



TOWN OF HUDSON

Planning Board

Timothy Malley, Chairman

Roger Coutu, Selectmen Liaison



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

PUBLIC MEETING TOWN OF HUDSON, NH APRIL 22, 2020

COVID-19 Meeting Procedure

In light of the Covid-19 pandemic, and pursuant to Governor Sununu’s Executive Order #12, the Planning Board meeting will be using remote technology with limited physical presence. Accordingly, public input on agenda items will be heard only by phone during the meeting.

The meeting will be live-streamed through Hudson Community Television on Cable Channel 22 or through <http://www.hudsonctv.com/CablecastPublicSite/>

The call-in number to comment during the meeting is 603-886-6008. Should there be a problem with the phone line, please email Brian Groth, Town Planner at bgroth@hudsonnh.gov.

The public is also encouraged to provide written comment in advance of the meeting by email to: bgroth@hudsonnh.gov

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, April 22, 2020 at 7:00 p.m. in the “Buxton 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)

- 11 March 2020 Meeting Minutes – Decisions
- 25 March 2020 Meeting Minutes - Decisions

VI. NEW BUSINESS

- A. KT Cycles Site Plan
SP# 01-20

297 Central Street
Map 160/Lot 105

Purpose of Plan: to show a proposed 7,500 square foot building containing a 5,000 square foot motorcycle repair shop and a 2,500 square foot area of commercial space, as well as an accompanying parking lot. Application Acceptance & Hearing.

B. Noury Subdivision
SB# 06-20

201 Robinson Road & 22 Brady Drive
Map 105/Lots 016 & 017

Purpose of Plan: to merge Map 105/Lot 016 into Lot 017, then depict the subdivision of Map 105/Lot 017 into five (5) lots. Application Acceptance & Hearing.

VII. OLD BUSINESS

A. Eagles Nest Estates Lot Line Relocation
SB# 01-20

Standish Lane/59 Speare Rd
Map 194/Lot 009-002 & 010-009
Map 186/Lot 024

Purpose of Plan: to propose a lot line adjustment between Map 194/Lots 009-002 & 010-009, and Map 186/Lot 024. (Continued from March 11, 2020)

B. Eagles Nest Estates Amended Subdivision Plan
SB# 02-20

Standish Lane/59 Speare Rd
Map 194/Lot 009-002 & 010-009
Map 186/Lot 024

Purpose of Plan: to amend the Residential Open Space (OSD) in the existing Eagles Nest Estates Subdivision (Approved 08/12/15) by adding eight (8) new residential lots on Map 194/Lot 009-002. (Continued from March 11, 2020)

VIII. OTHER BUSINESS

A. Public Hearing on Stormwater Regulations – Review of proposed revisions to Section 290 – Stormwater Management.

IX. ADJOURNMENT

All plans and applications are available for review by request. Comments may be submitted in writing until 10:00 a.m. on the Tuesday prior to the day of the meeting. Due to COVID-19, the “Buxton Conference Room” is closed to the public. However, you may virtually attend this meeting for the purpose of placing your comments on any action proposed. Please check the Town’s website for directions on how to access meeting virtually.

POSTED: Town Hall, Library & Web – 04-10-20

Brian Groth, Town Planner



TOWN OF HUDSON

Planning Board



Timothy Malley, Chairman

Roger Coutu, Selectmen Liaison

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MINUTES/DECISIONS OF THE PLANNING BOARD MEETING DATE: MARCH 25, 2020

NOTE: DUE TO COVID-19, ALL MEETING ITEMS WILL BE DEFERRED TO THE APRIL 22, 2020 MEETING.

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Tim Malley Chair <u> X </u>	Jordan Ulery Vice-Chair <u> E </u>	William Collins Secretary <u> X </u>	Charlie Brackett Member <u> E </u>
Dillon Dumont (phone) Member <u> X </u>	Ed Van der Veen Member <u> X </u>	Elliott Veloso Alternate <u> E </u>	Roger Coutu Select. Rep <u> E </u>
Marilyn McGrath Alt. Select. Rep. <u> E </u>	Brian Groth Town Rep. <u> X </u>		

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

- 11 March 2020 Meeting Minutes – Decisions

Mr. Van der Veen moved to defer the March 11, 2020 meeting minutes to the April 22, 2020 meeting.

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

V. OLD BUSINESS

- A. Eagles Nest Estates Lot Line Relocation Standish Lane/59 Speare Rd
SB# 01-20 Map 194/Lot 009-002 & 010-009
Map 186/Lot 024

Purpose of Plan: to propose a lot line adjustment between Map 194/Lots 009-002 & 010-009, and Map 186/Lot 024. (Continued from March 11, 2020)

Mr. Van der Veen moved to defer the lot line adjustment & subdivision application amendment application for Map 194/Lot 009-002, “Eagles Nest Estates Amendment” to the April 22, 2020 meeting.

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

- B. Eagles Nest Estates Amended Subdivision Standish Lane/59 Speare Rd
SB# 02-20 Map 194/Lot 009-002 & 010-009
Map 186/Lot 024

Purpose of Plan: to amend the Residential Open Space (OSD) in the existing Eagles Nest Estates Subdivision (Approved 08/12/15) by adding eight (8) new residential lots on Map 194/Lot 009-002. (Continued from March 11, 2020)

VI. OTHER BUSINESS

- A. Public Hearing on Stormwater Regulations – Review of proposed revisions to Section 290 – Stormwater Management.

Mr. Van der Veen o moved to defer the public hearing on the Stormwater

VII. ADJOURNMENT

Motion to adjourn by Mr. Van der Veen t. Seconded by Mr. Collins. All in favor – motion carried.

Meeting adjourned at 7:02 p.m.

William Collins, Secretary

These minutes are in draft form and have not yet been approved by the Planning Board.

NOURY SUBDIVISION
LOT MERGER & SUBDIVISION APPLICATION
SB#06-20
STAFF REPORT
April 22, 2020

SITE: Robinson Road & Old Derry Road, Map 105 Lots 16 & 17

ZONING: G-1 (General 1)

PURPOSE OF PLANS: to merge Lots 16 & 17, then subdivide new Lot 17 into 5 new lots. Existing Lot 17 will contain the existing storage facility and the remaining four lots for future development.

PLANS UNDER REVIEW: Subdivision Plan – Noury Investments, LLC; prepared by: Keach Nordstrom Associates, Inc. 19 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: Noury Investments, LLC., 17 Elnathans Way, Hollis, NH 03049; consisting of 6 sheets and notes 1-14 on Sheet 1; dated November 20, 2019; last revised April 7, 2020.

ATTACHMENTS:

- A. Fuss & O'Neill review letter dated 3/23/2020.
- B. Applicant's response to review, dated April 7, 2020, received April 14, 2020.
- C. Town Department comments.

APPLICATION TRACKING:

- March 5, 2020 – Application received.
- April 14, 2020 – Plan revisions received.
- April 22, 2020 – Public hearing scheduled.

COMMENTS & RECOMMENDATIONS:

Intent of Plan

This application seeks to merge and two lots and subsequently subdivide them into 5 new lots, 6 lots total. Existing and proposed lot 17 is a developed site as a self-storage facility. The development on the resulting, proposed lot 17 conforms to site plan requirements, therefore is not being reviewed as part of this application.

The application does not indicate the intended uses of the proposed lots, therefore no CAP fee has been calculated at this time. Any commercial use would be subject to site plan, at which time a CAP fee will be assessed. If the property owner decides to develop single-family or duplex housing, the appropriate CAP fee shall be collected prior to the issuance of a Certificate of Occupancy. The CAP fee amount shall be the rate established at the time of Planning Board approval.

Engineering Review

The Town's engineering review consultant, Fuss & O'Neill, has noted several items that required revisions, in Attachment A. The applicant revised the plans per these comments and offered additional explanation in Attachment B.

Department Comments

Department comments are shown in Attachment C.

The Engineering Department noted that one of the proposed driveways exceeds 10% grade.

