

KT CYCLES WATERLINE
CONDITIONAL USE PERMIT APPLICATION #06-21
STAFF REPORT
June 16, 2021

SITE: 297 Central Street; Map 160 Lot 105-000

ZONING: Industrial (I)

PURPOSE OF PLAN: The existing wetland is a drainage swale, which runs along Central Street and conveys runoff to a downstream pond. The water line trench will impact the wetland at its thinnest point and the wetland will be fully restored once construction has been completed.

PLANS UNDER REVIEW:

CSK1 - Waterline / CSK1 - Waterline Profile, KT Cycles, Map 160; Lot 105, 297 Central Street, Hudson, New Hampshire, Hillsborough County; prepared by Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3, Bedford, New Hampshire 03110; prepared for owner of record: Maureen F. DiPalma, 36 Hillman Street, Tewksbury, MA 01876 and owner/applicant: William Tate, 72 Old Derry Road, Hudson, NH 03051; consisting 2 sheets with construction notes 1-9 on Sheet 1; dated May 12, 2021.

ATTACHMENTS:

- A. Hudson Conservation Commission's Input, dated June 14, 2021.

APPLICATION TRACKING:

- April 22, 2020 – Site Plan and Conditional Use Permit approved by Planning Board.
- May 28, 2021 – Application for revised CUP received.
- June 14, 2021 – Application recommended by the Hudson Conservation Commission
- June 23, 2021 – Public hearing scheduled.

COMMENTS & RECOMMENDATIONS:

BACKGROUND

The applicant is proposing a revision to their previously approved conditional use permit for the purposes of connecting to water service. As site work began on the previous approval, the applicant found that the water line previously believed to be along Tater Patch Lane did not exist. The new proposed configuration access water service from Central Street and requires traversing a roadway drainage swale.

STAFF COMMENTS

1. **Use within Wetland Conservation District (§ 334-36):** The proposed waterline extension is a conditional use permitted under § 334-36:C(2). However, such conditional use shall be located and constructed in such a way as to minimize the potential for

detrimental impact to the District, and may be permitted only when no viable alternative is available.

The proposed extension is laid out in a way that limits impact to the District by jogging the water line to cross the swale at its narrowest point.

2. Conservation Commission Review:

- a. The HCC found the proposed project complies with the Hudson Zoning Ordinance Article IX, §334-36 (C) (2) and §334-37 (2).
- b. The HCC voted to recommend a favorable acceptance to the Planning Board for the proposed waterline extension (3-0).
- c. The HCC asked the following recommendations and or notes be added to the plan set as part of the approval process:
 - 1. Construction and restoration shall comply with Best Management Practices set forth in New Hampshire Storm Water Manual Volume 3: Erosion and Sediment Control
 - 2. Prior to the start of construction erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer
 - 3. This motion is based on the plan(s) submitted by the applicant. It is recommended that if additional impacts are necessary the plan be returned to the Conservation Commission for further review.
- d. The HCC noted: While inspecting the site for the current CUP request HCC members Ken Dickinson and William Collins noticed that there is some degradation of the storm water feature located on the west side of the project site. There is minor settling of the slope within the detention pond and some washout at the stone wall near the level spreader.

3. Department Comments: no comments.

DRAFT MOTIONS

ACCEPT the conditional use permit application:

I move to accept the conditional use permit application for KT Cycle Waterline on Central Street, within the public right-of-way adjacent to 297 Central Street; Map 160 Lot 105-000.

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

CONTINUE the public hearing to a date certain:

I move to continue the public hearing for the conditional use permit application for KT Cycle Waterline on Central Street, within the public right-of-way adjacent to 297 Central Street; Map 160 Lot 105-000 to date certain, _____, 2021.

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

APPROVE the conditional use permit application:

I move to approve the conditional use permit for KT Cycle Waterline, consisting of plans entitled: CSK1 - Waterline / CSK1 - Waterline Profile, KT Cycles, Map 160; Lot 105, 297 Central Street, Hudson, New Hampshire, Hillsborough County; prepared by Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3, Bedford, New Hampshire 03110; prepared for: Tate Property, LLC., 5 Christine Drive, Hudson, NH 03051; consisting 2 sheets with construction notes 1-9 on Sheet 1; dated May 12, 2021; subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Decision and the Development Agreement, which shall be recorded at the HCRD, together with the Plan.
2. Prior to the Planning Board endorsement of the plans, it shall be subject to final administrative review by Town Planner and Town Engineer.
3. 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.
4. Construction and restoration shall comply with Best Management Practices set forth in New Hampshire Storm Water Manual Volume 3: Erosion and Sediment Control
5. Prior to the start of construction erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer.

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



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

Date: June 14, 2021

Case: KT Cycles, 297 Central Street, Water Line Extension
Hudson, New Hampshire
Map 160, Lot 105
Zone: Industrial (I)

Note: This CUP is an amendment to a previously approved Wetland Special Exception dated March 13, 2020.

Description of work to be performed: The project entails construction of a 130 foot long water line to service the repair shop with domestic and emergency water services. Proposed temporary wetland and wetland buffer impacts are 761 square feet. The applicant has stated in their application that all disturbances will be fully restored at the conclusion of construction.

Conservation Members Stepping Down: None

Alternates Seated: None

Applicant Representative(s): Pete Matson, Keach-Nordstrom Associates, Inc.

Motion to “Recommend”

Mr. Kallgren moved to recommend a favorable acceptance to the Planning Board for the proposed water main tie in from Central Street (Route 111) to be used to provide water service to Map 160 lot 105. After review the conservation commission members find that the proposed project is in compliance with the Hudson Zoning Ordinance Article IX, §334-36 (C) (2) and §334-37 (2). The HCC does ask that the following recommendations and or notes be added to the plan set as part of the approval process.

1. Construction and restoration shall comply with Best Management Practices set forth in New Hampshire Storm Water Manual Volume 3: Erosion and Sediment Control
2. Prior to the start of construction erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer

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

Note: While inspecting the site for the current CUP request HCC members Ken Dickinson and William Collins noticed that there is some degradation of the storm water feature located on the west side of the project site. There is minor settling of the slope within the detention pond and some washout at the stone wall near the level spreader.

Motion Second: Mr. Dickinson

Vote: William Kallgren Yes, Ken Dickinson Yes, Bill Collins Yes

William Collins

William Collins
HCC Chairman

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

LEGEND

- ⊙ IP-F IRON PIN FOUND
- UTILITY POLE
- ⊙ SEWER MANHOLE
- ⊙ CATCH BASIN
- ⊙ WATER VALVE
- ⊙ HYDRANT
- WETLAND
- EOP EDGE OF PAVEMENT
- DRAINAGE LINE
- UGE UNDERGROUND ELECTRIC
- UGE/T UNDERGROUND ELEC/TEL
- OHE OVERHEAD ELECTRIC
- OHT OVERHEAD TELEPHONE
- S SEWER LINE
- W WATER LINE
- 10' CONTOUR
- 2' CONTOUR
- ACCESS EASEMENT
- BUILDING SETBACK
- 50' WETLAND BUFFER
- ZONE BOUNDARY
- SOIL BOUNDARY
- PROPERTY LINE
- SOIL TYPE INDICATOR

SCS SOILS LEGEND

- CpC** CHATFIELD HOLLIS CANTON COMPLEX
8 TO 15% SLOPES
 - CsC** CHATFIELD HOLLIS COMPLEX
8 TO 15% SLOPES
 - LvA** LEICESTER-WALPOLE COMPLEX
STONY, 0 TO 3% SLOPES
- SOURCE: USDA-SCS WEB SOIL SURVEY
HILLSBOROUGH COUNTY



