

**PUBLIC MEETING
TOWN OF HUDSON, NH
APRIL 13, 2016**

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, April 13, 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)
- VI. CASES REQUESTED FOR DEFERRAL
- VII. CORRESPONDENCE
- VIII. PERFORMANCE SURETIES

IX. ZBA INPUT ONLY

- A. Y151 Transmission Line Rebuild Project 15 Power Street
 ZI# 01-16 Map 167/Lot 009

Purpose of Petition: Wetland and Wetland Buffer Zone impacts required to access the proposed rebuild of the existing Y151 Transmission Line from the Eversource Power Street Substation to the National Grid ROW adjacent to McCrady Drive. The proposed project requires 970 sf of permanent Wetland impact and 26, 327 sf of temporary Wetland impact. In addition, the project requires 170 sf of permanent buffer impact, and 17,190 sf of temporary buffer impact.

- X. PUBLIC HEARINGS
- XI. OLD BUSINESS/PUBLIC HEARINGS
- XII. DESIGN REVIEW PHASE

XIII. CONCEPTUAL REVIEW ONLY

- A. Hudson T-Bones Patio Project 77 Lowell Road
 CSP# 02-16 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.

XIV. NEW BUSINESS/PUBLIC HEARINGS

XV. OTHER BUSINESS

A. Discussion on Planning Board Meeting Minutes.

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 – 4-1-16

Y151 Transmission Line Rebuild Project ZBA Input Only

Staff Report

13 April 2016

SITE:15 Power Street Map 167/Lot 009 ZI# 01-16

ZONING: R-2

PURPOSE OF PETITION: Wetland and Wetland Buffer Zone impacts required to access the proposed rebuild of the existing Y151 Transmission Line from the Eversource Power Street Substation to the National Grid ROW adjacent to McCrady Drive. The proposed project requires 970 sf of permanent Wetland impact and 26,327 sf of temporary Wetland impact. In addition, the project requires 170 sf of permanent buffer impact, and 17,190 sf of temporary buffer impact.

PLAN UNDER REVIEW ENTITLED: Y151 Transmission Line Rebuild Project, Preliminary Permitting Plans, prepared by: GZA GeoEnvironmental, Inc., dated 29 MAR 2106, consisting of Sheets 1 – 7 and Notes 1 – 4 (said Plans attached herewith).

ATTACHMENTS:

- ZBA Input Only Application, date stamped 28 MAR 2016 – Attachment “A”.
- Conservation Commission’s Motion to Recommend Wetlands Special Exception, dated 26 MAR 2016 – “B”.

OUTSTANDING ISSUES:

There are no outstanding issues with this application. Please read the contents of the attached ZBA Input Only application, the attached Plans and associated notes therein, together with the attached Conservation Commission Decision.

APPLICATION TRACKING:

- 28 MAR 16 - This ZBA Input application was submitted.
- 13 APR 16 - Initial ZBA Input Only hearing scheduled.

RECOMMENDATION:

For this ZBA Input Only hearing, staff recommends for the board to hear the project presentation by the proponents, and allow the public to voice their concerns and ask questions. , Upon conclusion of the public hearing, take action in accordance with the below DRAFT MOTIONS.

DRAFT MOTION:

I move for the Planning Board to forward the following “Input Only” recommendation to the ZBA, i.e., concerning the proposed Y151 Transmission Line Rebuild Project:

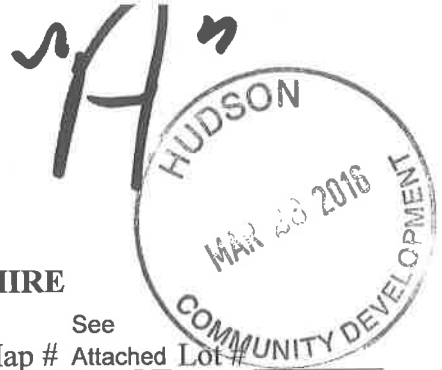
Since the project does not include the construction of buildings, roadways nor create additional traffic, rather, it is exclusive to wetland and wetland buffer impacts associated

with an existing power line transmission easement, the board, herein, determines that it has no land use development concerns with said project; that is, other than the Planning Board does concur with the findings and recommendation of the Conservation Commission, as cited in their Motion to Recommend.

Note: the plans reviewed by the board regarding this petition are entitled: Y151 Transmission Line Rebuild Project, Preliminary Permitting Plans, prepared by: GZA GeoEnvironmental, Inc., dated 29 MAR 2106, consisting of Sheets 1 – 7 and Notes 1 – 4

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

**ZBA INPUT ONLY
APPLICATION FOR REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE**



Date of Application: 3/28/2016, ZBA Submittal Date: 2/25/2016 Tax Map # See Attached Lot # Lot #

Name of Project: Y151 Transmission Line Rebuild Project

Zoning District: R-2, G, & G-1 General Zoning ID# _____
(For Office Use) (For Office Use)

ZBA Action: _____

PROPERTY OWNER:

DEVELOPER:

Name:	<u>Eversource Energy (Owner/Easement Holder)</u>	<u>N/A</u>
Address:	<u>13 Legend Drive</u>	_____
Address:	<u>Hooksett, NH 03106</u>	_____
Telephone #	<u>603-540-9673</u>	_____
Fax #	_____	_____
Email:	<u>hutton.snow@eversource.com</u>	_____

PROJECT ENGINEER

Name: Primary Engineer: Eversource; Environmental Consultant: GZA Telephone # 603-232-8739
 Address: GZA GeoEnvironmental Inc. ATTN: Tracy Tarr Fax # _____
 Address: 5 Commerce Park N Suite 201, Bedford, NH 03110 Email: tracy.tarr@gza.com

PURPOSE OF PLAN:

The proposed project includes the rebuild of the existing Y151 Transmission Line from the Eversource Power Street Substation to the National Grid ROW adjacent to McCrady Drive in Hudson, New Hampshire. The proposed Y151 Transmission Line rebuild is approximately four miles in length and is located in the existing Y151 Transmission Line right-of-way. The Y151 Transmission Line is currently the oldest in the state, and the existing line may not meet customer demand under certain operating conditions. The project requires a Special Exception for proposed impacts within the Wetland Conservation District. In total, the project requires 970 sq. ft. of permanent wetland impact and 26,327 sq. ft. of temporary wetland impact for access. In addition, the project requires 170 sq. ft. of permanent buffer impact and 17,190 sq. ft. of temporary buffer impact to install new poles.

(For Office Use)

Plan Routing Date: _____ Plan Date: _____
 _____ I have no comments _____ I have comments (attach to form)
 _____ Title: _____ Date: _____
 (Initials)
 Department:
 _____ Zoning _____ Engineering _____ Assessor _____ Police _____ Fire _____ Planning
 _____ Highway _____ Consultant Review _____ Fees Paid

**APPLICATION FOR ZBA INPUT ONLY REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE**

I hereby apply for ZBA Input Only 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 *ZBA Input Only* 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/her (their) property in connection with this applications.

Signature of Owner: _____ *Hunter M. Fava* _____

- ❖ 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 individual in charge of the project must notify the Code Enforcement Officer/Building Inspector within two (2) working days of any change.

Technical Review Signature: _____

Planner Approval Signature: _____

Twenty-one days prior to the scheduled Planning Board Meeting, a complete subdivision, or site plan application including all supporting materials/documents must be submitted in final form to the Town Planner's Office.

- ❖ Please schedule an appointment with the Town Planner for initial plan submittal.
- ❖ Revisions are due on Tuesday the week prior to the Planning Board deferral date by 10:00AM. Any application/materials received after that time will be deferred until the next available meeting date.

**APPLICATION FOR ZBA INPUT ONLY REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE**

SCHEDULE OF FEES

A. REVIEW FEES

1. ZBA Input Only - \$100.00	\$ <u>100.00</u>
2. Advertising Fee - \$ 40.00	\$ <u>40.00</u>
TOTAL	\$ <u>140.00</u>

(For Office Use)			
AMOUNT DUE	\$ _____	DATE RECEIVED	_____
AMOUNT RECEIVED	\$ _____	RECEIPT NO.	_____
		RECEIVED BY	_____

"B"



TOWN OF HUDSON

Conservation Commission



Ken Dickinson, Chairman

Marilyn McGrath, Selectmen Liaison

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

Motion to Recommend Wetlands Special Exception

Date: March 26, 2016

Case: Eversource Utilities Y151 Transmission Line rebuild project.
Preliminary Permitting Plans dated March 22, 2016

Description of work to be performed: The purpose of the project includes the rebuild of the existing Y151 Transmission Line from the Eversource Power Street Substation to the National Grid ROW adjacent to McCrady Dr. Specific work includes the removal of 37 existing Y151 structures and the installation of new structures and guy wires. Two of the proposed new structures will be located in wetlands and four new structures will be located in the Town of Hudson's wetland buffer.

Members Present: M. Tranfaglia, R. Brownrigg, J. Battis, K. Dickinson and W. Collins

Conservation Members Stepping Down: None

Alternates Seated: None

Motion is to recommend approval of the Wetlands Special Exception Application filed by Eversource Energy. This WSE is for work proposed along an existing utility corridor and includes the following permanent wetland, temporary wetland and buffer impacts as noted below.

- A.) Permanent wetlands impact of 980 square feet
- B.) Temporary wetlands impact of 26,327 square feet
- C.) Permanent buffer impact of 200 square feet
- D.) Temporary buffer impact of 17,190 square feet

This motion to recommend includes the following stipulations.

1. Construction and restoration shall comply with: BEST MANAGEMENT PRACTICES TO CONTROL NON-POINT SOURCE POLLUTION: A GUIDE FOR CITIZENS AND TOWN OFFICIALS (NH Department of Environmental Services-Current Issue.)
2. During construction and restoration erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer.

**(Motion is to recommend approval of the Wetlands Special Exception Application
filed by Eversource Energy continued**

3. All notes found on sheets 1 thru 3 of plan set title Y151 Transmission Line Rebuild Project Hudson New Hampshire will be strictly adhered to during all phases of construction.
4. To encourage Eversource to utilize existing well head access way for work to be performed at pole #9 location. Pending permission by abutter's and town officials
5. To allow buffer impact as necessary to access along a lesser gradient to pole #31 due east of Dugout Road.

Motion by: W. Collins

Second by: R. Brownrigg

Vote: Favorable 5 Unfavorable 0 Abstain 0

Dissent Reason(s)

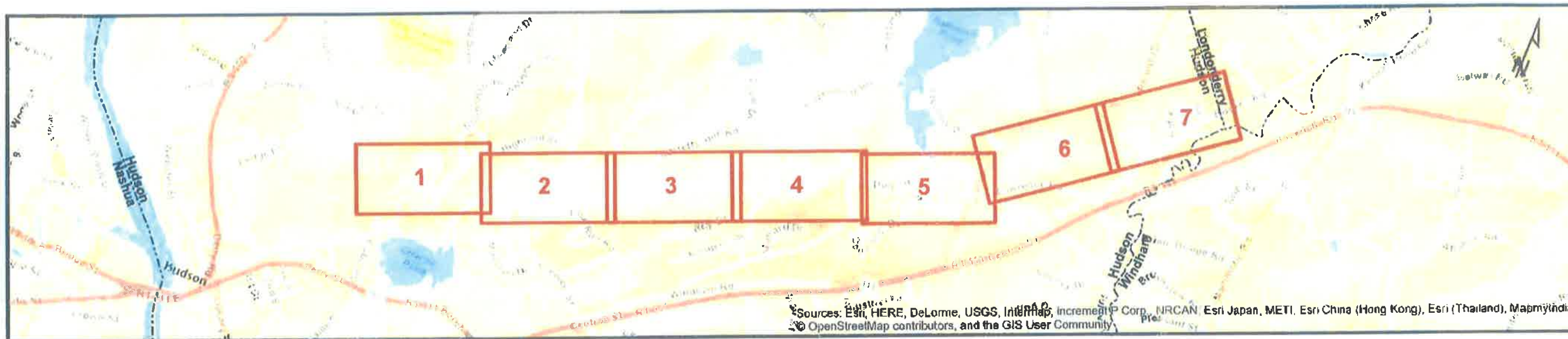
Approved



Ken Dickinson, Chairman

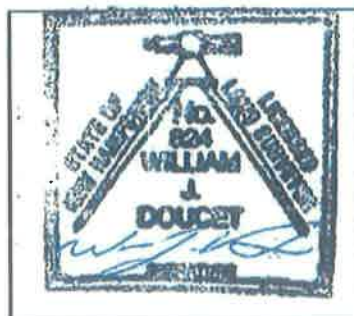
Y151 TRANSMISSION LINE REBUILD PROJECT

Hudson, New Hampshire
Wetland Permitting Plans
3/29/16

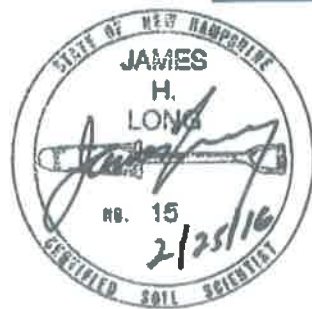


INDEX OF STRUCTURES AND STATIONS

Sheet Number	Station IDs and Y151 Structure Numbers
1	Power Street Substation, 1, 2, 3, 4, 5, 6, 7, 8, 9
2	9, 10, 11, 12, 13, 14
3	15, 16, 17, 18, 19, 20
4	20, 21, 22, 23, 24, 25, 26, 27
5	27, 28, 29, 30, 31, 32, 33
6	Lawrence Road Substation, 33, 34, 35, 36, 37, 38, 39, 40
7	40, 41, 42, NGRID/Y151/85, NGRID/Y151/84



See Notes 2, 3, and 4



PREPARED FOR

EVERSOURCE
ENERGY

INDEX OF FIGURES

1 inch = 2,500 feet

- T1: TITLE SHEET
- 1-7: MAP SHEETS
- 1-3: NOTE/DETAIL SHEETS

PREPARED BY



GZA GeoEnvironmental, Inc.
Engineers and Scientists
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CONSERVATION COMMISSION SIGNATURE _____

DATE _____



ALTERNATE ACCESS IF TOWN/OWNER PERMISSION GRANTED

ESTIMATED TEMPORARY WETLAND IMPACT: 13,050 SF

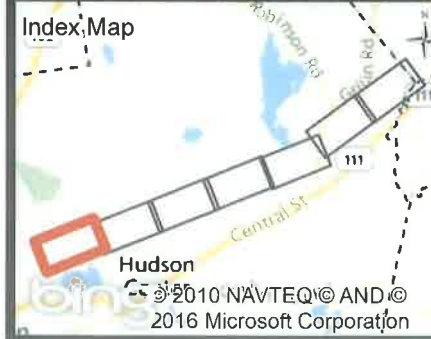
ESTIMATED PERMANENT WETLAND IMPACT: 820 SF

