

# **CHAPIN STREET LOT LINE RELOCATION**

## **SUBDIVISION APPLICATION SB #8-20**

### **STAFF REPORT**

May 13, 2020

**SITE:** 1 Chapin Street, Map 190 Lots 109-000 & 109-001

**ZONING:** Town Residential (TR)

**PURPOSE OF PLANS:** to relocate the lot line between Map 190, Lots 109-000 & 109-001.

**PLANS UNDER REVIEW:** Lot Line Relocation Plan, One Chapin Street; prepared by: Maynard & Paquette Engineering Associates, LLC, 31 Quincy St., Nashua, NH 03060; prepared for: Michael Shumsky & Mary Ellen Bourassa, 16 Fulton St., Hudson, NH 03051; consisting of 1 sheet and notes 1-12 on Sheet 1, dated March 15, 2020.

**ATTACHMENTS:**

- A. Zoning Board of Adjustment Notice of Decision dated 2/27/2020.

**APPLICATION TRACKING:**

- April 2, 2020 – Application received.
- May 13, 2020 – Public hearing scheduled.

**COMMENTS & RECOMMENDATIONS:**

*Previous Approval – 2-lot Subdivision*

These lots were previously created by a Planning Board approval on June 26, 2019. AT that time the subdivision met the zoning requirements, including frontage. As the property owner began to build the driveway on Fulton Street, as required by the Planning Board approval, asbestos was discovered. Therefore, the owner wishes to retain the existing driveway on Chapin Street, while keeping the new driveway on Chapin Street as well. In order to achieve this, the owner received a variance from the Zoning Board of Adjustment for a reduction in frontage from 90-feet to 60-feet (Attachment A).

With the variance in place, this application requires no further regulatory relief.

*Department Review*

This application has been reviewed by all applicable departments and received no comment.

**DRAFT MOTIONS**

**ACCEPT the lot line relocation application:**

I move to accept the lot line relocation application 1 Chapin Street, Map 190 Lots 109-000 & 109-001.

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

**APPROVE the lot line relocation application:**

I move to approve the Lot Line Relocation Plan, One Chapin Street; prepared by: Maynard & Paquette Engineering Associates, LLC, 31 Quincy St., Nashua, NH 03060; prepared for: Michael Shumsky & Mary Ellen Bourassa, 16 Fulton St., Hudson, NH 03051; consisting of 1 sheet and notes 1-12 on Sheet 1, dated March 15, 2020; subject to, and revised per, the following stipulations:

1. The Notice of Decision shall be recorded at the HCRD.
2. This amendment remains subject to the conditions placed on the original Planning Board approval dated June 26, 2019 unless otherwise noted in this approval.
3. Approval of this plan shall be subject to final review by the Fire Department and Engineering Department.
4. 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: \_\_\_\_\_.

FILE

COPY

3/13/20

7018 2290 0001 3001 3379

certified

Mailed to owners listed below (TG)  
Mailed 1st class to Richard Maynard (TG)

Send recorded copy to:

TOWN OF HUDSON  
ZONING BOARD OF ADJUSTMENT  
12 School Street, Hudson, New Hampshire 03051

**NOTICE OF DECISION**

**Map 190, Lot 109, Zone TR (Town Residence), Case # 190-109**

**ZBA Decision 2/27/2020**

**Variance – GRANTED with two (2) stipulations**

Property Owner & Address: Mary Ellen Bourassa and Michael Shumsky  
16 Fulton Street, Hudson, NH 03051

Property Owner Agent: Richard A. Maynard, PE, Maynard & Paquette Engineering Assoc., LLC  
31 Quincy Street, Nashua NH, 03060,

Property Location: 1 Chapin Street, Hudson, NH 03051

Action sought: Variance to allow 60 feet of frontage for a proposed lot line adjustment where 90 feet is required.

Zoning Ordinance Article: VII §334-27, Table of Minimum Dimensional Requirements

Action granted: After consideration of the testimony and acceptance that the existence of asbestos had not been known at time of Subdivision; recognition and acknowledgement that a Modification to the June 2019 Subdivision condition of approval and a Lot Line Adjustment would need to be reviewed and approved by the Planning Board; review of the Variance criteria and determination made that each criteria has been satisfied; motion made, seconded and voted 3:2 to grant the Variance as requested with two (2) stipulations: (1) that a Note identifying the asbestos be added to the Plan; and (2) that the deed reflect the existence of asbestos.

NOTE: All representations of fact or intention made by the applicant or their Agent during testimony before the Zoning Board of Adjustment relative to the obtaining of this relief shall be considered conditions of this approval, regardless of the fact that such facts or intentions may not have been specifically stated as stipulations of the motion. For details of specific discussion relative to this decision, please consult the public minutes recorded during this hearing.

Charles J. Brackett, ZBA Chairman

3/10/20

Date

Bruce Buttrick, Zoning Administrator

3/13/20

Date

**ABUTTERS:**

- OWNER:**  
 Map 190 Lot 109  
 Michael Shumsky & Mary Ellen Bourassa  
 16 Fulton Street  
 Hudson, NH 03051
- Map 182 Lot 10  
 Paul & Priscilla Gagnon  
 4 Chapin Street  
 Hudson, NH 03051
- Map 182 Lot 11  
 Luis Melendez & Jhoan Miguel Ruiz  
 2 Chapin Street  
 Hudson, NH 03051
- Map 182 Lot 12  
 Mitchell A. Kohl  
 8 Fulton Street  
 Hudson, NH 03051
- Map 182 Lot 36  
 Shannon B. Geer & Patrick A. Lacasse  
 7 Fulton Street  
 Hudson, NH 03051
- Map 190 Lot 108  
 Town of Hudson  
 12 School Street  
 Hudson, NH 03051
- Map 190 Lot 110  
 Robert Williamson life estate & Leane Bergeron  
 3 Chapin Street  
 Hudson, NH 03051
- Map 182 Lot 13 \*  
 James D. & Kimberly Bertrand  
 6 Fulton Street  
 Hudson, NH 03051
- Map 182 Lot 14 \*  
 Michael A. & Nancy Iarrabion  
 13 Reed Street  
 Hudson, NH 03051
- Map 182 Lot 15 \*  
 Jacques Y. Paulin, Trustee of  
 Paulin Revocable Trust  
 15 Reed Street  
 Hudson, NH 03051
- Map 182 Lot 37 \*  
 Kade N. & Tomomi Stewart  
 5 Fulton Street  
 Hudson, NH 03051
- Map 182 Lot 38 \*  
 Mark E. & Mary K. O'Connor  
 7 Reed Street  
 Hudson, NH 03051
- Map 182 Lot 42 \*  
 Town of Hudson  
 12 School Street  
 Hudson, NH 03051
- Map 190 Lot 103 \*  
 Christopher Caron  
 19 Maple Ave.  
 Hudson, NH 03051
- Map 190 Lot 104 \*  
 Scott & Colleen Baker  
 17 Maple Ave.  
 Hudson, NH 03051
- Map 190 Lot 105 \*  
 Thomas Brennan & Jennifer Leigh Stafford  
 18 Maple Ave.  
 Hudson, NH 03051
- Map 190 Lot 106 \*  
 Joseph R. & Katherine M. Nardoni  
 20 Maple Ave.  
 Hudson, NH 03051
- Map 190 Lot 107 \*  
 Christopher Lane and Emily C. Eastman Brown  
 22 Maple Ave.  
 Hudson, NH 03051
- Map 190 Lot 111 \*  
 Angela R. & Gregg W. Dickman  
 5 Chapin Street  
 Hudson, NH 03051
- Map 190 Lot 119 \*  
 Jaqueline Shumsky  
 11 Gillis Street  
 Hudson, NH 03051
- Map 190 Lot 120 \*  
 Donald J. Couillard  
 14 Fulton Street  
 Hudson, NH 03051
- Engineer:**  
 Maynard & Paquette Eng. Associates  
 31 Quincy Street  
 Nashua, NH 03060
- \* Abutters within 200'

**PLAN REFERENCE:**

1. SUBDIVISION PLAN MAP 190 / LOT 109, ONE CHAPIN STREET DATED MAY 20, 2019 BY MAYNARD & PAQUETTE ENG. ASSOC., LLC. FILED HCRD AS PLAN No. 40311.

