

S.L. CHASSE STEEL – 199 ROBINSON ROAD

SITE PLAN APPLICATION #04-21

STAFF REPORT

June 9, 2021

SITE: 199 Robinson Road; Map 105 Lot 017-003

ZONING: General-One (G-1)

PURPOSE OF PLANS: To show three proposed industrial buildings totaling 50,400 SF (including 2,520 SF office space) and associated parking on Robinson Road.

PLANS UNDER REVIEW: Non-residential Site Plan, S.L. Chasse Steel Contractor Buildings, Map 105 Lot 17-3, Robinson Road, Hudson, New Hampshire; prepared by Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3, Bedford, New Hampshire 03110; prepared for SLC Development, LLC, 8 Christine Drive, Hudson, New Hampshire 03051; consisting of 12 sheets plus a cover page, with general notes 1-41 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
- C. Fuss & O'Neill Stormwater 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

Many comments here mimic those of the report for SP #03-21. Water supply and fire suppression are still being address by town staff. The original application proposed well-water supply, but the Applicant has since filed a Conditional Use Permit (CUP) application for a water line extension. The applications for SP #3 and SP #4 (this application) may still be considered complete for the purposes of taking jurisdiction over the plan and begin Board review. However, a potential approval of these site plans is contingent on the CUP application which will be reviewed concurrently. The CUP application did not arrive in time to be heard at the June 9, 2021 meeting.

“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 #04-21, which concerns Map 105 Lot 17-3.

The applicant is proposing to build three industrial buildings, along with access drives, parking, and stormwater management systems. The lot will be serviced by private septic and well. The size and office space portion of the three buildings are:

- Industrial Building #1: 18,400 SF, including 920 SF of office space
- Industrial Building #2: 18,400 SF, including 920 SF of office space
- Industrial Building #3: 13,600 SF, including 680 SF of office space

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. The only improved feature within the buffer is a detention pond, but otherwise, no industrial activity occurs within the buffer.
4. **Parking Area or Travelway within Side or Rear Setbacks [§ 276-11.1:B.25]:** The applicant is proposing a connecting accessway with the adjacent Lot 17-2, which is also owned by the applicant and has an application before the Planning Board. The accessway is shown clearly on SP #3-21, but should be clearly shown on this application as well. This connecting accessway requires the Planning Board’s permission, typically done by vote.
5. **Open Space Requirement [§ 276-11.1:B.24(b)]:** The submitted site plan reports that 48% of the lot is 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 – 90 parking spaces are required (with 4 accessible parking spaces) and 110 spaces (with 6 accessible parking spaces) are proposed.

- b. **Parking Space Dimensions** [§ 275-8:C(4)]: The site plan shows the dimensions of the parking spaces vary from 8' x 20' to 12' 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 – 7 off-street loading spaces are required and proposed. However, Staff was only able to locate 6 loading areas.
8. **Stormwater Drainage** (§ 275-6:F): The Town Engineer had identified issues with the stormwater drainage (see #1 under DEPARTMENTAL COMMENTS). 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. Fuss & O'Neill provides there comment on the Stormwater Management Plan in **Attachment C**.
11. **Plan Notes:**
- a. Note #33 on sheet 1 duplicates Note #23 on the same sheet.
 - b. Note #21 on sheet 1 contradicts Note #17 on the same sheet.
12. **Fuss & O'Neill Review:** The peer review consultant issued several comments in **Attachment B**. Several of these have been resolved. A few key topics remain:
- a. The issue of fire suppression and water supply is still in discussion with the Fire and Engineering Departments.
 - b. The peer reviewer noted that no sidewalks were proposed; this area is not one of heavy pedestrian traffic but it is recommended the Planning Board discuss the topic.
 - c. Fuss & O'Neill also raises the question of the expected truck types entering the site, as large trucks would not be able to access loading doors at each building.
 - d. No signage, beyond traffic and parking, has been identified. Although signage is reviewed and approved by the Zoning Administrator, the Board may wish to see a conceptual signage program.

DRAFT MOTIONS

ACCEPT the site plan application:

I move to accept the site plan application for S.L. Chasse Steel at 199 Robinson Road; Map 105 Lot 017-003.

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 199 Robinson Road; Map 105 Lot 017-003 to date certain, _____, 2021.

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



April 6, 2021

Brian Groth, Town Planner
Town of Hudson Planning Department
12 School Street
Hudson, New Hampshire 03051

**Subject: Non-Residential Site Plan Planning Board Application
S.L. Chasse Contractor Buildings
Map 105; Lot 17-3
KNA Project No. 21-0921-1**

Dear Mr. Groth:

Enclosed, please find a Site Plan Application for the construction of three industrial buildings located along Robinson Road. The site is approximately 7.009 acres and will contain a total of 50,400 square feet of buildings.