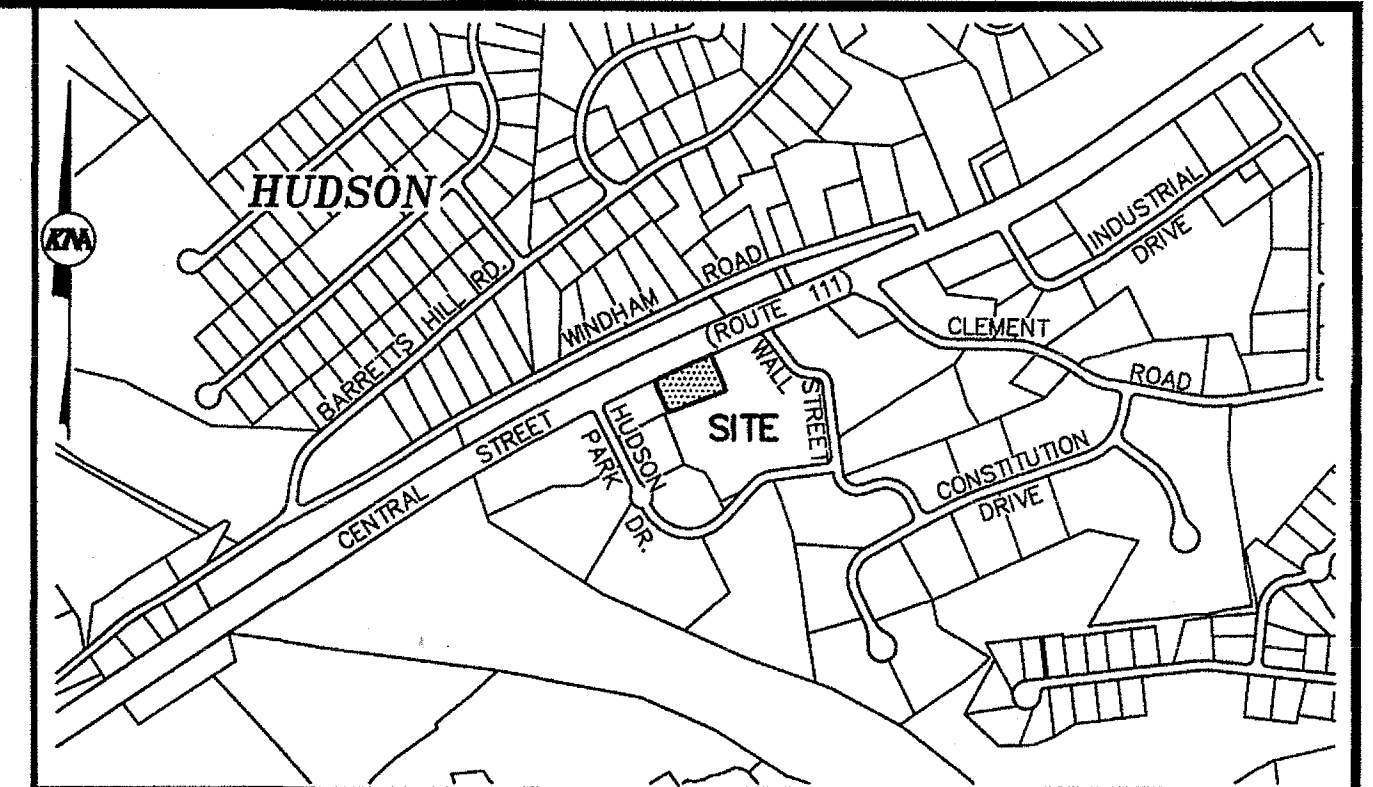
MAP 169 LOT 21
2 HUDSON PARK DRIVE, LLC
2 HUDSON PARK DRIVE
HUDSON, N.H. 03051
BK. 6492 PG. 684

MAP 169 LOT 20
SPECIALTY PROPERTIES, LLC
628 FOX HOLLOW DRIVE
HUDSON, N.H. 03051
BK. 6667 PG. 2208

MAP 160 LOT 104
KAY'S REALTY, INC.
46 LOWELL ROAD
HUDSON, N.H. 03051
BK. 8008 PG. 2641

BUSINESS ZONE (B)
INDUSTRIAL ZONE (I)

CENTRAL STREET (NH ROUTE 111)
(CLASS II)



VICINITY PLAN
1" = 1000'

REFERENCE PLANS:

1. "EXISTING CONDITIONS PLAN, LOT 105 MAP 160, HUDSON SENIOR'S CENTER", 297 CENTRAL STREET HUDSON, NEW HAMPSHIRE, SCALE: 1"=20', DATED: FEBRUARY 22, 2006. PREPARED BY: HAYNER/SWANSON, INC.
2. "BOUNDARY PLAN, (LOT 105 MAP 160), 297 CENTRAL STREET (NH RTE. 111), HUDSON, NEW HAMPSHIRE", SCALE: 1"=30', DATED: APRIL 29, 2005. PREPARED BY: HAYNER/SWANSON, INC. H.C.R.D. PLAN NO. 33972.
3. "PLAN OF LAND IN HUDSON, NEW HAMPSHIRE, HOWARD RESEARCH & INDUSTRIAL PARK", SCALE: 1"=100', DATED: NOVEMBER 17, 1975. LAST REVISED: MARCH 17, 1976. PREPARED BY: BSC OF NEW HAMPSHIRE. H.C.R.D. PLAN NO. 9062.
4. "PROPOSED EASEMENT FOR CENTRONICS DATA COMPUTER CORP., ON LAND OF HOWARD RESEARCH & INDUSTRIAL PARK, HUDSON, NEW HAMPSHIRE", SCALE: 1"=50', DATED: MARCH 8, 1976. PREPARED BY: THOMAS F. MORAN, INC. UNRECORDED.

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS FOR ASSESSOR'S MAP 160 LOT 105 IN THE TOWN OF HUDSON, NEW HAMPSHIRE AND NO OTHER PURPOSE.
 2. AREA OF PARCEL = 62,097 S.F. OR 1.426 ACRES.
 3. OWNERS OF RECORD:
MAUREEN F. DIPALMA 72 OLD DERRY ROAD
36 HILLMAN STREET HUDSON, NH 03051
TEWKSBURY, MA 01876 (H.C.R.D. BK. 5166 PG. 1409)
(H.C.R.D. BK. 7936 PG. 1903)
 4. THE SUBJECT PARCEL LIES WITHIN THE INDUSTRIAL (I) ZONING DISTRICT
MINIMUM LOT AREA 30,000 SF
MINIMUM LOT FRONTAGE 150 FT
MINIMUM BUILDING SETBACK REQUIREMENTS:
FRONT YARD 50 FT
SIDE YARD 15 FT
REAR YARD 15 FT
 5. BOUNDARY INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN AUGUST 2008 AND NOVEMBER 2019.
 6. NORTH ORIENTATION IS MAGNETIC. HORIZONTAL DATUM IS ASSUMED. VERTICAL DATUM IS NAVD83. TOPOGRAPHIC INFORMATION BASED ON PLAN REF. NO. 1.
 7. EXAMINATION OF THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON NEW HAMPSHIRE, HILLSBOROUGH COUNTY, MAP NUMBER 3301005190, PANEL NUMBER 519 OF 701, EFFECTIVE DATE: SEPTEMBER 25, 2009, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
 8. BENCHMARKS SET AS NOTED, BASED ON NAVD83.
 9. 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 OWNER OR CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
 10. WETLANDS WERE DELINEATED BY JOSHUA BRIEN, C.W.S. #256 OF KEACH-NORDSTROM ASSOCIATES, INC.
 11. THE SUBJECT PREMISES MAY BE SUBJECT TO THE FOLLOWING DOCUMENTS FOUND IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS:
• TELEPHONE EASEMENT (BK. 732, PG. 97)
• GAS EASEMENT (BK. 1312, PG. 458)
• UTILITY EASEMENTS (BK. 2278, PG. 282 & BK. 2438, PG. 667)
• MATTERS APPEARING ON AN UNRECORDED PLAN ENTITLED: "SURVEY OF THE LAND OF CENTRONICS DATA COMPUTER CORP., HUDSON, NEW HAMPSHIRE," DATED FEBRUARY 15, 1979 AND LAST REVISED OCTOBER 5, 1979, AND PREPARED BY DICKSON HOLDEN & ASSOCIATES. PLAN NOT FOUND.
- EASEMENTS REFERENCED ABOVE MAY AFFECT THE SUBJECT PREMISES BUT COULD NOT BE SHOWN GRAPHICALLY. EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE THAT WERE FOUND DURING RESEARCH CONDUCTED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. ADDITIONAL EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE PREMISES MAY DETERMINE.

REMOVALS/DEMOLITION NOTES:

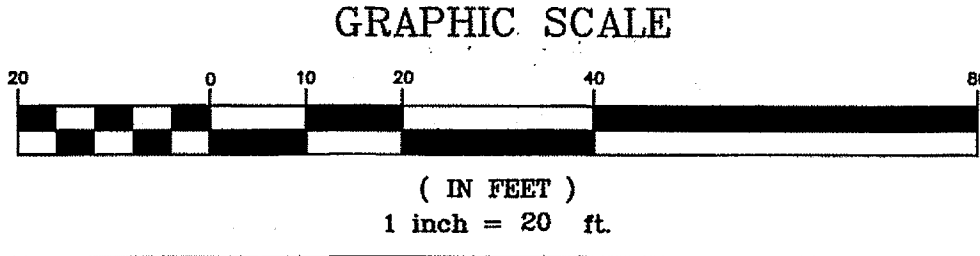
1. ALL STUMPS, ROOTS, BRANCHES, BRUSH, WOODS AND OTHER PERISHABLE MATERIAL RESULTING FROM THE CLEARING AND GRUBBING OPERATIONS SHALL BE DISPOSED OF BY AN APPROVED METHOD.
2. ITEMS TO BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH THE TOWN OF HUDSON REQUIREMENTS, UNLESS OTHERWISE SHOWN HEREON OR DIRECTED BY OWNER.
3. ALL EXISTING PAVEMENT AND GRAVEL WITHIN THE CROSS HATCHED AREA IS TO BE REMOVED DURING THE DEMOLITION PHASE OF THE PROJECT. EXCESS MATERIAL FROM THESE AREAS SHALL BE APPROPRIATELY DISPOSED OF OFFSITE BY AN APPROVED METHOD.
4. THE CONTRACTOR SHALL CONTROL ALL DUST GENERATED DURING THE REMOVAL PHASE AND CONSTRUCTION PHASE SO THAT NO DUST LEAVES THE SITE.
5. ANY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE RESET BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR AT THE SITE CONTRACTORS EXPENSE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
7. DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

