

FOREST MEADOWS SUBDIVISION

SUBDIVISION APPLICATION SB#03-21 CUP#03-21

STAFF REPORT

May 7, 2021

SITE: 58 R Gowing Road; Map 237, Lot 032-000

ZONING: Residential-Two (R-2), General-One (G-1)*

*No development proposed on the portion of the property within the G-1 zone

PURPOSE OF PLANS: To subdivide one (1) lot into eight (8) lots.

PLANS UNDER REVIEW: “Forest Meadows” Map 237 – Lot 032 Hudson, New Hampshire; prepared by Meisner Brem Corporation, 142 Littleton Road, Westford, MA 01886; prepared for KLN Construction Company, Inc., 70 Bridge Street, Unit 1, Pelham, NH 03076; consisting of 16 sheets, with General Notes 1-10 on Sheet 2; dated April 5, 2021, last revised May 18, 2021.

ATTACHMENTS

- A. Fuss & O’Neill Peer Review letter, dated April 21, 2021.
- B. Town department comments
- C. Applicant response to peer review & town comments, dated May 18, 2021.
- D. Conservation Commission motion to recommend, dated May 10, 2021
- E. CAP Fee Worksheet

APPLICATION TRACKING:

- February 17, 2021 – Design Review conducted with Planning Board.
- April 6, 2021 – Subdivision Application and Condition Use Permit Application received.
- May 10, 2021 – Conservation Commission issued recommendation for CUP.
- May 12, 2021 – Planning Board Meeting scheduled, deferred to May 26, 2021.
- May 26, 2021 – Meeting scheduled

WAIVER REQUESTED

- § 289-18:B(2) – Length of Cul-De-Sac
- § 289-18:D – Side Slopes within Right of Way
- § 289-18:Y – Intersection Levelling Area
- § 289-28:B(2) – Roadway Width

COMMENTS & RECOMMENDATIONS:

BACKGROUND

A single-family house, with accessory buildings (a detached garage, deck, and pool) and a roughly 900’ gravel driveway off Gowing Road currently occupy the property. The center part of

the property is an open lawn while the northern end of the property, as well as the remaining edges of the property, is wooded. The Musquash Brook, another unnamed brook, and a swath of wetlands run along the western and southern edges of the property. The low-lying areas within and immediately adjacent to the brooks and wetlands are within the designated Flood Plain Zone A.

The existing driveway and overhead utilities traverses onto an abutting lot: Map 237 Lot 033.

The previous concept presented during Design Review showed 9 lots, some of which had issues with lot area. The submitted plan proposes 8 single-family residential lots, which include the existing single-family house as one of the lots, on a new 1,195' road that ends in a cul-de-sac with a radial turnaround. The existing gravel driveway will be removed and replaced with a new road that stays within the subdivision boundary. However, the new road will transverse a delineated wetland, which necessitate the filling of 2,205 SF of the wetland and a Conditional Use Permit.

The existing overhead utilities will be removed and replaced with underground utilities along the road right-of-way. Staff believes the Applicant intends for the dwellings to have independent fire suppression (sprinkler system). This should be confirmed/clarified with the Applicant.

The concept plan was also appropriately revised to reduce the road width from 28-feet to 24-feet.

STAFF COMMENTS

Summary:

1. **Use (§ 334-21, Article IX):** All development will occur within the Residential-Two (R-2) zone. The proposed use – single-family detached dwelling (A-1) is permitted in the R-2 zone.
 - a. **Wetland Conservation District Conditional Use Permit [§ 334-36:C(2)]:**
For the proposed filling of a delineated wetland, which falls within the Wetland Conservation Overlay District, the construction of access road essential to the productive use of land beyond the wetland is a permitted conditional use.

The Conditional Use Permit was offered a favorable recommendation from the Conservtion Commission with conditions, **see Attachment D.**
2. **Dimensional Requirements (§ 334-27):** The submitted subdivision plan conforms to all dimensional requirements.
3. **Access Road:**
 - a. **Length of Cul-De-Sac: [§ 289-18:B(2)]:** The applicant requested a waiver for this requirement to allow a cul-de-sac street that exceed 1,000 feet in length. Staff acknowledges the applicant's offer to install fire suppression (sprinkler) system in all dwellings and, unless the Fire Department indicates otherwise, see no concern on this request.

- b. **Other street profile elements:** The applicant requested waivers for § 289-18:D and § 289-18:Y. Staff defers to the Town's Peer Reviewer to offer comments on these waivers.
4. **Driveways:** One of the driveways, to the existing structure is shown at 12% grade and does not meet the town's maximum grade of 10%. The Applicant must address this issue when applying for a driveway permit, it is recommended that this be rectified prior to Planning Board approval.
5. **Natural Features (§ 289-23):** Staff acknowledges the proposed conservation land signage, to be placed along the edge of the wetland area, will be conducive to conservation. Town-sponsored placards should be placed at 100-foot intervals along the wetland conservation district prior to building permits for the homes are issued.
6. **Stormwater (§ 289-20:C):** Staff awaits final comments from the Town's Peer Reviewer.

