



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 JULY 8, 2020

The Town of Hudson Planning Board will hold a regularly scheduled meeting on **Wednesday, July 8, 2020** at **7:00 p.m.** at the **Hudson Community Center**, 12 Lions Ave., Hudson, NH. 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

- 24 JUNE 20 Meeting Minutes/Decision

VI. CONCEPTUAL REVIEW ONLY

- | | |
|-------------------------------------|-----------------------|
| A. B & H Oil Fuel Storage Tank Farm | 19 Constitution Drive |
| CSP# 02-20 | Map 170/Lot 042 |

Purpose of plan: to show a mixed use consisting of a 4-bay garage (3,200 sf) for service/repairs of cars and trucks and associated office, as well as a 2,925 sf area for above ground oil fuel storage tanks for distribution/sale to customers off-site. Application Acceptance & Hearing.

VII. NEW BUSINESS

- | | |
|-----------------------------------|------------------|
| A. Melendy Road 2-Lot Subdivision | 140 Melendy Road |
| SB# 12-20 | Map 198/Lot 173 |

Purpose of plan: to subdivide Map 198/Lot 173 into two residential lots. Application Acceptance & Hearing.

VIII. ADJOURNMENT

Brian Groth
Town Planner

POSTED: Town Hall, Library, Post Office, Web – 06-27-20



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: JUNE 24, 2020

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

- I. CALL TO ORDER BY CHAIRPERSON AT 7:01 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL

IV. SEATING OF ALTERNATES

Mr. Hall was seated for Mr. Dumont.

V. MINUTES OF PREVIOUS MEETING(S)

- 10 June 20 Meeting Minutes – Decisions

Mr. Ulery moved to accept the 10 June 20 Meeting Minutes (as written/amended).

Motion seconded by Mr. Brackett. All in favor – motion carried 7/0/0.

- 13 June 20 Meeting Minutes – Decisions

Mr. Ulery moved to accept the 13 June 20 Meeting Minutes (as written/amended).

Motion seconded by Mr. Brackett. All in favor – motion carried 7/0/0.

VI. CORRESPONDENCE

- A. Request to establish three bonds for Friars Court Apartment Complex by Elvis Dhima, Town Engineer.

Mr. Van der Veen moved to approve the bond amounts presented in the memorandum from the Town Engineer, Elvis Dhima, to the Town Planner, Brian Groth, for the project known as Friars Court located at 161 Lowell Road. The bond amounts are \$251,994 for the construction of Friars Drive, \$254,469 for the construction of on-site utilities, and \$68,697 for construction of off-site improvements on Lowell Road.

Motion seconded by Mr. Ulery. All in favor – motion carried 7/0/0.

- B. Request to release School Impact Fees from Karen Burnell, Business Administrator, Hudson School District.

Mr. Ulery moved to recommend to the Board of Selectmen, the release of \$250,000.00 from the School Impact Fee Account (2080-000-051), in accordance with the written request from the Hudson School Board.

Motion seconded by Mr. Van der Veen. All in favor – motion carried 7/0/0.

VII. OLD BUSINESS

- A. Hudson Logistics Center Subdivision, Site Plan & Conditional Use Permit

SB# 11-20
SP# 04-20
CU# 02-20

Lowell & Steele Road
Map 234/Lots 5, 34 & 35, Map 239/Lot 1

Purpose of Plan: to show the dedication of a new subdivision road and the consolidation/subdivision/lot line adjustment of Map 234/Lots 005, 034 & 035, and Map 239/Lot 001. And, to propose commercial development consisting of three (3) new distribution and logistics buildings with associated access ways, parking, stormwater/drainage infrastructure and other site improvements. Continuance of Hearing.

Mr. Coutu moved, per the applicant's request, to defer discussion and consideration of the Hudson Logistics Center proposal, comprising Site Plan Application SP#04-20, Subdivision Application SB#11-20 and Conditional Use Permit Application CU#02-20, to date certain, July 22, 2020.

Motion seconded by Mr. Van der Veen. All in favor – motion carried 7/0/0.

VIII. ADJOURNMENT

Motion to adjourn by Mr. Ulery. Seconded by Mr. Brackett. All in favor – motion carried 7/0/0.

Meeting adjourned at 7:10p.m.

William Collins
Secretary, Planning Board

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

B & H OIL COMPANY

CONCEPTUAL SITE PLAN APPLICATION #02-20

STAFF REPORT

July 8, 2020

SITE: 19 Constitution Drive; Map 170 Lot 42

ZONING: Industrial (I)

PURPOSE OF PLANS: The purpose of this plan is to show a mixed use [development] consisting of a 4-bay garage (3,200 sf) for service/repairs of cars and trucks and associated office, as well as a 2,925 sf area for above ground oil fuel storage tanks for distribution/sale to customer off-site.

PLANS UNDER REVIEW: Site Plan - Proposed Building [and Fuel Storage Area]; prepared by Edward N. Herbert Association Inc., 1 Frost Road, Windham, NH 03087; prepared for: B&H Oil Company, Inc., 6 Starwood Drive, Hampstead, NH, 030841; consisting of 4 sheets, and notes 1-11 on Sheet 1; dated May, 2020, last revised May, 2020.

ATTACHMENTS:

- A. Zoning Determination #20-042, dated May 8, 2020
- B. Departmental Review, Engineering & Zoning

APPLICATION TRACKING:

- June 8, 2020 – Application Received
- July 8, 2020 – Conceptual Meeting Scheduled

COMMENTS:

The purpose of the building and storage area is understood but the general purpose of the site is not certain. For instance, it is not clear if the two uses are related or independent of each other. The applicant should clarify if the intent of the garage is to service the delivery trucks or the general public.

Comments received by Engineering indicate plan requirements that would be needed for a formal application. The Town Engineer raises the issue of stormwater management: the applicant should be aware of Town's requirements and incorporate them into their site plan.

The Zoning Administrator notes that oil delivery trucks will be parked in-site. He questions whether or not there will be enough parking for the delivery trucks and employees. The parking scheme should be addressed by the applicant.

DRAFT MOTIONS

There are no actions to be taken as this is a conceptual non-binding review only.

Land Surveyors &
Consulting Engineers

**EDWARD N. HERBERT
ASSOCIATES, INC.**

One Frost Road
Windham, NH 03087

Re: B & H Oil Company Conceptual Site Plan
Map 170, Lot 042-000
19 Constitution Drive

Project Narrative

The property is located on the north side of Constitution Drive and is located in the Industrial (I) District. The property is currently an undeveloped lot and is surrounded by various industrial properties.

The purpose of this project is to show a mixed use consisting of a 4 bay garage (3,200 sf) for repairs of cars and trucks with associated office as well as a 2,925 sf area for above ground oil fuel storage tanks for distribution/sale to customers off-site

The property will be fenced on all sides with 8' high black chain link fence with 2 gates. The property will be serviced by one horseshoe shaped, one directional driveway with one dedicated ingress and one dedicated egress on Constitution Drive. A photo of typical tank storage has been enclosed.

**CONCEPTUAL SITE PLAN APPLICATION
FOR PLAN REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE**

Date of Application: May 29, 2020 Tax Map # 170 Lot # 042-000

Name of Project: B & H Oil Fuel Storage Tank Farm

Zoning District: _____ General CSP# _____
(For Town Use)

ZBA Action: None

PROPERTY OWNER:

19 Constitution Drive, LLC

Name: c/o Richard Conley _____

Address: 24 Wisteria Drive _____

Address: Dover, NH 03820 _____

Telephone # _____

Fax # _____

Email: _____

DEVELOPER:

B & H Oil Company, Inc.

6 Starwood

Hampstead, NH 03841

603-234-1397

rglynn108@comcast.net

PROJECT ENGINEER

Name: Michael Gospodarek _____

Address: 1 Frost Road _____

Address: Windham, NH 03087 _____

Telephone # 603-432-2462 _____

Fax # 603-425-2519 _____

Email: engineering@enhinc.net _____

SURVEYOR

Paul Zarnowski

1 Frost Road

Windham, NH 03087

603-432-2462

603-425-2519

Paul@enhinc.net

PURPOSE OF PLAN:

The purpose of this plan is to show a mixed use consisting of a 4 bay garage (3,200 sf) for service/repairs of cars and trucks and associated office, as well as a 2,925 sf area for above ground oil fuel storage tanks for distribution/sale to customers off-site.

