RICHARD H. FROST, TRUSTEE
LILLIAN V. FROST, TRUSTEE
RICHARD & LILLIAN FROST FAMILY TRUST
157 WASON ROAD
HUDSON, NH 03051

MAP 207 LOT 4
2,101,547 S.F.
48.245 ACRES

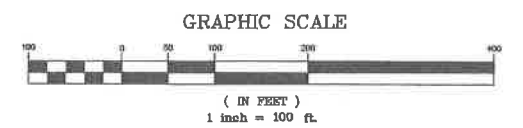
MAP 219 LOT 1
NASH FAMILY INVESTMENT PROPERTIES
40 TEMPLE STREET
NASHUA, NH 03060

SCS SOILS LEGEND

CmC	CANTON STONY FINE SANDY LOAM, 8 TO 15% SLOPES
CmD	CANTON STONY FINE SANDY LOAM, 15 TO 25% SLOPES
CmE	CANTON STONY FINE SANDY LOAM, 25 TO 35% SLOPES
ReA	RODGEBURY STONY LOAM, 0 TO 3% SLOPES
Wvc	WOODBRIDGE STONY LOAM, 8 TO 15% SLOPES

LEGEND

⊙ GB-F	GRANITE BOUND FOUND
⊙ IPIN-F	IRON PIN FOUND
⊙ DH-F	DRILL HOLE FOUND
⊙ IPP-F	IRON PIPE FOUND
⊙ IPIN-TBS	IRON PIN TO BE SET
⊙ U	UTILITY POLE
⊙ S	SIGN
⊙ W	WELL
---	ABUTTER LINE
---	PROPERTY LINE
---	WETLAND
---	STOCKADE FENCE
---	OVERHEAD UTILITIES
---	DRAINAGE LINE
---	TREELINE
---	EDGE OF PAVEMENT
---	EDGE OF GRAVEL
---	10' CONTOUR
---	2' CONTOUR
---	STONEMALL
---	SCS SOIL LINE
---	BUILDING SETBACK
---	EASEMENT
---	LIMIT OF ZONE X
---	PROPOSED PROPERTY LINE



TOPOGRAPHIC SUBDIVISION PLAN
LAND OF MICHAEL R. AND REBECCA B. JARRY
MAP 207 LOT 4
BUSH HILL ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD: MICHAEL R. & REBECCA B. JARRY 143 BUSH HILL ROAD HUDSON, NH 03051 H.C.R.D. BK. 7345 PG. 1046	APPLICANT: MICHAEL R. & REBECCA B. JARRY 143 BUSH HILL ROAD 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

PURSUANT TO THE SUBDIVISION 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 _____

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[Signature]
DATE _____

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: AUGUST 1, 2016 SCALE: 1" = 100'
PROJECT NO: 06-0414-2 SHEET 4 OF 4

S:\project\0604142\Nashua\Nashua\0604142-COT-SUB-PLAN.dwg, TOPG, 8/2/2016 2:05:49 PM, pccabum

MINUTES/DECISIONS OF THE PLANNING BOARD
MEETING DATE: MAY 11, 2016

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

Glenn Della-Monica
Acting Chairman X

Timothy Malley
Secretary X

William Collins
Member X

Charles Brackett
Member X

Jordan Ulery
Member E

Mark Gamrat
Member X

Marilyn McGrath
Selectmen's Rep. X

Angela Saucier
Alt. Selectmen's Rep. E

.....
Meeting called to order at approximately 7:01 p.m.

- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES
- V. MINUTES OF PREVIOUS MEETING(S)
- VI. CASES REQUESTED FOR DEFERRAL
- VII. CORRESPONDENCE
- VIII. PERFORMANCE SURETIES

- A. Road Guarantee Estimate Form for Orchard at Nottingham OSD Subdivision.

Reference Memo from Elvis Dhima, Town Eng., to John Cashell, Town Planner.

