

AHEARN EQUIPMENT

SITE PLAN APPLICATION #06-21

STAFF REPORT

June 9, 2021

SITE: 10 West Road; Map 105 Lot 001-000

ZONING: Industrial (I)

PURPOSE OF PLANS: Change the use of the property from Industrial to Industrial with a retail component to allow sales of construction equipment.

PLANS UNDER REVIEW:

Change of Use Site Plan – Ahearn Equipment, Inc.; prepared by Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for Owner of Record – ZJBV Properties, LLC, 300 Gay Street, Manchester, NH 03103 and Applicant – Ahearn Equipment, Inc., 460 Main Street, Spencer, MA 01562; consisting of 1 sheet with notes 1-20; dated May 15, 2021.

ATTACHMENTS:

- A. Department Comments
- B. Previously Approved Site Plan – “Master Plan – Jay-Mor Enterprises, Inc.”
- C. Previously Approved Landscape Plan

APPLICATION TRACKING:

- May 18, 2021 – Application received.
- June 9, 2021 – Public hearing scheduled.

COMMENTS & RECOMMENDATIONS:

BACKGROUND

A 5,750-SF industrial building currently occupies the northern part of the lot, which is accompanied by a paved driveway and parking lot. There is also a second driveway, paved and connected to an open gravel area. The site was previously approved for industrial use in a 2013 site plan, which also allowed for a 9,000-SF building and additional site improvement that have not been built to date (**Attachment B**)

There are designated wetland and a PSNH power easement to the rear of the property, as well as an existing stormwater pond toward the south. The upland portion of the property is largely graveled, except for the developed areas and vegetation buffers along the southern and northern lot lines.

The applicant proposes to modify the use of the lot, – retaining the existing industrial use while adding the ancillary use retail and display of construction equipment. The submitted change of use plan.

STAFF COMMENTS

1. **Dimensional Requirements (§ 334-27):** The existing lot and submitted site plan conform to all dimensional requirements.
2. **Open Space Requirement [§ 276-11.1:B.24(b)]:** The submitted site plan provides 47.7% of the lot as open space, meeting the required 40%. Note #13 incorrectly states the open space requirement as 35%. This lower requirement applies to lots located within the area bounded by the corridor or right-of-way of the Nashua-Hudson Circumferential Highway and the Merrimack River. Staff recommends the applicant amend the note.
3. **Off-Street Parking (§ 275-6:D):**
 - a. **Parking Calculation [§ 275-8:C(2)]:** Note #12 on the site plan states 10 spaces are required and 15 spaces are provided (includes 1 handicap space). Given that this use has characteristics fo both industrial and retail uses, staff recommends Board deliberation and discussion with the applicant concerning their amount of parking required to operate safely and efficiently.

The previously approved (and vested) plan includes a 9,000 sf building that has yet to be built. In the event the property owner wishes to build this second building, this current application may present challenges to the future parking condition. This may requires building additional spaces in what was previously approved as “outdoor contractor’s yard”. A note should be added to this plan and the notice of decision that provides a solution to this potential challenge.
 - b. **Parking Lot Landscaping Requirements [§ 275-8:C(7)]. Landscaping generally:** The approved landscape plan on this site (in its 2013 approval) has not been completed. Further, two of the display areas conflict with the previoulskly approved landscape plan. Staff recommends that the Applicant and/or Owner offer a plan for the site’s landscape and/or if it is to be phased. (**Attachment C**)
4. **Required Green Area [276-11.1:B(22)]:** The proposed display area along West Road and between the two driveways intrudes upon the 35-ft green area. While the applicant has confirmed in an email to the Town Engineer that no increase of impervious area is proposed, staff suggests the Planning Board consider whether the proposed display area should be set back behind the 35-ft green area or if a waiver is appropriate.
5. **Zoning Administrator Comment:** The Zoning Administrator has requested that dimensions be shown for the display area for compliance enforcement. Dimensions and/or a note should be added to the plan.

DRAFT MOTIONS

ACCEPT the site plan application:

I move to accept the site plan application for Ahearn Equipment at 10 West Road; Map 105 Lot 001-000.

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 Ahearn Equipment at 10 West Road; Map 105 Lot 001-000 to date certain, _____, 2021.

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

APPROVE the site plan application:

I move to approve the Site Plan, Change of Use Site Plan – Ahearn Equipment, Inc.; prepared by Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for Owner of Record –ZJBV Properties, LLC, 300 Gay Street, Manchester, NH 03103 and Applicant – Ahearn Equipment, Inc., 460 Main Street, Spencer, MA 01562; consisting of 1 sheet with notes 1-20; dated May 15, 2021; subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Decision which shall be recorded at the HCRD, together with the Plan.
2. All improvements shown on the Plan, including notes 1-30, shall be completed in their entirety and at the expense of the applicant or the applicant’s assigns.
3. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
4. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M. No exterior construction activities shall be allowed on Sundays.
5. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday only.
6. A bond in an amount approved by the Town Engineer shall be used by the property owner for the completion of the approved landscape plan prior to issuance of a Certificate of Occupancy.