The Fire Department notes that eventual development of these lots will be subject to a review of water supply for fire protection. The water supply should be capable of supporting fire flow and fire sprinklers. This shall happen during site plan review. In the absence of the need for site plan, this must take place prior to any development activity

Connecting Dead-Ends

Twin Meadow Drive has prescribed a future ROW access from its cul-de-sac, as required by our regulations. The purpose of this regulation is to provide for future connections and to reduce the number of dead-end streets in Hudson. Given the nature of the residential neighborhood, and the expected commercial nature of future development of the proposed lots, Staff feels it is appropriate to leave Twin Meadow Drive as a cul-de-sac so as not to disturb its residential character.

Staff brings this to the Board's attention because in some instances, it will make sense for the Board to exercise these types of extensions. For example, if this proposal was to develop another residential subdivision, it would make sense from a public safety, utility and maintenance standpoint, to require the connection.

DRAFT MOTIONS

ACCEPT the lot merger & subdivision application:

I move to accept the lot merger & subdivision plan for Robinson Road & Old Derry Road, Map 105 Lots 16 & 17.

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

CONTINUE the public hearing to a date certain:

I move to continue the public hearing for the lot merger & subdivision application for Robinson Road & Old Derry Road, Map 105 Lots 16 & 17, to date certain, May 13, 2020.

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

APPROVE the lot merger & subdivision plan application:

I move to approve the lot merger & subdivision application for Subdivision Plan – Noury Investments, LLC; prepared by: Keach Nordstrom Associates, Inc. 19 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: Noury Investments, LLC., 17 Elnathans Way, Hollis, NH 03049; consisting of 6 sheets and notes 1-14 on Sheet 1; dated November 20, 2019 last revised April 7, 2020; subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Plan.
2. Approval of this subdivision contemplates commercial development requiring subsequent site plan applications.
3. A recreation impact fee of \$____ shall be paid prior to recording the plan.
4. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of-Record.
5. Approval of this plan shall be subject to final engineering review.
6. Development of these lots shall be subject to review by the Fire Department for water supply adequacy.
7. Construction activities involving the proposed undeveloped lots shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.

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



FUSS & O'NEILL

March 23, 2020

Mr. Brian Groth
Town Planner
Town of Hudson
12 School Street
Hudson, NH 03051

Re: Town of Hudson Planning Board Review
Noury Investments Subdivision, Robinson Road & Old Derry Road
Tax Map 105, Lot 16 & 17; Acct. #1350-943
Reference No. 20030249.1900

Dear Mr. Groth:

Fuss & O'Neill, Inc. has reviewed the first submission of the materials received on March 10, 2020, related to the above-referenced project. Authorization to proceed was received on March 5, 2020. A list of items reviewed is enclosed. The scope of our review is based on the Subdivision Plan Review Codes, Stormwater Codes, Driveway Review Codes, Sewer Use Ordinance 77, Zoning Regulations, and criteria outlined in the CLD Consulting Engineers Proposal approved September 16, 2003, revised September 20, 2004, June 4, 2007, September 3, 2008, and October 2015.

We have included a copy of Fuss & O'Neill's evaluation of the checklist for your reference. We note that several items could not be verified by Fuss & O'Neill and require action by the Town.

The project appears to consist of merging lots 16 & 17 and creating a five (5)-lot subdivision out of the 44.15-acre existing lots. The subject lots are proposed to be serviced by private water and sewer. No new roadways are proposed as part of the subdivision.

The following items are noted:

1. Administrative and Subdivision Review Codes (HR 276 & HR 289)

- a. Hudson Regulation 276-11.1.B.(2). The scale of the plan (1"=100') is smaller than the minimum scale required by the Regulation (1"=50').
- b. HR 276-11.1.B.(18). The applicant has not shown proposed topography on the plan set.
- c. HR 276-11.1.B.(21)(b). The applicant has not shown the proposed locations of any buildings on the plan set nor provided alternative proposals for consideration.
- d. HR 276-11.1.B.(22). The applicant has not shown any pavement, gravel or structures on any of the proposed lots so compliance with the Regulation could not be verified.
- e. HR 276-11.1.B.(25). The applicant has not shown any parking or travelways within the subject lots so compliance with the Regulation could not be verified.
- f. HR 289-22. The applicant has not proposed any specific open spaces on the plan set. Per the Regulation the Planning Board shall review the plan for open space requirements,

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Rhode Island
Vermont

Mr. Brian Groth

March 23, 2020

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which shall generally consist of 10% or less of the total area, and if required this open space shall be deeded to the Town of Hudson and be so indicated on the final subdivision plan.

- g. HR 289-26.B.(3). The applicant has shown existing utility easements on the plan set. Copies of these easements were not included in the review package.
- h. HR 289-27.A.(2). The applicant has provided language within the approval block that does not match the Regulation.
- i. HR 289-27.B.(1). The applicant has not provided an engineer's seal on the sight distance drawings within the plan set.
- j. HR 289-27.B.(7). The applicant has not provided benchmark information on the plan set.

2. Driveway Review Codes (HR 193-10)

- a. HR 193-10.A. & 193-10.E. The applicant has shown the locations of proposed driveways and sight distances on the plan set. All proposed driveways are shown to have 200 feet of clear sight distance on the plans. However, we note that the proposed lots are heavily wooded nearly to the road shoulder and no tree/brush clearing is shown on the plans. The applicant should include notations on the plans that require appropriate clearing be performed to ensure that the sight distances shown are attained. If clearing needs to be performed within the Right-of-Way the applicant should coordinate with and receive approval from the Town to do this work.
- b. HR 193-10.J. The applicant has not provided any proposed details for the construction of driveways on the plans.
- c. HR 193-10.C. The applicant has shown existing topography within proposed lot #17-1 that exceeds the 10% maximum driveway slope allowed by the Town. This steeply sloped area is immediately inside the building setback line, but with no proposed buildings shown it is not apparent if driveways are intended for this sloped area.

3. Roadway Design

- a. HR 289-18. The applicant has not proposed any new roadways nor changes to the existing road.

4. Drainage Design /Stormwater Management (HR 289-20.C. /Chapter 290)

- a. HR 289-20. and 290. The applicant has not proposed any drainage improvements or shown any proposed grading for the site. Drainage calculations were not provided in the package received for review.
- b. HR 289-20.A.(1). The applicant has not provided finish floor elevations on the plan set for proposed buildings at any of the lots. When the applicant prepares building plans and grading at these lots they will need to be graded to eliminate flooding and/or stagnant water pools.

Mr. Brian Groth

March 23, 2020

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- c. HR 290-3.A.(3). The applicant is proposing five lots with the combining and subdividing of lots 16 and 17. The Regulation requires the preparation of a Stormwater Management and Erosion Control Plan for any subdivision of more than three building lots. The Town should confirm if this plan is required pursuant to this Regulation.

5. Zoning (HR 334)

- a. ZO 334-10.D and ZO 334-21. Proposed lot 17 has an existing storage use, and the applicant has shown a 4k reserved septic area within this lot as well. The applicant should clarify the intent for this septic area and whether mixed uses are being proposed within this lot.
- b. HR 334-14 and HR 276-11.1.B.(20). The applicant has not noted any proposed building heights on the plan set.
- c. HR 334-20. The site is located in the General One (G1) District. The applicant has not noted any proposed uses for the lots on the plan set.
- d. HR 334-27. We note that the applicant meets the lot size requirements for the district. However, the applicant should update the minimum lot size noted on sheet 1 from 81,120 sf to 87,120 sf instead.
- e. HR 334-39. The applicant has shown wetlands buffer areas on the plans. We note that no septic or well head protective radii are located within these buffers.
- f. HR 334-62. The applicant has not proposed any sign installations as a part of this project.
- g. HR 334-83. The site is not located in a designated flood hazard area. The applicant has noted this on the plans.

6. Sewer/Water Design/Conflicts & Utility Design/Conflicts (HR 276-13.E.)

- a. HR 276-13. The applicant has not shown the location of any electric, telephone, television or other utility services on the plan set.
- b. HR 276-13.G. and 289-27.B.(5). The applicant has shown septic locations on the plan set and noted that test pits were performed. A typical design for each system was not provided in the package received for review. HR 289-27-B.(5) requires the typical design and location of each on-lot sewerage system on the final Plat.
- c. HR 276-13.H. The applicant has shown well radii on each proposed lot. The proposed well radii for lots 17-1, 17-2, 17-3, and 17-4 are fully contained with their lots so protective well radius easements do not appear to be needed for this project. The well radius for proposed lot 17 does extend slightly onto adjacent lot 105/20. The applicant should confirm that this well is already installed in the location shown.