Applicant decided to forego establishing the surety at this time. Rather, the Applicant plans to build the road and then have the surety established. No action called for at this time.

- 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. Hudson T-Bones Patio Project
SP# 03-16

77 Lowell Road
Map 198/Lot 019

Purpose of Plan: to construct a 15' x 50' patio to allow for outdoor dining for up to approximately 30 guests during the months of May-October pending weather. The patio will include a landscape buffer with trees, boulders, and decorative stained or stamped concrete.

Mr. Brackett recused himself from participation with this agenda item at 7:04 p.m.

Mr. Malley moved to accept the Amended Site Plan application for T-Bones Restaurant, 77 Lowell Road – Map 198/Lot 019. Motion seconded by Ms. McGrath. All in favor- motion carried.

Ms. McGrath motioned to rescind the Site Plan acceptance application due to a lack of abutter information on the Plan set.

No motion was seconded- motion failed.

Mr. Malley moved to grant approval for the Site Plan entitled: Site Plans for T-Bones Restaurant, Map 198/Lot 19, 77 Lowell Road, Hudson, NH, prepared by Allen 7 Major Associates, Inc., 250 Commercial St., Suite 1001, Manchester, NH 03101, dated 26 APR 2016 (no revision date), consisting of Sheets 1 of 1, C-1 – C-5 and A1.01 and Notes 1 – 8 on attached Maynard & Paquette As-Built Plan, Sheet 1 of 1 in accordance with the following terms and conditions:

- 1) All stipulations of approval shall be incorporated into the Notice of Approval, which shall be recorded at the HCRD, together with the Amended Site Plan-of-Record (hereinafter referred to as the Plan).
- 2) Prior to Planning Board endorsement of the Plan, the Amended Cross Parking Easement (adding 15 parking spaces to the existing 17 easement spaces) for 71 & 77 Lowell Rd., Map 197/Lot 045 and Map 198/Lot 019, respectively, shall be favorably reviewed and recommended on by Town Counsel.
- 3) All improvements shown on the Plan, including Notes 1-8, shall be completed in their entirety and at the expense of the Applicant or his assigns.

- 4) After the issuance of the foundation permit and prior to the issuance of the framing permit, the applicant shall submit to the Hudson Community Development Department a foundation "As-Built" plan on a transparency and to the same scale as the approved site plan. The foundation "As-Built" plan shall include all structural dimensions and lot line setback measurements to the foundation and be stamped by a licensed land surveyor. Any discrepancy between the approved site plan and foundation "As-Built" plans shall be documented by the applicant and be part of the foundation "As-Built" submission.
- 5) Prior to the issuance of a final certificate of occupancy, a L.L.S. certified "As Built" site plan shall be provided to the Town of Hudson Community Development Department, confirming that the site conforms with the Planning Board approved Plan.
- 6) The landscaping, large boulders and vertical granite curbing around the outside perimeter of the landscaped island associated with the subject patio shall be provided for, as shown on Sheets C-2 & C-3 of the Plan.
- 7) Construction activities on the site shall be limited to between 7:00 A.M. and 7:00 P.M. Monday through Saturday. No construction activities shall occur on Sunday.
- 8) This approval shall be subject to final engineering review.
- 9) The calculated CAP fee, prepared in accordance with the 2016 CAP Fee Matrix for Zone One, is \$888.16, and shall be submitted to the Town prior to the issuance of the Certificate of Occupancy. Note: said CAP fee amount shall be inscribed on the Site Plan-of-Record prior to Planning Board endorsement.
- 10) The following notes and amendments shall be inscribed on the Plan prior to Planning Board endorsement:
 - a) Hours of operation for the T-Bones Restaurant shall be 11:30 A.M. to 11:00 P.M., 7 days a week.
 - b) Hours of refuse removal shall be 7:00 A.M. to 7:00 P.M., Monday-Friday only.
 - c) The Master Amended Site Plan sheet shall include all abutters of record.

