



# TOWN OF HUDSON

## Planning Board

George Hall, Chairman

Rick Maddox, Selectmen Liaison



12 School Street · Hudson, New Hampshire 03051 · Tel: 603-886-6008 · Fax: 603-594-1142

### PUBLIC MEETING TOWN OF HUDSON, NH OCTOBER 28, 2015

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, October 28, 2015 at 7:00 p.m. in the "Buxton Community Development Conference Room" at Town Hall. The following items will be on the agenda:

- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES
- V. MINUTES OF PREVIOUS MEETING(S)
- VI. CASES REQUESTED FOR DEFERRAL
- VII. CORRESPONDENCE
- VIII. PERFORMANCE SURETIES
- IX. ZBA INPUT ONLY
- X. PUBLIC HEARINGS
- XI. OLD BUSINESS/PUBLIC HEARINGS

- A. Hannaford-to-Go  
SB#08-15

77 Derry Street  
Map 165/Lot 155

Purpose of Plan: Hannaford-to-Go for grocery pick-up proposed in the southeastern portion of the parking lot in front of the store. Hearing Deferred Date Specific from the 10 – 14 - 2015 Meeting.

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

- A. Review Zoning Districts along NH Routes 102 & Rte. 111 and Rte. 3A.
- B. Discussion on the Zoning Ordinance, RE: establishing an Ad Hoc Committee to review and update the Zoning Ordinance, in its entirety.

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.

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John M. Cashell  
Town Planner

POSTED: Town Hall, Library, Post Office – 10 - 16 -15

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# Hannaford-to-Go Amended Site Plan

STAFF REPORT  
28 October 2015

**SITE:** 77 Derry Street -- Map 165/Lot 155 -- SB#08-15

**ZONING:** Business (B)

**PURPOSE OF PLAN:** Hannaford-to-Go for grocery pick-up proposed in the southeastern portion of the parking lot in front of the store, and to create 6 new parking spaces in rear of site. Deferred Date Specific from 10/14/15 Meeting.

**PLAN UNDER REVIEW ENTITLED:** Amended Site Plan for Hudson Mall- Exclusive to Providing Hannaford To Go Parking Spaces; 77 Derry Street, Map 165/Lot 155, Hudson, NH, prepared by Fay, Spofford and Thorndike, 778 Main St., Suite 8, South Portland, Maine, dated: July 2015, revised through 8 OCT 15, consisting of Sheets C-1.0 – C-5.0 and Notes 1 – 14 (said plans attached hereto).

## ATTACHMENTS:

- Letter from the Project Eng., J. M. Lord, P.E., Fay Spofford & Thorndike (FST), RE: Explanation of submitted Amended Site Plan, attached herewith – “A”.

## ATTACHMENTS INCLUDED IN THE 9 SEPT 15 MEETING PACKETS:

- 1) Site Plan Application, Project Narrative, Checklist and locus photo, date stamped 1 SEPT 15 – “A”.
- 2) Comments from: HFD Chief, Robert Buxton, Acting Zoning Administrator, Dave Hebert, Town Eng., Elvis Dhima, Asst. Assessor, Jim Michaud, Road Agent, Kevin Burns, and Police Lt., Dave Bianchi – “B”.
- 3) Letter from the Project Eng., Andrew Johnston, P.E., Fay Spofford & Thorndike (FST), RE: Response to Review Comments, dated 8 Sept 15 – “C”.
- 4) Proposed Site Amendment Plan, as prepared by Staff – “D”.

**REQUESTED WAIVERS:** All site conditions are existing, and the proposed Hannaford-to-Go use and the addition of 6 new parking spaces on existing pavement, do not alter any of the existing site conditions, including building footprint, landscaping, drainage and exterior lighting. As such, in this author’s opinion, the requested waivers included in this application do not apply.

## STAFF COMMENTS/OUTSTANDING ISSUES:

- 1) At the request of the Planning Board at the 9/9/15 Meeting, the Applicant submitted the attached Plan set, relative to representing an Amended Site Plan for the Hudson Mall Property, Exclusive to the Hannaford To Go Parking Spaces, 77 Derry St., Map 165/Lot 155. Please note, as depicted, and as requested by the Planning Board, Reference Notes 1 – 3, located on the upper right hand corner of Sheet C-2.0, cite the specific reference plans for this Amended Site Plan. This submitted plan set also depicts the existing building footprint and parking lot detail, including landscaping and exterior lighting. This plan set also includes, as Sheet C-1.0, the most recent approved Site Plan for the Hudson Mall property, HCRD Plan #28683.

2) Also, per action of the Planning Board at the 9/9/15 Meeting the Applicant properly addressed the following issues, which are now depicted on the plan set, specifically, Sheet C-2.0:

- a) Note 7 states: “This approval provides for a total number of seven (7) “Hannaford- to-Go” parking spaces, together with six (6) additional striped parking spaces on the existing parking lot surface, located along the northeast perimeter of the site, as shown on the Plan.
- b) Note 11 states: “All conditions of approval concerning the most recently approved Site Plan for the subject property (Hudson Mall, 77 Derry St., Map 165/Lot 155) shall remain in effect, i.e., HCRD Plan #23745 and HSIPlan #28683.
- c) A project title has been added to the Cover Sheet – Sheet C-1.0 – and reads:  

“Amended Site Plan for Hudson Mall - Exclusive to Providing Hannaford To Go Parking Spaces, 77 Derry Street, Map 165/Lot 155, Hudson, New Hampshire”.
- d) The Planning Board signature block is inscribed on the lower left hand corner of Sheet C-1.0. Note, the remaining 4 Sheets do not require signature blocks, i.e., Sheet C-1.0 is the most recent Planning Board signed and recorded Site Plan of the subject property and Sheets C-3.0 – C-5.0 are detail sheets.
- e) Owner’s signature has been added to the Plan, i.e., bottom left of Sheet C-2.0.
- f) Note 12 states: All proposed signs concerning this application shall either comply with the Town’s Zoning Code, or receive the necessary approvals for same from the Zoning Board of Adjustment.

**RECOMMENDATION:** Taking into consideration that this Site Plan application does not include a structural addition, nor an increase in impervious surface, but rather only parking space alterations to provide HTG parking spaces, together with said 6 new striped parking spaces at the rear of the site, staff recommends the following course of action for this Site Plan application:

- (i) Open and conduct the public hearing;
- (ii) Allow the applicant to present the project and address all of the issues involved in this application.
- (iii) Hear any pro/con public input, and if there is no objection, move to approve the Amended Site Plan Application as provided in the below DRAFT MOTIONS.

**APPLICATION TRACKING:**

- 09/01/2015 - Amended Site Plan Review Application submitted.
- 09/23/2015 - Initial Public Hearing Conducted; Application Accepted and Deferred Date Specific to the 10/14/15 Meeting.
- 10/14/15 - Per the Applicant’s Written Request, this Application was Deferred Date Specific to 10/28/15 Meeting

**DRAFT MOTIONS:**

I move to defer further review of the Amended Site Plan Application for the Hudson Mall, date specific, to the Nov. 18, 2015 Planning Board Meeting.

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_.

**MOTION to APPROVE:**

I move to grant approval for the Amended Site Plan entitled: Amended Site Plan for Hudson Mall-Exclusive to Providing Hannaford To Go Parking Spaces, 77 Derry Street, Map 165/Lot 155, Hudson, NH, prepared by Fay, Spofford and Thorndike, 778 Main St., Suite 8, South Portland, Maine, dated: July 2015, revised through 8 OCT 15, consisting of Sheets C-1.0 – C-5.0 and Notes 1 – 14, 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) All improvements shown on the Plan, including Notes 1- 14, shall be completed in their entirety and at the expense of the Applicant or assigns.
- 3) Prior to the issuance of a certificate of occupancy (use), 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.
- 4) This approval shall be subject to final engineering review.

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_



"A"



October 19, 2015

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

**Subject: Hannaford To Go Project  
77 Derry Street – Tax Map 165; Lot 155  
Revised Plans for Planning Board**

Dear Mr. Cashell:

In response to the Planning Board Review requesting the site be based on the last recorded site plan (HCRD #28683) in lieu of the earlier recorded site plan (HCRD #23745) we have updated our site plans accordingly and have attached them to this letter.

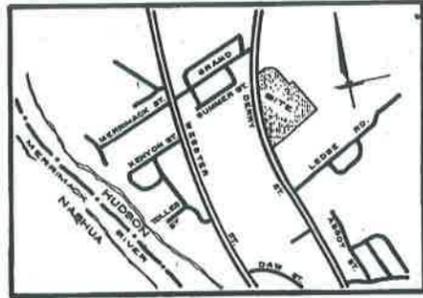
It is our understanding from the owner that they intend to propose further development at this plaza. The updated site plan reflects the removal of proposed improvements on the previously recorded plan that were not built while still adding the proposed Hannaford To Go operation. The plan also adds back Handicap parking spaces that were not shown on the latest recorded site plan and reflects the present existing conditions of the site. If approved, this plan will become the basis for further site development improvements.

We trust these plans satisfy the Town Requirements and look forward to review and approval of the project. We respectfully request that we be placed on the October 28, 2015 Planning Board for consideration.

Sincerely,

*Jmlord*

J.M. Lord, P.E.  
Principal



VICINITY PLAN  
SCALE: 1" = 1,000'