ESTIMATED TEMPORARY BUFFER IMPACT: 2,240 SF

ESTIMATED TEMPORARY WETLAND IMPACT: 14,470 SF

ESTIMATED PERMANENT WETLAND IMPACT: 820 SF

ESTIMATED TEMPORARY BUFFER IMPACT: 800 SF



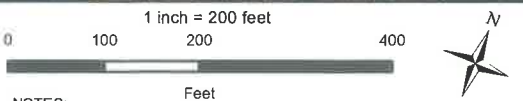
Legend

Ex. Y151 Structures (1)	Field Delineated Wetlands (2)	Fence (1)
Proposed Y151 Structures (1)	Rope Pull Pads (2)	Potential Vernal Pool [PVP] (2)
Proposed Y151 Line (1)	Hudson 50 Foot Wetland Buffer (2)	ROW Limits (1)
Existing 3146 & 3147 Lines (1)	Structure Anchor Location (2)	Town Boundary (3)
Access - Primary (2)	Stabilized Construction Entrance (2)	Perennial Stream/River (3)
Access - Secondary (2)	Access - Secondary (2)	Erosion and Sediment Controls (2)
Approximate Parcel Boundary (4)	Approximate Tax Map Boundary (4)	Intermittent Stream (3)
Proposed Construction Mats (2)	Permanent Wetland Impact Area (2)	Photo Point (2)

US Fish and Wildlife Service Classification

R = Riverine	2 = Lower Perennial
P = Palustrine	FO = Forested
SS = Scrub-Shrub	4 = Needle-Leaved Evergreen
EM = Emergent	1 = Persistent
AB = Aquatic Bed	UB = Unconsolidated Bottom
E = Saturated or Seasonally Flooded	F = Semi-Permanently Flooded
X = Excavated	

Data Sources: (1) Eversource, (2) GZA, (3) NH GRANIT, (4) Town of Hudson



NOTES:

- Base Map contains 2010-2011 1 ft color aerial photos acquired from NH GRANIT statewide GIS clearinghouse.
- Field survey of wetland flag locations performed by Doucet Survey, Inc. during 8/15 and 9/15 utilizing a Trimble GEOXH 6000 Decimeter grade GPS unit with a Trimble Tornado external antennae. The data was post-process utilizing the differential correction method and base station data from the keynet GPS VRS network.
- All other locations including pole locations and approximate ROW location were provided by Eversource.
- GZA GeoEnvironmental, Inc. has prepared the plan based on wetland flag locations surveyed by Doucet Survey, Inc. and existing/proposed structure data provided by Eversource. This plan is not a boundary line or ROW survey and is prepared for permitting purposes only.

Y151 TRANSMISSION LINE REBUILD PROJECT

PRELIMINARY PERMITTING PLANS
MARCH, 30 2016

HUDSON, NEW HAMPSHIRE
PAGE 1 OF 7





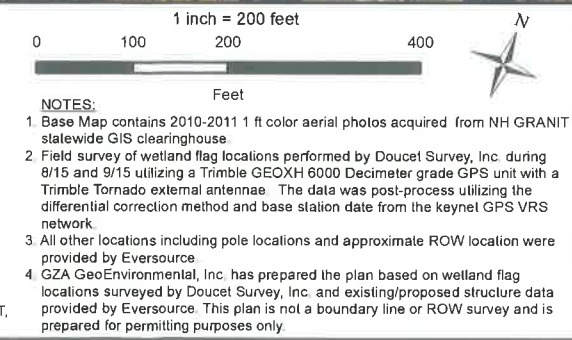
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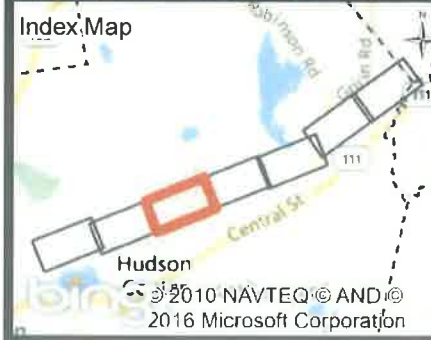
Y151 TRANSMISSION LINE REBUILD PROJECT

PRELIMINARY PERMITTING PLANS
MARCH, 29 2016

HUDSON, NEW HAMPSHIRE
PAGE 2 OF 7

EVERSOURCE ENERGY

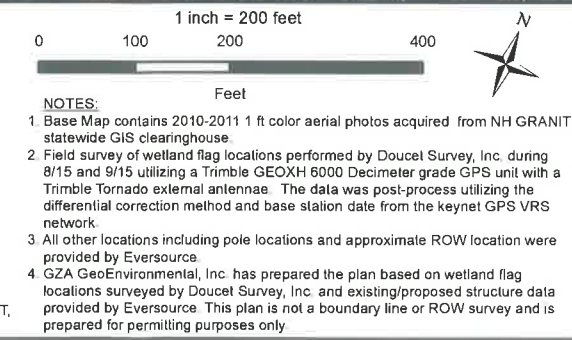
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Y151 TRANSMISSION LINE REBUILD PROJECT

PRELIMINARY PERMITTING PLANS
MARCH, 29 2016

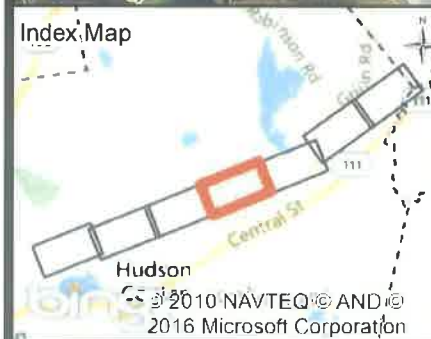
HUDSON, NEW HAMPSHIRE
PAGE 3 OF 7

EVERSOURCE ENERGY

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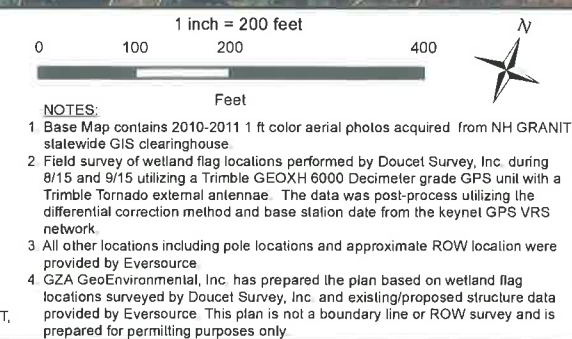


ESTIMATED TEMPORARY WETLAND IMPACT: 770 SF
ESTIMATED TEMPORARY BUFFER IMPACT: 1,100 SF



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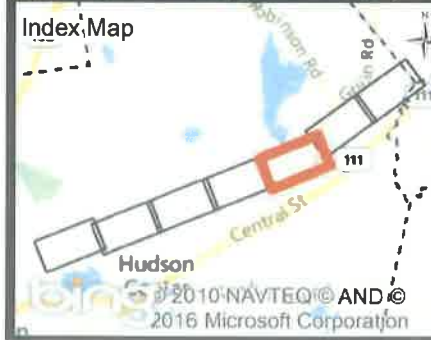
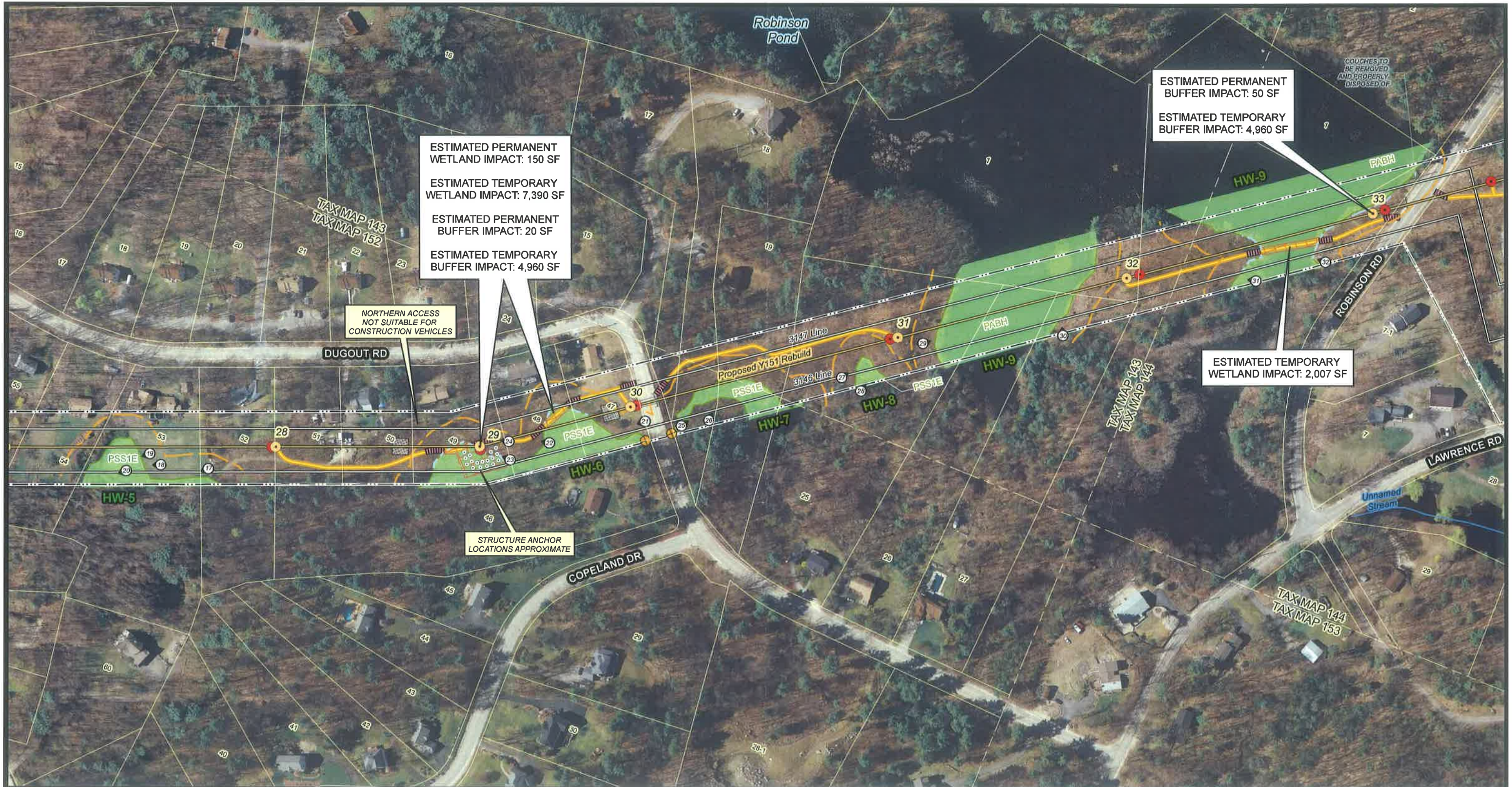


Y151 TRANSMISSION LINE REBUILD PROJECT

PRELIMINARY PERMITTING PLANS
MARCH, 29 2016

HUDSON, NEW HAMPSHIRE
PAGE 4 OF 7





Legend

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NOTES:

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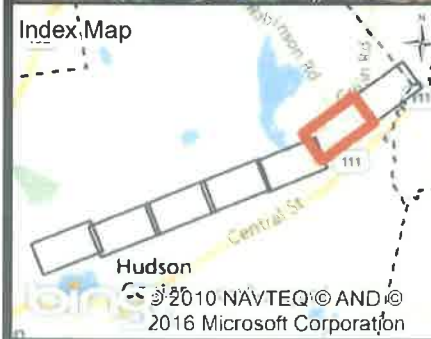
Y151 TRANSMISSION LINE REBUILD PROJECT

PRELIMINARY PERMITTING PLANS
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HUDSON, NEW HAMPSHIRE
PAGE 5 OF 7

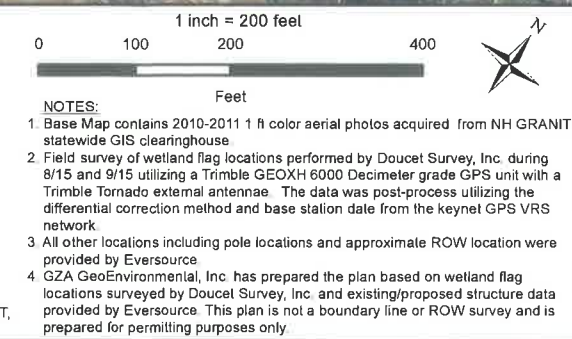
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Y151 TRANSMISSION LINE REBUILD PROJECT

PRELIMINARY PERMITTING PLANS
MARCH, 29 2016

HUDSON, NEW HAMPSHIRE
PAGE 6 OF 7

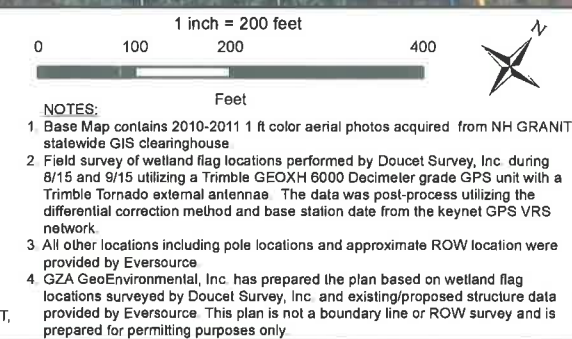
EVERSOURCE ENERGY

GZA GeoEnvironmental, Inc.
Engineers and Scientists
www.gza.com



Legend		US Fish and Wildlife Service Classification	
● Ex Y151 Structures (1)	Field Delineated Wetlands (2)	R = Riverine	
○ Proposed Y151 Structures (1)	Rope Pull Pads (2)	2 = Lower Perennial	
— Proposed Y151 Line (1)	Hudson 50 Foot Wetland Buffer (2)	P = Palustrine	
— Existing 3146 & 3147 Lines (1)	Potential Vernal Pool [PVP] (2)	FO = Forested	
— Access - Primary (2)	ROW Limits (1)	SS = Scrub-Shrub	
— Stabilized Construction Entrance (2)	Structure Anchor Location (2)	1 = Broad-Leaved Evergreen	
— Access - Secondary (2)	Town Boundary (3)	4 = Needle-Leaved Evergreen	
— Approximate Parcel Boundary (4)	Perennial Stream/River (3)	EM = Emergent	
— Approximate Tax Map Boundary (4)	Erosion and Sediment Controls (2)	1 = Persistent	
— Proposed Construction Mats (2)	Intermittent Stream (3)	AB = Aquatic Bed	
— Permanent Wetland Impact Area (2)	Photo Point (2)	UB = Unconsolidated Bottom	
		E = Saturated or Seasonally Flooded	
		F = Semi-Permanently Flooded	
		X = Excavated	