DEPARTMENTAL COMMENTS

See Attachment B for outstanding comments from the Engineering Department and Fire Department. There remains a few outstanding issues that should be addressed prior to Planning Board approval.

[DRAFT MOTIONS ARE ON THE FOLLOWING PAGE]

DRAFT MOTIONS:

ACCEPT the subdivision application:

I move to accept the subdivision plan for 58 R Gowing Road, Map 237, Lots 032.

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 58 R Gowing Road, Map 237, Lots 032, to date certain, _____, 2021.

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

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

WAIVER REQUESTS

To GRANT a waiver – Length of Cul-de-Sac:

I move to grant a waiver from §289-18.B.2 – Length of Cul-de-Sac, based on the Board’s discussion and the testimony of the Applicant.

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

To GRANT a waiver – Side slopes within ROW:

I move to grant a waiver from §289-18.D – Side Slopes, based on the Board’s discussion and the testimony of the Applicant.

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

To GRANT a waiver – Intersection Levelling Area:

I move to grant a waiver from §289-18.Y, to allow for a 5% slope within 100 feet of the intersection of the proposed road and Gowing Road, based on the Board’s discussion and the testimony of the Applicant.

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



April 21, 2021

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

Re: Town of Hudson Planning Board Review
Forest Meadow Subdivision Plan
Tax Map 237, Lot 32; Acct. #1350-962
Reference No. 20030249.2010

Dear Mr. Groth:

Fuss & O'Neill, Inc. has reviewed the first submission of the materials received on April 8, 2021, related to the above-referenced project. Authorization to proceed was received on April 8, 2021. A list of items reviewed is enclosed. The scope of our review is based on the Subdivision Plan Review Codes, Stormwater Codes, Driveway Review Codes, Sewer Use Ordinance 77, Zoning Regulations, and criteria outlined in the CLD Consulting Engineers Proposal approved September 16, 2003, revised September 20, 2004, June 4, 2007, September 3, 2008, and October 2015.

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

The project appears to consist of subdividing lot 32 and creating an eight (8)-lot subdivision out of the 19.38-acre existing lot. A new roadway with a cul-de-sac is also proposed as part of the subdivision. The subject lots are proposed to be serviced by private wells and subsurface disposal systems.

The following items are noted:

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

- a. Hudson Regulation HR 276-11.1.B.(6). The owner's signature was not provided on the plan set.
- b. HR 276-11.1.B.(13). The applicant has provided a detail for a conservation sign noted to be placed at the rear of Lots 6-12. The applicant should update the detail with the correct lot numbers.
- c. HR 276-11.1.B.(14). The applicant should conform that no exterior lighting is proposed and add the required note if applicable.
- d. HR 276-11.1.B.(16). The applicant has not included information on driveways and travel ways within 200 feet of the site.

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

California
Connecticut
Maine
Massachusetts
New Hampshire
Rhode Island
Vermont

Mr. Brian Groth

April 21, 2021

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- e. HR 276-11.1.B.(17). & 289-27.B.(7). The applicant has not provided any benchmark information.
- f. HR 276-11.1.B.(20). The applicant has not noted existing building heights on the plan set. We also note that no existing easements are shown, included any for the lot 237/032 driveway which runs through a portion of lot 237/033. The applicant should confirm that there are no existing easements for the subject site.
- g. HR 289-15. & 334-83. The applicant had noted that the site is partially located in the flood hazard area. The applicant should delineate this area on the plan set.
- h. HR 289-22. The applicant has not proposed any specific open spaces on the plan set. Per the Regulation the Planning Board shall review the plan for open space requirements, which shall generally consist of 10% or less of the total area, and if required this open space shall be deeded to the Town of Hudson and be so indicated on the final subdivision plan. The applicant noted within the project narrative that they studied this parcel as an open space project but determined it does not provide any benefit. The applicant should coordinate with the Town for the application of this Regulation.
- i. HR 289-26.B.(3). The applicant has not shown any existing utility easements on the plan set.
- j. HR 289-26.B.(5). The applicant has not shown the right of way width of the existing streets on the plan set.
- k. HR 289-27.B.(2). The applicant should show the lot line between lots 4 and 5 on the plan set.

2. Driveway Review Codes (HR 193-10)

- a. HR 193-10.A. & 193-10.E. The applicant has not provided sight distance information for the proposed roadway at the Gowing Road intersection on the plan set.