Enclosed with this letter are the following items for your review:

1. One (1) original of the executed Site Plan Application;
2. One (1) copy of the executed Site Plan Application;
3. Two (2) checks in the amount of \$4,205.40 for the consultant review fee, and \$7,951.60 for the application and notification fees;
4. Two (2) copies of the Project Narrative;
5. One (1) copies of the Stormwater Management Report;
6. Three (3) full size copies of the Plan Set;
7. Two (2) sets of mailing labels and;
8. One (1) Abutters List
9. One (1) CD electronic copies of submittal

We trust that the enclosed items will make this application eligible for the next available Planning Board Meeting. As always, please do not hesitate to contact this office with any questions or if you need further material.

Respectfully,

Allison Lewis
Project Engineer
Keach-Nordstrom Associates, Inc.



April 6, 2021

Subject: **S.L. Chasse Contractor Buildings – Site Plan Application**
Map 105; Lot 17-3
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 17-3. The 7.009-acre (305,312 SF) parcel is in Hudson's General – One (G-1) Zoning District. The property is currently owned by Steel Properties, LLC. The site is entirely undeveloped consisting mainly of grass and woodlands throughout the site. There are no wetlands present on the site.

This application proposes three (3) industrial buildings on the subject parcel. The three proposed industrial buildings total 50,400 SF (18,400 SF + 18,400 SF + 13,600SF) will be serviced by on-site septic and a well. The proposed project includes associated parking for each building as well as loading areas in the rear of each 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 detention pond in the rear which collects overland flow. There is a bioretention pond in front of building #3 that collects roof drain run-off as well as run-off from the rear parking areas. 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 buildings 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 #: 17-3

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 three (3) proposed industrial buildings totaling 50,400 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 17-3

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: 50,400

Open Space Proposed: 48%

Open Space Required: 40%

Total Area: S.F.: 305,312 Acres: 7.009

Area in Wetland: 0 Area Steep Slopes:

Required Lot Size: 87,120 SF

Existing Frontage: 322.83 FT

Required Frontage: 200 FT

Building Setbacks:	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50 FT</u>	<u>142 FT</u>
Side:	<u>15 FT</u>	<u>46 FT</u>
Rear:	<u>15 FT</u>	<u>152 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: 110 Spaces

Required Parking Spaces: 90 Spaces

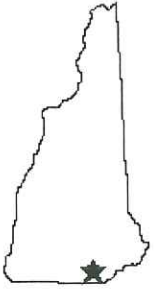
Basis of Required Parking (Use): Industrial and Office

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 *BH 4-21-21*

April 21, 2021

Re: **Map 105 Lot 17-3**
Address: Robinson Rd
Zoning district: (G-1) General One

Submitted plan: Sheet 1 of 12 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 2:37 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 17-3

Brooke / Brian

Please find my comments below, regarding [Lot 17-3](#):

1. An existing utility pole appears on the sight distance line of sight ,
2. Applicant shall remove all proposed drainage swales within the Town right of way
3. Applicant shall provide guard railing along the proposed detention basins and parking area that has more than 4 foot vertical drop , within private property
4. Applicant shall provide information related to estimated high water table information for TP-2 & TP 4
5. Applicant shall add a stop bar and stop sign at the entrance. This requirement shall be applicable for Lot 17-2 as well

E

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



From: Dubowik, Brooke <bubowik@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,



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 17-3; 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 three industrial buildings. 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 private onsite well and subsurface disposal system.

Please note that comments related to the proposed development at lot 17-2 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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Massachusetts
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Vermont

Mr. Brian Groth
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parking calculations on the plan set noting that 90 spaces are required, and 110 spaces are proposed.

- 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 the 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 6 spaces are required and the applicant has noted that 7 spaces are provided, but they are not labeled. The applicant should show loading areas on the plan to be sure they do not conflict with circulation on the site and that the size is adequate.
- f. HR 275-9.C.(11). The applicant has provided six handicap spaces on the plan. This adequately serves each building parking area as well as the total required for the site.
- 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 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). 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.(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.
- b. HR 193.10.G. The applicant has only provided one driveway for the site but has also provided a connection to Lot 17-2. This connection links both sites via a 24 foot wide driveway.

4. Traffic

- a. HR 275-9.B. The applicant has not provided any traffic information as part of their review package.
- b. The applicant should clarify the intent for the uses of each building related to truck

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loading. Large WB-50 and WB-67 trucks cannot access overhead loading door areas at each building. The applicant should confirm that smaller box trucks are intended for use at this site.

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 location. We note that no water/well details were provided.
- b. The distance between sewer manholes SMH #2 and SMH #1 exceeds the 300 foot maximum separation distance required by Town standards.
- c. The applicant should review proposed grading between the drainage and sewer as there appears to be a conflict between the sewer between SMH #2/SMH #1 and the drain between CB#13/CB#12.
- d. The applicant should provide details for sewer manholes, sewer trench, and sewer/drain separation.

