

S.L. CHASSE STEEL – 201 ROBINSON ROAD

SITE PLAN APPLICATION #03-21

STAFF REPORT

June 9, 2021

SITE: 201 Robinson Road; Map 105 Lot 017-002

ZONING: General-One (G-1)

PURPOSE OF PLANS: To show one proposed industrial building totaling 22,500 SF (including 300 SF office space) and associated parking on Robinson Road.

PLANS UNDER REVIEW: Non-residential Site Plan, S.L. Chasse Steel, Map 105 Lot 17-2, Robinson Road, Hudson, New Hampshire; prepared by Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3, Bedford, New Hampshire 03110; prepared for Steel Properties, LLC, 8 Christine Drive, Hudson, New Hampshire 03051; consisting of 13 sheets plus a cover page, with general notes 1-38 on Sheet 1; dated April 6, 2021, last revised May 12, 2021.

ATTACHMENTS:

- A. Department Comments
- B. Fuss & O'Neill Peer Review Letter, dated April 30, 2021

APPLICATION TRACKING:

- April 7, 2021 – Application received.
- June 1, 2021 – Revised plans received.
- June 9, 2021 – Public hearing scheduled.

COMMENTS & RECOMMENDATIONS:

BACKGROUND

“The proposed parcels are located along Robinson Road, Hudson, NH. Lot 17-2 is approximately 7.11 acres and contains one existing residential home, with the remainder of the lot is woodland. Lot 17-3 is approximately 7 acres and is entirely woodland. These parcels do not contain any wetlands. Both parcels generally slope from north to south toward Chase Brook on the abutting property.” – *from the introduction of the applicant's Alternation of Terrain Application*

This staff report is for Site Plan Application #03-21, which concerns Map 105 Lot 17-2.

The applicant is proposing to demolish the existing residential home and accompanying driveway, replacing them with one proposed one-story industrial building, along with access drives, parking, and stormwater management systems. The lot will be serviced by private septic and well.

STAFF COMMENTS

1. **Use (§ 334-21):** All type of industrial uses are permitted in the G-1 district, except transportation or freight terminal. The submitted site plan also includes a fueling station (appeared to be for fleet use), which is a permitted use.
2. **Dimensional Requirements (§ 334-27):** The existing lot and submitted site plan conform to all dimensional requirements.
3. **Screening and Buffering [§276.11.B.12; §275-8.C.8]:** The plan shows the 200-foot buffer but a portion of the trailer parking area lies within it. A waiver would be required to allow this area to remain in the buffer. For screening, the plan shows a proposed limit of clearing, leaving some existing wooded area, as well as berming along the area that abuts the residential property.
4. **No Parking Area or Travelway within Side or Rear Setbacks [§ 276-11.1:B.25; § 193-10(H)]:** The applicant is proposing a connecting driveway with the adjacent Lot 17-3, which is also owned by the applicant and has an application before the Planning Board. This connecting driveway requires the Planning Board's permission, typically done by vote.
5. **Open Space Requirement [§ 276-11.1:B.24(b)]:** The submitted site plan provides 62% of the lot as open space, meeting the required 40%.
6. **Driveway Sight Distance (§ 275-6:B):** The Town Engineer had identified issues with the driveway sight distance (see #1 and #2 in **Attachment A**). Staff suggests the applicant address these driveway issues.
7. **Off-Street Parking (§ 275-6:D):**
 - a. **Parking Calculation [§ 275-8:C(2)]:** Staff verified the applicant's parking calculation (Note #13 on sheet 1 of the submitted plan) is correct – 38 parking spaces are required (with 2 accessible parking spaces) and 38 regular parking spaces are proposed.