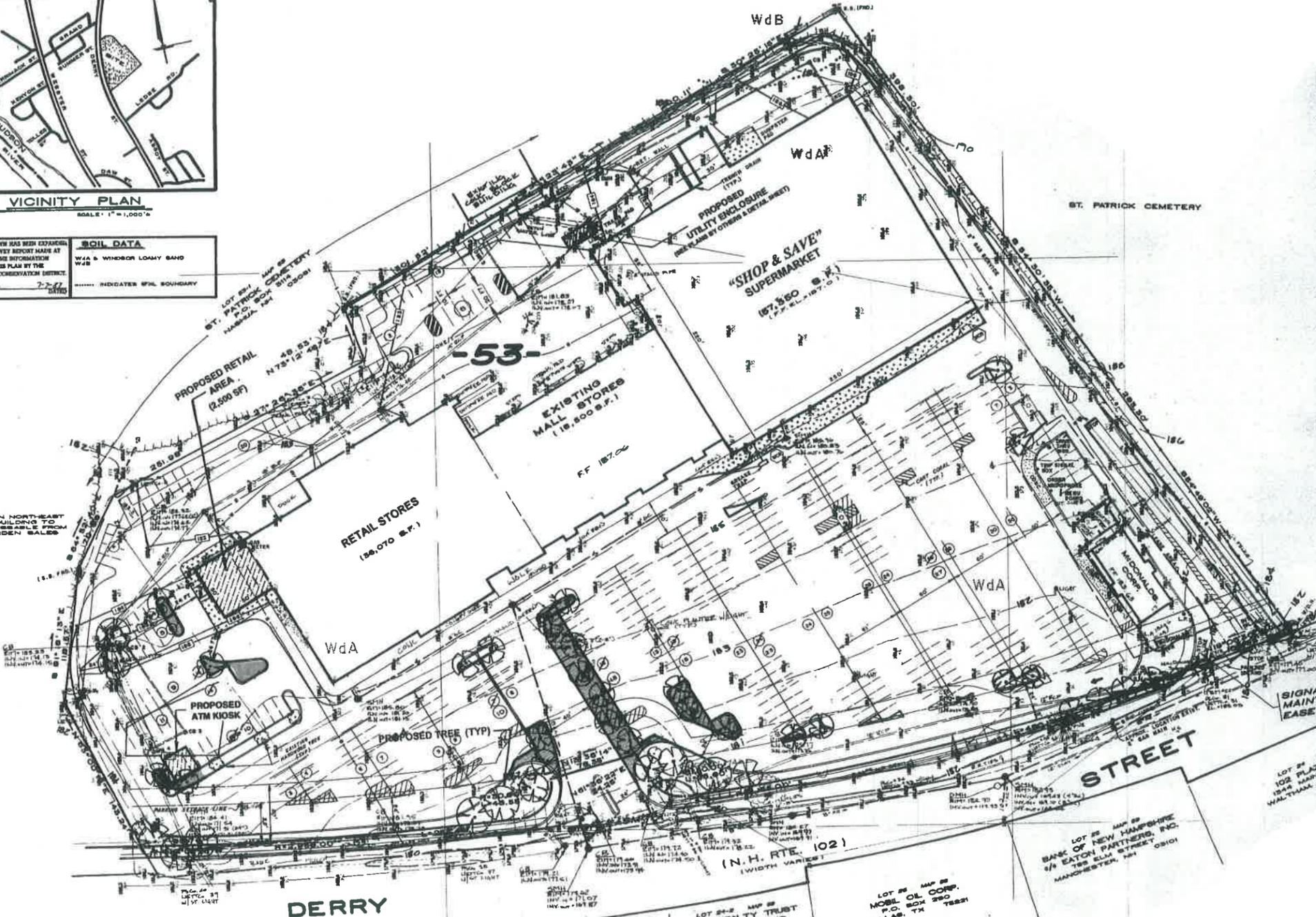
**SOIL DATA**

W/A & WINDSOR LOAMY SAND  
WdB

INDICATES SPCL. BOUNDARY

**NOTE**

8.65 METERS ON NORTHEAST CORNER OF BUILDING TO REMAIN ACCESSIBLE FROM OUTSIDE GARDEN SALES AREA.



- NOTES:**
- TOTAL SITE AREA: 10.022 ACRES (431,823 SF)
  - PRESENT ZONING: B, BUSINESS  
MINIMUM BUILDING SETBACK REQUIREMENTS:  
- FRONT YARD: 50 FT  
- FRONT YARD (PARKING): 35 FT  
- SIDE YARD: 15 FT  
- REAR YARD: 15 FT
  - LOT NUMBERS REFER TO THE TOWN OF HUDSON ASSESSORS MAPS 55 AND 59.
  - PURPOSE OF PLAN:  
(1) TO SHOW PROPOSED 2,500 SF RETAIL ADDITION AND ACCOMPANYING PARKING AND LANDSCAPE IMPROVEMENTS  
(2) TO SHOW PROPOSED ATM KIOSK  
(3) TO SHOW PROPOSED GAS-FIRED GENERATOR
  - PARKING:  
RETAIL SALES AREA: 84,900 SF AT 1 SPACE/500 SF = 169 SPACES  
MCDONALD'S RESTAURANT: 104 SEATS AT 1 SPACE/SEAT = 104 SPACES  
TOTAL REQUIRED: 310 SPACES  
TOTAL PROVIDED: 459 SPACES
  - OPEN SPACE:  
REQUIRED: 35%  
APPROVED: 6% (SEE WAIVER APPROVED 06/08/97)  
PROPOSED: 8%
  - WAIVER REQUESTS:  
(1) SECTION 275-4(2) TRAFFIC STUDY  
(2) SECTION 275-4(2) NOISE STUDY  
(3) SECTION 275-4(2) FISCAL & ENVIRONMENTAL IMPACT STUDY  
(4) SECTION 275-4(2)(b) PARKING REQUIREMENTS  
(5) SECTION 275-4.3(1) MIB MAPPING
  - VARIANCES GRANTED TO DATE INCLUDING BUT NOT LIMITED TO THE FOLLOWING:  
(A) VARIANCE GRANTED ON 02/17/72 TO PERMIT USE AS A SHOPPING CENTER TO KENNETH ABBOTT (OPTION HOLDER ROBERT GORDON)  
(B) VARIANCE GRANTED ON 07/25/74 TO PERMIT THE ERECTION OF A 60 FT PYLON, PER DRAWING 5747.
  - EXISTING SHOPPING CENTER IS PRESENTLY SERVICED BY MUNICIPAL SEWER AND WATER BY CONSUMERS NEW HAMPSHIRE WATER COMPANY.
  - LANDSCAPING:  
(1) A MINIMUM OF 39 SHADE TREES SHALL BE PLANTED ON THE SITE AS SHOWN ON THE PLAN. AT 2.5 INCH CALIPER, 12 FT HIGH, WELL BRANCHED AND LIMBED FOR 8 FT CLEAR TRUNK.  
(2) TREES SHALL BE INSPECTED YEARLY AND MAINTAINED TO INSURE SURVIVAL. DEAD OR DISEASED TREES SHALL BE REPLACED AS NECESSARY.  
(3) ALL EXISTING TREES SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION PHASE.
  - CAP FEES:  
(A) A CAP FEE IN THE AMOUNT OF \$8,725.00 SHALL BE PAID PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING EXPANSION.  
(B) A CAR FEE IN THE AMOUNT OF \$527.74 SHALL BE PAID PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE ATM KIOSK.
  - PRESENT OWNER OF RECORD:  
HUDSON-VICKERY REALTY TRUST  
100 NASHUA HALL  
NASHUA, NH 03080



APPROVED BY THE HUDSON, NH PLANNING BOARD  
DATE OF MEETING: JANUARY 15, 1997

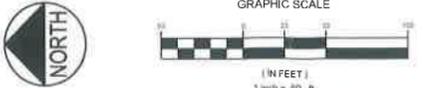
Signature: [Handwritten Signature] DATE: 6/8/97  
Signature: [Handwritten Signature] DATE: 6-5-97

SITE PLAN IS VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39.

**PLAN REFERENCE:**

THIS "AMENDED SITE PLAN" WAS PREPARED BY HAYNER / SWANSON, INC. (HSI) OF NASHUA, NH IN JUNE 1996 AND WAS APPROVED BY THE HUDSON, NH PLANNING BOARD AT THE JANUARY 15, 1997 MEETING AND IS RECORDED AS HC RD PLAN #26683.

SEE SHEET C-2.0 FOR THE UPDATED AMENDED SITE PLAN THAT REPRESENTS CURRENT EXISTING CONDITIONS.



PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT <b>'HANNAFORD TO GO'</b> HUDSON, NEW HAMPSHIRE		<b>FAY, SPOFFORD &amp; THORNDIKE</b> ENGINEERS - PLANNERS - SCIENTISTS 775 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106
SHEET TITLE PREVIOUSLY APPROVED AMENDED SITE PLAN 25 JUNE 1996 (FORMER MAP 59 / LOT 53)		
DESIGNED: ARF	DATE: JULY 2015	DRAWN: CDD SCALE: 1" = 50'
CHECKED: ADJ	JOB NO: SH-M120	
CLIENT <b>HANNAFORD SUPERMARKETS</b>		FILE NAME: SH-M120 BASE
		SHEET <b>C-1.0</b>
REV	DATE	DESCRIPTION
2	08 / OCT / 15	PERMIT SET
1	18 / AUG / 15	PERMIT SET
		DESCRIPTION
REVISIONS		

**Notes:**

- This plan has been updated from the previously approved "Amended Site Plan" prepared by HSI in June 1996 (recorded #28683) and the "Site Plan" prepared by REL & A in November 1988 (recorded #23745) to reflect current existing (as-built) site conditions.
- Property Owner:  
Hudson-Vickery, LLC  
25 Orchard View Drive  
Londonderry, NH 03053
- Applicant/Agent:  
Hannaford Bros. Co., LLC  
c/o J M Lord  
PO Box 28 - 560 South Road  
Rye Beach, NH 03871  
1-603-502-3650
- Signature: \_\_\_\_\_
- Property Address:  
77 Derry Street #11  
Hudson, NH 03051
- Map/Lot: 165 / 155 (this has been updated from the last approved plan Map/Lot of 59/53)  
Book/Page: 6307/1987
- Total Site Area: 10,602 acres (461,823 SF)  
Total Site Building Area: 94,640 SF
- Purpose of Plan: This approval provides for a total number of seven (7) "Hannaford To Go" parking spaces, together with six (6) additional striped parking spaces on the existing parking lot surface located behind the building, as shown on the Plan.
- Zoning:  
Business - Retail food sales is a permitted use in the Business zone.
- Space and Bulk Criteria in Business Zone  
See Table 1: Space and Bulk Criteria
- City Parking Requirements and Summary  
See Table 2: Parking Summary

Table 2: Parking Summary

	Existing (1988)	Proposed (1998)	Proposed (2015)
Total Spaces*	490 spaces	469 spaces	493 spaces
Handicap Spaces	18, 6 van	not shown	18, 6 van

\*Notes:  
1. Total number of spaces is from the approved 1989 Revised Site Plan for Alexander's Supermarket Hudson Mall completed by Richard E. Landry & Associates, P.C.; the survey completed by Allen H. Swanson, Inc. in 1986, September 2014 aerial imagery; and Fay, Spofford & Thorndike's limited topographic survey performed in May, 2015.  
2. The total number of parking spaces on site will increase as a result of this project. The existing number of spaces was approved in 1988.

- All conditions of approval concerning the most recently approved Site Plan and Amended Site Plan for the subject property (Hudson Mall, 77 Derry St., Map 165/Lot 155) shall remain in effect, i.e., HCRD Plan #23745 and HSI Plan #28683.
- All proposed signs concerning this application shall either comply with the Town's Zoning Code or receive the necessary approvals from the Zoning Board of Adjustment.
- Variance granted to date including but not limited to the following (referenced from the HSI plan # 28683):  
a) Variance granted on 09/21/72 to permit use as a shopping center to Kenneth Abbott (option holder Robert Gordon)  
b) Variance granted on 07/25/74 to permit the erection of a 50 ft pylon, per drawing 3747
- Existing shopping center is presently serviced by municipal sewer and water by Consumers New Hampshire Water Company

Table 1: Space and Bulk Criteria

	Min Lot Size	Continuous Min Lot Frontage	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Max. Building Height	* Open Space	* Green Space
Required	30,000 sf	150 ft	50 ft	15 ft	15 ft	38 ft	40%**	35 ft
Existing	461,823 sf	1039 ft	152 ft	38 / 125 ft	33 ft	26 ft 8 in	9.45%	45 ft
Proposed 1998	461,823 sf	1039 ft	152 ft	38 / 112 ft	33 ft	26 ft 8 in	8.00%**	45 ft
Proposed 2015	461,823 sf	1039 ft	152 ft	38 / 125 ft	33 ft	26 ft 8 in	9.45%	45 ft

\* The existing open space and green space on site are not changing as part of this project. The existing open space and green space on site were approved as part of the 1989 Revised Site Plan for Alexander's Supermarket Hudson Mall completed by Richard E. Landry & Associates, P.C. and the survey completed by Allen H. Swanson, Inc. in 1988. Proposed changed in 1998 to the existing space and bulk dimensions were not built so the existing conditions from 1988 are still applicable.  
\*\*An open space waiver was approved on 09/02/87 to allow for only 8% open space (referenced in Note 6 on sheet C-1 of this plan set).