- d) Live entertainment shall be prohibited at all times on the patio.
- e) The Variance Decision granted by the Zoning Board of Adjustment on 01/28/16 shall be inscribed on the Master Amended Site Plan sheet, and cite the following particular variance dimensions:
 - a) Outdoor patio area is to be 15' wide by 50' long.
 - b) Traffic control devices to be chosen by the Planning Board and installed.

Motion seconded by Mr. Collins; motion carried: 4/1/0 (M.M.).

Mr. Malley moved to allow the T-Bones client to move forward with the Building Permit application process, knowing full well that there is a 30-day appeal period for all approved Site Plans. The Applicant further understands that he can proceed at his own peril, and will hold the Town of Hudson harmless concerning any appeal.

Motion seconded by Mr. Collins; all in favor - motion carried unanimously.

Project Engineer, Robert Clark, P.E., spoke on behalf of his client T-Bones. He presented the project, in its entirety, and answered the questions and concerns of the Planning Board.

Mr. Brackett returned to his seat at 8:02 p.m.

XV. OTHER BUSINESS

A. Zoning Ordinance Review Committee (ZORC) – Zoning Ordinance Update

This item was on the agenda, relative to briefly updating the full Planning Board on the present status of ZORC's efforts in updating the Zoning Ordinance. At the meeting, ZORC's Chairman, Glenn Della-Monica, together with ZORC members, Charles Brackett and Bill Collins addressed the board on specific update issues. That is, to date, ZORC's efforts have focused on adding and deleting definitions within the Definitions Section of the ZO, §334-6. Mr. Della-Monica cited that as planned, the first phase of two will entail reorganizing and editing the existing ZO. This Phase I is anticipated to take 1-year or less to complete, followed by Phase II, involving substantive amendments to the ZO - also anticipated to take a year to complete.

B. Discussion on Planning and Economic Development Issues in Hudson

Staff included this item on the agenda, per the request of several local elected and appointed officials, relative to determining what Hudson needs (or should be doing) in order to enhance its economic development future. In this regard, and for initial discussion purposes at this meeting, staff suggested to board members that this topic should include creating an active and diverse, but not necessarily large, ad hoc committee, relative to determining new bylaws, policies and infrastructure needed to help improve Hudson's economy.

In brief, board members discussed the topic at-hand for nearly an hour, and determined that prior to forming a committee; it would be a good idea to define exactly what the committee would be charged with. For this reason, and to review the idea of enhancing Hudson's economic development future further, the board decided to add this discussion item on the next Planning Board agenda.

XVI. ADJOURNMENT

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

Meeting adjourned at 9:06 p.m.

William Collins
Secretary

MINUTES/DECISIONS OF THE PLANNING BOARD
MEETING DATE: MAY 25, 2016

In attendance = X;
Excused Absence = E

Alternates Seated = S;

Partial Attendance = P;

Glenn Della-Monica
Chairman X

Timothy Malley
Vice-Chair X

William Collins
Secretary X

Charles Brackett
Member E

Jordan Ulery
Member X

Mark Gamrat
Member X

Marilyn McGrath
Selectmen's Rep. X

Angela Saucier
Alt. Selectmen's Rep. X

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Meeting called to order at approximately 7:00 p.m.

- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES
- V. MINUTES OF PREVIOUS MEETING(S)

As discussion ensued concerning what constitutes legally drafted meeting minutes in the State of New Hampshire. With several different opinions offered by board members and staff, the board decided to have Board of Selectman Representative to the Planning Board, Marilyn McGrath, address this matter with the BOS and Town Counsel, relative to determining what shall constitute the minutes of meetings for all bodies of politic in Hudson, including the Planning Board. Upon Selectman McGrath's completion of this effort, she agreed to share the BOS findings and determination with the Planning Board at a future meeting of same.