3. Roadway Design

- a. HR 289-18.B.(1). The applicant has proposed a 28 foot road width that matches the typical road cross-section.
- b. HR 289-18.B.(2). The applicant has requested a waiver for the cul-de-sac roadway length. The regulations state a maximum of 1,000 feet and the applicant has proposed a road approximately 1,200 feet long.
- c. HR 289-18.B.(5). The applicant should provide a detail for the proposed dead end informational sign.
- d. HR 289-18.D. The applicant has requested a waiver for the steep slopes within the Right-of-Way from stations 0+00 to 4+00 due to the narrow property. We note that the applicant should review the need for guardrail within this area of steep slopes adjacent to the road.
- e. HR 289-18.O. The applicant has not provided a detail for the street sign on the plan set.
- f. HR 289-18.Y. The applicant has requested a waiver to allow for the 5% slope within 100 feet of the intersections where a maximum of 2% is required.

Mr. Brian Groth
April 21, 2021
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- g. HR 289-28.B.(2). The applicant is requesting a waiver for a 24 foot wide roadway. We note that a 28 foot pavement width is shown on the plans and the applicant has noted within the project narrative that they will revise the pavement width to 24 feet if the waiver is granted.
- h. HR 289-28.C. The shape of the proposed cul-de-sac doesn't quite match the Town of Hudson offset cul-de-sac detail (R-3).
- i. HR 289-28.G. The Town of Hudson requires a five foot sidewalk for all subdivision streets per Engineering Technical Guideline & Typical Details (ETGTD) Sidewalk Detail R-7. The applicant has detailed a four foot sidewalk in the plans.

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

- a. HR 289-18.A.4. Due to the flat grades within the center of the cul-de-sac, we recommend the applicant illustrate elevation spot shots within the center, to ensure unwanted ponding does not occur.
- b. HR 289-20.C.1. & 290-5.A.5. The applicant has noted there is an increase from pre to post volumes in the 10, 25, and 50 year storm events for both Analysis Points A and B. The applicant should discuss if this increase in volume with the Town Engineer is allowable, requires a waiver, or is required to be addressed to meet the regulation
- c. HR 289-20.C.3. & 290-5.A.4. The applicant has utilized an infiltration rate of 1 in/hr. which is between 4 and 10 times more conservative than the rates witnessed, as noted on the GRV BMP worksheet. This infiltration rate then utilizes the typical factor of safety of 2, thus reducing even more. We request the applicant provide additional information as to the use of an infiltration rate of 1 in/hr.
- d. HR 290-7.A.6. The applicant should provide information as to how the stormwater system is designed to account for frozen ground conditions.
- e. HR 290-8.B5. The applicant should coordinate with the Town for the need of a Home Owners Association (HOA) for maintenance requirements.
- f. HR 290-10.A. The applicant should keep the Town informed of all communication with NHDES in relation to the required Alteration of Terrain and Wetlands Permits being requested to ensure NHDES comments do not alter drainage design/calculations.
- g. HR 290-10.A. We note that additional items will be required for the NHDES AoT Permit, which could potentially affect the stormwater calculations and/or construction of the site. The applicant should provide additional detail on the following items:
 - i. We note the phasing of the site may be required or the applicant should request a waiver from the 5-acre disturbed area limit from NHDES Env-1505.03.
 - ii. We note the phasing of the site will be required to be met or the applicant should request a waiver from the 1-acre winter disturbed area limit from NHDES Env-1505.06(b)(1).
- h. Engineering Technical Guideline & Typical Details (ETGTD) 920.3.13. The applicant has proposed storm drains that are below the listed minimum velocity of 2.0 fps.
- i. ETGTD 920.6. We note a discrepancy between the rip rap calculations and the details for HW20. The applicant should coordinate the Rip Rap calculations provided within the Stormwater Management Report with the Details on Plan sheet 14.

Mr. Brian Groth

April 21, 2021

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- j. ETGTD 930.4. The majority of the stormwater design utilizes pipe slopes of less than the required 2.0%. The applicant should at minimum illustrate the drain line velocities are self-cleaning.
- k. ETGTD 930.7. CBs 16 and 17 are located within a roadway grade of 1.5%, but are immediately downgradient of a 7% grade. The applicant should review the need for high capacity grates in these CBs.
- l. ETGTD 930.10. The applicant should review the need for curb inlet drainage structures at all vertical sags to meet the Town Requirement.
- m. ETGTD 930.15 The applicant should include a drain manhole detail on the plan set and reference the Town required cover.
- n. The applicant will be required to comply with all provisions of the Town of Hudson's MS4 permit, including but not limited to annual reporting requirements, construction site stormwater runoff control, and record keeping requirements.
- o. Please note that this review was carried out in accordance with applicable regulations and standards in place in New Hampshire at this time. Note that conditions at the site, including average weather conditions, patterns and trends, and design storm characteristics, may change in the future. In addition, future changes in federal, state or local laws, rules or regulations, or in generally accepted scientific or industry information concerning environmental, atmospheric and geotechnical conditions and developments may affect the information and conclusions set forth in this review. In no way shall Fuss & O'Neill be liable for any of these changed conditions that may impact the review, regardless of the source of or reason for such changed conditions. Other than as described herein, no other investigation or analysis has been requested by the Client or performed by Fuss & O'Neill in preparing this review.