APPROVED BY THE HUDSON, NEW HAMPSHIRE PLANNING BOARD

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
DATE \_\_\_\_\_



LOCUS MAP  
SCALE: 1" = 1000'

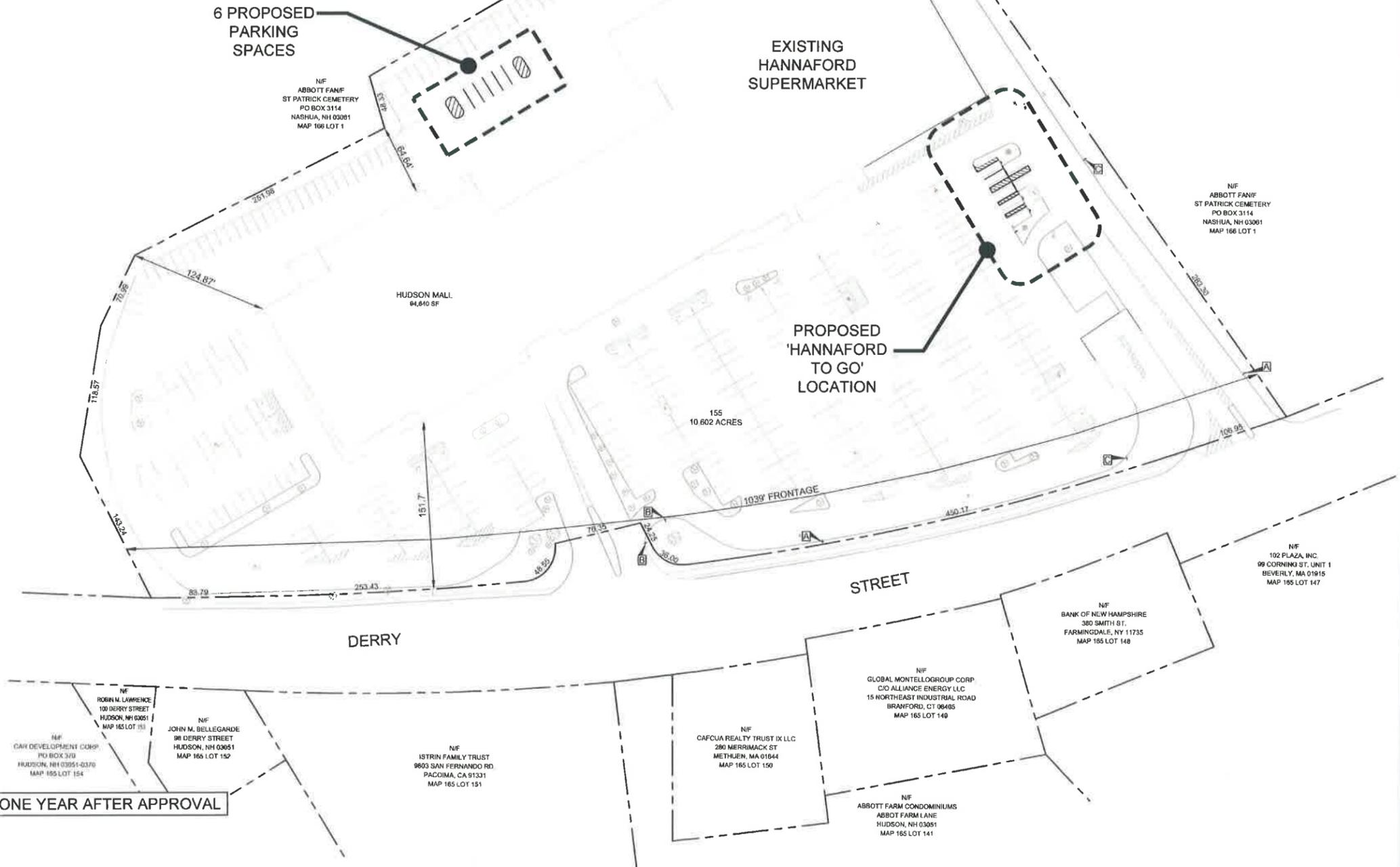
**SIGN LEGEND:**

ⓐ HBH2GO-021  
Directional Sign  
24" x 18"  
Straight

ⓑ HBH2GO-017  
Directional Sign  
24" x 18"  
Right turn

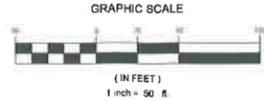
ⓒ HBH2GO-017  
Directional Sign  
24" x 18"  
Reverse B for left turn

- REFERENCES:**
- THIS PLAN IS BASED ON THE "AMENDED SITE PLAN" PREPARED BY HSI IN JUNE 1996 (RECORDED #28683) AND THE "SITE PLAN" PREPARED BY REL & A IN NOVEMBER 1988 (RECORDED #23745)
  - THE BASE PLAN WAS PREPARED USING AERIAL PHOTOGRAPHY AND LIMITED SURVEY.
  - LIMITED TOPOGRAPHIC SURVEY WAS PERFORMED BY FAY, SPOFFORD & THORNDIKE IN MAY OF 2015 IN THE AREA SPECIFIED ON SHEET C-3-0
  - PROPERTY LINES, DIMENSIONS AND ABUTTERS ARE TAKEN FROM PROPERTY MAPS 165 AND 166, TOWN OF HUDSON, HILLSBOROUGH COUNTY, NEW HAMPSHIRE, DATED APRIL 1, 2015.



VALID FOR ONE YEAR AFTER APPROVAL

*David M. Spade*  
FOR HUDSON-VICKERY REALTY TRUST  
DATE \_\_\_\_\_



PRELIMINARY - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
2	08/08/15	PERMIT SET
1	10/14/15	PERMIT SET
1		

REVISIONS



PROJECT  
**'HANNAFORD TO GO'**  
HUDSON, NEW HAMPSHIRE

SHEET TITLE  
AMENDED SITE PLAN FOR HUDSON MALL - EXCLUSIVE TO PROVIDING HANNAFORD TO GO PARKING SPACES

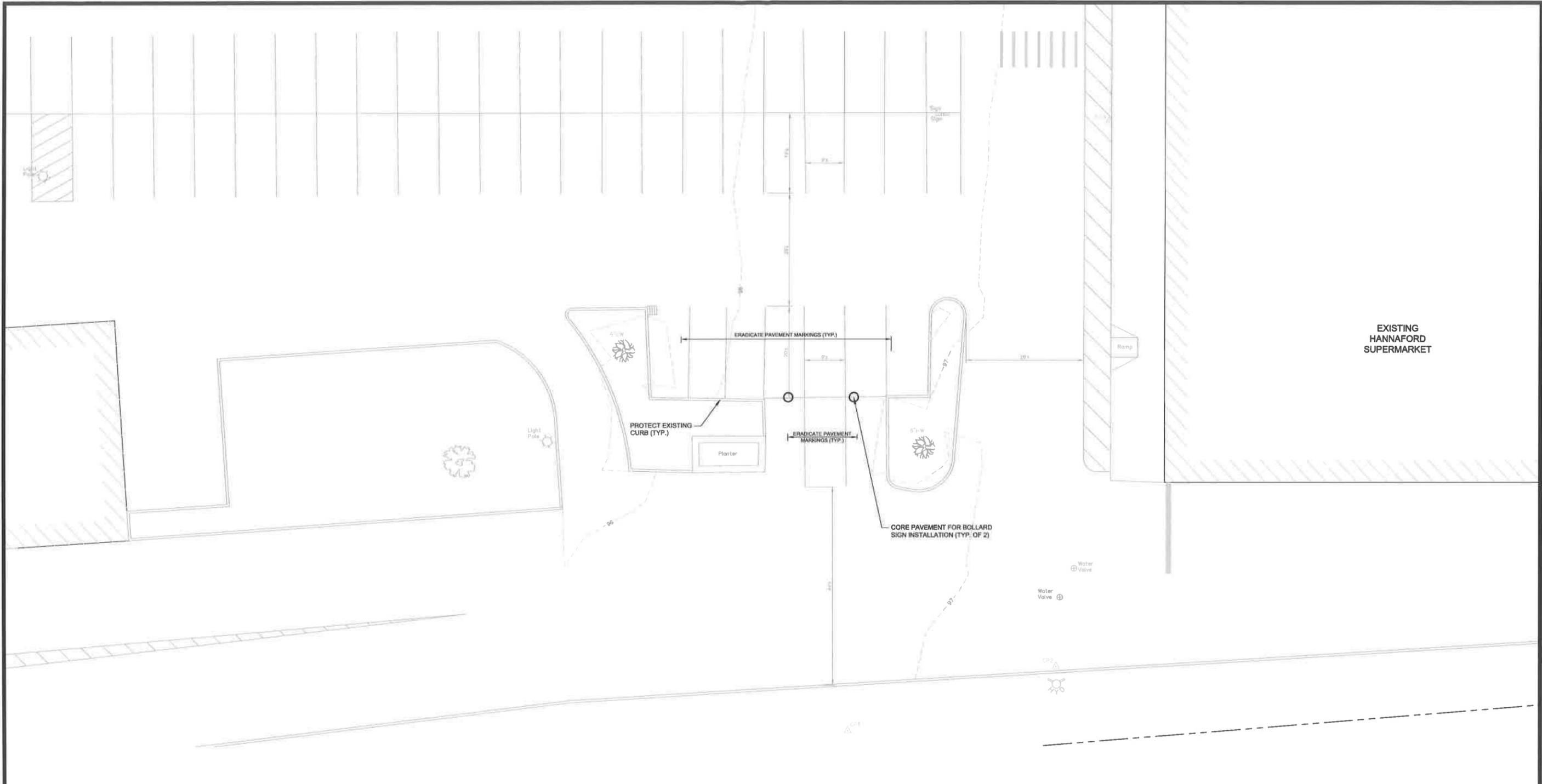
CLIENT  
**HANNAFORD SUPERMARKETS**

**FST** FAY, SPOFFORD & THORNDIKE  
ENGINEERS - PLANNERS - SCIENTISTS  
778 MAIN ST, SUITE B, SOUTH PORTLAND, ME 04108

DRAWN: CDD  
DESIGNED: ARF  
CHECKED: ADJ  
FILE NAME: SH-M120 BASE  
SHEET: C-2.0

DATE: JULY 2015  
SCALE: 1" = 50'  
JOB NO: SH-M120

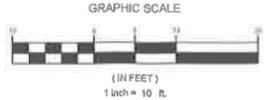
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- REFERENCES:**
1. THIS PLAN IS BASED ON THE "AMENDED SITE PLAN" PREPARED BY HSI IN JUNE 1996 (RECORDED #28683) AND THE "SITE PLAN" PREPARED BY REL & A IN NOVEMBER 1988 (RECORDED #23745).
  2. THE BASE PLAN WAS PREPARED USING AERIAL PHOTOGRAPHY AND LIMITED SURVEY.
  3. LIMITED TOPOGRAPHIC SURVEY WAS PERFORMED BY FAY, SPOFFORD & THORNDIKE IN MAY OF 2015 IN THE AREA SPECIFIED ON SHEET C-3.0.
  4. PROPERTY LINES, DIMENSIONS AND ABUTTERS ARE TAKEN FROM PROPERTY MAPS 165 AND 166, TOWN OF HUDSON, HILLSBOROUGH COUNTY, NEW HAMPSHIRE, DATED APRIL 1, 2015.

**LEGEND:**  
 EXISTING CONTOUR ----- 99 -----

VALID FOR ONE YEAR AFTER APPROVAL



PRELIMINARY - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	REVISIONS
2	08 / OCT / 15	PERMIT SET	
1	18 / AUG / 15	PERMIT SET	