- 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

MINUTES/DECISIONS OF THE PLANNING BOARD
MEETING DATE: JUNE 8, 2016

In attendance = X;
Excused Absence = E

Alternates Seated = S;

Partial Attendance = P;

Glenn Della-Monica
Chairman X

Timothy Malley
Vice-Chair E

William Collins
Secretary X

Charles Brackett
Member X

Jordan Ulery
Member X

Mark Gamrat
Member E

Marilyn McGrath
Selectmen's Rep. E

Angela Saucier
Alt. Selectmen's Rep. X

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Meeting called to order at approximately 7:01 p.m.

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

Mrs. Saucier seated for Ms. McGrath.

- V. MINUTES OF PREVIOUS MEETING(S)
- VI. CASES REQUESTED FOR DEFERRAL
- VII. CORRESPONDENCE

- A. Granite State Motor Works, LLC – 3 Melendy Road – Map 182/Lot 215
Request to waive §275-4. Site Plan Review

Mr. Malley moved to waive §275-4. Site Plan Review – based on the testimony of the Applicant's representative here this evening, in which he stated, in part, the following: that no physical changes will occur at the subject property, 3 Melendy Road, Map 182/Lot 215, including the area for the sale of used vehicles. Note: said sale of vehicles shall not exceed a maximum of four (4) vehicles for sale at any one time, with the display area for said vehicles restricted to the existing paved area located between the structure and Melendy Rd., as highlighted in striped format on the photo included in the attached letter from Jennifer Wohlwend, Mgr. of Granite State Motor Works, LLC, date 3 June 2016.

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

this evening, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

2) Town of Hudson, NH Application for Subd. Plan Review Checklist Item O.

Mr. Malley moved to grant the requested waiver - Town of Hudson, NH Application for Subd. Plan Review Checklist Item O - 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 seconded by Mr. Brackett. All in favor- motion carried.

With a number of issues outstanding, Mr. Malley moved to defer the public hearing on this Subdivision application date specific to the 13 JULY 2016 Planning Board meeting.

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

XV. OTHER BUSINESS

XVI. ADJOURNMENT

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

Meeting adjourned at 9:05 p.m.

William Collins
Secretary

Purpose of Plan: to subdivide Tax Map 186/Lot 013 into eight (8) single-family residential lots with individual sanitary sewer disposal and individual well water.

APPROVED WAIVERS:

1) HTC §289-18.Y – Streets

Mr. Collins moved to grant the requested waiver HTC-289-18.Y – Streets – 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 seconded by Mr. Ulery. All in favor- motion carried.

Mr. Collins moved to approve the subdivision plan entitled: Open Space Development “Brookview”, Tax Map 186, Lot 13, Speare Road, Hudson, New Hampshire, prepared by Jones & Beach Engineers, Inc. 85 Portsmouth Ave., PO Box 219, Stratham, NH, dated 7 JUL 16 and revised thru 7 JUL 16, consisting of Sheets 1-19 (CS, Y 1 – Y2, OV1, A1 – A3, C1 – C4, P1, H1, X1 – X2, F1, D1 – D3 & E1) and Notes 1 – 29 on Sheet OV1, in accordance with the following terms and conditions:

- 1) All stipulations of approval shall be incorporated into the Development Agreement, which, after the favorable review of Town Counsel, shall be recorded at the HCRD, together with the above-cited Plan-of-Record (hereafter referred to as the Plan).
- 2) The pending Homeowner’s Association By-Laws and Declaration of Covenants & Restrictions shall cite the limitations and restrictions pertaining, but not limited to, the proposed “Open Space”, cul-de0sac landscaped island and drainage pond/detention basin. The aforementioned documents shall be provided and favorably reviewed by Town Counsel prior to Planning Board endorsement of the Plan and Development Agreement.
- 3) The Well Radius Easements for Lots 13 and 13-1 thru 13-6, Well Radius Hold Harmless Agreements for Lots 13-5 & 13-6, as well as all other easement deeds pertaining to this proposed OSD Subdivision, must be provided for and favorably reviewed by Town Counsel prior to Planning Board endorsement of the Plan and Development Agreement.
- 4) In accordance with Deputy Fire Chief, John O’Brien’s memorandum on file, dated 1 JUL 16, a 10,000 gallon cistern shall be installed within this subdivision, and all dwelling units will have sprinkler systems installed. A cistern easement and agreement for the cistern’s perpetual maintenance and bonding shall be established between the Applicant and the Town (Fire Dept.).