EXISTING CONDITIONS PLAN
KT CYCLES
MAP 160; LOT 105
297 CENTRAL STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
MAUREEN F. DIPALMA
36 HILLMAN STREET
TEWKSBURY, MA 01876
H.C.R.D. BK. 7936 PG. 1903

OWNER/APPLICANT:
WILLIAM TATE
72 OLD DERRY ROAD
HUDSON, NH 03051
H.C.R.D. BK. 5166, PG. 1409

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881



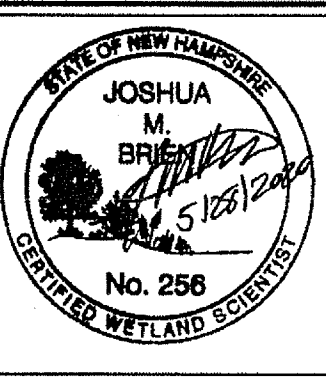
APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____

SIGNATURE DATE: _____

SIGNATURE DATE: _____

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

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL

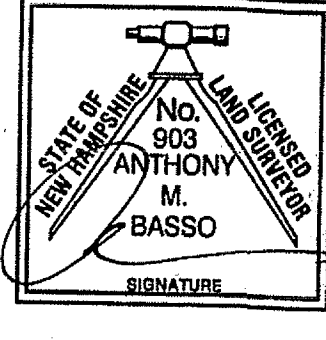


JOSHUA BRIEN, CERTIFIED WETLAND SCIENTIST #256 OF KEACH-NORDSTROM ASSOCIATES, INC. OF BEDFORD, NH PERFORMED THE DELINEATION OF JURISDICTIONAL WETLANDS IN NOVEMBER OF 2019 USING THE TECHNICAL CRITERIA IN THE CODES OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987).

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND BY THIS OFFICE BETWEEN AUGUST OF 2008 AND NOVEMBER OF 2019. SAID SURVEY HAS AN ERROR OF CLOSURE BETTER THAN ONE PART IN TEN THOUSAND (1:10,000).

LICENSED LAND SURVEYOR DATE: 5/27/20



REVISIONS			
No.	DATE	DESCRIPTION	BY
1	3/30/20	REVISED PER COMMENTS	PCM
2	5/13/20	CONDITIONS OF APPROVAL	PCM

DATE: FEBRUARY 26, 2020 SCALE: 1" = 20'
PROJECT NO: 08-0123-2 SHEET 2 OF 14



MAP 160 LOT 104
 KAY'S REALTY, INC.
 46 LOWELL ROAD
 HUDSON, N.H. 03051
 BK. 8008 PG. 2641

BUSINESS ZONE (B)
 INDUSTRIAL ZONE (I)

CENTRAL STREET (NH ROUTE 111)
 (CLASS II)

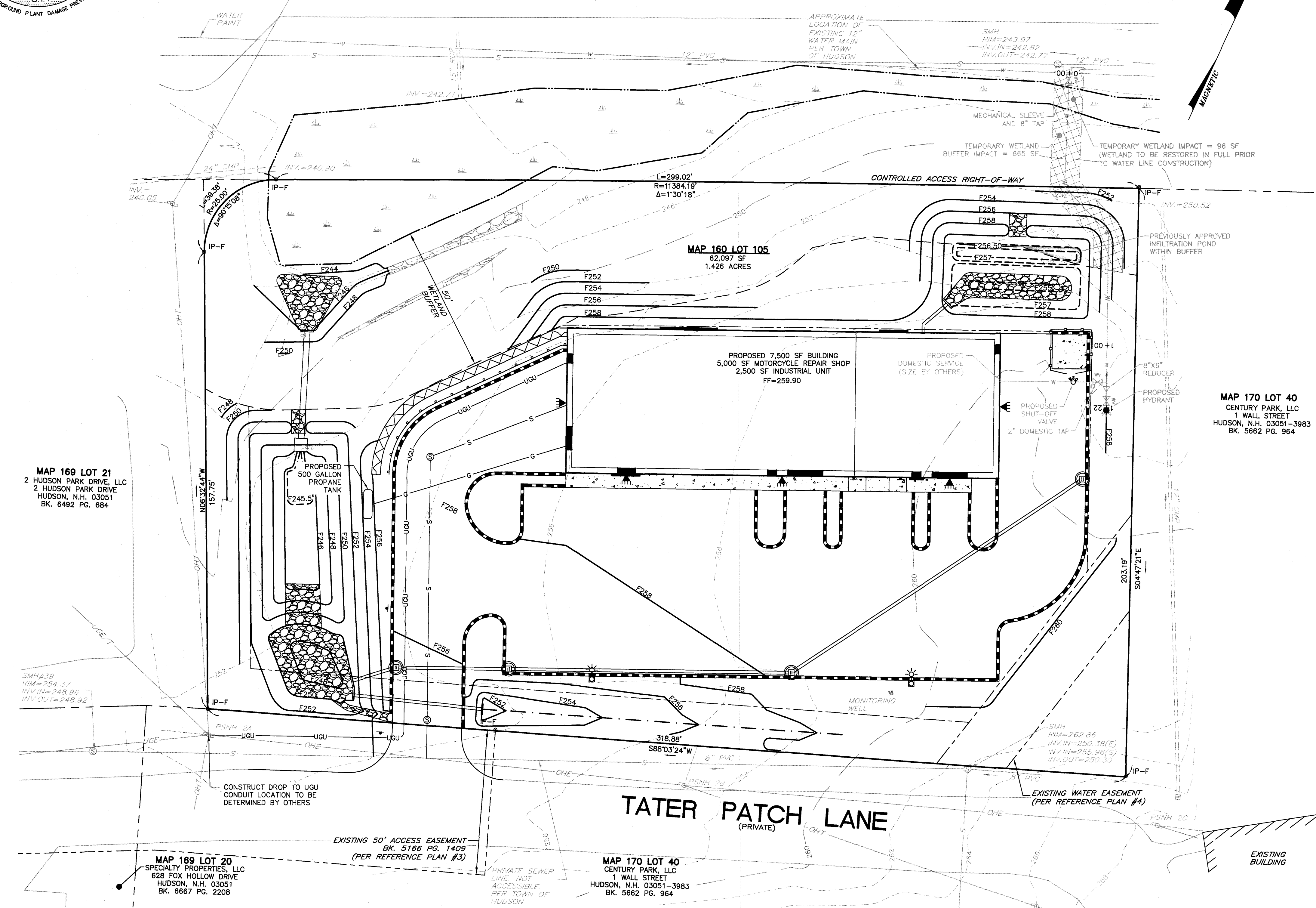
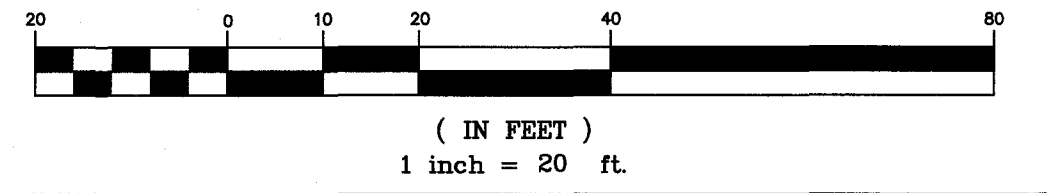


- CONSTRUCTION NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED WATER SERVICE FOR THIS SITE.
 2. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF HUDSON, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS, AND CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, APPROVED AND ADOPTED 2016 ARE HEREBY INCORPORATED BY REFERENCE.
 3. CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS FOR ROAD CONSTRUCTION, PUBLIC WORKS DEPARTMENT, HUDSON, NEW HAMPSHIRE.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
 5. ALL WATER UTILITIES SHALL CONFORM TO PENNICHUCK WATER WORKS REGULATIONS.
 6. THE CONTRACTOR SHALL TAKE CARE WHEN EXCAVATING DUE TO LACK OF RECORD UTILITY INFORMATION. ANY UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE REPORTED TO THE DESIGN ENGINEER.
 7. 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 811.
 8. NO GAS IS LOCATED IN THE PROJECT AREA.
 9. FINAL UTILITY CONNECTION SIZES, TYPES, AND LOCATIONS SHALL BE CONFIRMED WITH THE PLUMBING ENGINEER. ANY CHANGES SHALL BE COMMUNICATED WITH KEACH-NORDSTROM ASSOCIATES, INC. PRIOR TO CONSTRUCTION.

