

# **PLANTE DRIVEWAY APPLICATION**

## **CONDITIONAL USE PERMIT APPLICATION #09-21**

### **STAFF REPORT**

August 25, 2021

**SITE:** Wason Road (no street number); Map 206 Lot 001-002

**ZONING:** General (G)

**PURPOSE OF PLAN:** To show a proposed driveway crossing in support of a state wetland permit where a conditional use permit is also required, from the town due to impacting the 50 foot wetlands buffer.

#### **PLANS UNDER REVIEW:**

- Tax Map 206 Lot 1-2 Wetland Permit Plan; prepared by S&H Land Services, LLC, 141 Londonderry Tpke, Hooksett, NH; prepared for Marco Plante, Wason Road, Hudson, New Hampshire; consisting of a single sheet with general notes 1-6.
- Sight Distance Plan and Profiles, Watson Road Tax Map 206 Lot 1-2 Hudson, NH; prepared by Rokeh Consulting, LLC, 89 King Road, Chichester, NH; prepared for Marco Plante; consisting of a single sheet with notes 1-3.

#### **ATTACHMENTS:**

- A. Conservation Commission Motion to Recommend Conditional Use Permit Application, dated August 9, 2021.
- B. Department Comments

#### **APPLICATION TRACKING:**

- July 14, 2021 – Application received.
- August 2, 2021 – Site walk completed by the Conservation Commission along with the Chairman of the Planning Board.
- August 9, 2021 – Conservation Commission Meeting; Commission recommended the application for acceptance by the Planning Board.
- August 23, 2021 – Site Walk scheduled.
- August 25, 2021 – Planning Board Meeting scheduled.

#### **COMMENTS & RECOMMENDATIONS:**

##### **BACKGROUND**

The lot is vacant and is largely consisted of a wooded south-facing hillside with wetland at the bottom of the hill. The lot is bounded by low-lying wetland to the west and south while the hillside has some relatively steep terrain. There is also wetlands running north-south that bisects

the subject parcel, isolating the developable land from its frontage on Wason Road; this condition is the cause for this application.

The Applicant is proposing a house on the hillside in the interior part of the lot, with a driveway connecting the house to Wason Road. The proposed driveway will be on the hillside but has to cross a delineated wetland.

#### WETLAND CONSERVATION OVERLAY DISTRICT

1. **Use within Wetland Conservation District (§ 334-36):** Access required for productive use of land 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.

Staff notes that an existing 50' right-of-way off Pasture Drive may be a potential alternative to access this lot (Map 206 Lot 001-002). This paper street was established by the subdivision that created Pasture Drive, contemplating future access to the subject parcel and reducing curb-cuts along Wason Road. Note, however, almost the entire road frontage for this lot is on Wason Road.

2. **Hudson Conservation Commission Comments:** The Conservation Commission heard the application and recommended the Planning Board to accept the application on August 9, 2021, with ten recommended stipulations as summarized below (see **Attachment A** for details):
  - a. Design requirements that the Planning Board should consider:
    - i. Further reductions in wetland buffer and wetland impacts by stipulating that only 12 feet of pavement with an allowance of 1 foot of roadway shoulder (on each side of the driveway) be constructed through the entire length of the proposed impacted areas.
    - ii. Either multiple culverts be installed or a larger diameter pipe be used to maintain wetland connectivity and aid in properly controlled water flows coming off the abutting properties.
  - b. Construction-related stipulations: Best practices, NHDES Dredge and Fill permit, erosion control barriers, construction inspection, signage and marking of wetland buffer boundary, no stockpiling of construction materials within wetland buffer.
  - c. Return to the Conservation Commission for further review if additional impacts are required.

#### DEPARTMENTAL COMMENTS (Attachment B)

1. Zoning Administrator: The Zoning Administrator recommends installing wetland buffer boundary markers, as did the Conservation Commission.
2. Fire Chief: The Conservation Commission recommends reducing the paved width across the wetland crossing. The Fire Chief is supportive of this recommendation contingent

upon the installation of a turn-around outside of the buffer area and near the proposed house.

**DRAFT MOTIONS**

**ACCEPT the site plan application:**

I move to accept the conditional use permit application for the Plante Driveway Application, CUP #09-21, on an unnumbered lot on Wason Street, Map 206 Lot 001-002.

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 the Plante Driveway Application, CUP #09-21, to date certain, \_\_\_\_\_, 2021.

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_

**APPROVE the conditional use application:**

I move to approve the conditional use permit for the Plante Driveway Application on an unnumbered lot on Wason Street, Map 206 Lot 001-002 consisting of the plan entitled: Tax Map 206 Lot 1-2 Wetland Permit Plan; prepared by S&H Land Services, LLC, 141 Londonderry Tpke, Hooksett, NH; prepared for Marco Plante, Wason Road, Hudson, New Hampshire; consisting of a single sheet with general notes 1-6; 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. A cost allocation procedure (CAP) amount of \$5,880 per single-family residential unit, or \$5,133 per residential unit within a duplex (or two-family structure) shall be paid prior to the issuance of a Certificate of Occupancy for the new house lot.
3. 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 Land Use Development, confirming that the driveway conforms to the Plan approved by the Planning Board.
4. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
5. 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.