Data Sources: (1) Eversource, (2) GZA, (3) NH GRANIT, (4) Town of Hudson



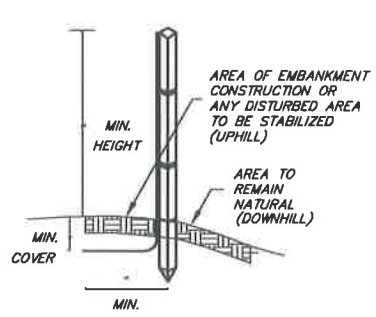
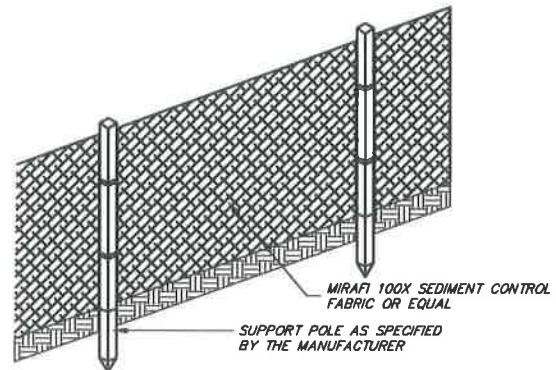
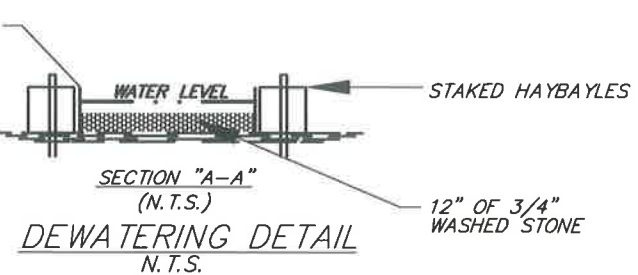
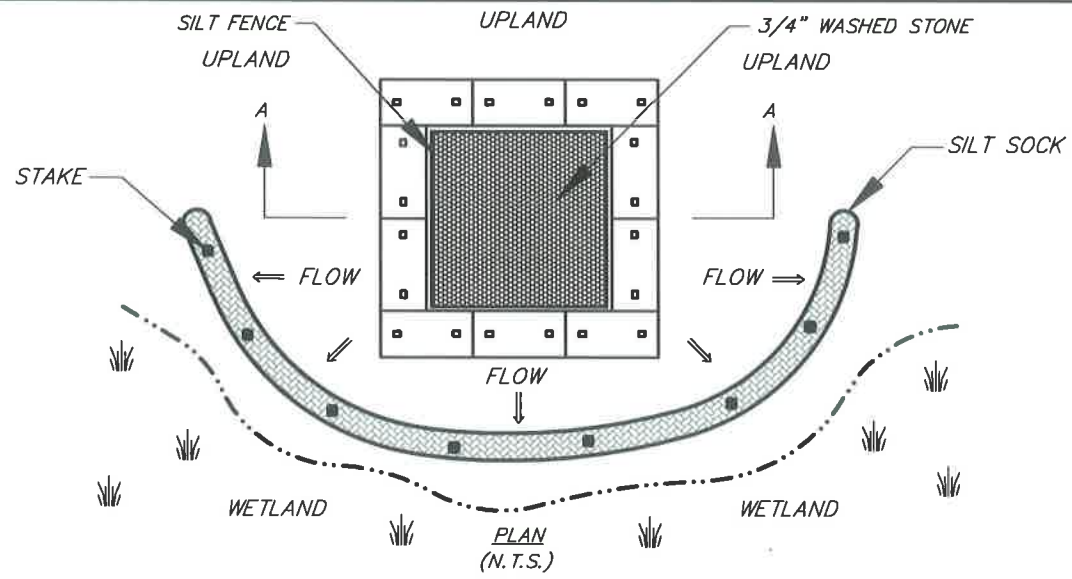
Y151 TRANSMISSION LINE REBUILD PROJECT

PRELIMINARY PERMITTING PLANS
 MARCH, 29 2016

HUDSON, NEW HAMPSHIRE
 PAGE 7 OF 7

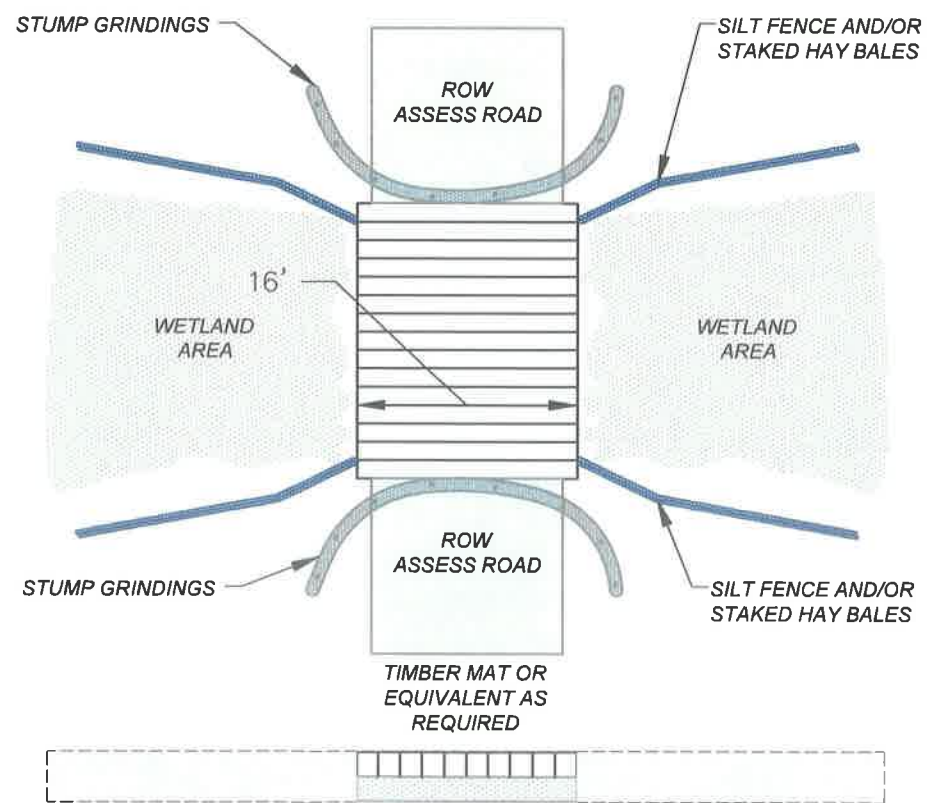
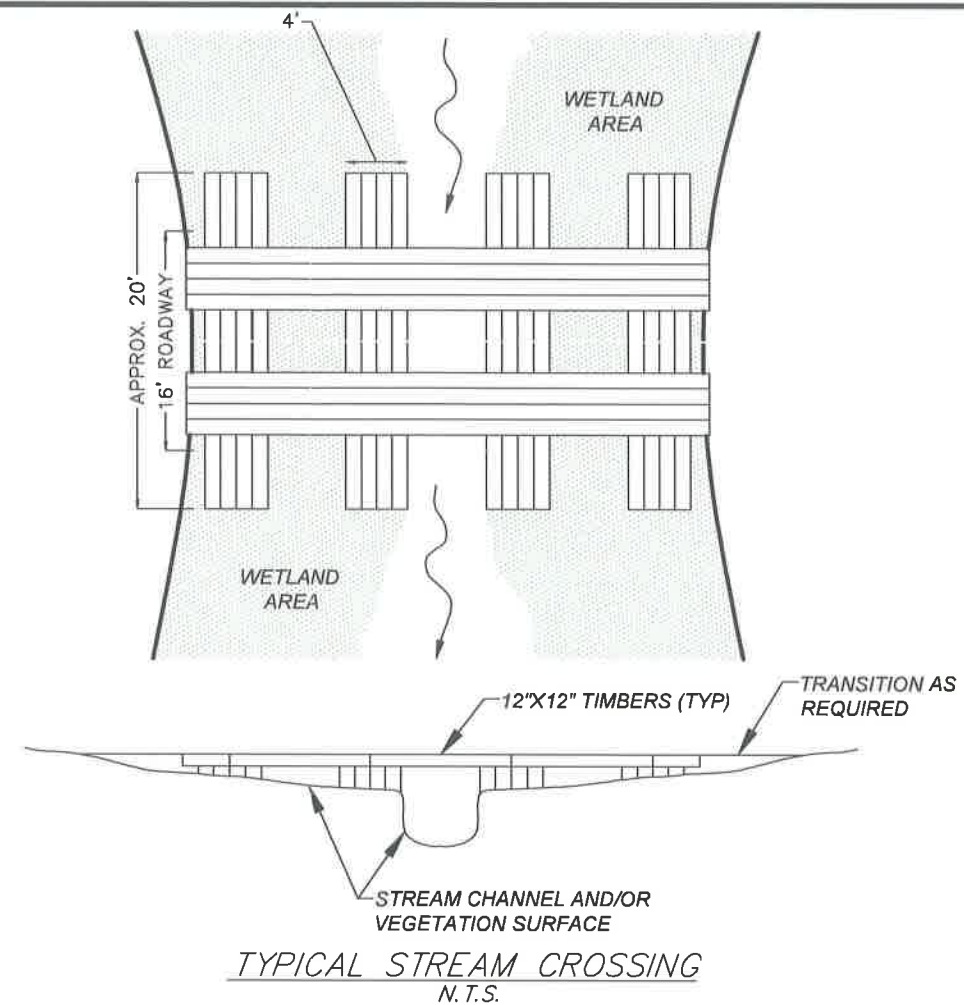
EVERSOURCE ENERGY

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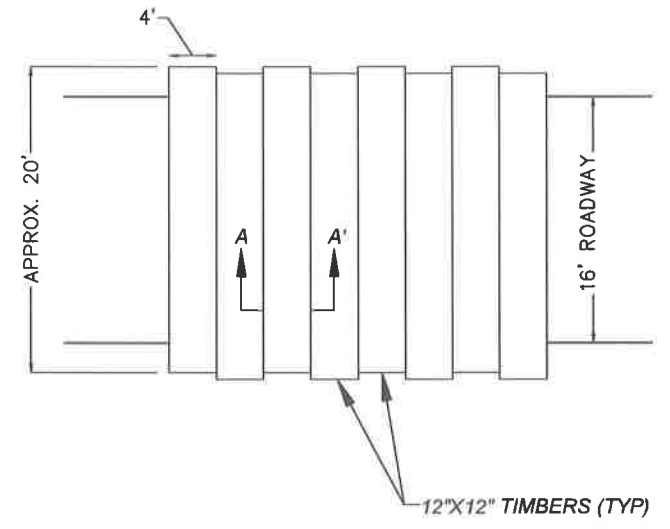


- NOTES**
1. THE HEIGHT OF THE BARRIER SHALL NOT EXCEED 36 INCHES.
 2. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY SEALED. SEE MANUFACTURER'S RECOMMENDATIONS.
 3. POSTS SHALL BE PLACED AT A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL BE AS MANUFACTURER RECOMMENDS.
 4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 6 INCHES WIDE AND 6 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE OF THE BARRIER IN ACCORDANCE WITH RECOMMENDATIONS.
 5. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE, AND WILL EXTEND A MINIMUM OF 8 INCHES INTO THE TRENCH. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
 6. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
 7. FABRIC BARRIERS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
 8. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST ONCE DAILY DURING PROLONGED RAINFALL AND ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
 9. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
 10. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
 11. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEED.

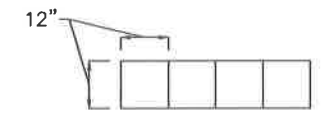
SILT FENCE DETAIL
N.T.S.



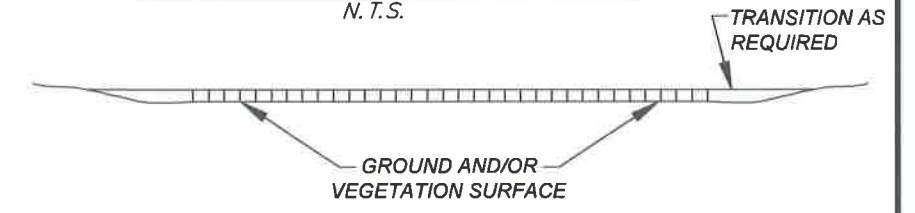
TYPICAL WETLAND CROSSING
N.T.S.



TYPICAL SWAMP MAT PLAN VIEW
N.T.S.



TYPICAL MAT SECTION A-A
N.T.S.



TYPICAL SWAMP MAT SECTION DETAIL
N.T.S.

UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

NO.	ISSUE/DESCRIPTION	BY	DATE
Y151 TRANSMISSION LINE REBUILD PROJECT HUDSON, NEW HAMPSHIRE WETLAND PERMITTING PLANS			
PREPARED BY: GZA GeoEnvironmental, Inc. Engineers and Scientists 5 COMMERCE PARK DRIVE NORTH SUITE 201 BEDFORD, NEW HAMPSHIRE 03110 (603) 825-3000		PREPARED FOR: EVERSOURCE ENERGY	
PROJ. MGR.: TLT DESIGNED BY: TLT DATE: FEBRUARY 2016	REVIEWED BY: TLT DRAWN BY: MR PROJECT NO.: 04 0029840.14	CHECKED BY: MAB SCALE: N.T.S. REVISION NO.	SHEET 2 SHEET NO. 2 OF 3

© 2015 - GZA GeoEnvironmental, Inc. GZA - \\\GZAMH\Users\jshah\Projects\Y151\Drawings\DWG\Y151-0029840-14.dwg - Wetland Permitting Plans.dwg [Sheet 2] February 18, 2016 - 8:58am normal.dwg

Hudson T-Bones Patio Project Conceptual Plan

Staff Report

13 April 2016

SITE: 77 Lowell Road -- Map 198/Lot 019 -- CSP# 02-16

ZONING: B

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

PLANS UNDER REVIEW ENTITLED: Patio 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 16 MAR 2016 (no revision date), consisting of Sheets 1 thru 5, and existing Notes 1 – 13 on attached Maynard & Paquette Site Plan, entitled "Subway Restaurant" (said plan is attached hereto).

ATTACHMENTS:

- Conceptual Site Plan application, date stamped 16 MAR 16 – Attachment "A".
- ZBA Decision to Grant a Variance for the subject patio, dated 3 FEB 16 – "B".

OUTSTANDING ISSUES/ STAFF COMMENTS:

Please note, in accordance with the attached ZBA decision "B", the dimensional setback encroachment of the proposed patio v. Birch St. has been granted. The purpose for this Conceptual Site Plan application is to determine if the Planning Board is amenable to this proposal, i.e., taking into consideration the close proximity to Birch St. and its associated traffic, and that the proposed 750 sf deck will create the need for 10 parking spaces, per §275-8.C.[2], which requires 1 parking space for every 75 sf of gross leasable area.