7. Erosion Control/Wetland Impacts

- a. HR 290-5.K.(20). The applicant has not shown any proposed erosion control measures on the plan set.
- b. HR 290-5.K.(20). The applicant has not provided any erosion control measure details in the plan set.
- c. The Town should reserve the right to require additional erosion control measures.

Mr. Brian Groth
March 23, 2020
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8. State and Local Permits

- a. The applicant has not noted the need to acquire any permits for this project on the plan set.
- b. Additional local permitting may be required.

9. Other

- a. None at this time.

Please feel free to call if you have any questions.

Very truly yours,



Steven W. Reichert, PE

SWR:mjt

Enclosure

cc: Town of Hudson Engineering Division – File
Keach-Nordstrom Associates
10 Commerce Park North, Suite 3B
Bedford, NH 03110
pmadsen@keachnordstrom.com



April 7, 2020

Mr. Steven W. Reichert, P.E.
Fuss & O'Neill
50 Commercial Street #2S
Manchester, NH 03101

**Subject: Noury Investments Subdivision
Robinson Road and Old Derry Road
Hudson, New Hampshire
KNA Project No. 08-0925-2**

Dear Mr. Reichert:

We are in receipt of your comments pertaining to the subject project dated March 23, 2020. On behalf of our client, please find attached to this cover revised plan sheets and updated support documents, which we believe serve to address your comments as noted below:

1) Site Plan Review Codes and Administrative requirements and Definitions

- a) Hudson Regulation 276-11.1.B.(2). The scale of the plan (1"=100') is smaller than the minimum scale required by the Regulation (1"=50').

Sheets 2-5 and 7-10, scaled at 1"=50', have been added to the plan set to fulfill the requirement.

- b) HR 276-11.1.B.(18). The applicant has not shown proposed topography on the plan set.

The proposed lots are designed for commercial use. As we do not know the location, use, or specifics of any of the commercial buildings and associated driveways that will be proposed in future site plans, there is no need to show proposed topography. This plan is solely to show the subdivision of lots and that said lots can be accessed from Robinson Road.

- c) HR 276-11.1.B.(21)(b). The applicant has not shown the proposed locations of any buildings on the plan set nor provided alternative proposals for consideration.

Building locations will be determined during the site plan approval process. This plan is designed to show a commercial subdivision.

- d) HR 276-11.1.B.(22). The applicant has not shown any pavement, gravel or structures in any of the proposed lots so compliance with the Regulation could not be verified.

Pavement, gravel, or structure locations will be determined during the site plan approval process. This plan is designed to show a commercial subdivision.

Civil Engineering

Land Surveying

Landscape Architecture

- e) HR 276-11.1.B.(25). The applicant has not shown any parking or travelways within the subject lots so compliance with the Regulations could not be verified.

Parking and/or travelway locations will be determined during the site plan approval process. This plan is designed to show a commercial subdivision.

- f) HR 289-22. The applicant has not proposed any specific open spaces on the plan set. Per the Regulation the Planning Board shall review the plan for open space requirements, which shall generally consist of 10% or less of the total area, and if required this open space shall be deeded to the Town of Hudson and be so indicated on the final subdivision plan.

This regulation is intended for residential subdivisions, where the proposed subdivision is solely for commercial use. The applicant/owner will be required to pay the recreational impact fee in order to avoid the open space requirement.

- g) HR 289-26.B.(3). The applicant has shown existing utility easements on the plan set. Copies of these easements were not included in the review package.

Copies of all existing easements are included with this letter. Please see attached.

- h) HR 289-27.A.(2). The applicant has provided language within the approval block that does not match the regulation.

All approval blocks have been revised to fulfill the town requirement.

- i) HR 289-27.B.(1). The applicant has not provided an engineer's seal on the sight distance drawings within the plan set.

All sight distance plans are now stamped (Sheets 11-14).

- j) HR 289-27.B.(7). The applicant has not provided benchmark information on the plan set.

Two temporary benchmarks have been added to the plan set. One is located at the corner of Christine Drive and Robinson Road and the second is located along the easternmost property line of proposed lot 17-1.

2) Driveway Review Codes (HR 275-8.B. (34)/Chapter 193)

- a) HR 193.10.A. & 193-10.E. The applicant has shown the locations of proposed driveways and sight distances on the plan set. All proposed driveways are shown to have 200 feet of clear sight distance on the plans. However, we note that the proposed lots are heavily wooded nearly to the road shoulder and no tree/brush clearing is shown on the plans. The applicant should include notations on the plans that require appropriate clearing be performed to ensure that the sight distances shown are attained. If clearing needs to be

performed within the Right-of-Way the applicant should coordinate with and receive approval from the Town to do this work.

The driveways shown on this plan are solely to prove that each lot can be accessed from the road, therefore there is no need to include notations on this plan set regarding clearing within the town right-of-way.

- b) HR 193.10.J. The applicant has not provided any proposed details for the construction of driveways on the plans.

Driveway locations shown on this plan are solely to prove that each lot can be accessed. Site plans will be required for the development of each of these commercial lots, and driveway details will be required on those plans.

- c) HR 193.10.C. The applicant has shown existing topography within proposed lot #17-1 that exceeds the 10% maximum driveway slope allowed by the Town. This steeply sloped area is immediately inside the building setback line, but with no proposed buildings shown it is not apparent if driveways are intended for this sloped area.

Please see the previous response above.

3) Roadway Design

- a) HR 289-18. The applicant has not proposed any new roadways or changes to the existing road.

No comment.

4) Drainage Design/Stormwater Management (HR 275-9.A./Chapter 290)

- a) HR 289-20. and 290. The applicant has not proposed any drainage improvements or shown any proposed grading for the site. Drainage calculations were not provided in the package received for review.

No comment.

- b) HR 289-20.A.(1). The applicant has not provided finish floor elevations on the plan set for proposed buildings at any of the lots. When the applicant prepares building plans and grading at these lots they will need to be graded to eliminate flooding and/or stagnant water pools.

No comment.

- c) HR 290-3.A.(3). The applicant is proposing five lots with the combining and subdividing of lots 16 and 17. The Regulation requires the preparation of a Stormwater Management

and Erosion Control Plan for any subdivision of more than three building lots. The Town should confirm if this plan is required pursuant to this Regulation.

This plan shows a commercial subdivision and the applicant feels that the regulation is in place for residential subdivisions with new roads. Individual site plans for each lot will be required, which is when storm water management plans will be required.

5) **Zoning (ZO 334)**

- a) ZO 334-10.D and ZO 334-21. Proposed lot 17 has an existing storage use, and the applicant has shown a 4k reserved septic area within this lot as well. The applicant should clarify the intent for this septic area and whether mixed uses are being proposed within this lot.

4k areas were shown solely to prove that test pits were performed, and the lots are suitable for septic systems.

- b) ZO 334-14. And HR 276-11.1.B.(20). The applicant has not noted any proposed buildings heights on the plan set.

Building specifications will be determined during the site plan approval process.

- c) ZO 334-20. The site is located in the General One (G1) District. The applicant has not noted any proposed uses for the lots on the plan set.

This is a commercial subdivision. Please see Note #15 on Sheet 1 of 14.

- d) ZO 334-27. We note that the applicant meets the lot size requirements for the district. However, the applicant should update the minimum lot size noted on sheet 1 from 81,120 sf to 87,120 sf instead.

Note #10 has been revised to reflect the correct minimum lot area (see Note #10 on Sheet 1 of 14).

- e) ZO 334-39. The applicant has shown wetlands buffer areas on the plans. We note that no septic or well head protective radii are located within these buffers.

No comment.

- f) ZO 334-62. The applicant has not proposed any sign installations as a part of this project.

No comment.

- g) ZO 334-83. The site is not located in a designated flood hazard area. The applicant has noted this on the plans.

No comment.

6) Sewer/Water Design/Conflicts & Utility Design/Conflicts (HR 276.13.E.)

- a) HR 276-13. The applicant has not shown the location of any electric, telephone, television or other utility services on the plan set.

Overhead electric lines and poles are shown on the plan set along Derry Road and Robinson Road (see Sheet 1 of 14).