Stipulations proposed by Conservation Commission:

6. Construction and restoration shall comply with Best Management Practices set forth in New Hampshire Storm Water Manual Volume 3: Erosion and Sediment Control
7. During construction and restoration erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer.
8. The Town Engineer or his representative shall be allowed to inspect the boundaries of the wetland and wetland buffer areas during construction and report any finding to the applicant and the Conservation Commission for remediation.
9. The applicant will file a Dredge and Fill permit application with the NHDES per Title L, Water Management and Protection Chapter 482-A.
10. The wetland buffer boundary shall be identified and marked prior to the start of construction per Hudson Zoning Ordinance, Article IX §334-35 (E.).
11. “No Cut/No Disturb” signage shall be installed along the wetland buffer boundary prior to issuing Certificates of Occupancy per Hudson Zoning Ordinance, Article IX §334-35 (E.).
12. Stockpiling of construction materials is not allowed in the wetland buffer areas during construction.

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



### Motion to Recommend Conditional Use Permit Application

**Date:** August 9, 2021

**Case:** Plante Driveway Application Conditional Use Permit  
Hudson, New Hampshire  
Map 206, Lot 1-2  
Zone: General (G)

**Description of work to be performed:** The project proposes construction of a driveway with a wetland crossing located off Wason Road to access the upland portion of the property for the purpose of building a single family home. If built, the project will have a permanent wetland impact of 1,934 square feet (approx. 0.04 acres) a permanent wetland buffer impacts of 2,150 square feet (approx. 0.05 acres). Temporary wetland impact 208 square feet and Temporary wetland buffer impact 2,445 square feet are also listed on the application.

**Note:** On August 2, 2021 a site walk of the property was completed by commission members along with the chairman of the planning board. HCC Members present for the site walk: Randy Brownrigg, Ken Dickinson, Sandra Rumbaugh and Bill Collins PB Member/s present for site walk: Tim Malley

### Motion to “Recommend”

Mr. Brownrigg moved to recommend acceptance by the Hudson Planning Board of the Conditional Use Permit application filed for the proposed “Plante Driveway Application” reference Tax Map 206, Lot 1-2, dated July 9, 2021. After application review, the Hudson Conservation Commission finds that the use presented by the applicant for access to the upland portion of the property comply Hudson Zoning Ordinance 334, Article IX- Wetland Conservation Overlay District, paragraphs 334-36(C) 2. This favorable acceptance is contingent upon Planning Board approval of the proposed plan and with the Conservation Commission recommendations listed below.

1. The commission recommends that a stipulation and or note be added to the final plan set that states “Construction and restoration shall comply with Best Management Practices set forth in New Hampshire Storm Water Manual Volume 3: Erosion and Sediment Control

2. During construction and restoration erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer.
3. The Town Engineer or his representative shall be allowed to inspect the boundaries of the wetland and wetland buffer areas during construction and report any finding to the applicant and the Conservation Commission for remediation.
4. A note on the plan or stipulation should be required stating that the applicant will file a Dredge and Fill permit application with the NHDES per Title L, Water Management and Protection Chapter 482-A
5. The conservation commission highly recommends that the Planning Board require further reductions in wetland buffer and wetland impacts by stipulating that only 12 feet of pavement with an allowance of 1 foot of roadway shoulder (on each side of the driveway) be constructed through the entire length of the proposed impacted areas.
6. The applicant has indicated that a single 15” HDPE culvert pipe is to be used to convey water under the proposed driveway. During site review commission members observed flowing water and are concerned that a single small diameter pipe may not be adequate to handle seasonal water flows. The commission recommends that either multiple culverts be installed or a larger diameter pipe be used to maintain wetland connectivity and aid in properly controlled water flows coming off the abutting properties.
7. The commission recommends that a stipulation and or note be added to the final plan set that states “The wetland buffer boundary shall be identified and marked prior to the start of construction per Hudson Zoning Ordinance, Article IX §334-35 (E.)
8. The commission recommends that a stipulation and or note be added to the final plan set that states “ No Cut/No Disturb” signage shall be installed along the wetland buffer boundary prior to issuing Certificates of Occupancy per Hudson Zoning Ordinance, Article IX §334-35 (E.)
9. The commission recommends that a stipulation and or note be added to the final plan set that states “Stockpiling of construction materials is not allowed in the wetland buffer areas during construction.
10. This motion is based on the plan(s) submitted by the applicant. It is recommended that if additional impacts are required the plan be returned to the Conservation Commission for further review.

Motion second Mr. Kallgren Motion Carried 4 / 0 / 0

*William Collins*

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William Collins  
HCC Chairman

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

**CONDITIONAL USE PERMIT APPLICATION**

Date of Application: 7/9/2021 Tax Map #: 206 Lot #: 1-2

Site Address: Wason Road

Name of Project: Plante driveway application

Zoning District: G General CUP#: 09-21  
(For Town Use Only)

Z.B.A. Action: n/a

**PROPERTY OWNER:**

Name: Marco & Cindy Plante

Address: 124 Bush Hill Road

Address: Hudson, NH 03051

Telephone # 603-235-8066

Email: marco@saveonwall.com

**DEVELOPER:**

Same as owner

**PROJECT ENGINEER or SURVEYOR:**

Name: Peter Stoddard - S&H Land Services

Address: 141 Londonderry Tpke

Address: Hooksett, NH 03106

Telephone # 603-628-85800

Email: petes@shlandservices.com

**CERTIFIED WETLANDS SCIENTIST:**

Tom Sokoloski - TES Environmental

1494 Route 3A

Unit @1

Bow, NH 03304

**PURPOSE OF PLAN:**

The intent of the plan is to show a proposed driveway crossing in support of a state wetland permit where a conditional use permit is also required, from the town to due to impacting the 50 foot wetlands buffer.