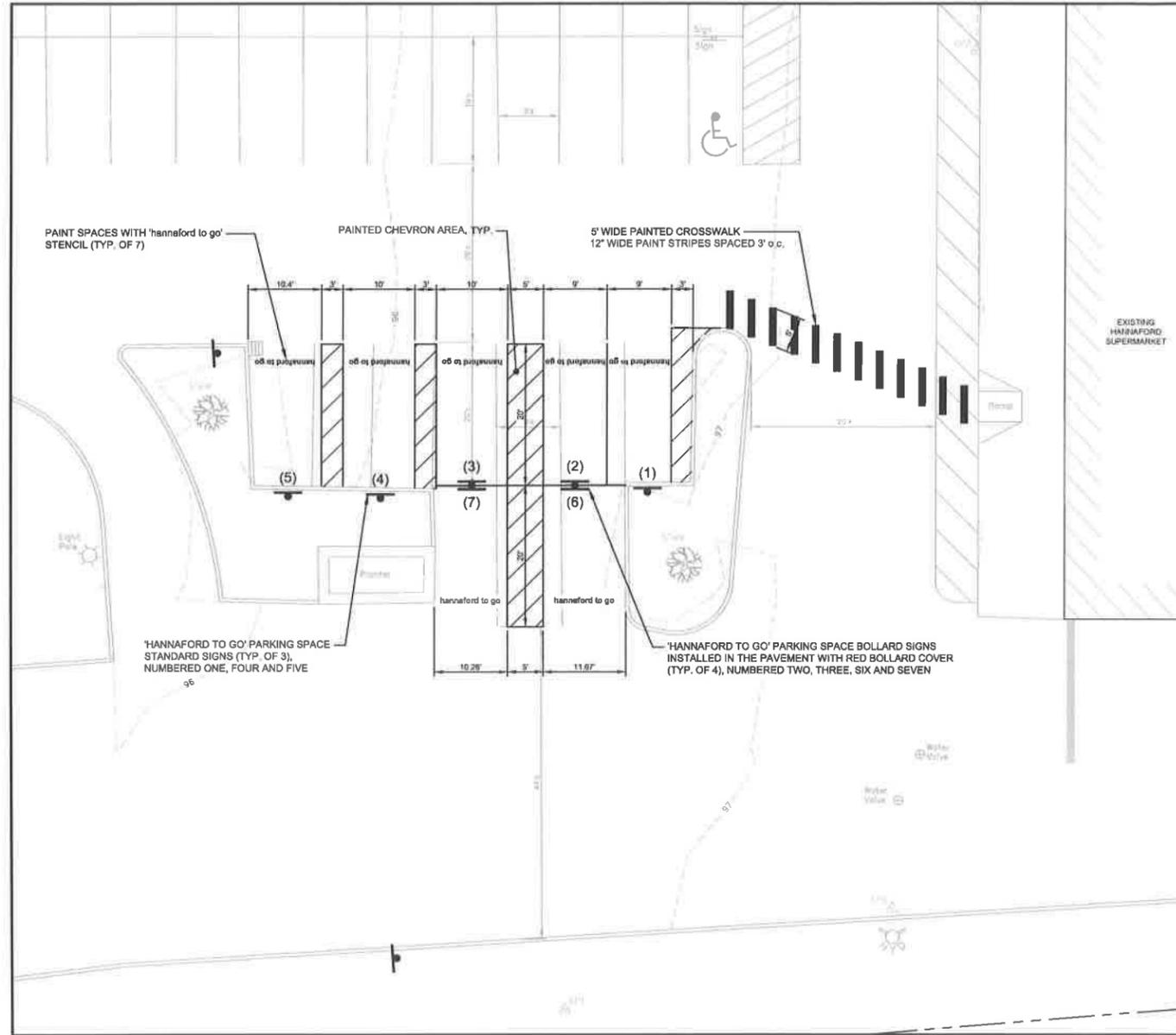
PROJECT  
**'HANNAFORD TO GO'**  
 HUDSON, NEW HAMPSHIRE

SHEET TITLE  
**EXISTING CONDITIONS AND DEMOLITION PLAN**

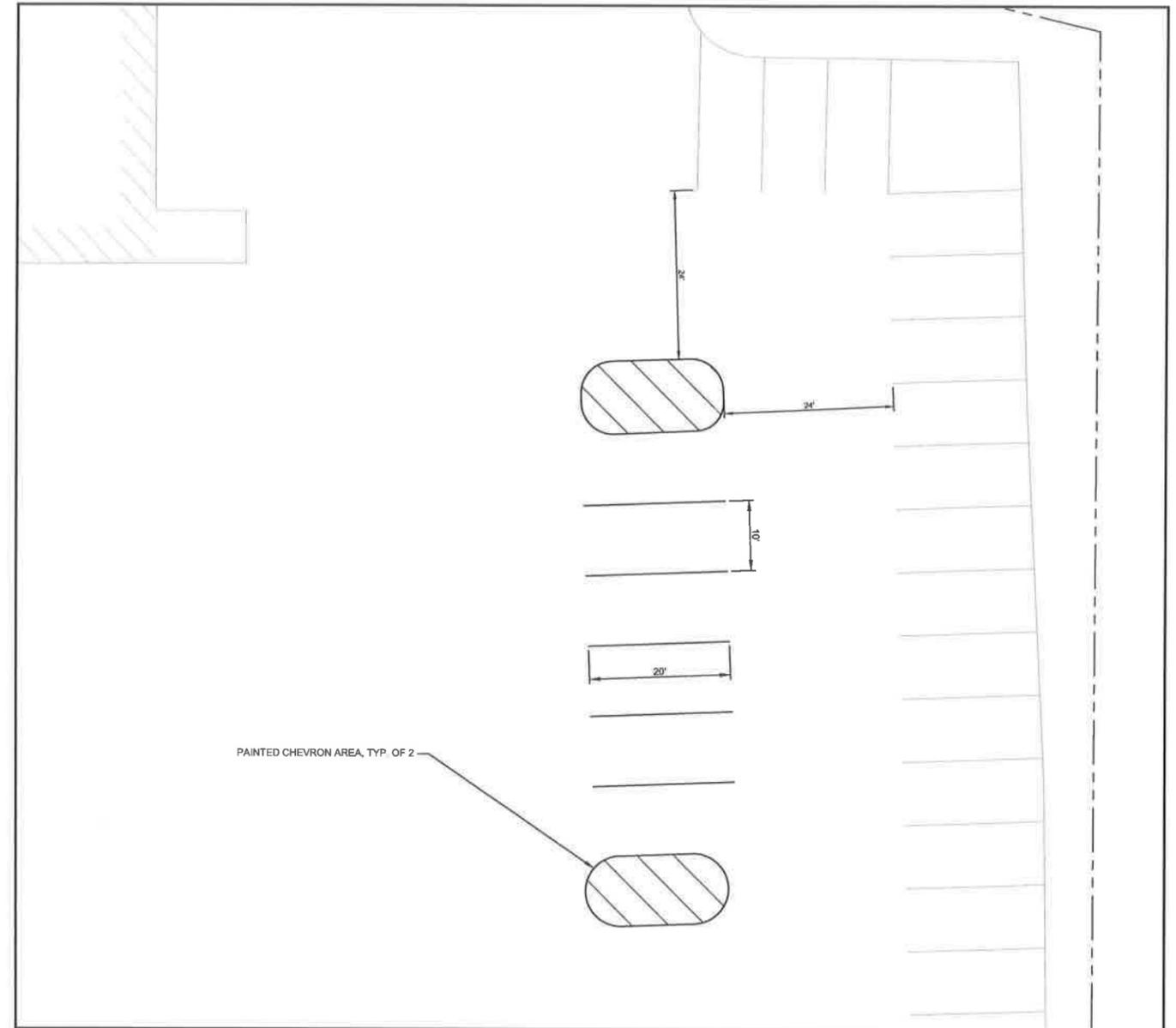
CLIENT  
**HANNAFORD SUPERMARKETS**

**FST** FAY, SPOFFORD & THORNDIKE  
 ENGINEERS · PLANNERS · SCIENTISTS  
 778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106

DRAWN: CDD	DATE: JULY 2015
DESIGNED: ARF	SCALE: 1" = 10'
CHECKED: ADJ	JOB NO: SH-M120
FILE NAME: SH-M120 BASE	
SHEET	C-3.0



**HANNAFORD TO GO LOCATION**



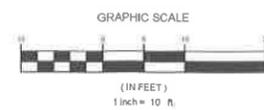
**6 PROPOSED PARKING SPACES BEHIND BUILDING**

- REFERENCES:**
1. THIS PLAN IS BASED ON THE "AMENDED SITE PLAN" PREPARED BY HSI IN JUNE 1996 (RECORDED #28683) AND THE "SITE PLAN" PREPARED BY REL & A IN NOVEMBER 1988 (RECORDED #23745).
  2. THE BASE PLAN WAS PREPARED USING AERIAL PHOTOGRAPHY AND LIMITED SURVEY.
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  4. PROPERTY LINES, DIMENSIONS AND ABUTTERS ARE TAKEN FROM PROPERTY MAPS 165 AND 166, TOWN OF HUDSON, HILLSBOROUGH COUNTY, NEW HAMPSHIRE, DATED APRIL 1, 2015.

**LEGEND:**

SIGN	
SIGN NUMBER	(1)
EXISTING CONTOUR	
EXISTING HYDRANT	

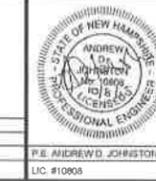
VALID FOR ONE YEAR AFTER APPROVAL



PRELIMINARY - NOT FOR CONSTRUCTION

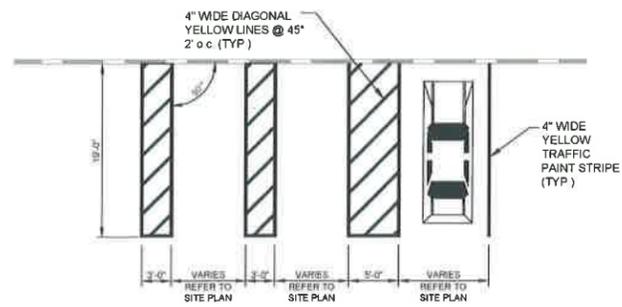
REV	DATE	DESCRIPTION
2	08/10/15	PERMIT SET
1	18/AUG/15	PERMIT SET

REVISIONS



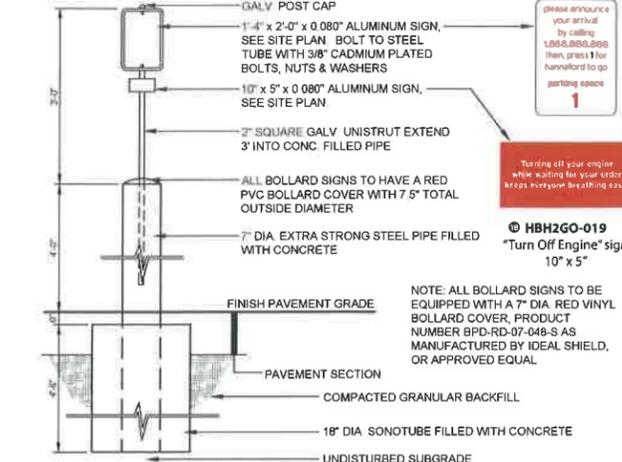
PROJECT	'HANNAFORD TO GO'	
	HUDSON, NEW HAMPSHIRE	
SHEET TITLE	SITE LAYOUT PLAN	
CLIENT	HANNAFORD SUPERMARKETS	

<b>FST</b>		<b>FAY, SPOFFORD &amp; THORNDIKE</b>	
ENGINEERS · PLANNERS · SCIENTISTS		778 MAIN ST, SUITE B, SOUTH PORTLAND, ME 04106	
DRAWN	CDU	DATE	JULY 2015
DESIGNED	ARF	SCALE	1" = 10'
CHECKED	ADJ	JOB NO.	SH-M120
FILE NAME	SH-M120 BASE		
SHEET	C-4.0		



NOTE: PAINT STRIPING TO MATCH EXISTING COLOR

**A** TYPICAL 'HANNAFORD TO GO' PARKING STALL STRIPING  
N.T.S.



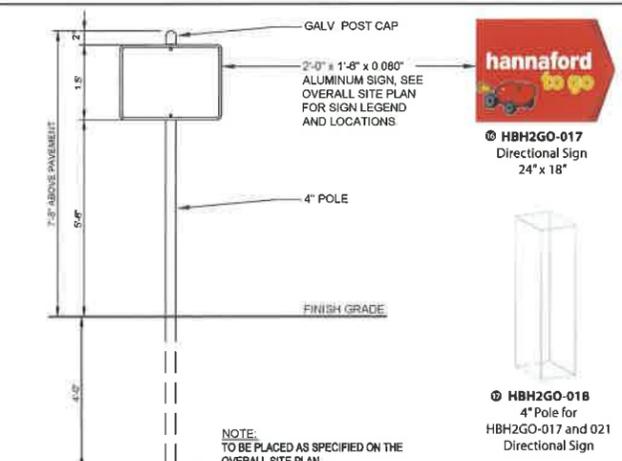
**D** 'HANNAFORD TO GO' BOLLARD PARKING SIGN  
N.T.S. NOTE: USE FOR STOP SIGN ALSO

# hannaford to go

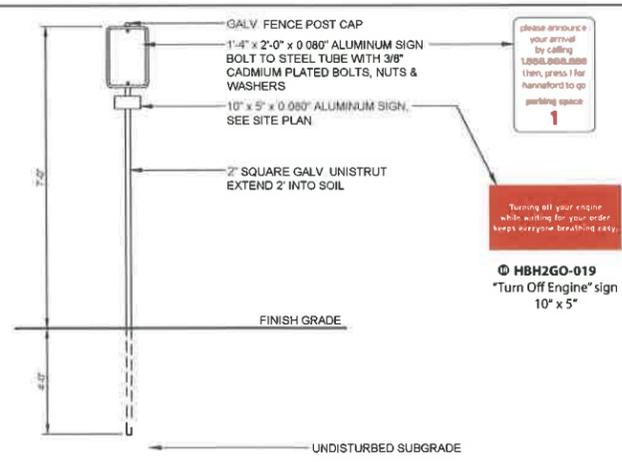
**HBH2GO-016**  
Pavement Stencil  
144" x 19.75"

NOTE: PAVEMENT STENCIL PAINT COLOR TO BE WHITE

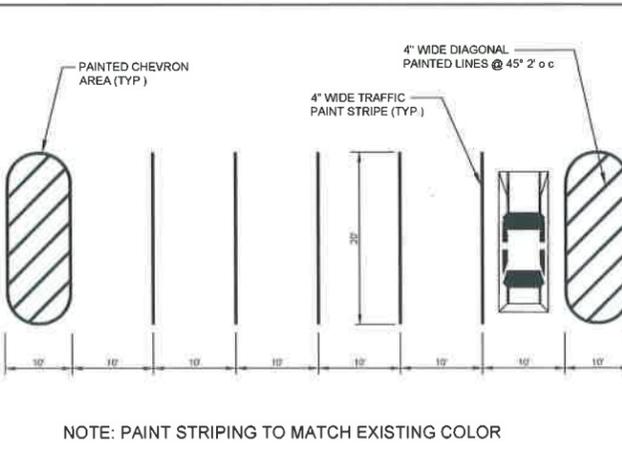
**B** HANNAFORD TO GO PAVEMENT STENCIL  
N.T.S.