CONCEPTUAL SITE PLAN DATA SHEET

PLAN NAME: B & H Oil Fuel Storage Tank Farm

PLAN TYPE: CONCEPTUAL SITE PLAN

LEGAL DESCRIPTION: MAP 170 LOT 042 - 000

DATE: _____

Location by Street 19 Constitution Drive

Zoning: Industrial

Proposed Land Use: Industrial - Garage for car/truck repair/office/oil storage tanks

Existing Use: Vacant lot

Surrounding Land Use(s): Industrial

Number of Lots Occupied: 0

Existing Area Covered by Building: 0

Existing Buildings to be removed: 0

Proposed Area Covered by Building: 2.2%

Open Space Proposed: 67.2%

Open Space Required: 40% or 43,212 SF

Total Area: S.F.: 108,030 Acres: 2.480

Area in Wetland: 4,160 SF Area Steep Slopes: 8,308 SF

Required Lot Size: 30,000 SF

Existing Frontage: 211.78' on Constitution Drive

Required Frontage: 150'

Building Setbacks:	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50</u>	<u>50</u>
Side:	<u>15</u>	<u>15</u>
Rear:	<u>15</u>	<u>15</u>

**CONCEPTUAL SITE PLAN DATA SHEET
(Continued)**

Flood Zone Reference: Firm Community Map 33011C0519D 9-25-2009

Width of Driveways: Varies, minimum 26'

Number of Curb Cuts: 1

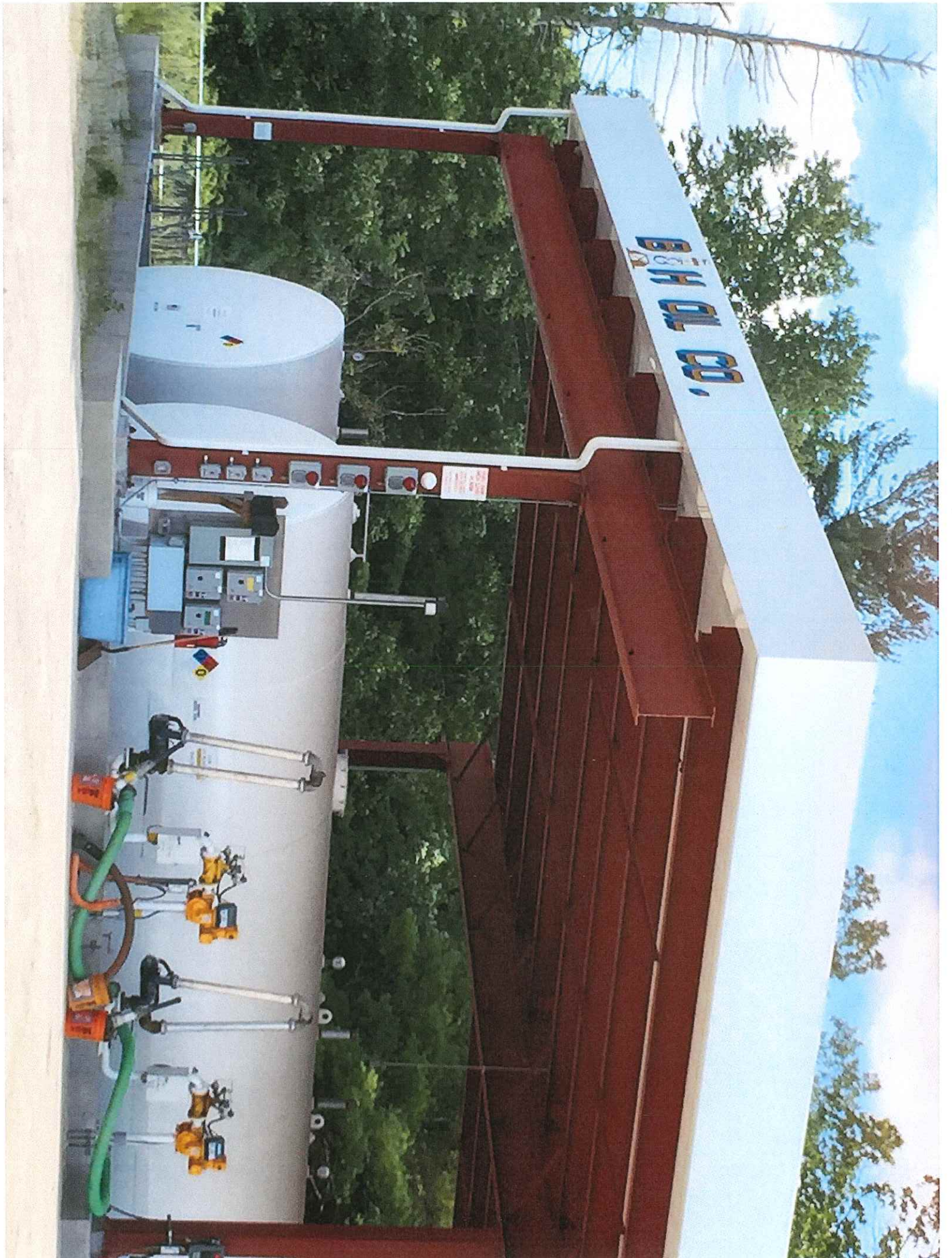
Proposed Parking Spaces: 11

Required Parking Spaces: 9

Basis of Required Parking (Use): Garage for car/truck repair/office

Dates/Case #/Description/Stipulations
of ZBA, Conservation Commission,
NH Wetlands Board Actions:
(Attach stipulations on separate sheet)

<i><u>For Office Use</u></i>	
Data Sheet Checked By: _____	Date: _____





"A"

TOWN OF HUDSON

Land Use Division



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

Zoning Determination #20-042

May 8, 2020

Peter Zohdi
Edward N. Herbert Assoc., Inc
1 Frost Road
Windham, NH 03087

Re: 18 Constitution Dr Map 170 Lot 042-000
District: Industrial (I)

Dear Mr. Zodi,

Your request: What is the zoning district, use determination and site plan process for a proposed development on this parcel?

Zoning Review / Determination:

Our records show this is an undeveloped lot of record in the Industrial (I) district.

Your proposal based on plan sheet 4 of 7, dated April 2020 "work in progress 4-30-2020" (and email from Jeanne) indicates a mixed use consisting of x gals of above ground storage tanks of fuel for distribution/sale to customers off site, and a 3,200 sqft automotive service and repair garage w/associated office.

I would classify these uses per §334-21: Table of Permitted Principal Uses as permitted mixed uses: D-10 "Motor vehicle light service; motor vehicle general and body repair" and E-9 "Heating fuel storage and sales".

§334-10B states: "*For the purposes of this chapter, multiple commercial or industrial uses/activities developed as part of a single site are considered a single principal use.*"

NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.

TOWN OF HUDSON

MAY 05 2020

Zoning Department



20-042 "A"

COMMUNITY DEVELOPMENT DEPARTMENT

12 School Street
Hudson, NH 03051
(603)886-6005
www.hudsonnh.gov



Town of Hudson

REQUEST FOR ZONING and/or PLANNING INFORMATION / DETERMINATION

Date of request 04/29/2020

Property Location 19 Constitution Drive

Map 170 Lot 042-000

Zoning District if known Industrial

Type of Request

- Zoning District Determination
- Use Determination
- Set-Back Requirements
- Process for Subdivision/ Site Plan if required
- Other

Description of request / determination: (Please attach all relevant documentation)

Please see attached preliminary site plan and photo of typical storage tanks

This site is in the Industrial District and will be private with no sales. We are proposing a 4 bay garage for service/repairs of cars and trucks and a portion for an office. There will also be an oil fuel storage tank area on site (see attached photo & preliminary site plan).

Applicant Contact Information:

Name: Peter Zohdi
Address: 1 Frost Road, Windham, NH 03087
Phone Number: O: (603) 432-2462, C: (603) 234-7276

For Office use

ATTACHMENTS: TAX CARD GIS

NOTES: _____

ZONING DETERMINATION LETTER SENT DATE: _____

"B"

Groth, Brian

From: Dhima, Elvis
Sent: Tuesday, June 9, 2020 2:25 PM
To: Dubowik, Brooke; Bianchi, Dave; Buttrick, Bruce; Buxton, Robert; Forrence, Jess; Groth, Brian; Michaud, Jim
Subject: RE: Department Sign Off - 19 Constitution Drive

Brooke

This is not ready for review but if you are looking for initial comments please see below

Looking at the plans I see the following missing

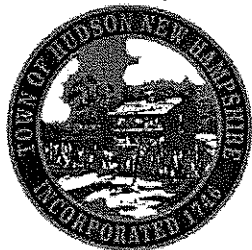
Utilities (water , sewer , gas (existing and proposed)
Drainage (existing and proposed)
Grading (proposed)
Details and cross sections for all the components within the plan, pavement , curb, water, sewer , drainage,

I'm not sure if the applicant understands that the runoff needs to be detained and treated and I see no room left to do that

Basically there is nothing to review here for ENG at this time

E

Elvis Dhima P.E.
Town Engineer
12 School Street
Hudson, NH 03051
Phone: (603) 886-6008
Sent from my iPad



From: Dubowik, Brooke
Sent: Monday, June 8, 2020 3:40 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 - 19 Constitution Drive

Good afternoon,
The attached Conceptual Site Plan is going to be in front of the Board next month.

