

**PUBLIC MEETING
TOWN OF HUDSON, NH
JUNE 11, 2014**

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, June 11, 2014 at 7:00 p.m. in the “Buxton Community Development Conference Room” at Town Hall. The following items will be on the agenda:

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

- XIV. NEW BUSINESS/PUBLIC HEARINGS
 - A. Jay-Mor Enterprises, Inc. 10 West Road
SB# 04-14 Map 105/Lot 001

- The purpose of this plan is to depict the subdivision of Map 105, Lot 1, into two separate lots. Application Acceptance & Hearing.

- XV. OTHER BUSINESS
- XVI. ADJOURNMENT

Planning Board Agenda
June 11, 2014
Page 2

All plans and applications are available for review in the Planning Office. Comments may be submitted in writing until 10:00 a.m. on the Tuesday prior to the day of the meeting.

The public is invited to attend.

John M. Cashell
Town Planner

POSTED: Town Hall, Library, Post Office – 05-30-14

Jay-Mor Enterprises, Inc. Subdivision Plan

STAFF REPORT

June 11, 2014

SITE: 10 West Road -- Map 105/Lot 001 -- SB# 04-14

ZONING: Industrial (I)

PURPOSE OF PLAN: to depict the subdivision of Map 105, Lot 1, into two separate lots. Application Acceptance & Hearing.

PLAN UNDER REVIEW ENTITLED: Subdivision Plan Jay-Mor Enterprises, Inc., Map 105; Lot 1, 10 West Road, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., dated: April 30, 2014, no revision date, consisting of Sheets 1 & 2 and Notes 1 – 11 (said plans are attached hereto).

ATTACHMENTS:

- 1) Project Narrative, Subdivision Plan application, Aerial Photo, Checklist and Waiver Forms, date stamped May 20, 2014 – “**A**”.
- 2) Comments from Zoning Administrator, Bill Oleksak, Road Agent, Kevin Burns, HFD Deputy Fire Chief, John O’Brien, , and Asst. Assessor – “**B**”.
- 3) Jay-Mor Site Plan, recorded at the HCRD, Plan #37966 – “**C**”.
- 4) Jay-Mor Development Agreement, recorded at the HCRD, Bk. 8636 Pg. 2566 – “**D**”.

REQUESTED WAIVERS :

1. HTC 275-9(B) -- Traffic Study
2. HTC 275-9(D) -- Fiscal Impact Study

STAFF COMMENTS/OUTSTANDING ISSUES:

This Subdivision Plan application involves the proposed creation of a separate lot, i.e., Lot 1-1, from Lot 1, which is a lot the Planning Board approved for the following Site Plan, referenced herein by the Minutes/Decisions of the August 14, 2013 Planning Board Meeting, and further referenced in this staff report in attachments “**C**” and “**D**”:

MINUTES/DECISIONS OF THE PLANNING BOARD

MEETING DATE: AUGUST 14, 2013

I. NEW BUSINESS/PUBLIC HEARINGS

- | | |
|--|-----------------|
| A. Jay-Mor Enterprises, Inc. Site Plan | Map 105/Lot 001 |
| SP# 04-13 | 10 West Road |

Purpose of plan: Re-develop Industrial Use with expanded buildings and storage facilities for a construction materials recycling business and light industrial space rentals. Application Acceptance & Hearing.

Selectman Maddox recused. Selectman Brucker seated for Selectman Maddox.

Mr. Barnes moved to accept the Site Plan application for 10 West Road – Map 105/Lot 001. Motion seconded by Mr. Della-Monica. All in favor – motion carried.

Requested Waivers:

HTC 275-9(B) – Traffic Study

Ms. McGrath moved to grant the requested waiver HTC 275-9B – Traffic Study – because the proposed use is similar in scale and character to the previous use, especially in regard to the type and volume of traffic, and as such, the granting of this waiver is not contrary to the spirit and intent of the Site Plan Review regulations. Motion seconded by Mr. Barnes. All in favor – motion carried.

HTC 275-9C – Noise Study

Ms. McGrath moved to grant the requested waiver: HTC 275-9C – Noise Study – because such a study is unnecessary, taking into consideration that the property is located in an Industrial (I) Zoning District and all of the surrounding properties are developed industrially and similar in scale and character to the proposed use, and as such, the granting of this waiver is not contrary to the spirit and intent of the Site Plan Review regulations. Motion seconded by Mr. Della-Monica. All in favor – motion carried.

HTC 275-9D – Fiscal Impact Study

Ms. McGrath moved to grant the requested waiver: HTC 275-9D – Fiscal Impact Study – because in addition to the submitted plans, and the similarity of the proposed use to that of the previous use of the property, said study is unnecessary in order to evaluate the fiscal impact of this development, and as such, the granting of this waiver is not contrary to the spirit and intent of the Site Plan Review regulations. Motion seconded by Mr. Barnes. All in favor – motion carried.

Mr. Della-Monica moved to approve the Site Plan entitled: Non-Residential Site Plan Jay-Mor Enterprises, Inc., Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., dated: May 13, 2013, last revised August 2, 2013, consisting of Sheets 1 – 14 and Notes 1 – 29, in accordance with the following terms and conditions:

- 1) All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Site Plan-of-Record (hereinafter referred to as the Plan).

- 2) Prior to the Planning Board endorsement of the Plan, the Development Agreement shall be favorably reviewed and recommended on by Town Counsel.
- 3) All improvements shown on the Plan, including Notes 1-29, shall be completed in their entirety and at the expense of the Applicant or his assigns.
- 4) After the issuance of each foundation permit and prior to the issuance of each framing permit, the applicant shall submit to the Hudson Community Development Department a foundation “As-Built” plan on a transparency and to the same scale as the approved site plan. Each foundation “As-Built” plan shall include all structural dimensions and lot line setback measurements for each foundation and be stamped by a licensed land surveyor. Any discrepancy between the approved site plan and foundation “As-Built” plans shall be documented by the applicant and be part of the foundation “As-Built” submission.
- 5) Prior to the issuance of a final certificate of occupancy, a L.L.S. certified “As Built” site plan shall be provided to the Town of Hudson Community Development Department, confirming that the site conforms with the Planning Board approved Plan.
- 6) Onsite landscaping shall be provided for in accordance with the plant and tree species specified on Sheet 7 of 14 of the Plan.
- 7) Construction activities on the site shall be limited to between 7:00 AM and 7:00 PM Monday through Saturday. No construction activities shall occur on Sunday.
- 8) This approval shall be subject to final engineering review.
- 9) A CAP Fee of \$9,030.00 shall be collected as follows for each of the two proposed buildings:
 - a. A CAP Fee of \$3,341.10 shall be collected at the time of C.O. for the 1st building consisting of 5,750 sq. ft.
 - b. A CAP Fee of \$5,688.90 shall be collected at the time of C.O. for the 2nd building consisting of 9,000 sq. ft.

Motion seconded by Ms. McGrath. All in favor – motion carried.

Staff provided the above information regarding this submitted Subdivision application, because on the Site Plan-of-Record – attachment “C” – it depicts the area of proposed Lot 1-1 of the attached Subdivision Plan as being used for an “Outdoor Contractor’s Yard”. NOTE: said approved Site Plan was approved specifically for Lot 1, which at the time of said approval, consisted of 6.041 acres, and still does consist of this same acreage, i.e., in accordance with the Development Agreement and Site Plan-of-Record. The present Subdivision Plan application proposes to eliminate the area depicted as

the "Outdoor Contractor's Yard" included in the approved Site Plan, and in so doing, reduce the lot size comprising the Site Plan-of-Record from 6.041 acres to 3.307 acres, with the proposed Lot 1-1, consisting of the remaining 2.735 acres. Please reference the Hall Chart (included on Sheet 1 of 2 of the Subdivision Plan), which indicates that each of the two proposed lots comply with the minimum lot size and frontage requirements for lots located in the Industrial (I) Zoning District (i.e., 2 acres of contiguous upland and 200 ft. of frontage on a Class V Street or better).

The project representative, Tony Basso, NH LLS, informed staff that he will explain to the board at the meeting why this application (i.e., the newly submitted Subdivision Plan) should be approved by the board, and without the board having to amend the terms and conditions of the recorded Site Plan and Development Agreement.

NOTE: Sheet 1 of 2 of the attached Subdivision Plan erroneously cites one of the Requested Waivers as being HISS MAPPING. The Requested Waiver list should only include:

1. HTC 275-9(B) -- Traffic Study
2. HTC 275-9(D) -- Fiscal Impact Study

RECOMMENDATION: Taking the abovementioned outstanding issues/comments into consideration, and that this application is ready for application acceptance, for Wednesday night's initial public hearing, staff recommends:

- (i) Board vote for application acceptance;
- (ii) Open and conduct the public hearing;
- (iii) Allow the applicant to present the project and address all of the issues involved in this application, including those cited-above by staff.
- (iv) Hear any pro/con public input, and
- (v) Defer further review of this site plan, date specific to the July 9th meeting.
- (vi) In the event the board seeks to approve the waivers and the application, staff has provided the appropriate DRAFT MOTIONS below.

APPLICATION TRACKING:

- Application was submitted on 05/20/14; initial public hearing scheduled for 06/11/14.

DRAFT MOTIONS:

I move to accept the Subdivision application for 10 West Road -- Map 105/Lot 001.

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

I move to defer further review of the Subdivision application for 10 West Road -- Map 105/Lot 0014, date specific, to the July 9th meeting.

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

REQUESTED WAIVERS:

- 1. HTC 275-9(B) -- Traffic Study
- 2. HTC 275-9(D) -- Fiscal Impact Study

1) HTC 275-9B - Traffic Study

I move to grant the requested waiver HTC 275-9B - Traffic Study - because no development of the newly proposed lot, i.e., Lot 1-1, is proposed with this application, and as such, the granting of this waiver is not contrary to the spirit and intent of the Site Plan Review regulations.

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

2) HTC 275-9D – Fiscal Impact Study

I move to grant the requested waiver: HTC 275-9D - Fiscal Impact Study - because no development of the newly proposed lot, i.e., Lot 1-1, is proposed with this application, and as such, the granting of this waiver is not contrary to the spirit and intent of the Site Plan Review regulations.

