

XIV. NEW BUSINESS/PUBLIC HEARINGS

XV. OTHER BUSINESS

Discussion on proposed Charrette projects.

XVI. ADJOURNMENT

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

The public is invited to attend.

John M. Cashell
Town Planner

POSTED: Town Hall, Library, Post Office – 09-13-13

Wall Street Acceptance

STAFF REPORT

September 25, 2013

SITE: Wall Street, off Constitution Drive.

ZONING: I

PURPOSE FOR PETITION: for the Planning Board to consider forwarding a favorable recommendation to the Board of Selectmen, relative to the acceptance of that portion of Wall Street bordering "Lot 18-9" and "Lot 18-10" as shown and described on the attached Plan entitled: Map 26 Lot 18, Subdivision Plan – Unicorn Industrial Park II Constitution Drive, Hudson, N.H., prepared by Edward N. Herbert Assoc. Inc., dated July 7, 1999 and referenced here on Sheet 2 of 9 of said plan set.

ATTACHMENTS:

- 1) Memo from Patrick Colburn, P.E., Town Eng., re: memo dated Aug. 29, 2013 to John Cashell, Town Planner - Attachment "A".
- 2) Application for Acceptance of a Dedicated Road as a Town Road, dated Aug. 29, 2013 – "B".
- 3) Memoranda from Fire, Police and Highway departments, relative to each recommending acceptance of said portion of Wall St. "C".

ISSUES OUTSTANDING: N/A

RECOMMENDATION: Staff recommends for the board to vote to forward a favorable recommendation to the Board of Selectmen, relative to the acceptance of the above-cited portion of Wall Street as a public street. NOTE: At the BOS request, Atty. Buckley and Patrick Colburn are working on determining the status of the sewer and water lines already installed within the subject portion of Wall St. That is, whether these utilities are publically or privately owned and who controls their use. It is expected that in time for the meeting this issue will be resolved and the information disseminated to the board.

DRAFT MOTION:

I move to forward a favorable recommendation to the Board of Selectmen, relative to the acceptance as a public street that portion of Wall St. bordering "Lot 18-9 and Lot 18-10, as shown and described on the Plan entitled:

Map 26 Lot 18, Subdivision Plan – Unicorn Industrial Park II Constitution Drive, Hudson, N.H., prepared by Edward N. Herbert Assoc. Inc., dated July 7, 1999 and referenced here on Sheet 2 of 9 of said plan set.

NOTE: the above action was taken in accordance with the favorable written recommendations by the Town Engineer, Patrick Colburn, together with the Police Chief, Jason Lavoie, Deputy Fire Chief, Rob Buxton and Road Agent, Kevin Burns (see their recommendations in file).

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



TOWN OF HUDSON

Engineering Department


MA



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

INTEROFFICE MEMORANDUM

TO: John Cashell, Town Planner
Planning Board

FROM: Patrick Colburn, Town Engineer 

DATE: August 29, 2013

RE: Street Acceptance
600-feet of Wall Street

On June 25, 2013, the Board of Selectmen instructed the Road Agent and the Highway Department to complete construction of approximately 600-feet of Wall Street, to a level satisfactory for street acceptance. On August 27, 2013, the Engineering Department received a memo from the Road Agent advising that the work had been completed. I have completed and am attaching the Application for Acceptance of a Dedicated Road as a Town Road on behalf of the Town of Hudson. I am also attaching favorable memos from the Road Agent, Fire Department, and Police Department. Lastly, I have included a copy of the recorded subdivision plat, dedicating this portion of Wall Street as a “public way.”

Given the information provided, I support the acceptance of this portion of Wall Street. I am asking that the Planning Board review the attached materials and make recommendation to the Board of Selectmen for the same.

'B'

APPLICATION FOR ACCEPTANCE OF A DEDICATED ROAD AS A TOWN ROAD

DATE: AUGUST 29, 2013

NAME OF ROAD: WALL STREET

NAME OF APPLICATION/AGENT: TOWN OF HUDSON - HIGHWAY DEPT.

ADDRESS: 2 CONSTITUTION DRIVE
HUDSON, NH 03051

TELEPHONE: (603) 886-6018

COMPLETED APPLICATION FORM TO INCLUDE:

LOCATION OF ROAD: Attach three (3) copies of the approved subdivision plan and indicate the length of road for which acceptance is being requested.

LENGTH OF ROAD: 600 Feet. +/-

STATEMENT OF DEDICATION: H.C.R.D. Plan Number: 30872
H.C.R.D. Book and Page Number, which reference deed or other instrument dedication road to public use: _____

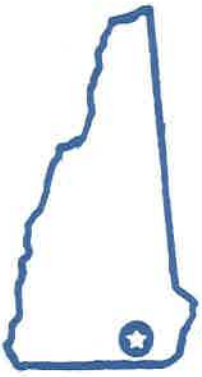
Attach three (3) copies of deed or other instrument.

STATEMENT OF APPLICANTS' INTEREST IN HAVING ROAD ACCEPTED:

BOS ACTION ON 6/25/13 AUTHORIZING ROAD AGENT TO
DO THE WORK NECESSARY TO COMPLETE WALL STREET TO
AN ACCEPTABLE LEVEL.

FEE (\$50.00): PAID; YES N/A NO _____ (TOWN PROJECT)

RECEIPT NO. _____ RECEIVED BY: _____



TOWN OF HUDSON

Highway Department

✓
C
✓

2 Constitution Drive Hudson, New Hampshire 03051 603/886-6018 Fax 603/594-1143



To: Patrick Colburn, Town Engineer

From: Kevin Burns, Road Agent *KB*

Date: August 27, 2013

Re: Wall Street Acceptance as a Town Road

The Highway Department was instructed by the Board of Selectmen to complete the construction of a section of Wall Street so it could be accepted as a public way. Please be advised that the work has been completed. As Road Agent, I am recommending that Wall Street be accepted from the intersection of Constitution Drive, 586 feet (+/-) north and west to the newly installed gate at the dead end.

I have asked the Police and Fire Departments for their recommendation as well. The Fire Department has already reviewed and recommended acceptance.

Please let me know if you have any questions or concerns.

Cont.



TOWN OF HUDSON

Fire Department

39 Ferry Street, Hudson, New Hampshire 03051



Emergency 911
Business 603-886-6021
Fax 603-594-1164

Shawn P. Murray
Chief of Department

TO: Patrick Colburn
Town Engineer

FR: Robert M. Buxton
Deputy Fire Chief

DT: August 26, 2013

RE: Wall Street

The Fire Department has reviewed the extension of Wall Street and finds no outstanding issues.

Should you have any further questions please feel free to contact me.

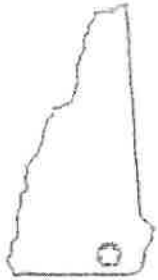
CC: Chief Officers
Town Planner
Road Agent
Permit Technician

v C cont.