"B"

Groth, Brian

From: Buttrick, Bruce
Sent: Wednesday, June 10, 2020 8:16 AM
To: Dubowik, Brooke; Bianchi, Dave; Buxton, Robert; Dhima, Elvis; Forrence, Jess; Groth, Brian; Michaud, Jim
Subject: RE: Department Sign Off - 19 Constitution Drive
Attachments: 20-042 Zoning Determination - 19 Constitution Dr.pdf; RE: B&H Oil Preliminary Site Plan

ALCON,
Brian, Elvis and I have had email conv with applicant recently, (I include my Zoning Determination of May 8) and a prior email attached.

Based on the email I had received, there will be parking of the oil delivery trucks on-site, that is not mentioned nor shown on the site plan or description/scope of business operations.

A general question/comment I have: is there enough parking? If patrons drop off cars overnight? The mechanics cars, the office, Fuel oil delivery trucks (and their drivers).

Bruce

From: Dubowik, Brooke
Sent: Monday, June 8, 2020 3:40 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 - 19 Constitution Drive

Good afternoon,
The attached Conceptual Site Plan is going to be in front of the Board next month.
We don't normally ask for comments at the Conceptual level, but I thought it might streamline the Site Plan Application when they apply.
If you have any comments, please send them to me no later than June 22nd.
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)

CONCEPTUAL SITE PLAN B & H OIL FUEL STORAGE TANK FARM MAP 170, LOT 042 19 CONSTITUTION DRIVE

LIST OF ABUTTERS

161-053-000	14 CLEMENT ROAD, LLC. 5694-291 1 WALL ST. HUDSON, NH 03051
161-054-000	14 CLEMENT ROAD, LLC. 5694-291 1 WALL ST. HUDSON, NH 03051
170-031-000	TSI HOCKEY GROUP, LLC. 7566-1574 20 CONSTITUTION DR., HUDSON, NH 03051
170-034-000	PRINCECAPE REALTY, LLC. 8242-2530 33 CONSTITUTION DR., HUDSON, NH 03051
170-038-000	JOHN JAMER 7186-2629 97 SHADOW LAKE RD., SALEM, NH 03079
170-040-000	CENTURY PARK, LLC. 5662-964 1 WALL ST., HUDSON, NH 03051
170-041-000	14 CLEMENT ROAD, LLC. 5694-291 1 WALL ST. HUDSON, NH 03051
170-042-000	19 CONSTITUTION DRIVE, LLC. 7134-1135 C/O RICHARD CONLEY 24 WISTERIA DR., DOVER, NH 03820
170-043-000	RONALD & PATRICIA MERRITT 7112-2854 15 HAYNES RD., DEERFIELD, NH 03037

ADDITIONAL PEOPLE TO NOTIFY:

PAUL ZARNOWSKI, LLS
EDWARD N. HERBERT ASSOC., INC.
1 FROST ROAD
WINDHAM, NH 03087

MICHAEL GOSPODAREK, PE
EDWARD N. HERBERT ASSOC., INC.
1 FROST ROAD
WINDHAM, NH 03087

SHAYNE GENDRON
EDWARD N. HERBERT ASSOC., INC.
1 FROST ROAD
WINDHAM, NH 03087

RALPH GLYNN
B & H OIL COMPANY, INC.
6 STARWOOD ROAD
HAMPSTEAD, NH 03841

OPEN SPACE CALCULATIONS:

PER SECTION 276-11.1(24) FORTY PERCENT, OF THE AREA OF THE LOT IS LOCATED OUTSIDE OF THE AREA BOUNDED BY THE CORRIDOR OR RIGHT-OF-WAY OF THE NASHUA-HUDSON CIRCUMFERENTIAL HIGHWAY AND THE MERRIMACK RIVER.

TOTAL LOT AREA = 108,030 SF OR 2.480 AC.

TOTAL PROPOSED BUILDING AREA INCLUDING GARAGE/OFFICE, FUEL STORAGE TANK AREA AND PAVEMENT = 35,344 SF

108,030 SF - 35,344 SF = 72,686 SF
72,686 SF / 108,030 SF = 0.672 OR 67.2% OPEN SPACE PROVIDED

PARKING CALCULATIONS:

PROPOSED AUTOMOTIVE REPAIR WITH 4 WORKING BAYS = 8 SPACES
PROPOSED OFFICE SPACE = 1 EMPLOYEE = 1 SPACE

TOTAL SPACES REQUIRED = 9, TOTAL SPACES PROVIDED = 11

TO THE BEST OF OUR KNOWLEDGE THIS PLAN COMPLIES WITH THE LATEST ADA REQUIREMENTS AS PUBLISHED IN THE LATEST REVISION DATE OF 2010.

FINAL SITE PLAN APPROVAL IS GRANTED FOR THE SITE PLAN ENTITLED: B & H OIL FUEL STORAGE TANK FARM, 19 CONSTITUTION DRIVE, HUDSON, NH, MAP 170, LOT 042, PREPARED BY EDWARD N. HERBERT ASSOC., INC. 1 FROST ROAD, WINDHAM, DATED MAY 2020, (LAST REVISED), CONSISTING OF SHEETS 1- AND NOTES 1 - ON SHEET 1 HILLSBOROUGH COUNTY REGISTRY OF DEEDS PLAN NO. HCRD# _____, IN ACCORDANCE WITH THE FOLLOWING TERMS AND CONDITIONS:

- ALL STIPULATIONS OF APPROVAL SHALL BE INCORPORATED INTO THE DEVELOPMENT AGREEMENT, WHICH SHALL BE RECORDED AT THE HCRD, TOGETHER WITH THE SITE PLAN-OF-RECORD.
- ALL IMPROVEMENTS SHOWN ON THE SITE PLAN-OF-RECORD, INCLUDING NOTES 1-, SHALL BE COMPLETED IN THEIR ENTIRETY AND AT THE EXPENSE OF THE APPLICANT OR HIS ASSIGNS.
- PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, A L/L/S/C CERTIFIED "AS-BUILT" SITE PLAN SHALL BE PROVIDED TO THE TOWN OF HUDSON LAND USE DEVELOPMENT, CONFIRMING THAT THE SITE CONFORMS TO THE PLANNING BOARD APPROVED SITE.
- THE ONSITE DRAINAGE SYSTEM SHALL BE CONSTRUCTED AND MAINTAINED IN COMPLIANCE WITH NHDES REQUIREMENTS FOR SUCH SYSTEMS.
- PRIOR TO PLANNING BOARD ENDORSEMENT OF THE PLAN, IT SHALL BE SUBJECT TO FINAL REVIEW BY THE TOWN ENGINEER AND CLD.
- CONSTRUCTION ACTIVITIES INVOLVING THE SUBJECT LOT SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 A.M. AND 7:00 P.M. NO EXTERIOR CONSTRUCTION ACTIVITIES SHALL BE ALLOWED ON SUNDAYS. NOTE 15 SHALL BE ADDED TO THE PLAN SET.
- HOURS OF REFUSE REMOVAL SHALL BE EXCLUSIVE TO THE HOURS BETWEEN 7:00 A.M. AND 7:30 P.M. MONDAY THROUGH SATURDAY ONLY.
- HOURS OF OPERATION SHALL BE EXCLUSIVE TO THE HOURS BETWEEN 7:00 A.M. AND 7:00 P.M. MONDAY THROUGH SATURDAY ONLY.