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

SITE PLAN APPLICATION

Date of Application: May 12, 2021 Tax Map #: 105 Lot #: 1

Site Address: 10 West Road, Hudson, New Hampshire

Name of Project: Ahearn Equipment Change of Use

Zoning District: Industrial General SP#: _____
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: ZJBV Properties, LLC

Address: 300 Gay Street, Manchester, NH

Address: _____

Telephone # 603-641-8608

Email: _____

DEVELOPER:

Ahearn Equipment, Inc.

460 Main Street, Spencer, MA 01562

508-885-7085

jjahearn@ahearnequipment.com

PROJECT ENGINEER:

Name: Keach-Nordstrom Associates, Inc.

Address: 10 Commerce Park North, Suite 3

Address: Bedford, NH 03110

Telephone # 603-627-2881

Email: pchisholm@keachnordstrom.com

SURVEYOR:

Keach-Nordstrom Associates, Inc.

10 Commerce Park North, Suite 3

Bedford, NH 03110

603-627-2881

pchisholm@keachnordstrom.com

PURPOSE OF PLAN:

Change the use of the property from Industrial to Industrial with a retail component to allow sales of construction equipment.

(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: Change of Use Site Plan - Ahearn Equipment

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 105 LOT 1

DATE: May 12, 2021

Location by Street: 10 West Road

Zoning: Industrial

Proposed Land Use: Industrial + Retail

Existing Use: Industrial (Contractor Building + Yard)

Surrounding Land Use(s): Industrial, Commercial

Number of Lots Occupied: One

Existing Area Covered by Building: 5,750-sf

Existing Buildings to be removed: None

Proposed Area Covered by Building: 5,750-sf (Unchanged)

Open Space Proposed: 47.7% (Existing/Unchanged)

Open Space Required: 35%

Total Area: S.F.: 263,188 Acres: 6.041

Area in Wetland: 1,221-sf Area Steep Slopes: 7,414-sf

Required Lot Size: 43,560-sf

Existing Frontage: 438.64-ft

Required Frontage: 150-ft

Building Setbacks:	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50-ft</u>	<u>125.96-ft</u>
Side:	<u>15-ft</u>	<u>16.03-ft</u>
Rear:	<u>15-ft</u>	<u>289.79-ft</u>

SITE DATA SHEET

(Continued)

Flood Zone Reference: Map 33011C0508D, Panel 508 of 701 (Not in Flood Plain)

Width of Driveways: +/-33-ft

Number of Curb Cuts: One

Proposed Parking Spaces: 15

Required Parking Spaces: 10

Basis of Required Parking (Use): Building Size (see Plan for calculation)

Dates/Case #/Description/Stipulations
of ZBA, Conservation Commission,
NH Wetlands Board Actions: SP 04-13 (Approved August 14, 2013)
(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

76 5-24-21

May 21, 2021

Re: Map 105 Lot 001
Address: 10 West Rd
Zoning district: (I) Industrial
Site Plan review for change of use

Submitted plan: Sheet 1 of 1 dated May 15, 2021

For future Code Enforcement compliance, would it be possible to either dimension locations of the proposed Display Areas, or mention the amount in sq ft.

Sincerely,

Bruce Buttrick,
Zoning Administrator/Code Enforcement Officer

cc: B. Groth - Town Planner
file

REFERENCE PLANS:

- "LAND OF GUERRETTE & DUCHARME, WEST ROAD, HUDSON, N.H." SCALE: 1"=100', DATED JUNE, 1983, PREPARED BY FRANK G. SPRAGUE, H.C.R.D. PLAN NO. 15961.
- "SUBDIVISION PLAN, PARCEL 41-5, TAX CODE: 5096, WEST ROAD, HUDSON, N.H." SCALE: 1"=100', DATED MARCH 2, 1983, PREPARED BY GEORGE F. KELLER, INC. H.C.R.D. PLAN NO. 15594.
- "PLAN OF LANDS, HENRY D. MOREY HEIRS, HUDSON, LITCHFIELD & LONDONDERRY, NEW HAMPSHIRE," SCALE: 1"=300', DATED DECEMBER 15, 1978, H.C.R.D. PLAN NO. 13925.
- "SITE PLAN - MAP 41 / LOT 3-5, WEST ROAD, HUDSON, NEW HAMPSHIRE," SCALE: 1"=50', DATED APRIL 1984, PREPARED BY MAYNARD & PAQUETTE, INC. H.C.R.D. PLAN NO. 16600.
- "SUBDIVISION PLAN OF LAND, RICHARD TATE & WILLIAM TATE, HUDSON, N.H.," SCALE: 1"=50', DATED AUGUST 9, 1983, PREPARED BY THOMAS F. MORAN, INC. H.C.R.D. PLAN NO. 15960.