In addition to these regular parking spaces, the site plan also includes 38 trailer spaces (12' x 50') in the rear portion of the lot.
 - b. **Parking Space Dimensions [§ 275-8:C(4)]:** The site plan shows the dimensions of the 38 regular parking spaces as 9' x 20'. A Planning Board vote is typically taken to allow parking spaces smaller than 10' x 20'.
 - c. **Off-street Loading Spaces [§ 275-8:C(6)]:** Staff verified the applicant's off-street loading space calculation (Note #14 on sheet 1 of the submitted plan) is correct – 3 off-street loading spaces are required and proposed.
8. **Stormwater Drainage (§ 275-6:F):** The Town Engineer had identified issues with the stormwater drainage (see #3-#5 in **Attachment A**). Staff suggests the applicant address these drainage issues, as well as provide estimated high water table information for the test pits.

- 9. **Fire Safety and Emergency Vehicle Access (§ 275-6:I & K):** Awaiting resolution of water access issue to address fire suppression. The Land Use Division, Fire Department and Applicant are currently working on the capability of bringing public water into the site. This may include a water line extension, for which a Conditional Use Permit application has recently been submitted to be heard at a future meeting.
- 10. **Additional Requirements for Final Application Acceptance (§ 275-9):**
 - a. Stormwater Management Plan: The applicant submitted stormwater management documentation as part of the NHDES Alteration of Terrain application.
- 11. **Plan Notes:** Note #32 on sheet 1 duplicates Note #22 on the same sheet.
- 12. **Fuss & O’Neill Review:** The peer review consultant issued several comments in Attachmnt B. Several of these have been resolved. The issue of fire suppression and water supply is still in discussion with the Fire and Engineering Departments. Last, the peer reviewer noted that no sidewalks were proposed; this area is not one of heavy pedestrian traffic but it is recommended the Planning Boardf discuss the topic.

DRAFT MOTIONS

ACCEPT the site plan application:

I move to accept the site plan application for S.L. Chasse Steel at 201 Robinson Road; Map 105 Lot 017-002.

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

CONTINUE the public hearing to a date certain:

I move to continue the public hearing for the site plan application for S.L. Chasse Steel at 201 Robinson Road; Map 105 Lot 017-002 to date certain, _____, 2021.

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

April 6, 2021

Subject: **S.L. Chasse Steel – Site Plan Application**
Map 105; Lot 17-2
Robinson Road, Hudson NH
KNA Project No. 21-0921-2

PROJECT NARRATIVE

The property is located along Robinson Road and is referenced on Hudson's Tax Map 105 as Lot 17-2. The 7.107-acre (309,586 SF) parcel is in Hudson's General – One (G-1) Zoning District. The property is currently owned by Steel Properties, LLC. The site currently has one single family home occupying the front portion of the property with the remaining acreage being undeveloped consisting mainly of grass and woodlands throughout the site. There are no wetlands present on the site.

This application proposes one (1) industrial building on the subject parcel. The proposed industrial building totals 22,500 SF will be serviced by on-site septic and a well. The proposed project includes associated parking as well as loading areas in the rear of the building. The site will be accessed by a driveway off Robinson Road.

In addition to the parking areas and drives, a series of drainage pipes and stormwater ponds must be added to the site. There is a bioretention pond to the north of the site that collects run-off from the parking areas. A detention pond is connected to the bioretention pond in the front to the property. Finally, there is an infiltration pond at the front of the site that collects the remaining pavement and roof run-off. These all help to mitigate any increased run-off this project may produce.

It is our professional opinion that, given the scale of the proposed project, the added industrial building will not adversely impact the Town's roads or other infrastructure now or over a longer period of time.

SITE PLAN APPLICATION

Date of Application: March 30, 2021 Tax Map #: 105 Lot #: 17-2

Site Address: Robinson Road, Hudson NH

Name of Project: S.L. Chasse Steel

Zoning District: G-1 General SP#: _____
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: Steel Properties, LLC

Address: 8 Christine Drive

Address: Hudson, NH 03051

Telephone # 603-886-3436

Email: s.chasse@slchassesteelfab.com

DEVELOPER:

S.L. Chasse Steel, Steve Chasse

8 Christine Drive

Hudson, NH 03051

603-886-3436

s.chasse@slchassesteelfab.com

PROJECT ENGINEER:

Name: Allison Lewis, Keach Nordstrom

Address: 10 Commerce Park North

Address: Suite 3, Bedford, NH 03110

Telephone # 603-627-2881

Email: alewis@keachnordstrom.com

SURVEYOR:

Keach Nordstrom Associates, Inc.