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

MOTION to APPROVE:

I move to grant approval for the Subdivision Plan entitled: Subdivision Plan Jay-Mor Enterprises, Inc., Map 105; Lot 1, 10 West Road, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., dated: April 30, 2014, no revision date, consisting of Sheets 1 & 2 and Notes 1 – 11, in accordance with the following terms and conditions:

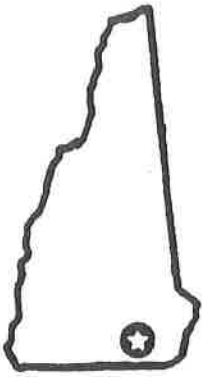
- 1. All stipulations of approval shall be incorporated into the Notice of Approval, which shall be recorded at the HCRD, together with the Subdivision Plan-of-Record (hereinafter referred to as the Plan).
- 2. All improvements shown on the Plan, including Notes 1-11, shall be completed in their entirety and at the expense of the Applicant or his assigns.
- 3. Prior to Planning Board endorsement of the Plan, it shall be amended as follows:

Note 12 shall be added to it, stipulating that all of the terms and conditions of approval specific to the approved Site Plan for Map 105; Lot 1, shall remain in effect, and this note shall also include the complete title of the Site Plan-of-Record for said Lot 1, and the HCRD recorded Plan#37966 and the associated Development Agreement’s HCRD Bk.8636 Pg. 2566. This Note shall further stipulate that the use

labeled “Outdoor Contractor’s Yard” within Lot 1 on the aforementioned Site Plan is prohibited with the approval of this Subdivision Plan.

4. Note 11 shall be amended by deleting its reference to “HISS MAPPING”.
5. All monumentation shall be set or bonded prior to the Planning Board endorsing the Plan-of-Record.

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



**TOWN OF HUDSON
PLANNING BOARD
PUBLIC MEETING
TOWN OF HUDSON, NH
JUNE 11, 2014**

12 School Street

Hudson, New Hampshire 03051

603/886-6005



The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, June 11, 2014 at 7:00 p.m. in the "Buxton Community Development Conference Room" at Town Hall. The following items will be on the agenda:

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

- XIV. NEW BUSINESS/PUBLIC HEARINGS

A. Jay-Mor Enterprises, Inc.
SB# 04-14

10 West Road
Map 105/Lot 001

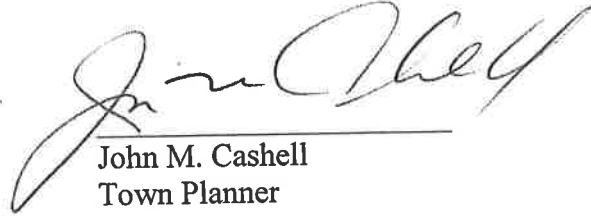
The purpose of this plan is to depict the subdivision of Map 105, Lot 1, into two separate lots. Application Acceptance & Hearing.

- XV. OTHER BUSINESS
- XVI. ADJOURNMENT

Planning Board Agenda
June 11, 2014
Page 2

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The public is invited to attend.



John M. Cashell
Town Planner

POSTED: Town Hall, Library, Post Office – 05-30-14

Jay-Mor Enterprises, Inc. Subdivision Plan

STAFF REPORT

June 11, 2014

SITE: 10 West Road -- Map 105/Lot 001 -- SB# 04-14

ZONING: Industrial (I)

PURPOSE OF PLAN: to depict the subdivision of Map 105, Lot 1, into two separate lots. Application Acceptance & Hearing.

PLAN UNDER REVIEW ENTITLED: Subdivision Plan Jay-Mor Enterprises, Inc., Map 105; Lot 1, 10 West Road, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., dated: April 30, 2014, no revision date, consisting of Sheets 1 & 2 and Notes 1 – 11 (said plans are attached hereto).

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- 4) Jay-Mor Development Agreement, recorded at the HCRD, Bk. 8636 Pg. 2566 – “D”.

REQUESTED WAIVERS :

1. HTC 275-9(B) -- Traffic Study
2. HTC 275-9(D) -- Fiscal Impact Study

STAFF COMMENTS/OUTSTANDING ISSUES:

This Subdivision Plan application involves the proposed creation of a separate lot, i.e., Lot 1-1, from Lot 1, which is a lot the Planning Board approved for the following Site Plan, referenced herein by the Minutes/Decisions of the August 14, 2013 Planning Board Meeting, and further referenced in this staff report in attachments “C” and “D”:

MINUTES/DECISIONS OF THE PLANNING BOARD

MEETING DATE: AUGUST 14, 2013

I. NEW BUSINESS/PUBLIC HEARINGS

- | | |
|---|---------------------------------|
| A. Jay-Mor Enterprises, Inc. Site Plan
SP# 04-13 | Map 105/Lot 001
10 West Road |
|---|---------------------------------|

Purpose of plan: Re-develop Industrial Use with expanded buildings and storage facilities for a construction materials recycling business and light industrial space rentals. Application Acceptance & Hearing.

- 2) Prior to the Planning Board endorsement of the Plan, the Development Agreement shall be favorably reviewed and recommended on by Town Counsel.
- 3) All improvements shown on the Plan, including Notes 1-29, shall be completed in their entirety and at the expense of the Applicant or his assigns.
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 - b. A CAP Fee of \$5,688.90 shall be collected at the time of C.O. for the 2nd building consisting of 9,000 sq. ft.

Motion seconded by Ms. McGrath. All in favor – motion carried.

Staff provided the above information regarding this submitted Subdivision application, because on the Site Plan-of-Record – attachment "C" – it depicts the area of proposed Lot 1-1 of the attached Subdivision Plan as being used for an "Outdoor Contractor's Yard". NOTE: said approved Site Plan was approved specifically for Lot 1, which at the time of said approval, consisted of 6.041 acres, and still does consist of this same acreage, i.e., in accordance with the Development Agreement and Site Plan-of-Record. The present Subdivision Plan application proposes to eliminate the area depicted as

the "Outdoor Contractor's Yard" included in the approved Site Plan, and in so doing, reduce the lot size comprising the Site Plan-of-Record from 6.041 acres to 3.307 acres, with the proposed Lot 1-1, consisting of the remaining 2.735 acres. Please reference the Hall Chart (included on Sheet 1 of 2 of the Subdivision Plan), which indicates that each of the two proposed lots comply with the minimum lot size and frontage requirements for lots located in the Industrial (I) Zoning District (i.e., 2 acres of contiguous upland and 200 ft. of frontage on a Class V Street or better).

The project representative, Tony Basso, NH LLS, informed staff that he will explain to the board at the meeting why this application (i.e., the newly submitted Subdivision Plan) should be approved by the board, and without the board having to amend the terms and conditions of the recorded Site Plan and Development Agreement.

NOTE: Sheet 1 of 2 of the attached Subdivision Plan erroneously cites one of the Requested Waivers as being HISS MAPPING. The Requested Waiver list should only include:

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2. HTC 275-9(D) -- Fiscal Impact Study

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- (i) Board vote for application acceptance;
- (ii) Open and conduct the public hearing;
- (iii) Allow the applicant to present the project and address all of the issues involved in this application, including those cited-above by staff.
- (iv) Hear any pro/con public input, and
- (v) Defer further review of this site plan, date specific to the July 9th meeting.
- (vi) In the event the board seeks to approve the waivers and the application, staff has provided the appropriate DRAFT MOTIONS below.

APPLICATION TRACKING:

- Application was submitted on 05/20/14; initial public hearing scheduled for 06/11/14.

DRAFT MOTIONS:

I move to accept the Subdivision application for 10 West Road -- Map 105/Lot 001.

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

I move to defer further review of the Subdivision application for 10 West Road -- Map 105/Lot 0014, date specific, to the July 9th meeting.

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

REQUESTED WAIVERS:

1. HTC 275-9(B) -- Traffic Study
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1) HTC 275-9B - Traffic Study

I move to grant the requested waiver HTC 275-9B - Traffic Study - because no development of the newly proposed lot, i.e., Lot 1-1, is proposed with this application, and as such, the granting of this waiver is not contrary to the spirit and intent of the Site Plan Review regulations.

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

2) HTC 275-9D – Fiscal Impact Study

I move to grant the requested waiver: HTC 275-9D - Fiscal Impact Study - because no development of the newly proposed lot, i.e., Lot 1-1, is proposed with this application, and as such, the granting of this waiver is not contrary to the spirit and intent of the Site Plan Review regulations.

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

MOTION to APPROVE:

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labeled “Outdoor Contractor’s Yard” within Lot 1 on the aforementioned Site Plan is prohibited with the approval of this Subdivision Plan.

4. Note 11 shall be amended by deleting its reference to “HISS MAPPING”.
5. All monumentation shall be set or bonded prior to the Planning Board endorsing the Plan-of-Record.

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

"A"

May 16, 2014

Subject: **Jay-Mor Enterprises, Inc. – Subdivision Application**
Map 105, Lot 1
10 West Road, Hudson NH
KNA Project No. 12-1126-1



PROJECT NARRATIVE

The subject parcel is located at 10 West Road and is referenced on Hudson's Tax Map 105 as Lot 1. The 6.041 acre parcel is in Hudson's Industrial (I) Zoning District. The site is currently being developed with two industrial buildings, one 5,750 square feet (under construction) and one 9,000 square feet (not yet begun). The proposal is to subdivide the existing lot into two separate parcels.

The proposed project entails the subdivision of the existing 6.041 acre parcel into two lots. Proposed Lot 1 is approximately 3.307 acres in area and encompasses the previously approved ongoing development. Proposed Lot 1-1 includes the remaining undeveloped area, approximately 2.735 acres. Each lot will have an onsite well and private septic system.

The proposed subdivision will not produce any measureable impact to traffic, schools and utilities. All future site generated traffic will enter Route 102 by using the existing signalized intersection at West Road and Route 102. The proposed project is not expected to negatively affect the existing roadway network. Utilities are slowly expanding in this corridor with gas recently arriving to the site frontage and municipal water expected in the near future. Municipal sewer is not expected to become available at this location; however any wastewater generated from the site can be easily accommodated with a conventional onsite septic system.

"A cont."

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

Date of Application: May 16, 2014 Tax Map # 105 Lot # 1

Name of Project: Jay-Mor Enterprises, Inc. (2-Lot Subdiv)

Zoning District: _____ General SB# 04-14
(For Town Use) (For Town Use)

ZBA Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: JCR Realty Trust - Claire M. Morgan (Trustee)

Jay-Mor Enterprises, Inc.

Address: 5 Bowman Lane

PO Box 195 - Bridge Street

Address: Pelham, New Hampshire 03076

Pelham, New Hampshire 03076

Telephone # (603) 635-2183

(603) 635-2183

Fax # (603) 234-9899

(603) 234-9899

Email: _____

jaymorent@comcast.net

PROJECT ENGINEER

Name: Keach-Nordstrom Associates, Inc.