**E** 'HANNAFORD TO GO' DIRECTIONAL SIGNAGE  
N.T.S.



**C** 'HANNAFORD TO GO' STANDARD PARKING SIGN  
N.T.S.



NOTE: PAINT STRIPING TO MATCH EXISTING COLOR

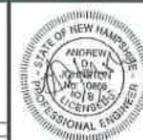
**F** TYPICAL PARKING STALL PAVEMENT MARKINGS  
N.T.S.

**NOTES:**  
ALL MATERIALS AND INSTALLATION TO BE IN ACCORDANCE WITH STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS (2008) AND STANDARD DETAIL SHEETS  
ALL STRIPING AND SIGNAGE TO BE IN ACCORDANCE WITH MUTCD STANDARDS

PRELIMINARY - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
2	08 / OCT / 15	PERMIT SET
1	18 / AUG / 15	PERMIT SET

REVISIONS



PROJECT	'HANNAFORD TO GO' HUDSON, NEW HAMPSHIRE	
SHEET TITLE	DETAILS	
CLIENT	HANNAFORD SUPERMARKETS	
DRAWN	GDD	DATE
DESIGNED	ARF	SCALE
CHECKED	ADJ	JOB NO.
FILE NAME	SH-M120 DETAILS	
SHEET	C-5.0	

**FST** **FAY, SPOFFORD & THORNDIKE**  
ENGINEERS · PLANNERS · SCIENTISTS  
778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106

# Review Zoning Districts along NH Routes 102 & Rte. 111 and Rte. 3A

## Staff Report

28 October 2015

This item is on the agenda, relative to reviewing specific zoning issues of concern within the areas of the above-cited 3 main corridors:

- 1) **The Business Zoning District along Derry St.**, i.e., as shown in attachment "A", entitled: Derry & Webster St Business Zoning District. Starting at the southwest corner of St. Patrick Cemetery and Derry St. (marked by an X), the **B** district then runs easterly along the south property line of said cemetery, approximately 620 ft., then runs north through the cemetery to its north property line, and then runs westerly along said property line to Derry St., then north along the west side of Derry St only to just south of Elm St., and then the **B** district runs westerly to Webster St., with a split north of Hill St., before continuing south along both sides of Webster St. to just north of Daw St., and then the same **B** district runs in an easterly direction back to Derry St., and then runs north along the west side of Derry St. only to the point of origin.

At the meeting, staff would like to present to the board several amendments to the above described Business Zoning District, specifically, as follows:

- a) That the triangular portion of the above identified **B** district be amended to include the entire subject parcel, i.e., Elmwood Dr., Map 156/Lot 063, which is bordered by Derry St., Elm Ave. and Webster St. This proposed zoning amendment would provide the appropriate **B** zoning district for this multi-family developed parcel, and eliminate the inappropriate Industrial (**I**) zone from this property. Thus, amending the subject **I/B** zones to run along the centerline of Elm Ave., leaving the **I** district exclusive to the industrially developed north side of Elm Ave. Attachment "**B**", entitled: **Proposed** Derry & Webster St Business Zoning District, depicts by dash-line the above-described proposed amendment to the **B & I** zoning districts. This same Attachment also depicts the below-described proposed **B** district amendments.
- b) At the meeting, utilizing Google Earth Streetview, staff would like to show board members that it might be more appropriate for the **B** district along Webster St. to be restricted to the eastside of this road, starting at the rear property line of Abbott Farms Condominiums (Map 165/Lot 141), which runs along Webster St. Note: by restricting the **B** district to the eastside of Webster St. the only property along the west side of this street used for business purposes has long since been abandoned, i.e., 64 Webster St., Map 173/Lot 010. See Attachment "**C**", which is a photo of this property and entitled as such.
- c) Again, at the meeting, utilizing Google Earth Streetview, staff would like to show a proposed **B** district amendment, which extends said district south along

both sides of Derry St. to the middle of the power line easement, as depicted in Attachment “D”, which is a photo of the subject power lines and entitled as such. Attachments “E” and “F”, depict properties on both sides of Derry St., which are commercially developed, but located in a TR district. The aforementioned amendment to this portion of the subject B district would provide the appropriate zoning for these present nonconforming uses.

- 2) **The Business Zoning District Along Ferry St.**, i.e., as shown in Attachment “G”, entitled: Ferry, Burnham & Central St. Zoning Districts. In short, the concern staff has in regard to this B district is exclusive to Ferry St., and where Ferry St. turns into Burnham St., running down to Central St. In effect, the residentially established neighborhoods, most of which are only 1 lot removed from fronting on Ferry & Burnham Streets, are zoned B. In recent times, this zoning designation has resulted in conflicts between residential property owners, and people wanting to use their properties for commercial uses consistent with the B district or inconsistent. That is, people wanting to utilize their existing dwellings for residential and commercial enterprises. This latter set of uses create zoning violations or the need to acquire dual or mixed use variances for such properties, which are typically not large enough to accommodate both uses.

Note: rather than staff showing proposed amendment lines for the subject B district, photos are included in Attachment “G”, which depict the residential settings, with 1 photo showing a commercial property along Ferry St. Each photo is appropriately entitled, so that you will be able to identify the location. Please note further, by going on Google Earth at home, you will be better able to realize the conflict the B district creates with the subject residential neighborhoods depicted in the attached photos.

- 3) **The Eayers Pond Rd. Town Residential (TR) Zoning District**, i.e., as shown in Attachments “H” & “I”, entitled: Eayers Pond Rd. Town Residential (TR) Zoning District & Eayers Pond Rd. Town Residential (TR) Zoning District Map II, respectively. The only issue outstanding in regard to this TR designated zoning district is that within §334-18. Districts., Sub-sections F. & G., of the Zoning Ordinance, said TR zoning designation is not cited. Presently, both sections F. & G. read as follows, with staff adding to each section in bold-print “TR”. If needed, at the meeting, staff will further explain this needed amendment to the Zoning Ordinance.

F. General (G). The G District includes all areas not specifically designated as being within an R-1, R-2, TR, B or I District. The district is designed to permit a wide diversity of land uses. Most uses permitted in the other five districts are permitted in the G District. The G District is intended to allow natural constraints, such as infrastructure development and market forces to determine the most appropriate use of land. It is also intended that the G District will eventually be absorbed by the expansion of other existing districts or replaced by newly created districts. The Planning Board will be responsible for maintaining sound planning

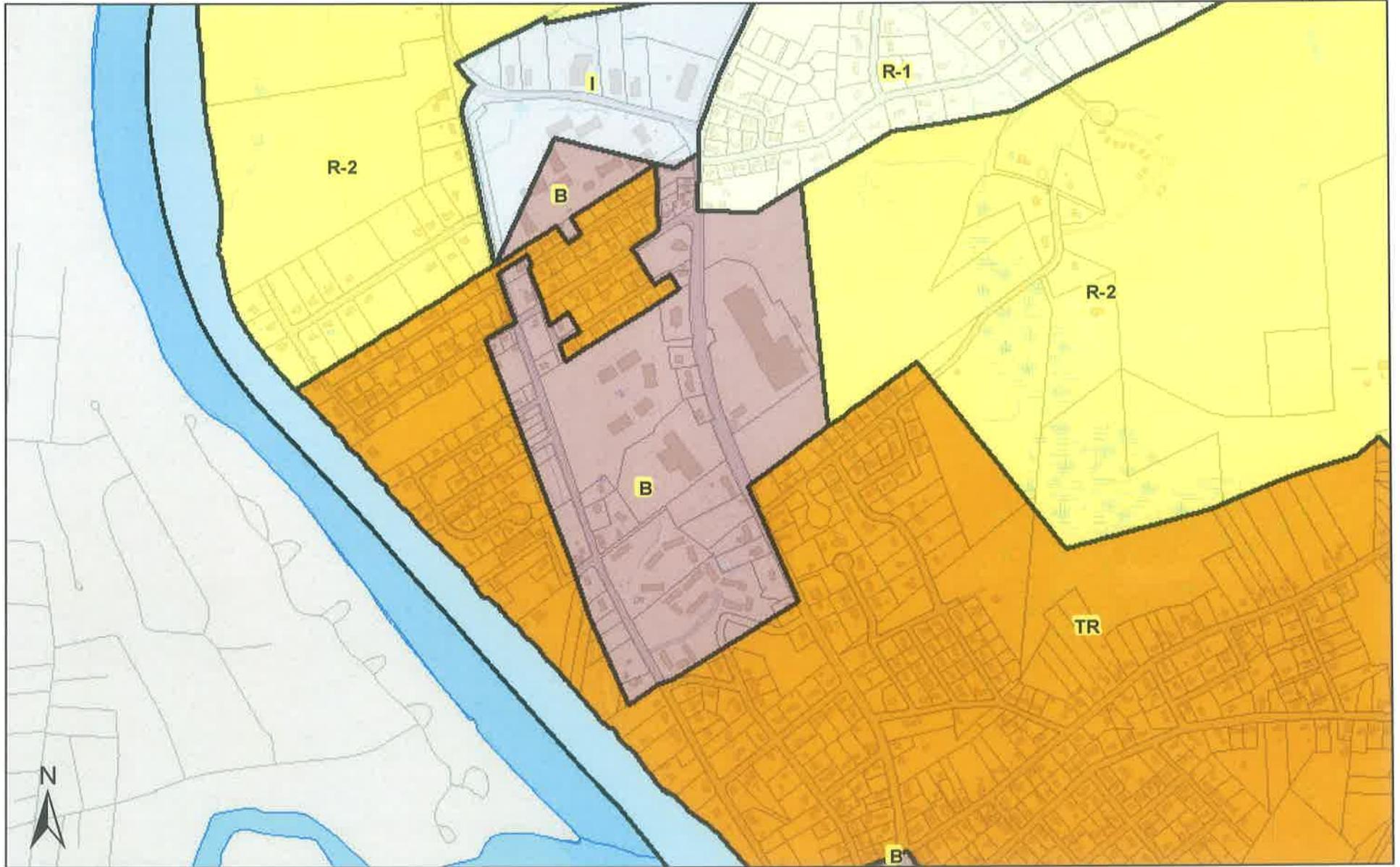
concepts in this district and shall ensure that conflicting land uses do not abut each other without appropriate buffers.

G. General-One (G-1). The G-1 District includes all areas not specifically zoned as being within an R-1, R-2, **TR**, B, or I District located outside the right-of-way of the Circumferential Highway as depicted on the Town Zoning Map. The District is designed to permit a wide diversity of land uses at a density appropriate to the rural nature of the area, the natural constraints of the land and the lack of infrastructure. Uses permitted in this District are the same as those permitted in the G District.  
[Added 3-13-2001 by Amdt. No. 3]

In closing, at the meeting if the board agrees with any or all of the above-described proposed Zoning District Amendments and/or the Zoning Amendment, staff will prepare same for public hearings, i.e., relative to their potential inclusion as Warrant Articles for the 2016 Town Meeting.

