

BOBCAT OF NEW HAMPSHIRE

SITE PLAN APPLICATION # 11-21

CONDITIONAL USE PERMIT APPLICATION # 10-21

STAFF REPORT

September 22, 2021

SITE: 2 Rebel Road & 345 Derry Road; Map 101 Lot 018-000 & Map 101 Lot 019-000

ZONING: Business (B)

PURPOSE OF PLAN: To depict the proposed site work which includes paving and reconfiguration of the parking lot/access drives for Lot 101-18 and Lot 2-34A, as well as adding outdoor display and storage areas. Site Work for Lot 101-19 includes the construction of two building additions with associated site improvements and outdoor display areas.

PLAN UNDER REVIEW: Site Development Plans, Tax Map 101 Lot 18 & 19 / Tax Map 2 Lot 34A, Bobcat of New Hampshire, 2 Rebel Rd & 345 Derry Rd (Hudson, NH) 307 Nashua Rd (Londonderry, NH); prepared by TFM, 48 Constitution Drive, Bedford, NH 03110; prepared for owner/developer MalMar LLC, 9 Dover Rd, Chichester, NH 03258 and Bobcat of New Hampshire; consisting of 14 sheets with General Notes 1-15 on Sheet 2 and Notes 1-24 on Sheet 5; dated July 26, 2021.

ATTACHMENTS:

- A. Applicant's Traffic Memorandum, by TFM, dated August 12, 2021
- B. Peer Review Comments by Fuss & O'Neill, dated September 15, 2021
- C. Conservation Commission Recommendation, dated September 13, 2021
- D. Department Comments

APPLICATION TRACKING:

- August 31, 2021 – Application received.
- September 22, 2021 – Public hearing scheduled.

COMMENTS & RECOMMENDS:

BACKGROUND

Bobcat has outgrown its current site at 2 Tracy Lane, which sits on the other side of Route 102 from the subject parcels. In turn, they are seeking to move their operations to occupy two parcels that were recently used by Reeds Ferry Sheds and Dubowik Excavation. The latter site overlaps the Hudson-Londonderry border, thus this application is currently under review, and in coordination with, the Londonderry Planning Department.

Two commercial buildings with a sizable paved area previously housed an excavation contractor shop and a series of storage sheds. The Applicant plans to convert the site into a dealership for heavy equipment, including:

- On Lot 19:
 - Two additions (total 1,885 SF) to the existing 2,650 SF building. The resulting 4,535 SF building will have seven garage bays.
 - A new oil tank on a concrete slab behind the building.
- Between Lot 18 and Lot 19:
 - A new 30' wide driveway connecting the two lots
- On Lot 18:
 - A new retaining wall facing Lot 19
 - A paved apron that includes an approximately 9,200 SF outdoor storage area plus a waste collection area
 - Six 8' x 40' storage units (three located within the outdoor storage area)
 - An approximately 3,260 SF outdoor display area facing Nashua Road.
 - A stormwater management system that includes a retention pond in the Southeastern end of the lot and partially within the Wetland Conservation District

STAFF COMMENTS

Site Plan

1. **Use (§ 334-21):** The proposed use, categorized as “Motor vehicle, motorcycle, trailer, snowmobile, or boat sales and rental” D.9. within the Table of Permitted Principal Uses, is permitted in the Business district.
2. **Dimensional Requirements (§ 334-27):** The submitted plan meets all dimensional requirements.
3. **Green Area buffer [§ 276-11.1.B(22)]:** A 35' green area is required between the right-of-way line and any pavement, gravel, or structure. The submitted plan notes this requirement (Note #2 on Sheet 5) and seems to conform to this requirement. Nevertheless, the Applicant should illustrate this requirement on the plan drawing via arrows and measurements.
4. **Open Space Requirement [§ 276-11.1.B(24)(b)]:** The submitted plan notes the 40% minimum open space requirement in Note #2 on Sheet 5 but does not include a developed vs. open space area calculation to verify whether the proposed development conforms with this requirement. The Applicant should add such a calculation to the plan.
5. **Shared Access § 276-11.1.B(25)]:** Unless allowed by the Planning Board, access ways are not permitted in the side or rear setback areas. The Applicant must submit a waiver request.

- a. **Green Area Compensation [§ 276-11.1.B(25)]:** An amount of frontage green area equal to the area of the shared access driveway should be added to the minimum green area / open space required.
6. **Parking Calculations [§ 275-8(C)(2)]:** The submitted plan includes parking calculations under note #3 on Sheet 5. The calculations are correct and the Applicant is proposing more parking spaces than required.
7. **Parking Lot Landscaping Requirements [§ 275-8.C(7)]:** The Applicant is requesting a waiver for § 275-8.C(7) Landscape Plan.

Given the parking layout on Lot 19, staff recognizes the Applicant's challenge of adding interior parking landscaping. In lieu of full compliance with the parking lot landscaping requirement, the Applicant may wish to consider additional landscaping around the lot perimeter or landscaping that may enhance the green area on Lot 18, similar to that of Item #5 above.

8. **Off-Street Loading Space Requirement [§ 275-8.C(6)]:** One loading space (12' x at least 60' with a vertical clearance of at least 14') is required for every nonresidential building or structuring having 5,000 SF or less of GFA. An additional space shall be provided for every additional 10,000' of GFA.

Staff supposes the two lots would have plenty of space to locate the required loading space but the Applicant should designate it on the plan.

9. **Traffic Memorandum:** In Attachment A, the Applicant provides a traffic memo projecting the traffic conditions for this proposal. While the Town's peer review notes that return trips for delivery vehicles and/rentals are not included, they concur with the overall conclusion of the Memorandum. Also noted is that this operation was previously located directly across the street, leading to a negligible change, if any.

10. Plan Requirements (§ 276-11.1):

- a. **Utility Plan (§ 275-9.E):** The submitted plan set does not include a utility plan. Staff suggests the Planning Board verify whether there are proposed changes to the utility connections and whether a utility plan is necessary for the site plan review.
- b. **Hudson Approval Block [§ 276-11.1.B(4) & (5)]:** Plan approval expires in two years instead of one year from the date of approval. The Applicant should revise the approval block language.
- c. **Owner's Address [§ 276-11.1.B(6)]:** It does not appear the address for Mal-Mar, LLC is shown on the plan set. Also, the title block on Sheet 3 shows SMT Rebel Road, LLC as the owner (perhaps because this sheet was from an earlier date). The Applicant should verify and add the owner's address.

- d. **Signage Note [§ 276-11.1.B(13)]:** The plan set should include the required statement “All signs are subject to approval by the Hudson Zoning Administrator prior to installation thereof.” This note may be appended to the existing Note 12 on Sheet 5.
- e. **Lighting details for Lot 19 [§ 276-11.1.B(14)]:** Sheet 14 includes a lighting plan but the plan only covers Lot 18 within Londonderry. The lighting plan should cover both lots, where a change is proposed.

11. Other Plan Elements:

- a. **Storage Units:** Several storage units are located outside the designated 9,200-SF outdoor storage area, including one in front of the new garage bay on Lot 19, which is also within the 50’ wetland buffer. The Applicant should indicate the rationale for locating these units outside of the designated storage area and avoid placing any units within the wetland buffer.
- b. **Stormwater Pollutant Management:** The Applicant has indicated that the waste collection area may temporarily store waste motor oil and other chemicals. The submitted plan does not indicate any proposed spill management infrastructure. Moreover, the retention pond receives stormwater runoff directly from the paved apron and waste collection area by sheet flow. This pond falls within the wetland buffer. This is also mentioned by the Town Engineer in **Attachment C**.
- c. **Landscape Plan (Sheet 7):** Several existing trees shown on the plan seem to be located within the paved area. The Applicant should identify trees to be removed or remove the tree symbols to avoid confusion.
- d. **Dumpster on Lot 19:** Staff finds the dumpster location to be peculiar while also lacking proper screening.

Conditional Use Permit

- 12. **Conditional Uses within the Wetland Conservation District (§334-36:C):** The Conservation Commission issued its recommendation on Monday, September 13, 2021, which can be found in **Attachment C**.

The Applicant suggested the proposed stormwater pond will enhance the level of water quality in runoff. However, as mentioned in the Site Plan staff comments #10(b), staff finds the stormwater infrastructure lacking in regards to pollutant management.

Staff also recommends the Planning Board ascertain if the Applicant has explored and exhausted potentially viable alternatives.

- 13. **Other Departments** – See **Attachment B** for staff comments from other Town departments.

DRAFT MOTIONS FOR CONDITIONAL USE PERMIT

ACCEPT the conditional use permit:

I move to accept the conditional use permit application #10-21 for Bobcat of New Hampshire at 2 Rebel Road & 345 Derry Road; Map 101 Lot 18 & Map 101 Lot 19.

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 for Bobcat of New Hampshire at 2 Rebel Road & 345 Derry Road; Map 101 Lot 18 & Map 101 Lot 19 to date certain, _____.

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

DRAFT MOTIONS FOR SITE PLAN

ACCEPT the site plan:

I move to accept the site plan application #11-21 for Bobcat of New Hampshire at 2 Rebel Road & 345 Derry Road; Map 101 Lot 18 & Map 101 Lot 19.

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

To GRANT a waiver:

I move to grant a waiver from § 275-8:C(7), to allow for a reduction in required parking spaces, 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: _____

To GRANT a waiver:

I move to grant a waiver from §276-11.1.B(25), to allow access across the side lot line between Lot 101-18 and Lot 101-19, 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: _____

CONTINUE the public hearing to a date certain:

I move to continue the public hearing for the site plan for Bobcat of New Hampshire at 2 Rebel Road & 345 Derry Road; Map 101 Lot 18 & Map 101 Lot 19 to date certain, _____.