APPROVED BY THE HUDSON PLANNING BOARD

DATE OF MEETING: _____

PLANNING BOARD CHAIRMAN

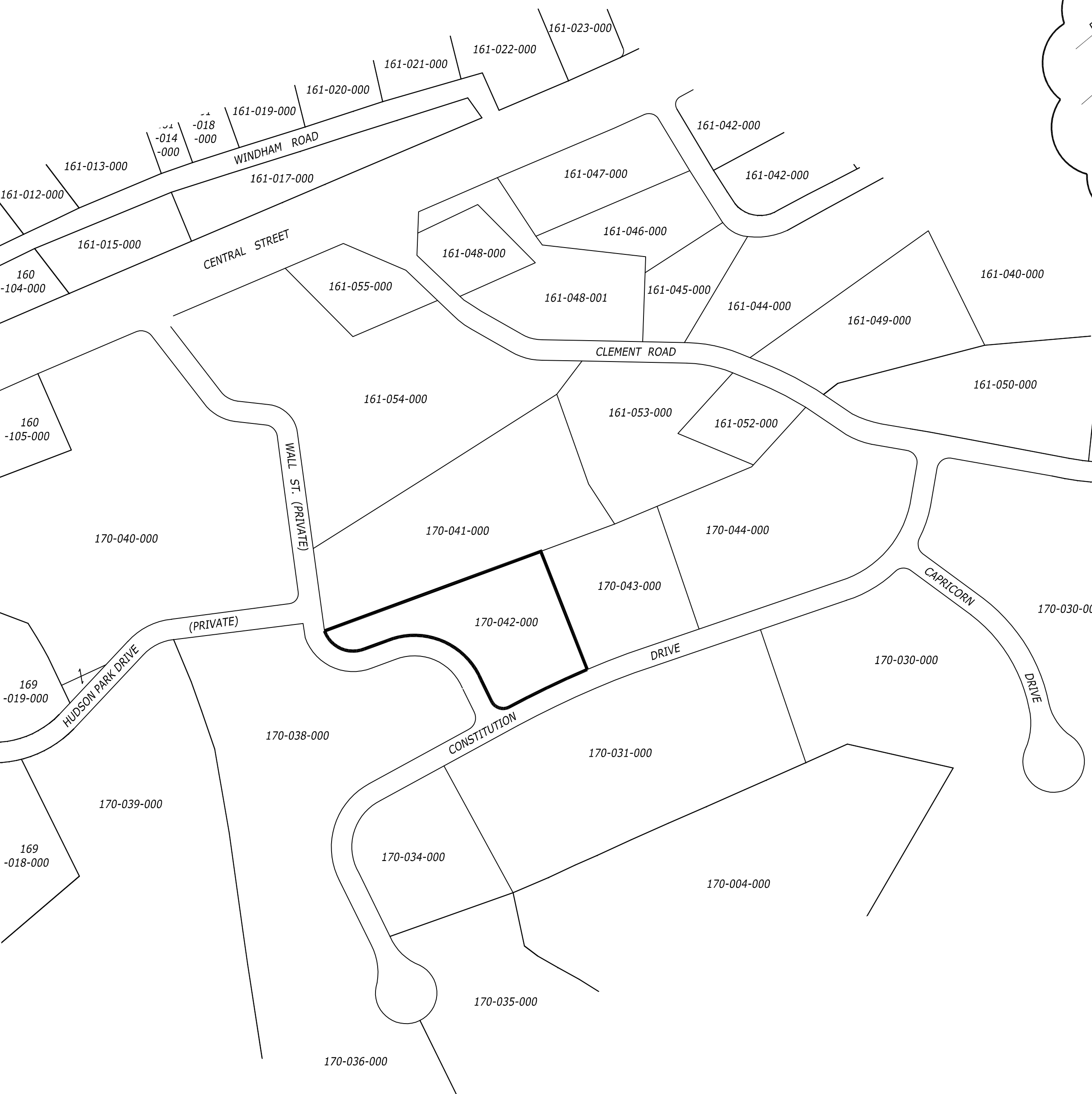
SIGNATURE DATE

SECRETARY

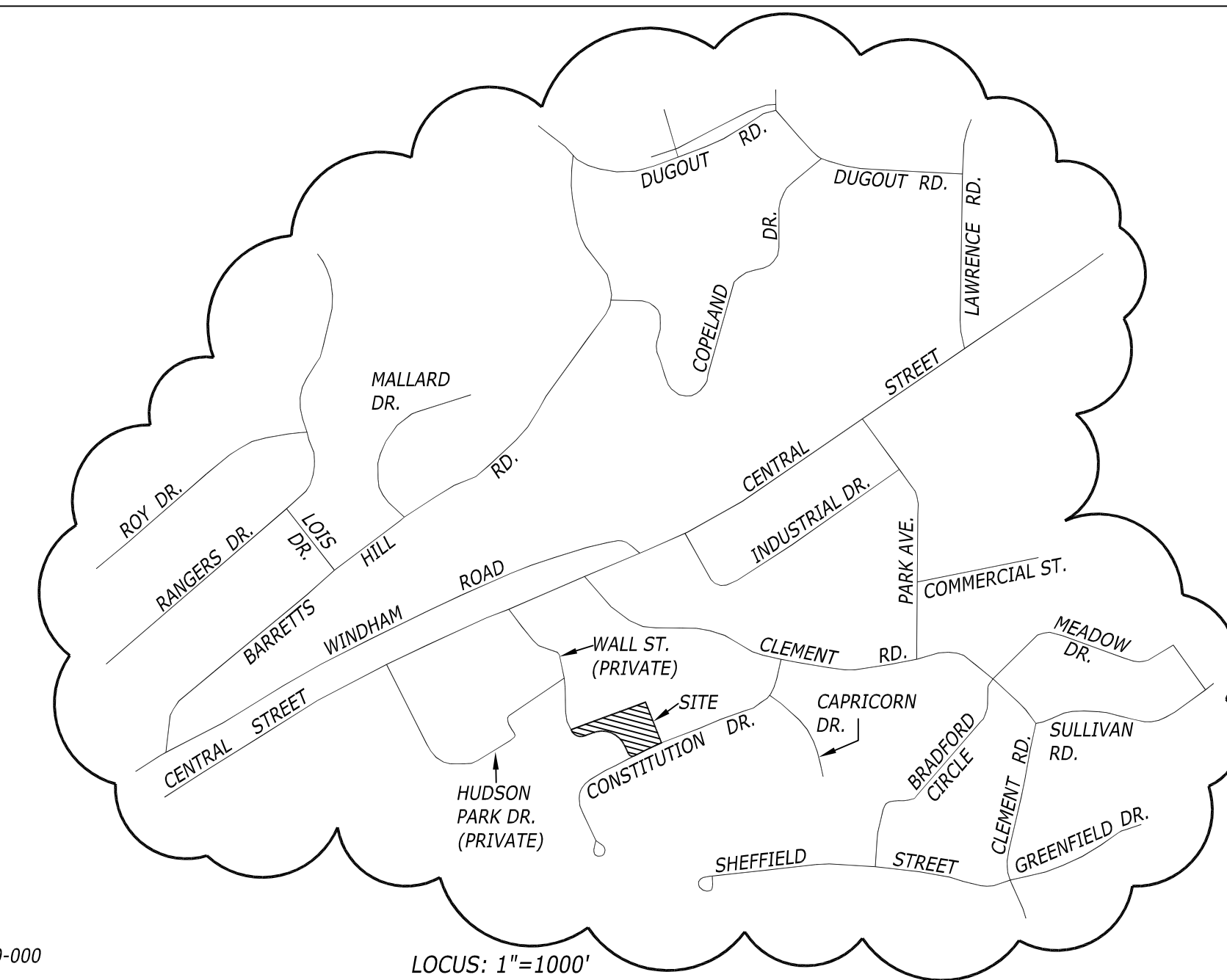
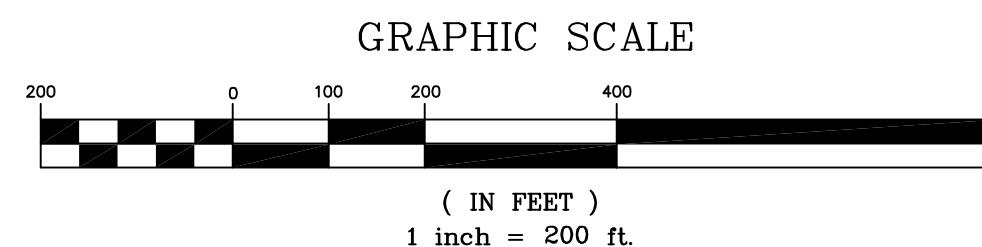
SIGNATURE DATE

SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

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



OWNER'S SIGNATURE: _____ DATE: _____
RALPH GLYNN
B & H OIL CO.



LOCUS: 1"=1000'

PLAN REFERENCES:

- MAP 26, LOT 18 SUBDIVISION PLAN-UNICORN INDUSTRIAL PARK II, CONSTITUTION DRIVE, HUDSON, NH, DATED: JULY 7, 1999, SCALE: 1"=100'. BY EDWARD N. HERBERT ASSOC., INC. RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS PLAN #30872.

