

10 LORRAINE STREET DRIVEWAY WAIVER

DRIVEWAY WAIVER APPLICATION WR# 02-21

STAFF REPORT

Jul 14, 2021

SITE: 10 Lorraine Street – Map 198/Lot 075-000

ZONING: Town Residential (TR)

PURPOSE OF PLANS: To widen the current driveway by eight (8) feet which would encroach nine (9) feet into the fifteen (15) foot setback.

PLANS UNDER REVIEW: Driveway Layout Plan from the Driveway Permit Application

COMMENTS & RECOMMENDATIONS:

The applicant is requesting a waiver to §193-10 (H) within the Driveways Regulations Chapter, which reads:

DRIVEWAYS are not permitted in side or rear setback areas, unless a shared ACCESS is required by the PLANNING BOARD.

Since the concerned driveway is not a shared access, the proposed driveway expansion cannot take place without a waiver from the Planning Board. This area is currently gravel and has been used for additional parking for at least 20 years. The Applicant is now seeking to pave the area.

DRAFT MOTIONS:

APPROVE the driveway waiver application:

Driveway Width - To GRANT a waiver:

I move to grant a waiver from §193-10.H regarding driveways in the side-yard setback, based on the Board's discussion, the testimony of the Applicant's representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

DRIVEWAY WAIVER REQUEST FORM
Town of Hudson, New Hampshire

Street Address: 10 Lorraine Street

I Richard & Diane Chandonnet hereby request that the Planning Board waive the requirements of item 193-10-H of Chapter 193 Driveways in reference to a plan presented by Existing Driveway Plans /GIS Map (name of surveyor and engineer) dated _____ for property tax map(s) 198 and lot(s) 075-000 in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e. (For Subdivisions) and RSA 674:44, III (e) (For Site-Plans). Without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Driveway regulations.

Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):

We are looking to widen our existing driveway from 12 feet to 20 feet wide, leaving a 6 foot side setback to make it look nicer and provide more parking. The area is currently dirt and gravel.

Reason(s) for granting this waiver, relative to not being contrary to the Spirit and Intent of the Subdivision/Site Plan regulations: (if additional space is needed please attach the appropriate documentation hereto):

Signed:



Applicant or Authorized Agent

Planning Board Action:

Waiver Granted _____

Waiver Not Granted _____



Town of Hudson
Driveway Permit Application

OFFICE USE CC Paymt
Application Fee \$50.00
Receipt # 648,868
Date: 7/1/21
Permit #

Date 7/2/2021 Map 198 Lot 075-000

Driveway Address 10 Lorraine Street

Applicant Name Diane Chandonnet Telephone # 603-867-8141

Applicant Address 10 Lorraine Street

Email Address Diane.Chandonnet@getinge.com Cell Phone # 603-867-8141

Driveway grade percent (%) (10% maximum grade).

Driveway surface (check one): [x] Paved [x] Gravel [] Stone

Length of driveway from street to end 76 ft.
Width of driveway at street entrance 25 ft.

At the point of intersection with the street, the driveway, at a 3.5 ft. elevation above the driveway grade, shall provide in both directions of the street an AASHTO Safe Sight Distance, as shown in Table 2.2: Recommended Decision Sight Distance Values.

Sight distance: 200+ Left 200+ Right Speed Limit: 30

Distance to nearest intersection: 450+ Left 450+ Right

Proposed roadway drainage improvements:

[] Swale [] Curb & Catch Basins [] Other (describe)

Special conditions requested (e.g., construct a turnaround at end of driveway):

Is this application for a second driveway on the parcel? [] Yes [x] No

- * Second driveways are not permitted for single family homes or ALU's (per Zoning Ordinance).
* No Water Shut-offs and/or Sewer Clean-outs will be allowed on new residential driveways.