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



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

August 30, 2021

Bryan Groth
Planning Department
Town of Hudson
12 School Street
Hudson, NH 03051

Re: Mal Mar Inc./ Bobcat of New Hampshire
2 Rebel Road, 345 Derry Road & 307 Nashua Road
Hudson & Londonderry, NH

Dear Mr. Groth:

On behalf of our client, Mal Mar Inc., TFMoran, Inc. is submitting plans and supporting documents relative to its proposed development located at 2 Rebel Road, 345 Derry Road & 307 Nashua Road in Hudson and Londonderry. There are two properties herein referred to as the North property, which was formerly occupied by Dubowik Excavation, and the south property, which was the former Reeds Ferry Sheds facility. These properties have recently been purchased by Mal Mar Inc. which is the applicant. Each of the properties are currently serviced by private on-site septic and water wells, underground utilities and private drainage measures.

The existing Bobcat of NH operations located at 2 Tracy Lane will be relocated across NH Route 102. The above-noted properties will be utilized to enable the existing business to relocate to the new properties. The proposed site work will include a shared site drive to simplify circulation and loading of large trucks and facilitate inter-parcel access. There will be more product display areas towards the front of each site. The existing Reeds Ferry office building will be converted to a parts and service shop. Here, two new building additions will be completed to expand the office space and service shop area.

Located on the North property, the existing Dubowik Excavation office building will be converted to new equipment sales/ leasing and detailing shop. The front yard will be converted to new equipment display. Surrounding areas will be gravelled or paved to allow for outdoor storage of equipment and parts, similar to the existing use of its property at the abutting Tracy Lane site.

Specific major components of the project include the following:

- Construction of 1 story building addition 1,865 SF on the south property;
- Construction of two – way driveway for interconnection between the north and south properties;
- Renovation of former 2,528 SF Dubowik Excavation office and garage for new equipment sales and detailing;
- Creation of new outdoor display area along Route 102;
- Creation of loading area for truck delivery on North property;

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

- Creation of outdoor storage area for equipment, parts on North property;
- New stormwater management system for improvements on North property;

A Conditional Use Permit (CUP) is required from Hudson Planning Board to construct a portion of the stormwater management system within the Wetlands Buffer. We have attached a formal application and supporting documents to this application to support the CUP.

A Site Plan Approval from the Londonderry Planning Board is required for the portions of the project located in Londonderry. The applicant has filed site plan application and supporting paperwork and is in process of securing this permit.

Sanitary Waste

The north lot is currently served by a concrete chamber leaching field with a capacity of 300 gallons per day. Based on information provided to TFM by the applicant, the facility will be occupied by 5 employees, as well as the average daily customer toilet usage is 10 customers. Based on these factors it is estimated that the total average daily flow from the facility will be 150 GPD. As such it is anticipated that the existing septic system has adequate capacity to treat the change in use.

The south lot is currently served by a concrete chamber leaching field with unknown capacity. Based on information provided to TFM by the applicant, the facility will be occupied by 12 employees, as well as the average daily customer toilet usage is 10 customers. Based on these factors it is estimated that the total average daily flow from the facility will be 220 GPD. As such it is anticipated that the existing septic system has adequate capacity to treat the change in use.

We trust this information and enclosed plans are useful in your consideration of our request and look forward to working with the Board on this project.

Sincerely,
TFMORAN INC.



Jason S. Hill, P.E.

Cc: Client
File
Enclosures

SITE PLAN APPLICATION

Date of Application: 8/30/21 Tax Map #: 101 Lot #: 18 & 19

Site Address: 2 Rebel Road & 345 Derry Road

Name of Project: Bobcat of New Hampshire

Zoning District: Business General SP#: 11-21
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: MalMar LLC
Address: 9 Dover Rd. Chichester, NH 03258
Address: _____
Telephone 224-1234
Email: pete.detone@bobcatnh.com

DEVELOPER:

Mal Mar LLC
9 Dover Road Chichester NH
03258
603-224-1234

PROJECT ENGINEER:

Name: TFMoran, Inc. - Jason S. Hill
Address: 48 Constitution Drive
Address: Bedford, NH 03110
Telephone # 603-472-4488
Email: jhill@tfmoran.com

SURVEYOR:

TFMoran, Inc. - Michael Hammer
48 Constitution Drive
Bedford, NH 03110
603-472-4488
mhammer@tfmoran.com

PURPOSE OF PLAN:

To depict the proposed sitework which includes paving and reconfiguration of the parking lot/access drives for Lot 101-18 and Lot 2-34A, as well as adding outdoor display and storage areas. Site work for Lot 101-19 includes the construction of two building additions with associated site improvements and outdoor display areas.

(For Town Use Only)

Routing Date: 8/31/21 Deadline Date: 9/10/21 Meeting Date: TBD

_____ 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: Bobcat of New Hampshire

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 101 LOT 18 & 19

DATE: July 26, 2021

Location by Street: 2 Rebel Road & 345 Derry Road

Zoning: Business District

Proposed Land Use: Constuction Equipment Supplier & Delearship

Existing Use: Dubowik Excavation company operation & Business/Dealership

Surrounding Land Use(s): Business/Light Industrial

Number of Lots Occupied: 2

Existing Area Covered by Building: 2,687 SF

Existing Buildings to be removed: None

Proposed Area Covered by Building: 4,572 SF

Open Space Proposed: >40%

Open Space Required: 40%

Total Area: Lot 18: 49,672 Lot 18: 1.14
S.F.: Lot 19: 52,366 Acres: Lot 19: 1.20

Area in Wetland: 0 Area Steep Slopes: 0

Required Lot Size: 43,560 SF

Existing Frontage: Lot 18: 26.92' Lot 19: 464.27'

Required Frontage: 150'

| Building Setbacks: | <u>Required*</u> | <u>Proposed</u> |
|--------------------|------------------|-----------------|
| Front: | <u>50'</u> | <u>77.3'</u> |
| Side: | <u>15'</u> | <u>35.4'</u> |
| Rear: | <u>15'</u> | <u>N/A</u> |

SITE DATA SHEET
(Continued)

Flood Zone Reference: Zone X

Width of Driveways: 22'±

Number of Curb Cuts: 1

Proposed Parking Spaces: 19

Required Parking Spaces: 17

Basis of Required Parking (Use): 1 Space/600 SF

Dates/Case #/Description/Stipulations
of ZBA, Conservation Commission,
NH Wetlands Board Actions: _____
(Attach stipulations on separate sheet) _____

Waiver Requests

| <i>Town Code Reference:</i> | <i>Regulation Description:</i> |
|-----------------------------|--------------------------------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

| |
|---|
| (For Town Use Only) |
| Data Sheets Checked By: _____ Date: _____ |

SITE PLAN APPLICATION AUTHORIZATION

I hereby apply for *Site Plan* Review 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 *Site Plan* 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 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: 8-2-21

Print Name of Owner: MARK BLAINARD

- ❖ 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.

WAIVER REQUEST FORM

Name of Subdivision/Site Plan: Bobcat of NH

Street Address: Rebel Road & 345 Derry Road/ NH Route 102

I Jason Hill (TFMoran) hereby request that the Planning Board waive the requirements of item 275-8.C(7) of the Hudson Land Use Regulations in reference to a plan presented by Landscape Plan- TFMoran

_____ (name of surveyor and engineer) dated 7/26/21 for property tax map(s) 101 and lot(s) 19 in the Town of Hudson, NH.

interior green (need 10%, have 6.7%), required trees (need 9, have 6), and required shrubs (need 74, have 57)

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., 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 Land Use Regulations.

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

This redevelopment project associated with a change in use of Lot 19 contains an existing parking area, a portion of which will be replaced by a building addition. We are proposing to convert a portion of the parking spaces to landscaped areas which will add interior landscaping to the site. The applicant is substantially increasing the landscaping from the existing conditions which currently provides limited landscaping. Requiring the applicant to bring to full compliance consistent with new developments would result in a hardship when they are redeveloping a portion of the property due to a change in use.

Reason(s) for granting this waiver, relative to not being contrary to the spirit and intent of the Land Use Regulations: (if additional space is needed please attach the appropriate documentation hereto):

As stated above, the applicant is making significant improvements to the landscaping of the existing site as part of this redevelopment project. To require the site be brought into compliance with new developments is excessive, while the applicants proposal comprises a major upgrade which will result in attractive facade from the ROWs and appropriate shading of the parking facilities. For these reasons, the spirit and intent of the Land Use Regulations is upheld.

Signed: _____

Applicant or Authorized Agent

SCHEDULE OF FEES

A. REVIEW FEES:

| 1. <u>Site Plan Use</u> | <u>Project Size/Fee</u> | |
|--|--|--|
| Multi-Family | \$105.00/unit for 3-50 units \$78.50/unit for each additional unit over 50 | \$ _____ |
| Commercial/Semi Public/Civic or Recreational | \$157.00/1,000 sq. ft. for first 100,000 sq.ft. (bldg. area): \$78.50/1,000 sq.ft. thereafter. | \$ 3425 / 1000 x \$157 = \$537.73 |
| Industrial | \$150.00/1,000 sq.ft for first 100,000 sq.ft. (bldg. area); \$78.50/1,000 sq.ft thereafter. | \$ _ |
| No Buildings | \$30.00 per 1,000 sq.ft. of proposed developed area | \$ _____ |

CONSULTANT REVIEW FEE: (Separate Check)

Total 1 acres @ \$600.00 per acre, or \$1,250.00, whichever is greater. \$ 1,250

This is an estimate for cost of consultant review. The fee is expected to cover the amount. A complex project may require additional funds. A simple project may result in a refund.

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.

(continued on next page)

SCHEDULE OF FEES

(Continued)

B. POSTAGE:

| | |
|--|-----------------|
| 15 _____ Direct Abutters @\$4.33 (or Current Certified Mail Rate) | \$ <u>64.95</u> |
| 1 _____ Indirect Abutters (property owners within 200 feet) @\$0.58 (or Current First Class Rate) | \$ <u>0.58</u> |

C. ON SITE SIGNAGE:

\$ _____ 15.00

D. ADVERTISING: (PUBLIC NOTICE) per notification, per hearing

\$ _____ n/a

E. TAX MAP UPDATING FEE: (FLAT FEE)

\$ _____ 275.00

TOTAL

\$ \$ 2143.26
\$1250.00 check 1
\$893.26 check 2

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

NOTE: fees below apply only upon plan approval, not collected at time of application.

F. RECORDING FEES:

The applicant shall pay the costs of recording the final site plan layout prior to final site plan approval, in accordance with fees established by the County. Recording fees must be paid prior to recording.