**(For Town Use Only)**

Routing Date: 7/14/21 Deadline Date: 7/28/21 Meeting Date: 8/25/21

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

RMD Title: Fire Chief Date: 7/22/2021  
(Initials)

Department:

→ Emergency Turn Around should be planned outside of the Buffer. (P)

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





# TOWN OF HUDSON

## Land Use Division



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

### Conditional Use Permit #09-21 Zoning Review/Comments

July 14, 2021

BT

Re: Map 206 Lot 001 - 002  
Address: Wason Road  
Zoning district: General (G)  
Proposal: To allow construction of driveway and associated construction within 50 ft buffer and wetlands.

Based on submitted plan: page 1 of 1 dated July 8, 2021.

My comment is more for a practical use of the property as a homeowner, and that would be to erect/install "wetland buffer boundary markers" as allowed in §334-35 E, at the wetland buffer within ?100? feet from the proposed house due to the proximity to the wetland buffer.

*Bruce Buttrick*  
Zoning Administrator/Code Enforcement Officer  
(603) 816-1275  
[bbuttrick@hudsonnh.gov](mailto:bbuttrick@hudsonnh.gov)

cc: B. Groth - Town Planner  
file

**SITE DATA SHEET**

PLAN NAME: Wetland Permit Plan & Sight Distance Plan & Profiles

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

LEGAL DESCRIPTION:      MAP 206                      LOT 1-2

DATE: \_\_\_\_\_

Location by Street:                      Wason Road

Zoning:                                      G

Proposed Land Use:                      Single Family Residential

Existing Use:                                Vacant

Total Site Area:                          S.F.: 1,073,427 sf    Acres: \_\_\_\_\_

Total Wetland Area (SF): \_\_\_\_\_

Permanent Wetland Impact Area (SF): 1934 s.f.

Permanent Wetland Buffer Impact Area (SF): 2150 s.f.

Temporary Wetland Impact Area (SF): 208 s.f.

Temporary Wetland Buffer Impact Area (SF): 2445 s.f.

Flood Zone Reference:                      FEMA Map 33011C0657D

Proposed Mitigation:  
n/a  
\_\_\_\_\_  
\_\_\_\_\_

(For Town Use Only)

Data Sheets Checked By: \_\_\_\_\_ Date: \_\_\_\_\_

## WETLAND CONDITIONAL USE PERMIT CHECKLIST

Yes	No	NA	QUESTIONS/INFORMATION NEEDED	HCC Comments
<b>NARRATIVE REPORT</b>				
<b>Existing Conditions</b>				
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Has a DES Dredge and Fill Permit been issued for any part of this site? If yes, provide number, date, and description.	in process
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Is there evidence of altered wetlands or surface waters on site?	
<input type="radio"/>	<input checked="" 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 type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	• Description of each wetland and associated values	to be addressed
<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)	
<b>National Wetland Inventory</b>				
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	• Vegetative cover types	
<input type="radio"/>	<input type="radio"/>	<input checked="" 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 type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	• NH Natural Heritage inventory – For list of rare and endangered species, contact the NH Division of Forests and Lands (603)271-3623	part of wetland permit
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	• Wildlife and fauna species, including estimated number and locations (large projects)	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	• Public or private wells located within the vicinity	
<input type="radio"/>	<input checked="" 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 type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Photos of existing area (please use color photos)	site walk
<b>Proposed Project Description</b>				
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Entire project and associated activities	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Time table of project and anticipated phasing	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Land use	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Grading plan	
<b>Impact to Wetlands and/or Buffers</b>				
<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 type="radio"/>	<input checked="" type="radio"/>	• Change in run-off characteristics	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Delineation of drainage area contributing to each discharge point	

Yes	No	NA	Questions/Information Needed	HCC COMMENTS
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Estimated water quality characteristics of runoff at each point of discharge for both pre- and post-development	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Erosion control practices	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>If using rip-rap, attach documentation explaining why other erosion control methods are not feasible</li> </ul>	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>How storm water runoff will be handled</li> </ul>	
<input type="radio"/>	<input type="radio"/>	<input checked="" 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 type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Square footage of mitigation – wetland and upland areas	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Wetland or upland plants identified to replace any losses	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Restoration plan for planting and vegetation</li> </ul>	
<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"> <li>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)</li> </ul>	

**CONCEPTUAL SITE PLAN/DRAWING**

<input 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 type="radio"/>	<input type="radio"/>	<input type="radio"/>	All prime and other wetlands in the vicinity	
<input 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 type="radio"/>	<input type="radio"/>	<input type="radio"/>	Assessor's sheet(s), lot(s), and property account number(s)	
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Existing and proposed structures	
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Square footage listed for temporary and permanent impact	
<input 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 type="radio"/>	<input type="radio"/>	<input type="radio"/>	Topographical map with contours	
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Storm water treatment swales and basins highlighted in color if in buffer area	
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Conservation and utility easements	
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Grading plan	
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Culvert, arch, bridge - sizes, material, etc.	
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Vegetative cover types	
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Vernal pools	
<input 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	

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: 7/12/21

Print Name of Owner: Marco Plante

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

Signature of Developer:  Date: 7/12/21

Print Name of Developer: Marco Plante

❖ 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.