THE PURPOSE OF THIS PLAN IS TO SHOW A 4 BAY GARAGE FOR SERVICE/REPAIRS OF CARS AND TRUCKS AND A PORTION FOR AN OFFICE, AS WELL AS A PROPOSED AREA ON SITE FOR OIL FUEL STORAGE TANKS.

- THIS SITE IS CONTAINED WITHIN THE I - INDUSTRIAL DISTRICT
- LOT AREA: 108,030 S.F. OR 2.480 ACRES.
- THE OWNER OF RECORD: 19 CONSTITUTION DRIVE, LLC. C/O RICHARD CONLEY 24 WISTERIA DR., DOVER, NH 03820.
- DEED REFERENCE: HCRD BOOK 7134 PAGE 1135.
- THE BUILDING LOCATIONS SHOWN FOR ABUTTING LOTS WERE DIGITIZED FROM THE TOWN OF HUDSON TAX MAPS #170.
- BEARINGS SHOWN HEREON ARE BASED ON PLAN REFERENCE #1.
- ALL BENCHMARKS ARE BASED ON NGVD 1929.
- THIS LOT IS NOT WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FIRM COMMUNITY MAPS 3301C0518D & 3301C0519D, EFFECTIVE DATE: SEPTEMBER 25, 2009.
- THE APPROVED SITE PLAN IS VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL, PROVIDED THAT:
 - ACTIVE AND SUBSTANTIAL DEVELOPMENT OR CONSTRUCTION SHALL HAVE COMMENCED ON THE SITE BY THE OWNER, IN ACCORDANCE WITH THE APPROVED PLAN, WITHIN SAID ONE-YEAR PERIOD.
 - IF NO ACTIVE AND SUBSTANTIAL DEVELOPMENT OR CONSTRUCTION OCCURS AS SPECIFIED IN HUDSON TOWN CODE 275-13A(1) ABOVE, THE SITE PLAN APPROVAL BECOMES NULL AND VOID AND EXPIRES AT THE END OF ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL.
- A SITE PLAN SUBMITTED FOR APPROVAL OR REAPPROVAL AFTER HAVING EXPIRED AS SPECIFIED IN HUDSON TOWN CODE 275-13A(2) ABOVE SHALL BE SUBJECT TO SITE PLAN REGULATIONS AND ZONING ORDINANCES IN EFFECT AT THE TIME OF ANY SUBSEQUENT SUBMISSION.
- THERE ARE NO PERTINENT HIGHWAY PROJECTS WITHIN THE VICINITY OF THIS PROJECT SITE LISTED IN THE 2006 MASTER PLAN.
- OWNER SHALL PROVIDE AN INDOOR GREASE/OIL SEPARATOR FOR THE PROPOSED GARAGE TO BE REVIEWED BY THE TOWN PRIOR TO PERMIT APPLICATION.

REVISIONS:

B & H OIL COMPANY, INC. CONCEPTUAL SITE PLAN

COVER SHEET MAP 170/LOT 042-000
CONSTITUTION DRIVE
HUDSON, NH
PREPARED FOR:
B & H OIL COMPANY, INC.
6 STARWOOD DRIVE
HAMPSTEAD, NH 03841

SCALE: 1"=200'

DATE: MAY, 2020

EDWARD N. HERBERT ASSOC., INC.
LAND SURVEYORS - CIVIL ENGINEERS
1 FROST ROAD WINDHAM, NH 03087 (603) 432-2462

170-041-000
 14 CLEMENT ROAD, LLC.
 1 WALL STREET
 HUDSON, NH 03051
 5694-291

S69°46'54"W
 562.49'

15' BUILDING SETBACK

Δ=99°39'18"
 L=17.91'
 R=19.00'

67.08'
 N69°46'54"E

WALL ST.

Δ=89°56'29"
 L=206.38'
 R=175.00'

50' WETLAND SETBACK

EDGE OF WETLAND

LOT 170-042-000
 108,030 S.F.
 2.480 AC.

170-043-000
 RONALD & PATRICIA MERRITT
 15 HAYNES ROAD
 DEERFIELD, NH 03051
 7112-2854

N27°21'07"W
 309.33'

15' BUILDING SETBACK

50' BUILDING SETBACK

170-038-000
 JOHN JAMER
 97 SHADOW LAKE ROAD
 SALEM, NH 03087
 7186-2629

S26°16'37"E
 72.16'

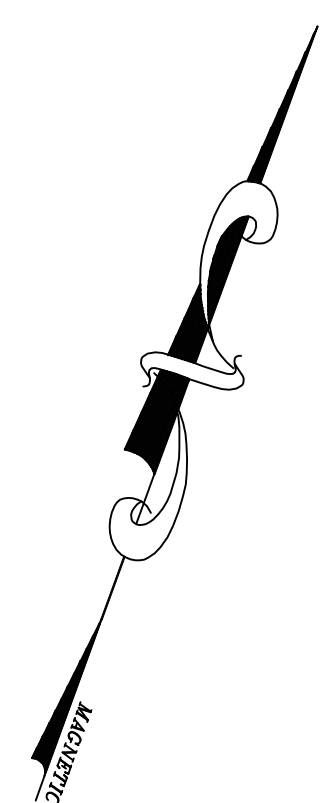
Δ=82°20'28"
 L=19.95'
 R=30.00'

7.46'
 N61°23'00"E

Δ=5°52'14"
 L=204.32'
 R=1994.05'

CONSTITUTION DRIVE

170-031-000
 TSD HOCKEY GROUP, LLC.
 20 CONSTITUTION DRIVE
 HUDSON, NH 03051
 7566-1574



APPROVED BY THE HUDSON PLANNING BOARD

DATE OF MEETING: _____

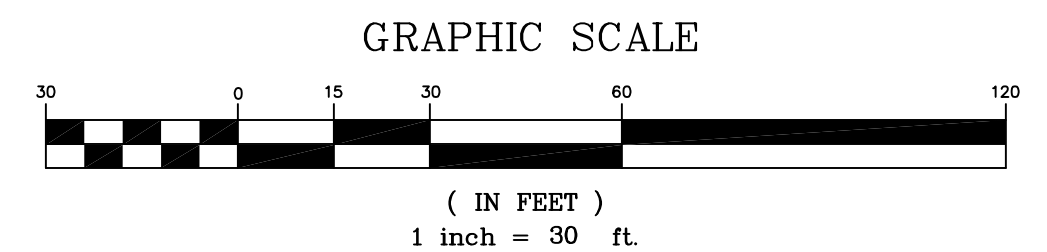
PLANNING BOARD CHAIRMAN: _____ SIGNATURE DATE: _____

SECRETARY: _____ SIGNATURE DATE: _____

SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

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

OWNER'S SIGNATURE: RALPH GLYNN DATE: _____
 B & H OIL CO.



REVISIONS:

B & H OIL COMPANY, INC. CONCEPTUAL SITE PLAN

BONDARY PLAN MAP 170/LOT 042-000
 CONSTITUTION DRIVE
 HUDSON, NH

PREPARED FOR:
B & H OIL COMPANY, INC.
 6 STARWOOD DRIVE
 HAMPSTEAD, NH 03841

SCALE: 1"=30' DATE: MAY, 2020

EDWARD N. HERBERT ASSOC., INC.
 LAND SURVEYORS - CIVIL ENGINEERS
 1 FROST ROAD WINDHAM, NH 03087 (603) 432-2462

SHEET 2 OF 4



APPROVED BY THE HUDSON PLANNING BOARD

DATE OF MEETING: _____

PLANNING BOARD CHAIRMAN: _____ SIGNATURE DATE: _____

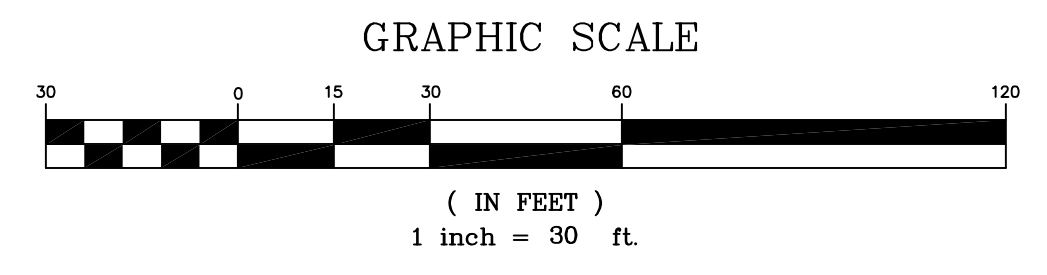
SECRETARY: _____ SIGNATURE DATE: _____

SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

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

OWNER'S SIGNATURE: _____ DATE: _____

RALPH GLYNN
B & H OIL CO.