Recording of Plan @ \$24.00/sheet + \$2.00/surcharge plan
Land & Community Heritage Investment Program (LCHIP) fee @ \$25.00
Easements/Agreements @ \$10.00/first sheet, \$4.00/each sheet thereafter +
\$2.00/surcharge/doc. + First Class return postage rate

G. COST ALLOCATION PROCEDURE AMOUNT CONTRIBUTION AND OTHER IMPACT FEE PAYMENTS:

To be determined by the Planning Board at time of plan approval and shall be paid by the applicant at the time of submittal of the Certificate of Occupancy Permit requests.

*****The applicant shall be responsible for all fees incurred by the town for processing and review of the applicant's application, plan and related materials.*****



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

CONDITIONAL USE PERMIT APPLICATION: **WETLAND CONSERVATION OVERLAY DISTRICT**

Revised June 9, 2021

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 to each board.*

CONSERVATION COMMISSION:

1. Ten (10) copies of the completed application, including the project narrative that demonstrates that the proposal meets the conditions of Article IX of the Zoning Ordinance.
2. Ten (10) reduced size plan sets (sheet size: 11" X 17"). 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.

***Complete Applications should be delivered to the Engineering Department.
Contact: Engineering Department @ 603-886-6008**

PLANNING BOARD:

1. Fifteen (15) copies of the completed application, including the project narrative that demonstrates that the proposal meets the conditions of Article IX of the Zoning Ordinance.
2. Three (3) full size folded plan sets (sheet size: 22" x 34") and fifteen (15) reduced size plan sets (sheet size: 11" X 17"). 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.
3. A list of direct abutters and indirect abutters, and two (2) sets of mailing labels for abutter notifications.
4. All of the above application materials, including plans, shall also be submitted in electronic form as a PDF.
5. Check should be made payable to the Town of Hudson, and submitted to the Planning Department.

***Complete Application & check should be delivered to the Planning Department.
Contact: Planning Department @ 603-886-6008**

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 meeting, as applicable.*

PLEASE NOTE:

1. 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.

CONDITIONAL USE PERMIT APPLICATION

Date of Application: 8/12/21 Tax Map #: 101 Lot #: 18 & 19

Site Address: 2 Rebel Road & 345 Derry Road

Name of Project: Bobcat of New Hampshire

Zoning District: Business General CUP#: 10-21
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Mal Mar LLC Mal Mar LLC

Address: 9 Dover Road, Chichester NH 03258 _____

Address: _____ 9 Dover Road, Chichester

Telephone # 224-1234 NH03258
224-1234

Email: pete.detone@bobcatnh.com _____

PROJECT ENGINEER or SURVEYOR:

CERTIFIED WETLANDS SCIENTIST:

Name: TFMoran, Inc. - Jason S. Hill TFMoran, Inc. - Christopher Danforth

Address: 48 Constitution Drive 48 Constitution Drive

Address: Bedford, NH 03110 Bedford, NH 03110

Telephone # 603-472-4488 603-472-4488

Email: jhill@tfmoran.com cdanforth@tfmoran.com

PURPOSE OF PLAN:

To depict the proposed sitework which includes paving and reconfiguration of the parking lot/access drives for Lot101-18 and Lot 2-34A, as well as adding outdoor display and storage areas. Site work for Lot 101-19 includes the constuction of two building additions with assoiated site improvements.

(For Town Use Only)

Routing Date: 8/31/21 Deadline Date: 9/10/21 Meeting Date: TBD

_____ 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: Bobcat of New Hampshire

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

LEGAL DESCRIPTION: MAP 101 LOT 18 & 19

DATE: July 26 , 2021

Location by Street: 2 Rebel Road & 345 Derry Road

Zoning: Business District

Proposed Land Use: Construction Equipment Supplier & Dealership

Existing Use: Dubowik Excavation company operation & Business/Dealership

Total Site Area: S.F.: Lot 18: 49,672 Acres: Lot 18: 1.14 Lot 19: 1.20
Lot 19: 52,366

Total Wetland Area (SF): None on subject properties

Permanent Wetland Impact Area (SF): None

Permanent Wetland Buffer Impact Area (SF): 180 SF

Temporary Wetland Impact Area (SF): None

Temporary Wetland Buffer Impact Area (SF): 1560 SF

Flood Zone Reference: Zone X

Proposed Mitigation:

Loam & Seed downslope of basin and silt fence.

(For Town Use Only)

Data Sheets Checked By: _____ Date: _____

WETLAND CONDITIONAL USE PERMIT CHECKLIST

| Yes | No | NA | <u>QUESTIONS/INFORMATION NEEDED</u> | <i>HCC Comments</i> |
|-----|----|----|-------------------------------------|---------------------|
|-----|----|----|-------------------------------------|---------------------|

NARRATIVE REPORT

Existing Conditions

| | | | | |
|----------------------------------|----------------------------------|----------------------------------|---|--|
| <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. | |
| <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 checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <ul style="list-style-type: none"> • 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 type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <ul style="list-style-type: none"> • Vegetative cover types | |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <ul style="list-style-type: none"> • Existence of vernal pools and associated habitat | |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <ul style="list-style-type: none"> • Unique geological and cultural features | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <ul style="list-style-type: none"> • 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"/> | <ul style="list-style-type: none"> • Wildlife and fauna species, including estimated number and locations (large projects) | |

| | | | | |
|----------------------------------|-----------------------|----------------------------------|---|--|
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <ul style="list-style-type: none"> • Public or private wells located within the vicinity | |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | <ul style="list-style-type: none"> • Monitoring well(s) located on site | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <ul style="list-style-type: none"> • 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"/> | <ul style="list-style-type: none"> • Depending on size and proposed impacts, a report from a biologist may be appropriate | |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Removing, filling, dredging, or altering (Area square ft. and locations) | |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Intercepting or diverging of ground or surface water (Locations and size) | |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | <ul style="list-style-type: none"> • Change in run-off characteristics | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Delineation of drainage area contributing to each discharge point | |

| Yes | No | NA | Questions/Information Needed | HCC COMMENTS |
|-------------------------------------|--------------------------|-------------------------------------|---|--------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Estimated water quality characteristics of runoff at each point of discharge for both pre- and post-development | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Erosion control practices | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <ul style="list-style-type: none"> If using rip-rap, attach documentation explaining why other erosion control methods are not feasible | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <ul style="list-style-type: none"> How storm water runoff will be handled | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Square footage of mitigation – wetland and upland areas | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Wetland or upland plants identified to replace any losses | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <ul style="list-style-type: none"> Restoration plan for planting and vegetation | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Conservation easements, including location and aesthetic, wildlife and vegetative values | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <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="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Locus map depicting project site and vicinity within approximately ½ mile and also on a larger scale | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | All prime and other wetlands in the vicinity | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Wetland(s) impacted (identified as prime or other) and the wetland boundaries with 50', buffer areas highlighted in color | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Assessor's sheet(s), lot(s), and property account number(s) | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Existing and proposed structures | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Square footage listed for temporary and permanent impact | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Erosion control plan (Suggested: Biodegradable silt fences so area won't be disturbed again and no hay to avoid invasive species) | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Topographical map with contours | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Storm water treatment swales and basins highlighted in color if in buffer area | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Conservation and utility easements | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Grading plan | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Culvert, arch, bridge - sizes, material, etc. | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Vegetative cover types | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Vernal pools | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 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?

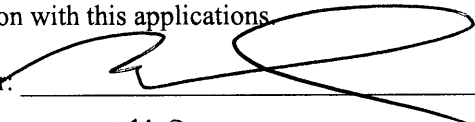
- Is there a need to restrict or prohibit the use of pesticides and fertilizers?

- Is there a need to restrict the use of roadway salting?

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: 8-2-21
Print Name of Owner: MARIE BLANCHARD

- ❖ 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

(Fee covers both Conservation Commission & Planning Board)

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:

_____ Direct Abutters @\$4.15 (or Current Certified Mail Rate) \$ n/a
_____ Indirect Abutters (property owners within 200 feet) \$ n/a
 @\$0.55 (or Current First Class Rate)

TOTAL \$ 100.00

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



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

July 28, 2021

Bobcat of New Hampshire
2 Rebel Road, 345 Derry Road & 307 Nashua Road
Hudson & Londonderry, NH
Conditional Use Permit
Narrative Report

Background/ Project Description

The location of the project is Tax Map 101, Lots 18 and 19, and Tax Map 2, Lot 34A otherwise known as 2 Rebel Road, 345 Derry Road, and 307 Nashua Road in Hudson and Londonderry, New Hampshire. Bobcat of New Hampshire is relocating/expanding their existing facilities to this location.

The proposed site work will include a shared site drive to simplify circulation and loading of large trucks and facilitate inter-parcel access. There will be more product display areas towards the front of each site. The existing Reeds Ferry office building will be converted to sales/rental of new equipment with parts and service. Two new building additions will be added to the Rebel Road site for parts and service office. The existing Dubowik Excavation office building will be converted to new equipment sales/ leasing and detailing. The outdoor storage of equipment and parts will be in the proposed storage units and surrounding area.

All of the properties are currently serviced by private on-site septic and water wells, underground utilities and private drainage measures.

A new stormwater pond will be constructed at the south east corner of Lot 101-18 to provide treatment of development runoff.

The applicant is requesting the Planning Board consider the following Conditional Use Permits:

- A Conditional Use Permit to allow a stormwater management system within the Wetland Conservation Overlay District (Section 334-36. Uses within Wetland Conservation District, C (3))

Existing Conditions

Dredge & Fill Permit

The project does not involve direct impacts to NHDES jurisdictional wetland areas. The subject wetlands are located on the adjacent properties. For these reasons, a Dredge & Fill Permit is not required to construct the project.

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

Existing Wetlands

There are no jurisdictional areas on the subject properties. Based on site observation in February, 2021 there is no observable evidence that wetlands resulted from prior site alteration resulting in trapped surface water loading to development of jurisdictional wetlands.

We have identified all wetlands on and around the subject property on the Existing Conditions Plan. There are no prime wetlands in the vicinity of the premises.