S H L A N D S E R V I C E S . C O M

141 Londonderry Turnpike, Hooksett, NH 03106  
Phone: (603)628-8500. Fax: (603)-546-7791

**July 1, 2021**

**Re: Map 206 Lot 1-2  
Wason Road  
Hudson, NH**

Project Narrative

The owners are proposing to construct a single-family house on this vacant 24.6 acre lot. An 850' +/- driveway is proposed to access the buildable area. This will require a wetland permit from the state and a conditional use permit from the Town of Hudson to cross a portion of wetland and associated buffers.

There is an area prior to the wetland where a house could be located, however, due to the steepness of the grade and the proximity of the wetlands, construction in this area would certainly have a greater impact on the wetlands and associated buffers than the proposed building area as shown on the plan. The proposed wetland crossing area has been chosen as the best location to have the least impact on the wetlands and associated buffers.

Sincerely,

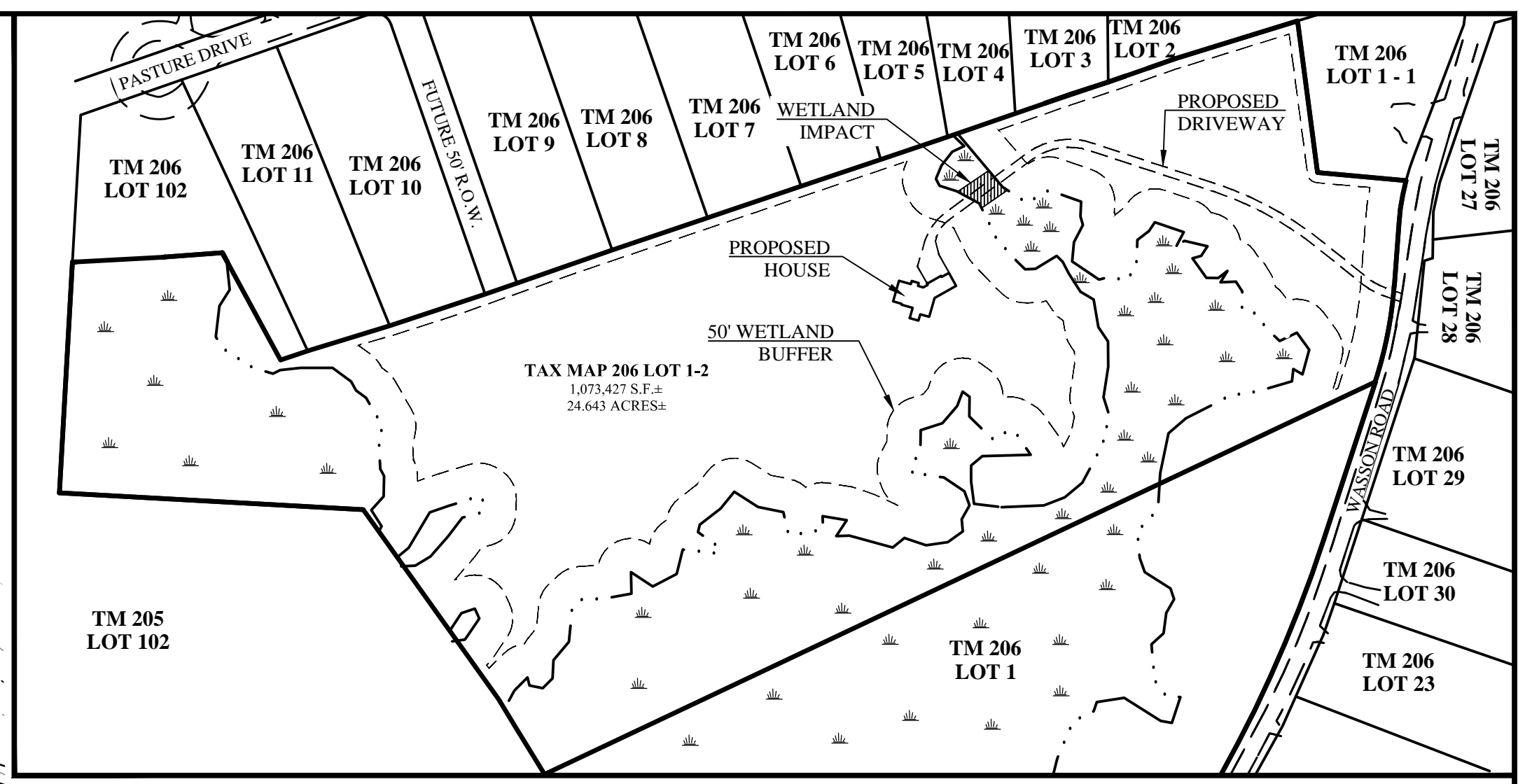
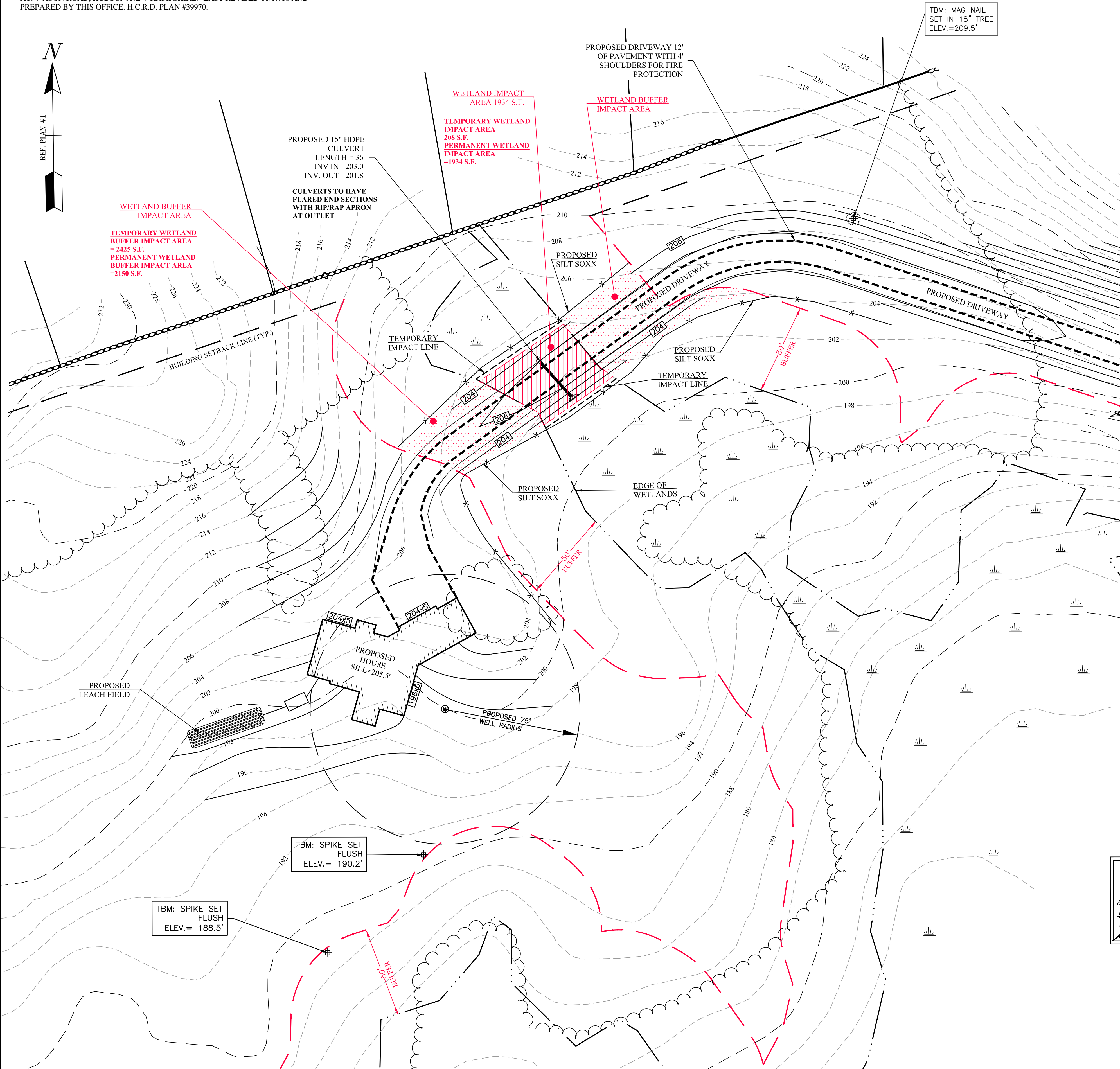
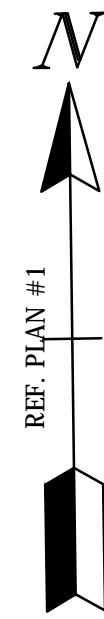
A handwritten signature in blue ink, appearing to read 'Peter Stoddard', is written over a horizontal line.

Peter Stoddard, owner  
S&H Land Services, LLC



**REFERENCE PLAN**

1. TAX MAP 206, LOT 1, OVERALL PLAN PREPARED FOR: MARCO PLANTE, LOCATED AT: WASON ROAD, HUDSON, NEW HAMPSHIRE. LAST REVISED 10/19/18 AND PREPARED BY THIS OFFICE. H.C.R.D. PLAN #39970.