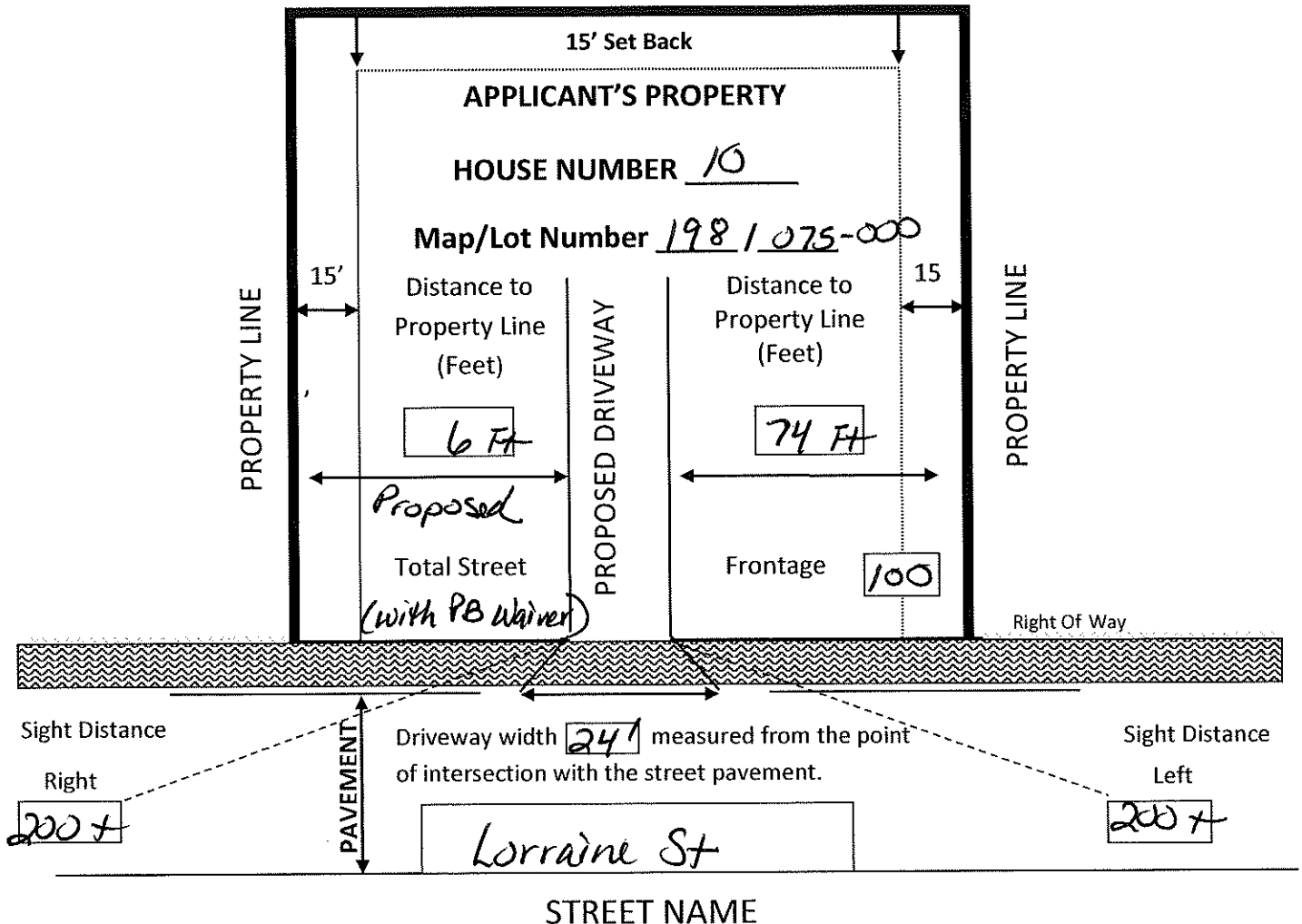
Town of Hudson
Driveway Permit Application

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Driveway Layout Plan

In the below Driveway Layout Plan, please fill-in all blank boxes with their respective actual measurements in feet. In accordance with the Planning Board's Driveway Regulations, Chapter 193, the minimum setback for driveways is 15 feet from side and rear lot lines. Also, driveways shall intersect with the adjoining street at 90° (degrees), and the dimensions indicated below must include the street frontage of the parcel.

* A Plan and Profile will be required for any driveway accessing public roads.





TOWN OF HUDSON
DRIVEWAY PERMIT APPLICATION
AND NH RSA 36-A: 4 (III) DISCLOSURES

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By filing this application, the owner(s) hereby grants permission to the members of the Hudson Planning Board and Conservation Commission, as well as their assigned agents, to enter upon the associated property at all reasonable times and for the express purpose of conducting examinations, surveys, tests and inspections as may be appropriate to enable the office of the Town Engineer to process this application. I/we also hereby waive and release any claim or right I/we may have now or hereafter against any of the aforementioned parties resulting from said examinations, surveys, tests and inspections conducted on my/our property in connection with this application.

I/we hereby attest to the accuracy of the information submitted herein, including any attachments, and acknowledge that any inaccuracies or omissions can result in revocation of this permit and loss of any rights, vested or otherwise to this permit.