5. Zoning (HR 334)

- a. HR 334-14 and HR 276-11.1.B.(20). The applicant has not noted the maximum proposed building heights on the plan set. The applicant should note the maximum building height of 38 feet on the plan set.
- b. HR 334-20. The site is located mostly in the Residential (R1) District and the northwest corner in the General (G1) District. The applicant should provide a formal use note confirming that single family homes are the proposed use.
- c. HR 334-27. We note that the applicant appears to meet the lot size requirements for the district. The applicant should add a table with calculations illustrating that each lot meets the contiguous lot requirements excluding wetland areas.
- d. HR 334-36.C. The applicant has proposed a conditional use within the Wetland Conservation District for the construction of the roadway.

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

- a. HR 276-13.H. The applicant should review the need for fire protection measures (fire cistern, etc.) with the Town.

Mr. Brian Groth
April 21, 2021
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- b. HR 289-27.B.(5). The applicant has not provided any typical designs for on lot sewage and water systems.

7. Erosion Control/Wetland Impacts

- a. HR 290-5.A.10. Due to the close proximity of the onsite wetlands, and as to avoid unwanted additional wetland impacts, the applicant should add a note stating that orange construction fence will be placed at all wetland buffers within 50-feet of proposed grading. This fence is recommended during build out, and kept up until the site is complete.
- b. HR 290-5.A.10. The applicant has shown erosion control practices upon the Grading Plan. The applicant should provide additional erosion control practices for the removal of the existing driveway and installation of the new driveway, where necessary.
- c. ETGTD 920.4.1. & 920.4.2. The applicant should show stockpile and equipment storage locations on the plan.
- d. The Town should reserve the right to require additional erosion control measures.

8. State and Local Permits


- a. HR 290-10.A. The applicant has noted the need for a NHDES subdivision permit on the plan. The applicant should list all required permits on the plan. We note that an Alteration of Terrain Permit and a Wetlands permit will be required also.
- b. HR 290-10.B. The applicant should add the requirement for the EPA GCP, E-NOI, and SWPPP to the plan set.
- c. Additional local permitting may be required.

9. Other

- a. No other comments at this time.

Please feel free to call if you have any questions.

Very truly yours,



Steven W. Reichert, PE

**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: 2021.04.21 15:34:41 -04'00'

SWR:elc

Enclosure

cc: Town of Hudson Engineering Division – File
Meisner Brem Corporation
202 Main Street
Salem, NH 03079
jabrem@meisnerbrem.com

Groth, Brian

From: Dhima, Elvis
Sent: Wednesday, May 19, 2021 2:58 PM
To: jabrem@meisnerbrem.com; Groth, Brian
Cc: Dubowik, Brooke; 'Kelly Vanti'; 'Kurt Meisner'; Dubowik, Brooke; Steven Reichert; Forrence, Jess
Subject: RE: Forest Meadows

Jeff

The following items are still outstanding

Item 7. A retaining wall is not a guard rail. Please revise your plans to provide guard rail on both sides and hand rail for the sidewalk portion

Item 11. Please provide a response to Hudson Engineering Department.

Item 10. Any portions of the proposed driveway shall be less than 10 %, currently showing 12 percent.

Item 12. Does the drainage report reflect a reduction in volume due to the wet fore bays and micro-pools? If yes, please show where that's is stated on the drainage report. If not, please make the necessary revisions to reflect your design intent.

Item 17. This approach is acceptable to Engineering Departments if a stipulation is added to state that all drainage and its components, outside of dedicated right of way shall remain responsibility of the association.

Brian,

These are significant outstanding comments

E

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



From: Jeffrey Brem <jabrem@meisnerbrem.com>
Sent: Tuesday, May 18, 2021 10:48 AM
To: Groth, Brian <bgroth@hudsonnh.gov>

Groth, Brian

From: Buxton, Robert
Sent: Thursday, May 20, 2021 3:14 PM
To: Groth, Brian
Subject: RE: forest meadow previous comments

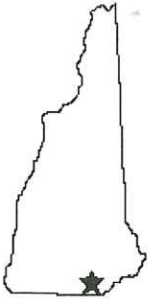
Brian,

The only outstanding item would be a general construction not showing the lots requiring residential sprinkler systems as the developer offered. My memory is that this requirement would be for Lot 3,4,5 and 6. Is see the note regarding fire suppression requirements With that said I would think we should memorialize this requirement. Open to your thoughts on this.