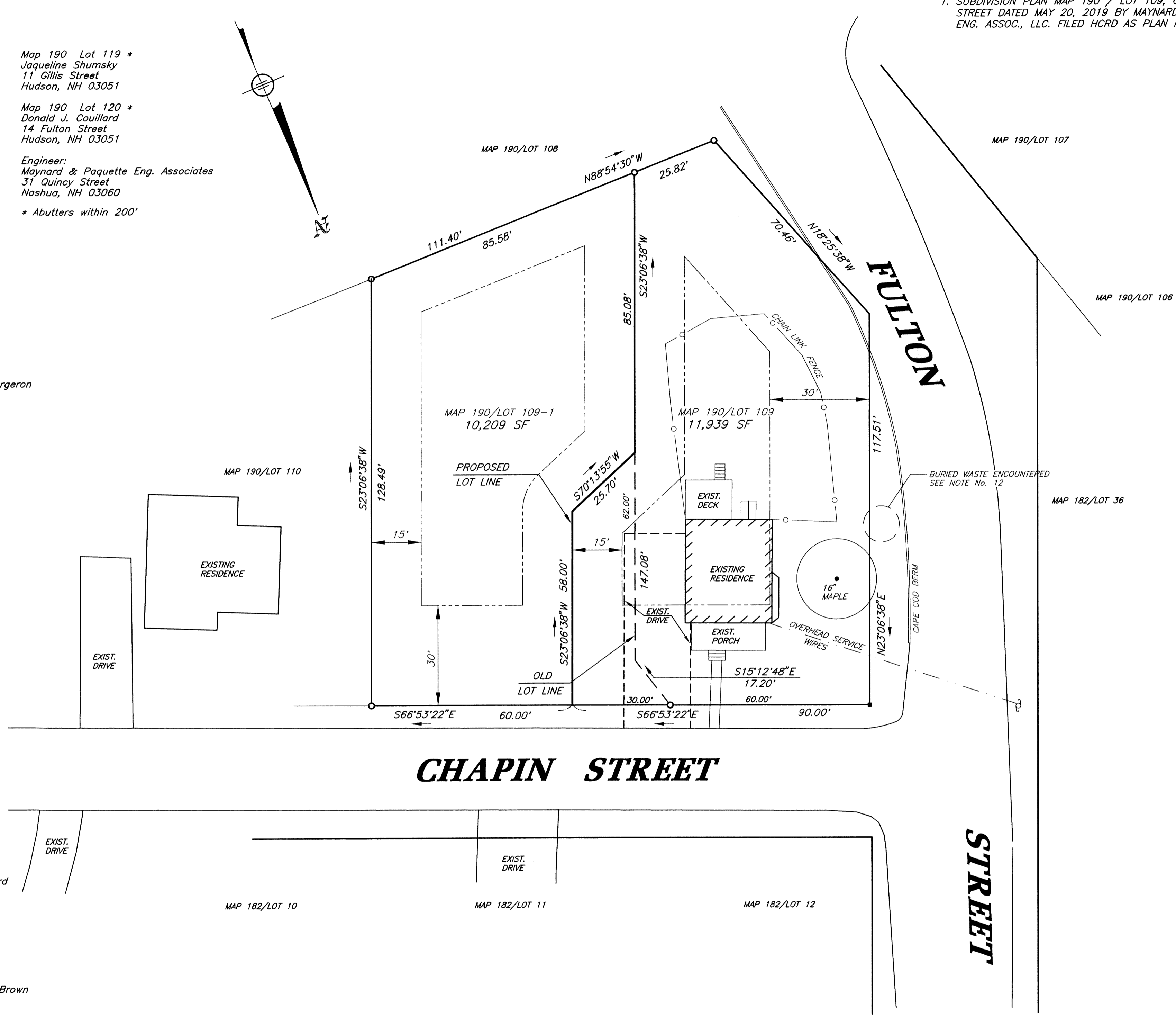
**LEGEND**

- STONE BOUND FOUND
- STONE BOUND TO BE SET
- IRON PIN FOUND
- IRON PIN TO BE SET
- MINIMUM BUILDING SETBACK
- ▨ EXISTING BUILDING

**VICINITY**

**NOTES:**

1. PRESENT ZONING - TR
2. EXISTING & PROPOSED USE - RESIDENTIAL
3. THE PURPOSE OF THIS PLAN IS TO RELOCATE THE LOT LINE BETWEEN MAP 190 / LOTS 109 & 109-1.
4. TOTAL AREA OF PARCEL - 22,148 S.F. / 0.508 Ac.
5. LOTS ARE SERVED BY TOWN WATER AND SEWER.
6. ALL MONUMENTATION SHALL BE SET OR BONDED FOR PRIOR TO THE PLANNING BOARD ENDORSING THE PLAN OF RECORD.
7. DIMENSIONAL REQUIREMENTS -  
 MINIMUM LOT AREA - 10,000 S.F.  
 FRONT YARD SETBACK - 30 FEET  
 SIDE YARD SETBACK - 15 FEET  
 REAR YARD SETBACK - 15 FEET  
 MIN. LOT FRONTAGE - 90 FEET
8. N.F.I.P. FIRM MAP NUMBER 33011C0514E INDICATES THAT THE SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.
9. THERE ARE NO WETLANDS OR WETLANDS SOILS ON THIS SITE.
10. VARIANCE GRANTED BY ZBA ON 2/27/2020 FOR 60' FRONTAGE WHERE 90' IS REQUIRED.
12. BURIED ASBESTOS WASTE ENCOUNTERED IN THE R.O.W. OF FULTON ST. AND POSSIBLY ON LOT 109 IN THE APPROXIMATE AREA INDICATED. NO DETERMINATION HAS BEEN MADE REGARDING THE EXTENT OF THE BURIED ASBESTOS WASTE.



**AREA TABLE**

LOT NO.	OLD AREA	NEW AREA	AREA OF EXCHANGE
109	10,610 SF	11,939 SF	+1,329 SF
109-1	11,538 SF	10,209 SF	-1,329 SF

LOT LINE RELOCATION PLAN MAP 190 / LOT 109 & 109-1

**ONE CHAPIN STREET HUDSON, NEW HAMPSHIRE**

**OWNER OF RECORD:**  
 MICHAEL SHUMSKY & MARY ELLEN BOURASSA  
 16 FULTON STREET  
 HUDSON, NH 03051  
 Bk. 8814 Pg. 1363

SCALE: 1" = 20'

DATE: MARCH 15, 2020

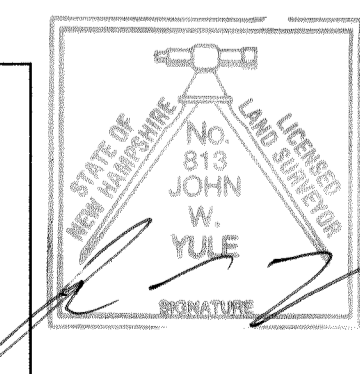
**ENGINEERING ASSOCIATES, LLC**  
 Consulting Engineers and Land Surveyors  
 31 Quincy Street, Nashua, N.H. 03060  
 Phone: (603)883-8433 Fax: (603)883-7227

APPROVED BY THE TOWN OF HUDSON PLANNING BOARD  
 DATE OF MEETING: \_\_\_\_\_

\_\_\_\_\_  
 SIGNATURE DATE: \_\_\_\_\_  
 MICHAEL SHUMSKY DATE

\_\_\_\_\_  
 SIGNATURE DATE: \_\_\_\_\_  
 MARY ELLEN BOURASSA DATE

I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCE 1 AND A FIELD SURVEY LAST MADE ON THE GROUND IN APRIL 2019 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000.