NOTES (CONTINUED):

- MATERIALS TO BE STORED IN THE OUTDOOR CONTRACTOR'S YARD SHALL INCLUDE, BUT NOT BE LIMITED TO: TOP SOIL, MULCH, SAND, GRAVEL, STONE & BOULDERS, SOLID FILL, RECYCLED CONCRETE, RECYCLED PAVEMENT, STUMPS, WOOD, CONCRETE STRUCTURES, DRAINAGE & SEWER PRODUCTS, AND OTHER MATERIALS OF THE LIKE. SMALL QUANTITIES OF REGULATED MATERIALS LIKE PETROLEUM PRODUCTS, FERTILIZER, SOLVENTS, AND CLEANING SUPPLIES SHALL BE KEPT UNDER COVER IN THE ON-SITE SHOP.
- IF LOT DEVELOPMENT INVOLVES BLASTING AND/OR RAMMING OF BEDROCK MATERIALS, SAID ACTIVITIES SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 AM AND 5:00 PM MONDAY THROUGH FRIDAY ONLY. SAID BLASTING/RAMMING ACTIVITIES SHALL BE PROHIBITED ON WEEKENDS.
- ON-SITE DRAINAGE SYSTEM SHALL BE CONSTRUCTED AND MAINTAINED IN COMPLIANCE WITH NHDES REQUIREMENTS FOR SUCH SYSTEMS.
- THE APPLICANT'S ENGINEER AND/OR CONTRACTOR SHALL CONTACT THE TOWN OF HUDSON TO SCHEDULE A PRE-CONSTRUCTION MEETING, WHICH WILL BE HELD WITH STAFF PRIOR TO STARTING CONSTRUCTION.
- PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, AN L.L.S. CERTIFIED "AS-BUILT" SITE PLAN SHALL BE PROVIDED TO THE TOWN OF HUDSON COMMUNITY DEVELOPMENT DEPARTMENT CONFIRMING THAT THE SITE CONFORMS TO THE PLANNING BOARD APPROVED SITE PLAN.
- A CAP FEE OF \$9,030.00 SHALL BE COLLECTED AS FOLLOWS FOR EACH OF THE TWO BUILDINGS:
 - A CAP FEE OF \$3,341.10 SHALL BE COLLECTED AT THE TIME OF C.O. FOR THE 1ST BUILDING CONSISTING OF 5,750 SF.
 - A CAP FEE OF \$5,688.90 SHALL BE COLLECTED AT THE TIME OF C.O. FOR THE 2ND BUILDING CONSISTING OF 9,000 SF.
- AFTER THE ISSUANCE OF EACH FOUNDATION PERMIT AND PRIOR TO THE ISSUANCE OF EACH FRAMING PERMIT, THE APPLICANT SHALL SUBMIT TO THE HUDSON COMMUNITY DEVELOPMENT DEPARTMENT A FOUNDATION "AS-BUILT" PLAN ON A TRANSPARENT AND TO THE SAME SCALE AS THE APPROVED SITE PLAN. EACH FOUNDATION "AS-BUILT" PLAN SHALL INCLUDE ALL STRUCTURAL DIMENSIONS AND LOT LINE SETBACK MEASUREMENTS FOR EACH FOUNDATION AND SHALL BE STAMPED BY A LICENSED LAND SURVEYOR. "AS-BUILT" PLANS SHALL BE DOCUMENTED BY THE APPLICANT AND BE PART OF THE FOUNDATION "AS-BUILT" SUBMISSION.
- ON-SITE LANDSCAPING SHALL BE PROVIDED FOR IN ACCORDANCE WITH THE PLANT AND TREE SPECIES SPECIFIED ON SHEET 7 OF 14 OF THE PLAN.