TOWN OF HUDSON

Police Department

Partners with the Community



1 Constitution Drive, Hudson, New Hampshire 03051
Voice/TTY (603) 886-6011/Crime Line (603) 594-1150/Fax (603) 886-0605

*Jason J. Lavoie
Chief of Police*

*Captain William M. Avery, Jr.
Operations Bureau*

*Captain Robert M. Tousignant
Administrative Bureau*

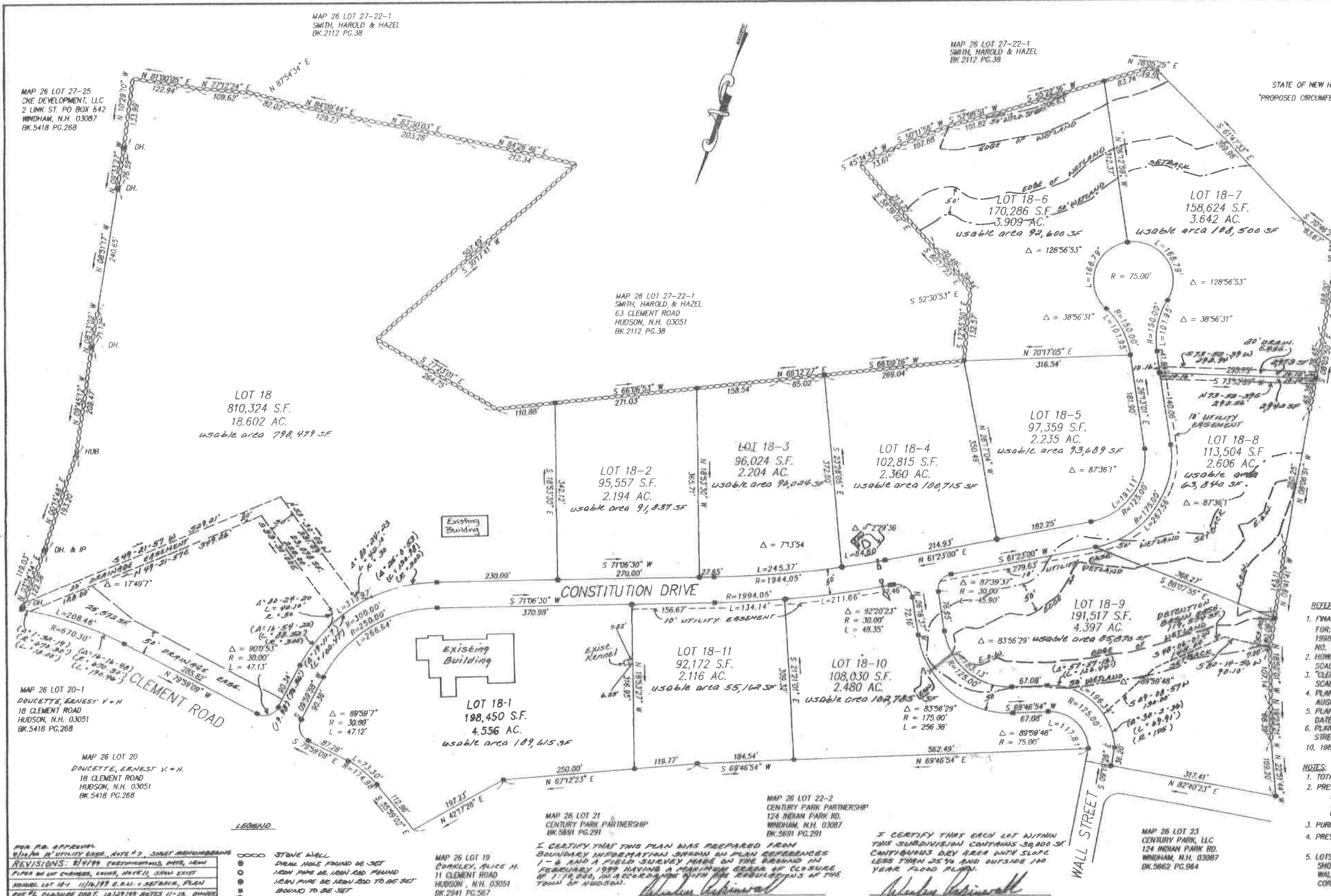
To: Patrick Colburn, Town Engineer
From: Jason Lavoie, Chief of Police
Date: 4 September 13
RE: Wall Street Extension

The police department has reviewed the extension of Wall Street and has no issues with it.

Should you have any questions regarding this, please feel free to contact me



A NATIONALLY ACCREDITED LAW ENFORCEMENT AGENCY



- STATE OF NEW HAMPSHIRE
PROPOSED CIRCUMFERENTIAL HIGHWAY
- NOTES CONTINUED:
- IRON PINS TO BE SET AT ALL LOT CORNERS AND STONE BOUNDS TO BE SET AT ALL POINTS OF TANGENCY AND CURVATURE ALONG THE ROAD BY A LICENSED LAND SURVEYOR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 - WAIVERS REQUESTED: MISS MAPING - HTC 289-268 (12) FISCAL IMPACT STATEMENT - HTC 289-43 (2) ENVIRONMENTAL IMPACT STUDY - HTC 289-43 (2) TRAFFIC STUDY - HTC 289-43 (7) CUL DE SAC LENGTH - HTC 289-18 (2) WAIVERS REQUESTED ABOVE WERE GRANTED: JANUARY 12, 2000.
 - THIS SITE IS NOT LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD BOUNDARY AS DETERMINED FROM THE TOWN OF HUDSON, N.H. FLOOD INSURANCE STUDY, COMMUNITY PANEL NO. 330092-00058 DATED: FEB, 1978
 - THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE MAP 26 LOT 18 INTO 12 INDUSTRIAL LOTS, LOTS 18-1, 18-2 THROUGH 18-11.
 - APPROVAL OF THIS PLAN IS SUBJECT TO COMPLIANCE OF ALL FIRE DEPARTMENT REQUIREMENTS AS OBTAINED IN LETTER TO TOWNY MUNICIPAL, DATED: JULY 20, 1999.
- MAP 26 LOT 24-7
CENTURY PARK, LLC
124 INDIAN PARK RD.
HUDSON, N.H. 03087
BK.5662 PG.964
- DEVELOPMENT AGREEMENT DATED IS ON FILE WITH THE TOWN OF HUDSON AND IS RECORDED AT THE HCRD.
 - BEFORE RECORDING THIS SITE PLAN, A COPY OF THE PLAN SHALL BE PROVIDED IN ELECTRONIC FORM ACCEPTABLE TO THE TOWN.
 - ALL UTILITIES TO BE INSTALLED UNDERGROUND.