- b) HR 276-13.G. and 289-27.B.(5). The applicant has shown septic locations on the plan set and noted that test pits were performed. A typical design for each system was not provided in the package received for review. HR 289-27.B.(5) requires the typical design and location of each on-lot sewerage system on the final Plat.

Septic systems will be designed when individual site plans are created for each lot. As we do not know building specifics, it is not feasible to show individual designed septic systems on this plan.

- c) HR 276-13.H. The applicant has shown well radii on each proposed lot. The proposed well radii for lots 17-1, 17-2, 17-3, and 17-4 are fully contained within their lots so protective well radius easements do not appear to be needed for this project. The well radius for proposed lot 17 does extend slightly onto adjacent lot 105-20. The applicant should confirm that this well is already installed in the location shown.

The existing well on Map 105 Lot 17 is already installed.

7) Erosion Control/Wetlands Impacts

- a) HR 290-5.K.(26). The applicant has not shown any proposed erosion control measures for the site.

No comment.

- b) The town should reserve the right to require additional erosion control measures during construction.

No comment.

8) Landscaping (HR 276-11.1.B.(20)) and Lighting (HR 276-11.1.B.(14))

- a) HR 290-5.K.(20). The applicant has not shown any proposed erosion control measures on the plan set.

No comment.

- b) HR 290-5.K.(20). The applicant has not provided any erosion control measure details in the plan set.

No comment.

- c) The Town should reserve the right to require additional erosion control measures.

No comment.

9) State and Local Permits

- a) The applicant has not noted the need to acquire any permits for this project on the plan set.

No comment.

- b) Additional local permitting may be required.

No comment.

10) Other

- a) None at this time.

No comment.

I trust you will find the attached revised plans and documents address all of your concerns as noted above. As always, should you have any additional questions or require further information, please do not hesitate to contact me directly.

Respectfully,

Peter Madsen
Project Engineer
Keach-Nordstrom Associates, Inc.

Town Department Comments
April 22, 2020

NOURY SUBDIVISION
SUBDIVISION APPLICATION SB#06-20

DEPARTMENT	COMMENT (Y/N)	PAGE
Assessing	N	-
DPW	N	-
Engineering	Y	1
Fire	Y	2
Police	N	-
Zoning	N	-

Groth, Brian

From: Dhima, Elvis
Sent: Thursday, March 5, 2020 3:33 PM
To: Dubowik, Brooke; Groth, Brian
Subject: RE: Department Sign Off - Noury Investments

B/B

I only have one comment

1. Applicant shall provide grading to prove that a driveway with 10 % grade or less can be constructed

E

Elvis Dhima, P.E.
Town Engineer


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

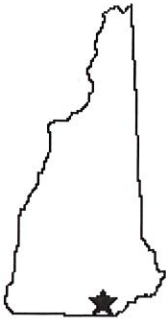


From: Dubowik, Brooke
Sent: Thursday, March 05, 2020 12:09 PM
To: Bianchi, Dave <dbianchi@hudsonnh.gov>; Buttrick, Bruce <bbuttrick@hudsonnh.gov>; Buxton, Robert <RBuxton@hudsonnh.gov>; Dhima, Elvis <edhima@hudsonnh.gov>; Forrence, Jess <jforrence@hudsonnh.gov>; Groth, Brian <bgroth@hudsonnh.gov>; Michaud, Jim <jmichaud@hudsonnh.gov>
Subject: Department Sign Off - Noury Investments

Good afternoon,
Attached is a department sign off for a Subdivision on Robinson/Old Derry.
Please return Page 2 to me no later than 3/13/20. This will be on the 3/25/20 PB Meeting.
Thank you,

Brooke Dubowik
Planning Administrative Aide II

Town of Hudson 
12 School Street
Hudson, NH 03051
603-816-1267 (Direct)
603-594-1142 (Fax)



TOWN OF HUDSON

FIRE DEPARTMENT


39 FERRY STREET, HUDSON, NEW HAMPSHIRE 03051



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

Robert M. Buxton
Chief of Department

TO: Brian Groth
Town Planner

FR: Robert M. Buxton 
Fire Chief

DT: March 13, 2020

RE: Noury Investment, LLC Map 105, Lots 16 & 17

The following is a list of site plan concerns for this project. This review was completed utilizing plans submitted by Keach-Nordstrom Associates dated November 20, 2019.

1. With the creation of the proposed lots, a review of water supply for fire flow should take place. With the sizing of the lots and no description of site needs, it is suggested that water main sizing be able to support both fire flow and fire sprinklers.
2. If approved by the Planning Board, the new lots will need to have addresses assigned by the Hudson Fire Department prior to any construction activities taking place on the new lots.

****The following life safety and fire protection concerns provided are for informational purposes to the applicant and Planning Board for this project. Final determinations on these issues occur after further review of the project.**

- A. The proposed building may require an approved sprinkler system. The Hudson Fire Department upon review of the building plans makes this determination. This requirement is in accordance with the **International Building Code (IBC) and Hudson Town Code (HTC), current revision, Chapter 210, Article VI**. It may be possible following the IBC to separate the tenants by providing firewalls in the building. This would eliminate the need to sprinkle the building according to the HTC. Separate occupancies may still require a sprinkler system according to the IBC, State Code, and applicable codes or ordinances. Further plan reviews will uncover those requirements.
- B. Any fire protection system shall be monitored by an approved fire alarm system. The fire alarm system shall be connected to the Hudson Fire Department's municipal fire alarm system or a substantially equivalent system in accordance with the **Hudson Town Code, Chapter 210**. A site plan detailing the aerial or underground layout to the municipal fire alarm connection must be provided before the utilities are completed for this project. Any required fire alarm system component must remain accessible and visible at all times.

- C. Will there be inside or outside storage above the exempt amounts of hazardous materials, liquids or chemicals presenting a physical or health hazard as listed in the **International Building Code, Sections 307, 414 or 415?**
- D. A blasting permit will be required for any blasting on the site in accordance with the **Hudson Town Code, Chapter 202.**
- E. All storage either inside or outside of hazardous materials, liquids or chemicals presenting a physical or health hazard as listed in **NFPA 1, Section 20.15.2.2** shall be in accordance with the applicable portions of the following:

NFPA 13, Standard for the Installation of Sprinkler Systems
NFPA 30, Flammable and Combustible Liquids Code
NFPA 30B, Code for the Manufacture and Storage of Aerosol Products
NFPA 230, Standard for the Fire Protection of Storage
NFPA 430, Code for the Storage of Liquid and Solid Oxidizers
NFPA 432, Code for the Storage of Organic Peroxide Formulations
NFPA 434, Code for the Storage of Pesticides

These are all of the Hudson Fire Department's concerns as of this time. If you have any further questions, please call me directly and thank you for your continued cooperation.

cc: Project Engineer
File



TOWN OF HUDSON

Planning Board



Timothy Malley, Chairman

Roger Coutu, Selectmen Liaison

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

MINUTES/DECISIONS OF THE PLANNING BOARD

MEETING DATE: MARCH 11, 2020

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

Tim Malley Jordan Ulery (7:03pm) William Collins Charlie Brackett
Chair X Vice-Chair X Secretary X Member X

Dillon Dumont Ed Van der Veen Elliott Veloso Roger Coutu
Member X Member X Alternate X Select. Rep X

Marilyn McGrath Brian Groth
Alt. Select. Rep. X Town Rep. X

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

Mr. Veloso was initially seated for Mr. Ulery but returned to the alternate position upon Mr. Ulery's arrival.

V. MINUTES OF PREVIOUS MEETING(S)

- 12 February 20 Meeting Minutes – Decisions

Mr. Coutu moved to accept the 12 February 20 Meeting Minutes (as written/amended). Mr. Brackett pointed out that his last name was not correctly spelled in some portions of the document and that correction should be made.

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

- 26 February 20 Meeting Minutes – Decisions

Mr. Dumont moved to accept the 26 February 20 Meeting Minutes (as written/amended) with a correction noted to Section VII.

Motion seconded by Mr. Coutu. All in favor – motion carried.

VI. OLD BUSINESS

- A. Adelaide Street 4-Lot Subdivision
SB# 05-19
- 12 Adelaide Street
Map 182/Lot 196

Purpose of Plan: to depict the subdivision of Map 186, Lot 196, into four (4) residential lots. Application Acceptance & Hearing. (Deferred from February 12, 2020)

Mr. Veloso moved to accept the subdivision plan for 12 Adelaide Street, Map 182/Lot 196.