MAP 100; LOT 3
CONTINENTAL PAVING, INC.
1 CONTINENTAL DRIVE
LONDONDERRY, NH 03053
BK. 7225, PG. 1586
ZONE: INDUSTRIAL

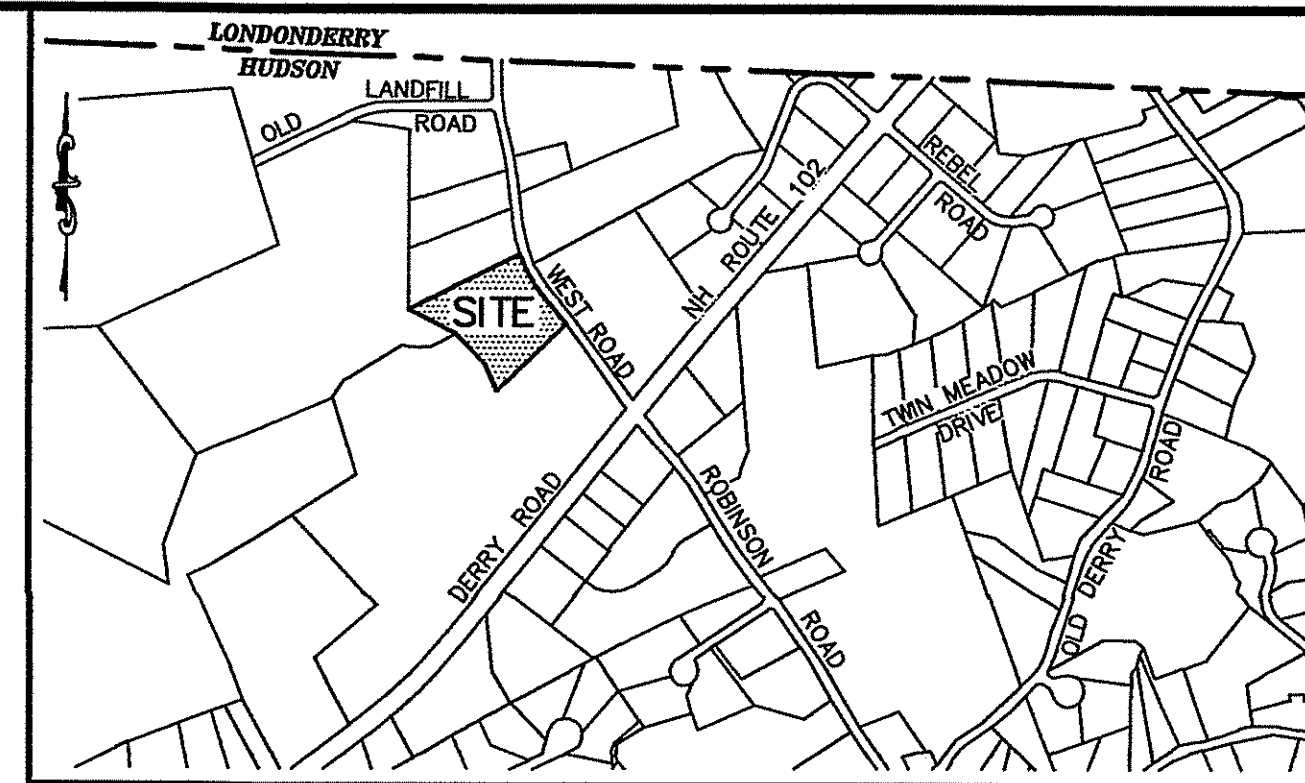
MAP 101; LOT 1
SIX ABLE STREET, LLC.
6 ABLE STREET
HUDSON, NH 03051
BK. 8507, PG. 2287
ZONE: INDUSTRIAL

MAP 101; LOT 6
BERNARD FILION
5 GREENLEY ROAD
LONDONDERRY, NH 03053-3648
BK. 6433, PG. 1262
ZONE: BUSINESS

MAP 105; LOT 2
L.P. GAS EQUIPMENT, INC.
PO BOX 1800
ROCHESTER, NH 03866-1800
BK. 7590, PG. 2291
ZONE: BUSINESS

MAP 105; LOT 4
WALTER DUCHARME, JR.
76 RIVER ROAD
HUDSON, NH 03051
BK. 7559, PG. 244
ZONE: INDUSTRIAL

MAP 105; LOT 4
WALTER DUCHARME, JR.
76 RIVER ROAD
HUDSON, NH 03051
BK. 7559, PG. 244
ZONE: INDUSTRIAL



VICINITY PLAN
SCALE: 1" = 1,000'

NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED LAYOUT OF A 5,750 SF INDUSTRIAL BUILDING, AND AN OUTDOOR CONTRACTOR'S YARD WITH ASSOCIATED SITE APPURTENANCES ON THE TOWN OF HUDSON TAX MAP 105; LOT 1.
- PRESENT OWNER OF RECORD: JCR REALTY TRUST CLAIRE M. MORGAN, TRUSTEE 5 BOWMAN LANE PELHAM, NH 03076 BK. 8536, PG. 156
- THE SUBJECT PREMISES IS LOCATED WITHIN THE INDUSTRIAL ZONING DISTRICT (I). MINIMUM DIMENSIONAL REQUIREMENTS AREA AS FOLLOWS:
 - MINIMUM LOT AREA: 30,000 SF (WITH TOWN WATER AND SEWER) 43,560 SF (WITHOUT TOWN WATER AND SEWER)
 - MINIMUM LOT FRONTAGE: 150 FEET
 - BUILDING SETBACKS:
 - FRONT: 50 FEET
 - SIDE: 15 FEET
 - REAR: 15 FEET
- MAP 105; LOT 1 INDICATES THE TOWN OF HUDSON TAX ASSESSORS MAP AND LOT NUMBER.
- TOTAL AREA OF THE PARCEL IS 263,188 SF, OR 6.041 ACRES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED IN DECEMBER 2012 AND MARCH 2013.
- WETLAND MAPPING WAS PERFORMED BY PETER S. SCHAUER OF SCHAUER ENVIRONMENTAL CONSULTANTS, LLC. IN DECEMBER 19, 2012.
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, MAP NUMBER 330100508D, PANEL 508 OF 701, EFFECTIVE DATE SEPTEMBER 25, 2009 INDICATES THE SUBJECT PREMISES IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 1-888-344-7233.
- SITE IS SERVED BY ON-SITE WELL AND ON-SITE PRIVATE SEPTIC.
 - PARKING:
 - REQUIRED: 1 SPACE/600 SF INDUSTRIAL SPACES REQUIRED = 14,750/600 = 24.58 SPACES TOTAL SPACES REQUIRED = 25 SPACES
 - PROVIDED: 25 SPACES PROPOSED (INCLUDES 2 HANDICAP SPACES)
 - LOADING:
 - REQUIRED: 1 SPACE FOR FIRST 5,000 SF + 1 SPACE FOR EACH ADDITIONAL 10,000 SF (14,750 SF - 5,000 = 9,750) + (9,750/10,000 = 0.975 SPACES) = 2 SPACES REQUIRED
 - PROVIDED: 2 SPACES PROPOSED
 - OPEN SPACE:
 - REQUIRED: 35%
 - PROVIDED: 81.2%
- SITE LIGHTING SHALL BE AS SHOWN ON THE PLAN, DIRECTED ONTO SITE, AND SHALL CONFORM WITH ALL APPLICABLE TOWN OF HUDSON ZONING REGULATIONS.
- ALL SIGNS ARE SUBJECT TO APPROVAL BY THE HUDSON PLANNING BOARD PRIOR TO INSTALLATION THERE OF.
- SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION AND GRADE.
- IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN IN ANYWAY WHOEVER OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE TOWN OF HUDSON PLANNING BOARD.
- TRASH PICK-UP SHALL NOT OCCUR EARLIER THEN 7:00 AM NOR LATER THAN 7:00 PM, MONDAY THROUGH FRIDAY ONLY.
- EXTERIOR CONSTRUCTION ACTIVITIES ON THE SITE DURING DEVELOPMENT SHALL BE LIMITED TO BETWEEN 7:00 AM AND 7:00 PM MONDAY THROUGH SATURDAY. NO CONSTRUCTION ACTIVITIES SHALL OCCUR ON SUNDAYS.
- REQUIRED STATE PERMITS FOR CONSTRUCTION:

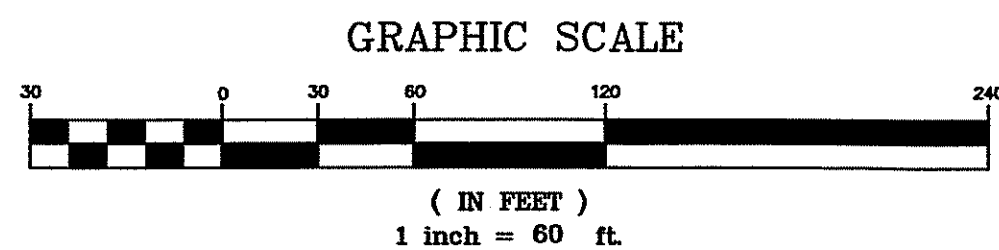
NHDES ALTERATION OF TERRAIN PERMIT	STATUS: AOT-0632
HTC 275-9(B) - TRAFFIC STUDY	
HTC 275-9(C) - NOISE STUDY	
HTC 275-9(D) - FISCAL/ENVIRONMENTAL IMPACT STUDY	
- WAINERS APPROVED ON 9/14/2013.
- PLOWED SNOW FROM THE FACILITIES, DRIVEWAY, PARKING LOTS AND SIDEWALK SHALL BE STORED IN THE DESIGNATED AREAS SHOWN IN THIS PLAN SET. WHEN THE SNOW STORAGE AREAS ARE AT CAPACITY, SUBSEQUENT SNOW SHALL BE HAULED OFF-SITE AND DISPOSED OF IN AN ENVIRONMENTALLY SOUND FASHION AND IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

LEGEND

- ⊙ STONE BOUND FOUND
- ⊙ IRON PIN FOUND
- BUTTER LINE
- PROPERTY LINE
- WETLAND
- TREELINE
- RETAINING WALL
- EDGE OF PAVEMENT
- BUILDING SETBACK
- EASEMENT
- ZONE LINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BITUMINOUS CURB
- PROPOSED GRAVEL
- PROPOSED GUARDRAIL

OWNER OF MAP 105; LOT 1

SIGNATURE: _____
DATE: _____



NPDES NOTE

THIS PROJECT DISTURBS IN EXCESS OF 1-ACRE OF LAND. THEREFORE IT WILL BE REQUIRED TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND "OPERATOR" (GENERAL CONTRACTOR) SHALL EACH BE REQUIRED TO PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEETING THE REQUIREMENTS OF THE CURRENT CONSTRUCTION GENERAL PERMIT.