LEGEND

- IP-F IRON PIN FOUND
- UTILITY POLE
- ⊕ WATER VALVE
- ⊖ SEWER MANHOLE
- ⊕ CATCH BASIN
- ⊖ ABUTTER LINE
- ⊕ PROPERTY LINE
- OHTU OVERHEAD UTILITIES
- W WATER LINE
- S SEWER LINE
- EDGE OF PAVEMENT
- 10' CONTOUR
- 2' CONTOUR
- BUILDING SETBACK
- 50' WETLAND BUFFER
- EASEMENT
- UGU PROPOSED UNDERGROUND UTILITIES
- W PROPOSED WATER LINE
- S PROPOSED SEWER LINE
- PROPOSED DRAINAGE LINE
- PROPOSED 2' CONTOUR
- PROPOSED SWALE
- TREELINE
- PROPOSED RETAINING WALL
- PROPOSED GUARDRAIL
- PROPOSED STOCKADE FENCE
- PROPOSED SIGN
- PROPOSED BUILDING MOUNTED LIGHT
- PROPOSED PARKING LOT LIGHT
- PROPOSED WATER VALVE
- PROPOSED SEWER MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED OUTLET STRUCTURE
- PROPOSED HYDRANT

GRAPHIC SCALE



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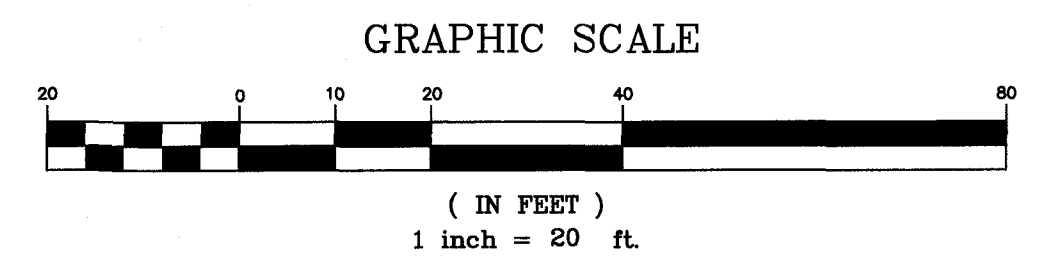
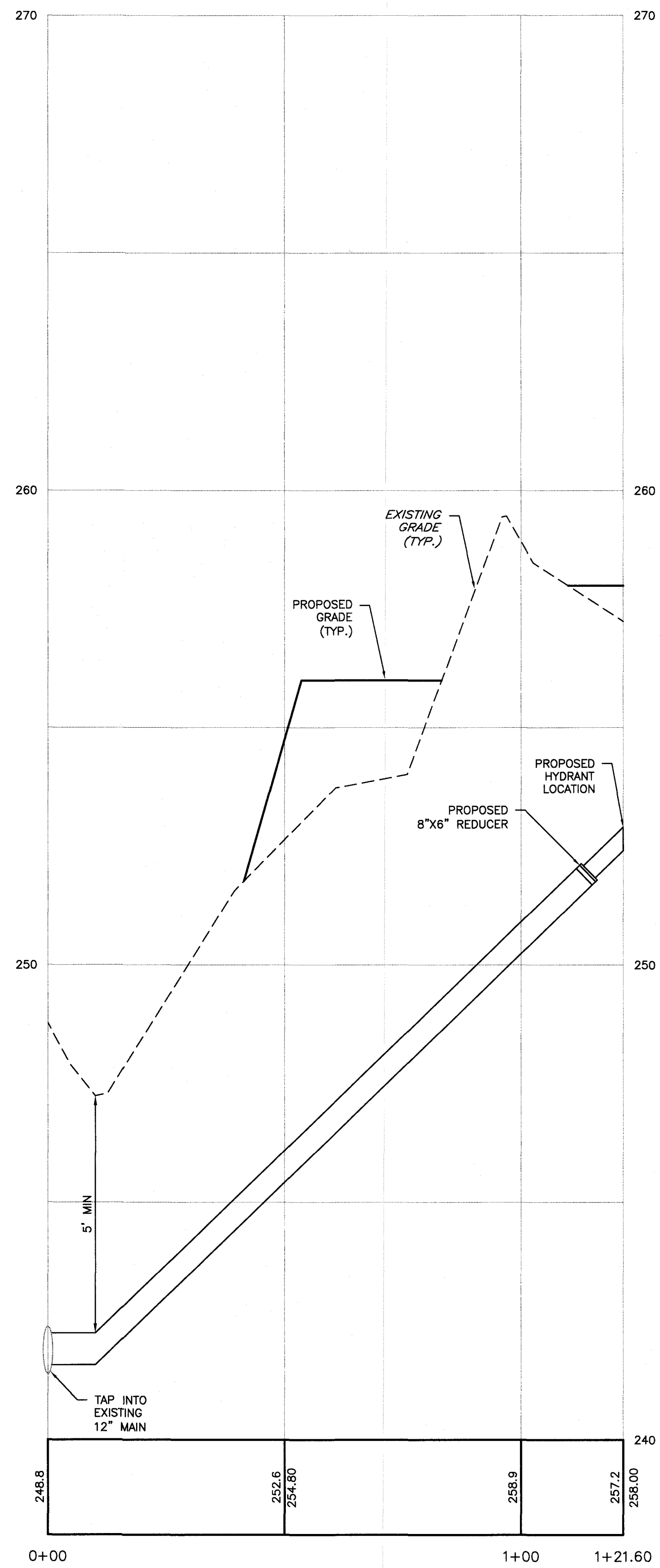
CSK1 - WATERLINE
KT CYCLES
 MAP 160; LOT 105
 297 CENTRAL STREET
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER/APPLICANT:
 TATE PROPERTY LLC
 5 CHRISTINE DRIVE
 HUDSON, NH 03051
 H.R.C.D. BK. 9463, PG. 1966

K&A 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

DATE: MAY 12, 2021 SCALE: 1"=20'
 PROJECT NO: 08-0123-2 SHEET 1 OF 2

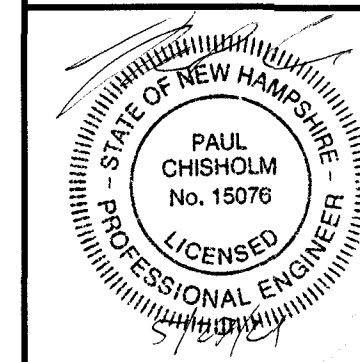


CSK1 - WATERLINE PROFILE
KT CYCLES
 MAP 160; LOT 105
 297 CENTRAL STREET
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER OF RECORD:
 MAUREEN F. DIPALMA
 36 HILLMAN STREET
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REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: MAY 12, 2021 SCALE: 1"=20'
 PROJECT NO: 08-0123-2 SHEET 2 OF 2

Wetland Conservation District Conditional Use Permit Application

KT CYCLES

**Tax Map 160; Lot 105
297 Central Street
Hudson, New Hampshire
May 28, 2021
KNA Project No. 08-0123-2**

Prepared For: Tate Property LLC
5 Christine Drive
Hudson, New Hampshire 03051

Prepared By: Keach-Nordstrom Associates, Inc.
10 Commerce Park North, Suite 3
Bedford, New Hampshire 03110
(603) 627-2881
(603) 627-2915 (fax)

KNA KEACH-NORDSTROM ASSOCIATES, INC.

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- 5. ABUTTERS LIST**
- 6. PROJECT NARRATIVE**
- 7. SURFACE WATER IMPAIRMENTS**
- 8. NHDES WELL INVENTORY MAP**
- 9. NWI MAP**
- 10. NEW HAMPSHIRE NATURAL HERITAGE INVENTORY DATABASE CHECK**
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 - CSK1 – WATER LINE (22"x34")**



*Town of Hudson
12 School Street
Hudson, NH 03501*

CONDITIONAL USE PERMIT APPLICATION: WETLAND CONSERVATION OVERLAY DISTRICT

Revised September 14, 2020

Applications must be received at least 21 days prior to the Planning Board and Conservation Commission meetings at which the application will be heard. The following information must be filed with the Planning Department *at the time of filing a conditional use permit application*.

1. One (1) original completed application with original signatures, and one (1) copy.
2. One (1) original, and one (1) copy of a project narrative that demonstrates that the proposal meets the conditions of Article IX of the Zoning Ordinance.
3. Three (3) full plan sets (sheet size: 22" x 34") and twenty-five (25) 11" X 17" plan sets. Plans require the stamp of a licensed land surveyor and a certified wetlands scientist. At a minimum, plans must show topography and any wetland within fifty (50) feet of the proposed project.
4. A list of direct abutters and a list of indirect abutters, and two (2) sets of mailing labels for abutter notifications.
5. All of the above application materials, including plans, shall also be submitted in electronic form as a PDF.
6. All plans shall be folded and all pertinent data shall be attached to the plans with an elastic band or other enclosure.

Revised plans and other application materials must be filed with the Planning Department *no later than 10:00A.M., Tuesday the week prior to the scheduled Planning Board or Conservation Commission meeting, as applicable*.

PLEASE NOTE:

1. So as to prevent submission of redundant information, submission of a complete Subdivision or Site Plan Application may be used to satisfy some of the requirements for the Conditional Use Permit Application, where applicable.
2. No postage fees or mailing labels are required when submitting with a subdivision or site plan application.
3. Prior to filing an application, it is recommended to schedule an appointment with the Town Planner and Town Engineer.