Rob

From: Groth, Brian <bgroth@hudsonnh.gov>
Sent: Thursday, May 20, 2021 3:06 PM
To: Buxton, Robert <RBuxton@hudsonnh.gov>
Subject: forest meadow previous comments

See attachment



TOWN OF HUDSON

Office of the Chief Assessor


Jim Michaud
 Chief Assessor, CAE
 email: jmichaud@hudsonnh.gov
www.hudsonnh.gov



12 School Street · Hudson, New Hampshire 03051 · Tel: 603-886-6009 · Fax: 603-598-6481

To: Brian Groth, Town Planner

April 12, 2021

From: Jim Michaud, Chief Assessor 

Re: Forest Meadows Plan - proposed lot re-numbering

In reviewing the proposed subdivision plan I would offer the following map/lot/sublot numbers to be utilized if the proposed layout of the lots does not change after Planning Board consideration. The location on the plan shows that this Lot 33 is wholly within Map 177; Lot 65 is the next available Lot number available on that tax map. This change requires a renumbering of the 2 other lot's as per below.

CURRENT-From Plan	Assigned Map/Lot to be used on plan
Map 237 Lot 032 Sublot 001	Map 237 Lot 032 Sublot 001
Map 237 Lot 032 Sublot 002	Map 237 Lot 032 Sublot 002
Map 237 Lot 032 Sublot 008	Map 237 Lot 032 Sublot 003
Map 237 Lot 032 Sublot 006	Map 231 Lot 054 Sublot 000
Map 237 Lot 032 Sublot 005	Map 231 Lot 054 Sublot 001
Map 237 Lot 032 Sublot 004	Map 231 Lot 054 Sublot 002
Map 237 Lot 032 Sublot 003	Map 231 Lot 054 Sublot 003
Map 237 Lot 032 Sublot 007	Map 231 Lot 054 Sublot 004

Dubowik, Brooke

From: Dhima, Elvis
Sent: Wednesday, April 7, 2021 11:44 AM
To: Dubowik, Brooke; Groth, Brian
Cc: Forrence, Jess; Donald Kirkland
Subject: RE: SB#03-21 Forest Meadows Subdivision Plan

Brooke / Brian

Please see below

1. The proposed cul-de-sac layout does not match Hudson detail
2. Drainage structures at the cul-de-sac appear inadequate
3. Applicant shall revised roadway width to 24 feet.
4. Applicant shall revised road profile to provide minimum 1.5 percent grade
5. Applicant shall provide underdrain for the entire road
6. Applicant shall provide fire cistern location and easement
7. Applicant shall provide guard rail location and detail along the wetland crossing
8. Applicant shall add LED street light at the proposed intersection
9. All plants within the right of way shall be relocated within the private lots
10. Applicant shall provide a driveway profile for Lot 6
11. Applicant shall comply with the storm water requirements. Fuss and O'Neill review required.

E

Elvis Dhima, P.E.
Town Engineer

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



From: Dubowik, Brooke <bdubowik@hudsonnh.gov>
Sent: Tuesday, April 6, 2021 3:02 PM
To: Bianchi, Dave <dbianchi@hudsonnh.gov>; Buttrick, Bruce <bbuttrick@hudsonnh.gov>; Buxton, Robert <RBuxton@hudsonnh.gov>; Caleb Chang <calebc@nashuarpc.org>; Dhima, Elvis <edhima@hudsonnh.gov>; Forrence, Jess <jforrence@hudsonnh.gov>; Groth, Brian <bgroth@hudsonnh.gov>; Michaud, Jim <jmichaud@hudsonnh.gov>
Subject: SB#03-21 Forest Meadows Subdivision Plan

Good afternoon,
Attached are two sign off's for 58 R Gowing Road, which is now called Forest Meadows Subdivision.
This Plan was circulated on 1/12/21 for Conceptual Review.
If you have any questions, please let me know.
Thank you,

Dubowik, Brooke

From: Dhima, Elvis
Sent: Wednesday, April 7, 2021 1:01 PM
To: Dubowik, Brooke; Groth, Brian
Cc: Forrence, Jess; Donald Kirkland; Steven Reichert
Subject: Re: SB#03-21 Forest Meadows Subdivision Plan