- REFERENCE PLANS
- FINAL SUBDIVISION PLAN, UNICORN INDUSTRIAL PARK, HUDSON, N.H. PREPARED FOR: LAMBERT & RICHARDSON; DATED: JANUARY 8, 1986; REVISED THRU JUNE 26, 1986; SCALE: 1"=100'; PREPARED BY CUOCO & CORNER; RECORDED HCRD PLAN NO. 22383
 - HOWARD RESEARCH & INDUSTRIAL PARK, PLAN OF LAND IN HUDSON NEW HAMPSHIRE. SCALE: 1"=100'; DATED JULY 15, 1975; RECORDED PLAN H.C.R.D. NO. 8682
 - CLEMENT INDUSTRIAL PARK OF HUDSON, "ROUTE 111" HUDSON, NEW HAMPSHIRE. SCALE: 1"=200', DATED SEPTEMBER 3, 1969; RECORDED PLAN H.C.R.D. NO. 4321
 - PLAN OF LAND OF HARRY E. CLEMENT, HUDSON, N.H., SCALE 1"=200', DATED AUGUST 1967; RECORDED PLAN H.C.R.D. NO. 3616.
 - PLAN OF LAND OWNED BY CLEMENT INDUSTRIAL PARK, HUDSON, N.H. SCALE 1"=200' DATED SEPTEMBER, 1973; RECORDED PLAN H.C.R.D. NO. 6932.
 - PLAN AND PROFILE, SHEETS 2-6 OF 11, OF GEMINI DRIVE, CAPRICORN DRIVE, WALL STREET, AND CROSS COUNTRY SEWER, DATED JANUARY 8, 1986; REVISED FEBRUARY 10, 1986 & MAY 31, 1986 BY CUOCO & CORNER

- NOTES:
- TOTAL SITE AREA: 2,398,194 SQ. FT. / 54.87 ACRES
 - PRESENT ZONING: INDUSTRIAL
MIN. BUILDING SETBACKS: 50' FRONT, 15' SIDE & REAR
MIN. AREA: 30,000 SQ. FT.
MIN. LOT FRONTAGE: 150'
 - PURPOSE OF PLAN: TO SUBDIVIDE 12 NEW LOTS
 - PRESENT OWNER: TOWN OF HUDSON
12 SCHOOL STREET HUDSON, N.H.
 - LOTS TO BE SERVICED BY EXISTING PUBLIC SEWER & WATER. SEWER AND WATER LINES SHOWN ARE PER PLAN AND PROFILE SHEETS FOR GEMINI DRIVE, CAPRICORN DRIVE, WALL STREET, AND CROSS COUNTRY SEWER, DATED JANUARY 8, 1986 BY CUOCO & CORNER, ACCEPTED, AND ON FILE WITH THE TOWN OF HUDSON.

APPROVED BY THE HUDSON PLANNING BOARD

DATE OF MEETING: 2/23/00

Signature: *[Signature]* SIGNATURE DATE: 11/27/00

Signature: *[Signature]* SIGNATURE DATE: 11/29/00

SECRETARY

SUBDIVISIONS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING UNTIL 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 N.H. RSA 674:39.

OWNER'S ACKNOWLEDGMENT

Signature: *[Signature]*

DATE: 07/29/2000

I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN IN PLAN REFERENCES 1 - 6 AND A FIELD SURVEY MADE ON THE DRAWING IN FEBRUARY 1999 HAVING A MONUMENTAL GRADE OF ELEVATION OF 112.000, IN ACCORDANCE WITH THE REGULATIONS OF THE TOWN OF HUDSON.

Signature: *[Signature]*

FILE: (UNICORN.DWG)

DRAWER OF RECORD:
TOWN OF HUDSON
12 SCHOOL ST.
HUDSON, NH 03087

DEVELOPER:
ERIC NICKERSON
2 LINK ST.
WINDHAM, NH. 03087

Signature: *[Signature]*

Signature: *[Signature]*

1" = 100' (IN FEET)

MAP 26 LOT 18
SUBDIVISION PLAN-UNICORN INDUSTRIAL PARK II
CONSTITUTION DRIVE
HUDSON, N.H.

JULY 7, 1999

EDWARD N. HERBERT ASSOC. INC.
LAND SURVEYING - CIVIL ENGINEERING
1 FROST ROAD WINDHAM, NH 03087 (603) 423-2663

SHEET 2 OF 9

Derry Street Retail

STAFF REPORT

September 25, 2013

SITE: 66 & 68 Derry Street --Map 165/Lots 145 & 146 -- ZI# 02-13

ZONING: B

PURPOSE OF PLAN: to show proposed wetland and wetland buffer impacts for one of the two proposed retail buildings and associated parking, relative to the re-development of 66 & 68 Derry Street. The permanent wetland impact is 2,636 sf, and the permanent buffer impact is 20,670 sq. ft.

PLAN UNDER REVIEW ENTITLED: Wetland Buffer Impact Plan - Derry Street Retail - Map 165; Lots 145 & 146, 66 & 68 Derry Street, Hudson, New Hampshire, prepared by Keach-Nordstrom Associates, Inc., dated: Aug. 28, 2013 (no revisions), consisting of Sheet 1 of 1 and Notes 1 – 10. Said Plan attached herewith.

ATTACHMENTS:

- 1) The ZBA Input Only Application, date stamped 09/10/2013 – Attachment “A”.
- 2) Motion to recommend Wetlands Special Exception from the Conservation Commission, dated Sept. 9, 2013 – “B”.

REQUESTED WAIVERS: N/A -- ZBA Input Only.

OUTSTANDING ISSUES: As shown on the attached Plan, the proposed permanent wetland impact of 2,636 sf, and permanent buffer impact of 20,670 sq. ft. are associated with the singular wetland located at the southwest corner of the development site. Action taken by the Town of Hudson Conservation Commission on this matter is attached for board reference – see attachment “B”. The Con-Com finding is that post development conditions for the subject wetland will be improved compared to existing conditions. The Con-Com’s explanation for this finding includes implementation of the terms and conditions included in their recommendation, especially condition #3, which calls for the installation of an oil trap in the existing storm water manhole associated with the car wash parking lot. Note: said parking lot encroaches over the property line of the subject development site.

RECOMMENDATION: For this ZBA Input Only Review, staff recommends application acceptance and for the board to conduct the requisite public hearing. After which, the board may want to consider taking action on this application in accordance with the below DRAFT MOTION. Please note, as always, ZBA Input Review only involves review of the proposed wetland impacts issues at-hand and whether or not the board determines the proposed wetland impacts are appropriate, relative to the site’s proposed development. That is, if the applicant is requesting a reasonable degree of relief from the wetlands protection statutes. In this particular case, as cited and explained by the Conservation Commission in its attached Motion to Recommend Wetlands Special exception (“B”) it appears that the proposed wetland impacts will actually enhance the environmental condition/situation of the subject wetland body. As such, the proposed wetland and buffer impacts will actually benefit the subject locus.