Note: parking for the patio also involves: (i) the elimination of 6 existing parking spaces, which includes 2 HP spaces, and (ii) Lot 145 already has an 18 space parking deficiency (see Note 10 of Dwg. No 1 of attached Maynard & Paquette Plan, dated 28 MAR 2003, which cites said deficiency on the subject Lot 145-1). Please note further, however, that a recorded Cross-Parking Easement exists for Lots 145-1 & 145, which is the abutting Citizens Bank/Rite Aide Pharmacy lot, and both lots are owned by the same party. In this regard, said Cross-Parking Easement, technically, provides for the increased deficiency of onsite parking, caused by the proposed patio. See Note 13 on the attached Maynard Plan, which cites an excess of 22 parking spaces, relative to the existing parking requirements for the multiple uses operating within both of the subject lots. That is, the proposed patio requires an increase of 16 additional parking spaces for both lots (i.e., 6 existing spaces will be eliminated with the patio and 10 new spaces are required, relative to its sqft. - 750 sf), and in accordance with said Note 13, there are 22 excess spaces for the 2 subject lots, ultimately resulting in 3 extra parking spaces.

One other issue concerning the patio is providing a sufficient barrier to protect patrons from any nearby travelling vehicles. Sheet C1 of the attached Plan set, depicts a landscaped mound, surrounded by bituminous concrete curbing and a railing around the patio. The board may want to consider adding to

this design RC bollards at the easterly end of the patio (closest to Lowell Rd.), relative to enhancing safety concerns of traffic heading westbound on Birch St. and into T-Bones parking lot.

RECOMMENDATION: With this present application being a Conceptual Plan Review Only, after the Applicant's presentation at the hearing, perhaps, addressing each of the above-cited outstanding issues, answering questions from the board and audience members, the applicant will most likely seek a consensus opinion of the board, i.e., whether members favor or oppose this proposal. After receiving a consensus (i.e., if the board chooses to provide such), the applicant will be able to determine the next step: i.e., to prepare submission of a full Site Plan application. Note: again, as provided by the below-cited RSA 676:4, with this being a Conceptual Plan Review Only, no official action is required by the board.

APPLICATION TRACKING:

- 16 MAR 16 Conceptual Site Plan application submitted.
- 13 APR 16 - Conceptual Site Plan Review hearing scheduled.

DRAFT MOTION: N/A because Preliminary Conceptual Review is nonbinding.

Planning Board

Section 676:4

676:4 Board's Procedures on Plats.

II. A planning board may provide for preliminary review of applications and plats by specific regulations subject to the following:

(a) **Preliminary conceptual consultation phase. The regulations shall define the limits of preliminary conceptual consultation which shall be directed at review of the basic concept of the proposal and suggestions which might be of assistance in resolving problems with meeting requirements during final consideration. Such consultation shall not bind either the applicant or the board and statements made by planning board members shall not be the basis for disqualifying said members or invalidating any action taken. The board and the applicant may discuss proposals in conceptual form only and in general terms such as desirability of types of development and proposals under the master plan. Such discussion may occur without the necessity of giving formal public notice as required under subparagraph I(d), but such discussions may occur only at formal meetings of the board.**

(b) Design review phase. The board or its designee may engage in nonbinding discussions with the applicant beyond conceptual and general discussions which involve more specific design and engineering details; provided, however, that the design review phase may proceed only after identification of and notice to abutters, holders of conservation, preservation, or agricultural preservation restrictions, and the general public as required by subparagraph I(d). The board may establish reasonable rules of procedure relating to the design review process, including submission requirements. At a public meeting, the board may determine that the design review process of an application has ended and shall inform the applicant in writing within 10 days of such determination. Statements made by planning board members shall not be the basis for disqualifying said members or invalidating any action taken.

(c) Preliminary review shall be separate and apart from formal consideration under paragraph I, and the time limits for acting under subparagraph I(c) shall not apply until formal application is submitted under subparagraph I(b).

III. A planning board may, by adopting regulations, provide for an expedited review and approval for proposals involving minor subdivisions which create not more than 3 lots for building development purposes or for proposals which do not involve creation of lots for building development purposes. Such expedited review may allow submission and approval at one or more board meetings, but no application may be approved without the full notice to the abutters, holders of conservation, preservation, or agricultural preservation restrictions, and public required under subparagraph I(d). A hearing, with notice as provided in subparagraph I(d), shall be held if requested by the applicant, abutters, or holders of conservation, preservation, or agricultural preservation restrictions any time prior to approval or disapproval or if the planning board determines to hold a hearing.

IV. Jurisdiction of the courts to review procedural aspects of planning board decisions and actions shall be limited to consideration of compliance with applicable provisions of the constitution, statutes and regulations. The procedural requirements specified in this section are intended to provide fair and reasonable treatment for all parties and persons. The planning board's procedures shall not be subjected to strict scrutiny for technical compliance. Procedural defects shall result in the reversal of a planning board's actions by judicial action only when such defects create serious impairment of opportunity for notice and participation.

"A"



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

Date of Application: 2-24-2016 Tax Map # 198 Lot # 19

Name of Project: Hudson T-Bones Patio Project

Zoning District: B General CSP# 02-14

ZBA Action: Case 198-019: To allow a seasonal outdoor patio area to encroach in the front yard setback.

PROPERTY OWNER:

DEVELOPER:

Name: CEA Group, Inc. - Ron Golub Great NH Restaurants, Inc.
Address: 1105 Massachusetts Ave. Apt.2f 124 Bedford Center Road, Suite B
Address: Cambridge, MA 02138 Bedford, NH 03110
Telephone # (617) 576-6500 (603) 488-2820
Fax #
Email:

PROJECT ENGINEER

SURVEYOR

Name: Bob Clarke -Allen & Major, Inc. Richard Maynard - Maynard & Paquette, LLC
Address: 250 Commercial Street 23 East Pearl Street
Address: Suite 1001, Manchester, NH 03101 Nashua, NH 03060
Telephone # 603-627-5500 603-883-8433
Fax # 603-627-5501 603-883-7227
Email: rclarke@allenmajor.com mpeallc@aol.com

PURPOSE OF PLAN:

The purpose of the plan is to allow for outdoor dining for up to approximately 30 guests from the months of May - October pending weather. Green space surrounds the patio with nicely landscaped grassy areas, trees/shrubs and flower boxes.

We are showing a 15' wide by 50' long patio along the building on the Birch Street side. The total dimensions for the area including landscape buffer will be 30' x 67' The patio will include a landscape buffer with trees, boulders and decorative stained or stamped concrete.

CONCEPTUAL SITE PLAN DATA SHEET

PLAN NAME: Conceptual Site Plan

PLAN TYPE: CONCEPTUAL SITE PLAN

LEGAL DESCRIPTION: MAP 198 LOT 19

DATE: 3/16/2016

Location by Street 77 Lowell Rd.

Zoning: B - Business

Proposed Land Use: Restaurant

Existing Use: Restaurant

Surrounding Land Use(s): Businesses

Number of Lots Occupied: 1

Existing Area Covered by Building: 14,512 SF

Existing Buildings to be removed: -

Proposed Area Covered by Building: 14,512 SF

Open Space Proposed: additional 860 SF Green Space (from patio landscape)

Open Space Required: 10% or 6,471 SF (current regs) Existing is 568 SF Green Space

Total Area: S.F.: 64,707 SF Acres: 1.48 Ac. +/-

Area in Wetland: - Area Steep Slopes: -

Required Lot Size: -

Existing Frontage: 288.72' along Birch Street and 182.23' along Lowell Road

Required Frontage: -

Building Setbacks:	<u>Required*</u>	<u>Proposed/Existing</u>
Front:	<u>50'</u>	<u>30'</u>
Side:	<u>15'</u>	<u>15'</u>
Rear:	<u>15'</u>	<u>15'</u>

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

Flood Zone Reference: _____

Width of Driveways: _____

Number of Curb Cuts: _____


Proposed Parking Spaces: 112 (Patio takes up 6 spaces)

Required Parking Spaces: 117 (Site Plan dated 3-28-03, Note # 10)

Basis of Required Parking (Use): Restaurant Shared Parking with Adjacent Pr.

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

For Office Use

Data Sheet Checked By:  Date: 16 MAR 14

"B"

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 **01/28/16**, the members of the Hudson Zoning Board of Adjustment, as part of its regular public meeting for that date, heard **Case 198-019**, pertaining to a request by **T-Bone's Hudson, 77 Lowell Road, Hudson** for a Variance **to allow a seasonal outdoor patio area to encroach in the front yard setback.** [Map 198, Lot 019, Zoned B; 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. Outdoor patio area to be 15' wide by 50' long.
2. Traffic control devices to be chosen by the Planning Board, and installed.

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: Mary M. Davo
Chairman, Hudson Zoning Board of Adjustment

Date: 03-Feb-16

Signed: Bruce Burtel
Zoning Administrator

Date: 2-4-16

PATIO PLANS FOR T-BONES RESTAURANT

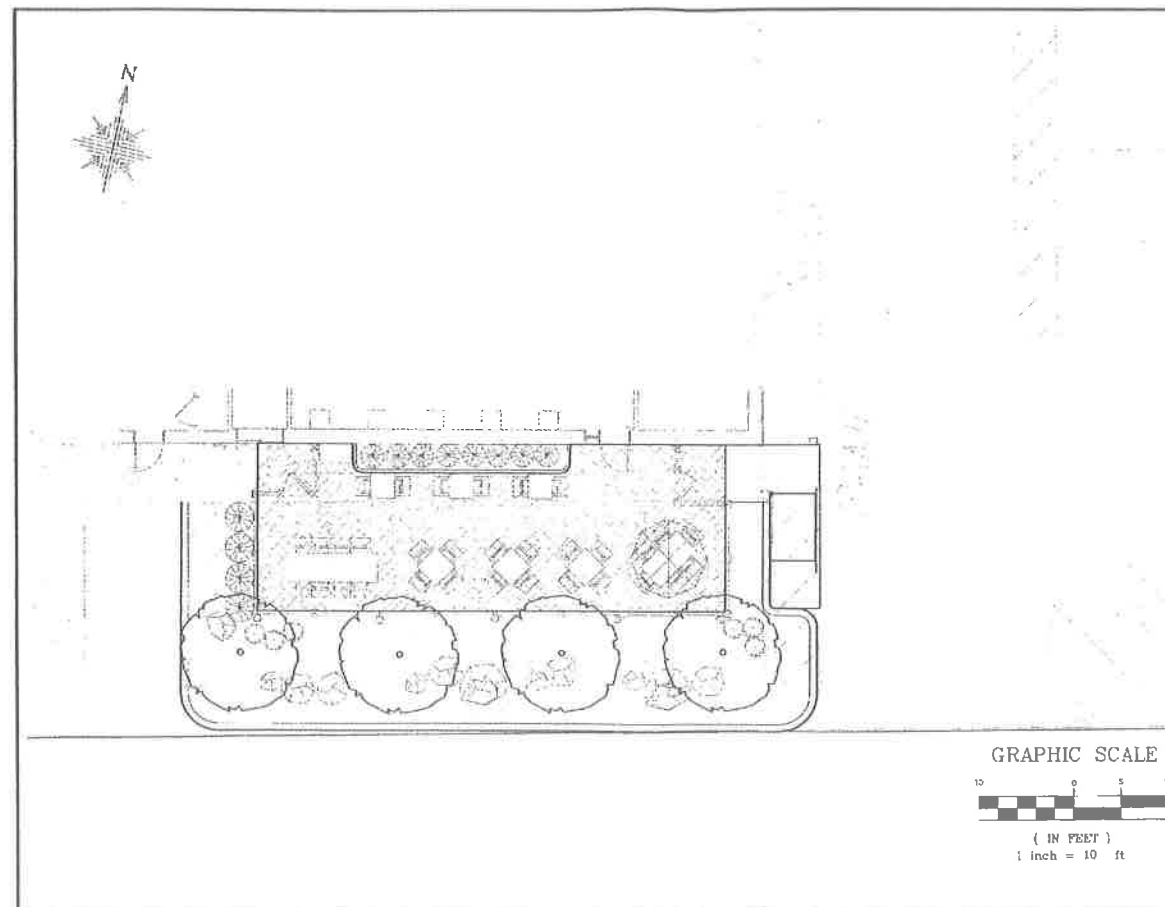
MAP 198 / LOT 19 77 LOWEL ROAD HUDSON, NH 03051



OWNER / APPLICANT:
GREAT NH RESTAURANTS, INC.
124 BEDFORD CENTER RD.
BEDFORD, NH 03110

CIVIL ENGINEER/LANDSCAPE ARCHITECT:
ALLEN & MAJOR ASSOC., INC.
250 COMMERCIAL STREET
SUITE 1001
MANCHESTER, NH 03101
PHONE: 603.627.5500

SURVEYOR:
MAYNARD & PAQUETTE
23 EAST PEARL STREET
NASHUA, NH 03060
PHONE: 603.883.8433



LIST OF DRAWINGS		
DRAWING TITLE	SHEET NO.	ISSUED
EXISTING CONDITIONS PLAN	11323/1 OF 1	03-28-03
EXISTING CONDITIONS PLAN	12488/1 OF 1	12-14-15
CONCEPT PLAN	C-1	3-16-16
LANDSCAPE PLAN	C-2	3-16-16
DETAILS	C-3	3-16-16


ALLEN & MAJOR ASSOCIATES, INC.
 civil & structural engineering • land surveying
 environmental consulting • landscape architecture
 www.allenmajor.com
 250 COMMERCIAL STREET
 SUITE 1001
 MANCHESTER, NH 03101
 TEL: (603) 627-5500
 FAX: (603) 627-5501
 WOBURN, MA • LAKESIDE, MA • MANCHESTER, NH
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PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

CONCEPTUAL SITE PLAN: MARCH 16, 2016

ABUTTERS:

MAP 45 / LOT 145-1 OWNERS
STEVEN COHEN
MARY AKERSON
77 LOWELL ROAD
HUDSON, NH 03051
BOOK 6106 PAGE 838

MAP 45 / LOT 145
STEVEN COHEN
71 LOWELL ROAD
HUDSON, NH 03051
BOOK 5961 PAGE 1283

MAP 45 / LOT 142
DAVID & SANDRA NADEAU
11 BIRCH STREET
HUDSON, NH 03051
BOOK 6009 PAGE 89

MAP 45 / LOT 144
PAUL & JEANNE MARION
7 BIRCH STREET
HUDSON, NH 03051
BOOK 5437 PAGE 1095

MAP 45 / LOT 149
KON-SULT, INC
6 BIRCH STREET
HUDSON, NH 03051
BOOK 5680 PAGE 812

MAP 46 / LOT 19
ALEXANDRIS-TELIS
87 LOWELL ROAD
HUDSON, NH 03051
BOOK 5201 PAGE 737

MAP 46 / LOT 24
GABRIELLE DOUCETTE
88 LOWELL ROAD
HUDSON, NH 03051

MAP 46 / LOT 23
KAY'S REALTY INC.
80 LOWELL ROAD
HUDSON, NH 03051

MAP 46 / LOT 22
ARANCO OIL CO.
72 LOWELL ROAD
HUDSON, NH 03051

ABUTTERS WITHIN 200 FEET
MAP 45 / LOTS 141
RICHARD & SHIRLEY NASON
13 BIRCH STREET
HUDSON, NH 03051

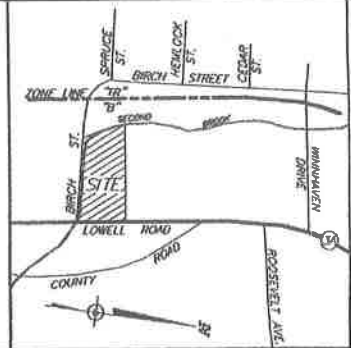
MAP 45 / LOT 143
JOHN & THERESA WARRINGTON
9 BIRCH STREET
HUDSON, NH 03051
BOOK 5568 PAGE 1303

MAP 46 / LOT 18
MARTHA LACHANCE
89 LOWELL ROAD
HUDSON, NH 03051

MAP 46 / LOT 21
LEOPOLD LACHANCE
70 LOWELL ROAD
HUDSON, NH 03051

REFERENCE PLAN:

- STONE BOUND FOUND
- EXISTING UTILITY POLE
- EXISTING SEWER MANHOLE
- EXISTING DRAIN MANHOLE
- EXISTING CATCH BASIN
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING HYDRANT
- ▬ EXISTING BUILDING
- - - EXISTING POST AND RAIL FENCE
- - - EXISTING OVERHEAD WIRES
- (P) EXISTING PARKING SPACES
- ~ EXISTING TREE LINE

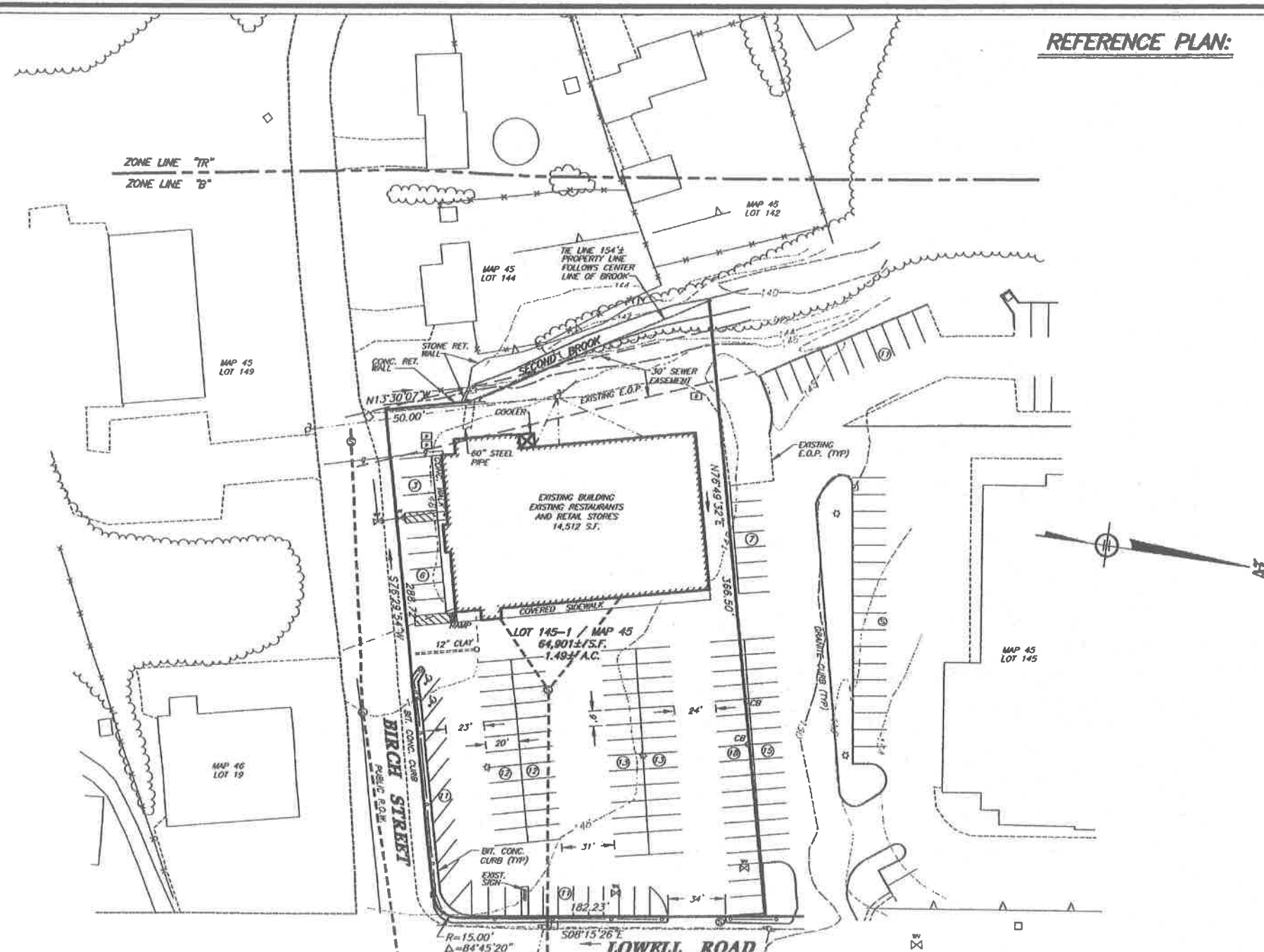


LEGEND

VICINITY

NOTES:

1. PRESENT ZONING: "B" BUSINESS
2. PROPOSED USE: TAKEOUT RESTAURANT WITH MAX. 20 SEATS
3. THE PURPOSE OF THIS PLAN IS TO OCCUPY 1,350 S.F. PREVIOUSLY OCCUPIED BY A POOL HALL / DANCE CLUB. NO EXTERIOR CHANGES TO THE BUILDING, PARKING LOT OR SITE ARE PROPOSED.
4. TOTAL AREA OF PARCEL: 64,901± S.F. OR 1.49± ACRES.
5. LOT IS SERVICED BY TOWN WATER AND SEWER.
6. C.A.P. FEE NOT APPLICABLE FOR THIS SITE (LESS TRAFFIC IMPACT).
7. MINIMUM BUILDING REQUIREMENTS:
LOT SIZE = 30,000 S.F.
ROAD FRONTAGE = 150 FT.
BUILDING SETBACKS: FRONT YARD = 50 FT.
SIDE AND REAR YARD = 15 FT.
8. SOIL CONSERVATION SERVICE MAP 26 LISTS SOILS AS:
"Wnc" - WINDSOR URBAN LAND COMPLEX, 3-15% SLOPES
"So" - SCARBORO MUCKY LOAMY SAND
"Hsb" - HINCLEY LOAMY SAND, 3-8% SLOPES
9. GREEN SPACE REQUIRED: 35%
GREEN SPACE EXISTING: 10%
10. REQUIRED PARKING: RESTAURANT - 24 SEATS x 1 SP/3 SEATS = 8 SPACES
RETAIL 7,425 S.F. / 200 S.F. PER SPACE = 37 SPACES
RESTAURANT - 208 SEATS x 1 SPACE/3 SEATS = 72 SPACES
TOTAL SPACES REQUIRED = 117 SPACES
TOTAL PARKING ON LOT 145-1 = 89 SPACES
FOR ADDITIONAL PARKING INFORMATION SEE NOTE 13.
11. NATIONAL FLOOD INSURANCE PROGRAM FIRM (FLOOD INSURANCE RATE MAP) COMMUNITY-PANEL NUMBER 33092 0010 B INDICATES THAT THIS SITE IS NOT LOCATED WITHIN A 100-YEAR FLOOD PLAIN.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND TO BE INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.
13. ACCESS WAYS AND PARKING ALONG LOTS 145 AND 145-1 HAVE BEEN INFORMALLY SHARED.
REQUIRED PARKING LOT 145
RETAIL 21,200 S.F. / 200 S.F. PER SPACE = 106 SPACES
EXISTING PARKING LOT 145 = 128 SPACES
TOTAL EXTRA SPACES = 22 SPACES



SITE PLAN LOT 145-1 / MAP 45
SUBWAY RESTAURANT
77 LOWELL RD. & BIRCH ST.
HUDSON, HILLSBOROUGH COUNTY,
NEW HAMPSHIRE

PREPARED FOR:
CEA GROUP
SUITE 2F
1105 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02138
(617) 576-6500



SCALE: 1"=40'

DATE: MARCH 28, 2003

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

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

SIGNATURE DATE: _____

SIGNATURE DATE: _____

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

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

Steven A. Cohen
OWNER(S)

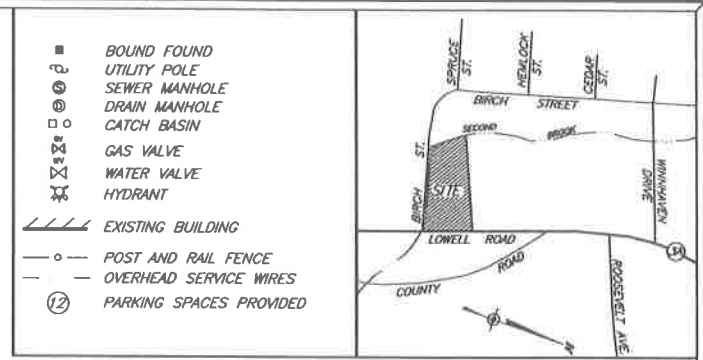
DATE

I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCES 1 AND A FIELD SURVEY MADE ON THE GROUND IN AUGUST 1999 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000, IN ACCORDANCE WITH THE REGULATIONS OF THE TOWN OF HUDSON.



DESIGNED	DRAWN	CHECKED	APPROVED	BOOK & PAGE	REVISION	SIZE	JOB NUMBER
DED	DED			581/43		D	11323

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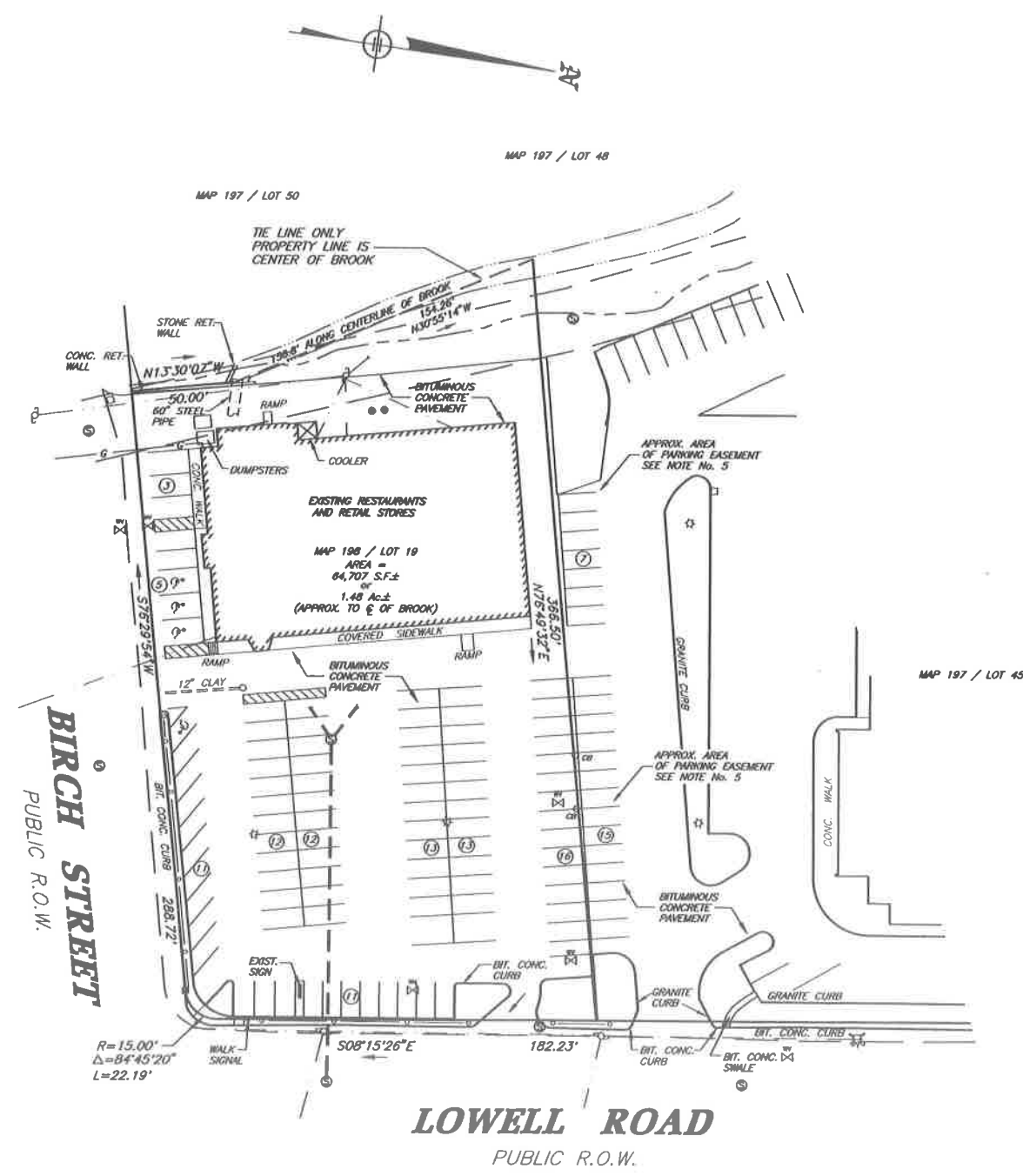
LEGEND

- BOUND FOUND
- UTILITY POLE
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- GAS VALVE
- WATER VALVE
- HYDRANT
- ▨ EXISTING BUILDING
- POST AND RAIL FENCE
- OVERHEAD SERVICE WIRES
- Ⓜ PARKING SPACES PROVIDED

- NOTES:**
- PRESENT ZONING: B - BUSINESS
MINIMUM DIMENSIONAL REQUIREMENTS:
FRONT YARD SETBACK: 50 FEET
SIDE YARD SETBACK: 15 FEET
REAR YARD SETBACK: 15 FEET
 - THE EXISTING BUILDING IS SERVICED BY MUNICIPAL WATER AND MUNICIPAL SEWER.
 - A PORTION OF LOT 19 & 45 ARE WITHIN THE HUNDRED YR. FLOOD BOUNDARY AS DESIGNATED ON NATIONAL FLOOD INSURANCE PROGRAM FIRM (FLOOD INSURANCE RATE MAP) FOR TOWN OF HUDSON, NH, HILLSBOROUGH COUNTY. COMMUNITY PANEL NUMBER 330092 000108, EFFECTIVE DATE JANUARY 3, 1979.
 - PARKING SPACES ON SITE:

LOT 19	
REGULAR	92
HANDICAP	4
TOTAL	96
 - BOTH LOTS 19 & 45 ARE SUBJECT TO RECIPROCAL PARKING AND ACCESS EASEMENT AS SET FORTH IN Bk. 7164 Pg. 1702.
 - LOT 19 IS SUBJECT TO EASEMENT TO NEW ENGLAND TELEPHONE & TELEGRAPH AND TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE AS SET FORTH IN Bk. 2788 Pg. 255. (NOT PLOTTABLE, NO EVIDENCE OF POLES OTHER THAN SERVICE CONNECTIONS APPARENT ON SITE.)
 - LOT 45 SUBJECT TO TERMS OF A SITE PLAN DEVELOPMENT AGREEMENT WITH THE TOWN OF HUDSON DATED JANUARY 14, 2004. RECORDED HCRD IN Bk. 7164 Pg. 897. NOT PLOTTABLE
 - BOTH LOTS 19 & 45 SUBJECT TO RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE UNINTERRUPTED FLOW OF SECOND BROOK. NOT PLOTTABLE

- PLAN REFERENCES:**
- BOUNDARY & SUBDIVISION PLAN, LOWELL ROAD, HUDSON, N.H. PREPARED FOR: NASHUA TRUST CO.; PREPARED BY: ALLAN H. SWANSON, INC.; DATED: 24 JANUARY 1979; SCALE: 1"=40' H.C.R.D. NO. 12037
 - TOWN OF HUDSON, PROPOSED EASEMENT ON LAND OF ROBERT & DORIS PROVENCAL DATED FEB. 1, 1974 FILED HCRD AS PLAN No. 11021.