Telephone # (603) 627-2881

Address: 10 Commerce Park North, Suite 3

Fax # (603) 627-2915

Address: Bedford, New Hampshire 03110

Email: abasso@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to depict the subdivision of Map 105; Lot 1 into two separate lots.



(FOR TOWN USE) PA meeting

Plan Routing Date: 5-21-14 Sub/Site Date: 6-11-14

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

(Initials) Title: _____ Date: _____

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

Fees Paid _____

SITE DATA SHEET

Plan Name: Jay-Mor Enterprises, Inc. _____

Plan Type: Subdivision Plan

Legal Description: Map 105 Lot 1

Map 105 Lot 1-1

Date: May 16, 2014

=====
Location: 10 West Road

Total Area: S.F. 263,188 Acres: 6.041

Area in Wetlands: 1,221 SF

Zoning: Industrial (I)

Lots Not Meeting
Required Dimensions: N/A

Required Area: 30,000 SF

Required Frontage: 150 FT

Water and Waste System
Proposed: Onsite Well and Private Septic

Number of Lots With
Existing Buildings: One (1)

Existing Buildings
To Be Removed: N/A

Flood Zone Reference: Not in Flood Hazard Area

Proposed Linear Feet
Of New Roadway: N/A

LOT AREA CALCULATION TABLE

LOT #	TOTAL AREA	WETLAND AREA	AREA > 25% SLOPE	BUILDABLE AREA (net contiguous upland useable)	FRONTAGE
1.	144,045 SF	1,066 SF	1,675 SF	141,304 SF	211.10 FT
2.	119,144 SF	155 SF	5,739 SF	113,250 SF	227.54 FT
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					

Data Sheets Checked By:  Date: 5-20-14

SUBDIVISION PLAN DATA SHEET

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

(Attach Stipulations on
Separate Sheet)

List Permits Required: N/A

<u>*Waivers Requested:</u>	<u>Hudson Town Code Reference</u>	<u>Regulation Description</u>
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	1. HTC 275-9B	Traffic Study
	2. HTC 275-9D	Fiscal Impact Study
	3. HTC 275-8B (H) / HTC 275-9H	HISS Mapping
	4. HTC 275-9(c)	Noise
	5.	
	6.	
	7.	

**(Left Column for Town Use)*

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

Development Agreement Proposed: Yes No

If Yes Endorsed Yes No Date _____ No

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

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

**Applicant
Initials**

**Staff
Initials**

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

Applicant
Initials

Staff
Initials

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

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

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

N/A q) Pertinent highway projects.

AMB r) Assessor map and lot number.

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

AMB t) Delineate zoning.

N/A u) Storm water drainage plan.

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

AMB w) Utilities: existing and proposed.

AMB x) Building and wetland setback lines.

AMB y) Rights of way, existing and proposed.

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

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

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

jc
jc
jc
N/A jc
jc
jc
jc
NO DEVELOPMENT
PROPOSED AT 74.5
TIME. N/A jc
jc
jc N/A
jc
N/A jc
N/A jc
N/A jc

Applicant
Initials

Staff
Initials

AMB ac) Proposed location of water supply and sewage disposal systems, including perk test data, test-pit logs and locations; wells, (proposed and existing) 75' protective well radii and attached copies of any required well protection easements.

AMB ad) All notes from plats.

AMB ae) Buffers as required by subdivision regulations.

WAIVER af) Soil types and boundaries, Note: If site contains marginal or questionable soils, a High Intensity Soil Survey (HISS) may be deemed necessary to submit as part of the application. Said HISS, if required, shall be performed by a State of New Hampshire Certified Soil Scientist, who shall affix his/her stamp and signature and this shall be inscribed on the plan.

N/A.

AMB ag) Wetlands (and poorly-drained and very poorly-drained soils), also identified as Class 5 and Class 6 High Intensity Soil Survey (HISS soils), and permanent and seasonal wetlands shall be identified on the plan by a New Hampshire Certified Wetland or Soil Scientist, who shall affix his/her stamp and signature to the respective plan.

AMB ah) Easements, existing and proposed.

AMB ai) State of New Hampshire Engineer's seal and signature. Surveyor's seal and signature.

JK
LLS ONLY
NEEDS

AMB aj) Error of closure (1 in 10,000 or better).

AMB ak) Drafting errors/omissions.

N/A al) Note outlining phasing schedule.

AMB am) Narrative description stating the purpose, location, long range plans impacts on traffic, schools, and utilities.

AMB an) Aerial photograph of site and area within 200 feet of the subdivision parcel.

WAIVER ao) Fiscal impact study.

WAIVER ap) Traffic study.

N/A aq) Drainage calculations and supporting data.

JK
N/A
W
W
N/A
NO DEVELOPMENT
PROPOSED AT
THIS TIME.

Applicant
Initials

Staff
Initials

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

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

*N/A
No DEVELOPMENT
PROPOSITION
LOT 1-1 AT
THIS TIME.*

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

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

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

AMB av) Fees paid to clerk.

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

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

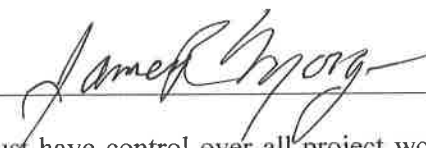
**APPLICATION FOR SUBDIVISION PLAN REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE**

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

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

Signature of Owner: 

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

Signature of Developer: 

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

Technical Review Signature: _____

Planner Approval Signature: _____

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM
Town of Hudson, New Hampshire

Name of Subdivision/Site Plan: Jay-Mor Enterprises, Inc.

Street Address: 10 West Road, Hudson, NH 03051

I **Jim Morgan** hereby request that the Planning Board waive the requirements of item **Hudson Land Use Code 275-9, B** of the Subdivision/Site Plan Checklist in reference to a plan presented by **Keach-Nordstrom Assoc., Inc.** (name of surveyor and engineer) dated **April 30, 2014** for property tax map(s) **105** and lot(s) **1** in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e. (For Subdivisions) and RSA 674:44, III (e) (For Site-Plans). Without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Subdivision/Site Plan regulations.

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

A Traffic Impact Study would cause unnecessary financial burden to the applicant.

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

The ordinance is in place to mitigate potential problems occurring due to an increase in traffic flow to and from the site. Since no buildings are being proposed, the number of vehicles entering/exiting the site is not expected to increase, so it seems a Traffic Impact Study should be unnecessary to the productive enhancements to the property.

Signed: 
Applicant

Planning Board Action:

Waiver Granted _____

Waiver Not Granted _____

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM
Town of Hudson, New Hampshire

Name of Subdivision/Site Plan: Jay-Mor Enterprises, Inc.

Street Address: 10 West Road, Hudson, NH 03051

I **Jim Morgan** hereby request that the Planning Board waive the requirements of item **Hudson Land Use Code 275-9, D** of the Subdivision/Site Plan Checklist in reference to a plan presented by **Keach-Nordstrom Assoc., Inc.** (name of surveyor and engineer) dated **April 30, 2014** for property tax map(s) **105** and lot(s) **1** in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e. (For Subdivisions) and RSA 674:44, III (e) (For Site-Plans). Without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Subdivision/Site Plan regulations.

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

A Fiscal and Environmental Impact Study beyond what we have provided through our Best Management Practices would cause unnecessary financial burden to the applicant.

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

This waiver request is not violating the spirit and intent of the ordinance due to the fact that the project is strictly a subdivision of land. There are no buildings being proposed.

Signed: _____


Applicant

Planning Board Action:

Waiver Granted _____

Waiver Not Granted _____

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM
Town of Hudson, New Hampshire

Name of Subdivision/Site Plan: Jay-Mor Enterprises, Inc.

Street Address: 10 West Road, Hudson, NH 03051

I **Jim Morgan** hereby request that the Planning Board waive the requirements of item **Hudson Land Use Code 275-8B(11)/275-9, H** of the Subdivision/Site Plan Checklist in reference to a plan presented by **Keach-Nordstrom Assoc., Inc.** (name of surveyor and engineer) dated **April 30, 2014** for property tax map(s) **105** and lot(s) **1** in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e. (For Subdivisions) and RSA 674:44, III (e) (For Site-Plans). Without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Subdivision/Site Plan regulations.

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

A High Intensity Soil Survey would cause unnecessary financial burden to the applicant.

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

This waiver request is not violating the spirit and intent of the ordinance due to the fact that the project is strictly a subdivision of land. There are no buildings or soil disturbing activities being proposed, therefore a High Intensity Soil Survey should be unnecessary.

Signed: _____


Applicant

Planning Board Action:

Waiver Granted _____

Waiver Not Granted _____

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

FOOTNOTES:

1. In the event of the denial of a plan, the recording fees collected will not be reimbursed, but will instead be used as an additional fee to help defray administrative costs associated with a denial.

2. The “Review Fees” are fees (estimated) necessary to offset costs incurred to review and/or compile plans, data, or other information relative to the proposal.

3. The “Amount Due” does not include fees for studies or reviews as authorized in Section G-2 of this regulation.

4. Fees must be paid in full prior to the commencement of any formal subdivision review performed by the Town of Hudson.

STATUS:

DATE:

<input checked="" type="checkbox"/>	1. Application incomplete	_____
<input checked="" type="checkbox"/>	2. Application complete. Include any applicable requested waivers, fees paid, routing sheet returned	5-20-14
_____	3. Application formally accepted or denied by Planning Board.	_____
_____	4. Final approval granted or denied	_____
_____	5. Comments	_____



TITLE:

AERIAL EXHIBIT PREPARED FOR:

JAY-MOR ENTERPRISES, INC.

MAP 105: LOT 1 - WEST ROAD - HUDSON, NEW HAMPSHIRE

DRAWN BY: KMB DATE: 5/15/14 JOB. NO. 12-1126-1

CHECKED BY: AMB SCALE: 1" = 200' SHEET 1 OF 1

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

B

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

Date of Application: May 16, 2014 Tax Map # 105 Lot # 1

Name of Project: Jay-Mor Enterprises, Inc. (2-Lot Subdiv)

Zoning District: _____ General SB# 04-14
(For Town Use) (For Town Use)

ZBA Action: _____

PROPERTY OWNER:

Name: JCR Realty Trust - Claire M. Morgan (Trustee)

Address: 5 Bowman Lane

Address: Pelham, New Hampshire 03076

Telephone # (603) 635-2183

Fax # (603) 234-9899

Email: _____

PROJECT ENGINEER

Name: Keach-Nordstrom Associates, Inc.

Address: 10 Commerce Park North, Suite 3

Address: Bedford, New Hampshire 03110

DEVELOPER:

Jay-Mor Enterprises, Inc.