APPLICATION TRACKING:

- Application submitted on 09/10/2013.
- ZBA Input by Planning Board scheduled hearing 09/25/2013.

DRAFT MOTIONS:

I move to accept the ZBA Input Only Application for 66 & 68 Derry Street --Map 165/Lots 145 & 146.

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

I move to forward correspondence to the ZBA, citing that the Planning Board concurs with the Conservation Commission's attached recommendation, with its stipulations and findings, relative to the Wetland Special Exception Permit application, calling for a proposed permanent wetland impact of 2,636 sf, and the permanent buffer impact is 20,670 sq. ft. Said impacts are depicted on the attached Plan entitled: Wetland Buffer Impact Plan - Derry Street Retail - Map 165; Lots 145 & 146, 66 & 68 Derry Street, Hudson, New Hampshire, prepared by Keach-Nordstrom Associates, Inc., dated: Aug. 28, 2013 (no revisions), consisting of Sheet 1 of 1 and Notes 1 – 10. Said Plan attached herewith.

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

16
A



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

Date of Application: Sept. 10, 2013 Tax Map # 165 Lot # 145 & 146

Name of Project: Derry Street Retail

Zoning District: _____ General Zoning ID# Z1 # 02-13
(For Office Use) (For Office Use)

ZBA Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Shawn B. Hogan

Clark, Geer, Latham & Assoc., Inc.

Address: 4729 Musselshell Drive

3901 Springhill Ave.

Address: New Port Richey, FL 34655

Mobile, AL 36608

Telephone # _____

Fax # _____

Email: _____

PROJECT ENGINEER

Name: Reach-Nordstrom Assoc., Inc. Telephone # 603-627-2881

Address: 10 Commerce Park No., 3 Fax # _____

Address: Bedford, NE 03110 Email: _____

PURPOSE OF PLAN:

Wetland and Buffer Impact for the proposed building and associated parking, and fill slopes with the re-development of 66 & 68 Derry Street. The permanent wetland impact is 2,636sf, and the permanent buffer impact is 20,670sf.

(For Office Use)

Plan Routing Date: _____ Plan Date: _____

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

_____ Title: _____ Date: _____

(Initials)

Department:

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

_____ Highway _____ Consultant Review _____ Fees Paid

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

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

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

Signature of Owner:  For Shawn Hogan

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

Signature of Developer:  For Chuck Gera: CAPRON

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

Technical Review Signature: _____

Planner Approval Signature: 

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

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

"B"

Motion to Recommend Wetlands Special Exception

Date: September 9, 2013

Case: Clark, Greer, Latham & Assoc., Inc.
66 and 68 Derry Street
Map 165 Lots 145 & 146

Description of Work to be performed: Proposed wetland and buffer impacts resulting in permanent wetland impact of 2,636 SF and buffer impact of 20,670 SF as indicated on the Wetland Buffer Impact Plan: Derry Street Retail, dated August 28, 2013.

Members Present: J. Battis, R. Brownrigg, K. Dickinson, P. Nappo
Members Stepping Down: None
Alternates Seated: None

Motion to Recommend:

With Stipulations:

1. Construction and restoration shall comply with: *BEST MANAGEMENT PRACTICES TO CONTROL NON-POINT SOURCE POLLUTION: A GUIDE FOR CITIZENS AND TOWN OFFICIALS* (NH Dept of Environmental Services – Current Issue.)
2. During construction and restoration erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer.
3. An oil trap shall be installed in the existing catch basin at the northwest edge of the carwash parking lot, on the applicant's property, and improvements shall be made to the existing curbing in this area to prevent storm water overtopping of the curbing and directly entering the wetland.
4. During clearing for construction in the buffer area proper methods for the clearing and disposal of invasive species (knotweed) shall be used to the satisfaction of the Town Engineer.

It is understood that the proposed site plan will also require a use variance to permit the construction of the parking areas and structures in the Wetland Conservation District. By recommending this Wetland Special Exception, the Conservation Commission has considered the proposed uses and recommends the approval by the ZBA of the required use variance.

Motion By: K. Dickinson

Second By: R. Brownrigg

Vote: Favorable 4 Unfavorable 0 Abstain 0

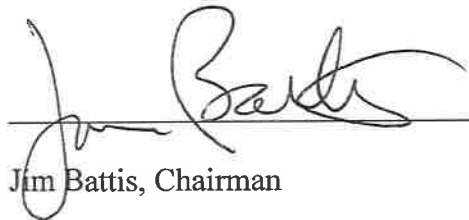
Summary of Discussion:

Supporting: All post-construction storm water from the site will be collected and treated before entering the wetland, replicating and likely improving on, the effectiveness of the impacted wetland and buffer area. Due to the intense development in this general area and the isolated nature of the wetland, the wetland and buffer area provides minimal wildlife habitat. As part of the project, the quality of off-site storm water flowing into the wetland will also be improved. The proposed design is proper and appropriate.