Motion seconded by Mr. Brackett. Motion carried – 6/0/1 (Coutu abstained)

Narrative presented by Paul Chisholm from KNA, and J. Bradford Westgate Esquire.

Public Hearing opened at 7:42 p.m.

Mr. Leo Demers of 8 Raymond Street came forward with concerns about stormwater runoff, asbestos issues, and the trees along the property line.

Public Hearing closed at 8:01 p.m.

Mr. Dumont moved to approve the subdivision application for Subdivision Plan, Land of Pathway Homes; prepared by: Keach Nordstrom Associates, Inc. 19 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: Pathway Homes, Inc., 79 Cortland Drive, Bedford, NH 03110; consisting of 2 sheets and notes 1-14 on Sheet 1; dated November 4, 2019 and last revised December 6, 2019; subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Plan.
2. The boundary agreement represented by the applicant shall be favorably reviewed by Town Counsel, and recorded with the Plan.
3. A cost allocation procedure (CAP) amount of \$5,813.00 per single-family residential unit shall be paid prior to the issuance of a Certificate of Occupancy for the new house lot.
4. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of-Record.
5. Applicant shall employ contractor licensed by NH DES to perform work in asbestos disposal sites, as necessary, if necessary.
6. Applicant shall provide drainage improvements to the satisfaction of the Engineering Department and Department of Public Works along the proposed lots and adjacent to 8 Raymond Street.

7. Applicant shall be responsible for street restoration to the satisfaction of the Engineering Department and Department of Public Works along the proposed lots. Milling and overlay from curb to curb could be required, depending on all curb cuts including water, sewer and gas.
8. Approval of this plan shall be subject to final engineering review.
9. Construction activities involving the proposed undeveloped lots shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.
10. Add note #15 to Plan of record stating that there will be no buildings within the paper street, Harwood Street.

Motion seconded by Mr. Ulery. Motion carried 6/1/0 (Coutu – felt the abutters concerns had not been fully addressed.)

Chairman Malley called for a recess at 8:36 p.m.

Regular meeting resumed at 8:45 p.m.

- | | |
|---|--|
| B. Eagles Nest Estates Lot Line Relocation
SB# 01-20 | Standish Lane/59 Speare Rd
Map 194/Lot 009-002 & 010-009
Map 186/Lot 024 |
|---|--|

Purpose of Plan: to propose a lot line adjustment between Map 194/Lots 009-002 & 010-009, and Map 186/Lot 024. (Continued from February 26, 2020)

Tony Basso from KNA presented an amendment to the previously approved Eagles Nest Site Plan showing a forty-foot wide easement extending from Standish Lane to Map 195/Lot 002. Mr. Basso stated that he had reviewed this proposed change with the abutting land owner and left that he (land owner) was amenable to the change. Mr. Basso further stated that he was before the board tonight seeking its recommendations for the easement width and configurations. Note: The land owner of record for Map 195/Lot 002 was not in attendance at tonight’s meeting to provide input.

Mr. Collins moved that the Planning Board members agree to the forty-foot wide access easement running from newly built Standish Lane to Map 195/Lot 002 as shown on the amended Site Plan titled “Amended Eagles Nest Estates, Revision #4 dated 03/06/20.”

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

- | | |
|--|--|
| C. Eagles Nest Estates Amended Subdivision Plan
SB# 02-20 | Standish Lane/59 Speare Rd
Map 194/Lot 009-002 & 010-009
Map 186/Lot 024 |
|--|--|

Purpose of Plan: to amend the Residential Open Space (OSD) in the existing Eagles Nest Estates Subdivision (Approved 08/12/15) by adding eight (8) new residential lots on Map 194/Lot 009-002. (Continued from February 26, 2020)

Mr. Dumont moved to defer further consideration of the proposed Eagles Nest Estates 8-Lot Subdivision Plan to date certain, March 25, 2020.

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

VII. OTHER BUSINESS

A. Stormwater Regulation Update

Mr. Dumont moved to conduct the public hearing for revised Stormwater Regulations as presented, to date certain, March 25, 2020.

Motion seconded by Mr. Ulery. All in favor – motion carried.

B. Conditional Use Permit Application

Mr. Ulery moved to adopt the conditional use permit application for the wetlands conservation overlay district, as advised.

Motion seconded by Mr. Dumont. All in favor – motion carried.

C. Engineering Details

Mr. Dumont moved to adopt the engineering details document titled Engineering Technical Guidelines & Typical Details prepared by Fuss & O'Neill, revised February 2020, as presented.

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

VIII. ADJOURNMENT

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

Meeting adjourned at 9:14 p.m.

William Collins, Secretary

These minutes are in draft form and have not yet been approved by the Planning Board.

KT CYCLES
SITE PLAN APPLICATION SP#01-20
WETLANDS CUP APPLICATION CU#02-20
STAFF REPORT
April 22, 2020

SITE: 297 Central Street, Map 160 Lot 105

ZONING: Industrial (I)

PURPOSE OF PLANS: to show a proposed 7,500 square foot building containing a 5,000 square foot motorcycle repair shop and a 2,500 square foot area of commercial space as well as an accompanying parking lot.

PLANS UNDER REVIEW: Non-Residential Site Plan, KT Cycles; prepared by: Keach Nordstrom Associates, Inc. 19 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: Maureen F. DiPalma, 36 Hillman St., Tewksbury, MA 01876 and William Tate, 72 Old Derry Rd., Hudson, NH 03051; consisting of 13 sheets, notes 1-31 on Sheet 1, notes 1-12 on Sheet 2 and notes 1-8 on Sheet 3; dated February 26, 2020.

ATTACHMENTS:

- A. Fuss & O'Neill review letter dated March 18, 2020.
- B. Conservation Commission Wetlands Motion, dated March 13, 2020.
- C. Town Department comments.
- D. CAP Fee worksheet.

APPLICATION TRACKING:

- March 3, 2020 – Application received.
- April 7, 2020 – revised plan set and additional materials submitted.
- April 22, 2020 – Public hearing scheduled.

WAIVER REQUESTS:

COMMENTS & RECOMMENDATIONS:

Previous Approval – Central Street Restaurant

This lot was approved for restaurant on March 13, 2013. Substantial development activity was deemed to have occurred by both the previous Town Planner, John Cashell, and the current Town Planner, Brian Groth. Therefore, the restaurant site plan approval was deemed to be vested in terms of plan expiration, although the period of protection from zoning and regulatory changes had lapsed. This previously approved plan has no effect on the current application, but is discussed here for the Board's information.

Proposed Use

Proposed is a motorcycle repair shop with additional space for other commercial activity. It is speculated that the applicant wishes to have additional space to generate rental income to supplement the business activity.

Wetland Protection Overlay District – Conditional Use Permit

This application is the first of its kind in Hudson – a Conditional Use Permit application under the Wetland Protection Overlay District approved by voters at the 2020 Town Vote. The Conservation Commission has already reviewed this application and has recommended granting of the Conditional Use Permit. Their recommendation was conditioned on the applicant complying with best management practices and installing erosion control to the satisfaction of the Town Engineer.

It is worth noting that the impacts proposed by this application are less severe than those of the vested plan from 2013.

Department Comments

Attachment C contains the comments received by town departments on this proposal. The Department of Public Works notes that this is a private road and sewer which is not maintained by the Town of Hudson. Also, for the 6” sewer service, DPW has requested a drop-over manhole at the mainline or an inspection manhole at the property line.

The Engineering Department’s comments echoed similar comments as DPW and the Peer Review consultant. The Town Engineer’s comments can be addressed by the standard stipulation that this plan is subject to final engineering review.

The Fire Department’s notes 1 through 3 should be addressed by the applicant. A stipulation of approval can be that the plan is subject to final approval by the Fire Department. Chief Buxton also asks if the applicant intends to have storage of hazardous materials above the exempt amount.

The Zoning Department notes that the proposed signage does not meet the zoning requirements. The applicant has noted that signage will be done in accordance with the Zoning Department and Inspectional Services. The Planning Board should note that approval of this plan does not indicate approval of signage.