PO Box 195 - Bridge Street

Pelham, New Hampshire 03076

(603) 635-2183

(603) 234-9899

jaymorent@comcast.net

Telephone # (603) 627-2881

Fax # (603) 627-2915

Email: abasso@keachnordstrom.com



PURPOSE OF PLAN:

The purpose of the plan is to depict the subdivision of Map 105; Lot 1 into two separate lots.

(FOR TOWN USE) PA Meeting

Plan Routing Date: 5-21-14 Sub/Site Date: 6-11-14

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

MA Title: ZA Date: _____

(Initials)

DEPT:

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

_____ Consultant _____ Highway Department _____

Fees Paid _____

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

Date of Application: May 16, 2014 Tax Map # 105 Lot # 1

Name of Project: Jay-Mor Enterprises, Inc. (2-Lot Subdiv)

Zoning District: _____ General SB# 04-14
(For Town Use) (For Town Use)

ZBA Action: _____

PROPERTY OWNER:

Name: JCR Realty Trust - Claire M. Morgan (Trustee)

Address: 5 Bowman Lane

Address: Pelham, New Hampshire 03076

Telephone # (603) 635-2183

Fax # (603) 234-9899

Email: _____

DEVELOPER:

Jay-Mor Enterprises, Inc.

PO Box 195 - Bridge Street

Pelham, New Hampshire 03076

(603) 635-2183

(603) 234-9899

jaymorent@comcast.net

PROJECT ENGINEER

Name: Keach-Nordstrom Associates, Inc.

Address: 10 Commerce Park North, Suite 3

Address: Bedford, New Hampshire 03110

Telephone # (603) 627-2881

Fax # (603) 627-2915

Email: abasso@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to depict the subdivision of Map 105; Lot 1 into two separate lots.



(FOR TOWN USE) PA meeting

Plan Routing Date: 5-21-14 Sub/Site Date: 6-11-14

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

XP Title: ROAD ALIGN Date: 6/2/13
(Initials)

DEPT:

Zoning Engineering Assessor Police Fire Planning

Consultant Highway Department

Fees Paid _____

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

Date of Application: May 16, 2014 Tax Map # 105 Lot # 1

Name of Project: Jay-Mor Enterprises, Inc. (2-Lot Subdiv)

Zoning District: _____ General SB# 04-14
(For Town Use) (For Town Use)

ZBA Action: _____

PROPERTY OWNER:

Name: JCR Realty Trust - Claire M. Morgan (Trustee)

Address: 5 Bowman Lane

Address: Pelham, New Hampshire 03076

Telephone # (603) 635-2183

Fax # (603) 234-9899

Email: _____

DEVELOPER:

Jay-Mor Enterprises, Inc.

PO Box 195 - Bridge Street

Pelham, New Hampshire 03076

(603) 635-2183

(603) 234-9899

jaymorent@comcast.net

PROJECT ENGINEER

Name: Keach-Nordstrom Associates, Inc.

Address: 10 Commerce Park North, Suite 3

Address: Bedford, New Hampshire 03110

Telephone # (603) 627-2881

Fax # (603) 627-2915

Email: abasso@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to depict the subdivision of Map 105; Lot 1 into two separate lots.



(FOR TOWN USE) pub meeting

Plan Routing Date: 5-21-14 Sub/Site Date: 6-11-14

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

JOB Title: Deputy Fire Chief Date: 5/21/2014
(Initials)

DEPT:

Zoning Engineering Assessor Police Fire Planning
 Consultant Highway Department

Fees Paid _____

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

Date of Application: May 16, 2014 Tax Map # 105 Lot # 1

Name of Project: Jay-Mor Enterprises, Inc. (2-Lot Subdiv)

Zoning District: _____
(For Town Use)

General SB# 04-14
(For Town Use)

ZBA Action: _____

PROPERTY OWNER:

Name: JCR Realty Trust - Claire M. Morgan (Trustee)

Address: 5 Bowman Lane

Address: Pelham, New Hampshire 03076

Telephone # (603) 635-2183

Fax # (603) 234-9899

Email: _____

DEVELOPER:

Jay-Mor Enterprises, Inc.

PO Box 195 - Bridge Street

Pelham, New Hampshire 03076

(603) 635-2183

(603) 234-9899

jaymorent@comcast.net



PROJECT ENGINEER

Name: Keach-Nordstrom Associates, Inc.

Address: 10 Commerce Park North, Suite 3

Address: Bedford, New Hampshire 03110

Telephone # (603) 627-2881

Fax # (603) 627-2915

Email: abasso@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to depict the subdivision of Map 105; Lot 1 into two separate lots.

(FOR TOWN USE) pub meeting

Plan Routing Date: 5-21-14 Sub/Site Date: 6-11-14

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

(Initials) Q Title: Asst. Assessor Date: 5-27-14

DEPT:

Zoning Engineering Assessor Police Fire Planning

Consultant Highway Department

Fees Paid _____

FEES:	30.66
SURCHARGE:	2-
CASH:	_____

HUDSON PLANNING
546

"D"

SITE PLAN DEVELOPMENT AGREEMENT

This Agreement is entered into this 6th day of January 2014, between JCR Realty Trust, Owner; Jay-Mor Enterprises, Developer; "Jay-Mor Enterprises, Inc.", and the **Town of Hudson**, a municipal corporation, at 12 School Street, Hudson, New Hampshire. It represents the understanding of the parties regarding the granting by the Hudson Planning Board of site plan approval in accordance with the ordinances of the Town of Hudson, and to contain improvements pursuant to the plans and conditions referenced below.

WHEREAS, the Applicant is proposing to re-develop industrial use with expanded buildings and storage facilities for a construction materials recycling business and light industrial space rentals;

WHEREAS, the Hudson Planning Board has been duly authorized to regulate the subdivision of land and to approve and disapprove site plans for multifamily dwelling units and nonresidential developments pursuant to RSA 674 et seq.

WHEREAS, Applicant has applied for approval for the above described project in compliance with Town zoning ordinances and the rules and regulations of Hudson Planning Board.

WHEREAS, site plan approval is conditioned upon the execution of a Development Agreement.

In consideration for the Hudson Planning Board granting site plan approval, the parties hereby agree as follows:

Final site plan approval is granted for the Site Plan entitled: "Non-Residential Site Plan Jay-Mor Enterprises, Inc", Map 105; Lot 001, 10 West Road, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., dated: May 13, 2013, last revised August 2, 2013, consisting of Sheets 1 - 14 and Notes 1 - 29, Hillsborough County Registry of Deeds Plan No. HCRD# 37966, in accordance with the following terms and conditions:

- 1) All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Site Plan-of-Record (hereinafter referred to as the Plan).
- 2) Prior to the Planning Board endorsement of the Plan, the Development Agreement shall be favorably reviewed and recommended on by Town Counsel.
- 3) All improvements shown on the Plan, including Notes 1-29, shall be completed in their entirety and at the expense of the Applicant or his assigns.
- 4) After the issuance of each foundation permit and prior to the issuance of each framing permit, the applicant shall submit to the Hudson Community Development Department a foundation "As-Built" plan on a transparency and to the same scale as the approved site plan. Each foundation "As-Built" plan shall include all structural dimensions and lot line setback measurements for each foundation and be stamped by a licensed land surveyor. Any discrepancy between the approved site plan and foundation "As-Built" plans shall be documented by the applicant and be part of the foundation "As-Built" submission.
- 5) Prior to the issuance of a final certificate of occupancy, a L.L.S. certified "As Built" site plan shall be provided to the Town of Hudson Community Development Department, confirming that the site conforms with the Planning Board approved Plan.
- 6) Onsite landscaping shall be provided for in accordance with the plant and tree species specified on Sheet 7 of 14 of the Plan.
- 7) Construction activities on the site shall be limited to between 7:00 AM and 7:00 PM Monday through Saturday. No construction activities shall occur on Sunday.
- 8) This approval shall be subject to final engineering review.
- 9) A CAP Fee of \$9,030.00 shall be collected as follows for each of the two proposed buildings:
 - a. A CAP Fee of \$3,341.10 shall be collected at the time of C.O. for the 1st building consisting of 5,750 sq. ft.
 - b. A CAP Fee of \$5,688.90 shall be collected at the time of C.O. for the 2nd building consisting of 9,000 sq. ft.

I

All conditions contained in the notes of the plan are incorporated herein by reference as approved by the Planning Board. Furthermore, all representations of fact or intention made by the applicant or any of applicant's representatives during testimony before the Planning Board relative to the obtaining of approval of this plan, shall be considered conditions of this approval regardless of the fact that such fact or intentions were not specifically stated as part of the motion to grant.

II

Applicant shall comply with all subdivision, site review and zoning regulations which have been promulgated by the Town and which are in effect as of the date of this Agreement. If this Agreement contains terms, including but not limited to variance and special exception stipulations granted by the Hudson Zoning Board of Adjustment, which are stricter or impose higher standards than the above-mentioned regulations, the stricter or higher standards shall control. All improvements shall meet the standards of workmanship as required by the Town, as required by the New Hampshire Department of Environmental Services, as required by the New Hampshire Department of Transportation, and as required by the New Hampshire Wetlands Board.

III

Applicant shall obtain all necessary local, state and federal permits prior to commencing work and shall comply fully with their terms.

IV

Applicant shall comply with the plan as submitted to, reviewed by and approved by the Planning Board, including but not limited to, notations set forth on the plan. Deviation from or amendments to the plan may only be made with the written approval of the Planning Board, or the Town Engineer, as appropriate.

V

Applicant acknowledges that it will have sole responsibility for ensuring the quality of the construction and that Applicant will not hold the Town, building inspector or other officers, employees, agents or assigns of the Town responsible for any claims, damages, fees or costs alleged to be incurred on account of the Town's negligent inspection of the improvements to be constructed. Similarly, Applicant agrees to hold harmless and indemnify the Town for any claims, damages, fees or costs sought or asserted by third parties against the Town on the grounds of negligent or improper inspection of the construction of the improvements called for herein.

VI

Applicant shall provide and install erosion and sedimentation control measures as required by the plan, by RSA 149-M, and as deemed necessary by the Town Engineer or his designated agent.

VII

The Applicant shall be responsible for any off-site problems, which arise from this construction. This includes, but is not limited to, erosion, runoff, sedimentation, drainage, and property damage by construction equipment, including damage to existing streets, sewers and drainage systems. Upon notification by the Town in writing, the developer must submit a plan within one week to remedy the problem. The Town Engineer division shall then set a construction schedule in consultation with the developer so that the problem can be corrected as soon as practical.