10 Commerce Park North

Suite 3, Bedford, NH 03110

603-627-2881

PURPOSE OF PLAN:

The purpose of this plan set is to show one proposed industrial building totaling 22,500 SF and associated parking on Robinson Road.

(For Town Use Only)

Routing Date: _____ Deadline Date: _____ Meeting Date: _____

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

_____ Title: _____ Date: _____

(Initials)

Department:

Zoning: ___ Engineering: ___ Assessor: ___ Police: ___ Fire: ___ DPW: ___ Consultant: ___

SITE DATA SHEET

PLAN NAME: S.L. Chasse Steel

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 105 LOT 17-2

DATE: 3/30/2021

Location by Street: Robinson Road

Zoning: General - One (G-1)

Proposed Land Use: Industrial

Existing Use: Vacant

Surrounding Land Use(s): Commercial/Industrial

Number of Lots Occupied: 1

Existing Area Covered by Building: 0 SF

Existing Buildings to be removed: 0

Proposed Area Covered by Building: 22,500

Open Space Proposed: 61.7%

Open Space Required: 40%

Total Area: S.F.: 309,564 Acres: 7.11

Area in Wetland: 0 Area Steep Slopes:

Required Lot Size: 87,120 SF

Existing Frontage: 344.9 FT

Required Frontage: 200 FT

Building Setbacks:	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50 FT</u>	<u>164 FT</u>
Side:	<u>15 FT</u>	<u>42 FT</u>
Rear:	<u>15 FT</u>	<u>676 FT</u>

SITE DATA SHEET

(Continued)

Flood Zone Reference: FEMA Map 33011C0508D

Width of Driveways: 30 FT

Number of Curb Cuts: 1

Proposed Parking Spaces: 38 Spaces

Required Parking Spaces: 38 Spaces

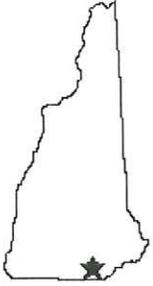
Basis of Required Parking (Use): Industrial and Office

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

Waiver Requests

<i>Town Code Reference:</i>	<i>Regulation Description:</i>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

(For Town Use Only)	
Data Sheets Checked By: _____	Date: _____



TOWN OF HUDSON

Land Use Division



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

Site Plan Review
Zoning Review/Comments

BA 4-21-21

April 21, 2021

Re: **Map 105 Lot 17-2**
Address: Robinson Rd
Zoning district: (G-1) General One

Submitted plan: Sheet 1 of 13 dated April 6, 2021

That the proposed industrial building (uses) are in conformance the Table of Permitted Principal Uses 334-21.

Sincerely,

Bruce Buttrick,
Zoning Administrator/Code Enforcement Officer

cc: B. Groth - Town Planner
file

Dubowik, Brooke

From: Dhima, Elvis
Sent: Friday, April 16, 2021 12:18 PM
To: Dubowik, Brooke; Bianchi, Dave; Buttrick, Bruce; Buxton, Robert; Caleb Chang; Forrence, Jess; Groth, Brian; Michaud, Jim
Subject: RE: SP#03-21 & SP#04-21 S.L. CHASSE STEEL SITE PLANS Lot 17-2

Brooke / Brian

Please find my comments below, regarding [Lot 17-2](#):

1. An existing utility pole appears on the sight distance line of sight ,
2. Plan shall be revised to show minimum of 12 inches of clearance on the sight distance profile between sight distance and existing or proposed top grade of the road,
3. Applicant shall remove all proposed drainage swales within the Town right of way
4. Applicant shall provide guard railing along the proposed detention basins and parking area that has more than 4 foot vertical drop , within private property
5. Applicant shall provide information related to estimated high water table information for TP-1 & TP 3

E

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



From: Dubowik, Brooke <bdubowik@hudsonnh.gov>
Sent: Friday, April 16, 2021 11:10 AM
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: SP#03-21 & SP#04-21 S.L. CHASSE STEEL SITE PLANS