NO.	DATE	REVISION	BY

© COPYRIGHT, ALL RIGHTS RESERVED 2020  
 MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC  
 ILLEGAL TO COPY THIS PLAN/PRINT WITHOUT PERMISSION.  
 LCA01212625\L1412625LLR Thu Mar 26 10:30:34 2020 JY  
 DWG. NO. 1 OF 1

JWY	JWY			740/27		D	12625
DESIGNED	DRAFTED	CHECKED	APPROVED	BOOK & PAGE	REVISION	SIZE	JOB NUMBER

# **SCHAEFFER CIRCLE LOT LINE RELOCATION**

## **SUBDIVISION APPLICATION SB#10-20**

### **STAFF REPORT**

May 13, 2020

**SITE:** 17 & 23 Schaeffer Circle, Map 253 Lots 17 & 18

**ZONING:** Residential-1 (R-1)

**PURPOSE OF PLANS:** to relocate the common boundary line between Map 253 Lots 17 & 18.

**PLANS UNDER REVIEW:** Lot Line Relocation Plan, Tax Map 253 Lots 17 & 18; prepared by: Gate City Survey, 1 Tara Blvd. Suite 200, Nashua, NH 03062; prepared for: Philip Nichols, 23 Schaeffer Circle., Hudson, NH 03051; consisting of 1 sheet and notes 1-7 on Sheet 1, dated April 13, 2020.

**APPLICATION TRACKING:**

- April 22, 2020 – Application received.
- May 13, 2020 – Public hearing scheduled.

**WAIVER REQUESTS:**

- §276-11.1.17 – Existing Topography

**COMMENTS & RECOMMENDATIONS:**

This application proposes that 23 Schaeffer Circle receive 5,748 square feet from 17 Schaeffer Circle. Both property owners have consented to this adjustment. The action does not create new building lots nor does it create any conflicts with the Zoning Ordinance.

A waiver from the requirement to show existing topography has been submitted. Having inspected the Town's GIS, the site, and given the simplicity of this transaction, Staff does not anticipate any issues with granting this waiver request.

This application has been reviewed by all applicable departments and received no comment.

**DRAFT MOTIONS**

**ACCEPT the lot line relocation application:**

I move to accept the lot line relocation application for 17 & 23 Schaeffer Circle, Map 253 Lots 17 & 18.

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

**GRANT a waiver:** I move to grant a waiver from §276-11.1.17 – Existing Topography, based on the Board’s discussion, the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

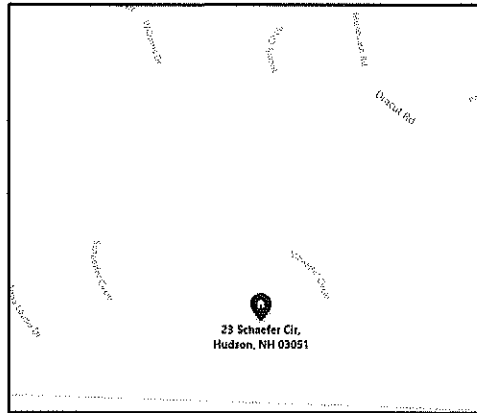
Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_

**APPROVE the lot line relocation application:**

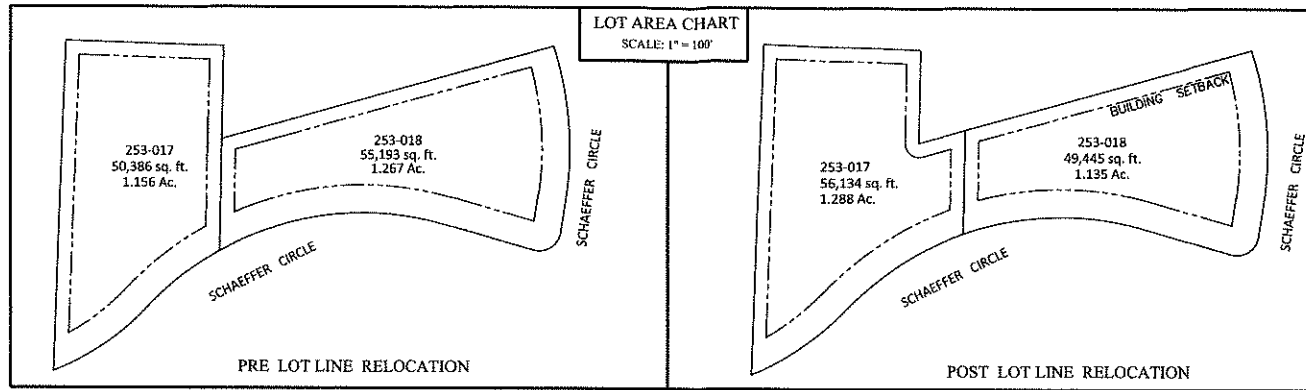
Lot Line Relocation Plan, Tax Map 253 Lots 17 & 18; prepared by: Gate City Survey, 1 Tara Blvd. Suite 200, Nashua, NH 03062; prepared for: Philip Nichols, 23 Schaeffer Circle, Hudson, NH 03051; consisting of 1 sheet and notes 1-7 on Sheet 1, dated April 13, 2020; subject to, and revised per, the following stipulations:

1. All waivers and stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Plan.

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



VICINITY MAP



**NOTES:**

- SUBJECT LOTS:  
HUDSON TAX MAP 253 LOTS 17 AND 18  
SCHAEFFER CIRCLE, HUDSON, NH
- RECORD OWNERS:  
RICHARD AND CYNTHIA WESTHOFF  
17 SCHAEFFER CIRCLE  
HUDSON, NH 03051  
H.C.R.D. BK. 6912 PG. 1519
- PHILIP AND KATHLEEN NICHOLS, TRUSTEES  
PHILIP AND KATHLEEN NICHOLS LIVING TRUST  
23 SCHAEFFER CIRCLE  
HUDSON, NH 03051  
H.C.R.D. BK. 8821 PG. 336
- ZONING: R1  
MIN LOT AREA: 43,560 S.F.  
MIN LOT FRONTAGE:  
BUILDING SETBACKS: FRONT 30' / SIDE AND REAR 15'
- THE PURPOSE OF THIS PLAN IS TO RELOCATE THE COMMON BOUNDARY LINE BETWEEN TAX MAP 253 LOT 17 AND LOT 18.
- SUBJECT LOTS ARE SERVICED BY INDIVIDUAL ON SITE WELLS AND SEPTIC SYSTEMS.
- BOUNDARY INFORMATION BASED ON INSTRUMENTS OF RECORD ALONG WITH AN ACCURATE BOUNDARY SURVEY CONDUCTED BY THIS OFFICE.
- THE SUBJECT PARCEL DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FEMA "FIRM" - FLOOD INSURANCE RATE MAP, TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY MAP NO. 33011C0559D, EFFECTIVE DATE SEPTEMBER 25, 2009.