VIII

It is the intent of the signatories to the Agreement that only they can sue to enforce the Agreement's terms. The Agreement confers no rights on third parties.

IX

The Applicant's promise to perform improvements incorporated herein is an obligation independent from any alleged breach by the Town, once the Planning Board has given the developer site plan/subdivision approval and work on the site has begun.

X

Applicant shall notify the Town Engineer at least sixty (60) days prior to anticipated construction. A pre-construction meeting shall be held at least thirty (30) days prior to commencement of construction. A three-party inspection agreement and any other pertinent documents shall be finalized prior to the pre-construction meeting.

XI

The Agreement to complete bonded or otherwise secured improvements is not contingent upon the commencement of work on the site or on the sale of any of the lots or property contained in the approved plan.

XII

At the time of plan recording, Applicant shall also execute and deliver to the Town easements for sewer, drainage, water, utilities as may be specified by the Hudson Planning Board, or otherwise specified on the plan.

XIII

The Applicant shall remove all waste from the particular site prior to the issuance of any Certificate of Completion or occupancy permit. All waste will be removed in compliance with applicable Town, State and Federal regulations.

XIV

Prior to commencing construction, Applicant agrees to pay all fees as required by all ordinances and regulations of the Town in effect at the time of this Agreement, as well as any other fees imposed by the Hudson Planning Board, upon application for a building permit, unless phased payments are provided for. Applicant shall have an affirmative obligation to supplement this fee schedule, as information about the number of dwelling units per lot becomes available.

XV

Applicant agrees that if in the future the Town determines that Applicant has committed a material breach of this Agreement or has violated any Town zoning, subdivision, site plan or any State land use or environmental law or regulation or building code, and said material breach or violation is decided against Applicant by a court of competent jurisdiction in a legal action by the Town against Applicant, Applicant agrees to pay, on demand, all reasonable attorney fees, court costs, sheriff charges and related costs incurred by the Town in connection with the breach or violation to the extent that said fees, costs and charges would not have been incurred had the breach or violation not occurred.

XVI

A note shall be added to the recorded plan. This note shall state the existence of this Development Agreement, and that a copy of it is on file with the Planning Department or other designated Town department. This Agreement shall be recorded with the plan.

XVII

This agreement shall run with the land and shall be binding on any subsequent purchaser of the proposed development on applicant's heirs and assigns, and on any successor entity.

XVIII

Severability: If any section, clause, provision, article or portion of this contract shall be invalidated by any court of competent jurisdiction, such holding shall not invalidate any other section of this Agreement.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first written above.

JAY-MOR ENTERPRISES, INC.

Pamela Larive
Witness

Jimmy Morgan
by: Jimmy Morgan, Owner

TOWN OF HUDSON, NH

Jim O'Kelly
Witness

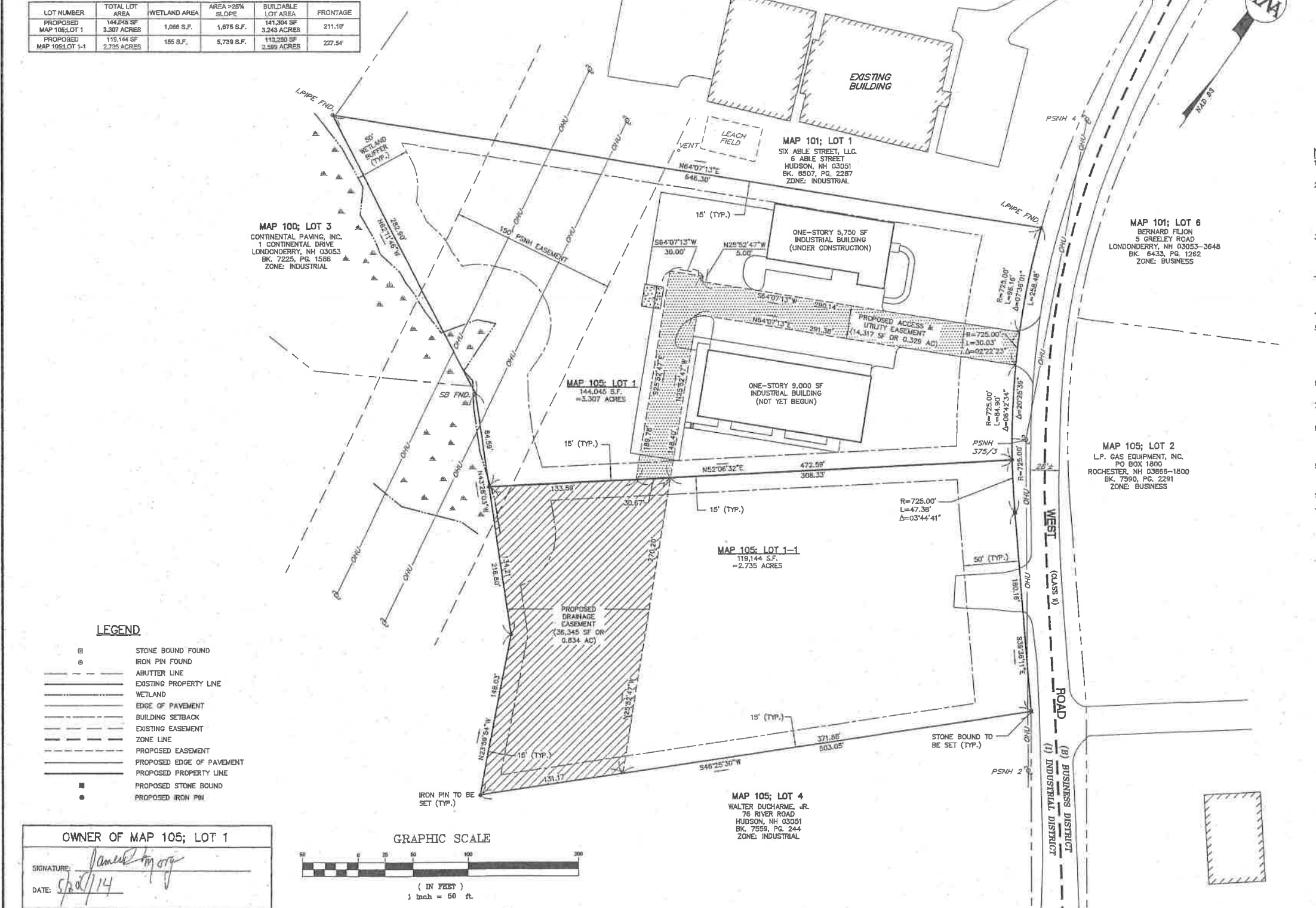
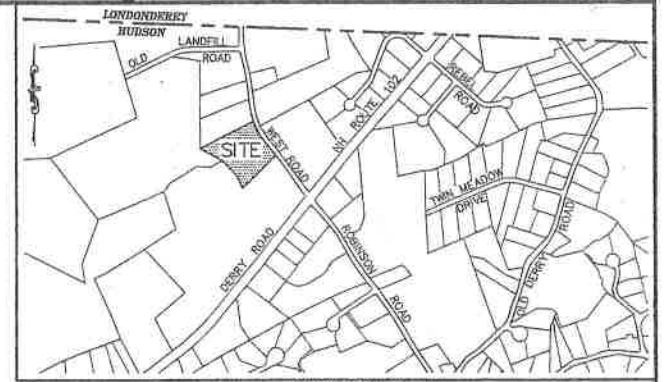
George Hall
by: George Hall, Vice + Chairman
Hudson Planning Board

REFERENCE PLANS:

1. "LAND OF GUERRETTE & DUCHARME, WEST ROAD, HUDSON, N.H.," SCALE: 1"=100', DATED JUNE, 1983, PREPARED BY FRANK G. SPRAGUE, H.C.R.D. PLAN NO. 15961.
2. "SUBDIVISION PLAN, PARCEL 41-3, TAX CODE: 5096, WEST ROAD, HUDSON, N.H.," SCALE: 1"=100', DATED MARCH 2, 1983, PREPARED BY GEORGE F. KELLER, INC. H.C.R.D. PLAN NO. 15594.
3. "PLAN OF LANDS, HENRY D. WOREY HEIRS, HUDSON, LITCHFIELD & LONDONDERRY, NEW HAMPSHIRE," SCALE: 1"=300', DATED DECEMBER 15, 1978, H.C.R.D. PLAN NO. 13925.
4. "SITE PLAN - MAP 41 / LOT 3-5, WEST ROAD, HUDSON, NEW HAMPSHIRE," SCALE: 1"=50', DATED APRIL 1984, PREPARED BY MAYNARD & PAQUETTE, INC. H.C.R.D. PLAN NO. 16900.
5. "SUBDIVISION PLAN OF LAND, RICHARD TATE & WILLIAM TATE, HUDSON, N.H.," SCALE: 1"=50', DATED AUGUST 9, 1983, PREPARED BY THOMAS F. MORAN, INC. H.C.R.D. PLAN NO. 15950.

PROPOSED LOT INFORMATION

LOT NUMBER	TOTAL LOT AREA	WETLAND AREA	AREA >25% SLOPE	BUILDABLE LOT AREA	FRONTAGE
PROPOSED MAP 105 LOT 1	144,045 SF 3.307 ACRES	1,066 S.F.	1,675 S.F.	141,304 SF 3.243 ACRES	211.10'
PROPOSED MAP 105 LOT 1-1	119,144 SF 2.735 ACRES	155 S.F.	6,739 S.F.	112,250 SF 2.589 ACRES	227.54'