# Derry & Webster St Business Zoning District

"A"



October 21, 2015

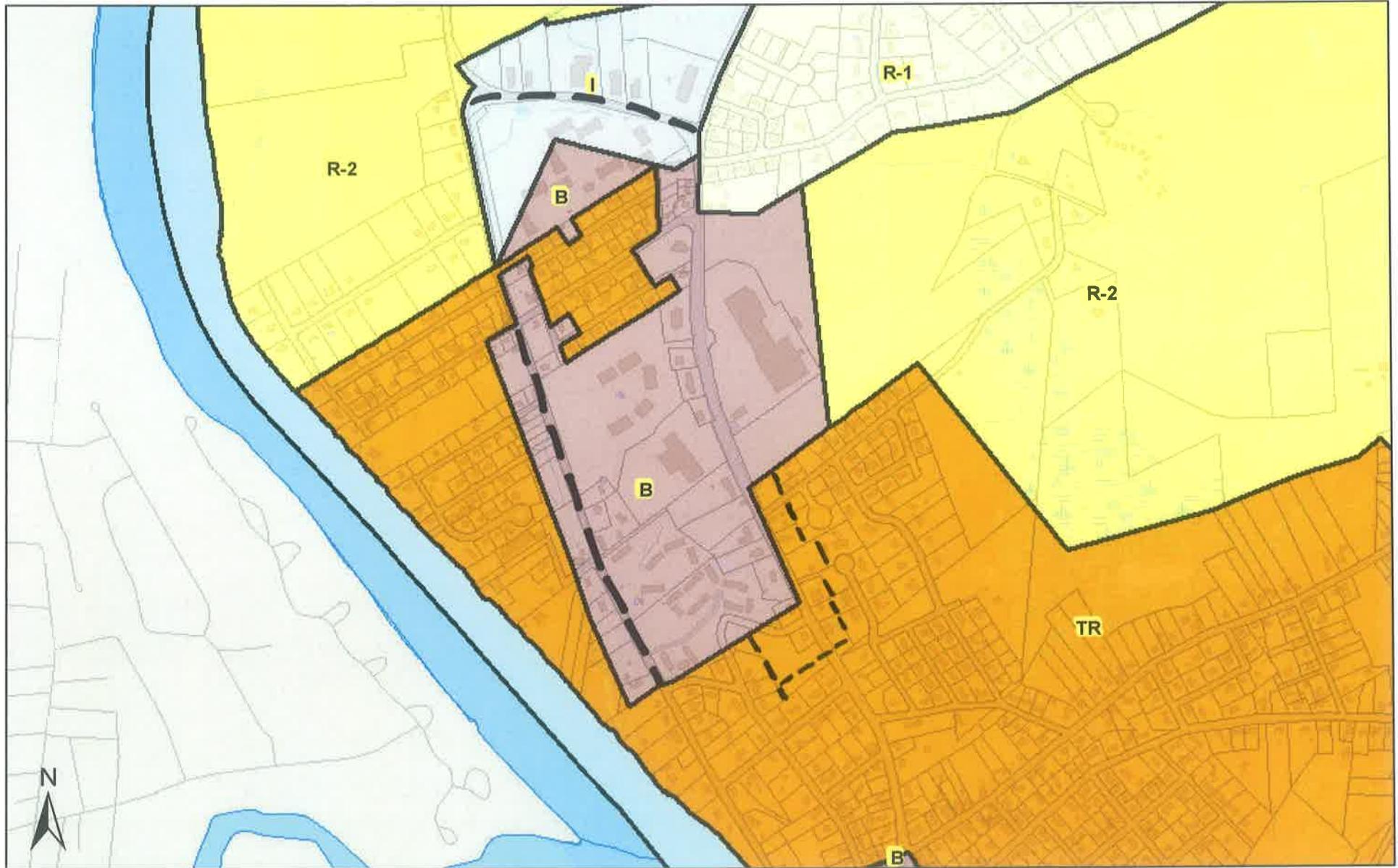
1 inch = 853 feet

- |   |                     |   |
|---|---------------------|---|
|  Zoning Outlines | I - Industrial      |  TR - Town Residential |
| <b>Zoning</b>   | R-1 - Residential 1 |  Parcels               |
|  B - Business    | R-2 - Residential 2 |   |

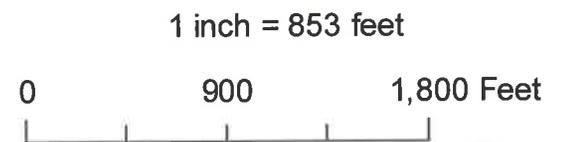
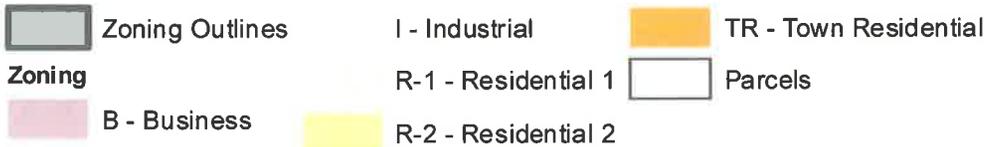


# Proposed Derry & Webster St Business Zoning District

"B"



October 21, 2015



# 64 Webster St. (Map 165/Lot 141)

"C"



Google earth



# Power Line Easement at Derry St.

"D"



© 2015 Google  
© 2015 Google

Google earth

Google earth

feet  
meters



# Derry St. Looking North From The Power Line Easement

“E”



© 2015 Google  
© 2015 Google

Google earth

Google earth



# Derry St. Looking South From 49 Derry St (Map 174/Lot 030)

✓ F ✓



© 2015 Google  
© 2015 Google

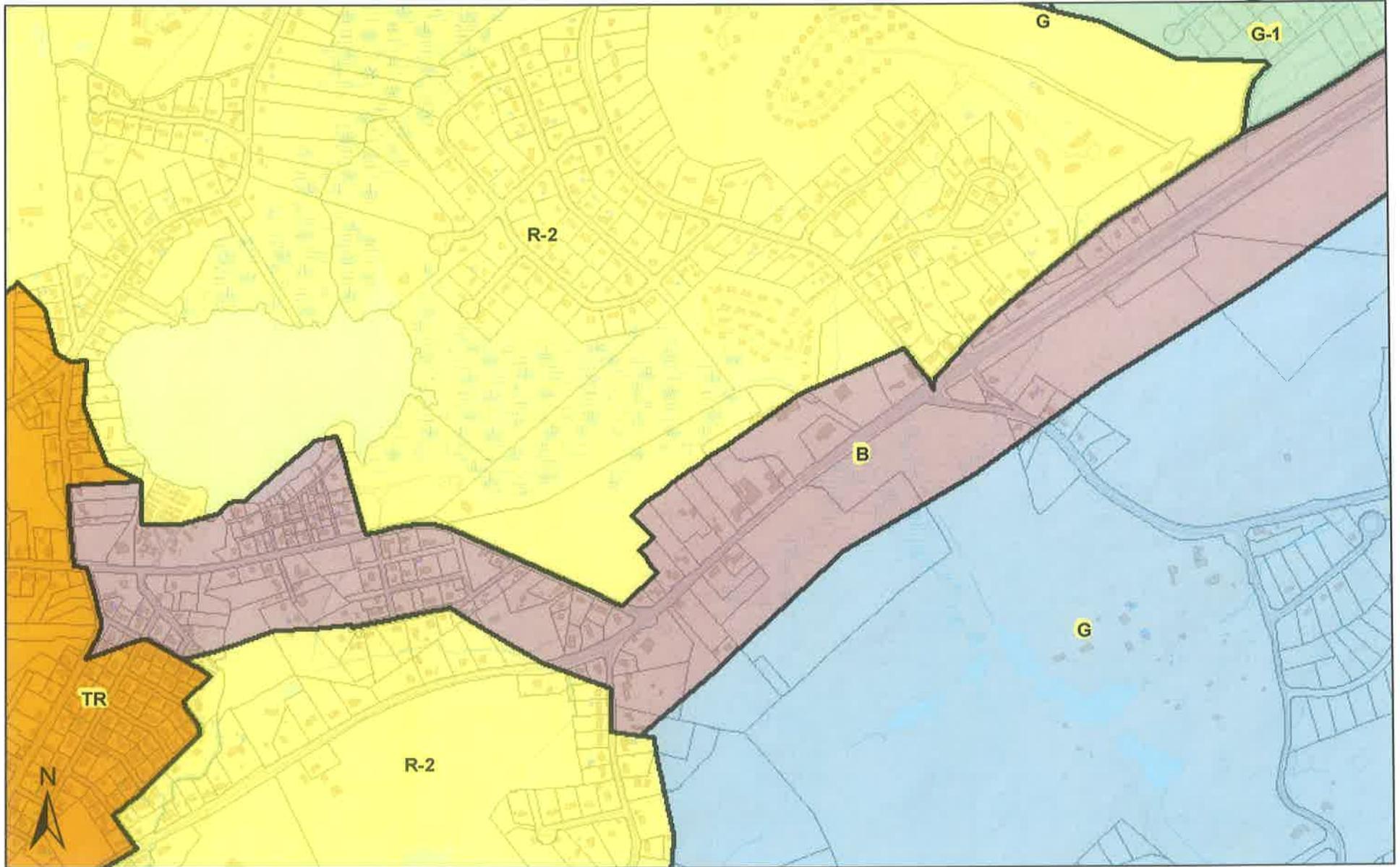
Google earth

Google earth



# Ferry, Burnham & Central St Zoning Districts

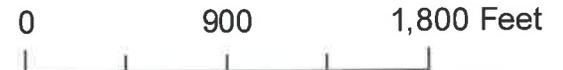
G



October 21, 2015

1 inch = 853 feet

- |  |   |  |
|--|---|--|
|  Zoning Outlines |  G - General         |  TR - Town Residential |
| <b>Zoning</b>  |  G-1 - General 1     |  Parcels                |
|  B - Business    |  R-2 - Residential 2 |  |



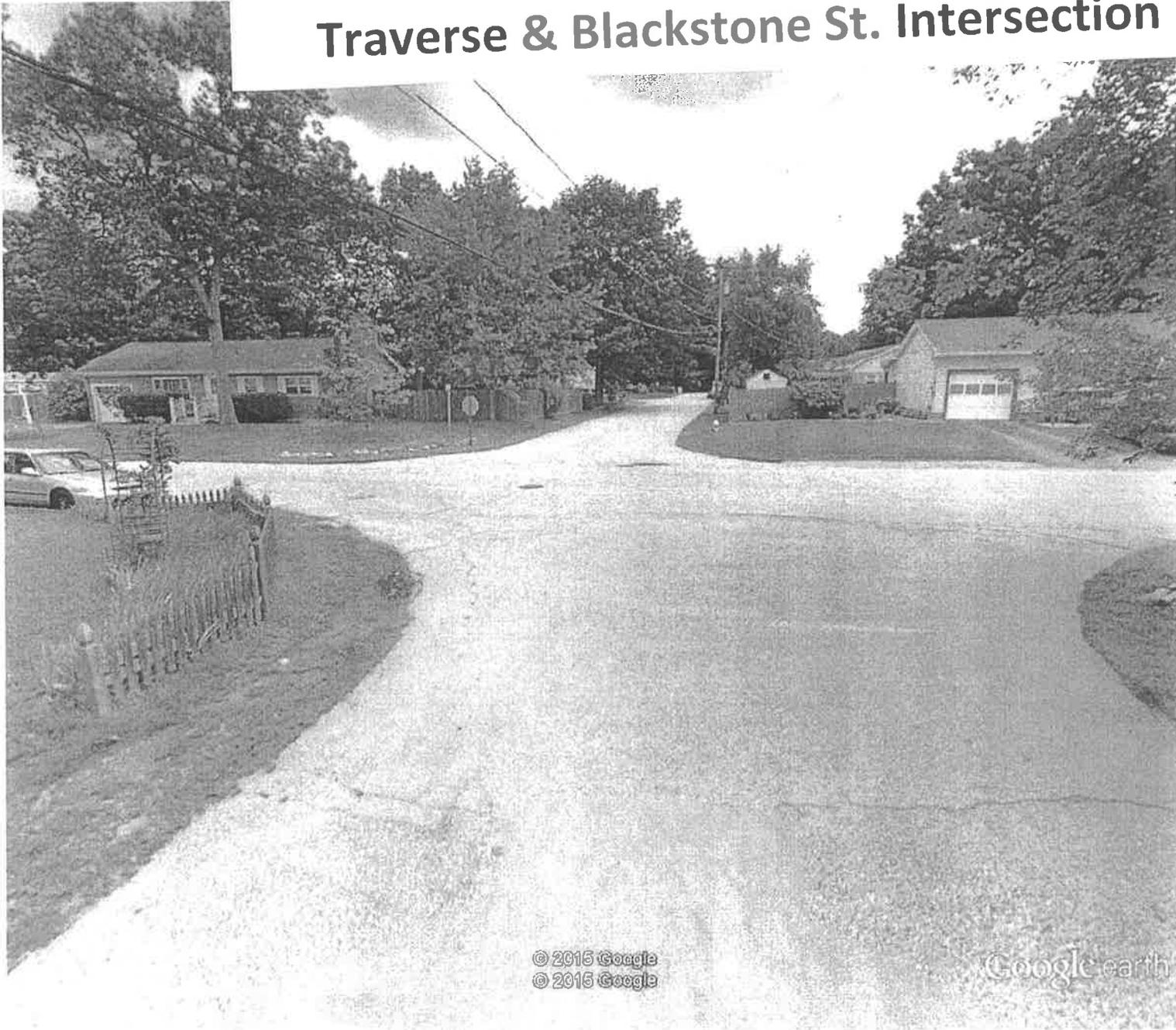
# Adelaide St. Looking South From Ferry St.