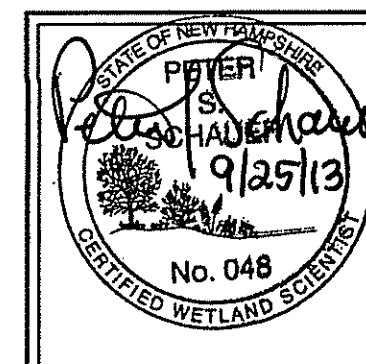
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

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

SIGNATURE _____ DATE _____

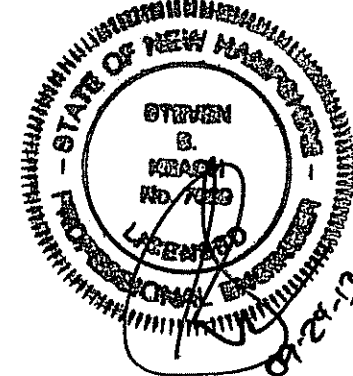
SIGNATURE _____ DATE _____

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



PETER S. SCHAUER, CERTIFIED WETLAND SCIENTIST #48, OF SCHAUER ENVIRONMENTAL CONSULTANTS, L.L.C. OF LOUDON, NH PERFORMED THE WETLAND MAPPING IN DECEMBER 19, 2012 ACCORDING TO THE TECHNICAL CRITERIA OF THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL - NORTH-CENTRAL AND NORTH-EAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.

HYDROPHYTIC VEGETATION WAS IDENTIFIED USING THE NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, NEW HAMPSHIRE, PUBLISHED BY THE UNITED STATES FISH AND WILDLIFE SERVICE, MAY 1998.



THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN DECEMBER 2012 AND MARCH 2013 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY/TOWN WITHIN WHICH IT IS LOCATED WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS AN URBAN STANDARD SURVEY, (CATEGORY 1, CONDITION 1) AS DEFINED IN THE NEW HAMPSHIRE LAND SURVEYORS ASSOCIATION ETHICS AND STANDARDS.