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT A SUBDIVISION OF THE TOWN OF HUDSON TAX MAP 105; LOT 1 INTO TWO SEPERATE LOTS.
2. PRESENT OWNER OF RECORD:
JCR REALTY TRUST
CLAIRE M. MORGAN, TRUSTEE
5 BOWMAN LANE
PELHAM, NH 0307
BK. 8536, PG. 156
3. THE SUBJECT PREMISES IS LOCATED WITHIN THE INDUSTRIAL ZONING DISTRICT (I). MINIMUM DIMENSIONAL REQUIREMENTS AREA AS FOLLOWS:
- MINIMUM LOT AREA: 30,000 SF (WITH TOWN WATER AND SEWER)
43,560 SF (WITHOUT TOWN WATER AND SEWER)
- MINIMUM LOT FRONTAGE: 150 FEET
- BUILDING SETBACKS:
FRONT 50 FEET
SIDE 15 FEET
REAR 15 FEET
4. MAP 105; LOT 1 INDICATES THE TOWN OF HUDSON TAX ASSESSORS MAP AND LOT NUMBER.
5. TOTAL SITE AREA:
TOTAL AREA (EXISTING) = 263,188 SF, 6.041 ACRES
MAP 105; LOT 1 (PROPOSED) = 144,045 SF, 3.307 ACRES
MAP 105; LOT 1-1 (PROPOSED) = 119,144 SF, 2.735 ACRES
TOTAL AREA (PROPOSED) = 263,188 SF, 6.041 ACRES
6. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED IN DECEMBER 2012 AND MARCH 2013.
7. WETLAND MAPPING WAS PERFORMED BY PETER S. SCHAUER OF SCHAUER ENVIRONMENTAL CONSULTANTS, LLC. IN DECEMBER 19, 2012.
8. EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, MAP NUMBER 3501C0508D, PANEL 508 OF 701, EFFECTIVE DATE SEPTEMBER 25, 2009 INDICATES THE SUBJECT PREMISES IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARDOUS AREA.
9. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 1-888-344-7233.
10. SITE IS SERVICED BY ON-SITE WELL AND ON-SITE PRIVATE SEPTIC.
11. WAIVERS REQUESTED:
HTC 275-88 - TRAFFIC STUDY
HTC 275-89 - FISCAL/ENVIRONMENTAL IMPACT STUDY
HTC 275-88(11)/HTC 275-9H - HISS MAPPING

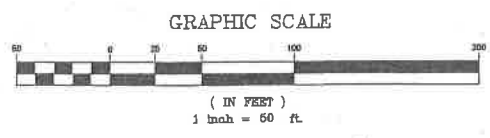
LEGEND

- STONE BOUND FOUND
- IRON PIN FOUND
- ABUTTER LINE
- EXISTING PROPERTY LINE
- WETLAND
- EDGE OF PAVEMENT
- BUILDING SETBACK
- EXISTING EASEMENT
- ZONE LINE
- PROPOSED EASEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED PROPERTY LINE
- PROPOSED STONE BOUND
- PROPOSED IRON PIN

OWNER OF MAP 105; LOT 1

SIGNATURE: *Claire M. Morgan*

DATE: 5/20/14



SUBDIVISION PLAN
JAY-MOR ENTERPRISES, INC.
MAP 105; LOT 1
10 WEST ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD: JCR REALTY TRUST CLAIRE M. MORGAN, TRUSTEE 5 BOWMAN LANE PELHAM, NH 03076 H.C.R.D. BK. 8536; PG. 156	APPLICANT: JAY-MOR ENTERPRISES, INC. PO BOX 195 BRIDGE STREET PELHAM, NH 03076
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KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 30, Bedford, NH 03110 Phone (603) 827-2801

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

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

SIGNATURE: _____ 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 ACHIEVES FINAL APPROVAL.

PETER S. SCHAUER, CERTIFIED WETLAND SCIENTIST #48, OF SCHAUER ENVIRONMENTAL CONSULTANTS, L.L.C. OF LOUDON, NH PERFORMED THE WETLAND MAPPING IN DECEMBER 19, 2012 ACCORDING TO THE TECHNICAL CRITERIA OF THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

HYDROPHYTIC VEGETATION WAS IDENTIFIED USING THE NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, NEW HAMPSHIRE, PUBLISHED BY THE UNITED STATES FISH AND WILDLIFE SERVICE, MAY 1998.

THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN DECEMBER 2012 AND MARCH 2013 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY/TOWN WITHIN WHICH IT IS LOCATED WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS AN URBAN STANDARD SURVEY. (CATEGORY 1, CONDITION 1) AS DEFINED IN THE NEW HAMPSHIRE LAND SURVEYORS ASSOCIATION ETHICS AND STANDARDS.

5/20/14
DATE

REVISIONS

No.	DATE	DESCRIPTION	BY

DATE: APRIL 30, 2014 SCALE: 1" = 50'
PROJECT NO: 12-1125-1 SHEET 1 OF 2

SEE SHEET 1 FOR NOTES & REFERENCE PLANS

IP #5
 LOGGED BY JAN
 PERC. TEST #
 DATE: 05/08/13
 PERC. RATE:
 IMPERVIOUS LAYER: NONE
 WATER ENCOUNTERED: NONE

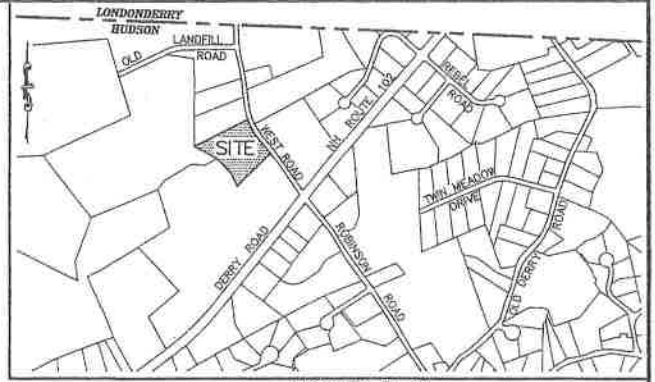
DEPTH	HORIZON	WATER ENCOUNTERED: NONE
0"		FOREST MAT
1"	A	10YR 3/4 W. GRANULAR, FRABLE LOAMY COMMON ROOTS
2"	B	10YR 8/8 W. GRANULAR, V. FRABLE GRAVELLY SANDY LOAM FEW ROOTS
3"	C	2.5YR 8/3 LOOSE, MEDIUM TO COARSE SINGLE GRAIN SAND

36"± BOTTOM OF HOLE

IP #100
 LOGGED BY JAN
 PERC. TEST # 52
 DATE: 04/21/14
 PERC. RATES: 2 MIN/INCH E.S.W.K.L. NONE
 IMPERVIOUS LAYER: NONE
 WATER ENCOUNTERED: NONE

DEPTH	HORIZON	WATER ENCOUNTERED: NONE
0"	F	10YR 4/3 WEAK GRANULAR, FRABLE LOAMY GRAVELLY FILL
4"	Ab	10YR 3/4 WEAK GRANULAR, FRABLE, LOAMY, FEW ROOTS (BURIED A HORIZON)
8"	B	10YR 7/4 WEAK GRANULAR, FRABLE, FINE SANDY LOAM
12"	C	10YR 7/3 LOOSE, SINGLE GRAIN MEDIUM TO COARSE SAND

36"± BOTTOM OF HOLE



VICINITY PLAN
 SCALE: 1" = 1,000'

IP #1
 LOGGED BY JAN
 PERC. TEST #
 DATE: 05/08/13
 PERC. RATE:
 IMPERVIOUS LAYER: NONE
 WATER ENCOUNTERED: NONE

DEPTH	HORIZON	WATER ENCOUNTERED: NONE
0"	F1	10YR 3/3 W. GRANULAR, FRABLE LOAMY FILL FEW ROOTS
2"	F2	10YR 8/8 W. GRANULAR, FRABLE GRAVELLY SAND 25% GRAVEL
18"	B	2.5YR 7/3 BLOCKY, V. FRABLE FINE SAND
38"	C	2.5YR 8/2 LOOSE, SINGLE GRAIN MEDIUM TO COARSE SAND

11"± BOTTOM OF HOLE

IP #2
 LOGGED BY JAN
 PERC. TEST #
 DATE: 05/08/13
 PERC. RATE:
 IMPERVIOUS LAYER: NONE
 WATER ENCOUNTERED: NONE

DEPTH	HORIZON	WATER ENCOUNTERED: NONE
0"	A	10YR 3/3 W. GRANULAR, FRABLE LOAMY COMMON ROOTS
4"	B	2.5YR 7/4 BLOCKY, V. FRABLE FINE LOAMY SAND
24"	C	2.5YR 8/2 LOOSE, SINGLE GRAIN MEDIUM TO COARSE SAND

92"± BOTTOM OF HOLE

IP #3
 LOGGED BY JAN
 PERC. TEST #
 DATE: 05/08/13
 PERC. RATE:
 IMPERVIOUS LAYER: NONE
 WATER ENCOUNTERED: NONE

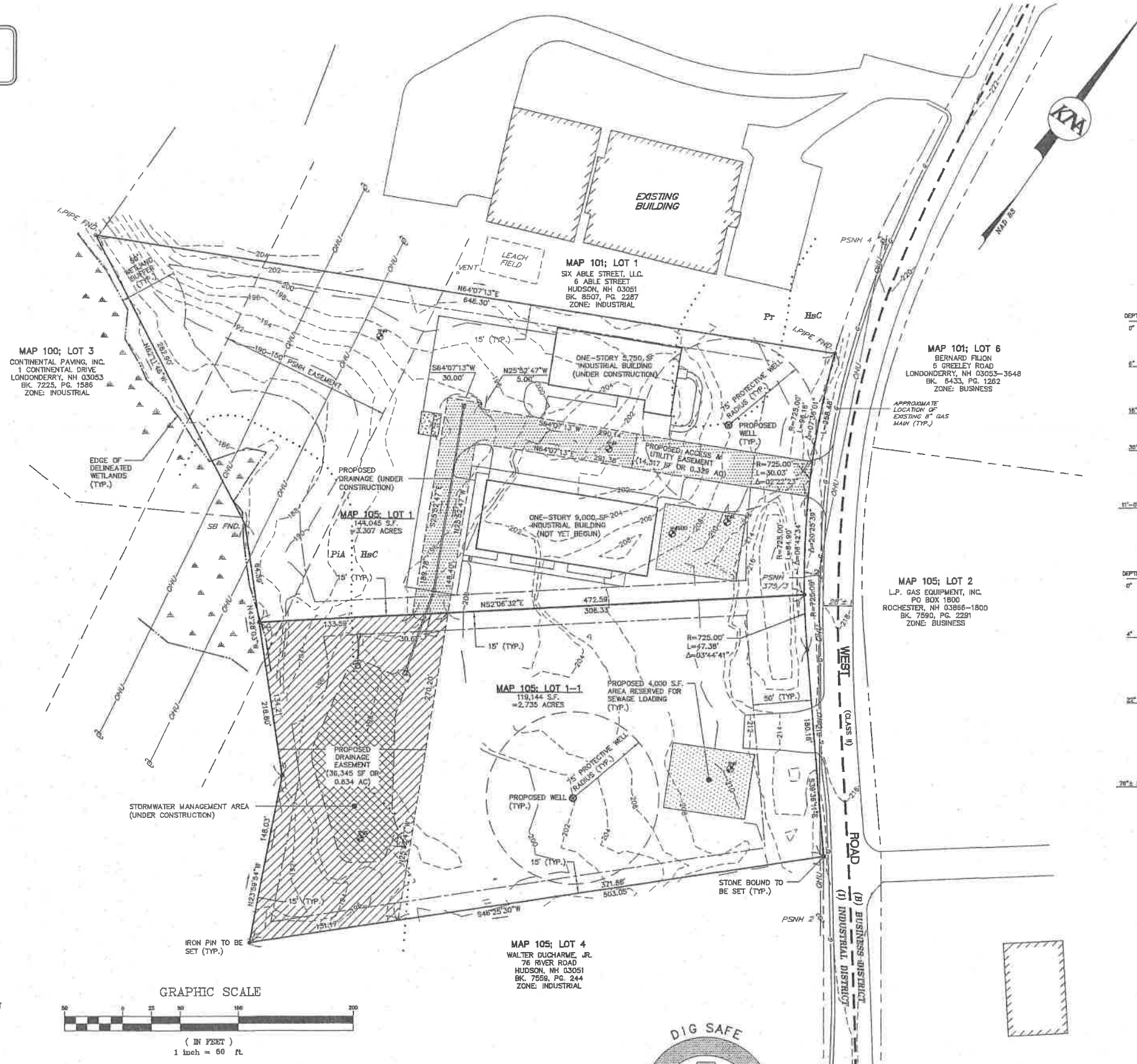
DEPTH	HORIZON	WATER ENCOUNTERED: NONE
0"	A	10YR 3/3 W. GRANULAR, FRABLE LOAMY MANY ROOTS
4"	B	2.5YR 7/4 BLOCKY, V. FRABLE FINE SANDY LOAM COMMON ROOTS
24"	C	2.5YR 8/3 LOOSE, SINGLE GRAIN MEDIUM TO COARSE SAND FEW ROOTS TO 56"