AS-BUILT PLAN MAP 198 / LOT 19
LOWELL RD. & BIRCH STREET
HUDSON, HILLSBOROUGH COUNTY,
NEW HAMPSHIRE

OWNER OF RECORD:
 77 LOWELL ROAD, LLC
 1105 MASSACHUSETTS AVE.
 CAMBRIDGE, MA 02138
 Bk 7785 Pg 2288

SCALE: 1"=40' DATE: DECEMBER 14, 2015

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

I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCES 1 & 2 AND A FIELD SURVEY LAST MADE ON THE GROUND IN DECE 2015 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000

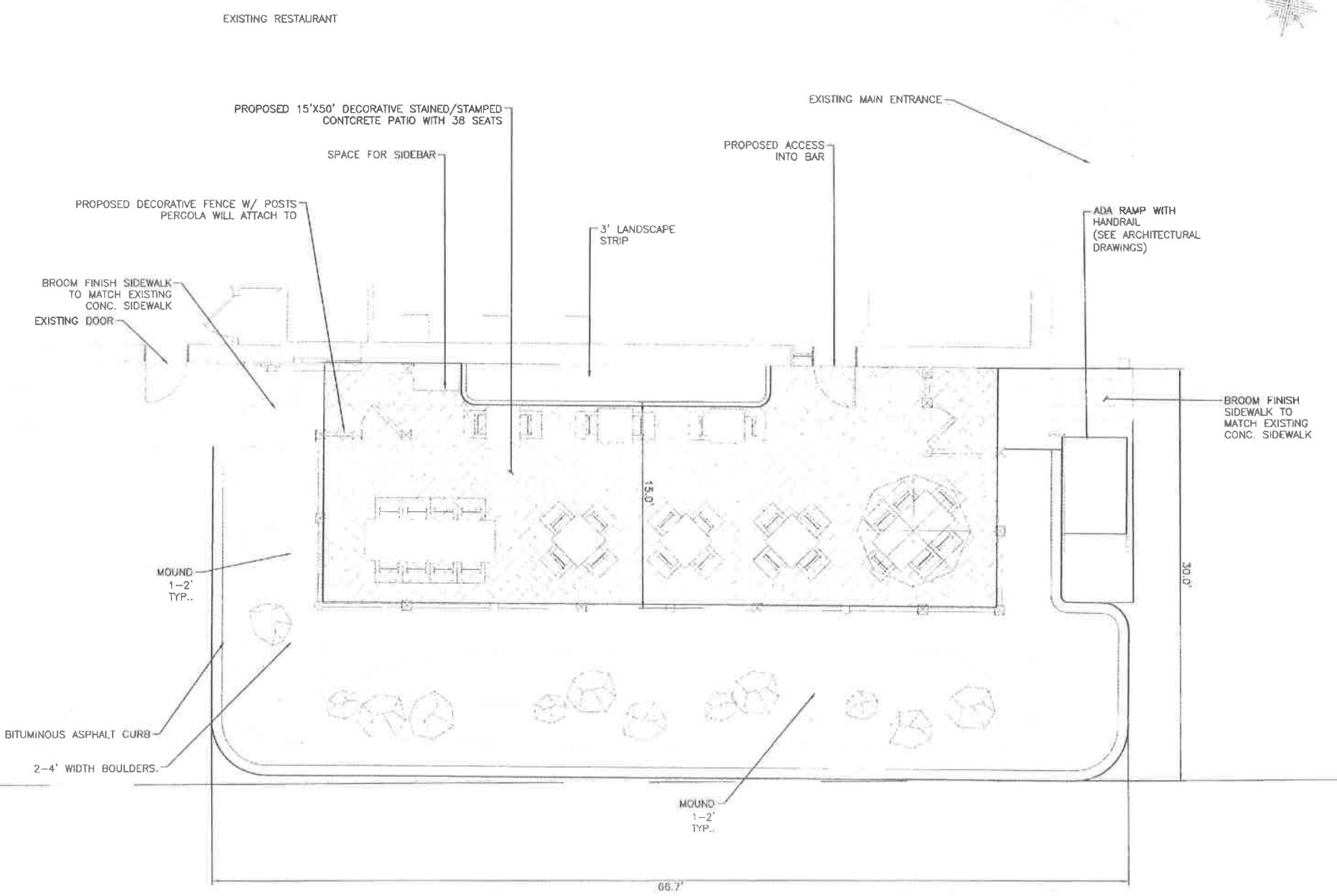


NO.	DATE	REVISION

JWY	JWY		703/51	D	12488
DESIGNED	DRAFTED	CHECKED	BOOK & PAGE	REVISION	SIZE

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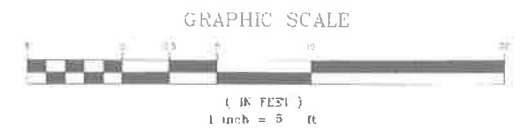
DWG. NO. **1**
 OF 1



Existing Parking Summary From Site Plan Dated 3-28-03:
 Note #10 Required Parking = 117 spaces.

As Built Plan Dated 12-14-15:
 Note #4: Total Parking = 96 spaces
 Note #5: Both lots subject to reciprocal parking and access easement.
 Survey shows 22 additional spaces on lot #45 creating a total of 118 spaces.

Variance Has Been Granted:
 Variance # 198-019



03-16-16

Stephen Mayer

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT:
GREAT NH RESTAURANTS, INC.
 124 BEDFORD CENTER RD.
 BEDFORD, NH 03110

PROJECT:
T BONES RESTAURANT
 HUDSON, NEW HAMPSHIRE

PROJECT NO. 2173-01 DATE: 03-16-16

SCALE: 1" = 5' DWG. NAME: C-2173-01

DRAFTED BY: BCD CHECKED BY: SM

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
 civil & structural engineering • land surveying
 environmental consulting • landscape architecture
 www.allenmajor.com
 250 COMMERCIAL STREET
 SUITE 1001
 MANCHESTER, NH 03101
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 FAX: (603) 627-5501

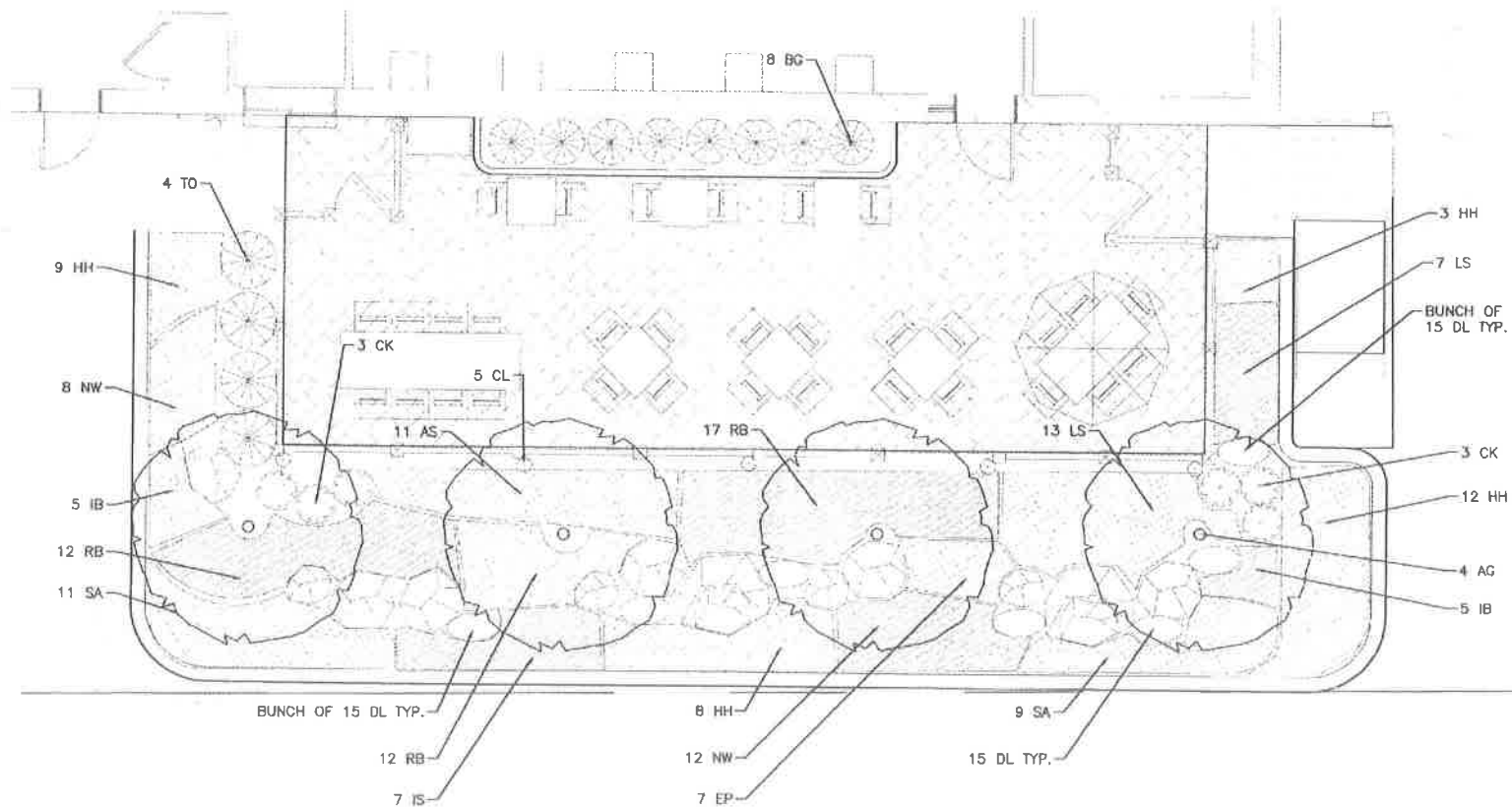
WORRERS, MA • LAKEVILLE, MA • MANCHESTER, NH

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DRAWING TITLE: CONCEPTUAL LAYOUT PLAN SHEET No. C-1

PLANTING SCHEDULE-TREES, SHRUBS, GROUNDCOVERS & PERENNIALS

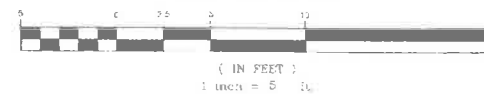
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
DECIDUOUS TREES						
AG	4	AMELANCHIER G. 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2-2.5" CAL.	AS SHOWN	B&B
EVERGREEN/FLOWERING TREES						
TO	4	THUJA O. 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	6-7' HT.	AS SHOWN	B&B
SHRUBS/VINES						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
CL	5	CLEMATIS 'HENRY'	CLEMATIS 'HENRY' VINE	#2	AS SHOWN	POT
BG	8	BUXUS 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	#3	AS SHOWN	POT
PERENNIALS/BULBS						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
AS	11	ASTER SP.	MIXED ASTER	#1	24" O.C.	STAGGERED
CK	6	CALAMAGROSTIS A. KARL FOERSTER	KARL FOERSTER FEATHER REED GRASS	#3	AS SHOWN	STAGGERED
DL	120	NARCISSUS SP.	MIXED DAFFODIL	BULBS	6" O.C.	STAGGERED
EP	7	EPIMEDIUM	BARRENWORT	#1	18" O.C.	STAGGERED
HH	27	HEMEROCALLIS SP.	MIXED DAYLILY	#1	24" O.C.	STAGGERED
IB	10	IBERIS SEMPERVIVENS	CANDYTUFF	#1	18" O.C.	STAGGERED
IS	7	IRIS SIBERICA 'CEASAR'S BROTHER'	SIBERIAN IRIS	#1	24" O.C.	STAGGERED
LS	20	LEUCANTHEMUM SUPERBUM 'BECKY'	SHASTA DAISY	#1	24" O.C.	STAGGERED
NW	20	NEPETA 'WALKER'S LOW'	WALKER'S LOW CATMINT	#1	24" O.C.	STAGGERED
RB	41	RUDBECKIA FULGIDA	BLACK EYED SUSAN	#1	24" O.C.	STAGGERED
SA	20	SEDUM 'AUTUMN JOY'	AUTUMN JOY SEDUM	#1	24" O.C.	STAGGERED