Brooke /Brian

Please add the following to the list of comments

12. Soil testing indicate water table above the bottom of the basin. Applicant needs to clarify if the intent is for a wet basin or if they plan to install a liner to prevent the ground water spilling into the basin
13. Applicant shall provide recorded well radius easement prior to the site approval
14. Sidewalk width requirement is 5 feet
15. Current road length exceeds 1000 feet requirement
16. Applicant shall revise all details to match Town standards

Thanks

E

Elvis Dhima P.E.
Town Engineer
12 School Street
Hudson, NH 03051
Sent from my iPhone

On Apr 7, 2021, at 11:43 AM, Dhima, Elvis <edhima@hudsonnh.gov> wrote:

Brooke / Brian

Please see below

1. The proposed cul-de-sac layout does not match Hudson detail
2. Drainage structures at the cul-de-sac appear inadequate
3. Applicant shall revised roadway width to 24 feet.
4. Applicant shall revised road profile to provide minimum 1.5 percent grade
5. Applicant shall provide underdrain for the entire road
6. Applicant shall provide fire cistern location and easement
7. Applicant shall provide guard rail location and detail along the wetland crossing
8. Applicant shall add LED street light at the proposed intersection
9. All plants within the right of way shall be relocated within the private lots
10. Applicant shall provide a driveway profile for Lot 6
11. Applicant shall comply with the storm water requirements. Fuss and O'Neill review required.



TOWN OF HUDSON

FIRE DEPARTMENT


39 FERRY STREET, HUDSON, NEW HAMPSHIRE 03051



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

Robert M. Buxton
Chief of Department

TO: Brian Groth
Town Planner

FR: Robert M. Buxton 
Fire Chief

DT: April 9, 2021

RE: Forest Meadow, 58R Gowing Road, Map 237, Lot 032

The following is a list of subdivision concerns for this project. This review was completed utilizing plans submitted by Jeffrey Brem of Meisner Brem Corporation dated April 9, 2021.

1. A street name for the project will need to be submitted and formally reviewed by the Hudson Fire Department for formal acceptance.
2. Street Addressing for the project will need to be obtained from the Hudson Fire Department prior to the issuance of any building permit.
3. The length of the cul-de-sac is over 1,000' in length which exceeds the maximum length allowed in the Town of Hudson. The Fire Department would like to discuss with the applicant how this may be addressed.
4. A minimum of one 30,000 gallon cistern for fire protection shall be provided for this development. The cistern shall be installed prior to any building permit activities taking place in the development. The cistern site shall meet all applicable NFPA standards for installation.
5. Please provide three (3) Cistern maps signed by the Hudson Fire Department, the Hudson Water Company and the property owner. There shall be a cistern flag acceptable to the current Town of Hudson Engineering Department's specifications provided for all water supply appurtenances.

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

- A blasting permit will be required for any blasting on the site in accordance with the **Code of the Town of Hudson, Chapter 202.**

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

cc: Project Engineer
File

May 18, 2021

Brian Groth
Town Planner
12 School St
Hudson, NH 03051

Re: "Forest Meadows"
58R Gowing Road, Hudson, NH

Dear Mr. Groth,

Meisner Brem Corporation has revised the Subdivision Plans for the "Forest Meadows" subdivision. These revisions are labeled as "Revision 1" and are intended to address all of the comments received to-date from the Town Engineer, Engineering Consultant, and Town Boards.

For ease of review, we have provided our responses using the organizational structure in the letters we have received:

Engineering Department

1. Cul-de-sac layout revised to match Town detail.
2. Double grates are added to the cul-de-sac catch basins. The total road length draining to the catch basins is approximately 400 feet which meets the Town's requirement.
3. Roadway width reduced to 24 feet
4. Roadway profile is revised to provide minimum 1.5% grade.
5. Underdrain provided in areas of cut. The road is raised several feet in order to satisfy other comments and is almost entirely in fill – will be high above water table.
6. Cistern detail and easement added. Lots 4 and 5 are to be sprinklered (note added).
7. The retaining walls on both sides of the roadway extend 3 feet above the travel way and are intended to act as vehicle barriers (guardrail substitute).
8. LED light added at intersection.
9. Street trees are now located on private lots.
10. Driveway profile for lot 6 provided on sheet 9.
11. See response to Fuss and O'Neill comments within this letter.
12. High water table elevation is added to SMF 1 detail. Floor of basin is above water table. Forebay and micropool near outlet are below water table and are intended to be primarily wet.

13. Proposed well easement is shown on sheet 6. A well release has been obtained from NHDES for Lot 6.
14. Sidewalk is widened to 5 feet throughout.
15. A waiver is requested for the road length.
16. All details are revised to match Town details.
17. A minimum of 2% pipe slope is provided within the roadway, and a minimum of 1% slope is provided outside the roadway.
18. Inlet invert for SMFs 1 and 2 is now located 9" above forebay bottoms.