78"± BOTTOM OF HOLE

IP #4
 LOGGED BY JAN
 PERC. TEST #
 DATE: 05/08/13
 PERC. RATE:
 IMPERVIOUS LAYER: NONE
 WATER ENCOUNTERED: NONE

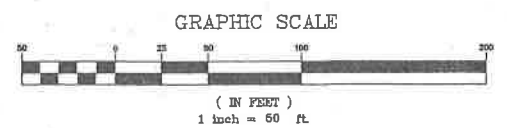
DEPTH	HORIZON	WATER ENCOUNTERED: NONE
0"	A	10YR 3/3 W. GRANULAR, FRABLE LOAMY MANY ROOTS
4"	B	2.5YR 7/4 BLOCKY, V. FRABLE FINE SANDY LOAM COMMON ROOTS
28"	C	2.5YR 8/3 LOOSE, SINGLE GRAIN MEDIUM TO COARSE SAND FEW ROOTS TO 56"

96"± BOTTOM OF HOLE



LEGEND

- (B) — STONE BOUND FOUND
- (B) — IRON PIN FOUND
- ABUTTER LINE
- EXISTING PROPERTY LINE
- WETLAND
- EDGE OF PAVEMENT
- BUILDING SETBACK
- EASEMENT
- ZONE LINE
- EXIST. 10-FOOT CONTOUR
- EXIST. 2-FOOT CONTOUR
- EXIST. SOIL BOUNDARY LINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED EASEMENT
- PROPOSED PROPERTY LINE
- PROPOSED STONE BOUND
- PROPOSED IRON PIN



TOPOGRAPHIC SUBDIVISION PLAN
JAY-MOR ENTERPRISES, INC.
 MAP 105; LOT 1
 10 WEST ROAD
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER OF RECORD:
 JCR REALTY TRUST
 CLAIRE M. MORGAN, TRUSTEE
 5 BOWMAN LANE
 PELHAM, NH 03076
 H.C.R.D. BK. 8536; PG. 156

APPLICANT:
 JAY-MOR ENTERPRISES, INC.
 PO BOX 195
 BRIDGE STREET
 PELHAM, NH 03076

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

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

APPROVED BY THE HUDSON, NH PLANNING BOARD
 DATE OF MEETING: _____
 SIGNATURE: _____ 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 ACHIEVES FINAL APPROVAL.



PETER S. SCHAUER, CERTIFIED WETLAND SCIENTIST #48, OF SCHAUER ENVIRONMENTAL CONSULTANTS, L.L.C. OF LODDON, NH, PERFORMED THE WETLAND MAPPING IN DECEMBER 19, 2012 ACCORDING TO THE TECHNICAL CRITERIA OF THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTERN AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

HYDROPHYTIC VEGETATION WAS IDENTIFIED USING THE NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, NEW HAMPSHIRE, PUBLISHED BY THE UNITED STATES FISH AND WILDLIFE SERVICE, MAY 1998.



THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN DECEMBER 2012 AND MARCH 2013 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY/TOWN WITHIN WHICH IT IS LOCATED WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS AN URBAN STANDARD SURVEY, (CATEGORY 1, CONDITION 1) AS DEFINED IN THE NEW HAMPSHIRE LAND SURVEYORS ASSOCIATION ETHICS AND STANDARDS.

DATE: APRIL 30, 2014
 PROJECT NO: 12-1126-1
 SCALE: 1" = 50'
 SHEET 2 OF 2

REVISIONS

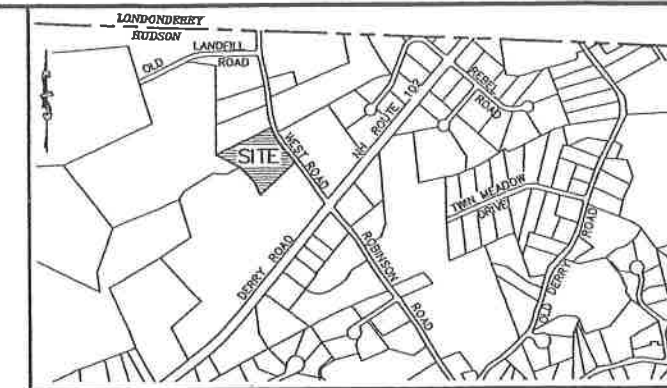
No.	DATE	DESCRIPTION	BY

REFERENCE PLANS:

- 1. "LAND OF GUERRETTE & DUCHARME, WEST ROAD, HUDSON, N.H.," SCALE: 1"=100', DATED JUNE 1983, PREPARED BY FRANK G. SPRAGUE H.C.R.D. PLAN NO. 15961.
2. "SUBDIVISION PLAN, PARCEL 41-3, TAX CODE: 5096, WEST ROAD, HUDSON, N.H.," SCALE: 1"=100', DATED MARCH 2, 1983, PREPARED BY GEORGE F. KELLER, INC. H.C.R.D. PLAN NO. 15594.
3. "PLAN OF LANDS, HENRY D. MOREY HEIRS, HUDSON, UTCHFIELD & LONDONDERRY, NEW HAMPSHIRE," SCALE: 1"=300', DATED DECEMBER 15, 1978. H.C.R.D. PLAN NO. 13925.
4. "SITE PLAN - MAP 41 / LOT 3-5, WEST ROAD, HUDSON, NEW HAMPSHIRE," SCALE: 1"=50', DATED APRIL 1984, PREPARED BY MAYNARD & PAQUETTE, INC. H.C.R.D. PLAN NO. 16600.
5. "SUBDIVISION PLAN OF LAND, RICHARD TATE & WILLIAM TATE, HUDSON, N.H.," SCALE: 1"=50', DATED AUGUST 9, 1983, PREPARED BY THOMAS F. MORAN, INC. H.C.R.D. PLAN NO. 15960.

NOTES (CONTINUED):

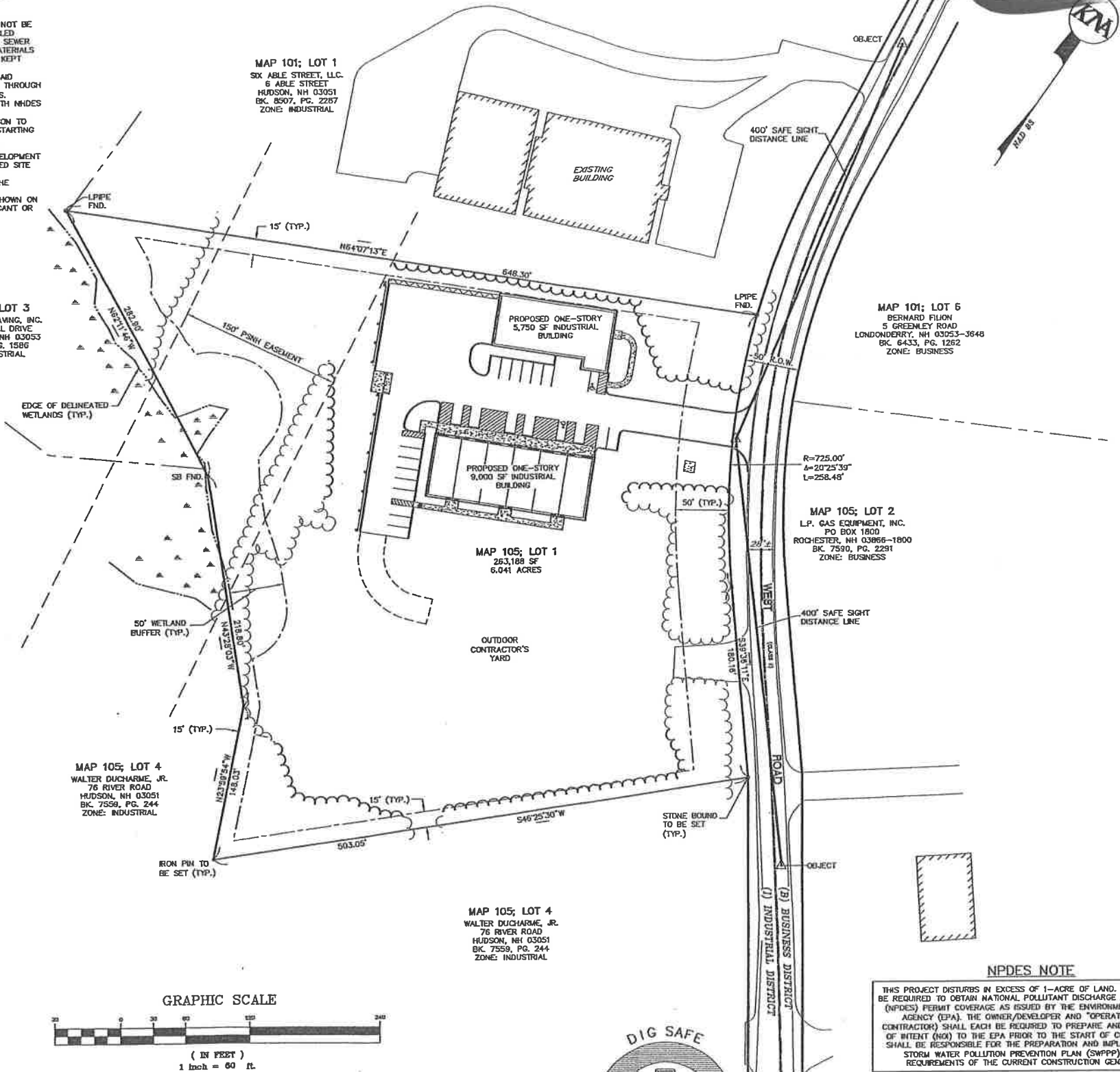
- 23. MATERIALS TO BE STORED IN THE OUTDOOR CONTRACTOR'S YARD SHALL INCLUDE, BUT NOT BE LIMITED TO: TOP SOIL, MULCH, SAND, GRAVEL, STONE & BOULDERS, SOLID FILL, RECYCLED CONCRETE, RECYCLED PAVEMENT, STUMPS, WOOD, CONCRETE STRUCTURES, DRAINAGE & SEWER PRODUCTS, AND OTHER MATERIALS OF THE LIKE. SMALL QUANTITIES OF REGULATED MATERIALS LIKE PETROLEUM PRODUCTS, FERTILIZER, SOLVENTS, AND CLEANING SUPPLIES SHALL BE KEPT UNDER COVER IN THE ON-SITE SHOP.
24. IF LOT DEVELOPMENT INVOLVES BLASTING AND/OR RAMMING OF BEDROCK MATERIALS, SAID ACTIVITIES SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 AM AND 5:00 PM MONDAY THROUGH FRIDAY ONLY. SAID BLASTING/RAMMING ACTIVITIES SHALL BE PROHIBITED ON WEEKENDS. ON-SITE DRAINAGE SYSTEM SHALL BE CONSTRUCTED AND MAINTAINED IN COMPLIANCE WITH NHDES REQUIREMENTS FOR SUCH SYSTEMS.
25. THE APPLICANT'S ENGINEER AND/OR CONTRACTOR SHALL CONTACT THE TOWN OF HUDSON TO SCHEDULE A PRE-CONSTRUCTION MEETING, WHICH WILL BE HELD WITH STAFF PRIOR TO STARTING CONSTRUCTION.
26. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, AN I.L.E. CERTIFIED "AS-BUILT" SITE PLAN SHALL BE PROVIDED TO THE TOWN OF HUDSON COMMUNITY DEVELOPMENT DEPARTMENT CONFIRMING THAT THE SITE CONFORMS TO THE PLANNING BOARD APPROVED SITE PLAN.
27. A COST ALLOCATION PROCEDURE (CAP) AMOUNT OF \$... SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
28. ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN-OF-RECORD, INCLUDING NOTES 1-29 SHOWN ON THIS SHEET, SHALL BE COMPLETED IN THEIR ENTIRETY AT THE EXPENSE OF THE APPLICANT OR HIS ASSIGNS.