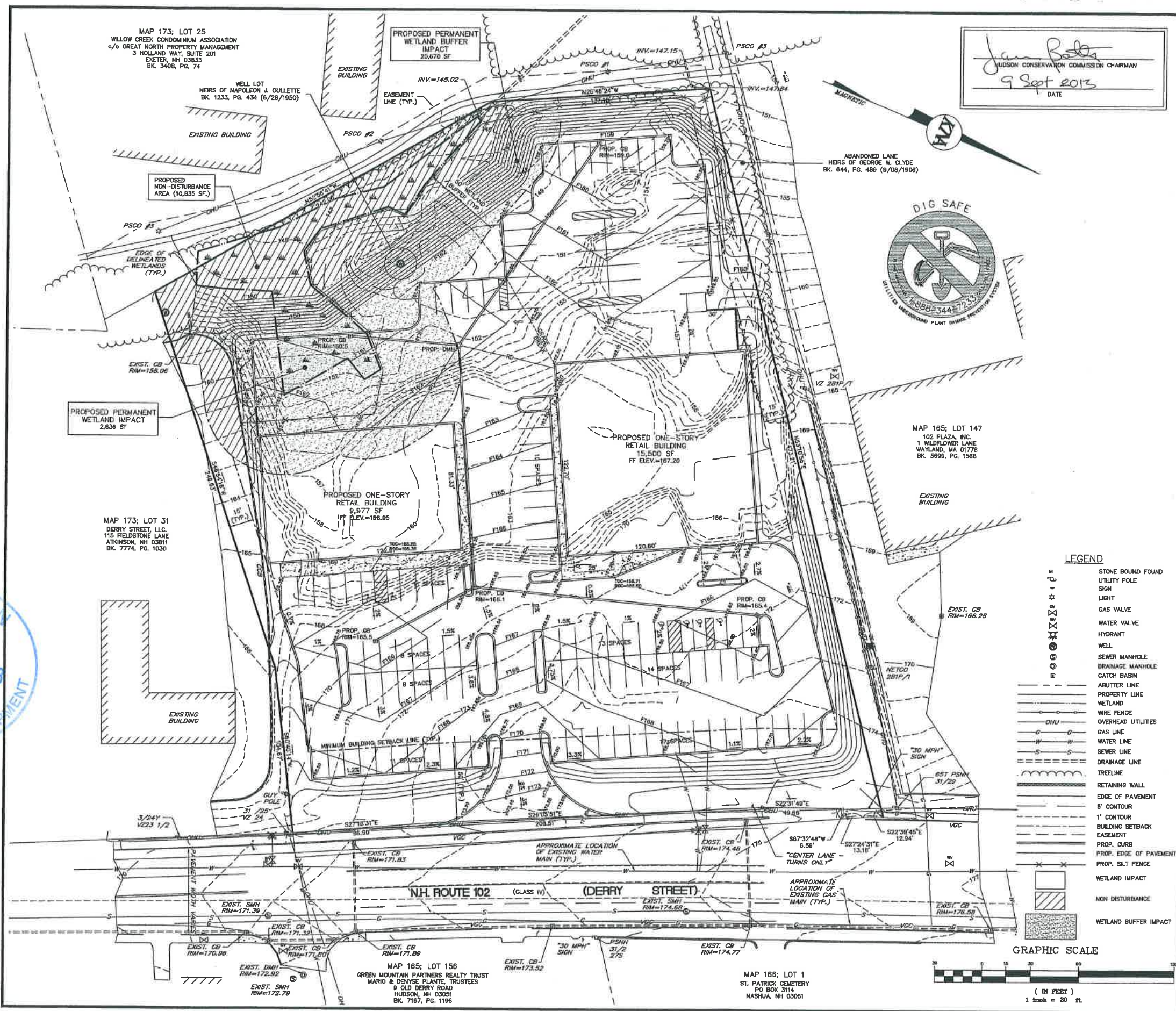
Dissenting: None

This motion is based on the plan(s) submitted by the applicant. Additional impacts that result from the relocation of impervious surfaces or structures have not been addressed. It is recommended that if such changes are made the plan be returned to the Conservation Commission for further review.

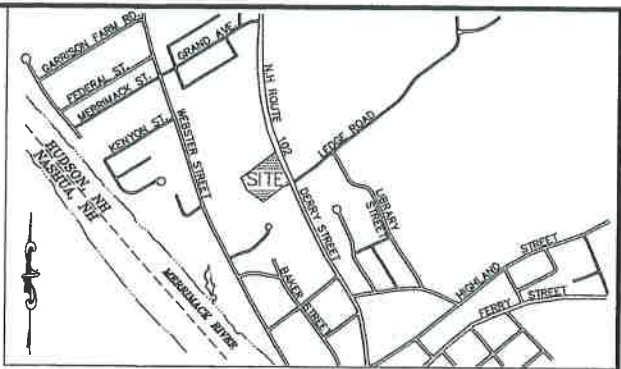
Approved



Jim Battis, Chairman



Jan Bels
 HUDSON CONSERVATION COMMISSION CHAIRMAN
 9 Sept 2013
 DATE



VICINITY MAP
 SCALE: 1" = 1,000'

- NOTES:**
- THE PURPOSE OF THE PLAN IS TO SHOW THE 2,636 SF WETLAND IMPACT AND 20,670 SF WETLAND BUFFER IMPACT REQUIRED FOR THE DEVELOPMENT OF A PROPOSED 9,977 SF AND 15,500 SF RETAIL BUILDINGS WITH ASSOCIATED SITE APPURTENANCES ALONG WITH WETLAND BUFFER IMPACTS ON TOWN OF HUDSON TAX MAP 165; LOTS 145 AND 146.
 - REFERENCE THIS PARCEL AS TOWN OF HUDSON TAX MAP 165; LOTS 145 AND 146.
 - SITE IS SERVICED BY MUNICIPAL WATER AND SEWER.
 - TOTAL SITE AREA = 153,222 SF, OR 3.517 ACRES.
 - PRESENT ZONING: BUSINESS (B)
 MINIMUM LOT REQUIREMENTS:
 - LOT AREA 30,000 SF WITH WATER AND SEWER
 - LOT AREA 43,560 SF WITHOUT WATER AND SEWER
 - LOT FRONTAGE 150 FT ARTERIAL/COLLECTOR
 - LOT FRONTAGE 150 FT LOCAL ROAD WITH WATER AND SEWER
 MINIMUM BUILDING SETBACKS: (LOCAL, COLLECTOR, AND ARTERIAL ROADWAYS)
 - FRONT 50 FT
 - SIDE 15 FT
 - REAR 15 FT
 - PARKING CALCULATION:
 REQUIRED: 1 SPACE/200 SF = 25,805 SF/200 = 129 SPACES REQUIRED
 PROVIDED: 115 SPACES (INCLUDING 6 HANDICAP SPACES)
 - TOTAL WETLAND BUFFER IMPACT = 16,462 SF
 - EXISTING WETLAND FLAGGING VERIFIED BY LUKE HURLEY OF GOVE ENVIRONMENTAL SERVICES, INC. ON MAY 28, 2013.
 - BOUNDARY AND EXISTING CONDITIONS INFORMATION PROVIDED BY CLARK, GEER, LATHAM AND ASSOCIATES, INC.
 - PRESENT OWNERS OF RECORD:

MAP 165; LOT 145 SHAWN B. HOGAN 4729 MUSSELSHELL DRIVE NEW PORT RICHEY, FL 34655 H.C.R.D. BK. 7662, PG. 1313	MAP 165; LOT 146 SHAWN B. HOGAN 4729 MUSSELSHELL DRIVE NEW PORT RICHEY, FL 34655 H.C.R.D. BK. 2422, PG. 572
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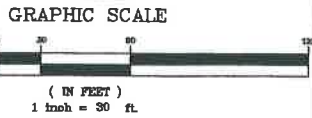
NPDES NOTE

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 IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1)

WETLAND DELINEATION PREPARED BY:
 LUKE HURLEY
 CERTIFIED WETLAND SCIENTIST (#232) _____ DATE _____

- LEGEND**
- STONE BOUND FOUND
 - UTILITY POLE
 - SIGN
 - LIGHT
 - GAS VALVE
 - WATER VALVE
 - HYDRANT
 - WELL
 - SEWER MANHOLE
 - DRAINAGE MANHOLE
 - CATCH BASIN
 - ASUTTER LINE
 - PROPERTY LINE
 - WETLAND
 - WIRE FENCE
 - OVERHEAD UTILITIES
 - GAS LINE
 - WATER LINE
 - SEWER LINE
 - DRAINAGE LINE
 - TREELINE
 - RETAINING WALL
 - EDGE OF PAVEMENT
 - 5' CONTOUR
 - 1' CONTOUR
 - BUILDING SETBACK
 - EASEMENT
 - PROP. CURB
 - PROP. EDGE OF PAVEMENT
 - PROP. SILT FENCE
 - WETLAND IMPACT
 - NON DISTURBANCE
 - WETLAND BUFFER IMPACT