Peer Review

The applicant has responded to Attachment A, Fuss & O’Neill’s review letter, in a March 30, 2020 letter included in the application. The applicant has addressed all of the peer review comments.

DRAFT MOTIONS

ACCEPT the site plan & conditional use permit application:

I move to accept the site plan & conditional use permit application for KT Cycles at 297 Central Street, Map 160 Lot 105.

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

CONTINUE the public hearing to a date certain:

I move to continue the public hearing for the site plan & conditional use permit application for KT Cycles at 297 Central Street, Map 160 Lot 105, to date certain, May 13, 2020.

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

APPROVE the site plan & conditional use permit application:

I move to approve the Wetlands Conservation Overlay District Conditional Use Permit application and the Site Plan application titled Non-Residential Site Plan, KT Cycles; prepared by: Keach Nordstrom Associates, Inc. 19 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: Maureen F. DiPalma, 36 Hillman St., Tewksbury, MA 01876 and William Tate, 72 Old Derry Rd., Hudson, NH 03051; consisting of 13 sheets, notes 1-31 on Sheet 1, notes 1-12 on Sheet 2 and notes 1-8 on Sheet 3; dated February 26, 2020, last revised March 30, 2020; subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Plan.
2. A cost allocation procedure (CAP) amount of \$12,175.00 shall be paid prior to the issuance of a Certificate of Occupancy for the proposed building.
3. An LLS-certified as-built plan shall be provided to the Town prior to issuance of a Certificate of Occupancy.
4. Approval of this plan shall be subject to final review by the Fire Department and Engineering Department.
5. Construction activities involving the proposed undeveloped lots shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.
6. Approval of this plan is not an endorsement of proposed business signage.
7. Approval of the Wetlands Conservation Overlay District Conditional Use Permit is conditioned on use of NH DES Best Management Practices for construction and restoration, and erosion control measures that meet the Town Engineer’s approval.

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



March 18, 2020

Mr. Brian Groth
Town Planner
Town of Hudson
12 School Street
Hudson, NH 03051

Re: Town of Hudson Planning Board Review
KT Cycles Site Plan, 297 Central Street
Tax Map 160, Lot 105; Acct. #1350-942
Reference No. 03-0249.1880

Dear Mr. Groth:

Fuss & O'Neill, Inc. has reviewed the first submission of the materials received on February 28, 2020, related to the above-referenced project. Authorization to Proceed was received on March 5, 2020. A list of items reviewed is enclosed. The scope of our review is based on the Site Plan Review Codes, Stormwater Codes, Driveway Review Codes, Sewer Use Ordinance 77, Zoning Regulations, and criteria outlined in the CLD Consulting Engineers Proposal approved September 16, 2003, revised September 20, 2004, June 4, 2007, September 3, 2008, and October 2015.

We have included a copy of Fuss & O'Neill's evaluation of the checklist for your reference. We note that several items could not be verified by Fuss & O'Neill and require action by the Town.

The project appears to consist of the development of a single lot site into a multiuse building with motorcycle repair shop. Proposed improvements to the site also include the construction of a driveway, parking areas, drainage improvements, landscaping, lighting and other associated site improvements. The proposed building will be serviced by proposed Municipal water and sewer connections.

The following items are noted:

1. Site Plan Review Codes and Administrative Requirements and Definitions

- a. Hudson Regulation (HR) 275-6.I. The scope of this review does not include the adequacy of any fire protection provisions for the site. No proposed measures were included in Fuss & O'Neill's review package.
- b. HR 275-6.T.(1) The applicant has not proposed the installation of any off-site improvements.
- c. HR 275-8.C.(2) and ZO 334-15.A. The applicant has provided parking calculations showing that 26 spaces are required and has provided 27 spaces on the site. The applicant should review the parking calculation because it appears that the total floor space in the calculation does not match that listed on the plans for the Motorcycle shop (6,823 sf vs. 5,000 sf). We also note that the proposed use for Unit B of the building is shown as

The Gateway Building
50 Commercial Street
Manchester, NH
03101
t 603.668.8223
800.286.2469
www.fando.com

California
Connecticut
Maine
Massachusetts
New Hampshire
Rhode Island
Vermont

Mr. Brian Groth
March 18, 2020
Page 2 of 5

undetermined, therefore the actual parking requirements for that space are difficult to determine at this time. The applicant has assumed both retail and industrial space within the unit in their parking calculations, but if the tenant ends up being solely a retail use then the site would be short by 4 parking spaces.

- d. HR 275-8.C.(6). The applicant has not labeled any specific loading spaces on the plan set, however we note that there is space on either end of the building large enough to accommodate loading spaces in the dimensions required by the Regulation.
- e. HR 276-11.1.B.(13) and Zoning Ordinance (ZO) 334-60. The applicant has proposed traffic signs and handicapped parking signs within the site, and the applicant has included wall mounted business signs along the north side of the building. Details for this proposed business signage was not included in the plans. The applicant has noted that final locations and dimensions of all proposed signage will be supplied with a signage application after final site plan approval.
- f. HR 276-11.1.B.(16). The applicant has not shown all roadways, driveways, travel or parking areas within 200 feet of the tract.
- g. HR 2746-11.1.B.(20). The applicant has shown several existing easements on the plans. No new easements are proposed.
- h. HR 276-11.1.B.(23). The applicant has not noted any pertinent highway projects on the plan set.
- i. HR 276-11.1.B.(24). The applicant has not shown any open space calculations on the plan set.

2. Driveway Review Codes (HR 275-8.B. (34)/Chapter 193)

- a. HR 193.10.E. The applicant has not shown sight distances for the proposed driveway on the plan set. We note that the proposed driveway connects to an existing private road (Tater Patch Lane). An access easement was noted on the plan but a copy was not received for review.
- b. HR 193.10.J. The applicant has not provided a tie-in detail for the connection of the proposed driveway to the existing pavement on Tater Patch Lane.

3. Traffic

- a. HR 275-9.B. The applicant has not provided a Traffic Study for this project. Given the nature of the proposed project and configuration of driveways/road access, Fuss & O'Neill believes the preparation of a Traffic Study is not warranted at this time.

4. Utility Design/Conflicts

- a. HR 275-9.E and 276-13. The applicant has not provided a utility crossing detail for the sewer and drainage pipe.
- b. HR 275-9.E. and 276-13. The applicant has proposed tying into a private sewer that is noted on the plans as not accessible to the Town of Hudson. The applicant should confirm that the owner of this private sewer will allow this connection via a sewer

Mr. Brian Groth
March 18, 2020
Page 3 of 5

connection easement, the access easement shown, or other documentation. The applicant should forward a copy of said documentation to the Town for their records.

- c. HR 275-9.E. and 276-13. The applicant should provide a clean out on the sewer service at the property line in accordance with Town of Hudson Construction Standards.
- d. HR 275-9.E and 276-13. The applicant has shown a proposed fire service connection to the subject building. Fuss & O'Neill did not review this element of work for fire protection adequacy or code conformance.
- e. HR 275-9.E and 276-13. The applicant should provide a detail for the gate valve installation and means of connecting the 2" water service to the existing water main.

5. Drainage Design/Stormwater Management (HR 275-9.A./Chapter 290)

- a. HR 275-9.A.(1). The applicant has shown a volume increase in all storms analyzed within the Stormwater Management Report, ranging from a 14% to 22% increase from pre to post conditions. The applicant should provide additional information regarding the capacity of the off-site downstream system to accommodate this increased volume, and any other related effects of these increases to volume.
- b. HR 275-9.A.(3). The applicant has utilized an infiltration rate of 0.3 inches per hour in the stormwater calculations. The applicant should provide additional information for the infiltration rate calculations utilized: does this rate utilize a factor of safety; does it follow typical engineering practice as outlined within Env-Wq 1504.14(c); does the soil need to be amended;, etc.
- c. HR 290-4.C. The applicant should provide rip rap apron sizing calculations.
- d. HR 290-4.C. The applicant should provide sediment forebay sizing calculations for proper pre-treatment of the stormwater.
- e. HR 290-4.C. The applicant should provide additional construction information for the infiltration basin to ensure long term functionality is obtained. This information should include, but is not limited to, inundation of grass seed, tilling of soil, do not compact soil, etc.
- f. HR 290-5.E. The applicant has provided some Operation and Maintenance information on Detail Sheets. We note the property owner will most likely be responsible for the maintenance of these stormwater features. We recommend that the applicant provide an Inspection log with Maintenance descriptions that will be provided to the property owner for the intended BMPs. An I&M log will optimistically prevent neglect and ensure longevity of infiltration and treatment proposed. As the majority of maintenance personnel do not have access to design plans, an 8.5"x11" sized document would be preferred for ease of use by the property owner/maintenance personnel.
- g. HR 290-5.K.(22). The applicant has proposed a large snow storage area along the south side of the parking lot that also includes multiple landscape plantings that will likely be impacted by snow storage operations.
- h. The applicant has included a trash rack detail within the plans. The applicant should indicate which drainage structures this device will be installed at.