Google earth



# Traverse & Blackstone St. Intersection



© 2015 Google  
© 2016 Google

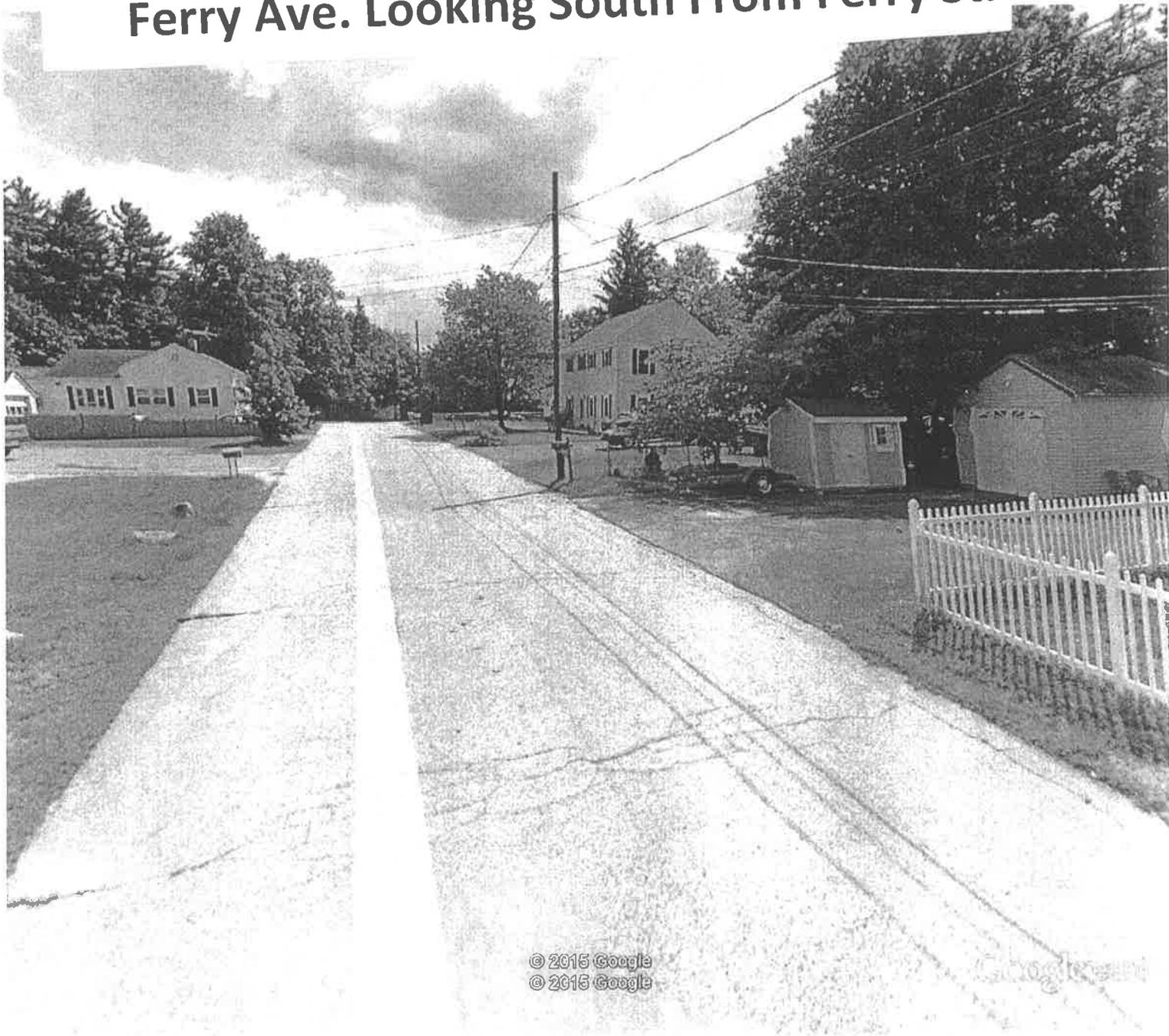
Google earth

Google earth

feet  
meters



# Ferry Ave. Looking South From Ferry St.



© 2015 Google  
© 2015 Google

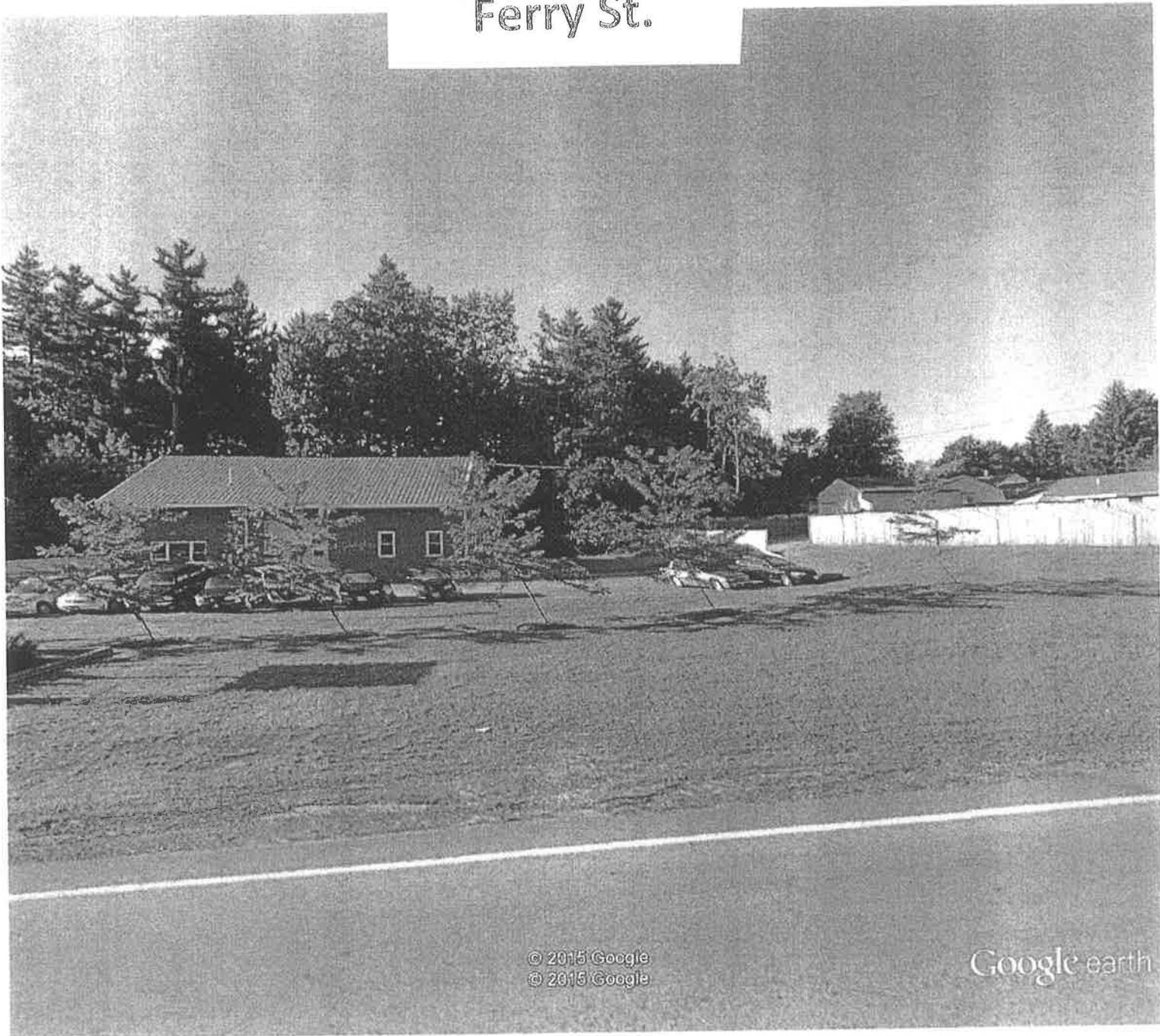
Google

Google earth

feet  
meters



# Ferry St.



© 2015 Google  
© 2015 Google

Google earth

Google earth



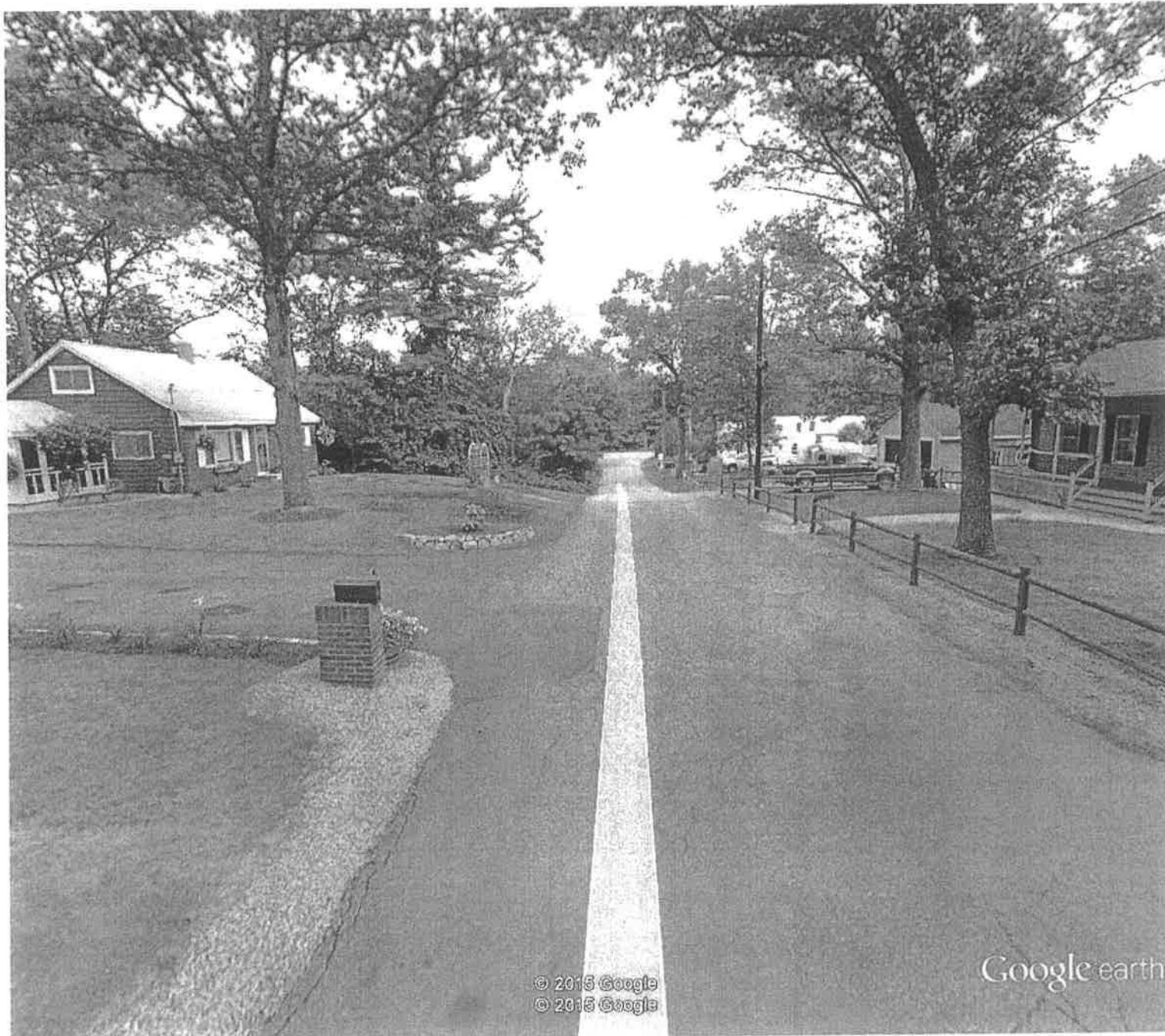
# View of Residential Neighborhood on South Side of Burnham Rd.