LANDSCAPE NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF HUDSON, NH, SPECIFICATIONS.
- PLANTING PLAN IS DIAGRAMMATIC IN NATURE. FINAL PLACEMENT OF PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES, ANY PERMITTING AGENCIES, AND "DIG-SAFE"(1-888-DIG-SAFE) AT LEAST 72 HOURS IN ADVANCE OF ANY WORK THAT WILL REQUIRE EXCAVATION. CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS IN WRITING.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. ANY TREES NOTED AS "SEAL OR SELECTED SPECIMEN" SHALL BE TAGGED AND SEALED BY THE LANDSCAPE ARCHITECT.
- ALL TREES SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT LIST. QUANTITIES SHOWN ON PLANS SHALL GOVERN OVER PLANT LIST.
- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
- ALL PLANT MATERIALS INSTALLED SHALL MEET THE GUIDELINES ESTABLISHED BY THE STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE.
- ALL DISTURBED AREAS NOT OTHERWISE NOTED SHALL RECEIVE 4" OF LOAM AND SEED. LAWNS WITH OVER 3:1 SLOPES SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET.
- ANY FALL TRANSPLANTING HAZARD PLANTS SHALL BE DUG IN THE SPRING AND STORED FOR FALL PLANTING.
- TREES SHALL HAVE A MINIMUM CALIPER OF 2 1/2" ONE FOOT ABOVE THE ROOT CROWN.
- ALL PLANT BEDS AND TREE SAUCERS TO RECEIVE 3" OF PINE BARK MULCH, AND GROUND COVER AREAS SHALL RECEIVE 1" OF PINE BARK MULCH.
- ALL DECIDUOUS TREES ADJACENT TO WALKWAYS AND ROADWAYS SHALL HAVE A BRANCHING PATTERN TO ALLOW FOR A MINIMUM OF 7' OF CLEARANCE BETWEEN THE GROUND AND THE LOWEST BRANCH.
- CONTRACTOR RESPONSIBLE FOR WATERING, AND RESEEDING OF BARE SPOTS UNTIL A UNIFORM STAND OF VEGETATION IS ESTABLISHED AND ACCEPTED.
- ALL PARKING ISLANDS PLANTED WITH SHRUBS SHALL HAVE 24" OF TOP SOIL. FINISH GRADE SHALL BE EQUAL TO THE TOP OF CURB.
- SOIL SAMPLES AND TESTS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT OR THE OWNER.
- REFER TO NEW ENGLAND WETLAND PLANS, INC (WWW.NEWP.COM) FOR CURRENT SEED MIXES & APPLICATION RATES.
- ALL PROPOSED LANDSCAPE AREAS INCLUDING MOWED LAWNS, TREES, SHRUB BEDS, AND PERENNIALS SHALL BE PROVIDED WITH WATER EFFICIENT UNDERGROUND IRRIGATION. DESIGN AND INSTALLATION OF IRRIGATION SYSTEM TO BE PERFORMED BY AN APPROVED IRRIGATION DESIGN BUILD CONTRACTOR OR BY AN APPROVED EQUAL. TO BE DETERMINED BY THE OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT. IRRIGATION SYSTEM IS TO BE DESIGNED FOR EFFICIENT WATER USAGE INCLUDING: USE OF DRIP IRRIGATION FOR SHRUBS AND PERENNIALS, IRRIGATION SYSTEM WITH HEAD-TO-HEAD COVERAGE, A CENTRAL SHUT-OFF VALVE, SEPARATE ZONES FOR EACH TYPE OF BEDDING AREA BASED ON WATERING NEEDS, AND A RAIN SENSOR TO SHUT OFF IRRIGATION DURING RAIN EVENTS.

GRAPHIC SCALE



REGISTERED LANDSCAPE ARCHITECT FOR ALLEN & MAJOR ASSOCIATES, INC.

REV DATE DESCRIPTION

APPLICANT:
GREAT NH RESTAURANTS, INC.
124 BEDFORD CENTER RD.
BEDFORD, NH 03110

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HUDSON, NEW HAMPSHIRE

PROJECT NO. 2173-01 DATE: 03-16-16

SCALE: 1" = 5' DWG NAME: C-2173-01

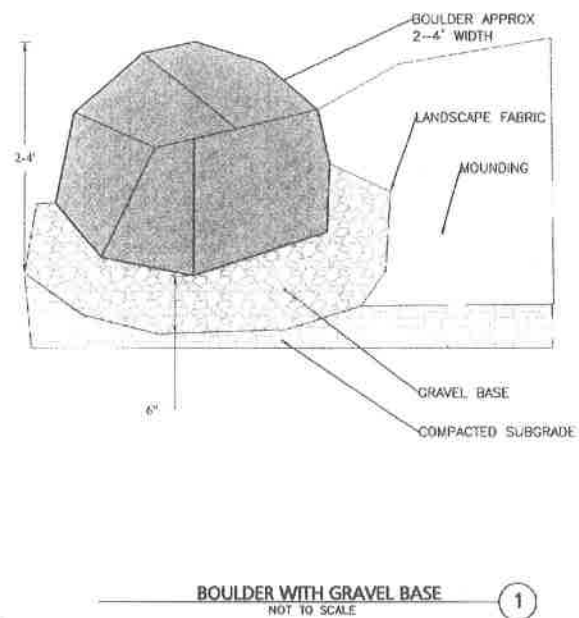
DRAFTED BY: BCD CHECKED BY: SM

PREPARED BY:

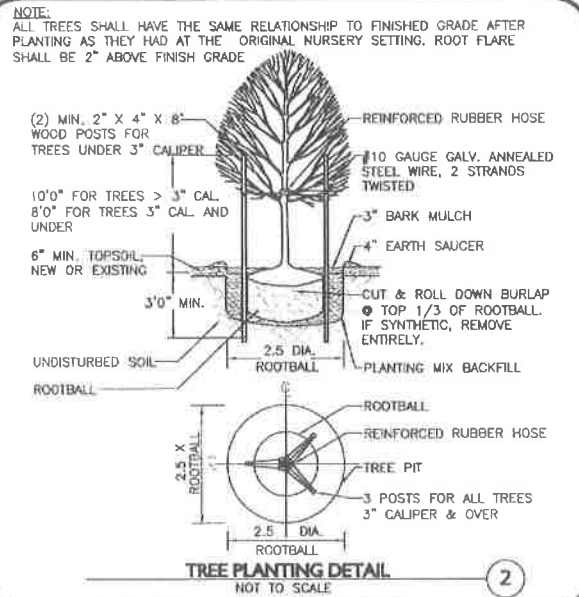
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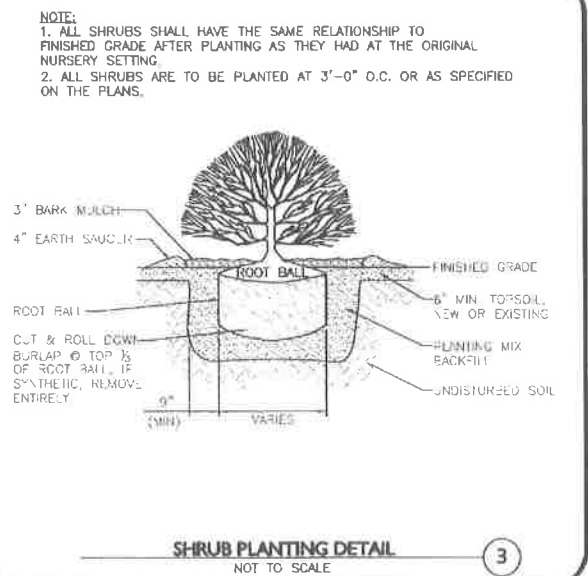
DRAWING TITLE: LANDSCAPE PLAN SHEET No. C-2



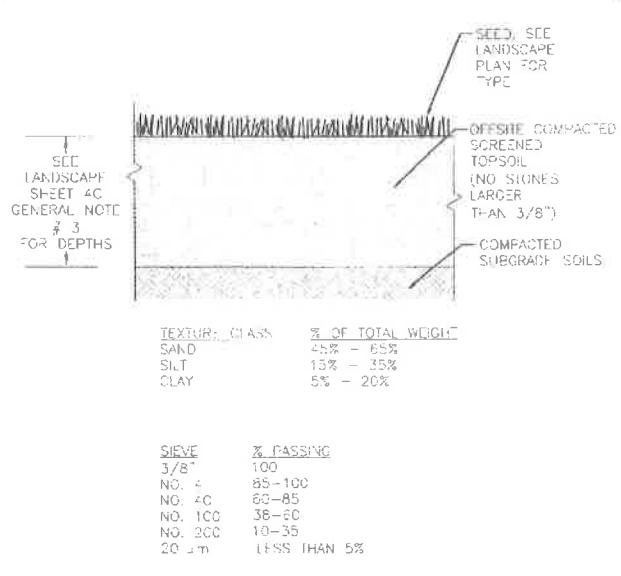
BOULDER WITH GRAVEL BASE
NOT TO SCALE



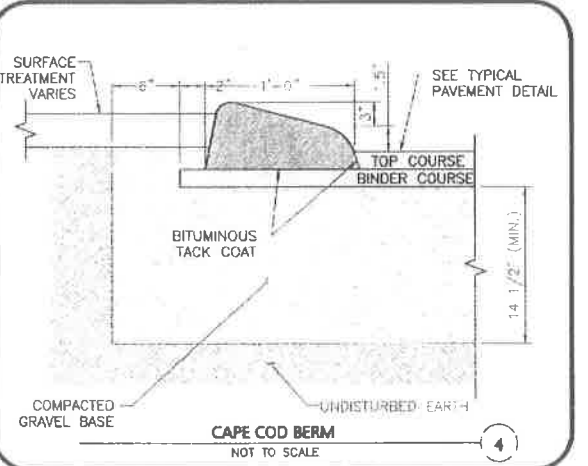
TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



TOPSOIL FOR LAWN, TREES, SHRUBS, & PERENNIALS
NOT TO SCALE



CAPE COD BERM
NOT TO SCALE

LANDSCAPE MANAGEMENT PLAN
IT SHOULD BE RECOGNIZED THAT THIS IS A GENERAL GUIDELINE TOWARDS ACHIEVING HIGH QUALITY AND WELL GROOMED LANDSCAPED AREAS. THE GROUNDS STAFF / LANDSCAPE CONTRACTOR MUST RECOGNIZE THE SHORTCOMINGS OF A GENERAL MAINTENANCE PROGRAM SUCH AS THIS, AND MODIFY AND/OR AUGMENT IT BASED ON WEEKLY, MONTHLY, AND YEARLY OBSERVATIONS. IN ORDER TO ASSURE THE HIGHEST QUALITY CONDITIONS, THE STAFF MUST ALSO RECOGNIZE AND APPRECIATE THE NEED TO BE AWARE OF THE CONSTANTLY CHANGING CONDITIONS OF THE LANDSCAPING AND BE ABLE TO RESPOND TO THEM ON A PROACTIVE BASIS.

FERTILIZER MAINTENANCE PRACTICES SHOULD BE AIMED AT REDUCING ENVIRONMENTAL, MECHANICAL AND PEST STRESSES TO PROMOTE HEALTHY AND VIGOROUS GROWTH. WHEN NECESSARY, PEST OUTBREAKS SHOULD BE TREATED WITH THE MOST SENSITIVE CONTROL MEASURE AVAILABLE. SYNTHETIC CHEMICAL CONTROLS SHOULD BE USED ONLY AS A LAST RESORT TO ORGANIC AND BIOLOGICAL CONTROL METHODS. FERTILIZER, SYNTHETIC CHEMICAL CONTROLS AND PEST MANAGEMENT APPLICATIONS (WHEN NECESSARY) SHOULD BE PERFORMED ONLY BY LICENSED APPLICATORS IN ACCORDANCE WITH THE MANUFACTURER'S LABEL INSTRUCTIONS WHEN ENVIRONMENTAL CONDITIONS ARE CONDUCTIVE TO CONTROLLED PRODUCT APPLICATION.

ONLY SLOW-RELEASE ORGANIC FERTILIZERS SHOULD BE USED IN THE LANDSCAPED AREAS TO LIMIT THE AMOUNT OF NUTRIENTS THAT COULD ENTER DOWNSTREAM RESOURCE AREAS. FERTILIZATION OF DEVELOPED AREAS ON SITE WILL BE PERFORMED WITHIN MANUFACTURERS LABELING INSTRUCTIONS AND SHALL NOT EXCEED AN NPK RATION OF 1:1:1 (I.E. TRIPLE 10 FERTILIZER MIX), CONSIDERED A LOW NITROGEN MIXTURE. ADDITIONALLY, THE FERTILIZER WILL INCLUDE A SLOW RELEASE ELEMENT.

SHRUBS

- MULCH NOT MORE THAN 3" DEPTH WITH SHREDDED PINE OR FIR BARK.
- HAND PRUNE ANNUALLY, IMMEDIATELY AFTER BLOOMING, TO REMOVE 1/3 OF THE ABOVE-GROUND BIOMASS (OLDER STEMS). STEM REMOVALS TO OCCUR WITHIN 6" OF THE GROUND TO OPEN UP SHRUB AND MAINTAIN TWO-YEAR WOOD (THE BLOOMING WOOD).
- FERTILIZE WITH 1/4 LB. SLOW-RELEASE FERTILIZER (SEE ABOVE SECTION ON FERTILIZER) EVERY SECOND YEAR.
- HAND PRUNE EVERGREEN SHRUBS ONLY AS NEEDED TO REMOVE DEAD AND DAMAGED WOOD AND TO MAINTAIN THE NATURALISTIC FORM OF THE SHRUB. NEVER MECHANICALLY SHEAR EVERGREEN SHRUBS.

TREES

- PROVIDE AFTERCARE FOR NEW TREE PLANTINGS FOR THE FIRST THREE YEARS.
- DO NOT FERTILIZE TREES, IT ARTIFICIALLY STIMULATES THEM (UNLESS TREE HEALTH WARRANTS).
- WATER ONCE A WEEK FOR THE FIRST YEAR; TWICE A MONTH THE SECOND, ONCE A MONTH THE THIRD YEAR.
- PRUNE TREES ON A FOUR-YEAR CYCLE.

ORNAMENTAL GRASSES/PERENNIALS

- APPLY LOW-NITROGEN 10-10-10 FERTILIZER AS GROWTH RESUMES IN THE SPRING. WATER IN THOROUGHLY.
- GRASSES DO NOT NEED TO BE CUT DOWN BEFORE WINTER. IN FACT, THEY ARE ATTRACTIVE WHEN LEFT STANDING AND THE FOLIAGE HELPS TO INSULATE THE CROWN OF THE PLANT. CUT BACK THE FOLIAGE TO ABOUT 4-6 INCHES IN THE SPRING BEFORE GROWTH RESUMES. WHEN FOLIAGE IS REMOVED, SPRING GROWTH WILL BEGIN EARLIER. OLD FOLIAGE LEFT ON THE PLANT CAN DELAY THE CROWN'S WARMING AND SUBSEQUENT GROWTH BY AS MUCH AS 3 WEEKS.