Jurisdictional wetlands shown on this plan were delineated on February 9, 2021 by Christopher K. Danforth cws #077 of TFMoran, Inc. The wetlands were delineated according to the Corps of Engineers Wetland Delineation Manual (1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, version 2, January 2012.

Dominant hydric soils within the wetland(s) were identified using either field indicators for identifying hydric soils in New England, (version 3). New England interstate water pollution control commission (neiwppc), April 2004 or field indicators of hydric soils in the United States, a guide for identifying and delineating hydric soils, version 7.0, usda, nrcs, in cooperation with the national technical committee for hydric soils, 2010. Dominance of hydrophytic vegetation was determined using the northcentral and northeast 2013 regional wetland plant list, us army corps of engineers, 2013, (ver. 3.1).

National Wetlands Inventory

Type of vegetative cover: The subject wetlands are forested wetlands. The subject wetlands are isolated wetlands as well. The wetlands provide limited ground water discharge, floodflow alteration, sediment stabilization, aquatic diversity/ abundance.

Vernal Pool presence: The subject wetlands do not exhibit the soils characterizations needed to support vernal pool development.

Unique geologic / cultural features: there is a stone wall running along the property line in the wetlands buffer area. There are no anticipated adverse impacts to the stone wall from the proposed grading activities. There are no other unique geologic or cultural features in the vicinity of the subject wetlands.

NH Natural Heritage Inventory: based on a review dated 4/29/2021 by NHB (pending), there are potential impacts to rare, threatened or endangered species.

NH Natural Heritage Inventory: based on a review dated 4/29/2021 by NHB (pending), there are potential impacts to critical wildlife or fauna.

Potable water wells: There are no known public drinking water wells in the vicinity of the site. The existing properties are all serviced by private drinking water wells. There are no anticipated adverse impacts to the wells from the project.

Monitoring wells: There are no known monitoring wells in the vicinity or on site.

Current land use and zoning district: The properties are zoned in the Business Zoning District in Hudson and the Commercial II with Route 102 Performance District Overlay in Londonderry. The current land use is an existing Dubowik Excavation company and Reeds Ferry office building.

Photographs:

View of the wetlands from inside the fence at the Rebel Road site.



View of the wetlands from inside the fence at the Rebel Road site.



Aerial view of wetland to the south east corner of Lot 101-18



Impacts to Wetlands and/or Buffers:

- There are 180 SF of permanent wetland buffer impacts associated with the stormwater management area which include the outlet structure, outlet pipe and level spreader.
- There are 1,560 SF of temporary wetland buffer impacts associated with regrading for the stormwater management area.
- The project will release treated stormwater from site runoff into a level spreader and eventually into the wetlands to emulate the predevelopment condition in terms of peak rate of runoff. There will be no impacts to the wetlands.

Estimated water quality characteristics of runoff at each point of discharge from pre to post development:

All of the properties currently discharge onto the adjacent abutters and subject wetlands with limited to no water quality treatment. The proposed stormwater system improvements will provide enhanced water quality treatment of the site runoff by upgrading the removal of pollutants.

Erosion control practices: perimeter structural BMPs will be installed to prevent migration of sediment / erosion into the wetlands. The contractor will be required to file a CGP with the EPA and perform weekly erosion control monitoring throughout the duration of sitework.

Riprap will be installed and permanently maintained at the outfall of the pond to reduce the velocity of discharge prior to entering into the wetlands.

Mitigation:

Square footage of mitigation wetland and upland areas: the project does not meet the classification of the required mitigation per NHDES regulations. As such there is no statutory requirement for mitigation. However, landscaping will be provided in the buffer areas which will mitigate the affects of the removal of existing vegetation (Please see attached Restoration Plan). The project itself is self-mitigating in that the stormwater pond will enhance the level of water quality in runoff from what currently exists.

Conservation Easements: easements are not applicable to the project.



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Planners

August 2, 2021

Conditional Use Permit Criteria
Bobcat of New Hampshire
2 Rebel Road, 345 Derry Road & 307 Nashua Road
Hudson & Londonderry, NH

General Description:

The location of the project is Tax Map 101, Lots 18 and 19, and Tax Map 2, Lot 34A otherwise known as 2 Rebel Road, 345 Derry Road, and 307 Nashua Road in Hudson and Londonderry, New Hampshire. Bobcat of New Hampshire is relocating/expanding their existing facilities to this location.

The proposed site work will include a shared site drive to simplify circulation and loading of large trucks and facilitate inter-parcel access. There will be more product display areas towards the front of each site. The existing Reeds Ferry office building will be converted to sales/rental of new equipment with parts and service. Two new building additions will be added to the Rebel Road site for parts and service office. The existing Dubowik Excavation office building will be converted to new equipment sales/leasing and detailing. The outdoor storage of equipment and parts will be in the proposed storage units and surrounding area.

A new stormwater pond will be constructed at the south east corner of Lot 101-18 to provide treatment of development runoff.

The applicant is requesting the Planning Board consider the following Conditional Use Permits:

- A Conditional Use Permit to allow a stormwater management system within the Wetland Conservation Overlay District (Section 334-36. Uses within Wetland Conservation District, C (3))

Section 334-37. Conditional Use Permit Criteria

(1) The proposed activity minimizes degradation of land situated within the District and offsets potential adverse impacts to functions and values of wetlands, surface waters, and vernal pools including but not limited to their capacity to:

(a) Support fish and wildlife;

The proposed development will not adversely impact fish and wildlife. The stormwater management area will provide new vegetated areas from pre- to post-development conditions to promote wildlife habitats.

(b) Attenuate flooding;

The proposed grading will have no impact on flooding.

- (c) *Supply and protect surface and groundwater resources;*
The stormwater management system is designed to attenuate flow, provide treatment and collect stormwater and promote groundwater recharge.
 - (d) *Remove sediments;*
A sediment forebay within the stormwater management will provide pretreatment.
 - (e) *Remove pollutants;*
Stormwater treatment occurs as runoff pollutants bind to particles that will settle beneath the stormwater management system as the water infiltrates through the subsurface filter media. Biological and chemical processes occurring within the soil continue the breakdown of pollutants.
 - (f) *Support wetland vegetation;*
There are no direct or permanent impacts to the wetlands. All of the temporary and permanent impacts within the wetland buffer area will be vegetated in a healthy state once construction is complete.
 - (g) *Promote public health and safety; and*
The proposed development will not adversely impact public health and safety.
 - (h) *Moderate fluctuations in surface water levels.*
The proposed development will have no impact to surface water levels.
- (2) *The proposed activity will have no significant negative environmental impact to abutting or downstream properties and/or hydrologically connected water and/or wetland resources, including:*
- (a) *Increased potential for erosion, siltation, and turbidity of surface waters;*
Erosion control measures will be implemented. There are specifications for stabilizing disturbed areas and limiting the length of time these areas are exposed.
 - (b) *Loss of fish and wildlife habitat;*
The proposed development will not adversely impact fish and wildlife. The stormwater management area will provide new vegetated areas from pre- to post-development conditions to promote wildlife habitats.
 - (c) *Loss of unique habitat having demonstrable natural, scientific, or educational value;*
There will be no loss of unique habitats. The stormwater management area will provide new vegetated areas from pre- to post-development conditions to promote wildlife habitats.
 - (d) *Loss or decrease of beneficial aquatic organisms and wetland plants and their habitat;*
The proposed development will have no direct or permanent impacts to the wetlands or their habitats.
 - (e) *Increased danger of flooding and/or transport of pollutants; and*
The proposed grading will have no impact on flooding. The stormwater management system is designed to remove pollutants.
 - (f) *Destruction of the economic, aesthetic, recreational, and other public and private uses and values of the wetland to the community.*
The proposed development will not adversely impact economic, aesthetic, recreational,

and other public and private uses and values of the wetland to the community.

- (3) *The proposed activity or use cannot practicably be located otherwise on the site to eliminate or reduce impact to the Wetland Conservation Overlay District.*

The proposed stormwater management system is located at the lowest elevation on-site and follows the existing grading patterns. The stormwater management system is also located within a previously disturbed area which will now be vegetated.

- (4) *The proposed activity incorporates the use of those Best Management Practices recommended by the New Hampshire Department of Environmental Services and/or other state agencies having jurisdiction.*

Best Management Practices are proposed to manage the stormwater from the development while proposing treatment and recharge to the site and maintaining existing flow rates leaving the property. A filtration pond will collect and treat stormwater from the development. Within the system, a sediment forebay will provide pretreatment.

- (5) *All applicable federal and/or state permit(s) have been received for the proposed activity in accordance with New Hampshire Code of Administrative Rules, Part Env-Wt 100-800 and Section 404 of the Federal Clean Water Act, as amended.*

All applicable federal and/or state permits will be obtained for the proposed development.

- (6) *Where applicable, proof of application to all required state and/or federal permits.*
Not applicable.

- (7) *Prior to making a decision on any Conditional Use Permit pursuant to the Wetland Conservation Overlay District, the Planning Board shall receive a written comment from the Conservation Commission. The Conservation Commission may recommend the Planning Board impose conditions of approval is deemed necessary to mitigate the potential for adverse effects of the proposed activity or use.*

A meeting with the Conservation Commission is pending. Any comments or conditions of approval will be addressed as necessary.

M E M O R A N D U M

TO: File

FROM: Steven W. Reichert PE *SWR*

DATE: September 15, 2021

RE: Town of Hudson Planning Board Review
Bobcat of NH Site Plan, 2 Rebel Road & 345 Derry Road
Tax Map 101, Lot 18 & 19; Acct. #1350-977
Fuss & O'Neill Reference No. 20030249.2080

The following list itemizes the set of documents reviewed related to the Bobcat of New Hampshire's Site Plan, located at 2 Rebel Road and 345 Derry Road in Hudson, New Hampshire.