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 30, 2021.

7. Zoning (ZO 334)

- a. Zoning Ordinance (ZO) 334-14.A. The applicant has noted 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. 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 east.
- 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

Mr. Brian Groth
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leave lighting on at all times for security and safety for the facility. We note that the site is heavily wooded between the proposed lighting areas and adjacent residential properties, and that luminaires are proposed to be installed at elevations aren't much higher than the grading at property lines. During winter months there will be minimal leaf cover, but the proposed grading and distance from adjacent residential units should prevent the luminaires from being particularly 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 did not provide copies of any applicable Town, State or Federal approvals or permits in the review package.
- c. Additional local permitting may be required.

11. Other

- a. The applicant should clarify top of curb and bottom of curb on the spot grades provided for the sidewalk areas in front of the buildings. The applicant should also review the need for additional spot grades near the ramp locations.
- b. The applicant has provided a dumpster enclosure detail on the plan set; however, a dumpster location was not shown on the plan set. The plan notes that none are proposed.
- c. The buildings proposed appear to be multi-tenant contractor building with multiple front doors for each unit. We note that most of those doors do not seem to exit on to the sidewalk in front of the building but onto grass between the sidewalk and the front of the building. The applicant should review the need to revise the sidewalk.
- d. The applicant should review the layout of Building 2. It appears to be backwards with the overhead doors facing the parking lot side of the building.

Please feel free to call if you have any questions.

Very truly yours,



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=reichert@fando.com
Date: 2021.04.30 09:53:40 -04'00'

Steven W. Reichert, P.E.

SWR:

Enclosure

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



April 30, 2021

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

Re: Town of Hudson Planning Board Review - Stormwater Design Review
SL Chasse Steel Site Plan, Robinson Road
Tax Map 105 Lot 17-2 & 17-3; 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. The scope of this review letter is related to stormwater aspects of the project design only. Site plan, subdivision, and other review elements will be provided under separate cover.

This review is based on the recently adopted Stormwater Regulations (Chapter 290), Subdivision Regulations (Chapter 289), Site Plan Review Regulations (Chapter 275), Hudson's Engineering Technical Guidelines and Typical Details, and general engineering practices. Due to the combined Alteration of Terrain Application for both lots 17-2 and 17-3, we have included comments for both of those lots as part of the overall stormwater design, and issued these separately from our Site Plan review comments.

The following items are noted:

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

- a. Hudson Regulations (HR) 290-10.A. The applicant should keep the Town informed of all communication with NHDES in relation to the required Alteration of Terrain permit being requested to ensure NHDES comments do not alter drainage design/calculations.
- b. 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. Please provide additional detail on the following items:
 - i. NHDESD Env-Wq 1502.30 The applicant should verify that additional state/local requirements are not necessary to permit the project's "High Load Area" associated with the fueling area or parking areas.
 - ii. NHDES Env-Wq 1503.19(h) and statutory requirements of RSA 212-A:9, III, the NHDES adopted a rule amendment effective June 2, 2020, for the requirement of a Wildlife Habitat Assessment to be performed.
 - iii. NHDES Env-1505.03 The two sites may be required to meet this regulation or request a waiver from the 5-acre disturbed area limit.
 - iv. NHDES Env-1505.06(b)(1) The site may be required to meet this regulation or request a waiver from the 1-acre winter disturbed area limit.

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- v. NHDES Env-Wq 1507.05 and Env-Wq 1507.06 The applicant should provide additional drainage analyses to ensure the Channel Protection requirements of Env-Wq 1507.05 and Peak Flow Requirements of Env-Wq 1507.06 are being met at Analysis Point A in the event either of the projects are not constructed at the same time.
- c. HR 290-5.A.(5). The applicant has proposed a decrease in stormwater rates from the pre to post conditions in all storms analyzed, however, we do note an increase in stormwater volume in all storms analyze at Analysis Point A. The applicant should provide additional information and review this volumetric increase with the Town.
- d. HR 290-5.A.(11). The Drainage Report calls for a 24"x24" horizontal top grate for both Infiltration Pond #2 and Detention Pond #2, while the details on Plan Sheet 12 (Lot 17-2 Set) calls for a 48"x48" top grate. The applicant should coordinate the details and the calculations.
- e. HR 290-7.A.(9). An Inspection and Maintenance Plan should be provided by the applicant and a responsible party noted.
- f. HR 290-7.B.(13). The applicant should provide the certified soil scientist's stamp on the Existing Conditions Plan for each plan set with the final plan submissions.
- g. 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. The applicant has noted that the project has been designed to meet 2018 MS4 requirements. The applicant should update the note and ensure the design is compliant with the 2020 modifications to the MS4 permit.
- h. 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.

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
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SWR:

Enclosure

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