**PLAN REFERENCE:**

PLAN OF LAND ENTITLED "MAEWOOD", DATED AUGUST, 1977 AND RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN NO. 11606

**OWNERS ENDORSEMENT**

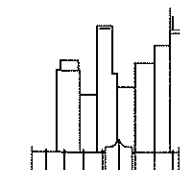
TAX MAP 253 LOT 17  
PRINTED NAME \_\_\_\_\_  
SIGNATURE \_\_\_\_\_

TAX MAP 253 LOT 17  
PRINTED NAME \_\_\_\_\_  
SIGNATURE \_\_\_\_\_

**Lot Line Relocation Plan**  
**Tax Map 253 Lots 17 & 18**  
**Schaeffer Circle**  
**Hudson, NH,**  
**Hillsborough County,**  
**New Hampshire**

prepared for

Philip Nichols  
23 Schaeffer Circle  
Hudson, NH 03051



**GATE CITY SURVEY**  
Land Planners and Surveyors

WWW.GATECITYSURVEY.COM

1 Tara Boulevard - Suite 200 - Nashua, NH 03062 Tel: 603-882-4655  
Project: 20287 Scale: 1" = 40' Date: 4/13/2020 SHEET: 1 OF 1

**LEGEND**

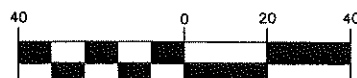
- ABUTTER PL. 1
- EOP
- EDGE OF PAVEMENT
- UTILITY POLE
- IRON PIN T.B.S. - TO BE SET
- IRON PIN FOUND
- ⊙ WELL
- L.F. ±
- LEACH FIELD

**CERTIFICATION:**

I certify that this plan depicts the results of an on the ground survey conducted by this office utilizing a closed traverse loop with a precision of closure greater than 1 part in 40,000 and multiple observation data collection and conforms to the minimum precision and accuracy requirements for an "Urban Survey" as set forth in the Code of Administrative Rules of the NH Board of Licensure for Land Surveyors.

Date: 4-13-20

Rev #	Revision	date:	by:



1 inch = 40 ft.

HUDSON, NH PLANNING BOARD APPROVED

DATE: \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

RECEIVED

APR 22 2020

LOT LINE RELOCATION APPLICATION FOR REVIEW  
TOWN OF HUDSON, NEW HAMPSHIRE

TOWN OF HUDSON  
PLANNING DEPARTMENT

Date of Application: \_\_\_\_\_ Tax Map # 253 Lot # 17/18  
Name of Project: Nichols Lot Line Relocation (LLR)  
Zoning District: R-1 General SB# 10-20  
(For Town Use) (For Town Use)  
Z.B.A. Action: NONE

PROPERTY OWNER:

DEVELOPER:

Name: Philip Nichols  
Address: 23 Schaeffer Circle  
Address: Hudson NH 03051  
Telephone # 603-620-0263  
Fax # \_\_\_\_\_  
Email: philn@ckcphoto.com

PROJECT ENGINEER

Name: Gate City Survey Telephone # \_\_\_\_\_  
Address: 1 Tara Boulevard Fax # \_\_\_\_\_  
Address: suite 200, Nashua, NH Email: \_\_\_\_\_

PURPOSE OF PLAN: 03062  
To Relocate the common boundary line between  
253-17 and 253-18

(FOR TOWN USE)

Plan Routing Date: 4/22/20 Sub/Site Date: TBD

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

Title: \_\_\_\_\_ Date: \_\_\_\_\_  
(Initials)

Department:

Zoning  Engineering  Assessor  Police  Fire  Planning  
 Consultant  Highway Department

Fees Paid \$454.90



LOT LINE RELOCATION DATA SHEET

Plan Name: NICHOLS L. L. R.

Plan Type: Lot Line Relocation Plan

Legal Description: Map 253 Lot 17

Map 253 Lot 18

Date: \_\_\_\_\_

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Location: 23 Schaeffer Circle

Total Area: S.F. 50,386 Acres: 1.156

Area in Wetlands: **NONE** S.F. 55,193 Acres: 1.267

Zoning: R-1

Lots Not Meeting  
Required Dimensions: NONE

Required Area: 43,560

Required Frontage: 120'

Water and Waste System  
Proposed: No change on site well & septic

Number of Lots With  
Existing Buildings: 2

Existing Buildings  
To Be Removed: NONE

Flood Zone Reference: NOT IN FLOOD ZONE

Proposed Linear Feet  
Of New Roadway: N/A

**LOT LINE RELOCATION DATA SHEET**

Dates/Case #/Description:

N/A

Stipulations of ZBA,  
(Attach Copies of Stipulations on  
Separate Sheet)

NH Wetlands Board Action:

Conservation Commission Recommendation:

List Permits Required:

**LOT LINE RELOCATION WAIVER REQUEST FORM**

Name of the Lot Line Relocation Plan: NICHOLS LLR

Street Address: 23 Schaeffer Circle

I Phillip Nichols hereby request that the Planning Board waive the requirements of item 276-11.1 (17) of the Lot Line Relocation Plan Checklist in reference to a plan presented by Gate City Survey

(name of surveyor and engineer) dated 4/13/20

for property tax map(s) 253 and lot(s) 17/18 in the Town of Hudson, NH.

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

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

Topography & Wetland N/A to LLR

NOTE: There are no wetlands on site in any case.

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

Topography and Wetlands are not necessary for Lot Line Relocation

Signed:   
Applicant or Authorized Agent

Planning Board Action:

Waiver Granted \_\_\_\_\_

Waiver Not Granted \_\_\_\_\_

**SUBDIVISION PLAN APPLICATION AUTHORIZATION**

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

Pursuant to RSA 674:1-IV, the owner(s) by the filing of this application as indicated above, hereby given permission for any member of the Hudson Planning Board, the Town Planner, the Town Engineer, 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 to 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/or inspections conducted on his/her (their) property in connection with this applications.

Signature of Owner: Richard Westhoff Date: 4/15/2020

Print Name of Owner: Richard Westhoff

Signature of Owner: Cynthia Westhoff Date: 4/15/2020

Print Name of Owner: CYNTHIA WESTHOFF

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

Signature of Developer: \_\_\_\_\_ Date: \_\_\_\_\_

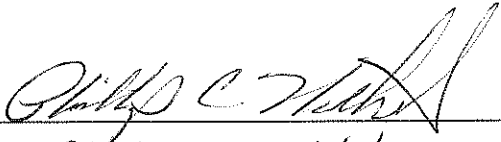
Print Name of Developer: \_\_\_\_\_

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

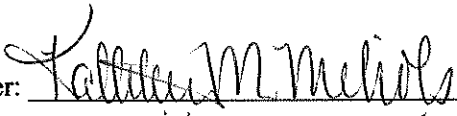
**SUBDIVISION PLAN APPLICATION AUTHORIZATION**

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

Pursuant to RSA 674:1-IV, the owner(s) by the filing of this application as indicated above, hereby given permission for any member of the Hudson Planning Board, the Town Planner, the Town Engineer, 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 to 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/or inspections conducted on his/her (their) property in connection with this applications.

Signature of Owner:  Date: 15 Apr 20

Print Name of Owner: Phillip C. Nichols

Signature of Owner:  Date: 15 Apr 2020

Print Name of Owner: Kathleen M. Nichols

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

Signature of Developer: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name of Developer: \_\_\_\_\_

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

**APPLICATION FOR LOT LINE RELOCATION  
TOWN OF HUDSON, NEW HAMPSHIRE**

**SCHEDULE OF FEES**

**A. REVIEW FEES**

1. \$170.00 per lot (2) \$ 340.00

Legal Fees: The applicant shall be charged attorney costs billed to the Town for Town's attorney review of any application plan set documents.

**B. POSTAGE**

Current "certified mail" postage rate per abutter to proposed site plan and current first class postage rate per property owner within 200 feet of proposed site plan.