DATE: 9/24/13

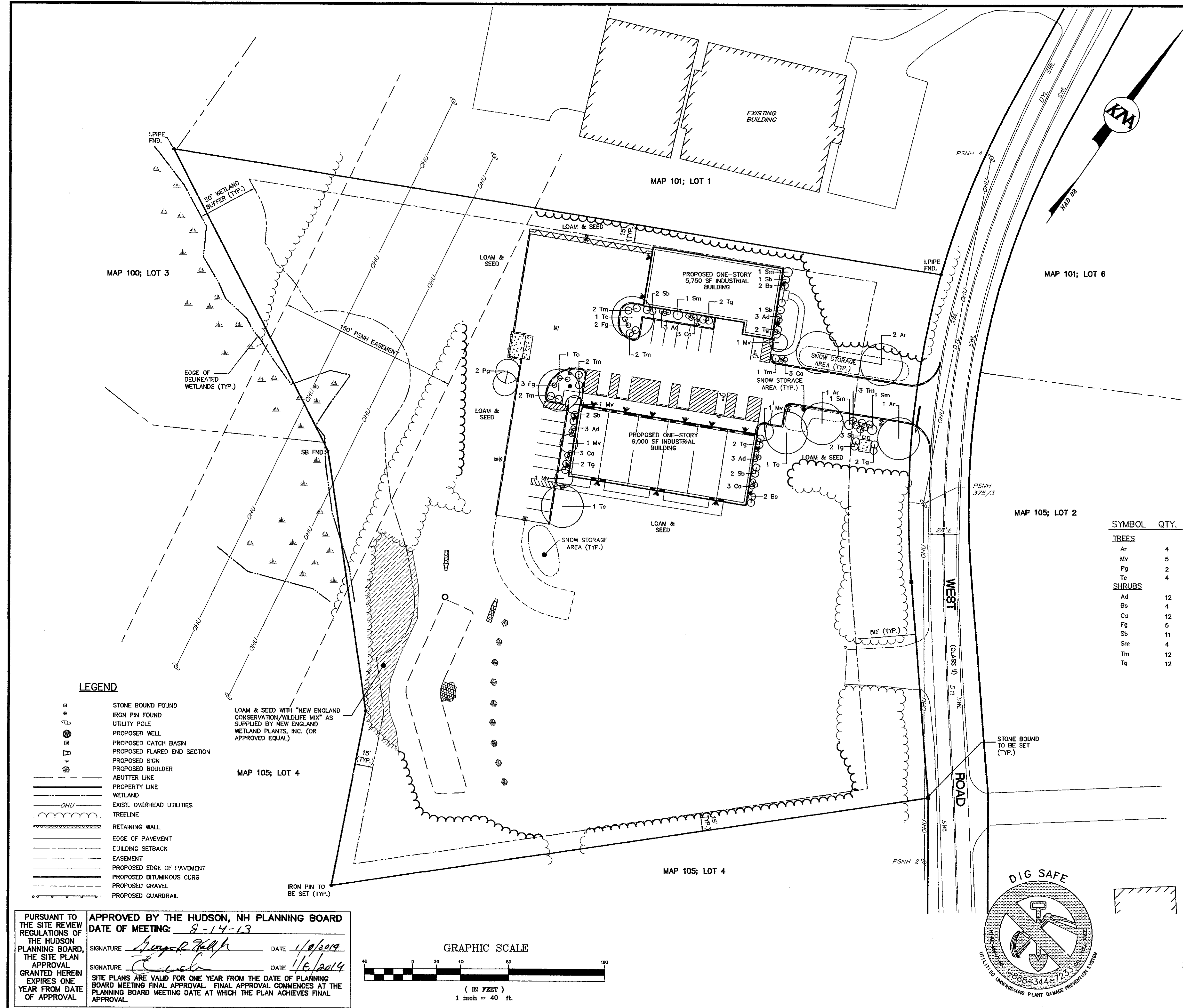
MASTER PLAN
JAY-MOR ENTERPRISES, INC.
MAP 105; LOT 1
10 WEST ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD: JCR REALTY TRUST CLAIRE M. MORGAN, TRUSTEE 5 BOWMAN LANE PELHAM, NH 03076 H.C.R.D. BK. 8536; PG. 156	APPLICANT: JAY-MOR ENTERPRISES, INC. PO BOX 195 BRIDGE STREET PELHAM, NH 03076
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KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	08/02/13	REV. PER CLD COMMENTS	JDL
2	08/26/13	DATE ONLY	JAN
3	09/23/13	REV. PER CONDITIONS OF APPROVAL	JDL

DATE: MAY 13, 2013
PROJECT NO: 12-1126-1
SCALE: 1" = 60'
SHEET 1 OF 14



LANDSCAPE NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE LANDSCAPE WHICH PROVIDES CLIMATIC RELIEF AND AESTHETIC APPEAL.
- ALL PLANT MATERIALS USED SHALL BE NURSERY STOCK AND SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF INSTALLATION. ANY MATERIAL WHICH DIES OR DOES NOT SHOW HEALTHY APPEARANCE WITHIN THIS TIME SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE; WITH SAME WARRANTY REQUIREMENTS AS THE ORIGINAL. WARRANTIES TYPICALLY DO NOT COVER LOSS DUE TO INSECT INFESTATION OR MECHANICAL DAMAGE (I.E. SNOW STORAGE).
- IF THE SOIL CONDITIONS ARE EXTREMELY SANDY, ALL TREES SHALL HAVE A 6" LAYER OF COMPACTED TOPSOIL PLACED IN THE BASE OF THE PLANT PIT AS A MOISTURE RETENTION LAYER. THE PLANT PIT SIDEWALLS SHALL BE OVER EXCAVATED BY AN ADDITIONAL 12" BEYOND THE NORMAL OUTSIDE RADIUS OF THE HOLE. A TOPSOIL MIXTURE SHALL BE USED TO BACKFILL THE HOLE AS FOLLOWS: ORGANIC TOPSOIL, AMENDED WITH 10% WOOD ASH, 10% MANURE, 30% PEATMOSS AND A GRANULAR HYDROGEL TO ABSORB AND RETAIN WATER.
- PLANTING BEDS AND SAUCERS SHALL RECEIVE A 4" MINIMUM THICKNESS OF PINE/HEMLOCK BARK MULCH OVER A 5oz. POLYPROPYLENE WEED CONTROL FABRIC.
- PAVEMENT AND ROAD BASE MATERIAL ENCOUNTERED IN ANY LAWN OR PLANTING BED SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR AND SUITABLE AMENDED SOIL INSTALLED AS SPECIFIED IN THE TURF ESTABLISHMENT SCHEDULE.