- Email correspondence between the Town of Hudson and Fuss & O'Neill, dated September 1, 2021.
- Letter from TFM to the Town of Hudson, dated August 30, 2021, and received by Fuss & O'Neill on September 1, 2021, including the following:
 1. Copy of *Town of Hudson, Site Plan Application*, signed August 22, 2021.
 2. Copy of *Town of Hudson, Conditional Use Permit Application: Wetlands Overlay District*, dated August 12, 2021.
 3. Copy of *Stormwater Management Report*, prepared by TFM, dated August 11, 2021.
 4. Copy of *Traffic Memorandum*, prepared by TFM, dated August 12, 2021.
 5. Copy of *Plan Elevations*, Sheets A1.1 & A3.1, prepared by A & B Barns, dated August 12, 2021.
 6. Copy of *Site Development Plans, Bobcat of New Hampshire, 2 Rebel Road, 345 Derry Street & 307 Nashua Road, Hudson & Londonderry, New Hampshire*, prepared by TFM, dated July 26, 2021, unless otherwise noted, with no revisions noted, including the following:
 - a. *Cover, C-1.*
 - b. *Notes and Legend, C-2*
 - c. *Existing Conditions Plan*, Sheet 1 of 1, dated June 9, 2021.
 - d. *Site Preparation Plan, C-3.*
 - e. *Site Layout Plan, C-4.*
 - f. *Grading & Drainage Plan, C-5.*
 - g. *Landscape Plan, C-6.*
 - h. *Stormwater Management Plan, C-7.*
 - i. *Detail Sheet, C-8 to C-12.*
 - j. *Lighting Plan, L1.*

SWR:elc

cc: Brian Groth – Town of Hudson
Town of Hudson Engineering Division – File



September 15, 2021

Mr. Brian Groth
Town Planner
Town of Hudson
12 School Street
Hudson, NH 03051

Re: Town of Hudson Planning Board Review
Bobcat of NH's Site Plan, 2 Rebel Road & 345 Derry Road
Tax Map 101 Lot 18 & 19; Acct. #1350-977
Reference No. 20030249.2080

Dear Mr. Groth:

Fuss & O'Neill (F&O) has reviewed the first submission of the materials received on September 1, 2021, related to the above-referenced project. Authorization to proceed was received on September 1, 2021. A list of items reviewed is enclosed. The scope of our review is based on the Site Plan Review Codes, Stormwater Codes, Driveway Review Codes, Sewer Use Ordinance 77, Zoning Regulations, and criteria outlined in the CLD Consulting Engineers Proposal approved September 16, 2003, revised September 20, 2004, June 4, 2007, September 3, 2008, and October 2015.

We have included a copy of Fuss & O'Neill's evaluation of the checklist for your reference. We note that several items could not be verified by Fuss & O'Neill and require action by the Town.

The project appears to consist of the development of a construction equipment dealership on the previously developed sites. Proposed improvements to the site also include the construction of an 1,865 square foot addition, driveway construction, parking areas, drainage improvements, landscaping, lighting, and other associated site improvements. The proposed buildings will continue to be serviced by private on-site water and subsurface disposal areas.

It is noted that two of the three subject parcels are located in the Town of Hudson and the other one (Map 2, Lot 34A) is located in the Town of Londonderry. The following review comments are for proposed site improvements within the lots that are within the Town of Hudson, unless those improvements extend across the lot line into lot 34A or those elements are otherwise required for a full site plan review. Any improvements solely within the Londonderry lot were not reviewed by Fuss & O'Neill.

The following items are noted:

1. Site Plan Review Codes (HR 275)
 - a. Hudson Regulation (HR) 275-6.C. The applicant has not proposed a sidewalk along Derry Road or Rebel Road.
 - b. HR 275-6.I. The scope of this review does not include the adequacy of any fire protection provisions for the buildings. No fire service connections to the buildings are shown.
 - c. HR 275-8.C.(2) and Zoning Ordinance (ZO) 334-15.A. The applicant has provided

50 Commercial Street
Manchester, NH
03101
t 603.668.8223
800.286.2469
www.fando.com

California
Connecticut
Maine
Massachusetts
New Hampshire
Rhode Island
Vermont

Mr. Brian Groth
September 15, 2021
Page 2 of 5

parking calculations on the plan set. We note that the building square footages do not match the areas used in the parking calculations. The applicant should clarify the areas. The applicant has noted that 13 parking are required and that 19 spaces are provided.

- d. HR 275-8.C.(6). The applicant has not provided any off-street loading spaces on the plan set.
 - e. HR 275-9.C.(11). The applicant has provided one handicap space for the site which meets the one space required. We recommend that the applicant add spot grades to the parking lot and sidewalk area to ensure that it is constructed as intended and the handicap space meets ADA requirement.
 - f. HR 275-9.F. The applicant did not provide copies of any easements or deeds as part of the package received for review. The applicant has shown an existing slope and drainage easement along Nashua Road on the lot 34A portion of the project. The applicant should note whether this easement extends into the Hudson lots.
2. Administrative Review Codes (HR 276)
- a. HR 276-11.1.B.(4).(b). The applicant should add the Town of Hudson approval block to each sheet of the plan set.
 - b. HR 276-11.1.B.(6). The owner's signature should be provided on the plan set.
 - c. HR 276-11.1.B.(13). The applicant has not included details for any proposed site signage other than traffic signs. The applicant has included a note stating that, "All signs are subject to approval by the Hudson Planning Board prior to installation." We note that an existing sign is shown along Nashua Road within lot 34A.
 - d. HR 276-11.1.B.(16). The applicant has not provided the locations of all driveways and travel ways within 200 feet of the site.
 - e. HR 276-11.1.B.(23). The applicant has not noted any pertinent highway projects on the plan set.
 - f. HR 276-11.1.B.(24). The applicant has shown the required open space percentage on the plan set but has not provide a calculation showing the actual open space provided.
3. Driveway Review Codes (HR 275-8.B.(34)/Chapter 193)
- a. HR 193. The applicant has proposed to keep the existing driveway locations and connect the lots with an internal driveway connection. No new driveways are proposed.
 - b. HR 193.10.E. The applicant has not provided any sight distances for the existing driveway locations on the plan set.
4. Traffic
- a. HR 275-9.B. The applicant has provided a Traffic Memorandum dated August 12, 2021, as part of their review package. We note that with this memorandum the trip generation calculations don't appear to account for the return of delivery vehicles and/or rental equipment (i.e. no 'in' deliveries are noted, just 'out').
 - b. HR 275-9.B. Fuss & O'Neill concurs with the overall conclusion in the Traffic Memorandum that impacts associated with traffic from this project will be negligible, with traffic from the existing Bobcat facility on the other side of NH102 already present on local roads.

Mr. Brian Groth
September 15, 2021
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5. Utility Design/Conflicts

- a. HR 276-13. The applicant has shown the locations of the existing wells on the plan set. The applicant should note if there is an existing well radius easement for lot 19 since the well is located close to the property line of lot 18.
- b. HR 276-13. The applicant has not shown the locations of the existing leach fields for both sites. We do note that there are some sewer manholes shown on lot 19 but no connections are shown to those manholes.
- c. HR 276-13. The applicant has noted in their application cover letter that they intend to keep both lots septic systems. The applicant also provided anticipated flows which they believe the existing systems have adequate capacity to treat, although the south lot (#19) leaching field is noted to have an unknown capacity. We recommend that the applicant perform further evaluation to confirm that the south lot system will be able to treat the anticipated flows for that lot.
- d. HR 276-13. The applicant had not shown any existing electrical or communication utility connections to the existing buildings.

6. Drainage Design/Stormwater Management (HR 275-9.A./Chapter 290)

- a. HR 275-9.A.(3). The applicant should illustrate the location of the test pits on the plan set.
- b. HR 290-5.A.10. The design currently calls for grading for the creation of the proposed infiltration pond, resulting in detention occurring within the 50' wetland buffer, as well as outlet structure OS-1 being located within the 50' wetland buffer. Per section 334-35 of the Zoning Ordinance, this buffer is located within the Wetlands Conservation Overlay District. The applicant should coordinate with the Conservation Commission as well as the PB to ensure the proposed grading, stormwater detention, and installation of the outlet structure meets Town Standards within the 50' wetland buffer as currently proposed.
- c. HR 290-6.A.(5). The applicant should show the location of the proposed construction entrance(s) to the plan set.
- d. HR 290-6.A.(8). The applicant should add a note of the requirement to coordinate a pre-construction meeting with the Town Engineer.
- e. HR 290-6.A.(9) The applicant should revise Note #5 on Plan Sheet C-7 to state the "temporary stabilization within 5 days of initial disturbance".
- f. HR 290-7.A.(6). The applicant should provide information as to how the stormwater system is designed to account for frozen ground conditions.
- g. HR 290-7.A.(7). The applicant should keep the Town informed of all communication with the Town of Londonderry in relation to the required concurrent Londonderry Site Plan Approval also required to ensure Towns comments do not alter drainage design/calculations.
- h. HR 290-7.B.(16). The applicant should label snow storage areas upon the plan set.
- i. Engineering Technical Guideline & Typical Details (ETGTD) ETGTD 920.2. The applicant should illustrate the proposed locations for the dandy bags upon the plan set.
- j. ETGTD 920.2. The applicant should coordinate the rip rap calculations with the details illustrated on plan sheet C-10.
- k. ETGTD 920.4.2. The applicant should show equipment storage locations on the plan set.
- l. ETGTD 930.3. The Outlet Structure Detail on Plan Sheet C-11 illustrates a 3'x4' galvanized top grate, while the Stormwater Report for Pond 201P illustrates a 30"x42". The applicant should correct this discrepancy.