APPLICANT INFORMATION

Date of Application: 5/28/21 Tax Map #: 160 Lot #: 105

Site Address: 297 Central Street

Name of Project: KT Cycles

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

Z.B.A. Action: _____

PROPERTY OWNER:

Name: Tate Property LLC

Address: 5 Christine Drive, Hudson, NH 03051

Address: _____

Telephone # (603)-231-2716

Email: N/A

DEVELOPER:

Tate Property LLC

5 Christine Drive, Hudson, NH 03051

(603)-231-2716

N/A

PROJECT ENGINEER or SURVEYOR:

Name: Keach & Nordstrom Associates

Address: 10 Commerce Park North, Suite 3

Address: Bedford, NH 03110

Telephone # (603) 627-2881

Email: pmadsen@keachnordstrom.com

CERTIFIED WETLANDS SCIENTIST:

Keach & Nordstrom Associates

10 Commerce Park North, Suite 3

Bedford, NH 03110

(603) 627-2881

jbrien@keachnordstrom.com

PURPOSE OF PLAN:

To show a construction sketch pertaining to the location of the water service for
a previously approved motorcycle repair shop.

(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: KT Cycles

PLAN TYPE: (Site Plan, Subdivision, or other) Site Plan

LEGAL DESCRIPTION: MAP 160 LOT 105

DATE: 5/28/21

Location by Street: 297 Central Street

Zoning: Industrial (I)

Proposed Land Use: Automotive repair shop

Existing Use: Undeveloped

Total Site Area: S.F.: 62,097 Acres: 1.426

Total Wetland Area (SF): 1,695

Permanent Wetland Impact Area (SF): 0

Permanent Wetland Buffer Impact Area (SF): 0

Temporary Wetland Impact Area (SF): 96 SF

Temporary Wetland Buffer Impact Area (SF): 665 SF

Flood Zone Reference: FIRM Map Number 33011C0519D, Panel Number 519 of 701

Proposed Mitigation:

The existing wetland is a drainage swale, which runs along Central Street and conveys runoff to a downstream pond. The water line trench will impact the wetland at its thinnest point and the wetland will be fully restored once construction has been completed.

(For Town Use Only)

Data Sheets Checked By: _____ Date: _____

WETLAND CONDITIONAL USE PERMIT CHECKLIST

Yes	No	NA	QUESTIONS/INFORMATION NEEDED	HCC Comments
NARRATIVE REPORT				
Existing Conditions				
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Has a DES Dredge and Fill Permit been issued for any part of this site? If yes, provide number, date, and description.	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Is there evidence of altered wetlands or surface waters on site?	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	All prime and other wetlands in the vicinity, plus any wetlands/watersheds past the immediate vicinity affected by this project	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Description of each wetland and associated values	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Wetland mapping results – Including the flagging date and technique plus the name, company and qualifications of the wetland scientist	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Was property surveyed? If yes, the date of survey. (Please attach the survey plan)	
National Wetland Inventory				
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Vegetative cover types	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	• Existence of vernal pools and associated habitat	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	• Unique geological and cultural features	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• NH Natural Heritage inventory – For list of rare and endangered species, contact the NH Division of Forests and Lands (603)271-3623	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	• Wildlife and fauna species, including estimated number and locations (large projects)	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Public or private wells located within the vicinity	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Monitoring well(s) located on site	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Current land use and zoning district	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Photos of existing area (please use color photos)	
Proposed Project Description				
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Entire project and associated activities	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Time table of project and anticipated phasing	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Land use	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Grading plan	
Impact to Wetlands and/or Buffers				
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	• Depending on size and proposed impacts, a report from a biologist may be appropriate	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Removing, filling, dredging, or altering (Area square ft. and locations)	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Intercepting or diverging of ground or surface water (Locations and size)	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	• Change in run-off characteristics	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Delineation of drainage area contributing to each discharge point	

2. WETLAND CONDITIONAL USE PERMIT CHECKLIST

WETLAND CONDITIONAL USE PERMIT CHECKLIST

Yes	No	NA	QUESTIONS/INFORMATION NEEDED	HCC Comments
NARRATIVE REPORT				
Existing Conditions				
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Has a DES Dredge and Fill Permit been issued for any part of this site? If yes, provide number, date, and description.	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Is there evidence of altered wetlands or surface waters on site?	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	All prime and other wetlands in the vicinity, plus any wetlands/watersheds past the immediate vicinity affected by this project	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Description of each wetland and associated values	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Wetland mapping results – Including the flagging date and technique plus the name, company and qualifications of the wetland scientist	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Was property surveyed? If yes, the date of survey. (Please attach the survey plan)	
National Wetland Inventory				
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Vegetative cover types	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	• Existence of vernal pools and associated habitat	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	• Unique geological and cultural features	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• NH Natural Heritage inventory – For list of rare and endangered species, contact the NH Division of Forests and Lands (603)271-3623	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	• Wildlife and fauna species, including estimated number and locations (large projects)	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Public or private wells located within the vicinity	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Monitoring well(s) located on site	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Current land use and zoning district	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Photos of existing area (please use color photos)	
Proposed Project Description				
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Entire project and associated activities	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Time table of project and anticipated phasing	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Land use	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Grading plan	
Impact to Wetlands and/or Buffers				
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	• Depending on size and proposed impacts, a report from a biologist may be appropriate	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Removing, filling, dredging, or altering (Area square ft. and locations)	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Intercepting or diverging of ground or surface water (Locations and size)	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	• Change in run-off characteristics	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Delineation of drainage area contributing to each discharge point	

Yes	No	NA	Questions/Information Needed	HCC COMMENTS
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Estimated water quality characteristics of runoff at each point of discharge for both pre- and post-development	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Erosion control practices	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<ul style="list-style-type: none"> If using rip-rap, attach documentation explaining why other erosion control methods are not feasible 	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<ul style="list-style-type: none"> How storm water runoff will be handled 	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	If backyards or lots include a buffer area, buffer restriction wording shall be included in each deed (A physical marker may be requested to designate buffer boundaries at site)	

Mitigation

<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Square footage of mitigation – wetland and upland areas	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Wetland or upland plants identified to replace any losses	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<ul style="list-style-type: none"> Restoration plan for planting and vegetation 	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Conservation easements, including location and aesthetic, wildlife and vegetative values	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<ul style="list-style-type: none"> If easement is on or added to the site(s), a copy of the legal document shall be given to the HCC (HCC conservation easement markers may also be required along the easement) 	

CONCEPTUAL SITE PLAN/DRAWING

<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Locus map depicting project site and vicinity within approximately ½ mile and also on a larger scale	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	All prime and other wetlands in the vicinity	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Wetland(s) impacted (identified as prime or other) and the wetland boundaries with 50', buffer areas highlighted in color	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Assessor's sheet(s), lot(s), and property account number(s)	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Existing and proposed structures	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Square footage listed for temporary and permanent impact	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Erosion control plan (Suggested: Biodegradable silt fences so area won't be disturbed again and no hay to avoid invasive species)	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Topographical map with contours	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Storm water treatment swales and basins highlighted in color if in buffer area	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Conservation and utility easements	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Grading plan	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Culvert, arch, bridge - sizes, material, etc.	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Vegetative cover types	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Vernal pools	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Existing and proposed stone walls, tree lines, and unusually large, rare or beautiful trees, and other notable site features	

QUESTIONS TO CONSIDER BEFORE SUBMITTING


- Will the increased discharge cause erosion and channelization?
- Is there potential for off-site flooding?
- Does the decreased infiltration in the drainage area cause vegetation stress due to reduced or increased ground water or surface water discharge into wetland?
- Will the nutrients in the runoff increase eutrophication potential in downstream water bodies?
- Do you own any adjacent parcels or easements for roadways across adjacent parcels which could be used for access to avoid a wetland crossing
- Does a wetland crossing occur where it will result in the least amount of alteration to a wetland?
- Is preservation of upland areas adjacent to the impacted wetland a priority?
- Can using an alternative crossing design such as a bridge, retaining wall, etc. decrease the width or area of wetland alteration?
- Does a proposed road crossing of a wetland exceed the minimum width acceptable to the Planning Board and can this be negotiated downwards?
- Have you established that no reasonable alternative access from a public way to an upland is possible?
- Can the parking lot spaces be decreased?
- Is the roadway designed in such a way that does not restrict the flow of water?
- Is additional information needed to assess water quality impacts due to runoff?
- Is there an increase in other pollutants (e.g., heavy metals, turbidity, coli form) from streets and parking lots?
- Is there a need to restrict or prohibit the use of pesticides and fertilizers?
- Is there a need to restrict the use of roadway salting?

3. CONDITIONAL USE PERMIT APPLICATION AUTHORIZATION

CONDITIONAL USE PERMIT APPLICATION AUTHORIZATION

I hereby apply for *Conditional Use Permit* and acknowledge I will comply with all of the Ordinances of the Town of Hudson, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the items listed under the *Conditional Use Permit* specifications or application form are incomplete, the application will be considered rejected.

Pursuant to RSA 674:1-IV, the owner(s) by the filing of this application as indicated above, hereby given permission for any member of the Hudson Planning Board, the Hudson Conservation Commission, the Town Planner, the Town Engineer, and such agents or employees of the Town or other persons as the Planning Board may authorize, to enter upon the property which is the subject of this application at all reasonable times for the purpose of such examinations, surveys, tests and inspections as may be appropriate. The owner(s) release(s) any claim to or right he/she (they) may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and/or inspections conducted on his/her (their) property in connection with this applications.