LANDSCAPE CALCULATIONS

REQUIRED PARKING LOT INTERIOR LANDSCAPE AREA	13,970 SF
PAVED PARKING & DRIVE ISLE AREA:	1,397 SF
10% REQUIRED LANDSCAPE AREA:	2,228 SF
PROVIDED LANDSCAPE AREA:	2,228 SF
REQUIRED PARKING LOT SHADE TREES AND SHRUBS	13,970 SF
PAVED PARKING & DRIVE ISLE AREA:	1,397 SF
10% REQUIRED LANDSCAPE AREA:	1,397 SF
SHADE TREES REQUIRED (13,970/1,600):	9 TREES REQUIRED
(OR 1 TREE/5 PARKING SPACES x 25 SPACES)	5 TREES PROVIDED
SHRUBS REQUIRED (13,970/200):	71 SHRUBS, OR
(OR 1.6 SHRUBS x 25 PARKING SPACES)	40 SHRUBS PROVIDED
SHRUBS PROVIDED:	70 SHRUBS PROPOSED

PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
Ar	4	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2-2.5" CAL.
Mv	5	MALUS 'VELVET PILLAR'	VELVET PILLAR CRABAPPLE	2-2.5" CAL.
Pg	2	PICEA GLAUCA	WHITE SPRUCE	5-6" B&B
Tc	4	TILLIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2-2.5" CAL.
SHRUBS				
Ad	12	AZALEA 'DELAWARE VALLEY WHITE'	DELAWARE VALLEY AZALEA	18-24"
Bs	4	BUXUS SEMPERVIRENS 'NEWPORT BLUE'	NEWPORT BLUE BOXWOOD	2-2.5" B&B
Cc	12	CLETHRA ALNIFOLIA 'COMPACTA'	COMPACT SUMMERSWEET	18-24"
Fg	5	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	18-24"
Sb	11	SPIRAEA BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	18-24"
Sm	4	SYRINGA MEYERI 'PALBIN'	DWARF KOREAN LILAC	2-3" B&B
Tm	12	TAXUS MEDIA 'EVER-LOW'	EVER-LOW YEW	18-24" B&B
Tg	12	TAXUS MEDIA 'GREENWAVE'	GREENWAVE SPREADING YEW	2-2.5" B&B

LEGEND

- STONE BOUND FOUND
- IRON PIN FOUND
- UTILITY POLE
- PROPOSED WELL
- PROPOSED CATCH BASIN
- PROPOSED FLARED END SECTION
- PROPOSED SIGN
- PROPOSED BOULDER
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- EXIST. OVERHEAD UTILITIES
- TREELINE
- RETAINING WALL
- EDGE OF PAVEMENT
- BUILDING SETBACK
- EASEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BITUMINOUS CURB
- PROPOSED GRAVEL
- PROPOSED GUARDRAIL

LOAM & SEED WITH "NEW ENGLAND CONSERVATION/WILDLIFE MIX" AS SUPPLIED BY NEW ENGLAND WETLAND PLANTS, INC. (OR APPROVED EQUAL)

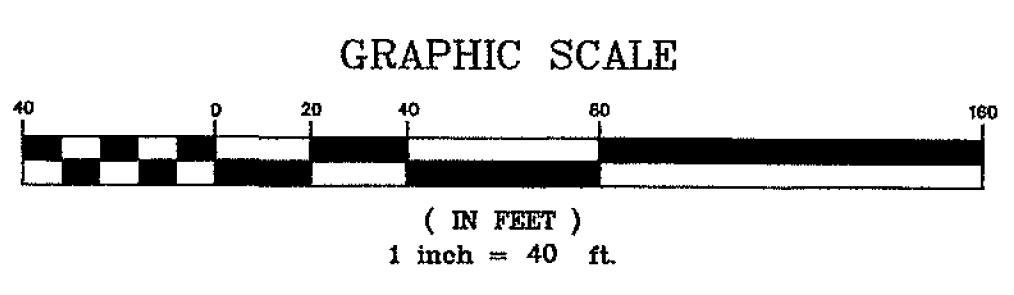
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

APPROVED BY THE HUDSON, NH PLANNING BOARD
 DATE OF MEETING: 8-14-13

SIGNATURE: *[Signature]* DATE: 1/8/2014

SIGNATURE: *[Signature]* DATE: 1/8/2014

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



LANDSCAPE PLAN
JAY-MOR ENTERPRISES, INC.
 MAP 105; LOT 1
 10 WEST ROAD
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER OF RECORD: JCR REALTY TRUST CLAIRE M. MORGAN, TRUSTEE 5 BOWMAN LANE PELHAM, NH 03076 H.C.R.D. BK. 8536; Pg. 156	APPLICANT: JAY-MOR ENTERPRISES, INC. PO BOX 195 BRIDGE STREET PELHAM, NH 03076
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KM KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

No.	DATE	DESCRIPTION	BY
1	08/02/13	REV. PER CLD COMMENTS	JDL
2	08/26/13	DATE ONLY	JAN
3	09/23/13	DATE ONLY	JDL

DATE: MAY 13, 2013
 PROJECT NO: 12-1126-1
 SCALE: 1" = 40'
 SHEET 9 OF 14