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- m. ETGTD 930.4. We note that the two proposed stormwater pipes utilize a pipe slope less than the required 2.0%. The applicant should illustrate how the drain line velocities are self-cleaning.
 - n. The applicant will be required to comply with all provisions of the Town of Hudson's MS4 permit, including but not limited to annual reporting requirements, construction site stormwater runoff control, and record keeping requirements.
 - o. Please note that this review was carried out in accordance with applicable regulations and standards in place in New Hampshire at this time. Note that conditions at the site, including average weather conditions, patterns and trends, and design storm characteristics, may change in the future. In addition, future changes in federal, state, or local laws, rules, or regulations, or in generally accepted scientific or industry information concerning environmental, atmospheric, and geotechnical conditions and developments may affect the information and conclusions set forth in this review. In no way shall Fuss & O'Neill be liable for any of these changed conditions that may impact the review, regardless of the source of or reason for such changed conditions. Other than as described herein, no other investigation or analysis has been requested by the Client or performed by Fuss & O'Neill in preparing this review.
7. Zoning (ZO 334)
- a. ZO 334-14.A. The applicant has not provided the proposed building addition heights on the plan set.
 - b. ZO 334-17 & 334-21. The applicant has noted that the subject parcel is located within the Business (B) zoning district. The proposed use is permitted by the Ordinance within the Business district.
 - c. ZO 334-33. The applicant has shown wetlands on the plan set. The applicant has provided a Conditional Use Permit application for the Wetlands buffer, which details impacts to the wetland buffer in the south corner of lot 18. There are also impacts proposed for the wetlands buffer in the east corner of lot 19, however these impacts (installation of an 8'x40' storage unit and additional paving) are located in a previously paved/impacted area of the buffer.
 - d. ZO 334-60. The applicant has not provided any information for any proposed signs within the Hudson lots, except traffic and parking signage.
 - e. ZO 334-83 and HR 218-4.E. The applicant has noted that the site is not located within a designated flood hazard area.
8. Erosion Control/Wetland Impacts
- a. The Town of Hudson should reserve the right to require any additional erosion control measures as needed.
9. Landscaping (HR 275-8.C.(7) & 276-11.1.B.(20)) and Lighting (HR 276-11.1.B.(14))
- a. HR 275-8.C.(7). The applicant has provided the parking lot landscaping calculations on the plan set and noted that waivers are needed for the requirements. A waiver request form was included in the Site Plan Application documents, where the applicant is requesting waivers from Sections 275-8.C.(7)(a), (c) and (d).
 - b. HR 275-8.C.(8). The applicant has noted they will keep existing vegetation for screening of uses to the east of the site.

Mr. Brian Groth
September 15, 2021
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- c. HR 276-11.1.B.(14). The applicant has shown lighting fixture locations on the plans with details and photometric information for lot 18. We note that no new lighting is proposed for lot 19.
 - d. HR 276-11.1.B.(14). The applicant should provide the hours of operation for the facility and note whether the lights are intended to be in operation during non-working hours.
10. State and Local Permits (HR 275-9.G.)
- a. HR 275-9.G. The applicant has listed the required permits on the plan set. We note that the applicant should show the status of those permits.
 - b. HR 275-9.G. The applicant did not provide copies of any applicable Town, State or Federal approvals or permits in the review package.
 - c. Additional local and state permitting may be required.
 - d. The applicant should confirm if a permit is required for the fuel/oil storage tanks proposed for lot 19 and provide a detail on the plans for the spill containment slab.
11. Other
- a. The applicant should review the Professional Engineer Stamp location on many of the plan sheets. They appear to overwrite text making it illegible.
 - b. The applicant should review the need for an enclosure around the dumpster at lot 19.

Please feel free to call if you have any questions.

Very truly yours,



Steven W. Reichert, P.E.

SWR:

Enclosure

cc: Town of Hudson Engineering Division – File
TFM - jhill@tfmoran.com

**APPLICATION FOR SITE PLAN REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE**

**Bobcat of NH's Site Plan
Town of Hudson
Fuss & O'Neill Reference No. 03-0249.2080
Reviewed September 13, 2021**

Thirty (30) days prior to Planning Board Meeting, a complete site plan to include all supporting materials/documents must be submitted in final form. The site plan shall comply with the following specifications/requirements.

| Applicant Initials | | Staff Initials | |
|-----------------------|--|-------------------------------|--|
| _____ | a) Submission of nine (9) full sets of Site Plans (sheet size: 24" x 34") at the time of application filing, followed by the submission of seventeen (17) 11" x 17" plan sets (revised if applicable) to the Community Development Department no later than 10:00 AM Tuesday of the week prior to the scheduled public hearing/conceptual review date. | _____ | a) One full size set received by Fuss & O'Neill. |
| _____ | b) A Site Plan narrative, describing the purpose, locations, long range plans, impacts on traffic, schools and utilities. | <u>Fuss & O'Neill/SWR</u> | |
| _____ | c) Plan scale at not less the one inch equals fifty feet (1" = 50') | <u>Fuss & O'Neill/SWR</u> | |
| _____ | d) Locus plan with 1,000' minimum radius of site to surrounding area | <u>Fuss & O'Neill/SWR</u> | |
| _____ | e) Plan date by day/month/year | <u>Fuss & O'Neill/SWR</u> | e) Date by month/day/year. |
| _____ | f) Revision block inscribed on the plan | <u>Fuss & O'Neill/SWR</u> | |
| _____ | g) Planning Board approval block inscribed on the plan | <u>Fuss & O'Neill/SWR</u> | |
| _____ | h) Title of project inscribed on the plan | <u>Fuss & O'Neill/SWR</u> | |
| _____ | i) Names and addresses of property owners and their signatures inscribed on the plan | _____ | i) Owner's signature not provided. |
| _____ | j) North point inscribed on the plan | <u>Fuss & O'Neill/SWR</u> | |
| _____ | k) Property lines: exact locations and dimensions | <u>Fuss & O'Neill/SWR</u> | |
| _____ | l) Square feet and acreage of site | <u>Fuss & O'Neill/SWR</u> | |
| _____ | m) Square feet of each building (existing & proposed) | <u>Fuss & O'Neill/SWR</u> | |
| _____ | n) Names and addresses of bordering abutters, as shown on Tax Assessor's records not more than five (5) days prior to application date to be listed on the plan | <u>Fuss & O'Neill/SWR</u> | n) Unable to verify 5-day update criteria. |

| Applicant Initials | | Staff Initials | |
|-----------------------|--|-------------------------------|---|
| _____ | o) Location of all structures, roads, wetlands, hydrants, wells, septic systems, 4k reserve areas, floodways/floodplains, driveways, travel areas, parking areas and natural features within 200 feet of the tract | _____ | o) No information provided for 200 foot radius. |
| _____ | p) Locations of existing and proposed permanent monuments and benchmarks within 200 feet of the development tract | <u>Fuss & O'Neill/SWR</u> | |
| _____ | q) Pertinent highway projects | _____ | q) None are noted |
| _____ | r) Assessor's Map and Lot number(s) | <u>Fuss & O'Neill/SWR</u> | |
| _____ | s) Waiver application form shall be submitted with the site plan application, note on plan listing waivers requested/granted; and all waivers granted to the site plan regulations shall be listed on the final plan; waivers to checklist shall be reduced to writing and be signed by the Planning Board Chairman and Planning Board Secretary and recorded with the plan. | _____ | s) Waivers noted on landscape plan and request form included in Site Plan application |
| _____ | t) Delineate zoning district on the plan | <u>Fuss & O'Neill/SWR</u> | |
| _____ | u) Stormwater drainage plan | <u>Fuss & O'Neill/SWR</u> | |
| _____ | v) Topographical elevations at 2-foot intervals contours: existing and proposed | <u>Fuss & O'Neill/SWR</u> | |
| _____ | w) Utilities: existing and proposed | _____ | w) Not all existing utilities are not shown. |
| _____ | x) Parking: existing and proposed | <u>Fuss & O'Neill/SWR</u> | |
| _____ | y) Parking space: length and width | <u>Fuss & O'Neill/SWR</u> | |
| _____ | z) Aisle width/maneuvering space | <u>Fuss & O'Neill/SWR</u> | |
| _____ | aa) Landscaping: existing and proposed | <u>Fuss & O'Neill/SWR</u> | |
| _____ | ab) Building and wetland setback lines | <u>Fuss & O'Neill/SWR</u> | |
| _____ | ac) Curb cuts | <u>Fuss & O'Neill/SWR</u> | |
| _____ | ad) Rights of way: existing and proposed | <u>Fuss & O'Neill/SWR</u> | |
| _____ | ae) Sidewalks: existing and proposed | _____ | ae) No sidewalks shown. |
| _____ | af) Exterior lighting plan | <u>Fuss & O'Neill/SWR</u> | |
| _____ | ag) Sign locations: size and design | _____ | ag) No sign information shown on the plan for lots 18 + 19 |
| _____ | ah) Water mains and sewerage lines | _____ | ah) Only shutoffs and manholes shown. |
| _____ | ai) Location of dumpsters on concrete pads | <u>Fuss & O'Neill/SWR</u> | |
| _____ | aj) All notes from plats | _____ | aj) See other comments. |

| Applicant Initials | | Staff Initials | |
|-----------------------|--|-------------------------------|--|
| _____ | ak) Buffer as required by site plan regulations | <u>Fuss & O'Neill/SWR</u> | |
| _____ | al) Green and open space requirements met with percentages of both types of spaces inscribed on the plan | <u>Fuss & O'Neill/SWR</u> | |
| _____ | am) Soil types and boundaries, Note: if site contains marginal or questionable soils, a High Intensity Soil Survey (HISS) may be deemed necessary to submit as part of the application. Said HISS, if required, shall be performed by a State of New Hampshire certified Soil Scientist, who shall affix his/her stamp and signature shall be inscribed on the plan. | <u>Fuss & O'Neill/SWR</u> | |
| _____ | an) Wetlands (and poorly-drained and very poorly-drained soils), also identified as Class 5 and Class 6 High Intensity Soil Survey (HISS soils), and permanent and seasonal wetlands shall be identified on the plan by a New Hampshire certified Wetland or Soil Scientist, who shall affix his/her stamp and signature to the respective plan. | <u>Fuss & O'Neill/SWR</u> | |
| _____ | ao) "Valid for one year after approval" statement inscribed on the plan | <u>Fuss & O'Neill/SWR</u> | |
| _____ | ap) Loading bays/docks | _____ | ap) No loading areas shown on the plan. |
| _____ | aq) State of New Hampshire engineer's stamp, signature, surveyor's stamp, and signature | <u>Fuss & O'Neill/SWR</u> | |
| _____ | ar) Error of closure (1 in 10,000 or better) | <u>Fuss & O'Neill/SWR</u> | |
| _____ | as) Drafting errors/omissions | _____ | as) Not stated. |
| _____ | at) Developer names, addresses, telephone numbers and signatures | _____ | at) Signature and phone number not provided on the plan. |
| _____ | au) Photographs, electronic/digital display or video of site and area | _____ | au) Not provided. |
| _____ | av) Attach one (1) copy of the building elevations | <u>Fuss & O'Neill/SWR</u> | |
| _____ | aw) Fiscal impact study | _____ | aw) Not provided. |
| _____ | ax) Traffic study | <u>Fuss & O'Neill/SWR</u> | |
| _____ | ay) Noise study | _____ | ay) Not provided. |