REVISIONS:

B & H OIL COMPANY, INC. CONCEPTUAL SITE PLAN

EXISTING CONDITIONS MAP 170/LOT 042-000
CONSTITUTION DRIVE
HUDSON, NH

PREPARED FOR:
B & H OIL COMPANY, INC.
6 STARWOOD DRIVE
HAMPSTEAD, NH 03841

SCALE: 1"=30' DATE: MAY, 2020

EDWARD N. HERBERT ASSOC., INC.
LAND SURVEYORS - CIVIL ENGINEERS
1 FROST ROAD WINDHAM, NH 03087 (603) 432-2462

SHEET 3 OF 4

MELENDY ROAD SUBDIVISION

SUBDIVISION APPLICATION #02-20

STAFF REPORT

July 8, 2020

SITE: 140 Melendy Road, Map 198 Lot 173

ZONING: General (G)

PURPOSE OF PLANS: The purpose of this plan is to illustrate the subdivision of tax map 198-173 (4.024 acres) into two parcels.

PLANS UNDER REVIEW: Subdivision – Resulting into two lots; prepared by Jeffrey Land Surveys, LLC, 1 Burgess Drive, Litchfield, NH 03052; prepared for: Denise and Leroy Thompson, 140 Melendy Road, Hudson, NH; consisting of 1 sheet, and notes 1-10 on Sheet 1; dated February, 2019.

ATTACHMENTS:

- A. Waiver Request Forms
- B. Departmental Reviews: Engineering
- C. Notice of Decision: Variance granted on April 25, 2020

APPLICATION TRACKING:

- June 8, 2020 – Application Received
- July 8, 2020 – Public Hearing Scheduled

WAIVER REQUESTS:

- §276-6.D – Traffic Study
- §289-20.C – Drainage Study

COMMENTS:

Variance - The Zoning Board granted the reduced frontage variance for proposed lot 198-173-1. The applicant should reference the approval in the notes section.

Department Reviews - Comments received by Engineering indicate the applicant should provide a driveway plan and profile, stamped by NHPE, for the new lot prior to recording the plan.

Plan Note Consistency – There are inconsistencies between the acreage stated in the notes and what is on the plan (note #3). Note #4 does not reference the correct parcel. The applicant should correct these notes.

Shared Driveway - The shared driveway may pose maintenance issues, the applicant should have a permanent maintenance agreement in place prior to issuance of C.O.

WAIVER MOTIONS

GRANT a waiver:

I move to grant a waiver from §276-6.D – traffic study, based on the Board’s discussion, the testimony of the Applicant’s representative, and in accordance with the testimony provided in the application.

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

I move to grant a waiver from §289-20.C – drainage report, based on the Board’s discussion, the testimony of the Applicant’s representative, and in accordance with the testimony provided in the application.

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

DRAFT MOTIONS

ACCEPT the subdivision application:

I move to accept the subdivision application for 140 Melendy Road, Map 198 Lot 173.

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

*[If the Board needs more information, move to **defer** the application and indicate why]*

CONTINUE the public hearing to a date certain:

I move to continue the public hearing for the subdivision application for 140 Melendy Road, Map 198 Lot 173, to date certain, _____.

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

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

APPROVE the site plan application:

I move to approve the subdivision application titled Subdivision Plan, 140 Melendy Road; prepared by Jeffrey Land Surveys, LLC, 1 Burgess Drive, Litchfield, NH 03052; prepared for: Denise and Leroy Thompson 140 Melendy Road, Hudson, NH; consisting of 1 sheet, and notes 1-10 on Sheet I; dated February, 2019; 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 \$5,850 for each single-family dwelling unit, or \$5,335 for each dwelling unit shall within a duplex, be paid prior to the issuance of a Certificate of Occupancy for the proposed building.
3. 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.
4. A permanent maintenance agreement shall be put in place prior to issuance of Certificate of Occupancy.

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

"A"

WAIVER REQUEST FORM

Name of Subdivision/Site Plan: 140 MELENDY ROAD SUBDIVISION

Street Address: 140 MELENDY ROAD

I DENISE & LEROY THOMPSON hereby request that the Planning Board waive the requirements of item HTC-289-6D of the Hudson Land Use Regulations in reference to a plan presented by GREGG JEFFREY LLS

(name of surveyor and engineer) dated _____ for property tax map(s) 198 and lot(s) 173 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 Land Use Regulations.

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

A traffic study would cause unnecessary financial burden on the applicant. The proposed subdivision will only create one additional lot, therefore the impact to Melendy Rd. is negligible.

Reason(s) for granting this waiver, relative to not being contrary to the spirit and intent of the Land Use Regulations: (if additional space is needed please attach the appropriate documentation hereto):

The ordinance is in place for larger projects that present significant increases to traffic volume on adjacent roadways. The proposed two-lot subdivision is not expected to significantly increase traffic volumes in the area, therefore, granting of the waiver is in keeping with the spirit and intent of the ordinance.

Signed:

Denise Thompson Leroy Thompson
Applicant or Authorized Agent

"A"

WAIVER REQUEST FORM

Name of Subdivision/Site Plan: 140 MELENDY ROAD SUBDIVISION

Street Address: 140 MELENDY ROAD

I DENISE & LEROY THOMPSON hereby request that the Planning Board waive the requirements of item HTC 289-20C of the Hudson Land Use Regulations in reference to a plan presented by GREGG JEFFREY LLS

(name of surveyor and engineer) dated _____ for property tax map(s) 198 and lot(s) 173 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 Land Use Regulations.

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

The production of a Drainage Study for the subject project would present an unnecessary financial hardship to the applicant.

Reason(s) for granting this waiver, relative to not being contrary to the spirit and intent of the Land Use Regulations: (if additional space is needed please attach the appropriate documentation hereto):

The ordinance is in place to mitigate adverse downstream effects for larger projects with significant increases to impervious coverage. The subject project simply proposes to subdivide one existing lot into two lots. The additional impervious area is negligible and will contribute to downstream flooding, therefore, granting of the waiver is in keeping with the spirit and intent of the ordinance.

Signed:

Denise Thompson Leroy Thompson
Applicant or Authorized Agent

" B "

Dhima, Elvis

From: Dhima, Elvis
Sent: Friday, June 12, 2020 8:16 AM
To: Dubowik, Brooke; Bianchi, Dave; Buttrick, Bruce; Buxton, Robert; Forrence, Jess; Groth, Brian; Michaud, Jim
Subject: RE: Dept Sign Off - Melendy Rd. 2-Lot Subdivision

Brooke

I have only one comment

1. Applicant shall provide driveway plan and profile, stamped by NHPE, for the new lot prior to recording the plan.

Thanks

E

Elvis Dhima, P.E.
Town Engineer

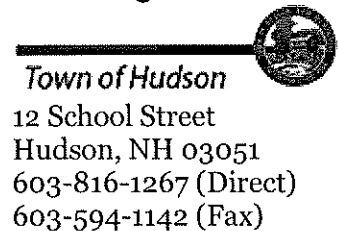
Town of Hudson, NH
12 School Street
Hudson, NH 03051
Phone: (603) 886-6008
Mobile: (603) 318-8286



From: Dubowik, Brooke
Sent: Wednesday, June 10, 2020 1:10 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: Dept Sign Off - Melendy Rd. 2-Lot Subdivision

Good afternoon,
Attached is a sign off for a subdivision at 140 Melendy Road.
Please return by June 22nd.
Thank you,

Brooke Dubowik
Planning Administrative Aide II



For Registry of Deed use only:

" C "

Doc # 9022580 Jun 7, 2019 9:42 AM
Book 9175 Page 2787 Page 1 of 1
Register of Deeds, Hillsborough County

A43 Hudson
Zawitz

FEES:	10.50
SURCHARGE:	2.00
CASH:	-

Send recorded copy to:

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

NOTICE OF DECISION

Map 198, Lot 173, Zone G (General), Case # 198-173

ZBA Decision 04/25/2019

Variance - GRANTED

Property Owner & Address: Denise & Leroy Thompson, 140 Melendy Road, Hudson, NH 03051

Property Location: 140 Melendy Road, Hudson, NH 03051

Action sought: Variance to subdivide and create a new 'flag' lot with insufficient frontage and a shared driveway.