The undersigned hereby acknowledges that before signing this application s/he/they read this application form that contains the follow disclosure as required by NH RSA 36-A:4 (III). The inspection to be conducted by the Hudson Conservation Commission is undertaken to evaluate the impact of the proposed permit on protected wetlands and wetland buffers as defined in Article IX – Wetland Conservation District – Town of Hudson Zoning Ordinance, §§334-33 through 334-39. The specific features to be studied by the Hudson Conservation Commission would be the area of land that is subject to the activity described in the permit application, and associated landforms, wetlands, and water bodies. The data to be collected by the Conservation Commission will be collected through personal observation by the Conservation Commission members and those observations may be recorded through hand written notes and through digital and cell phone photography. In addition to members of the Hudson Conservation Commission, inspection and data collection may also be carried out by the Public Works Director, the Hudson Fire Department and the Hudson Town Engineer or his designee. The Information collected by the Conservation Commission, or other representatives of the Town of Hudson, would then be further distributed through public discussion at Conservation Commission and Planning Board meetings and that information may also be committed to written documents that may be distributed by the Community Development Department to other interested parties, including but not limited to, the New Hampshire Department of Environmental Services, the United States Fish and Wildlife Service, the United States Army Corps of Engineers, the United States Environmental Protection Agency and members of the public. The possible known consequences of this inspection and data collection include, and are not limited to, denial of a special exception to construct the proposed driveway, the requirement to redefine and readjust a wetland boundary and designation and the associated costs to the applicant for the hiring of a wetlands scientist for this purpose, possible code enforcement actions by the Town of Hudson to abate observed violations of the Hudson Zoning Ordinance and Land Use Regulations and possible enforcement actions against the applicant for violations of State or Federal Law.

Deane Chondout

Signature(s) of Applicant

7/2/2021

date

July 2, 2021

Town Planner
Hudson, NH

To whom it may concern,

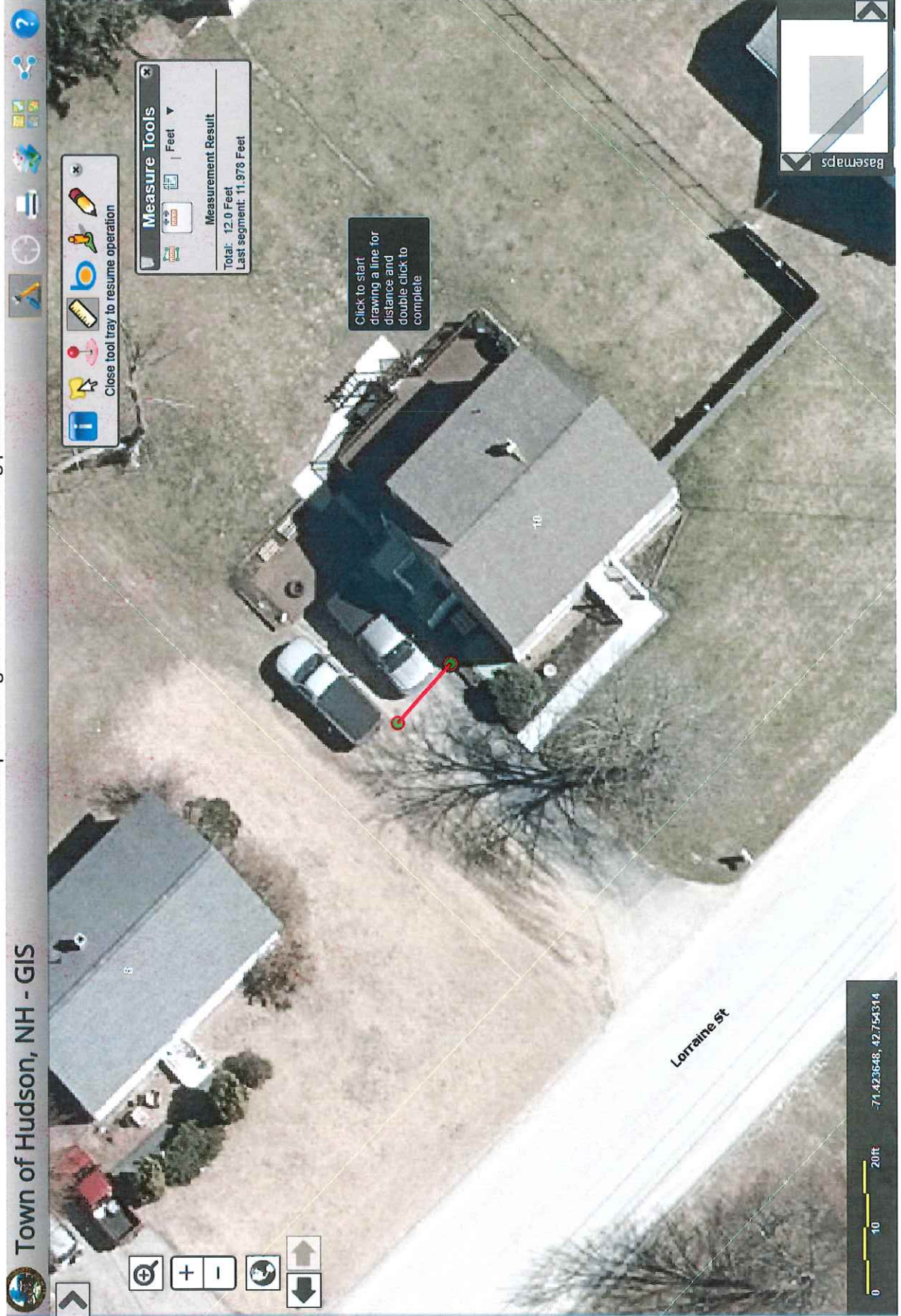
We currently live at 8 Lorraine Street in Hudson, NH. We have no objection to the proposed driveway going in at 10 Lorraine street.