4 Direct abutters @ \$6.74 each (certified mail) \$ 26.96

6 Indirect property owners w/in 200 feet @\$ .49 each (first class) \$ 2.94

**C. ADVERTISING**

(PUBLIC NOTICE) For all Lot Line Relocations \$ ~~40.00~~

**D. TAX MAP UPDATE FEE**

2 to 7 lots (# of lots x \$30.00) + \$25.00 (min. \$85.00) \$ 85.00

8 lots or more (min. \$325.00) \$ \_\_\_\_\_

**TOTAL** \$ 454.90



# GATE CITY SURVEY

## Lot Line Relocation Application Nichols-Schaeffer Circle

### Abutters List

updated 4-12-20

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#### DIRECT ABUTTERS

253-021  
MERTON AND BRENDA COATES  
73 SCHAEFFER CIRCLE  
HUDSON ,NH 03051

253-014  
THOMAS POLAK  
25 SCHAEFFER CIRCLE  
HUDSON ,NH 03051

253-020  
TODD AND JENNIFER CARON  
75 SCHAEFFER CIRCLE  
HUDSON ,NH 03051

253-019  
KERRI AND JOHN DENOMMEE  
77 SCHAEFFER CIRCLE  
HUDSON ,NH 03051

#### INDIRECT ABUTTERS

253-012  
SUSAN E. BELANGER  
24 SCHAEFFER CIRCLE  
HUDSON ,NH 03051

253-064  
BRIAN AND KAREN LESSARD  
78 SCHAEFFER CIRCLE  
HUDSON ,NH 03051

253-011  
ERIC AND KATHY TURNQUIST  
20 SCHAEFFER CIRCLE  
HUDSON ,NH 03051

253-010  
JAGDEEP AND AGNES GAHLAWAT  
18 SCHAEFFER CIRCLE  
HUDSON ,NH 03051

253-065  
JOSEPH KYLE APPERSON  
15 SCHAEFFER CIRCLE  
HUDSON ,NH 03051

SURVEYOR / ENGINEER  
GATE CITY SURVEY  
1 TARA BOULEVARD  
SUITE 200  
NASHUA, NH 03062



# **LOWELL RD. VETERINARY CENTER**

## **SITE PLAN APPLICATION SP#3-20**

### **STAFF REPORT**

May 13, 2020

**SITE:** 288 Lowell Road, Map 234 Lot 41

**ZONING:** Business (B)

**PURPOSE OF PLANS:** to relocate the lot line between Map 190, Lots 109-000 & 109-001.

**PLANS UNDER REVIEW:** Non-Residential Site Plan, Lowell Road Veterinary Clinic; prepared by: Granite Engineering, LLC, 250 Commercial Street, Suite 3008, Manchester, NH 03101; prepared for: Komma Holdings, LLC., 28 Winding Rd., Bedford, NH 03110; consisting of 16 sheets, notes 1-31 on Sheet 1; dated March 30, 2020, last revised April 27, 2020; and 3 sheets of architectural elevations and renderings.

#### **ATTACHMENTS:**

- A. Fuss & O'Neill Review Letter, dated April 14, 2020
- B. Applicant response letter, dated April 27, 2020
- C. Zoning Board of Adjustment Notice of Decision dated March 12, 2020
- D. Town Department Comments

#### **APPLICATION TRACKING:**

- April 2, 2020 – Application received.
- April 28, 2020 – Revised Plan Set received.
- May 13, 2020 – Public hearing scheduled.

#### **COMMENTS & RECOMMENDATIONS:**

##### *Existing Conditions*

This application proposes to redevelop the site at 288 Lowell Road. Currently, the site contains an approximately 4,000 square-foot 2-story building with a dwelling unit and an automotive garage, and 2 driveways. The site was previously approved to have a limited amount of auto repair and sales but was not pursued to completion.

The current application proposes demolition of existing conditions to build a 7,200 square-foot veterinary clinic with associated parking. It also seeks to eliminate the 2 existing driveways with 1 driveway.

##### *Special Exception – Animal Clinic*

On March 12, 2020, the Zoning Board of Adjustment unanimously voted to grant a Special Exception as required for Animal Clinics (Attachment C). With the special exception in place,

this application requires no further regulatory relief, other than with respect to parking space dimensions which is not regulatory relief, per se. The Planning Board is authorized to accept parking lot dimensions of 9’x18’ pursuant to §275-8.C.4.

*Peer Engineering Review*

The applicant has adequately responded (Attachment B) to the comments received from the Town’s peer review consultant (Attachment A).

*Department Review*

This application has been reviewed by all applicable departments and received one comment form the Assessor’s office regarding the impact other projects may have on this application (Attachment D).

**DRAFT MOTIONS**

**ACCEPT the site plan application:**

I move to accept the site plan application for 288 Lowell Road, Map 234 Lot 41.

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

**APPROVE the site plan application:**

I move to approve the Non-Residential Site Plan, Lowell Road Veterinary Clinic; prepared by: Granite Engineering, LLC, 250 Commercial Street, Suite 3008, Manchester, NH 03101; prepared for: Komma Holdings, LLC., 28 Winding Rd., Bedford, NH 03110; consisting of 16 sheets, notes 1-31 on Sheet 1; dated March 30, 2020, last revised April 27, 2020; and 3 sheets of architectural elevations and renderings; 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 \$33,120.00 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.

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



April 14, 2020

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

Re: Town of Hudson Planning Board Review  
Lowell Road Veterinary Clinic Site Plan, 288 Lowell Road  
Tax Map 234, Lot 41; Acct. #1350-947  
Reference No. 03-0249.1910

Dear Mr. Groth:

Fuss & O'Neill (F&O) has reviewed the first submission of the materials received on March 31, 2020, related to the above-referenced project. Authorization to proceed was received on April 2, 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 construction of a new 7,200 square foot building on a 1.416 acre lot to serve as a new veterinary clinic, and removing the existing two-family residence and associated structures. Proposed improvements to the site also include the construction of a driveway, parking lot, drainage improvements, landscaping, lighting and other associated site improvements. The proposed building will be serviced by Municipal water and a new onsite septic system.

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. We note that 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 24 spaces are required and has provided 24 spaces on the site.
- d. HR 275-8.C.(4). The applicant is proposing that the parking spaces on the south side of the parking lot are to be 9 feet by 18 feet, which is allowed by a vote of the Planning

540 No Commercial Street  
Manchester, NH

03101

t 603.668.8223

800.286.2469

f 603.668.8802

[www.fando.com](http://www.fando.com)

California

Connecticut

Maine

Massachusetts

New Hampshire

Rhode Island

Vermont

Mr. Brian Groth  
April 14, 2020  
Page 2 of 5

Board.

- e. HR 275-8.C.(6). The applicant has provided one loading space with a 35 foot length, which is allowed by the Regulation if it's to be used by shorter trucks.
- f. HR 276-11.1.B.(13). The applicant has proposed traffic signs and handicapped parking signs within the site, and has shown a proposed illuminated ground sign located within the front setback. Details for these signs were included in the plans.
- g. HR 276-11.1.B.(13). The applicant has included the sign note required by the Regulation, however the note should reference the Hudson Planning Board, not the Zoning Administrator.
- h. HR 2746-11.1.B.(20). The applicant has shown an existing drainage easement on the plans. A copy of this easement was not included in the review package. No new easements are proposed.
- i. HR 276-11.1.B.(23). The applicant has not noted any pertinent highway projects on the plan set.
- j. HR 276-11.1.B.(24). The applicant has shown open space percentages on the plans and the proposed open space area within the lot exceeds the minimum required by the Regulation.

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

- a. HR 193.10.E. The applicant has not shown the sight distance looking north on Lowell Road for the proposed driveway on the plan set. The exit from the site driveway is shown as right-turn only, but as there is no physical barrier to prevent vehicles from turning left out of the driveway the applicant should provide this sight distance information.

## **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 the configuration of the proposed driveway/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 noted that the water service size will be determined by the architect and will reuse the existing service if possible. This service size should be determined and shown on the plans.
- b. HR 275-9.E and 276-13. We note that no provisions for a fire service connection are shown on the plans.
- c. HR 275-9.E. and 276-13. The applicant should confirm that the septic design takes into account all flows from the trench within the exterior kennel enclosures on the east side of the building. This is shown to be connected to the building sewer. The applicant should also confirm that these enclosures will be protected from stormwater to prevent additional unwanted flows into the septic system.