- 5) Prior to Planning Board endorsement of the Plan, the issue of altering Speare Rd. for the purposes of providing the required Safe Stopping Distance in accordance with §193-10.E. of the Planning Board's Driveway Regulations shall be provided for.
- 6) "No cut/No disturb" Conservation marker shall be installed along the perimeter of the Conservation District boundaries of this development, and a Note shall be added to Sheet OV 1, citing said markers. Said markers shall be permanently affixed to 8 ft. sections of split-rail fences, placed at a minimum distance of 200 ft. between sections and along the nearest perimeter of each Conservation District area and the developed lots.
- 7) All monumentation shall be set or bonded prior to the Planning Board endorsing the Plan.
- 8) Construction activities involving the proposed undeveloped lots shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday. A note to the affect of the foregoing shall be inscribed on Sheet OV 1.
- 9) 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.
- 10) 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.
- 11) A recreation contribution in the amount of \$400.00 per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.
- 12) All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of-Record.
- 13) Approval of this plan shall be subject to final engineering review, including the location of the driveways for each lot.
- 14) Upon completion of the Subdivision and prior to the establishment of the two-year maintenance surety, the Applicant shall submit an "As-Built" Plan of the subdivision in its entirety, together with the ROW deed dedicating the ROW as a public street.
- 15) Blasting or ramming activities shall be limited to the hours between 9:00 A.M. and 5:00 P.M., Monday through Friday. Said blasting activities are prohibited on Saturday and Sunday. Add to sheet OV 1 as note 29.

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

- B. Cummings St & Webster St. Subdivision Plan - 15 Cummings St & 37 Webster St.
SB# 05-16 Map 173/Lots 52 & 53-2

Purpose of Plan: to subdivide Map 173/Lot 52 into 2 lots and relocate lot line between Lot 52 & 53-2 at 37 Webster St.

Mr. Collins moved to accept the 2-lot Subdivision application for 15 Cummings St. and 37 Webster St., Map 173/Lots 052 & 53-2.

APPROVED WAIVERS:

- 1) HTC §289-19 – Underground Utilities

Mr. Collins moved to grant the requested waiver HTC-19 – 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 seconded by Ms. McGrath. All in favor- motion carried.

Ms. McGrath moved to approve the subdivision plan entitled: 15 Cummings Street and 37 Webster S. Tax Map 173/Lots 052 & 53-2, Hudson, NH, prepared by Maynard & Paquette, Engineering Associates, LLC, 23 East Pearl Street, Nashua, NH 03060, dated 2 JUN 2016 (no revision), consisting of Sheets 1 & 2 and Notes 1 – 12, in accordance with the following terms and conditions:

- 1) All stipulations of approval shall be incorporated into the Decision of Approval, which shall be recorded at the HCRD, together with the Plan.
- 2) 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 Planning Board endorsement of the Plan, Note 9 on Sheet 1 of 2 shall be amended to reflect the foregoing condition and sum.
- 3) 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.
- 4) A recreation contribution in the amount of \$400.00, per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.
- 5) All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of -Record.

- 6) Approval of this plan shall be subject to final engineering review, including the location of the driveways for each lot.
- 7) Construction activities involving the proposed undeveloped lots shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday. Prior to Planning Board endorsement of the Plan, Note 10 shall be added to Sheet 1 of 2 of the Plan reflecting the foregoing condition.
- 8) Blasting and ramming activities shall be limited to the hours between 9:00 A.M. and 5:00 P.M., Monday through Friday. Said activity is prohibited on Saturday and Sunday.