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

Action granted: After review of the testimony and the surveyed plan noting that the lot contains enough frontage but the existing house is in the center and the topography depicting steep slopes and ledge encumbering a separate driveway, noting that Planning Board review and finalization of access to the proposed new lot to the rear of the property is needed before the lot is created, and review of the criteria for the granting of a Variance and determination that each criteria has been met, motion made, seconded and voted 4:1 to grant the variance to create a flag lot with insufficient frontage based on the plan prepared by Greg Jeffrey, LLS, dated Feb 2019, with no stipulations.

NOTE: All representations of fact or intention made by the applicant 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, Town of Hudson Signature

5/9/19
Date


Bruce Buttrick, Zoning Administrator, Town of Hudson Signature

5/8/19
Date

SUBDIVISION PLAN DATA SHEET

PLAN NAME: 140 MELENDY ROAD SUBDIVISION

PLAN TYPE: Conventional Subdivision Plan or Open Space Development (Circle One)

LEGAL DESCRIPTION: MAP 198 LOT 173

DATE: 6.2.20

Address: 140 Melendy Road

Total Area: S.F. 175,293 SF Acres: 4.024 AC

Zoning: G

Required Lot Area: 43,560 SF

Required Lot Frontage: 150 LF

Number of Lots Proposed: 2

Water and Waste System Proposed: PRIVATE WELL, PRIVATE SEPTIC

Area in Wetlands: 0 SF

Existing Buildings To Be Removed: 1 (GARAGE)

Flood Zone Reference: N/A, SEE FIRM MAP 3011C0538D

Proposed Linear Feet Of New Roadway: 0 LF

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: *Denise Thompson Leroy Thompson* Date: 5-25-2020

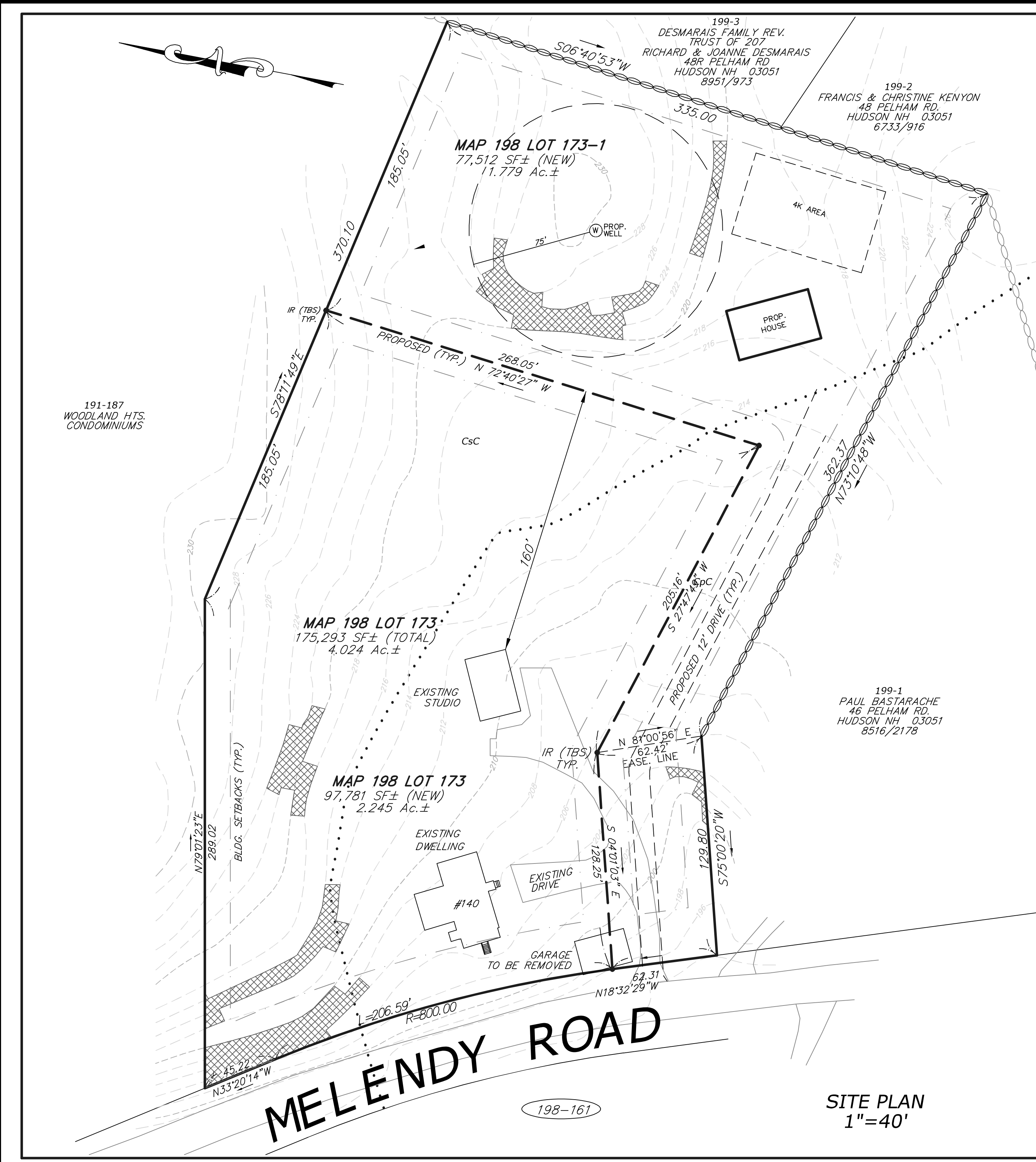
Print Name of Owner: DENISE & LEROY THOMPSON