Good morning,
Attached are two (2) Site Plan Applications for S.L. Chasse Steel. The addresses are 199 & 201 Robinson Road. These will be on the May 12, 2021 meeting, so please have your comment in no later than April 30, 2021. If you have any questions, please feel free to contact me.
Thank you,

Brooke Dubowik



April 30, 2021

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

Re: Town of Hudson Planning Board Review
SL Chasse Steel Site Plan, Robinson Road
Tax Map 105 Lot 17-2; Acct. #1350-532
Reference No. 20030249.2020

Dear Mr. Groth:

Fuss & O'Neill (F&O) has reviewed the first submission of the materials received on April 15, 2021, related to the above-referenced project. Authorization to proceed was received on April 15, 2021. A list of items reviewed is enclosed. The scope of our review is based on the Site Plan Review Codes, Stormwater Codes, Driveway Review Codes, Sewer Use Ordinance 77, Zoning Regulations, and criteria outlined in the CLD Consulting Engineers Proposal approved September 16, 2003, revised September 20, 2004, June 4, 2007, September 3, 2008, and October 2015.

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

The project appears to consist of the development of an industrial building with fuel pump area. Proposed improvements to the site also include the construction of a driveway, parking areas, drainage improvements, landscaping, lighting and other associated site improvements. The proposed buildings will be serviced by a private onsite well and subsurface disposal system.

Please note that comments related to the proposed development at lot 17-3 will be forwarded with a separate letter. Also, the stormwater design documents provided as part of the review package incorporate both lots, so our drainage related comments are being provided separately in another letter.

The following items are noted:

1. Site Plan Review Codes (HR 275)

- a. Hudson Regulation (HR) 275-6.I. The scope of this review does not include the adequacy of any fire protection provisions for the proposed buildings. Fuss & O'Neill defers to the Hudson Fire Department for review of proposed fire protection for this facility. We note that the site is proposed to be serviced by a private well. The Town should review the need for an onsite cistern depending on the well capacity.
- b. HR 275-6.C. The applicant has not proposed a sidewalk along Robinson Road.
- c. HR 275-8.C.(2) and Zoning Ordinance (ZO) 334-15.A. The applicant has provided

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Maine

Massachusetts

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Rhode Island

Vermont

Mr. Brian Groth

April 30, 2021

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parking calculations on the plan set requiring 38 spaces, and 38 spaces have been proposed for the site.

- d. HR 275-8.C.(4). The applicant has provided parking spaces that are 9 feet by 20 feet. We note that with will require Planning Board approval for spaces less than 10 feet wide.
- e. HR 275-8.C.(6). The applicant should show the proposed off-street loading spaces on the plan set. We note that 3 spaces are required and the applicant has noted 3 spaces are provided but they are not labeled. The applicant has provided 38 trailer parking spaces on the plan set but they do not meet the 60 foot long size requirement for loading spaces
- f. HR 275-9.C.(11). The applicant has provided two handicap parking spaces on the plan which meets the minimum requirement. The applicant should show the sidewalk ramp location in relation to the handicap parking spaces on the site plan.
- g. HR 275-9.F. The applicant did not provide copies of any easements or deeds as part of the package received for review.

2. Administrative Review Codes (HR 276)

- a. HR 276-7. The applicant did not list any waivers on the plan set or provided any completed waiver request forms as part of the package received for review.
- b. HR 276-11.1.B.(6) The owner's signature is not shown on the plan set.
- c. HR 276-11.1.B.(12).(a). The applicant has shown a 100 foot residential buffer setback from adjacent residential lots, but based on the proposed industrial use for the site a 200 foot setback would be required for all buildings, parking or display areas.
- d. HR 276-11.1.B.(13). The applicant has not included details for any proposed business signage. The applicant should include a note stating that, "All signs are subject to approval by the Hudson PLANNING BOARD prior to installation thereof."
- e. HR 276-11.1.B.(16). The applicant has not provided the locations of the driveways and travel ways within 200 feet of the site.
- f. HR 276-11.1.B.(17). We were unable to locate any benchmarks within the Site plan.
- g. HR 276-11.1.B.(20). The applicant has not provided size and height of the existing building on the plan set or shown the driveway and landscaping areas.
- h. HR 276-11.1.B.(23). The applicant has not noted any pertinent highway projects on the plan set.