- NOTES:**
- TOP OF LOAM (TOPSOIL) IS FINISH GRADE.
 - ALL TOPSOIL (EITHER ON-SITE OR OFF-SITE SOURCES) SHALL BE COMPOSED OF A NATURAL, FERTILE, FRIABLE SOIL TYPICAL OF CULTIVATED TOPSOILS OF THE LOCALITY. OFFSITE SOIL SHALL BE SUITABLE FOR THE GERMINATION OF SEEDS AND SUPPORT OF VEGETATIVE GROWTH, WITH ADDITIVES, IF REQUIRED, TO ACHIEVE PARTICLE DISTRIBUTION AND ORGANIC CONTENT BELOW TOPSOIL SHALL BE TAKEN FROM A WELL-DRAINED, ARABLE SITE, FREE OF SUBSOIL, LARGE STONES, EARTH CLOS, S ROCKS, STUMPS, CLAY LUMPS, ROOTS, OTHER OBJECTIONABLE, EXTRANEUS MATTER OR DEBRIS NOR CONTAIN TOXIC SUBSTANCES.
 - THE CONTRACTOR SHALL PROVIDE THE OWNER / LANDSCAPE ARCHITECT WITH OPSOIL TEST RESULTS (RECOMMEND UMASS AMHERST SOIL TESTING LAB) FOR APPROVAL PRIOR TO OBTAINING AND PLACING THE SOIL. IF ANY TOPSOIL IS PURCHASED OR PLACED PRIOR TO APPROVAL BY OWNER / LANDSCAPE ARCHITECT, IT IS AT CONTRACTOR'S RISK AND IT CAN BE REMOVED AT NO ADDITIONAL COST TO THE OWNER. IF THE PLANTING SOIL (BOTH ONSITE AND OFFSITE SOURCES) DOES NOT FALL WITHIN THE REQUIRED SIEVE ANALYSIS, TEXTURAL CLASS, ORGANIC CONTENT, OR PH RANGE, SHALL BE ADJUSTED TO MEET THE SPECIFICATIONS THROUGH THE ADDITION OF SAND, COMPOST, LIME, OR ALUMINUM SULFATE TO BRING IT WITHIN THE SPECIFIED LIMITS AT NO ADDITIONAL COST TO THE OWNER.
 - TOPSOIL SHALL HAVE A PH VALUE BETWEEN 5.5 AND 6.5. TOPSOIL SHALL CONTAIN BETWEEN 4% AND 8% ORGANIC MATTER OF TOTAL DRY WEIGHT AND SHALL CONFORM TO THE FOLLOWING GRADATION AND TEXTURE CLASS ABOVE.



REGISTERED LANDSCAPE ARCHITECT FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

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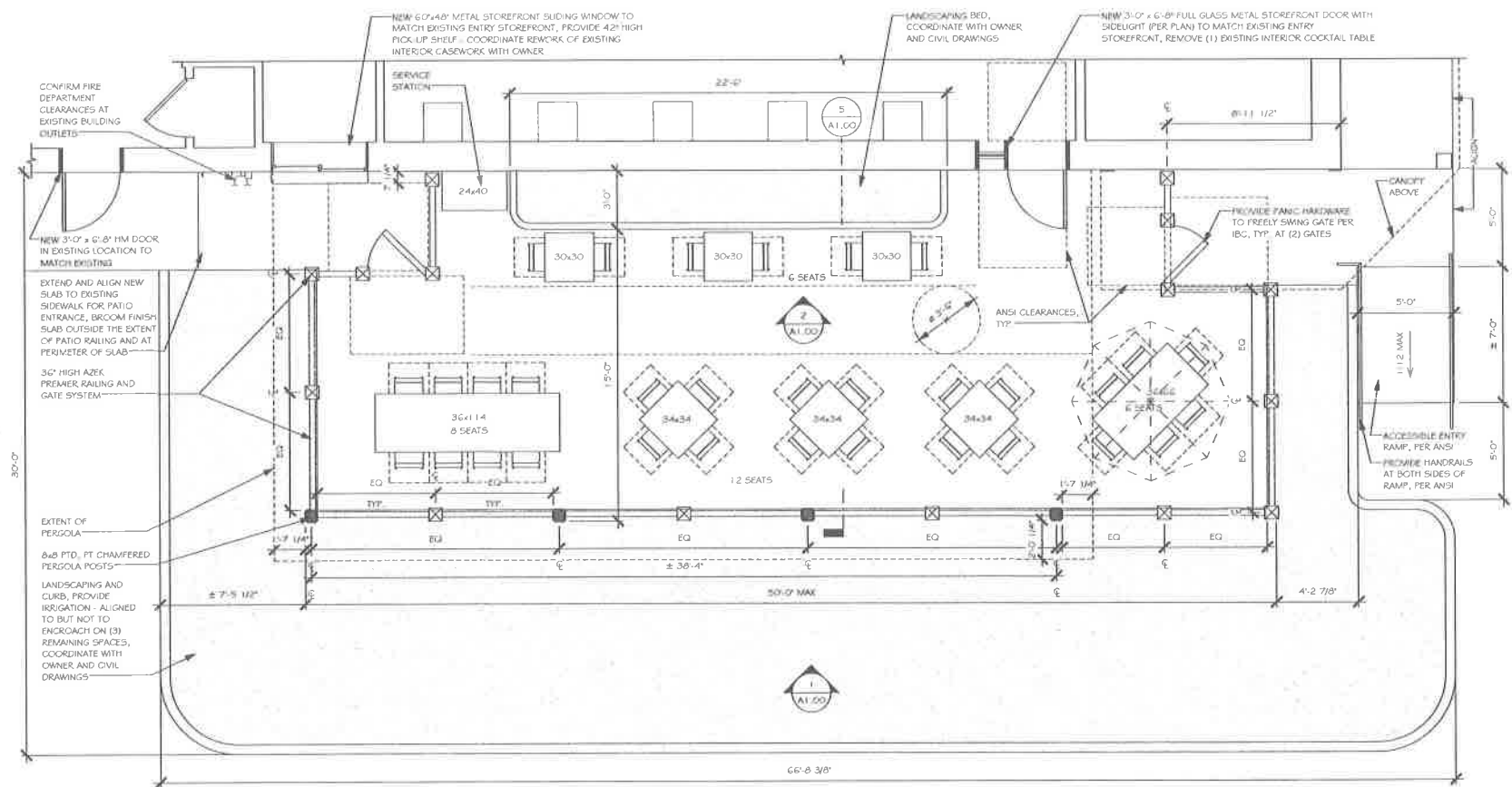
PROJECT NO.: 2173-01 **DATE:** 03-16-16
SCALE: AS SHOWN **DWG. NAME:** C-2173-01
DRAFTED BY: BCD **CHECKED BY:** SM

PREPARED BY:

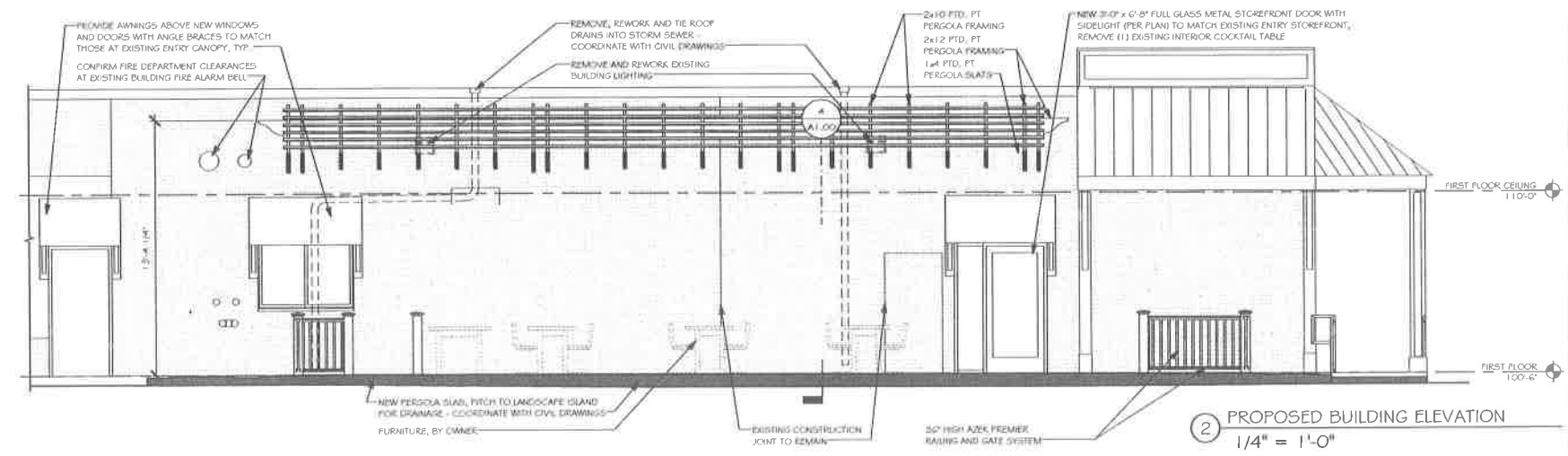
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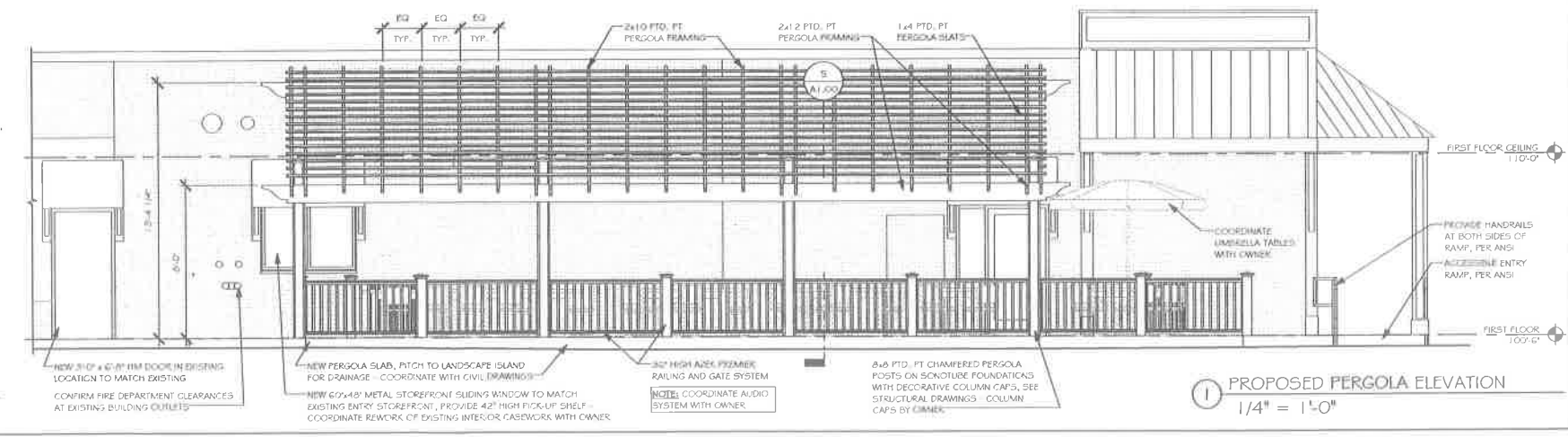
DRAWING TITLE: DETAILS **SHEET No.:** C-3



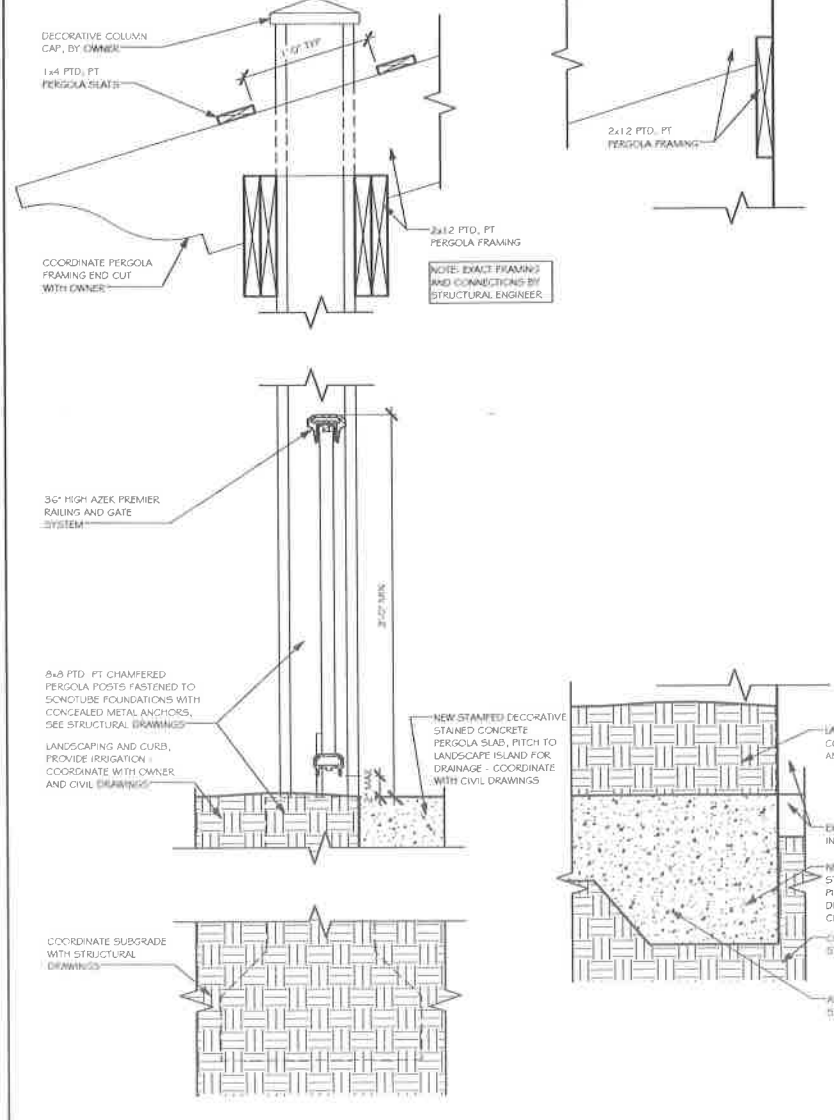
3 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED BUILDING ELEVATION
1/4" = 1'-0"



1 PROPOSED PERGOLA ELEVATION
1/4" = 1'-0"



4 PERGOLA SECTION DETAIL
1/2" = 1'-0"

Revisions:		
#	Description	Date
23 High Street Portsmouth, NH, 03801 PH: 603.431.6701 FAX: 603.422.6707 www.designintelligence.com		
NEW CONSTRUCTION FOR T-BONES 77 LOWELL ROAD, HUDSON, NH		
Title: FLOOR PLAN, ELEVATIONS & DETAILS		
Scale:	As indicated	
Drawn By:	MRL	
Checked By:	RJH	
Project No.:	201617	
Date:	MARCH 15, 2016	
A1.00		