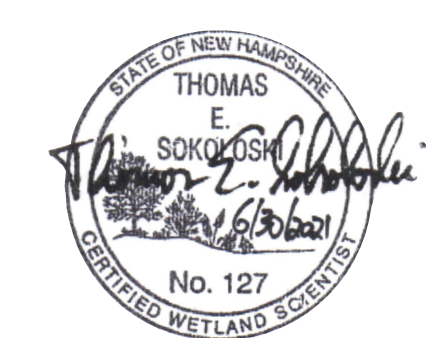
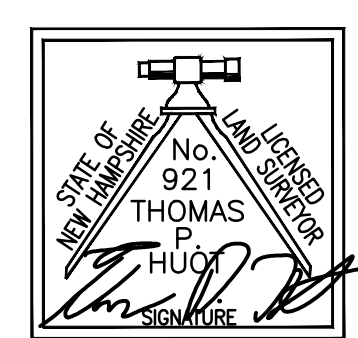
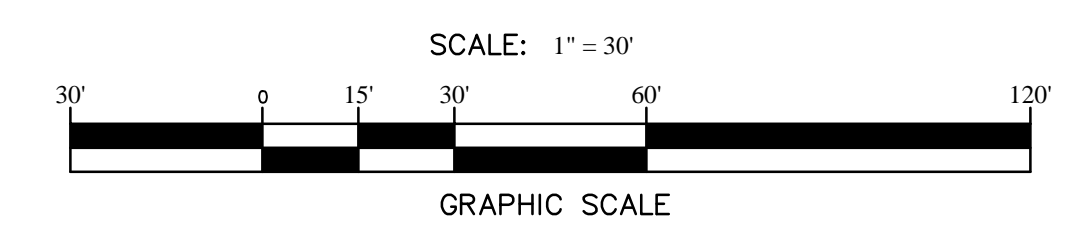
**LOT OVERVIEW**  
SCALE: 1"=200'

**GENERAL NOTES**

- OWNERS OF RECORD:  
TAX MAP 206 LOT 1-2  
MARCO & CINDY PLANTE  
124 BUSH HILL ROAD  
HUDSON, NH 03051  
BK: 6005 PG: 1918
- THE INTENT OF THIS PLAN IS TO SHOW A PROPOSED DRIVEWAY CROSSING IN SUPPORT OF A WETLAND PERMIT.
- THE SUBJECT AND ABUTTING PARCELS ARE ZONED "G". SETBACKS ARE AS FOLLOWS:  
FRONT = 50'  
SIDE = 15'  
REAR = 15'  
WETLANDS = 50' (BUFFER)
- THIS PLAN REPRESENTS EXISTING CONDITIONS, BOUNDARY EVIDENCE, AND MONUMENTATION AS OBSERVED DURING A SURVEY BY THIS OFFICE IN APRIL OF 2021.
- ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THIS OFFICE HAS NOT LOCATED ANY UNDERGROUND UTILITIES. ALWAYS CALL DIG SAFE TO MARK OUT UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION ACTIVITIES.
- DRIVEWAY GRADING AND CULVERT DESIGN DONE BY JON ROKEH, PE OF ROKEH CONSULTING, LLC.

**WETLAND NOTE**

THOMAS SOKOLOSKI, CERTIFIED WETLAND SCIENTIST #127, OF TES ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH, PERFORMED THE WETLAND IDENTIFICATION AND DELINEATION ON MARCH 29 AND APRIL 7, 2021 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTHEASTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.



**TAX MAP 206 LOT 1-2  
WETLAND PERMIT PLAN**  
PREPARED FOR:  
**MARCO PLANTE**  
LOCATED AT:  
**WASON ROAD  
HUDSON, NEW HAMPSHIRE**