WETLAND BUFFER IMPACT PLAN
DERRY STREET RETAIL
 MAP 165; LOTS 145 & 146
 66 & 68 DERRY STREET
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER OF RECORD:
 SHAWN B. HOGAN
 4729 MUSSELSHELL DRIVE
 NEW PORT RICHEY, FL 34655

APPLICANT:
 CLARK, GEER, LATHAM & ASSOC., INC.
 3901 SPRINGHILL AVENUE
 MOBILE, AL 36608

KM KNACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 88, Bedford, NH 03110 Phone (603) 687-8881

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: AUGUST 28, 2013 SCALE: 1" = 30'
 PROJECT NO: 13-0509-2 SHEET 1 OF 1

MAP 173; LOT 25
 WILLOW CREEK CONDOMINIUM ASSOCIATION
 c/o GREAT NORTH PROPERTY MANAGEMENT
 J HOLLAND WAY, SUITE 201
 EXETER, NH 03833
 BK. 3408, PG. 74

WELL LOT
 HERS OF NAPOLEON J. OULLETTE
 BK. 1233, PG. 434 (6/28/1950)

PROPOSED NON-DISTURBANCE
 AREA (10,835 SF.)

PROPOSED PERMANENT
 WETLAND IMPACT
 2,636 SF

MAP 173; LOT 31
 DERRY STREET, LLC
 115 FELDSTONE LANE
 ATKINSON, NH 03811
 BK. 7774, PG. 1030

MAP 165; LOT 147
 102 PLAZA, INC.
 1 WILDFLOWER LAKE
 WAYLAND, MA 01778
 BK. 5699, PG. 1568

MAP 165; LOT 156
 GREEN MOUNTAIN PARTNERS REALTY TRUST
 MARIO & DENYSE PLANTE, TRUSTEES
 9 OLD DERRY ROAD
 HUDSON, NH 03051
 BK. 7167, PG. 1166

MAP 166; LOT 1
 ST. PATRICK CEMETERY
 PO BOX 3114
 NASHUA, NH 03081

Discussion on Possible Charrette Projects

Staff Reports
September 25, 2013

This item is on the agenda for preliminary discussion purposes only, and results from an informal discussion between Brad Seabury and this author, relative to determining if the Planning Board would like to engage in the Plan NH Charrette Program (please see attached program description) for a municipal improvement project. To this effect, Mr. Seabury inquired with this author on whether or not the idea presented by Planning Board Chairman, Vincent Russo, RE: to re-route the traffic pattern associated with Central St./Chase St./Ferry St./Derry St. and Library St., should be further analyzed, and that such an exercise might best be accomplished, via conducting a charrette. Again, as described in the Plan NH attachment. An aerial photo of the subject locus is also attached.

In addition to the above, staff cited to Mr. Seabury that the Plan NH Charrette Program was previously presented to the Planning Board by this author, relative to starting the planning process to possibly re-establishing the Town Center in the area of Central St./Greeley St./Kimball Hill Rd. This charrette idea, some board members may recall, was not well received, mainly because it involved a \$12,000 cost. In any event, Mr. Seabury asked this author if the 80's - 90's era future municipal center plans for "Benson's Wild Animal Farm" were still on a shelf somewhere. I informed Brad that, in fact, they were still around and that Bill O. recently found them in an old file and dusted them off.

Going over the above-cited plans with Bill O., it is easy for one to realize that during the time these future/visioning plans were produced and reviewed, in 1991, much work was put into producing them, and that it is actually quite sad, from a planning perspective, that these plans did not result in the reality they portrayed. Said plans are attached, hereto, and entitled:

- 1) "Alternate #1 Benson's Wild Animal Farm",
- 2) "Conceptual Land Use Plan for Benson's Animal Farm" and
- 3) "Phasing Plan Conceptual Land Use Plan for Benson's Animal Farm"

Please note, this year the Plan NH Charrette Program changed its application deadline schedule from the beginning of the calendar year to an October 1st deadline. As such, in reality any movement by the Planning Board in support of having the Plan NH consultants contracted to engage in a charrette project for Hudson would have to be planned for next year. That is, unless the Board/Town decided to undertake such an effort independently and on its own schedule, to include: possibly contracting with a different vendor than the Plan NH group and conducting the chosen charrette project on its own schedule.

an official NEW HAM

OFFICE OF Energy and Planning

□

Plan NH calls for charrette applications

September 5, 2013

Traditionally, Plan NH sends out a call for charrette applications in January, due in March. Now, so we are experimenting with a mid-cycle call: we are now accepting applications for

If your town is looking for ideas to revitalize the center or other significant neighborhood, far around, to make your town fun and interesting to live or work in, or to visit, a Plan NH charrette are still trying to figure out what the vision is for this part of your community.

In a Plan NH charrette, a team of volunteer professionals (planners, architects, landscape depends on the project) from the Plan NH membership visits your town for two days. On Friday and talk with your community's leaders and others related to the project. The team will also community at large, gathering information to help identify the vision and develop recommendations. On Saturday, the team talks about what they have seen and heard, and collectively builds ideas (recommended) action.

[information/criteria/application](#)

Please do not hesitate to call if you have questions or simply want to run an idea by us.

Robin H. LeBlanc
Executive Director
Plan New Hampshire
56 Middle Street 2nd floor
Portsmouth NH 03801
r_leblanc@plannh.org

603-452-PLAN (452-7526)

Visit us on the web at www.plannh.org and take a look at vibrantvillagesnh.org

footnote



Become a Member Now! [Click Here for 2013 Application or register on-line HERE](#)

October 24 Randall Arendt Workshop [Click Here to Register](#)

Sept. 16th Golf Event [Click Here to Register](#)

[Updates](#)

Mission

Plan New Hampshire, The Foundation for Shaping the Built Environment (*PlanNH*), is a 501(c)3 non-profit organization formed in 1989.

PlanNH's Mission is to encourage good planning and design and development because, we believe, what we build, where we build and how we build has a significant impact on the fabric of a community.

Our New Hampshire-focused membership is comprised of architects, landscape architects, engineers, planners, building and real estate professionals, lawyers, financial and insurance firms and others with an interest in promoting and implementing environmentally, economically and socially sustainable communities. This diversity of membership brings a unique variety of views and perspectives to our approach to shaping New Hampshire's built environment.