Mr. Brian Groth  
April 14, 2020  
Page 3 of 5

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

- a. HR 275-9.A(3). The HydroCAD analysis illustrate that existing depression and the proposed infiltration basins utilize a 3.0 inches per hour infiltration rate. The applicant should provide additional information and/or conversion calculations to support the use of the infiltration rate. Does this rate utilize a factor of safety, does it follow typical current engineering practice as outlined within Env-Wq 1504.14(c), does the soil need to be amended, etc.
- b. HR 275-9.A(3). We note that the Stormwater Management Report references “NHDES compliant treatment” while the infiltration basin illustrates only one Test Pit within the footprint area. Env-Wq 1503.13 requires a number of test pits per square footage of basin. We recommend that additional test pits be performed to ensure that similar findings are encountered across the entire basin area. An up-gradient test pit would illustrate/ensure the water table is as low an elevation as proposed, in both flat areas as well as cut areas of the proposed basin.
- c. HR 275-9.A(4). The TC for Pre-Development Subcatchment 1S appears to be exactly the same as the Post-Development Subcatchment 1S, although the Drainage Area Plans illustrate different path lengths. The applicant should review the TC’s and revise as needed.
- d. HR 290.A(3). The applicant should provide additional information for the sediment forebay or include a forebay detail to include but not be limited to the intended area, side slopes of the forebay, etc.
- e. HR 290-4.C. The applicant should provide rip rap apron sizing calculations within the Stormwater Management Report, as well as a rip rap outlet apron detail upon the plan set.
- f. HR 290-4.C. Due to the proposed use of the lot, and the proximity of the building to the infiltration basin, we recommend reviewing the need for perimeter fencing and signage with the Town. There is an increased risk of pets and/or children to enter the basin area, causing at least a maintenance issue if not a more serious public safety issue.
- g. HR 290-4.C. There is a 40% increase to Subcatchment 4S. The applicant should review this increase with the Hudson DPW to ensure that an increase to the Town drainage system is acceptable.
- h. The applicant has proposed a stone trench and area drains just north of the K9 grass system enclosure areas. These drainage features then connect to the infiltration pond. The architectural drawings don’t show a canopy over these areas so they will be subject to rain/runoff and the potential for the flushing of animal waste into the stone trench, area drains and infiltration pond. The applicant should include a maintenance procedure for cleaning the sumps of the area drains in the Operation & Maintenance Manual.

#### **6. Zoning (ZO 334)**

- a. ZO 334-14. The applicant has provided building height information on the architectural drawings, and the highest proposed building elevation is less than the maximum allowed by the Ordinance.
- b. ZO 334-18.E. The applicant has noted that the subject parcel is located within the Town Business (B) zoning district, and has noted that the Zoning Board of Adjustment has granted a special exception to allow the proposed use on the subject property.

Mr. Brian Groth

April 14, 2020

Page 4 of 5

- c. ZO 334-27. The applicant is proposing the installation of privacy fencing and enclosures within the side setback on the north side of the building. The Town should review to determine if this is considered a feature that is required to be outside the building setback.
- d. ZO 334-35.B.(2). The applicant has noted that there are no jurisdictional wetlands within the subject site.
- e. ZO 334-60.J. The proposed monument sign does not include the subject lot's street number.
- f. ZO 334.63. The applicant has proposed building mounted signs but has not provided any details for these signs in the plan set.
- g. ZO 334-83. The applicant has noted that a portion of the subject parcel falls within the zone X flood hazard area.

#### **7. Erosion Control/Wetland Impacts**

- a. HR 290-5.K.(26). The applicant has noted that the Town of Hudson shall reserve the right to require further erosion control practices during construction should they be found necessary.

#### **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.).

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

- a. HR 275-9.G. The applicant has noted that a NPDES permit will be required for this project.
- b. HR 275-9.G. The applicant is replacing the existing septic system with a new one. NHDES septic system approvals should be noted on the plans and copies provided to the Town for their records.
- c. HR 275-9.G. The applicant should provide copies of all applicable State or Federal approvals or permits to the Town for their records.
- d. Additional local permitting may be required.

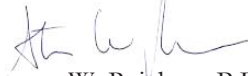
#### **10. Other**

- a. No other comments at this time.

Mr. Brian Groth  
April 14, 2020  
Page 5 of 5

Please feel free to call if you have any questions.

Very truly yours,

  
Steven W. Reichert, P.E.

**Steven W.  
Reichert, PE**

Digitally signed by Steven W. Reichert,  
PE  
DN: cn=Steven W. Reichert, PE, c=US,  
o=Fuss & O'Neill, Inc., ou=Fuss &  
O'Neill, Inc.,  
email=sreichert@fando.com  
Date: 2020.04.14 16:43:07 -0400

SWR:mjt

Enclosure

cc: Town of Hudson Engineering Division – File  
Granite Engineering, LLC  
250 Commercial Street, Suite 3008  
Manchester, NH 03101  
bcole@graniteeng.com



April 27, 2020

Town of Hudson  
Attn: Brian Groth  
12 School Street  
Hudson, New Hampshire 03051

RE: Lowell Road Veterinary Clinic Site Plan Review #03-0249-1910  
288 Lowell Road  
Tax Map 234 Lot 41  
Hudson, New Hampshire  
GE #1912271

Dear Mr. Groth,

We are pleased to submit the enclosed revised site plan package on behalf of Komma Holdings, LLC for the redevelopment at 288 Lowell. Attached under this cover you will find:

- Two (2) full plan sets, size 22" x 34";
- Three (3) copies of the material revised in the Stormwater Management Report;
- Fifteen (15) half size plan sets, size 11" x 17";
- One (1) CD containing the aforementioned materials in PDF format.

Please note that we have delivered a copy of the above material to Fuss & O'Neill at their Manchester office for review and will follow up this submittal with a electronic version via e-mail.

The enclosed plans have been revised to address the April 14, 2020 engineering review letter from Fuss & O'Neill, Inc. At the time of this submittal, Town department comments had not been received, therefore, responses and associated revisions were not included. In response to the comments contained in the Fuss & O'Neill letter, we offer the following explanations and/or responses:

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. We note that no proposed measures were included in Fuss & O'Neill's review package.

**No fire suppression system is required for the building.**



- b. HR 275-6.T.(1) The applicant has not proposed the installation of any off-site improvements.

**No off-site improvements are proposed in this project.**

- c. HR 275-8.C.(2) and ZO 334-15.A. The applicant has provided parking calculations showing that 24 spaces are required and has provided 24 spaces on the site.

**No response required.**

- d. HR 275-8.C.(4). The applicant is proposing that the parking spaces on the south side of the parking lot are to be 9 feet by 18 feet, which is allowed by a vote of the Planning Board.

**We intend to discuss this reduction with the Planning Board.**

- e. HR 275-8.C.(6). The applicant has provided one loading space with a 35 foot length, which is allowed by the Regulation if it's to be used by shorter trucks.

**We anticipate the loading space to be used by shorter trucks only.**

- f. HR 276-11.1.B.(13). The applicant has proposed traffic signs and handicapped parking signs within the site, and has shown a proposed illuminated ground sign located within the front setback. Details for these signs were included in the plans.

**No response is required.**

- g. HR 276.11.1.B.(13). The applicant has included the sign note required by the Regulation, however the note should reference the Hudson Planning Board, not the Zoning Administrator.

**Note #29 on sheet 1 has been revised to reflect the correct wording.**

- h. HR 2746-11.1.B.(20). The applicant has shown an existing drainage easement on the plans. A copy of this easement was not included in the review package. No new easements are proposed.

**A copy of the existing easement has been provided.**

- i. HR 276-11.1.B.(23). The applicant has not noted any pertinent highway projects on the plan set.

