

WEBSTER ST 3-LOT SUBDIVISION

SUBDIVISION PLAN APPLICATION #07-21

STAFF REPORT

September 22, 2021

SITE: 299 Webster Street; Map 128 Lot 010-000

ZONING: Residential-Two (R-2)

PURPOSE OF PLAN: Subdivide one existing lot into 3 residential lots.

PLAN UNDER REVIEW: Subdivision Plan – Tax map 128/Lot 10, 299 Webster Street, Hudson, New Hampshire; prepared by Maynard & Paquette Engineering Associates, LLC, 31 Quincy Street, Nashua, N.H. 03060; prepared for M.R. Lacasse Homes, LLC, 9 Scenic Lane, Hudson, NH 03051; consisting of 5 sheets with notes 1-17 on Sheet 1; dated May 12, 2021.

ATTACHMENTS:

- A. Peer Review Comment Letter by Fuss & O’Neill, dated September 13, 2021
- B. Department Comments
- C. CAP Fee Worksheet

APPLICATION TRACKING:

- August 16, 2021 – Application received
- September 22, 2021 – Public hearing scheduled.

COMMENTS & RECOMMENDS:

BACKGROUND

The existing lot had an old single-family house along Webster Street and was wooded beside a small stretch of driveway and lawn area adjacent to the house. It is possible that this site was home to Hudson’s first Postmaster. There is a creek running north of the house that bisects the lot from the rear lot line to Webster Street, where the creek runs into a culvert. Wetland has been designated along the creek bed. Aside from the gully along the stream, the terrain is gentle along the street frontage but becomes steeper and uneven from halfway down the lot to the rear.

The submitted subdivision plan proposes subdividing the lot into three residential lots for duplex houses, with buildable areas along Webster Street. Each pair of duplex units will share a private well but each unit will have its septic system.

One of the lots will reuse the existing driveway entrance on Webster Street while the remaining two will each have a new driveway on Webster Street.

STAFF COMMENTS

1. **Use (§ 334-21, Article IX):** The proposed use – two-family detached dwelling (A-2 in the Table of Permitted Principal Uses) is permitted in the R-2 zone.
2. **Dimensional Requirements (§ 334-27, § 334-14):** The submitted subdivision plan conforms to all dimensional requirements except the proposed building height was not specified, which may not exceed 38 feet according to § 334-14. This is evaluated at time of building permit.
3. **Natural Features (§ 289-23):** This section requires that due regard shall be shown for all natural features, such as large trees, watercourses, scenic points, historic spots and other community assets which, if preserved, shall add attractiveness and value to the subdivision.

Staff finds the submitted plan to be respectful of the natural features by concentrating development toward the street frontage. Nevertheless, staff recommends the Board requires the applicant to protect the creek area and vegetation beyond the buildable area during development, such as installing markers at the 50' wetland buffer.

4. **Other Departments:** See **Attachment B** for comments from other Town departments.

PEER REVIEW COMMENTS

The Town Peer Reviewer reviewed the application and issued comments. Staff summarized the key issues below. See **Attachment A** for details.

1. The submitted plan does not meet all administrative requirements, including but not limited to: the plan having a scale exceeding 50 feet to the inch, missing proposed monument location, missing proposed topography, missing sight distance and grading information for each proposed driveway location.
2. The submitted plan does not show certain details nor confirm/note whether these details are applicable, including but not limited to: open space calculations, easements, and other state and local permits required for this project.
3. The submitted plan contained several typos, including the incorrect approval block language, wrong location for the revision block, wrong address on page 2 of the subdivision application notes, and missing symbols from the legend.

Staff believes the Applicant is preparing revisions responsive to these items.

DRAFT MOTIONS

ACCEPT the subdivision plan:

I move to accept the subdivision plan application SB #07-21 for Webster St 3-Lot Subdivision at 299 Webster Street, Map 128 Lot 10.

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

CONTINUE the public hearing to a date certain:

I move to continue the public hearing for the subdivision plan application SB #07-21 for Webster St 3-Lot Subdivision at 299 Webster Street, Map 128 Lot 10 to date certain, _____, 2021.

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

APPROVE the subdivision plan:

I move to approve the subdivision plan entitled: Subdivision Plan – Tax map 128/Lot 10, 299 Webster Street, Hudson, New Hampshire; prepared by Maynard & Paquette Engineering Associates, LLC, 31 Quincy Street, Nashua, N.H. 03060; prepared for M.R. Lacasse Homes, LLC, 9 Scenic Lane, Hudson, NH 03051; consisting of 5 sheets with notes 1-17 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. A cost allocation procedure (CAP) amount of \$5,365.00 per unit within the proposed duplexes, shall be paid prior to the issuance of a Certificate of Occupancy for the new house lot.
3. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of-Record.
4. Prior to Planning Board endorsement of the plan, it shall be subject to final administrative review by the Engineering Department and Planning Department.
5. This approval is contingent upon demonstration of conformity to the driveway permit requirements for each proposed lot.
6. Construction activities involving the proposed undeveloped lots shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.

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