Signature of Owner:  Date: 5-27-21
Print Name of Owner: Kyle Tate

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

Signature of Developer: _____ Date: _____
Print Name of Developer: _____

- ❖ The developer/individual in charge must have control over all project work and be available to the Code Enforcement Officer/Building Inspector during the construction phase of the project. The individual in charge of the project must notify the Code Enforcement Officer/Building Inspector within two (2) working days of any change.

SCHEDULE OF FEES

A. REVIEW FEES:

1. Conditional Use Permit
\$100 Flat Fee \$ 100.00

LEGAL FEE:

The applicant shall be charged attorney costs billed to the Town for the Town's attorney review of any application plan set documents.

B. POSTAGE:

<u>24</u>	Direct Abutters @\$4.10 (or Current Certified Mail Rate)	\$ <u>98.40</u>
<u>1</u>	Indirect Abutters (property owners within 200 feet) @\$0.55 (or Current First Class Rate)	\$ <u>0.55</u>
TOTAL		\$ <u>198.95</u>

(For Town Use)	
AMOUNT RECEIVED: \$ _____	DATE RECEIVED: _____
RECEIPT NO.: _____	RECEIVED BY: _____

4. OWNER AFFIDAVIT

Owner Affidavit

I, the undersigned, owner of the property referenced as Tax Map 160, Lot 105, located in Hudson, New Hampshire, hereby verify that I have authorized Keach-Nordstrom Associates Inc., to submit on my behalf, a site plan application to the Hudson Planning Board, and all other applicable state and local permit applications. Additionally, I authorize Keach-Nordstrom Assoc. Inc., to aid in the representation of these applications throughout the approval process.

Signature of Owner: Hyd ch

Address of Owner: 83 Wason rd Hudson NH

Date: 5-27-21

5. ABUTTERS LIST

**Abutters List
Tate/DiPalma
Hudson, NH
KNA# 08-0123-2
Updated: 5/26/21**

Tax Map 160	Lot 105	Owner Tate Property LLC 5 Christine Drive Hudson, NH 03051
Tax Map 169	Lot 20	Abutter Specialty Properties, LLC 628 Fox Hollow Drive Hudson, NH 03051
169	21	2 Hudson Park Drive, LLC 2 Hudson Park Drive Hudson, NH 03051
170	40	Century Park, LLC 1 Wall Street Hudson, NH 03051-3983
160	104 104-011 104-008	Kay's Realty Inc. 46 Lowell Road Hudson, NH 03051
160	104-018	Taoufik Nabat, Boutaina Elasri 59 A Windham Road Hudson, NH 03051
160	104-015	Nathan Adam Proulx 61B Windham Road Hudson, NH 03051
160	104-013	Robert Boulanger, Suzanne Boulanger 46 Lowell Road Hudson, NH 03051
160	104-003	Jaime Ann Wilson 55 C Windham Road Hudson, NH 03051

160	104-007	Angel Manuel Rosa 49 A Windham Road Hudson, NH 03051
160	104-005	Laurin Cot 51 B Windham Road Hudson, NH 03051
160	104-020	Sampada Borkar 59 C Windham Road Hudson, NH 03051
160	104-021	Charles F. Anderson 59 D Windham Road Hudson, NH 03051
160	104-002	Lindsay A. Correale, Charles Waitt 70 Windham Road Pelham, NH 03076
160	104-012	Shannon Kelly Leonard 45 C Windham Road Hudson, NH 03051
160	104-001	Alyssa Batchelder 55 A Windham Road Hudson, NH 03051
160	104-017	Robert P. Robinson, Tr. Janet E. Robinson, Tr. 61 D Windham Road Hudson, NH 03051
160	104-009	Theresa M. Pellegrino 49 C Windham Road Hudson, NH 03051
160	104-019	Christina Ducharme 59 B Windham Road Hudson, NH 03051
160	104-014	Alexandria D. Lindroth Robert G. Labrasseur 61 A Windham Road Hudson, NH 03051

160	104-010	Dianne M. Johnson 45 A Windham Road Hudson, NH 03051
160	104-006	Michael R. Goulet, Colleen M. Goulet 51 C Windham Road Hudson, NH 03051
160	104-016	Kostas Gakis, Zoi Gakis 61 C Windham Road Hudson, NH 03051
160	104-004	Shane N. Jackson, Stephanie R. Silvia 51 A Windham Road Hudson, NH 03051
Tax Map 161	Lot 15	Indirect Abutter Richard R. Dinolti Joyce Robbins 65 Windham Road Hudson, NH 03051

Professionals to be notified:
Engineer/ Surveyor/Wetland Scientist
 Keach-Nordstrom Associates Inc.
 10 Commerce Park North, Suite 3
 Bedford, NH 03110

6. PROJECT NARRATIVE

May 26, 2021

Town of Hudson
Conservation Commission
12 School Street
Hudson, New Hampshire 03051

Subject: KT Cycles – Water Service
Application for Conditional Use Permit for Wetland Impact
Map 160 Lot 105
297 Central Street, Hudson, New Hampshire
KNA #08-0123-2

To Members of the Conservation Commission:

Project Narrative:

The proposed project entails the construction of a 130-foot-long water line and a fire hydrant to service a previously approved 7,500 square foot motorcycle repair shop located at 297 Central Street. The proposed service will tap into an existing 12” main located along the shoulder of Central Street (NH Route 111). This necessitates crossing under an existing wetland, which acts as a drainage swale for the roadway.

There is a previously approved Conditional Use Permit for stormwater and grading impacts within the wetland buffer for this project. This previously approved project proposed tapping off an existing 10” main located along Tater Patch Lane to provide a new hydrant as well as a domestic service to the building. However, after GPS locating was done on-site it was discovered that this water main did not exist.

The existing wetland has two classifications according to Joshua Brien (New Hampshire Certified Wetland Scientist #256) of Keach-Nordstrom Associates. The overall wetland is classified as palustrine, emergent, persistent, seasonally flooded (PEM1C). Within the system, there is an ephemeral stream draining westerly, which is classified as riverine, intermittent, with an unconsolidated sandy bottom.

The New Hampshire Natural Heritage Inventory has been notified and asked to check their database for any known occurrences of threatened or endangered species within the project site. Their response dated May 26, 2021 states that there are no recorded occurrences for sensitive species near this project area. Despite this, NHDES Best Management Practices will be used throughout the construction process to minimize soil erosion and downstream pollution by stormwater. As part of the project approval process, an Expedited Minimum Impact Wetlands Permit Application will be submitted to NHDES.

Although the project proposes a wetland crossing, all disturbed areas will be restabilized following construction. Additionally, the wetland will be fully restored once the water line installation is complete. To mitigate impacts the crossing is situated at the thinnest portion of the wetland, which amounts to a total temporary wetland impact of 96 SF and a total temporary wetland buffer impact of 665 SF. A small section of a proposed infiltration pond is located within the buffer; however, impacts associated with this pond have already been approved.

Additionally, in submitting the enclosed application for conditional use permit, the applicant recognizes the need to successfully demonstrate to the satisfaction of the Town of Hudson Conservation Commission, that each of following criteria have been or will be fulfilled. Specifically:

A. Support fish and wildlife;

Precautions will be taken throughout construction to mitigate harm or disturbance to any possible aquatic life forms. These precautions include constructing the water line during dry times, where flow in the wetland is low and providing bypass pumping during construction. Additionally, all proposed impacts are temporary and the wetland will be restored in full to it's existing conditions.

B. Attenuate flooding;

The previously approved stormwater ponds on the site ensure that post development run-off conditions will not be increased compared to pre-development conditions. This means that this project will not cause any flooding issues for the wetland.

C. Supply and protect surface and groundwater resources;

There is an infiltration pond proposed in the northeast portion of the site. This pond will infiltrate more than the groundwater recharge volume required by NHDES requirements. This will ensure that groundwater resources will be protected and supplied, by infiltrating 983 cubic feet of water.

D. Remove sediments;

The proposed detention pond and infiltration pond on the site are designed with sediment forebays which runoff is directed to before entering each pond. These forebays remove most particulates before they enter the ponds and eventually discharge to the existing wetlands.

E. Remove pollutants;

The proposed infiltration pond is designed to remove pollutants. As runoff infiltrates into the subsurface of the infiltration pond, pollutants bind to soil particles thus purifying the stormwater before it reaches the subsurface.

F. Support wetland vegetation;

Wetland vegetation will be left to grow unencumbered once the crossing has been stabilized.

G. Promote public health and safety.

Both proposed ponds in association with the wetland will improve natural water quality and provide flood protection around the proposed development. Additionally, the project itself proposes the construction of a water line to provide fire protection and life safety to the proposed development. These factors promote public health and safety.

H. Moderate fluctuations in surface water levels.

This is a seasonally flooded wetland, so there will be fluctuations in surface water levels. The proposed design mitigates peak rates and will not contribute additional flow to the existing wetland. This decrease in runoff will help to moderate the fluctuations.

I. No increase to potential for erosion, siltation, and turbidity of surface waters.

This site has been designed with erosion control measures to ensure there is no increase to erosion potential. The stormwater ponds have been designed in a way to limit all possible siltation and turbidity of surface waters in the wetland.

J. No loss of fish and wildlife habitat.

As stated above, all impacts are temporary and measures will be taken during construction to prevent the loss of fish and wildlife in the wetland.