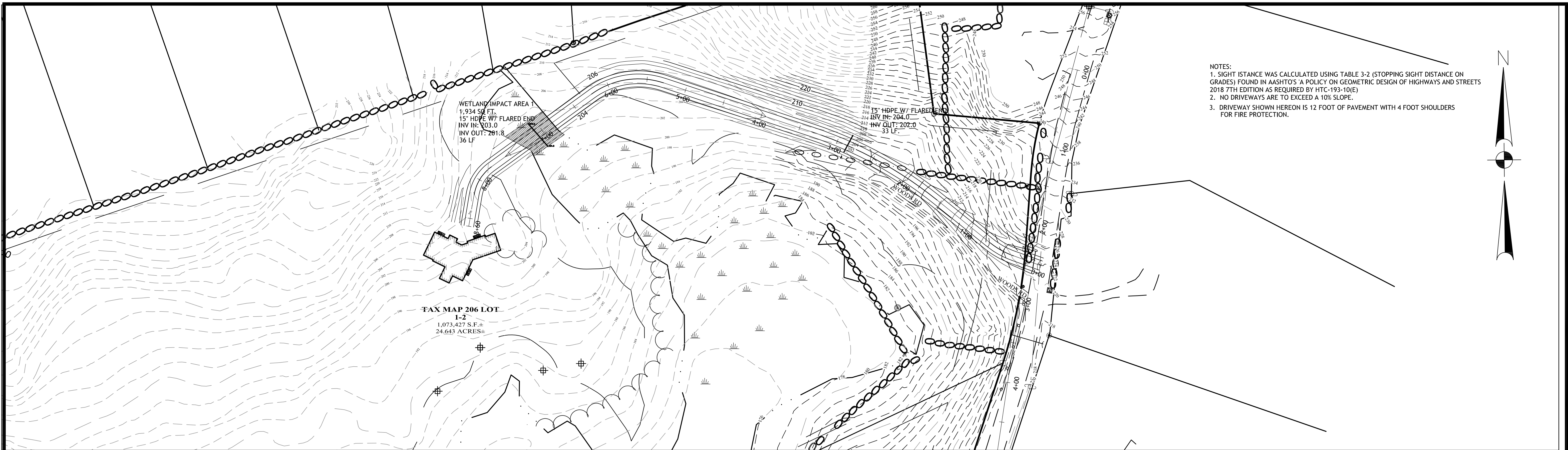
PAGE: 1 OF 1

NO.	DATE	DESCRIPTION	BY

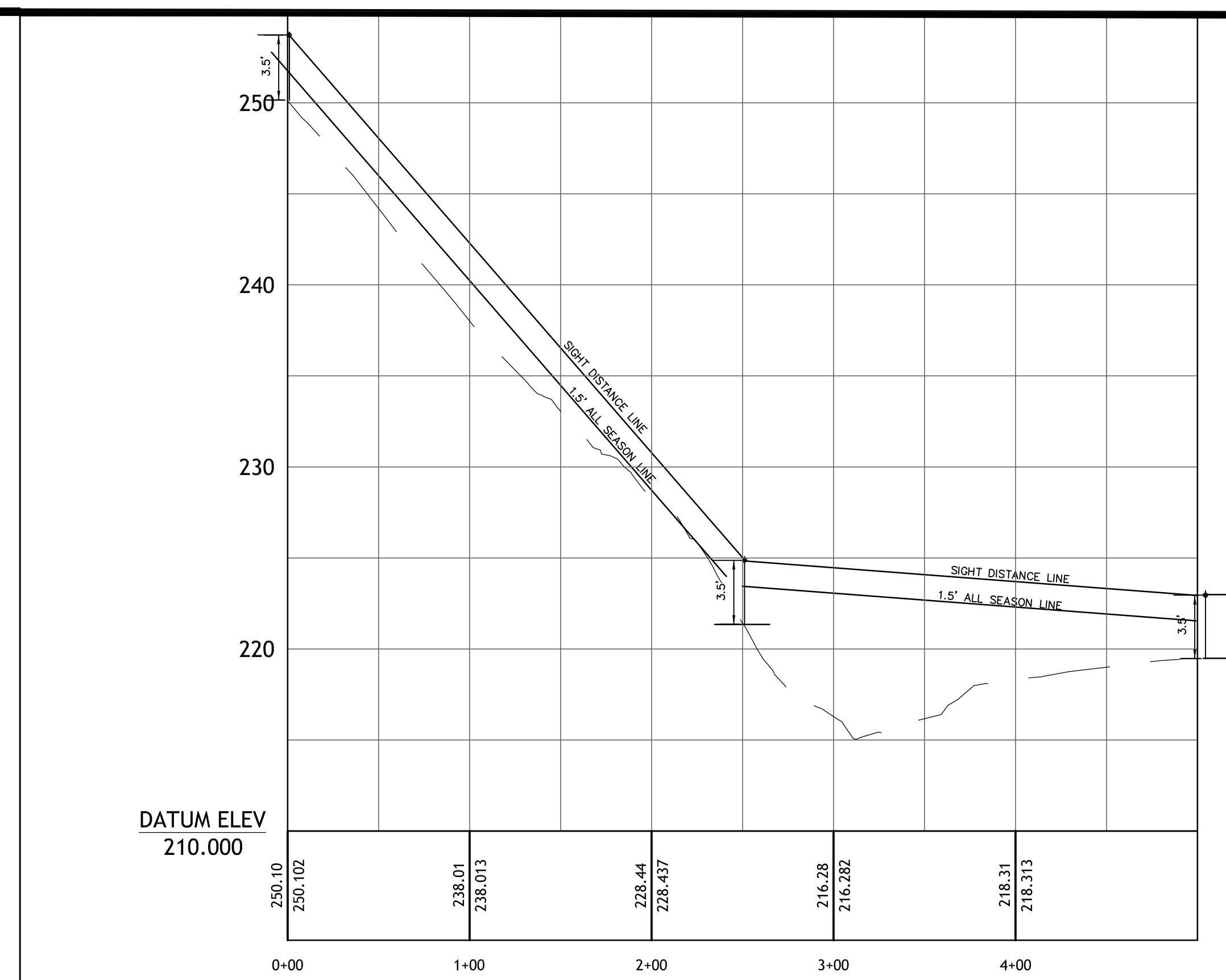
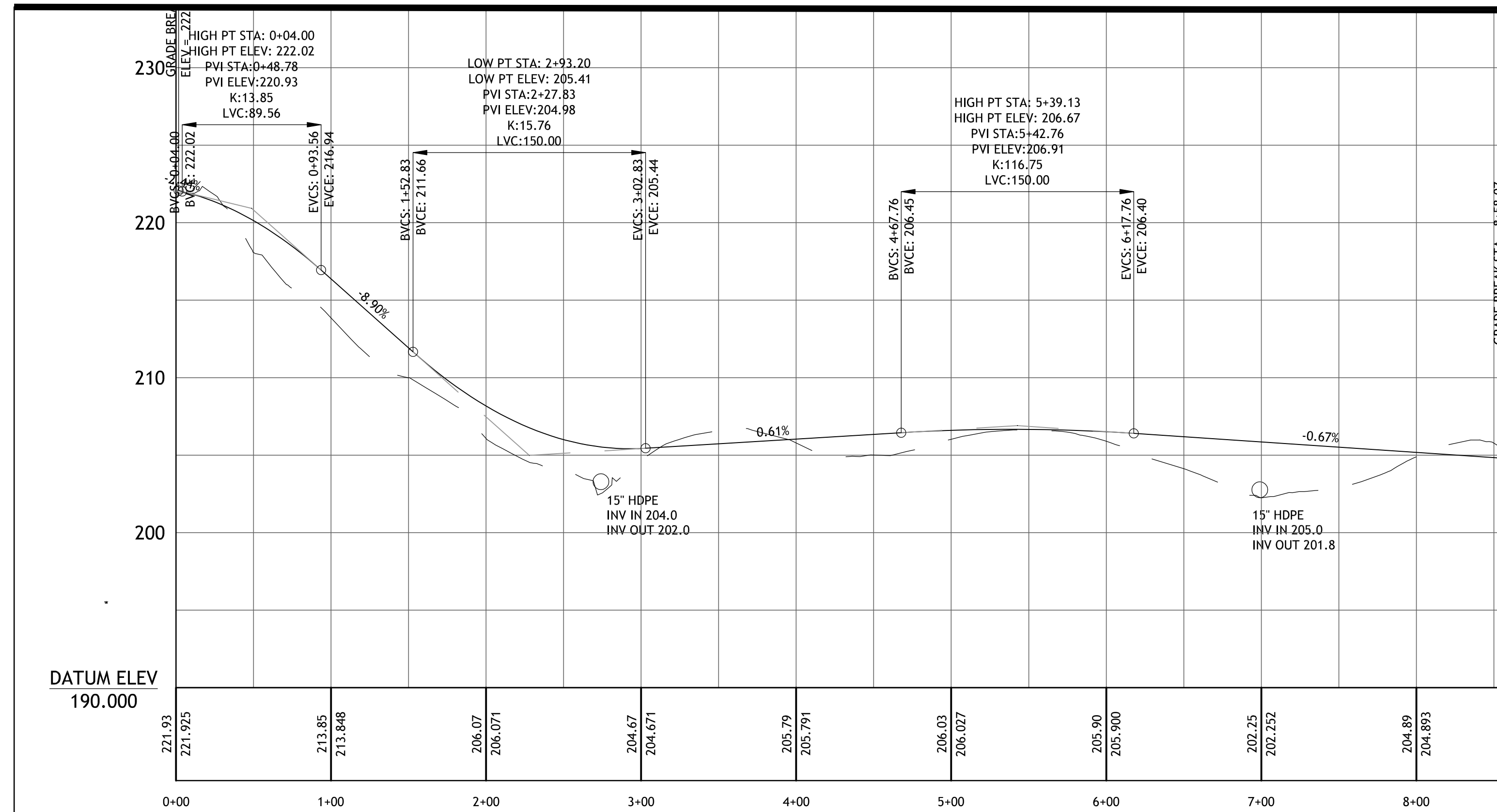
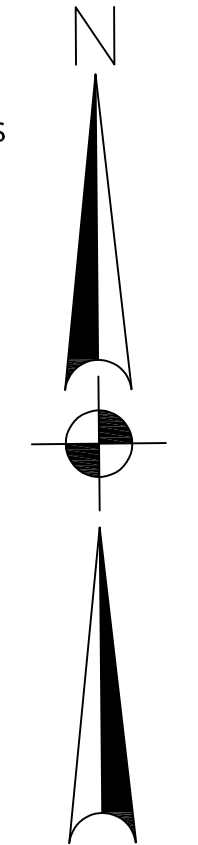
**S&H LAND SERVICES, LLC**  
SHLANDSERVICES.COM  
141 LONDONDERRY TPKE - HOOKSETT, NH  
PHONE: (603)-628-8500, FAX: (603)-546-7791