Google earth



# State St. Looking North Toward Burnham Rd.



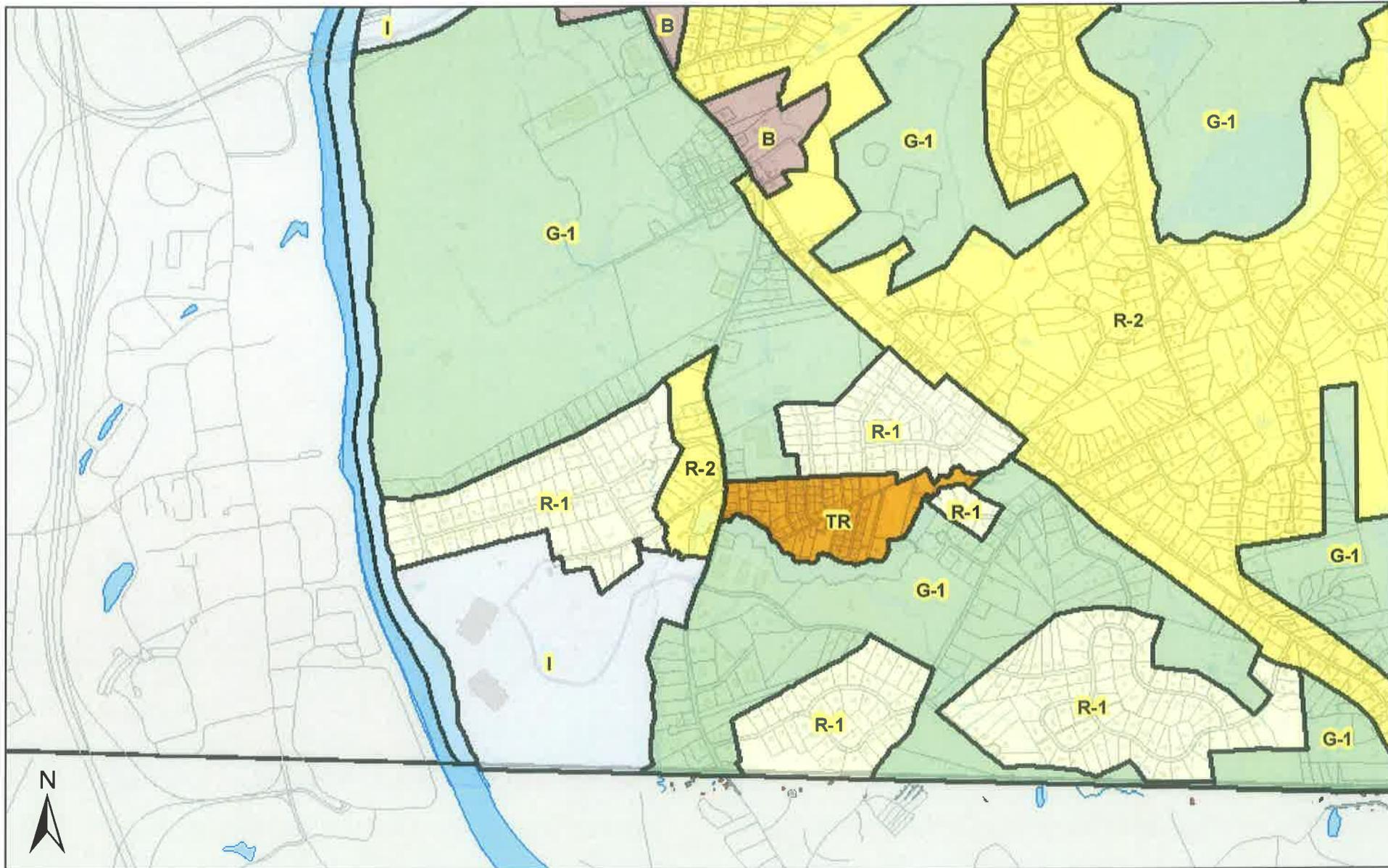
Google earth

feet  
meters



# Eayers Pond Rd Town Residential (TR) Zoning District

"H"



October 22, 2015

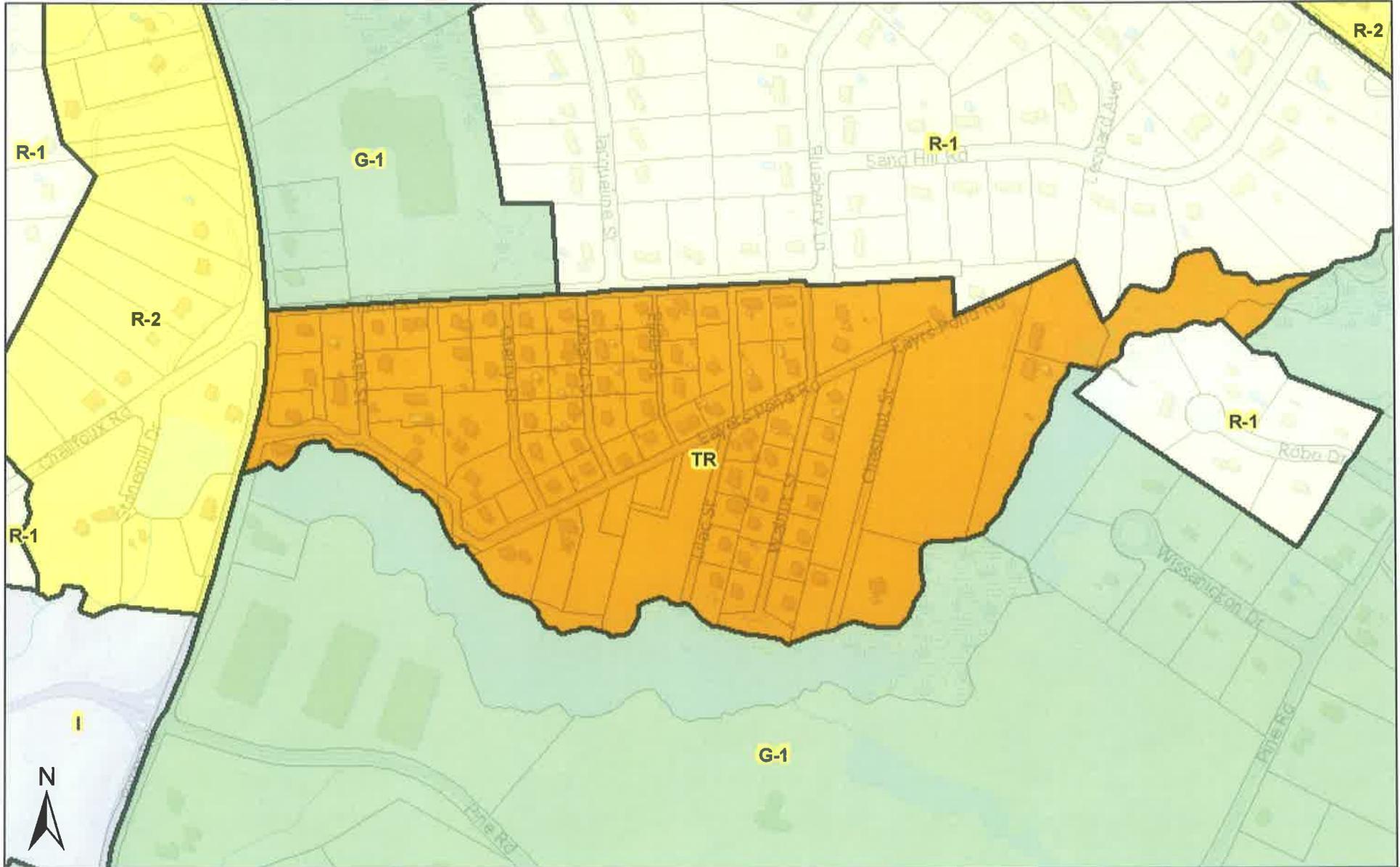
1 inch = 1,707 feet

- |  |   |   |
|--|---|---|
|  Zoning Outlines     |  G-1 - General 1 |  R-2 - Residential 2   |
|  B - Business        |  I - Industrial  |  TR - Town Residential |
|  R-1 - Residential 1 |  Parcels         |   |



# Eayers Pond Rd Town Residential (TR) Zoning District Map II

"I"



October 22, 2015

1 inch = 427 feet

- |                 |                     |                       |
|-----------------|---------------------|-----------------------|
| Zoning Outlines | I - Industrial      | TR - Town Residential |
| Zoning          | R-1 - Residential 1 | Parcels               |
| G-1 - General 1 | R-2 - Residential 2 |                       |



# Discussion on Updating the Zoning Ordinance

Staff Report  
28 October 2015

As briefly discussed at the conclusion of the Planning Board's October 14<sup>th</sup> meeting, this item is on the agenda, relative to discussing the establishment of an ad hoc Committee to update the Zoning Ordinance, in its entirety. As discussed at the Joint Meeting held this past spring with the ZBA, upon completion of the Land Use Regulations Update, the Planning Board, working together with the ZBA, would next turn to updating the Zoning Ordinance. To this effect, and for Wednesday night's meeting, staff would like to suggest the following, relative to commencing with this effort:

- 1) The Planning Board determine if a Joint Meeting between the ZBA and its membership is in order, relative to establishing the parameters of the Zoning Ordinance Update effort, e.g.,
  - (i) Will the update include reviewing the existing zoning districts and proposing amendments thereto, or will the update effort only involve review and proposing amendments to the existing chapters (text) of the Zoning Ordinance?
  - (ii) Will the update include review of the Use and Dimensional Tables, with proposing amendments thereto?
- 2) The Planning Board consider naming the ad hoc committee, e.g., the Zoning Ordinance Review Committee (ZORC), and for it to be comprised of \_\_\_\_\_ ZBA members and \_\_\_\_\_ Planning Board members, together with \_\_\_\_\_ Town Staff, i.e., the Town Planner and the Zoning Administrator.
- 3) Once the ad hoc Committee is established, the Planning Board may want to create a meeting schedule, to consist of meeting once per month, with the long-term goal of completing the Zoning Ordinance Update over a period of 1-year, with a progress report due from the Committee to the ZBA and Planning Board at the completion of 8 months from the date of commencement of work. The idea, here, being that after 8 months the Committee should be able to determine how much time will be needed to complete the update, while at the same time reporting to said bodies on the progress made to-date.

## DRAFT MOTIONS:

I move to invite the ZBA to a Joint Workshop Meeting with the Planning Board on November 18, 2015, relative to reviewing the above-cited proposed Zoning Ordinance Update.

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_

NOTE: if a Joint Meeting is in order, the below DRAFT MOTIONS may be more appropriately acted upon at that meeting. That is, after both the ZBA and Planning Board members have had a chance to discuss the update effort.

I move for the Planning Board Chair to appoint an ad hoc Zoning Ordinance Review Committee Chair, and for said Committee to consist of at least \_\_\_\_\_ volunteer members of the Planning Board and at least \_\_\_\_\_ members of the ZBA, i.e., in addition to its appointed Chair, and for the Town Planner and the Zoning Administrator to provide staff assistance and schedule/post the meetings for said Committee.

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_

I move for the above-cited ad hoc Zoning Ordinance Review Committee (ZORC) to be charged with the task of reviewing the Zoning Ordinance in its entirety, and to include, but not be limited to, all the Chapters of the Zoning Ordinance, including the Tables of Permitted Principle and Accessory Uses, the Table of Minimum Dimensional Requirements, the index and all appendixes and attachments included in the Zoning Ordinance, and for said Committee to report back to the full Planning Board and ZBA in 8 months with a progress report, to include, at minimum, a completion schedule and summation of progress made to-date.

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_