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

XV. OTHER BUSINESS

XVI. ADJOURNMENT

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

Meeting adjourned at 9:21 p.m.

William Collins
Secretary

**ATTENDANCE FOR THE PLANNING BOARD
MEETING DATE: AUGUST 10, 2016**

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

Glenn Della-Monica
Chairman X

Timothy Malley
Vice-Chair E

William Collins
Secretary X

Charles Brackett
Member X

Jordan Ulery
Member X

Marilyn McGrath
Selectmen's Rep. X

Angela Saucier
Alt. Selectmen's Rep. E

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Meeting called to order at approximately 7:01 p.m.

- I. CALL TO ORDER BY CHAIRPERSON AT 7:01 P.M.
- II. PLEDGE OF ALLEGIANCE

- III. ROLL CALL
- IV. SEATING OF ALTERNATES

- V. ELECTION OF OFFICERS
- VI. MINUTES OF PREVIOUS MEETING(S)
- VII. CASES REQUESTED FOR DEFERRAL
- VIII. CORRESPONDENCE

- IX. PERFORMANCE SURETIES
- X. ZBA INPUT ONLY

A. Miara Transportation ZBA Input Only
 ZI# 02-16

12 Bockes Road
Map 136/Lot 001

PURPOSE OF PETITION: The project proposes a vehicle loading and storage expansion area of approximately 56,000-sf, due west of the existing development, in the rear of the property. The proposed expansion area will impact a wetland area in order to provide access and maneuverability for trucks and other company vehicles throughout the site, including the proposed storage areas. In addition to the site expansion, a 2,430-sf maintenance building addition is also proposed directly adjacent to the existing maintenance building. The proposed design will provide a full stormwater management system in accordance with Local, State, and Federal codes and guidelines, as well as landscaping, lighting, and other site appurtenances.

PLANS UNDER REVIEW ENTITLED: Wetland & Wetland Buffer Impact Plan Miara Transportation, Map 136 Lot 1, 12 Bockes Road, Hudson, New Hampshire, prepared by Keach-Nordstrom Associates, Inc. dated: 2 JUN 2016, last revised 23 JUN 2016, consisting of Sheets 1 – 6, together with Notes 1 – 12 on Sheet 2 of 6.

Motion to Accept Application:

I move to accept the ZBA “Input Only” application for the Miara Transportation facility, located at 12 Bockes Road, Map 136/Lot 001:

Motion by: W. Collins Second: C. Brackett All in-favor, motion carried.

Motion to Forward Input:

J. Ulery moved for the Planning Board to forward the following “Input Only” recommendation to the ZBA, concerning the Wetland & Wetland Buffer Impact application, as it relates to Planning Board concerns on the proposed vehicle loading and storage expansion area of approximately 56,000-sf and construction of a 2,340 sf maintenance building at the Miara Transportation facility, located at 12 Bockes Road, Map 136/Lot 001:

The Planning Board will review the Site Plan Review related features of the proposed expansion of the subject facility, i.e., upon receipt of a Site Plan Review application; said review will include, but not be limited to, proposed on and offsite traffic improvement elements, proposed parking/storage area construction and proposed surface materials (e.g., gravel v. bituminous concrete), landscaping, building placement location, exterior lighting, etc.

Motion seconded by M. McGrath. All in-favor, motion carried.

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

- A. Zoning Ordinance Review Committee (ZORC) – Update on the Committee’s efforts to update the Zoning Ordinance.
- B. Update on Planning and Economic Development Issues Concerning Hudson and the Region.

Board members discussed each of the above two items listed under OTHER BUSINESS. No action was taken.

XVII. ADJOURNMENT

Motion to adjourn by W. Collins. Seconded by M. McGrath . All in favor – motion carried.

Meeting adjourned at 08:39 p.m.

William Collins
Secretary