**We are not aware of any highway projects that will impact the project.**

- j. HR 276-11.1.B.(24). The applicant has shown open space percentages on the plans and the proposed open space area within the lot exceeds the minimum required by the Regulation.

**No response is required.**

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

- a. HR 193.10.E. The applicant has not shown the sight distance looking north on Lowell Road for the proposed driveway on the plan set. The exit from the site driveway is shown as right-turn only, but as there is no physical barrier to prevent vehicles from turning left out of the driveway the applicant should provide this sight distance information.

**In this area of Lowell Road, there is a median barrier dividing the roadway which prevents exiting vehicles from turning left, therefore, we don't feel site distance to the north is necessary. This driveway will be reviewed by NHDOT since Lowell Road is under their jurisdiction in this area. We have revised the sight distance on Sheet 1 to reflect 400' to the south per NHDOT requirements and attached an image below which clearly reflects requisite sight distance.**



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 the configuration of the proposed driveway/road access, Fuss & O'Neill believes the preparation of a traffic study is not warranted at this time.

**We agree with Fuss & O'Neill's assessment.**

4. Utility Designs/Conflicts

- a. HR 275-9.E and 276-13. The applicant has noted that the water service size will be determined by the architect and will reuse the existing service if possible. This service size should be determined and shown on the plans.

**The architect has determined a 2" water line is adequate for the proposed building. See sheet 6 for revision.**

- b. HR 275-9.E. and 276-13. We note that no provisions for a fire service connection are shown on the plans.

**There is not a fire service proposed for the building.**

- c. HR 275-9.E. and 276-13. The applicant should confirm that the septic design takes into account all flows from the trench within the exterior kennel enclosures on the east side of the building. This is shown to be connected to the building sewer. The applicant should also confirm that these enclosures will be protected from the stormwater to prevent additional unwanted flows into the septic system.

**The system was designed for 3 Doctors (Vets) at 250 GPD per Doctor with a total system size of 750 GPD. The NHDES standard of 250 GPD per Vet is inclusive of all accessory uses associated with a Vet which would include a kennel component common with all vet clinics. This system was oversized by including one vet more than they anticipate hiring. The historic water data of the existing facility located at 279 Lowell Road resulted in a system only needing a design of 184.44 GPD. We feel that the sizing is more than sufficient and has accounted all flows associated with this size of clinic. It should be noted that this system will be reviewed by NHDES as well as the Town Engineer prior to approval.**

**Refer to Exterior Kennel detail on Sheet 12 which shows a canopy extending beyond the trench drain to prevent stormwater flows. The drip line is indicated and the architect is aware of the provision required.**

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

- a. HR 275-9.A(3). The HydroCAD analysis illustrates that existing depression and the proposed infiltration basins utilize a 3.0 inches per hour infiltration rate. The

applicant should provide additional information and/or conversion calculations to support the use of the infiltration rate. Does this rate utilize a factor of safety, does it follow typical current engineering practice as outlined within Env-Wq 1504.14(c), does the soil need to be amended, etc.

**The 3.0 inches per hour infiltration rate was arrived at by multiplying the lowest Ksat value for the soil, as published by SSSNNE, by 0.5 in accordance with Env-Wq 1504.14(c). The NRCS data categorizes the soil on-site as a Windsor sandy loam which according to SSSNNE has a low Ksat value of 6 inches per hour. This number was reduced by 50% to include a factor of safety and does not meet the requirement to amend the soils per Env-Wq 1504.14 (b).**

- b. HR 275-9.A(3). We note that the stormwater Management Report references “NHDES compliant treatment” while the infiltration basin illustrates only one Test Pit within the footprint area. Env-Wq 1503.13 requires a number of test pits per square footage of basin. We recommend that additional test pits be performed to ensure that similar findings are encountered across the entire basin area. An up-gradient test pit would illustrate/ensure the water table is as low an elevation as proposed, in both flat areas as well as cut areas of the proposed basin.

**The area proposed for infiltration is in the approximate location of the existing infiltration pond associated with the prior development. This existing system was designed for infiltration and no historical data would suggest it did not properly provide that treatment. The proposed system was raised one foot to provide additional treatment before ESHWT was encountered. We don't feel an additional test pit would provide any additional benefit or result in changes to the system. HR 275-9.A.(3). requires “...a stormwater management plan, test pit and percolation test data in the vicinity of the proposed infiltration system(s) must be provided” which we feel we have adhered too. If the note about NHDES compliant treatment needs to be removed from the report, then such can be omitted.**

- c. HR 275-9.A(4). The TC for Pre Development Subcatchment 1S appears to be exactly the same as the Post Development Subcatchment 1S, although the Drainage Area Plans illustrate different path lengths. The applicant should review the TC's and revise as needed.

**The Tc associated with 1S was reviewed and the post-development drainage model and plans were revised accordingly.**

- d. HR 290.A(3). The applicant should provide additional information for the sediment forebay or include a forebay details to include but not limited to the intended area, side slopes of the forebay, etc.

**Additional information was added to Sheet 5 which includes elevations, sizing, side slopes, and floor material.**

- e. HR 290-4.C. The applicant should provide rip rap apron sizing calculations within the Stormwater Management Report, as well as a rip rap outlet apron detail upon the plan set.

**Riprap apron sizing calculations have been provided for HWs #1 and #2. See enclosed. The rip rap apron detail was added to sheet #14.**

- f. HR 290-4.C. Due to the proposed use of the lot, and the proximity of the building to the infiltration basin, we recommend reviewing the need for perimeter fencing and signage with the Town. There is an increased risk of pets and/or children to enter the basin area, causing at least a maintenance issue if not a more serious public safety issue.

**A perimeter fence was considered but because the infiltration system is dry under normal conditions and only 1.5' deep with modest 33% side slopes, we do not believe it to be a serious public issue therefore**

- g. HR 290-4.C. There is a 40% increase to Subcatchment 4S. The applicant review this increase with the Hudson DPW to ensure that an increase to the Town drainage system is acceptable.

**The drainage report was submitted to the Town for review but we understand this portion of Lowell Road to be the State's jurisdiction. A drainage report was submitted to NHDOT for review. That said, a 40% increase when dealing with such minimal flows results in a minor increase of 0.11 cfs in the 25-year storm. It should be noted that the overall project has a net decrease in runoff to the adjacent wetland that subcatchment 4S discharges too.**

- h. The applicant has proposed a stone trench and area drains just north of the K9 grass system enclosure areas. These features then connect to the infiltration pond. The architectural drawings don't show a canopy over these areas so they will be subject to rain/runoff and the potential for the flushing of animal waste into the stone trench, area drains and infiltration pond. The applicant should include a maintenance procedure for cleaning the sumps of the area drains in the Operation & Maintenance Manual.

**Deeper sumps were added to the area drains and revised on Sheet 14. Animal waste is picked up immediately upon defecation but nevertheless, the area drains were added to the Operation and Maintenance Manual and animal waste was highlighted to alert attention to the possibility.**

6. Zoning (ZO 334)

- a. ZO 334-14. The applicant has provided building height information on the architectural drawings, and the highest proposed building elevation is less than the maximum allowed by the Ordinance.

**No response is required.**

- b. ZO 334-18.E. The applicant has noted that the subject parcel is located within the Town Business (B) zoning district, and has noted that the Zoning Board of Adjustment has granted a special exception to allow the proposed use on the subject property.

**No response is required.**

- c. ZO 334-27. The applicant is proposing the installation of privacy fencing and enclosures within the side setback on the north side of the building. The Town should review to determine if this is considered a feature that is required to be outside the building setback.

**According to ZO 334-12.F. "A fence is not subject to setback requirements."**

- d. ZO 334-35.B.(2). The applicant has noted that there are no jurisdictional wetlands within the subject site.

**No response is required.**

- e. ZO 334-60.J. The proposed monument sign does not include the subject lot's street number.