Denise R. Mulchahey

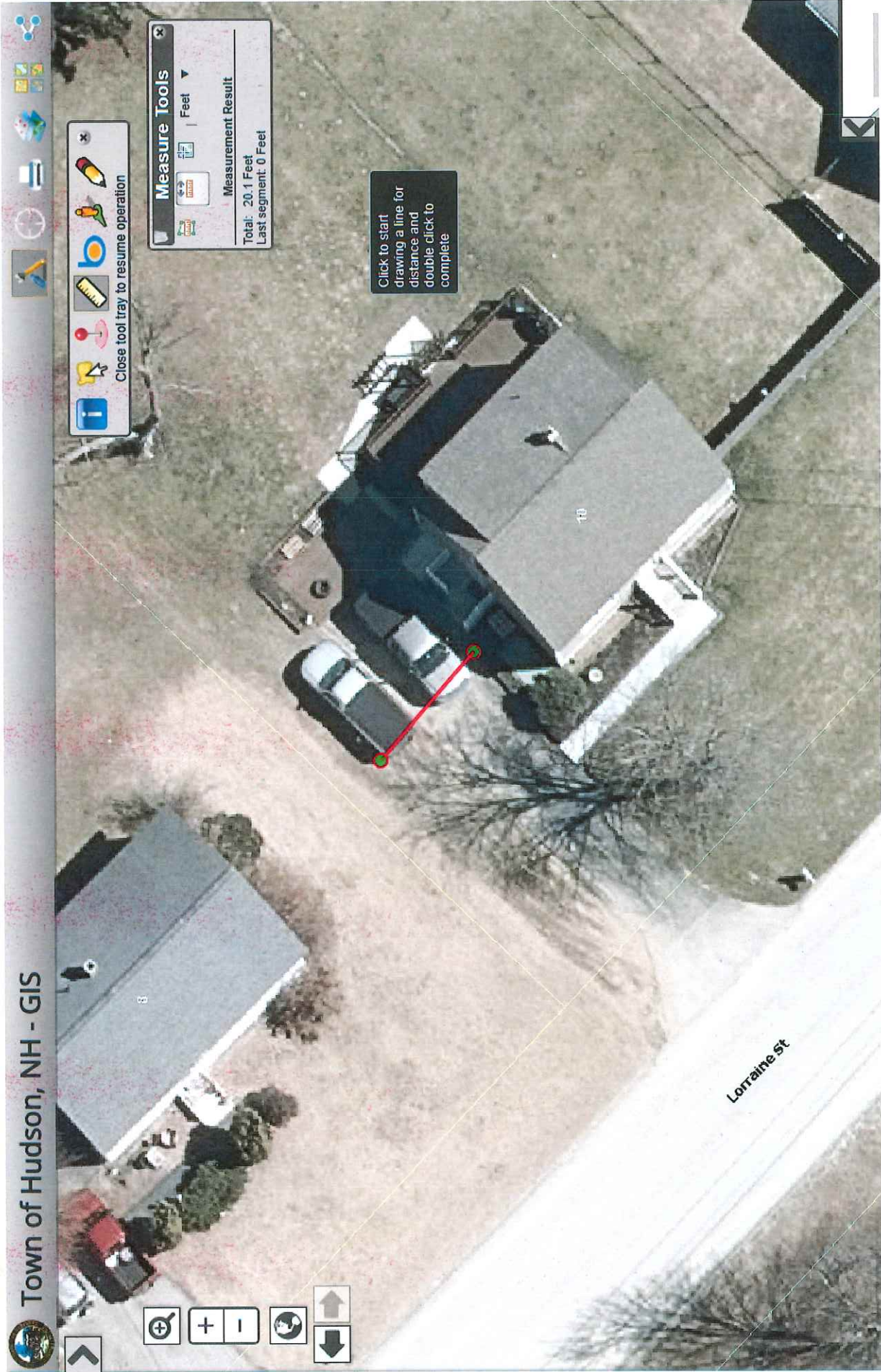
**10 Lorraine Street
Driveway Waiver Request**

Purpose: to widen existing pavement from 12 ft. wide to 20 ft. wide, leaving a 6 foot side setback

GIS Map showing 12 Ft. width of existing pavement



GIS Map showing the proposed width of new paved area. No changes are being made to the curb cut (connection to the road).



GIS Map showing the proposed 6 foot buffer/side setback.