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

Signature of Developer: _____ Date: _____

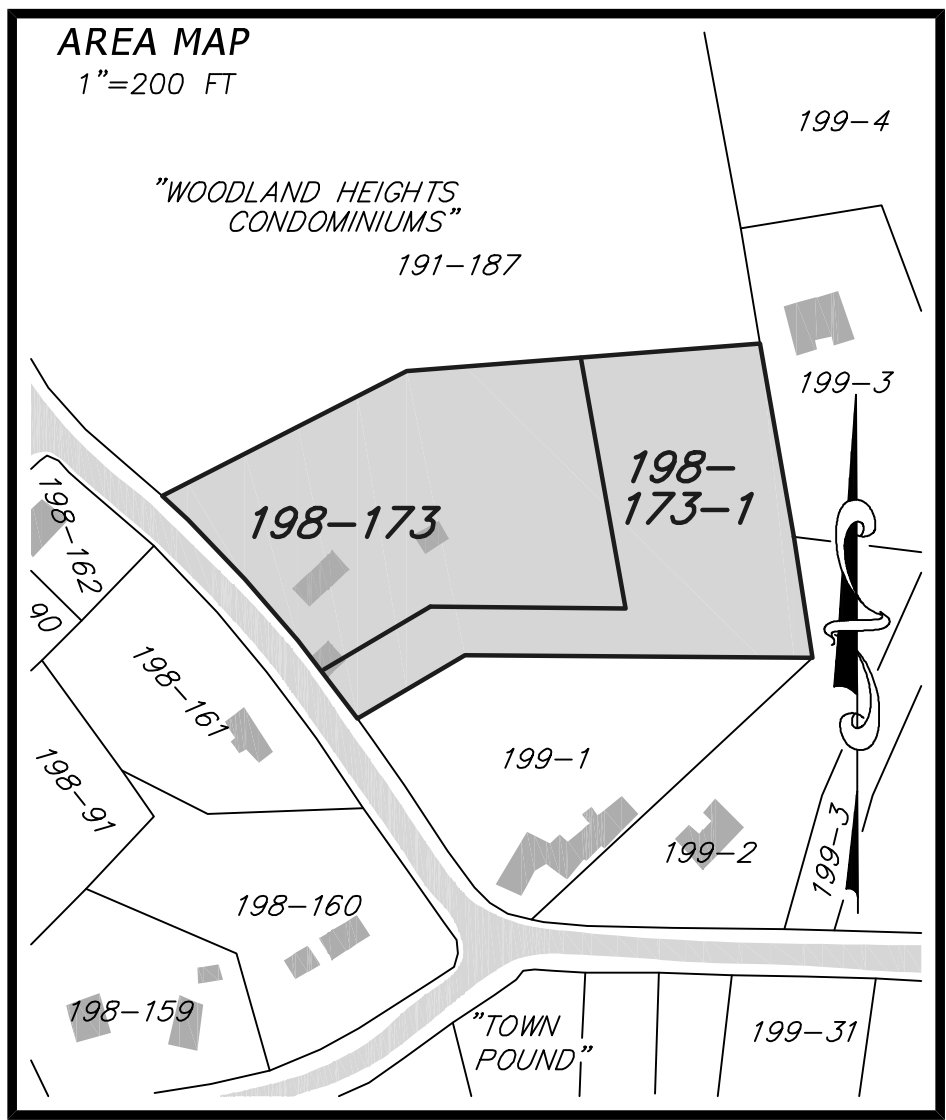
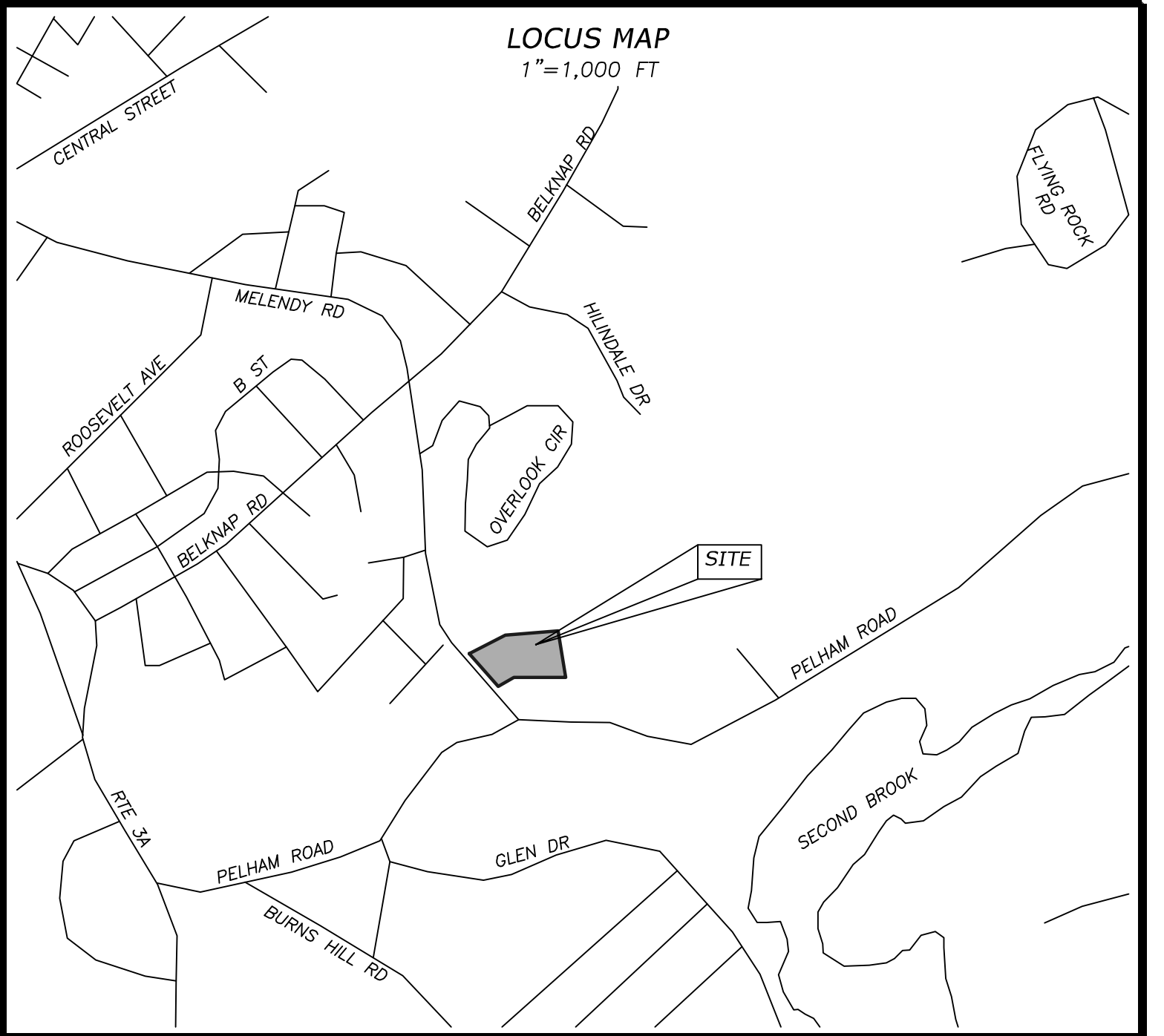
Print Name of Developer: _____

- ❖ 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.



REFERENCE PLAN:

1. REFERENCE PLAN: "SUBDIVISION PLAN OF LAND BELONGING TO ANDREW J. & STELLA POLAK" DATED MARCH 1973 AND RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS (HCRD) AS PLAN 6529.
2. REFERENCE PLAN: "CONSOLIDATION & LOT LINE RELOCATION PLAN, PELHAM ROAD, HUDSON, NEW HAMPSHIRE" DATED JANUARY 1981 AND RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS (HCRD) AS PLAN 13873.
3. REFERENCE PLAN: "MASTER PLAN, WOODLAND HEIGHTS SITE PLAN, HUDSON NH" DATED JANUARY 1, 1990 AND RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS (HCRD) AS PLAN 25607.



PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE PROPOSED CREATION OF TWO LOTS FROM TAX MAP 198-173. THE APPLICANT SEEKS A VARIANCE TO CREATE A REDUCED-FRONTAGE LOT.
2. AREA OF PARCEL BEFORE SUBDIVISION = 175,293 SF OR 4.024 AC.
3. PROPOSED LOT AREA
TAX MAP 198 LOT 173 = 63,464 SF OR 1.457 AC.
TAX MAP 198 LOT 173-1 = 111,829 SF OR 2.567 AC.
4. REFERENCE THIS PARCEL AS TOWN OF HUDSON TAX MAP 173 LOT 173.
5. OWNER OF RECORD: THOMPSON FAMILY LIVING TRUST, 140 MELENDY RD, HUDSON, NH 03051 REF. HILLSBOROUGH COUNTY REGISTRY OF DEEDS BK. 8945 PG. 2237.
6. CURRENT ZONING DISTRICT: G
MINIMUM SETBACKS: FRONT= 30'
SIDE= 15'
REAR= 15'
- MIN. AREA (TOWN WATER & SEWER)= 43,560 SF
MIN. FRONTAGE= 150'
7. FOR BOUNDARY INFORMATION SEE PLAN REFERENCE 1, 2 & 3.
8. NO PORTION OF THE PROPERTY IS WITHIN THE 100-YEAR FLOOD PLAN AS PER FIRM MAP NUMBER 3301C0538D
9. NEW LOT TO BE SERVICED BY PRIVATE WATER AND SEPTIC.
10. THE LOCATION OF ANY UNDERGROUND UTILITIES SHOWN IS APPROXIMATE. JEFFREY LAND SURVEY MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. CONTRACTOR IS TO CONTACT DIGSAFE PRIOR TO ANY EXCAVATION.

PLAN LEGEND

	SETBACKS
	STONE WALL
	DRILL HOLE TO BE SET
	IRON ROD FOUND
	PROPOSED LOT LINE
	LOT LINE TO BE ELIMINATED
	LIMIT OF POORLY DRAINED SOILS
	EDGE OF PAVEMENT
	AREA OF STEEP SLOPES
	SOIL TYPE BOUNDARY
	SOIL TYPE

CERTIFICATION:

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

LICENSED LAND SURVEYOR DATE

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND BY THIS OFFICE DURING SEPTEMBER OF 2015. SAID SURVEY HAS AN ERROR OF CLOSURE BETTER THAN ONE PART IN TEN THOUSAND (1:10,000).

LICENSED LAND SURVEYOR DATE

LOT NUMBER	TOTAL AREA (PROPOSED)	WETLAND AND NON-CONTIGUOUS UPLAND	AREA >25% SLOPES	BUILDABLE AREA (NET CONTIGUOUS UPLAND USEABLE)	FRONTAGE
198-173	97,781 SF±	0 SF±	4,050 SF±	93,731 SF±	251.81'
198-173-1	77,512 SF±	0 SF±	2,545 SF±	74,967 SF±	62.31'

PURSUANT TO THE SUBDIVISION OF LAND REGULATIONS OF THE HUDSON PLANNING BOARD, SUBDIVISION APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL

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

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SUBDIVISION PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

OWNER OF MAP 198 LOT 173

SIGNATURE _____

DATE _____

REV. 3		BY:
REV. 2		BY:
REV. 1		BY:

PROPOSED SUBDIVISION PLAN
PREPARED FOR
DENISE AND LEROY THOMPSON
OWNER AND APPLICANTS, LOT 198-173
140 MELENDY ROAD
HUDSON, NH
HILLSBOROUGH COUNTY, NH

JEFFREY LAND SURVEY, LLC

1 BURGESS DRIVE
LITCHFIELD, NH 03052

SHEET 1 OF 1

DATE: FEB. 2019

1"=40'