Fuss & O'Neill Peer Review

- 1a-e. The requested items are provided within the plan set.
 - 1f. There is an existing driveway easement on lot 237/033 – but its location is not described on a record plan. A note is added to sheet 3 with the deed reference to this easement.
 - 1g. Floodplain line is shown on multiple sheets.
 - 1h. For Planning Board discussion.
 - 1i. There are no existing utility easements on record.
 - 1j-k. The requested items are provided within the plan set.
-
2. Sight distance information is added to the plans – see sheets 4 and 10.
-
- 3a-b. The applicant concurs with these comments.
 - 3c. Dead-end sign detail provided on sheet 13.
 - 3d. The retaining walls on both sides of the roadway extend 3 feet above the travel way and are intended to act as vehicle barriers (guardrail substitute).
 - 3e. Street sign detail provided on sheet 13.
 - 3f. Waiver requested regarding levelling area.
 - 3g. Pavement width is reduced to 24 feet per Town Engineer comment.
 - 3h. Cul-de-sac layout revised to match Town detail.
 - 3i. Sidewalk is widened to 5 feet throughout.
-
- 4a. Spot grades added.
 - 4b. Increase in volume is reduced for POA A due to increased infiltration rate used for SMF 2 and the reduction in pavement width. For discussion with Town Engineer.
 - 4c. Infiltration rate of 4iph is used which matches slowest rate observed nearby.
 - 4d. Stone wicks added to SMFs 1 and 2.
 - 4e. The road and utilities are intended to be maintained by the Town.
 - 4f-4g. An AOT permit is not required for this project. Road and utility disturbance is below 100,000 SF threshold. Lot disturbance is not included in the disturbance measurement per Env-Wq 1503.12(b) – lots will not be disturbed until roadway is complete.
 - 4h. All drains now meet 2fps requirement.
 - 4i. Rip rap calculations are corrected.
 - 4j. Pipe slopes are now 2% minimum beneath roadway, 1% minimum outside roadway.

4k. Profile slope is reduced and subject catch basins are now located further away from steep slope.

4l. Curb inlet structure detail is added to sheet 13.

4m. Town drain manhole detail is added to sheet 14.

4n. Comments acknowledged.

5a-5c. The requested items are added to the plans.

5d. A conditional use permit application has been submitted for work within wetland buffers.

6a. Cistern detail and easement added. Lots 4 and 5 are to be sprinklered (note added).

6b. Typical septic design attached to this letter.

7a-c. The requested items are added to the plans.

7d. Comment acknowledged.

8a-c. Comments acknowledged. DES Wetland Permit requirement is added to cover sheet.

Conservation Commission

1. A note is added to the plan stating that construction will conform to NH Stormwater Manual Volume 3 for erosion and sedimentation control.

2. A note is added which states stockpiling is not allowed within wetland buffer areas.

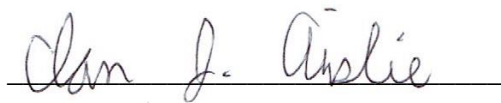
3. More no cut/no disturb signs are added at 150 ft intervals.

4. A note is added which states the no cut/no disturb signs are to be added before occupancy.

5. A note is added requiring screening near Lot 3 and SMF 2.

Very truly yours,

MEISNER BREM CORPORATION

A handwritten signature in cursive script, reading "Ian J. Ainslie", is written over a horizontal line.

Ian Ainslie, PE

Cc: Elvis Dhima (Engineering Dept), Steven Reichert (Fuss & O'Neill), Client



TOWN OF HUDSON

Conservation Commission

William Collins, Chairman

Dave Morin, Selectmen Liaison

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



Conditional Use Permit Application

Date: May 10, 2021

Case: 58R Gowing Road, Forest Meadows 8 Home Subdivision
Hudson, New Hampshire
Map 237, Lot 032
Zone: Residential 2 (R2) and General (G)

Description of work to be performed: The project proposes construction of eight new homes, one new access roadway, two storm water treatment features and other features typical to such a development. During the applicants initial presentation to the commission the applicant said that the site plan if built will have a permanent wetland impact of approximately 2205 square feet (0.05 acres) and a permanent wetland buffer impact of 32, 275 square feet (0.75 acres).

Note: Prior to tonight's meeting representatives of KLN Construction Company presented information on wetland and wetland buffer impacts, roadway design and storm water management design. One site walk of the property has been completed by commission members and abutting property owners.