Mr. Brian Groth
March 18, 2020
Page 4 of 5

6. Zoning (ZO 334)

- a. ZO 334-14. The applicant has not provided any building height information on the plan set.
- b. ZO 334-18.E. The applicant has noted that the subject parcel is located within the Town Industrial (I) zoning district. The proposed motorcycle shop use for unit A is permitted in this district. The specific use for unit B is not detailed in the plans other than being noted as retail and industrial as part of the parking space calculations, but we note that general retail and all industrial uses noted in ZO 334 Attachment 1 are permitted in this district.
- c. ZO 334-35.B.(2). The applicant has shown wetlands within a portion of the subject site. The applicant is proposing impacts within the wetlands buffers related to stormwater features, which per the Ordinance are permitted by Special Exception. The applicant has noted that they have requested a conditional use permit for construction of the proposed storm water provisions within the wetlands buffer.
- d. ZO 334-83. The applicant has noted that the subject parcel does not fall within a special flood hazard area.

7. Erosion Control/Wetland Impacts

- a. HR 290-5.K.(16). The applicant has not indicated the proposed method of stump disposal on the plan set.
- b. ZO 334-35.B.(2). The applicant has noted that they have requested a conditional use permit for construction of the proposed storm water provisions with the wetlands buffer.

8. Landscaping (HR 276-11.1.B.(20)) and Lighting (HR 276-11.1.B.(14))

- a. HR 276-11.1.B.(14). The applicant has not provided information detailing the proposed hours of operation for the site lighting (i.e. will the lights operate only during the prescribed hours of operation for the facility; will they operate during all night time hours; etc.).
- b. HR 276-11.1.B.(14). and (21). The applicant should coordinate proposed tree and lighting installations to determine if there will be any conflicts between these features. A proposed light is shown within a trees canopy radius along the south side of the site.
- c. The applicant has proposed planting a maple tree in the middle of the water easement on the southwest corner of the site. We note that no water line is shown within the easement on the plan and a copy of the easement was not provided for review. We recommend that the applicant review the easement and the tree be relocated to avoid conflicts with current or further water lines.

9. State and Local Permits (HR 275-9.G.)

- a. HR 275-9.G. The applicant has noted that a NPDES permit and preparation of a SWPPP will be required for this project.
- b. HR 275-9.G. The applicant has noted that a NHDES Wastewater connection permit will be required for this project and is currently pending.
- c. HR 275-9.G. The applicant did not provide copies of any applicable Town, State or Federal approvals or permits in the review package.

Mr. Brian Groth

March 18, 2020

Page 5 of 5

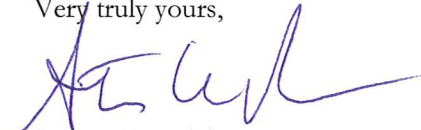
d. Additional local permitting may be required.

10. Other

- a. The applicant has shown an existing monitoring well on the plan set. The applicant should provide information as to whether the well is to remain on site. It appears that the well location will conflict with the proposed landscaping.

Please feel free to call if you have any questions.

Very truly yours,



Steven W. Reichert, P.E.

SWR:mjt

Enclosure

cc: Town of Hudson Engineering Division – File
Keach-Nordstrom Associates, Inc.
Commerce Park North
Bedford, NH 03110
pmadsen@keachnordstrom.com



TOWN OF HUDSON

Conservation Commission

Jim Battis, Chairman

Nancy Brucker, Selectmen Liaison

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



Motion to Recommend Wetlands Special Exception

Date: March 13, 2020

Case: 297 Central Street
Map: 160, Lot: 105-000

Description of Work to be performed:

The property located at 297 Central Street is co-owned by Maureen F. DiPalma and William Tate and is currently undeveloped except for an existing paved driveway apron and a set of boulder retaining walls. There is an existing wetland that separates the lot from Central Street and restricts access to only the private road within the industrial park.

Applicant Representatives Peter Madsen from Keach-Nordstrom Associates presented a non-residential site plan for KT Cycles. The plan depicts construction of a 7,500 square foot motorcycle repair shop and miscellaneous office space along with a paved parking area. Additionally the plan also shows approximately 4,225 square feet permanent wetland buffer impacts for construction of detention ponds and drainage swales at the western and eastern sides of the property.

Members Present: R. Brownrigg, W. Collins, K. Dickinson, B. Gagnon, E. Veloso, J. Parkhurst
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.

Motion By: W. Collins

Second By: R. Brownrigg

Vote: Favorable 5 Unfavorable 0 Abstain 0

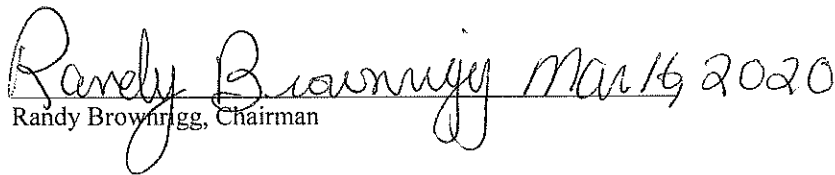
Summary of Arguments for Recommending: The commissioners all agreed that there did not seem to be an issue with the proposed work and found the application filed as favorable. They thanked Mr. Madsen for taking the time to explain construction details and site layout.

It was noted that this application has been submitted as a Wetlands Special Exception (ZBA) but the town has just passed Article 2 which now requires a Conditional Use Permit Application be filed with the Planning office. The applicant may be required to fill out the new permit as part of the new process.

Summary of Arguments Opposed to Recommending: No arguments were made in opposition.

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.

This Wetland Special Exception is recommended to the Planning Board.


Randy Brownrigg, Chairman

Town Department Comments
April 22, 2020

KT CYCLES

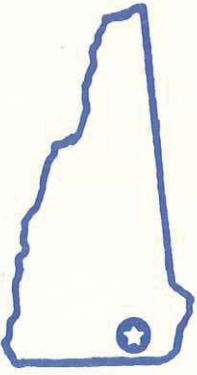
SITE PLAN APPLICATION SP#01-20

WETLANDS CUP APPLICATION CU#02-20

DEPARTMENT	COMMENT (Y/N)	PAGE
Assessing	N	-
DPW	Y	1
Engineering	Y	2
Fire	Y	3
Police	N	-
Zoning	Y	5

TOWN OF HUDSON

Public Works



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



Jess Forrence Hudson Public Works Dept.

Ref; 297 Central St (KT Cycles)

1. This is a private road and sewer not maintained by the Town of Hudson.
2. The 6" sewer service coming from the proposed KT Cycles will need a drop over manhole at the main line or an inspection manhole at the property line.

Groth, Brian

From: Dhima, Elvis
Sent: Thursday, March 5, 2020 11:07 AM
To: Dubowik, Brooke
Cc: Groth, Brian; Forrence, Jess
Subject: RE: Department Sign Off - KT Cycles Site Plan

B/B

Please see below

1. Applicant shall state if they meet the new MS4 requirements
2. Applicant shall add a sewer manhole at the property line/ ROW location
3. Applicant shall provide profile for water and sewer services
4. Road restoration for the proposed sewer and water trench work shall be full width of the road

Thanks

E

Elvis Dhima, P.E.
Town Engineer

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



From: Dubowik, Brooke
Sent: Wednesday, March 04, 2020 4:24 PM
To: Bianchi, Dave <dbianchi@hudsonnh.gov>; Buttrick, Bruce <bbuttrick@hudsonnh.gov>; Buxton, Robert <RBuxton@hudsonnh.gov>; Dhima, Elvis <edhima@hudsonnh.gov>; Forrence, Jess <jforrence@hudsonnh.gov>; Groth, Brian <bgroth@hudsonnh.gov>; Michaud, Jim <jmichaud@hudsonnh.gov>
Subject: Department Sign Off - KT Cycles Site Plan

Hello,
Attached is a department sign off for KY Cycles Site Plan.
Please return to me by 3/13/20.
Thank you,

Brooke Dubowik
Planning Administrative Aide II



TOWN OF HUDSON

FIRE DEPARTMENT

39 FERRY STREET, HUDSON, NEW HAMPSHIRE 03051



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

Robert M. Buxton
Chief of Department

TO: Brian Groth
Town Planner

FR: Robert M. Buxton
Fire Chief

DT: March 13, 2020

RE: 297 Central Street Map 160, Lot 105

The following is a list of site plan concerns for this project. This review was completed utilizing plans submitted by Keach-Nordstrom Associates dated February 26, 2020.