K. No loss of unique habitat having demonstrable natural, scientific, or educational value.

There is no indication that the existing wetland provides a unique habitat. Additionally, the entirety of the disturbed wetland will be fully restored to preserve natural habitats.

L. No loss or decrease of beneficial aquatic organisms and wetland plants and their habitat.

The wetland and surrounding buffer will be able to grow untouched once the site is stabilized. This means there will be no decrease in organisms or wetland plants.

M. No increased danger of flooding and/or transport of pollutants

As stated earlier, the stormwater ponds ensure that flooding and transportation of pollutants will not be an issue on this site.

N. No destruction of the economic, aesthetic, recreational, and other public and private uses and values of the wetland to the community

The temporary water line crossing will not aid in the destruction of private or public uses of the wetland. The wetland will still be able to flow as it has and maintain its values.

7. SURFACE WATER IMPAIRMENTS

Surface Water Impairments

Legend

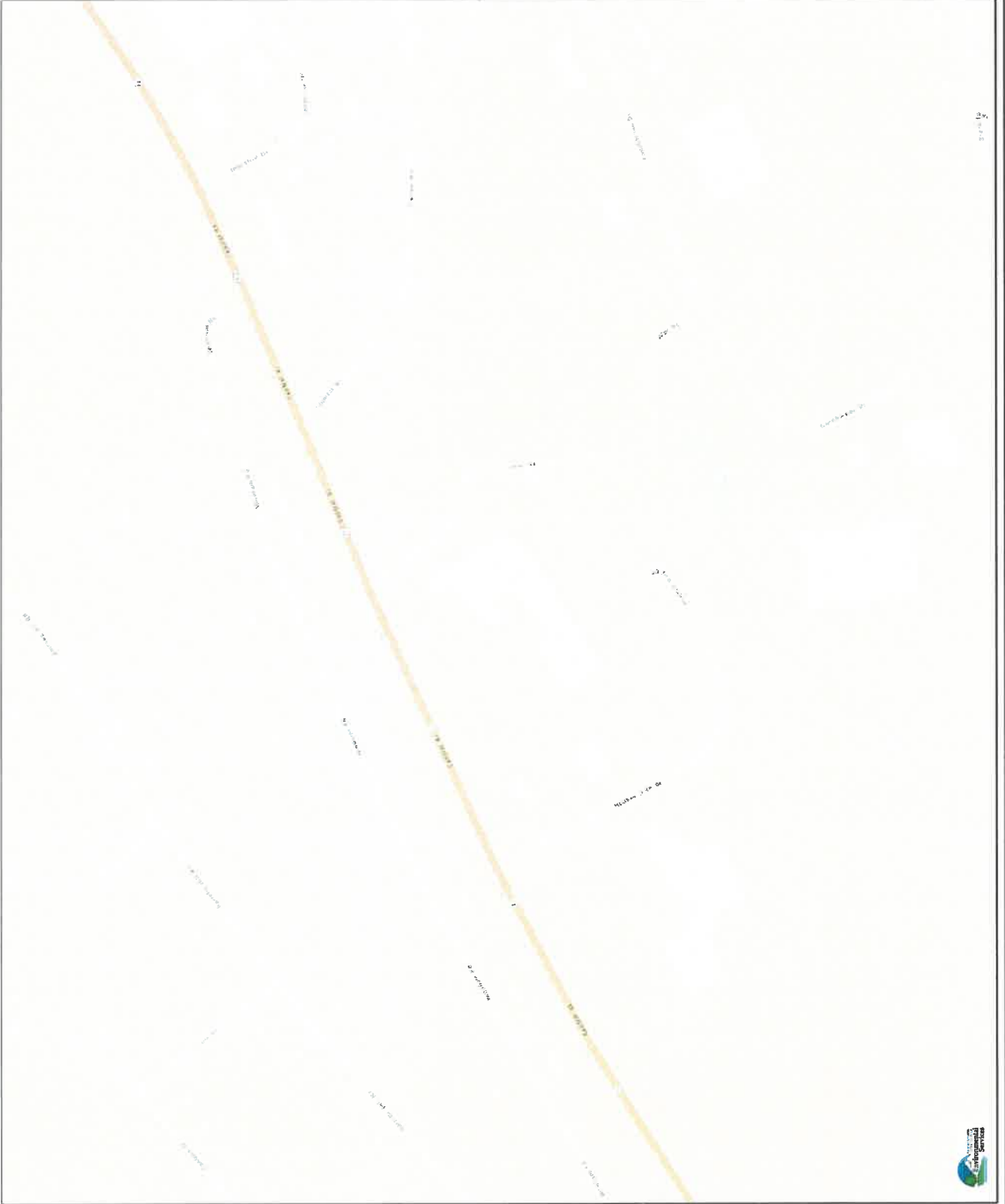
- Designated Rivers Quarter Buffer
- Surface Waters with Impairment 2016 with Quarter Mile Buffer
- Watersheds with Chloride Impairments 2016



Map Scale
1: 5,000

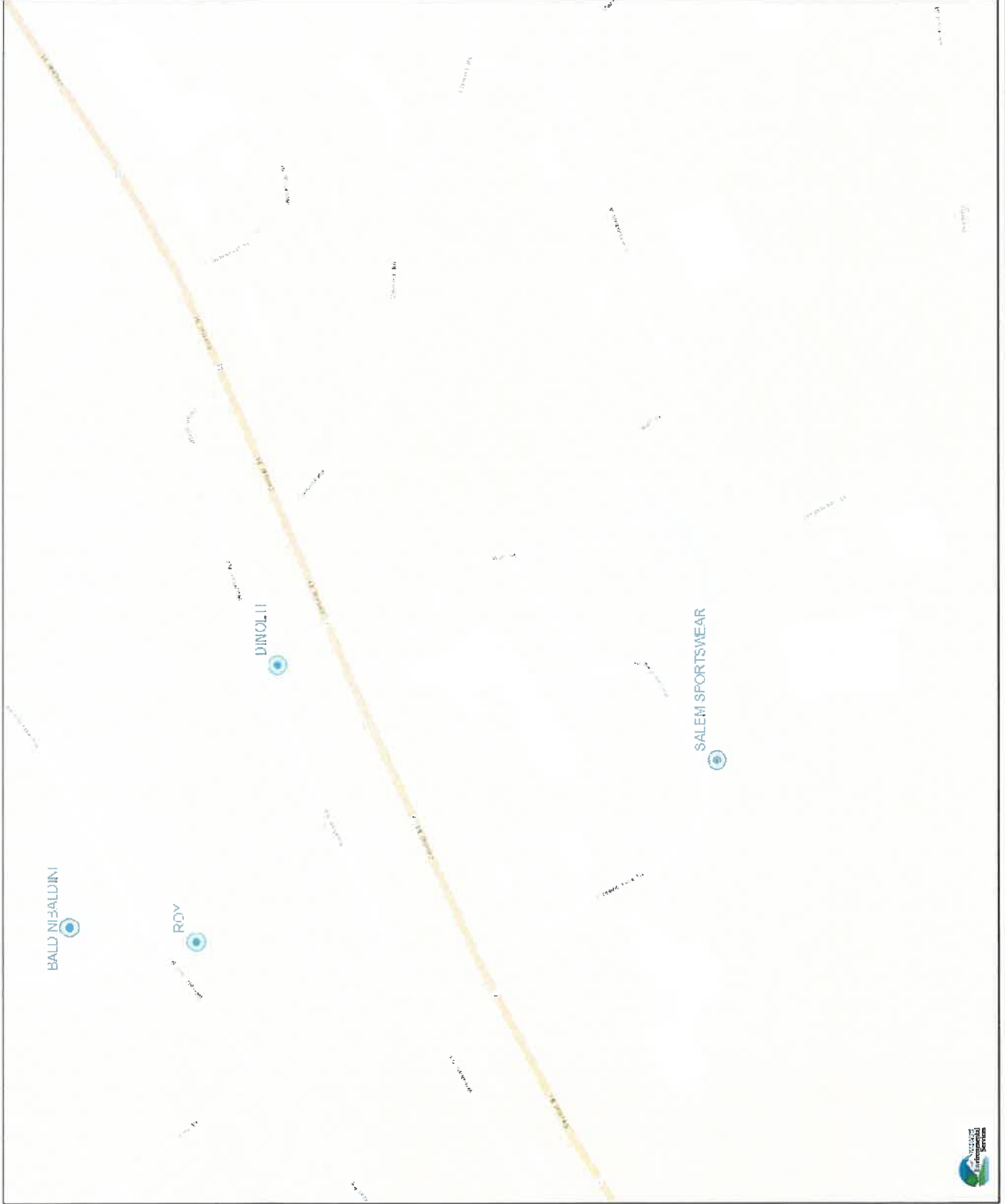
© NH DES, <http://des.nh.gov>
Map Generated: 5/26/2021

Notes



8. NHDES WELL INVENTORY MAP

NHDES Well Inventory Map



Legend

- Public Water Supply Entitli
- Public Water Supply Wells
- Registered Water Users
- Water Well Inventory

Map Scale
1: 5,000

© NH DES, <http://des.nh.gov>
Map Generated: 5/26/2021



Notes



9. NWI MAP



U.S. Fish and Wildlife Service

National Wetlands Inventory

KT Cycles



May 26, 2021

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

10. NEW HAMPSHIRE NATURAL HERITAGE INVENTORY LETTER

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

To: William Tate
72 Old Derry Road
Hudson, NH 03051

From: NH Natural Heritage Bureau

Date: 5/26/2021 (This letter is valid through 5/26/2022)

Re: Review by NH Natural Heritage Bureau of request dated 5/26/2021

Permit Types: Wetland Standard Dredge & Fill - Minor
Hudson

NHB ID: NHB21-1792

Applicant: William Tate

Location: Hudson
Tax Map: 160, Tax Lot: 105
Address: 297 Central Street

Proj. Description: The project proposes to construct a water service for a proposed motorcycle repair shop, which will cross an existing roadside drainage ditch.