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

- a. HR 193.10.E. The applicant has shown sight distances of 400 feet for the proposed driveway on the plan set. We note that the site line is very close to the existing grade at Station 1+00 and that it does not take into account snow or vegetation. The applicant should review the need to modify this area to better account for seasonal obstructions.
- b. HR 193.10.G. The applicant has only provided one driveway for the site but has also provided a connection to Lot 17-3. This connection links both sites via a 24 foot wide driveway.

Mr. Brian Groth
April 30, 2021
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4. Traffic

- a. HR 275-9.B. The applicant has not provided any traffic information as part of the review package.

5. Utility Design/Conflicts

- a. HR 275-9.E and 276-13. The applicant has provided a typical septic system detail and shown the approximate septic location. We note that no water or well details were provided.
- b. HR 275-9.E. The applicant has not shown the existing well or septic system on the plans.
- c. The applicant did not provide any information about the fuel pumping area or the underground tanks typically associated with the pumps.

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

The review of the drainage design and Alteration of Terrain report was provided under a separate letter from Fuss & O'Neill dated April xx, 2021.

7. Zoning (ZO 334)

- a. Zoning Ordinance (ZO) 334-14.A. The applicant has noted that the proposed building height will be less than 38 feet on the plan set. No architectural drawings or elevations for the proposed building were included in the review package.
- b. ZO 334-17 & 334-21. The applicant has noted that the subject parcel is located within the General (G-1) zoning district. The proposed use appears to be permitted by the Ordinance.
- c. ZO 334-33. The applicant has noted that no wetlands are located on the site.
- d. ZO 334-60. The applicant has not provided any information for any proposed signs on site, except traffic and parking signage.
- e. ZO 334-84 and HR 218-4.E. The applicant has noted that the site is not located in a designated flood hazard area.

8. Erosion Control/Wetland Impacts

- a. HR 290-7.B.(16). The applicant should show snow storage locations on the plan set.
- b. The Town of Hudson should reserve the right to require any additional erosion control measures as needed.

9. Landscaping (HR 275-8.C.(7) & 276-11.1.B.(20)) and Lighting (HR 276-11.1.B.(14))

- a. HR 275-8.C.(8). The applicant has proposed to use existing vegetation between the rear of the parking lot and the residential use to the north.
- b. HR 276-11.1.B.(14). The applicant has shown lighting fixture locations on the plans with details and photometric information. The applicant has noted that the site will be in operation between 6:00 am and 6:00 pm Monday through Saturday, and is proposing to leave lighting on at all times for security and safety for the facility. We note that the site is

Mr. Brian Groth
April 30, 2021
Page 4 of 4

heavily wooded between the proposed lighting areas and adjacent residential properties, and that luminaires are proposed to be installed at elevations lower than the grades at the property lines. Even though during winter months there will be minimal leaf cover, the proposed grading should prevent the luminaires from being visible to adjacent properties.

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

- a. HR 275-9.G. The applicant has listed all required permits and their status on the plan set.
- b. HR 275-9.G. The applicant has not provided any information or details related to sizing or containment design for the fuel pumps, nor provided any information about state and local permitting for these structures.
- c. HR 275-9.G. The applicant did not provide copies of any applicable Town, State or Federal approvals or permits in the review package.
- d. Additional local permitting may be required.

11. Other

- a. The applicant should review the spot grade for the bottom of curb at the front of the building. One elevation appears to be 2 feet lower than the others.

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: 2021.04.30 09:50:41 -04'00'

SWR:

Enclosure

cc: Town of Hudson Engineering Division – File
Keach- Nordstrom Associates, Inc. - alewis@keachnordstrom.com