Applicant
Initials

Staff
Initials

- _____ az) Copies of any proposed or existing easements, covenants, deed restrictions, right of way agreements or other similar documents
- _____ ba) Copy of applicable Town, State, Federal approval/permits to include but not limited to the following:
 - industrial discharge application
 - sewer application
 - flood plain permit
 - wetlands special exception
 - variance
 - erosion control permit (149:8a)
 - septic construction approval
 - dredge and fill permit
 - curb cut permit
 - shoreland protection certification in accordance with RSA483-B
 - if applicable, review application with Lower Merrimack River Local Advisory Committee (LMRLAC) and attach LMRLAC project comments hereto.
- _____ bb) Presentation plan (colored, with color coded bar chart)
- _____ bc) Fees paid to clerk
- _____ bd) Five (5) 22" x 34" copies of the plan shall be brought to the Planning Board meeting and distributed to the Planning Board members at the meeting. Note: for all subsequent meetings involving revised plans, five 22" x 34" copies of said plan shall be brought to the meeting for distribution to the board members.

- _____ az) None provided as part of the review package.
- _____ ba) None provided.
- _____ bb) No presentation plan received, requires a Town action.
- _____ bc) Requires Town action.
- _____ bd) Requires Town action.

* Under the purview of the Planning Board any and all items may be waived.



Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

TRAFFIC MEMORANDUM

Date: August 12, 2021

To: Town of Londonderry – Planning &
 Economic Development
 268B Mammoth Road
 Londonderry, NH 03053

Town of Hudson – Planning Department
 12 School Street
 Hudson, NH 03051

From: Robert Duval, P.E.
 Jen Porter, P.E.

Re: Proposed Redevelopment – Bobcat of New Hampshire
2 Rebel Road & NH Route 102 (345 Derry Road/307 Nashua Road)
Londonderry & Hudson NH
 TFM Project No. 17851.08

INTRODUCTION

TFMoran has prepared this traffic memo to evaluate trip generation and describe the existing roadway network associated with the redevelopment of existing sites at the corner of Rebel Road and NH Route 102 in Londonderry and Hudson.

PROPOSAL

Bobcat of New Hampshire is proposing to redevelop two sites at the northeast corner of Rebel Road and NH Route 102. The company will be relocating its business from its current location diagonally across the intersection at the southwest corner of NH102 and Tracy Lane. The proposal will connect the rectangle lot at the corner (former Reeds Ferry) and the next triangle lot (former Dubowik Excavation Equipment Sales) with an internal drive to allow the two sites to operate as one facility.

The rectangle lot currently has a barn style building with 500 sf of office facing NH102 and 5 bays (2,100 sf) at the rear of the building. A one-story 1,500 sf addition is proposed to provide two additional bay areas with storage. Parking areas will be striped within the existing pavement that is currently used for storage and display.

The building on the triangle lot contains an office area of about 900 sf at the front and a larger storage garage area connected behind. The front office will be the leasing office area with the storage area used for detailing of rented equipment. Outdoor display of equipment is proposed along NH102 and outdoor storage of materials and equipment is proposed at the rear of the property.

Business hours are Monday – Friday 7:30 am to 4:30 pm, the facility is closed on weekends. Typical employee count would be about 15-18 employees at the site at any given time. 60% of rentals are delivered to the customer, 40% of customers come to the site to pick up equipment. The facility offers sales/leasing, rental and repairs of Bobcat equipment.

DESCRIPTION OF SITE

Existing lot 101-19, former Reeds Ferry site, is completely within the Town of Hudson and currently has a full access driveway onto Rebel Road. Lot 101-19 (Hudson)/2-34A (Londonderry) is split between the two towns and has a full access driveway onto NH Route 103(Nashua Road).

The split lot was previously used as an excavation equipment sales facility but is currently vacant. There is an existing building on each lot, and each site is provided with paved parking areas. The former equipment sales lot also has a wide cleared area behind the building that was graveled for storage of equipment and supplies.

DESCRIPTION OF ROADWAYS AND INTERSECTIONS

NH Route 102 (Derry Road/Nashua Road)

- Classification. Derry Road is a State-maintained north-south arterial roadway connecting I93 to Hudson in the southeast, and to NH101/NH107 in Raymond in the northwest.
- Lane widths and usage. In the project vicinity, the roadway provides two lanes northbound and one lane southbound with 6' wide paved shoulders. At the Rebel Road/Tracy Lane intersection there is a dedicated left turn lane northbound vehicles turning into Tracy Lane and both left-turn and right-turn pockets southbound for turns into Tracy lane and Rebel Road.
- Pedestrian facilities. There are no sidewalks.
- Signage. The speed limit is posted at 40 mph north of Tracy Lane and 55 mph south of Rebel Road. Other traffic signage includes lane use, directional signs, street name signs and stop signs at major driveways. Pavement markings consist of a center double yellow stripe and shoulder markings in good condition.
- Lighting. Roadway lighting is provided at the roadway intersection with Rebel Road/Tracy Lane.
- Road conditions. The roadway is generally level and straight with open drainage, and normal crown. The pavement is in good condition, with little or no ruts, soft spots, potholes, or other structural defects evident. .

Rebel Road

- Classification. Rebel Road is a Town-maintained east-west roadway that ends at a cul-de-sac about 1000 feet from NH Route 102.
- Lane widths and usage. The roadway generally provides one lane in each direction with a total width of 28 feet with no striped shoulder. The roadway widens to about 44' wide at the intersection with NH Route 102.
- Pedestrian facilities. There are no sidewalks.
- Signage. The speed limit is not posted on Rebel Road. A stop sign is present at the intersection with NH Route 102. There is no roadway striping.
- Lighting. Roadway lighting is provided at the roadway intersection with NH Route 102.
- Road conditions. The roadway is generally level and straight with flat curves, open drainage, and normal crown. The pavement is in fair condition, with some cracking.
- Adjacent uses. The roadway serves a variety of office, service, and industrial uses.

TRIP GENERATION

Trip generation rates are published by ITE¹ for Land Use Code (LUC) 811, Construction Equipment Rental Store. However, LUC 811 is based on only 3 studies and may not be a good indicator of actual operations for this site. Therefore, we have based our trip generation estimates for the facility on data provided by the client at their existing site. The new location does provide more display and dealer prep space, but the applicant does not plan to increase their employee count.

Existing Operations on a Typical Weekday (closed on weekends):

- Employees arrive & depart site during AM and PM peak hours.
- Rental Operations: 60% delivery to the customer, 40% customer picks up at site
- 2 deliveries leave site during AM peak hour, none during PM
- 25-30 customers typically arrive to the site at random intervals throughout the day. We have therefore included 8 customer trips during peak hours.

Thus typical weekday peak hour traffic volumes can be summarized as follows:

AM Peak hour (7a-8a)

18 employees (18 in / 0 out)
 2 deliveries (0 in / 2 out)
 8 customers (4 in / 4 out)

PM Peak hour (4p-5p)

18 employees (0 in / 18 out)
 2 deliveries (0 in / 0 out)
 8 customers (4 in / 4 out)

Trip Generation for Relocated Bobcat Facilities

| Existing and Relocated Facilities | In | Out | Total |
|--|-----------|------------|--------------|
| Existing Facility AM Peak Hour | 22 | 6 | 28 |
| Relocated Facility AM Peak Hour | 22 | 6 | 28 |
| Net AM Trips | 0 | 0 | 0 |
| Existing Facility PM Peak Hour | 4 | 22 | 26 |
| Existing Facility PM Peak Hour | 4 | 22 | 26 |
| Net PM Trips | 0 | 0 | 0 |

All trips would already be on the roadway since their existing facility is currently operating on Tracy Lane. NHDOT AADT on NH Route 102 at the Londonderry/Hudson town line shows a 2020 AADT of 12,219 vehicles, with a fairly even directional volume (6,241 EB, 5,978 WB).

¹ *Trip Generation Manual*, Institute of Transportation Engineers (ITE), 10th Edition.

CONCLUSION

Based on the foregoing, we anticipate the impacts associated with traffic from this project to be negligible. The traffic from this development already is present on the existing roadways.

Turning movements will adjust to enter and exit from Rebel Road rather than Tracy Lane as currently situated. Both side roads have existing exclusive left turn lanes and wide shoulders to accommodate right turns. Both roads are short, dead-end, industrial/commercial local roads with low traffic activity.

We therefore find that the traffic associated with this proposal can be safely accommodated on the adjacent roadway without mitigation.

Please let me know if you have any questions in regard to these items.

TFMORAN, INC.



Robert E. Duval, P.E.
Chief Engineer



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: September 13, 2021

Case: Bobcat of New Hampshire Application Conditional Use Permit
2 Rebel Road and 345 Derry Road, Hudson, New Hampshire
Map 101, Lot 18 and 19
Zone: Business

Description of work to be performed: The project proposes construction of a storm water Retention Basin and associated grading in the wetland buffer located on the easterly side of Map 101, Lot 19. All storm water from the site will be conveyed to this basin for treatment per MS4 requirements. If approved, the project will have a permanent wetland buffer impact of 180 square feet and a temporary wetland buffer impact of 1560 square feet.

Note: Utilizing the materials presented and current aerial imagery commission members elected not to conduct a site walk of the proposed project area.

Motion to “Recommend”

Mr. Dickinson moved to recommend acceptance by the Hudson Planning Board of the Conditional Use Permit application filed for the proposed “Bobcat of New Hampshire Application” reference Tax Map 101, Lot’s 18 and 19, dated August 12, 2021. After application review, the Hudson Conservation Commission finds that the use presented by the applicant for proposed construction within the wetland buffer comply with Hudson Zoning Ordinance 334, Article IX- Wetland Conservation Overlay District, paragraphs 334-36(C) 3. 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 sheet C-5 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.