Plan NH works with organizations throughout the state towards realizing a **vision** of an economically, environmentally and socially vibrant New Hampshire in which:

- *Towns and neighborhoods balance necessary development with preserving their unique, traditional characteristics*
- *Mixed-use centers, including affordable residential spaces, are encouraged*
- *Natural resources, open areas, undeveloped land as well as agricultural assets are protected and honored*
- *Traditional and creative ways of getting about increase access to jobs, food, education, healthcare and other services, friends and family*
- *Clean energy for heat and power becomes standard*
- *Collaboration and cooperation between and among towns and regions enhance the vitality of life in the Granite State.*

Plan NH champions principles and ideas that balance building projects – and this would include anything built in the public realm, such as buildings, roads, bridges, memorials, public sculpture – with

- *The needs of people – where they live, how they get about, what services are necessary, what they value.*
- *maintaining the “sense of place” of our towns, cities and villages that makes them unique*



PlanNH fulfills its mission through other sustainability principles via

- The Community Design Charrettes engage local citizens and PlanNH volunteers to generate potential solutions to planning or design issues in New Hampshire towns.
- Informational programming for members and others interested in sustainable design and development in the communities in which they work and/or live.
- Recognition of outstanding examples of work that reflects PlanNH's Mission through a Merit Awards program
- Scholarship programs that support students from New Hampshire who are studying in a field related to the Mission
- The **Vibrant Villages New Hampshire** initiative. With the generous support of the NH Housing Finance Authority, Vibrant Villages currently focuses on four broad categories that, together, we believe are an important foundation for a sustainable community:
 1. Growing healthy towns while preserving our rural character
 2. Looking at how we get about
 3. Where we live
 4. Our historic resources – our past that has shaped who we are today

The initiative provides stories, ideas and tools – examples of what is happening right here in New Hampshire – to inform and inspire us to new ways of thinking about our futures here in the Granite State.

PlanNH has a part in (no particular order)

- **Granite State Future:** The NH Regional Planning Commissions have received a \$3.4 million Sustainable Communities Initiative Grant (from HUD/DES/USDOT) to support their efforts in developing regional plans that are in synch with each other but also reflect the characters of each Region. Plan NH is one of many, many partners in this project – we are on the Technical Advisory Committee for “Traditional Settlement Patterns” and we will also post examples of progress on our Vibrant Villages NH site.
- **Healthy Eating Active Living (HEAL) NH** project. Four towns in the Granite State were selected to receive financial and technical assistance in identifying and implementing projects that will lead to healthier eating and better activity for their citizens. Plan NH is a consultant in this project, working to help communities conduct asset mapping and also to develop leadership from among its citizenry.
- A **Community Planning Grant** program that will provide “competitive matching grants to municipalities for the development of regulations that will promote and enhance local environmental, economic and social sustainability.” The program is administered by the NH Housing Finance Authority. Plan NH was invited to participate on the Steering Committee, and to sit on the Communications Committee.
- **Transportation Solutions NH (TSNH)**, a coalition of diverse



- *policy for and fund transportation access to jobs, food, healthcare friends and family is critical everyone. Plan NH is on the Stee*
- **AIA (American Institute of Architects) Environmental Guild.**
- *The Advisory Board of the **Livable Walkable Communities Toolkit** revision, spearheaded by the Southern NH Planning Commission.*
- **The Transportation and Land Use roundtable.**

Become a Member Now! [Click Here for 2013 Application](#) or register on-line [HERE](#)

October 24 Randall Arendt Workshop [Click Here to Register](#)

Sept. 16th Golf Event [Click Here to Register](#)

[Updates](#)

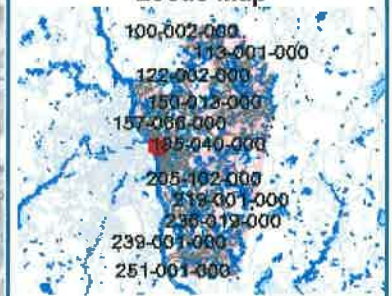


Town of Hudson New Hampshire

Geographic Information System

GIS Map Print
My Map

Locus Map



Town of Hudson GIS

0 414ft

Disclaimer

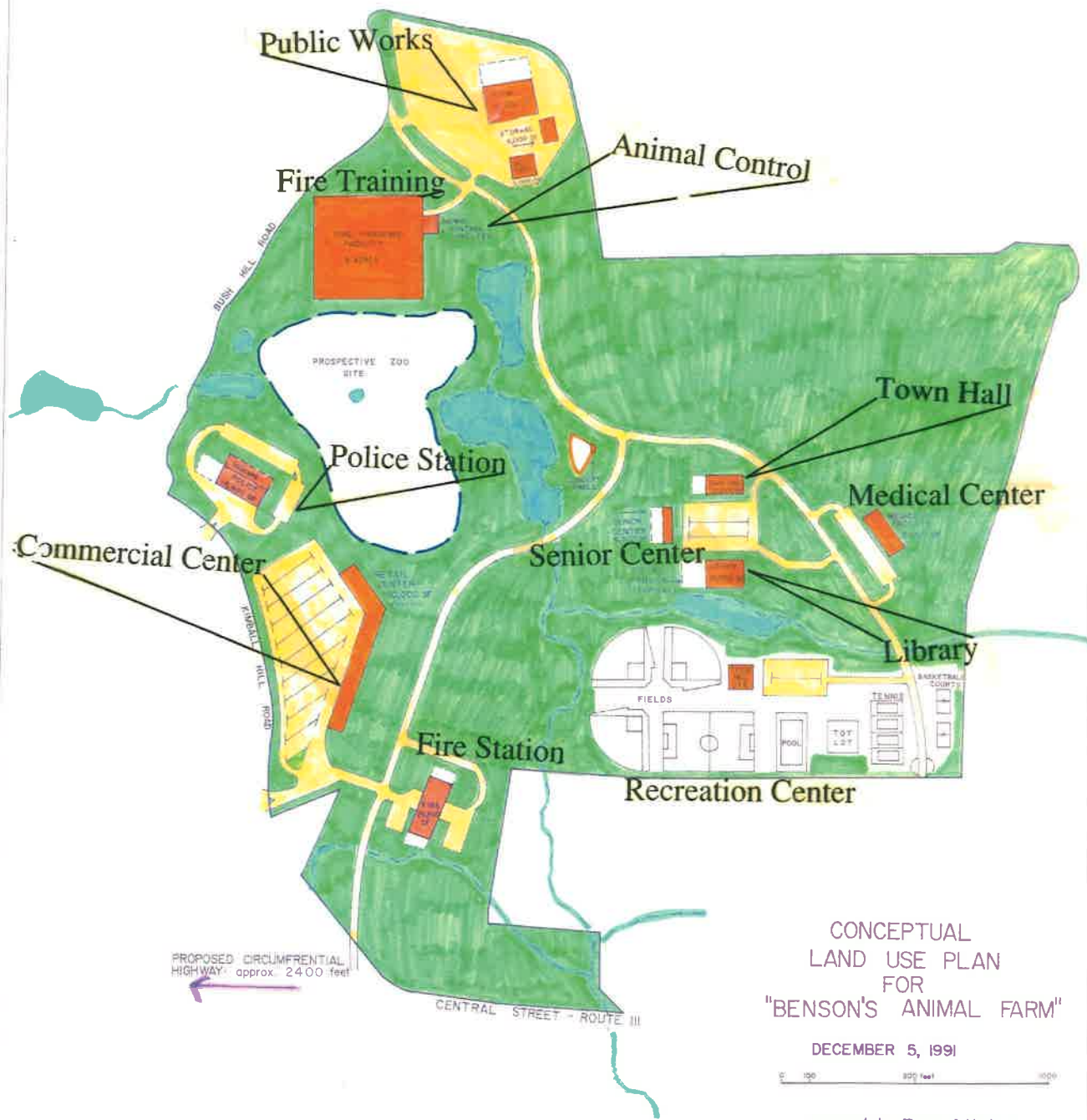
The Town of Hudson makes no warranty or representation as to the accuracy, timeliness or completeness of any of the data. The Town of Hudson shall have no liability for the data or lack thereof, or any decision made or action taken or not taken in reliance upon any of the data.