VICINITY PLAN SCALE: 1" = 1,000'

NOTES:

- 1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED LAYOUT OF A 5,750 SF INDUSTRIAL BUILDING, A 9,000 SF INDUSTRIAL BUILDING, AND AN OUTDOOR CONTRACTOR'S YARD WITH ASSOCIATED SITE APPURTENANCES ON THE TOWN OF HUDSON TAX MAP 105; LOT 1.
2. PRESENT OWNER OF RECORD: JCR REALTY TRUST, CLAIRE M. MORGAN, TRUSTEE, 5 BOWMAN LANE, PELHAM, NH 03076, BK. 8536, PG. 156.
3. THE SUBJECT PREMISES IS LOCATED WITHIN THE INDUSTRIAL ZONING DISTRICT (I). MINIMUM DIMENSIONAL REQUIREMENTS AREA AS FOLLOWS:
- MINIMUM LOT AREA: 30,000 SF (WITH TOWN WATER AND SEWER)
- MINIMUM LOT FRONTAGE: 43,560 SF (WITHOUT TOWN WATER AND SEWER)
- BUILDING SETBACKS: 50 FEET FRONT, 15 FEET REAR.
4. MAP 105; LOT 1 INDICATES THE TOWN OF HUDSON TAX ASSESSORS MAP AND LOT NUMBER.
5. TOTAL AREA OF THE PARCEL IS 263,188 SF, OR 6.041 ACRES.
6. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED IN DECEMBER 2012 AND MARCH 2013.
7. WETLAND MAPPING WAS PERFORMED BY PETER S. SCHAUER OF SCHAUER ENVIRONMENTAL CONSULTANTS, LLC. IN DECEMBER 19, 2012.
8. EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HUDSON, NEW HAMPSHIRE COUNTY, MAP NUMBER 330100500D, PANEL 50H, EFFECTIVE DATE SEPTEMBER 25, 2009) INDICATES THE SUBJECT PREMISES IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
9. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN PRIOR TO ANY EXCAVATION ON-SITE. THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 1-888-344-7233.
10. SITE IS SERVICED BY ON-SITE WELL AND ON-SITE PRIVATE SEPTIC.
11. PARKING:
REQUIRED: 1 SPACE/600 SF INDUSTRIAL SPACES REQUIRED = 14,750/600 = 24.58 SPACES
TOTAL SPACES REQUIRED = 25 SPACES
PROVIDED: 25 SPACES PROPOSED (INCLUDES 2 HANDICAP SPACES)
12. LOADING:
REQUIRED: 1 SPACE FOR FIRST 5,000 SF + 1 SPACE FOR EACH ADDITIONAL 10,000 SF (14,750 SF - 5,000 = 9,750 SF) + (9,750/10,000 = 0.975 SPACES) = 2 SPACES REQUIRED
PROVIDED: 2 SPACES PROPOSED
13. OPEN SPACES:
REQUIRED: 35%
PROVIDED: 81.2%
14. SITE LIGHTING SHALL BE AS SHOWN ON THE PLAN, DIRECTED ONTO SITE, AND SHALL CONFORM WITH ALL APPLICABLE TOWN OF HUDSON ZONING REGULATIONS.
15. ALL SIGNS ARE SUBJECT TO APPROVAL BY THE HUDSON PLANNING BOARD PRIOR TO INSTALLATION THERE OF.
16. SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE II OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION AND GRADE.
17. IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN IN ANYWAY WHATSOEVER, OR CONVERT OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE TOWN OF HUDSON PLANNING BOARD.
18. TRASH PICK-UP SHALL NOT OCCUR EARLIER THAN 7:00 AM NOR LATER THAN 7:00 PM, MONDAY THROUGH FRIDAY ONLY.
19. EXTERIOR CONSTRUCTION ACTIVITIES ON THE SITE DURING DEVELOPMENT SHALL BE LIMITED TO BETWEEN 7:00 AM AND 7:00 PM MONDAY THROUGH SATURDAY. NO CONSTRUCTION ACTIVITIES SHALL OCCUR ON SUNDAYS.
20. REQUIRED STATE PERMITS FOR CONSTRUCTION:
NHDES ALTERATION OF TERRAIN PERMIT STATUS: PENDING
NHDES SUBSURFACE SYSTEM PERMIT STATUS: PENDING
21. WAIVERS REQUESTED:
HTC 275-9(B) - TRAFFIC STUDY
HTC 275-9(C) - NOISE STUDY
HTC 275-9(D) - FISCAL/ENVIRONMENTAL IMPACT STUDY
22. FLOWED SNOW FROM THE FACILITIES, DRIVEWAY, PARKING LOTS AND SIDEWALK SHALL BE STORED IN THE DESIGNATED AREAS SHOWN IN THIS PLAN SET. WHEN THE SNOW STORAGE AREAS ARE AT CAPACITY, SUBSEQUENT SNOW SHALL BE HAULED OFF-SITE AND DISPOSED OF IN AN ENVIRONMENTALLY SOUND FASHION AND IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.



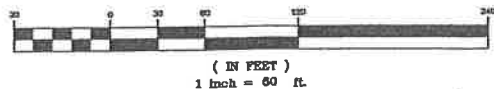
LEGEND

- STONE BOUND FOUND
IRON PIN FOUND
ASUTTER LINE
PROPERTY LINE
WETLAND
TREELINE
RETAINING WALL
EDGE OF PAVEMENT
BUILDING SETBACK
EASEMENT
ZONE LINE
PROPOSED EDGE OF PAVEMENT
PROPOSED BITUMINOUS CURB
PROPOSED GRAVEL
PROPOSED GUARDRAIL

OWNER OF MAP 105; LOT 1

SIGNATURE: [Signature]
DATE:

GRAPHIC SCALE



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

APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING:
SIGNATURE:
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 ACHIEVES FINAL APPROVAL.



PETER S. SCHAUER, CERTIFIED WETLAND SCIENTIST (MS. OF SCHAUER ENVIRONMENTAL CONSULTANTS, L.L.C. OF HUDSON, NH PERFORMED THE WETLAND MAPPING IN DECEMBER 19, 2012 ACCORDING TO THE TECHNICAL CRITERIA OF THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS. HYDROPHYIC VEGETATION WAS IDENTIFIED USING THE NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, NEW HAMPSHIRE, PUBLISHED BY THE UNITED STATES FISH AND WILDLIFE SERVICE, MAY 1998.



NPDES NOTE

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

THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN DECEMBER 2012 AND MARCH 2013 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY/TOWN WITHIN WHICH IT IS LOCATED WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS AN URBAN STANDARD SURVEY. (CATEGORY 1, CONDITION 1) AS DEFINED IN THE NEW HAMPSHIRE LAND SURVEYORS ASSOCIATION ETHICS AND STANDARDS.

8/5/13
DATE

MASTER PLAN
JAY-MOR ENTERPRISES, INC.
MAP 105; LOT 1
10 WEST ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
JCR REALTY TRUST
CLAIRE M. MORGAN, TRUSTEE
5 BOWMAN LANE
PELHAM, NH 03076
H.C.R.D. BK. 8536; PG. 156

APPLICANT:
JAY-MOR ENTERPRISES, INC.
PO BOX 195
BRIDGE STREET
PELHAM, NH 03076

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 20, Bedford, NH 03110 Phone (603) 827-2881



Table with 4 columns: No., DATE, DESCRIPTION, BY. Includes a REVISIONS section and project details like DATE: MAY 13, 2013, SCALE: 1" = 60', PROJECT NO: 12-1126-1, SHEET 1 OF 14.