**A street number was added to the sign detail on Sheet 12. The proposed signage is subject to final review by the Zoning Administrator.**

- f. ZO 334.63. The applicant has proposed building mounted signs but has not provided any details for these signs in the plan set.

**The proposed signage is subject to final review by the Zoning Administrator. The revised architectural drawings include details for the intent of the building-mounted signs.**

- g. ZO 334-83. The applicant has noted that a portion of the subject parcel falls within the zone X flood hazard area.

**No response is required.**

7. Erosion Control/Wetland Impacts

- a. HR 290-5.K.(26). The applicant has noted that the Town of Hudson shall reserve the right to require further erosion control practices during construction should they be found necessary.

**No response is required.**

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.).

**Hours of operation for the site lighting fixtures have been added to the Lighting Plan, Sheet 8, Note 4.**

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

- a. HR 275-9.G. The applicant has noted that a NPDES permit will be required for this project.

**No response is required.**

- b. HR 275-9.G. The applicant is replacing the existing septic system with a new one. NHDES septic system approvals shall be noted on the plans and copies provided to the Town for their records.

**The status of all state permits including NHDES septic system approval has been added to Sheet 1, Note 31.**

- c. HR 275-9.G. The applicant should provide copies of all applicable State or Federal approvals or permits to the Town for their records.

**Permits will be furnished upon approval.**

- d. Additional local permitting may be required.

**No response is required.**

10. **Other**

- a. No other comments at this time.

**No response is required.**

We trust that the noted plan revisions and/or explanations will adequately address the comments and conditions of approval. Should you have any questions or further comments, please do not hesitate to contact this office.

Best Regards,

A handwritten signature in black ink, appearing to read 'Brenton Cole', with a long, sweeping horizontal stroke extending to the right.

Brenton Cole, P.E.  
*Principal Engineer*



For Registry of Deed use only:

FILE

COPY

3/17/20 7018 2290 0001 3001 3591

Mailed to: Mariana Nour

3/17/20 7018 2290 0001 3001 3607

Dr. Sudha Komma, Komma Holding, LLC

3/17/20 1st class Mailed to Jeff Merritt- Granite Engineering, LLC

Send recorded copy to:

TOWN OF HUDSON  
ZONING BOARD OF ADJUSTMENT  
12 School Street, Hudson, New Hampshire 03051

NOTICE OF DECISION

Map 234, Lot 041-000, Zone B (Business), Case # 234-041

ZBA Decision 3/12/2020

Special Exception – APPROVED

Property Owner & Address: Mariana Nour, 288 Lowell Road, Hudson, NH 03051

Property Location: 288 Lowell Road, Hudson, NH 03051

Applicant: Dr. Sudha Komma, Komma Holding, LLC, 28 Winding Road, Bedford, NH 03110

Applicant's Agent: Jeff Merritt, PE, and Brenton Cole, PE, Granite Engineering, LLC,  
250 Commercial Street, Suite 3008, Manchester, NH 03101

Action sought: Special Exception to redevelop the property by demolition of the existing structure and construction of a new 7,000 SF one story veterinary clinic with associated access, parking, and other site improvements.

Zoning Ordinance Article: VI §334-23, Special Exceptions, General Requirements

Action granted: After review of the testimony, the criteria for the granting of a Special Exception and determination that each were satisfied, and with understanding that Site Plan Review and approval is also required by the Planning Board, motion made, seconded and voted 4:0 to grant the relief sought.

NOTE: All representations of fact or intention made by the applicant or applicant's agent during testimony before the Zoning Board of Adjustment relative to the obtaining of this relief shall be considered conditions of this approval, regardless of the fact that such facts or intentions may not have been specifically stated as stipulations of the motion. For details of specific discussion relative to this decision, please consult the public minutes recorded during this hearing.

*Gerald Dearborn*

Gerald Dearborn, ZBA Vice-Chairman, Acting Chairman

3-17-20  
Date

*Bruce Buttrick*

Bruce Buttrick, Zoning Administrator

3-17-20  
Date

**LOWELL ROAD VETERINARY CLINIC**  
**SITE PLAN APPLICATION SP#03-20**

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

RECEIVED

APR 28 2020

TOWN OF HUDSON  
ASSESSORS OFFICE

SITE PLAN APPLICATION

Date of Application: 03/17/2020 Tax Map #: 234 Lot #: 41

Site Address: 288 Lowell Road

Name of Project: Lowell Road Veterinary Center

Zoning District: Business (B) General SP#: \_\_\_\_\_  
(For Town Use Only)

Z.B.A. Action: Permitted Use by Special Exception (Case 234-041)

PROPERTY OWNER:

Name: Mariana Nour

Address: 288 Lowell Road

Address: Hudson, NH 03051

Telephone # (603) 497-2018

Email: \_\_\_\_\_

DEVELOPER:

Komma Holdings, LLC

28 Winding Road

Bedford, NH 03110

(603) 497-2018

PROJECT ENGINEER:

Name: Granite Engineering, LLC

Address: 250 Commercial Street, Suite 3008

Address: Manchester, NH 03101

Telephone # (603) 518-8030

Email: jmerritt@graniteeng.com

SURVEYOR:

Keach-Nordstrom Associates, Inc.

10 Commerce Park North, Suite 3B

Bedford, NH 03110

(603) 627-2881

PURPOSE OF PLAN:

The purpose of this plan is to illustrate a proposed veterinary clinic and associated site improvements at 288 Lowell Road in Hudson, NH.

(For Town Use Only)

Routing Date: \_\_\_\_\_ Deadline Date: \_\_\_\_\_ Meeting Date: \_\_\_\_\_

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

JM  
(Initials)

Title: Chief Assessor Date: 4-28-20

Department: \_\_\_\_\_

Zoning: \_\_\_ Engineering: \_\_\_ Assessor: \_\_\_ Police: \_\_\_ Fire: \_\_\_ DPW: \_\_\_ Consultant: \_\_\_

*Will Hudson Logistics Center impact this project from a roadway perspective?*



# 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 MAY 13, 2020

#### COVID-19 Meeting Procedure

Due to 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/watch/2?channel=3>

To provide public input, please email [planning@hudsonnh.gov](mailto:planning@hudsonnh.gov) with your name, address, phone number and the agenda item you wish to speak on. If you don’t have access to email, please call 603-886-6008. Those wishing to provide public input will be called during the public hearing in the order requests are received.

You are encouraged to provide written comment or sign-up to comment live in advance of the meeting. The Planning Board will also be accepting emails and calls during the meeting until the public hearing is closed.

If you have any questions, please contact [planning@hudsonnh.gov](mailto:planning@hudsonnh.gov) or 603-886-6008.

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, May 13, 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)

- 22 April 2020 Meeting Minutes – Decisions

#### VI. NEW BUSINESS

- A. Chapin Street Lot Line Relocation  
SB# 08-20

1 Chapin Street  
Map 190/Lot 109 & 109-001

Purpose of Plan: to relocate the lot line between Map 190/Lots 109 & 109-001. Application Acceptance & Hearing.

- B. Schaeffer Circle Lot Line Relocation  
SB# 10-20

23 & 17 Schaeffer Circle  
Map 253/Lots 017 & 018

Purpose of Plan: to relocate the lot line between Map 253/Lots 017 & 018. Application Acceptance & Hearing.

- C. Lowell Road Veterinary Center  
SP# 03-20

288 Lowell Road  
Map 234/Lot 041

Purpose of Plan: to illustrate a proposed veterinary clinic and associated site improvements. Application Acceptance & Hearing.

## VII. ADJOURNMENT

All plans and applications are available for review by request. Comments may be submitted in accordance with the note at the top of this agenda.

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Brian Groth  
Town Planner

POSTED: Town Hall, Library, Post Office, Web – 05-01-20