ALTERNATE #1

**"BENSON'S WILD ANIMAL FARM" PROPERTY
HUDSON, N.H.**





CONCEPTUAL
 LAND USE PLAN
 FOR
 "BENSON'S ANIMAL FARM"

DECEMBER 5, 1991



prepared by Town of Hudson
 Planning Department

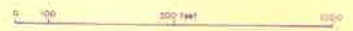
SOURCE: TEAM DESIGN, INC.

Phase I
 Phase II
 Phase III
 Future - Long Term



PHASING PLAN
 CONCEPTUAL
 LAND USE PLAN
 FOR
 "BENSON'S ANIMAL FARM"

DECEMBER 5, 1991



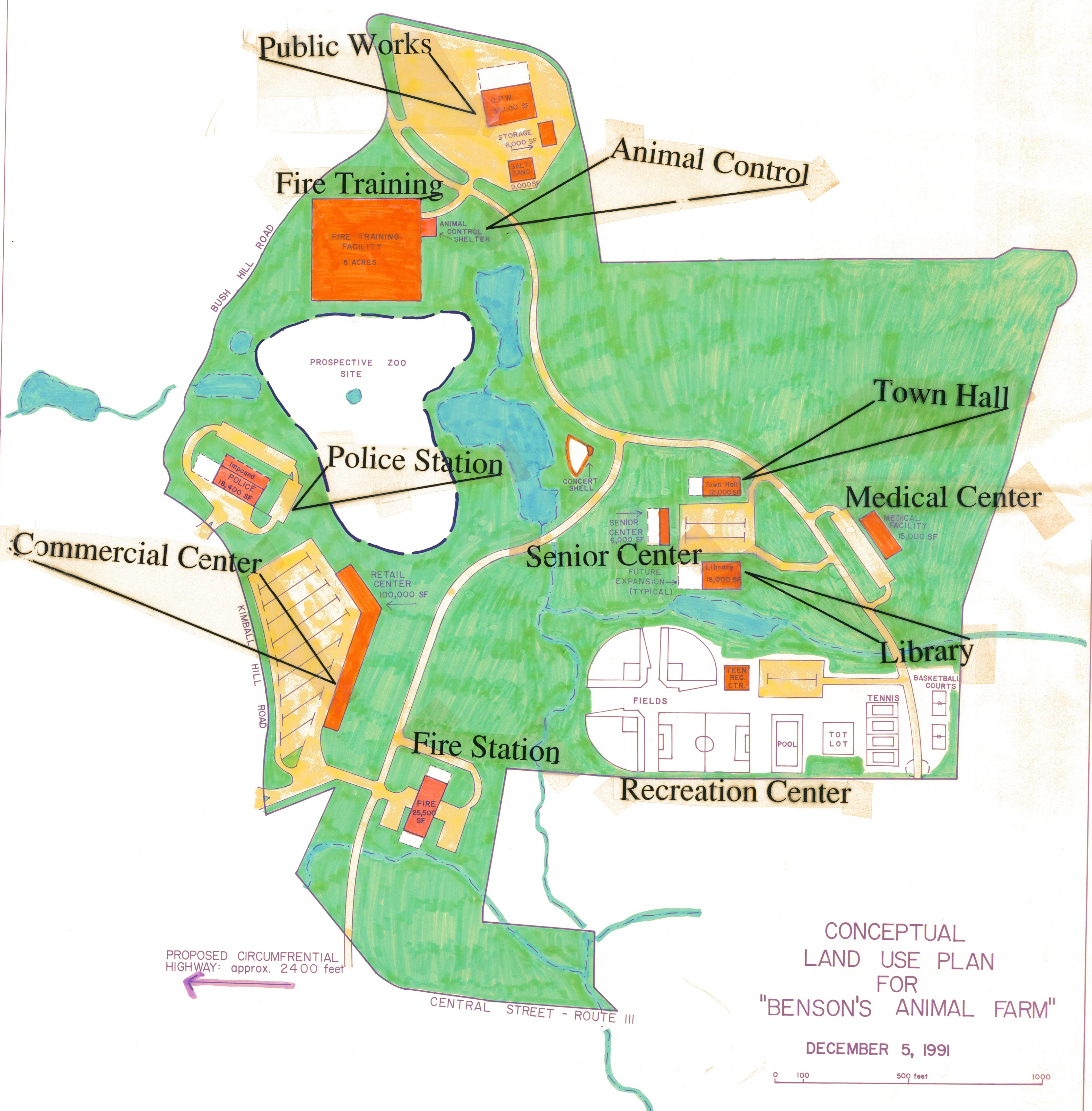
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SOURCE: TEAM DESIGN, INC.



"BENSON'S WILD ANIMAL FARM" PROPERTY
HUDSON, N.H.

ALTERNATE #1



CONCEPTUAL
LAND USE PLAN
FOR
"BENSON'S ANIMAL FARM"

DECEMBER 5, 1991



prepared by Town of Hudson
Planning Department

SOURCE: TEAM DESIGN, INC.

Phase I

Phase II

Phase III

Future-Long Term



PHASING PLAN

CONCEPTUAL
LAND USE PLAN
FOR

"BENSON'S ANIMAL FARM"

DECEMBER 5, 1991

0 100 500 feet 1000

prepared by Town of Hudson
Planning Department

SOURCE: TEAM DESIGN, INC.