SCALE: 1" = 30'    DATE: JULY 8, 2021    TSC2 & SURVEYOR 2    JOB #2018124





- NOTES:
1. SIGHT DISTANCE WAS CALCULATED USING TABLE 3-2 (STOPPING SIGHT DISTANCE ON GRADES) FOUND IN AASHTO'S 'A' POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS 2018 7TH EDITION AS REQUIRED BY HTC-193-10(E)
  2. NO DRIVEWAYS ARE TO EXCEED A 10% SLOPE.
  3. DRIVEWAY SHOWN HEREON IS 12 FOOT OF PAVEMENT WITH 4 FOOT SHOULDERS FOR FIRE PROTECTION.



60' 0' 30' 60' 120'  
 ( IN FEET )  
 1 inch = 60 ft.

PREPARED FOR:  
**MARCO PLANTE**

**SIGHT DISTANCE PLAN AND PROFILES**  
**WATSON ROAD**  
**TAX MAP 206 LOT I-2**  
**HUDSON, NH**

DATE	REVISIONS DESCRIPTION	DWN BY	CK BY

**ROKEH CONSULTING, LLC**  
 89 KING ROAD, CHICHESTER, NH  
 PH: 603-387-8688

SCALE: 1" = 10'  
 DATE: MAY 20, 2021  
 DR. BY: JR  
 JOB NO.  
 SHEET  
 1 of 1