The NH Natural Heritage database has been checked for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government. We currently have no recorded occurrences for sensitive species near this project area.

A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

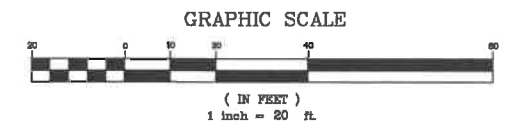
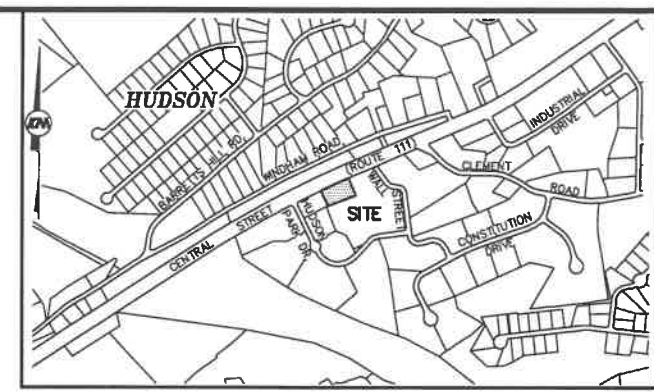
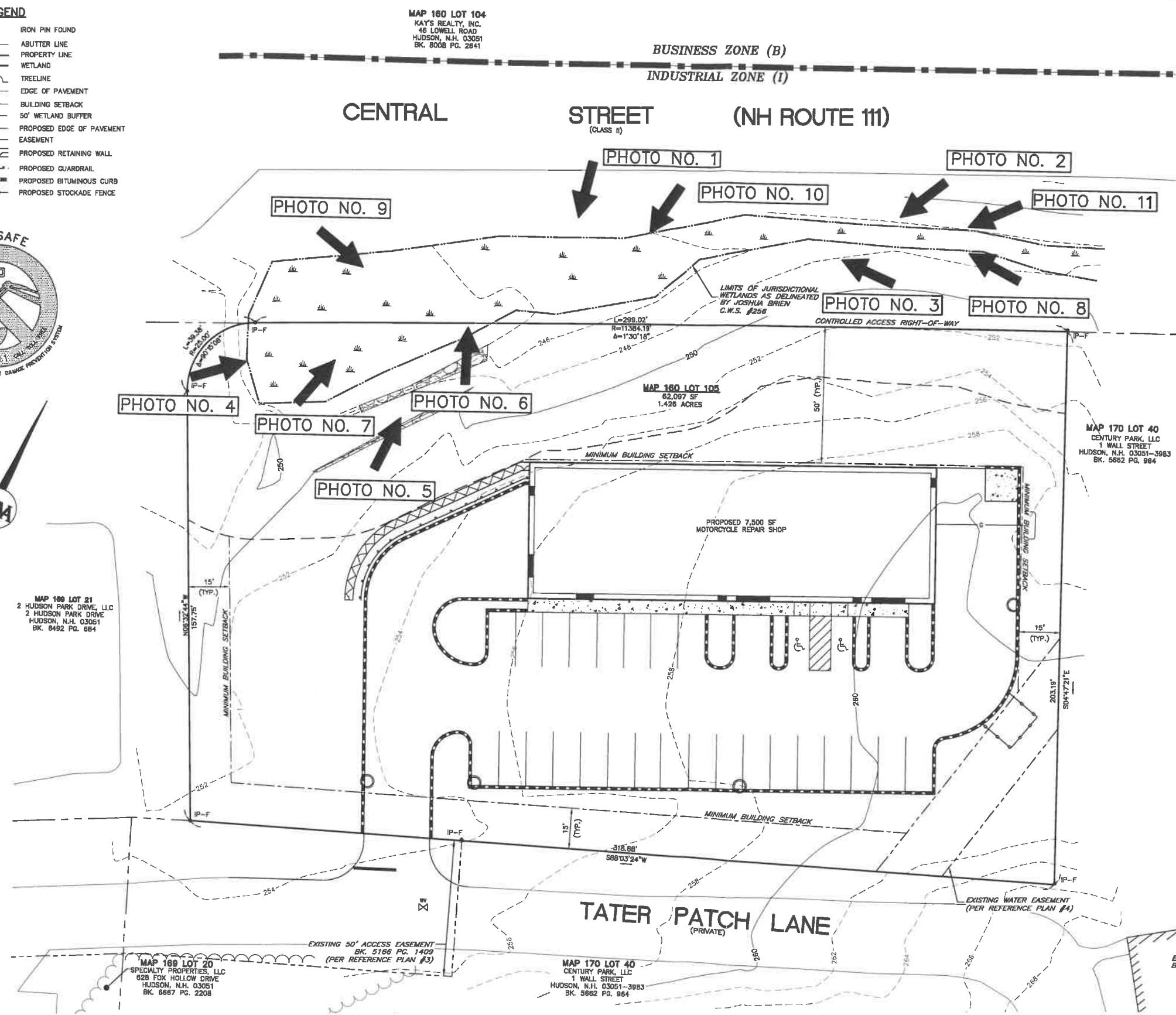
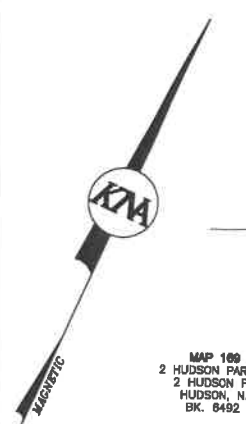
New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

MAP OF PROJECT BOUNDARIES FOR: NHB21-1792



11. WETLAND PHOTO PLAN AND ASSOCIATED WETLAND PHOTOS

- LEGEND**
- © IP-F IRON PIN FOUND
 - ABUTTER LINE
 - PROPERTY LINE
 - WETLAND
 - TREELINE
 - EDGE OF PAVEMENT
 - BUILDING SETBACK
 - 50' WETLAND BUFFER
 - PROPOSED EDGE OF PAVEMENT
 - EASEMENT
 - PROPOSED RETAINING WALL
 - PROPOSED GUARDRAIL
 - PROPOSED BITUMINOUS CURB
 - PROPOSED STOCKADE FENCE



WETLAND PHOTOGRAPH LOCATION PLAN
KT CYCLES
 MAP 160; LOT 105
 297 CENTRAL STREET
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER OF RECORD:
 MAUREEN F. DIPALMA
 36 HILLMAN STREET
 TEWKSBURY, MA 01876
 H.C.R.D. BK. 7936 PG. 1903

APPLICANT:
 WILLIAM TATE
 72 OLD DERRY ROAD
 HUDSON, NH 03051
 H.R.C.D. BK. 5166, PG. 1409

KMA KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 2B, Bedford, NH 03110 Phone (603) 687-8861

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: JANUARY 15, 2019 SCALE: 1"=20'
 PROJECT NO: 08-0123-2 SHEET 1 OF 1

WETLAND PHOTOS:

KNA Project No. 08-0123-2

*Please note photos 1-5 were taken in July of 2009 and photos 6-11 were taken in January of 2020.



Photo No. 1: Taken standing on the northern side of the wetland on Central Street looking south-west towards the center of site.



Photo No. 2: Taken looking south-west from the north-east corner on Central Street looking at downstream flow of the existing stream.



Photo No. 3: Taken standing on the southerly side of the wetland looking north-west toward Central Street at the intermittent stream bed.



Photo No. 4: Taken standing on the westerly side of wetland looking toward the north-west corner of site at the depressed wetland area.



Photo No. 5: Taken standing on the south-westerly side of the wetland looking north-east to Central Street from approximately the middle of site. Overlooking the depressed 'bowl' shaped area of wetland.



Photo No. 6: Taken standing on the southern side of the wetland looking north to Central Street from approximately the middle of site.



Photo No. 7: Taken standing on the south side of the wetland looking north to Central Street from downstream.



Photo No. 8: Taken standing on the south-easterly side of the wetland looking north-east to Central Street from upstream.



Photo No. 9: Taken standing on the north-easterly side of the wetland looking south-east towards the center of the site.



Photo No. 10: Taken standing on the north-easterly side of the wetland looking south towards the center of the site. Please note that there is a pile of trash and debris located here.



Photo No. 11: Taken standing on the north-easterly side of the wetland looking southwest towards the center of the site.

12. PLANS

EXISTING CONDITIONS PLAN (22" X 34")

CSK1 – WATER LINE (22" X 34")