1. Please provide the markings for fire apparatus access in accordance with **NFPA 1**.
2. The Fire Department would suggest the installation of one fire hydrant in the area of the site entrance. Currently the primary hydrant is over 700' from the driveway of the site. Entrance into the site would increase this distance hampering fire suppression activities on the proposed site.
3. The common driveway shall have a permanent sign approved by the Hudson Fire Department noting the addresses of the buildings that are accessed from that driveway. These signs shall be approved and installed before issuance of any building permits.

****The following life safety and fire protection concerns provided are for informational purposes to the applicant and Planning Board for this project. Final determinations on these issues occur after further review of the project.**

- A. The proposed building may require an approved sprinkler system. The Hudson Fire Department upon review of the building plans makes this determination. This requirement is in accordance with the **International Building Code (IBC) and Hudson Town Code (HTC), current revision, Chapter 210, Article VI**. It may be possible following the IBC to separate the tenants by providing firewalls in the building. This would eliminate the need to sprinkle the building according to the HTC. Separate occupancies may still require a sprinkler system according to the IBC, State Code, and applicable codes or ordinances. Further plan reviews will uncover those requirements.
- B. Any fire protection system shall be monitored by an approved fire alarm system. The fire alarm system shall be connected to the Hudson Fire Department's municipal fire alarm system or a substantially equivalent system in accordance with the **Hudson Town Code, Chapter 210**. A site plan detailing the aerial or underground layout to the municipal fire

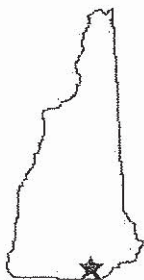
alarm connection must be provided before the utilities are completed for this project. Any required fire alarm system component must remain accessible and visible at all times.

- C. Will there be inside or outside storage above the exempt amounts of hazardous materials, liquids or chemicals presenting a physical or health hazard as listed in the **International Building Code, Sections 307, 414 or 415?**
- D. A blasting permit will be required for any blasting on the site in accordance with the **Hudson Town Code, Chapter 202.**
- E. All storage either inside or outside of hazardous materials, liquids or chemicals presenting a physical or health hazard as listed in **NFPA 1, Section 20.15.2.2** shall be in accordance with the applicable portions of the following:

NFPA 13, Standard for the Installation of Sprinkler Systems
NFPA 30, Flammable and Combustible Liquids Code
NFPA 30B, Code for the Manufacture and Storage of Aerosol Products
NFPA 230, Standard for the Fire Protection of Storage
NFPA 430, Code for the Storage of Liquid and Solid Oxidizers
NFPA 432, Code for the Storage of Organic Peroxide Formulations
NFPA 434, Code for the Storage of Pesticides

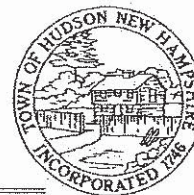
These are all of the Hudson Fire Department's concerns as of this time. If you have any further questions, please call me directly and thank you for your continued cooperation.

cc: Project Engineer
File



TOWN OF HUDSON

Land Use Division



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

**Site Plan Review #01-20
Zoning Review/Comments**

BB 3-5-20

March 5, 2020

Re: Map 160 Lot 105
Address: 297 Central Street
Zoning district: Industrial (I)
Proposed 7,500 sqft bldg comprising of 2 units: 1 being 5,000 sqft motorcycle repair, other unit of 2,500 sqft "undetermined" use.

Based on submitted plan dated Feb 26, 2020 sheet 3 of 12.

1) Proposed signage violates §334-63: indicates more than one wall sign per tenant (§334-63B).

Sincerely,

Bruce Buttrick, MCP
Zoning Administrator/Code Enforcement Officer
(603) 816-1275
bbuttrick@hudsonnh.gov

cc: Public Folder
B. Groth - Town Planner
file



TOWN OF HUDSON

Planning Board

Timothy Malley, Chairman



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

CAP FEE WORKSHEET - 2020

Date: 04-15-20 Zone # 2 Map/Lot: 160/105
297 Central Street

Project Name: KT Cycles

Proposed ITE Use #1: Industrial & Commercial

Proposed Building Area (net square footage): 7,500 S.F.

CAP FEES: (ONE CHECK NEEDED)

1. (Bank 09)		
2070-702	Industrial (5,000 s.f @ \$1.36)	<u>\$ 6,800.00</u>
Zone 2	Commercial (2,500 s.f. @ \$2.15)	<u>\$ 5,375.00</u>
	Total:	<u>\$ 12,175.00</u>

Check should be made payable to the Town of Hudson.

Thank you,

Brooke Dubowik
Planning Admin Aide

-THIRD STAFF REPORT-

EAGLE'S NEST AMENDMENT OSD
LOT LINE RELOCATION SB #01-20
&
SUBDIVISION AMENDMENT SB#02-20

April 22, 2020

SITE: Eagles Nest Estates, Map 194 Lot 9-2

ZONING: General-1 (G-1)

PURPOSE OF PLANS: to amend the Eagles Nest Open Space Development in order to add 8 open space lots on Map 194 Lot 9-2.

PLANS UNDER REVIEW: Amended Eagles Nest Estates; prepared by: Keach Nordstrom Associates, Inc. 19 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: Eagles Nest Estates, LLC, 2 Aspen Drive, Pelham, NH 03076; consisting of 21 sheets and notes 1-39 on Sheet 3; dated November 14, 2019 and last revised March 2, 2020.

COMMENTS & RECOMMENDATIONS:

Please refer to the previous staff reports to see the tracking of the progress of this plan during the review process.

The primary outstanding item was related to the driveway easement being granted to Tom Smith. At the March 11, 2020 meeting the Board resolved this item by agreeing the a 40-foot wide easement in the location ow shown on the plans.

DRAFT MOTIONS

ACCEPT/DEFER the lot line adjustment & subdivision amendment application:

I move to accept/defer the lot line adjustment & subdivision amendment application for Map 194 Lot 9-2.

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

*[NOTE: If the Board needs more time to deliberate, move to **continue** the hearing]*

CONTINUE the public hearing to a date certain:

I move to continue the public hearing for the lot line adjustment application and subdivision application for Map 194 Lot 9-2, to date certain, March 13, 2020.

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

APPROVE the lot line adjustment & open space subdivision plan amendment:

I move to approve the lot line adjustment & subdivision amendment application titled: Amended Eagles Nest Estates; prepared by: Keach Nordstrom Associates, Inc. 19 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: Eagles Nest Estates, LLC, 2 Aspen Drive, Pelham, NH 03076; consisting of 21 sheets and notes 1-39 on Sheet 3; dated November 14, 2019 and last revised March 2, 2020; subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Plan.
2. A cost allocation procedure (CAP) amount of \$5,813 per single-family residential unit shall be paid prior to the issuance of a Certificate of Occupancy for the new house lot. This fee is comprised of traffic, school and recreation impact fees.
3. An offsite traffic improvement fee, in the amount of \$1,000.00 shall be paid prior to the issuance of a certificate of occupancy for each dwelling unit within this subdivision for the purpose of improving Gibson Road and Hawkview Road, starting at the intersection of Kimball Hill Road and Gibson Road to the present terminus of Hawkview Road.
4. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of-Record.
5. Approval of this plan shall be subject to final engineering review.
6. This amendment remains subject to the conditions placed on the original approval dated August 19, 2015 unless otherwise noted in this approval.
7. Construction activities involving the proposed undeveloped lots shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.

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