Members Present: Kenneth Dickinson, Randy Brownrigg, William Kallgren and William Collins
Conservation Members Stepping Down: None
Alternates Seated: None

After final review Mr. Brownrigg moved to recommend acceptance by the Hudson Planning Board of the Conditional Use Permit application filed for the proposed "Forest Meadows" 8 lot subdivision reference Tax Map 237, Lots 32 by representatives of KLN Construction Company, dated April 06, 2021. The Hudson Conservation Commission finds that the use presented by the applicant for access to the upland portion of the property and for storm water management comply with Town of Hudson Zoning Ordinance 334, Article IX- Wetland Conservation Overlay District, paragraphs 334-36(C) 2, through 4 and 334-37. This favorable acceptance is contingent upon Planning Board approval of the proposed plan and with the Conservation Commission recommendations listed on pages 2 and 3. Motion second Mr. Kallgren

Recommendations by the Hudson Conservation Commission to the Planning Board as part of any Condition of Approval and as agreed to by the applicant.

1. A stipulation and or note shall be added to the final plan set that states “Construction and restoration shall comply with Best Management Practices set forth in New Hampshire Storm Water Manual Volume 3: Erosion and Sediment Control
2. During construction and restoration erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer and the Hudson Conservation Commission.
3. Conservation Commission members shall be allowed to inspect the boundaries of the wetland and wetland buffer areas during construction and report any finding to the applicant and Town engineer for immediate remediation.
4. A stipulation and or note shall be added to the final plan set that states “Stockpiling of construction materials is not allowed in the wetland buffer areas during construction
5. The applicant shall install “No Cut/No Disturb” signs at 150 foot intervals along the outside edge of the 50 foot wetland buffer areas of proposed lots 1 through 5 and update the plan set sheet 10 of 16 (Grading Plan) to show these location.
6. Reference recommendation #5 A stipulation and or note stating that “All proposed No Cut/No Disturb signs and fencing identifying the boundaries of the Wetland Conservation District shall be installed before granting a certificate of occupancy for lots 1 through 5.
7. As the Musquash Conservation Area runs adjacent to the proposed development additional tree planting should be required, as a condition of approval, behind proposed lot 3 and storm water feature # 2 within the 50 foot buffer to help screen conservation trails from the new homes. The conservation commission recommends that a note be added to the final Landscaping Plan that states, “Screening Trees and Shrubs placed behind Lot 3 and storm water treatment area #2 be of sufficient height and species type to provide a visual screening within a reasonable number years.
8. Any proposed landscaping within jurisdictional resource areas shall consist of species native to northeastern USA region. Prior to implementation, a final landscape plan with plant schedule, shall be submitted to the Town for review and approval.
9. A recommendation to future home owners by the applicant should be made asking that fertilizers utilized for landscaping and lawn care should be slow release, low-nitrogen types (<5%) to help minimize nutrient loading in wetlands adjacent to the site.

10. Reference § 334-36 C. (3) and (4) (a) the conservation commission recommends that some form of wetland mitigation take place on the southerly side of the wetland crossing proposed along the newly aligned roadway by incorporating a new wetland feature. Properly grading this area to form a depression will help with impoundment of waters draining from the untouched portion of the existing wetland on the northerly side of the road way.
11. Reference recommendation #10. If accepted by the Planning Board as a condition of approval a note should be added to final plan set that states “The applicant shall hire, at their expense, a State of New Hampshire certified Wetland Scientist to properly design and oversee the incorporation of this wetland feature along the southerly side of the wetland crossing shown on plan set sheet 10 of 16 (Grading Plan).
12. The (Apple) Tree adjacent to the proposed wetland crossing should not be cut and removed but instead incorporated into Lot 1 final landscape design.

Vote: Mr. Brownrigg Yes, Mr. Dickinson Yes, Mr. Kallgren, Mr. Collins Yes

Note: This motion is based on the plan(s) submitted by the applicant. It is recommended that if additional impacts are made the plan be returned to the Conservation Commission for further review.

William Collins

William Collins
HCC Chairman

A copy of this recommendation shall be stapled to the CUP application and forwarded to the Town Planning Office for inclusion in the Planning Board Member Packets.



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

CAP FEE WORKSHEET - 2021

Date: 05-06-21 Zone # 2 Map/Lot: 237-032-000
58 R Gowing Road

Project Name: Forest Meadow 8-Lot Subdivision

Proposed ITE Use #1: Single Family Residential

Proposed Building Area (square footage): N/A S.F.

CAP FEES: (ONE CHECK NEEDED)

1.	(Bank 09) 2070-702	Traffic Improve	\$ <u>1,902.00</u>
2.	(Bank 09) 2050-182	Recreation	\$ <u>400.00</u>
3.	(Bank 09) 2080-051	School	\$ <u>3,578.00</u>
		Total CAP Fee	\$ <u>5,880.00</u>

Check should be made payable to the Town of Hudson.

Thank you,

Brooke Dubowik

Planning Administrative Aide