HCC recommendations to aide in storm water containment and treatment on site

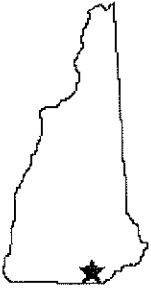
4. The conservation commission recommends that the Planning Board require the applicant to use a standard asphalt paving material in the area where recycled asphalt is proposed to help reduce infiltration of contaminates through the more pores recycled asphalt material.
5. The conservation commission recommends that the Planning Board require the applicant to add an additional storm water catch basin within the proposed storage area and/or proposed paved surface area to pretreat and convey storm water to the retention basin.
6. The Town Engineer recommends and conservation commission concur that an asphalt curbing be constructed along the south easterly portion of the storage area adjacent to the proposed retention basin to prevent storm water sheet flow off the property and into the nearby wetlands.
7. 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.)
8. 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 Mrs. Rumbaugh Motion Carried 3 / 0 / 0

William Collins

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.



TOWN OF HUDSON

Land Use Division



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

Conditional Use Permit #10-21 Zoning Review/Comments

September 2, 2021

Re: Map 101 Lot 018 & 019
Addresses: 2 Rebel Rd and 345 Derry Rd respectively
Zoning district: Business (B)
Proposal: To allow construction of storm water mgmt. system and associated construction within 50 ft buffer.

Based on submitted plan C-4 dated July 26, 2021.

1) Application does not appear to address the 8' x 40' storage unit (structure) located in the 50 ft wetland buffer area (on lot #18). From the Z.O. 334-36:

B. Prohibited uses: Any use that is not expressly permitted in §334-36A or by conditional use in §334-36C is prohibited. Prohibited uses that may not be established or expanded within the Wetlands Conservation Overlay District include, but are not limited to, the following:

(1) Structures, except as provided in §334-36C.

C. Conditional Uses: Any use not identified as a permitted use listed in §334-36A is presumed to impair the wetland functions and values unless proven otherwise by an applicant as provided below. The following uses may be granted a Conditional Use Permit by the Planning Board in accordance with §334-37:

(1) Accessory structures associated with a legally existing primary structure, provided the applicant demonstrates that no practicable alternative exists elsewhere on the lot and outside of the Wetland Conservation Overlay District.

2) Application does not appear to address the expansion of the existing driveway apron within the 50 ft wetland buffer area on lot #18). From the Z.O. 334-36:

B. Prohibited uses: Any use that is not expressly permitted in §334-36A or by conditional use in §334-36C is prohibited. Prohibited uses that may not be established or expanded within the Wetlands Conservation Overlay District include, but are not limited to, the following:

(9) Impervious surfaces, except as provided in §334-36C.

C. "Conditional Uses: Any use not identified as a permitted use listed in §334-36A is presumed to impair the wetland functions and values unless proven otherwise by an applicant as provided below....."



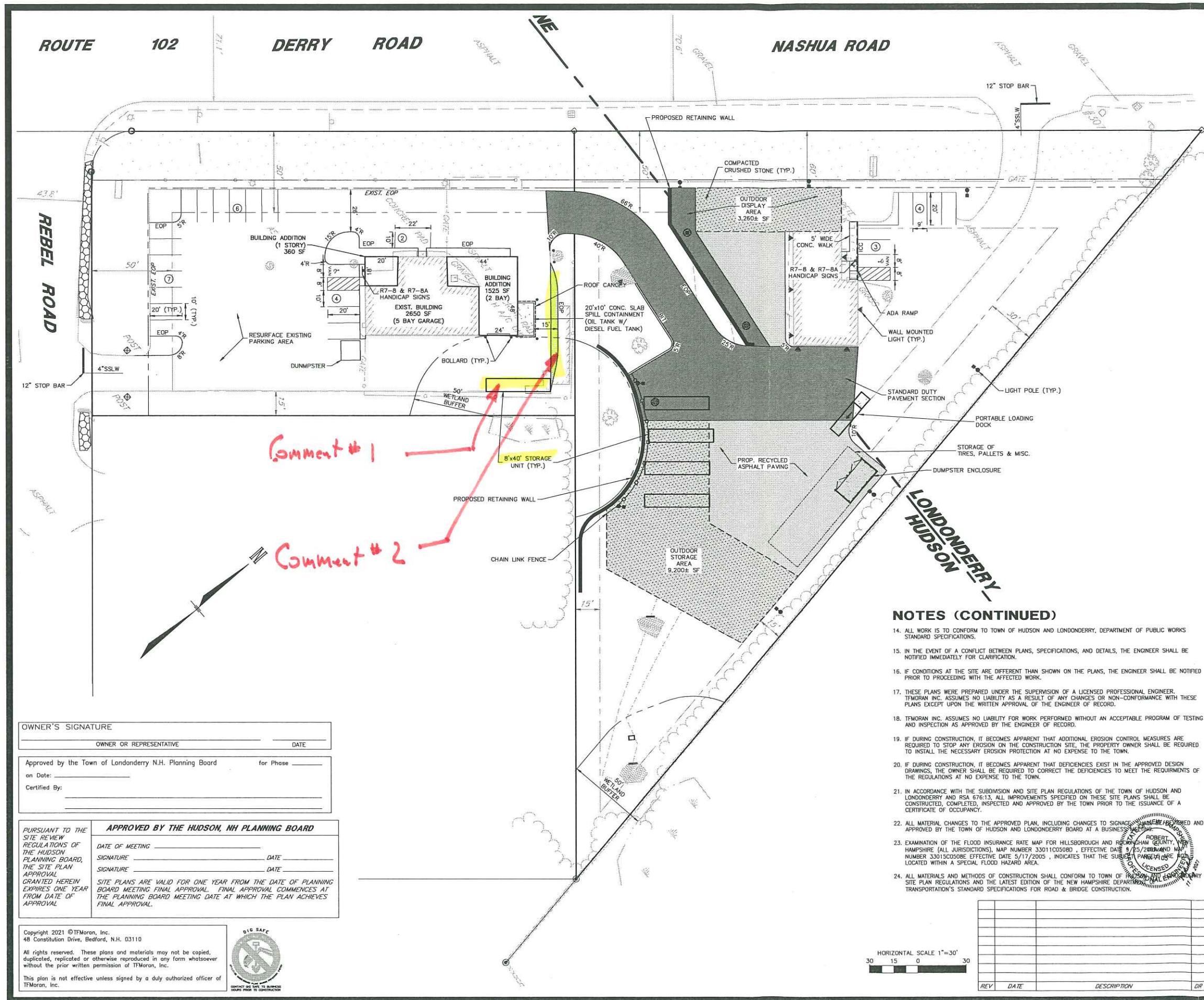
Bruce Buttrick

Zoning Administrator/Code Enforcement Officer

(603) 816-1275

bbuttrick@hudsonnh.gov

cc: B. Groth - Town Planner
file



NOTES

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED SITE WORK WHICH INCLUDES PAVING AND RECONFIGURATION OF THE PARKING LOT/ACCESS DRIVES FOR LOT 101-18 AND LOT 2-34A, AS WELL AS ADDING OUTDOOR DISPLAY AND STORAGE AREAS. SITE WORK FOR LOT 101-19 INCLUDES THE CONSTRUCTION OF TWO BUILDING ADDITIONS WITH ASSOCIATED SITE IMPROVEMENTS AND OUTDOOR DISPLAY AREAS.
- ZONING:
 TOWN OF LONDONDERRY
 COMMERCIAL II DISTRICT (C-II) & RT 28 PERFORMANCE OVERLAY (PO)
 LOT AREA 1 AC
 LOT FRONTAGE 150 FT
 MINIMUM BUILDING SETBACKS
 FRONT 60 FT, 4 TIMES BLDG. HT. (PO)
 SIDE 30 FT, BLDG. HT. [20' MIN.] (PO)
 REAR 30 FT, BLDG. HT. [20' MIN.] (PO)
 BUILDING HEIGHT 50 FT, 45' (PO)
 MAX. BUILDING COVERAGE 25%
 MIN. GREEN SPACE 33%
 GREEN SPACE SETBACKS
 SIDE/REAR 15 FT, 1/2 BLDG. HT. 10' MIN. (PO)
 FRONT 30 FT, 35' (PO), (STREET TREE AREA & FRONT BUFFER AREA)
 BUFFER TO AR-1 50', 75' (PO)
 ROUTE 102 PERFORMANCE OVERLAY ZONE (MAP 2 LOT 34A)
 TOWN OF HUDSON
 BUSINESS DISTRICT (B)
 LOT AREA 43,560 SF
 LOT FRONTAGE 150 FT TOWN ROAD
 MINIMUM BUILDING SETBACKS
 FRONT 50 FT
 SIDE 15 FT
 REAR 15 FT
 BUILDING HEIGHT 38 FT
 MIN. GREEN SPACE 40%
 GREEN SPACE SETBACKS 35 FT FROM R.O.W.
 TOWN OF LONDONDERRY PARKING CALCULATIONS:
 SALES & RENTAL OF TRUCKS OR HEAVY EQUIPMENT (EQUIPMENT DISPLAY OR STORAGE AREA)
 0.5 SPACE/1,000 SF: 14,985 SF (2,528 SF BLDG., 3,260 SF DISPLAY, 9,200 SF OUTDOOR STORAGE) = 7 SPACES
 PROPOSED: 7 SPACES
 TOWN OF HUDSON PARKING CALCULATIONS:
 RETAIL & OFFICE = 1 SPACE/200 SF = 1,520 SF/200 SF = 7.6 SPACES
 WAREHOUSE = 1 SPACE/600 SF = 3,300 SF/600 SF = 5.5 SPACES
 TOTAL REQUIRED: 13 SPACES
 PROPOSED: 19 SPACES
- THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:
 DRAINAGE PRIVATE
 SEWER PRIVATE
 WATER PRIVATE
 GAS LIBERTY UTILITIES
 ELECTRIC EVERSOURCE
 TELEPHONE CONSOLIDATED COMMUNICATIONS
 CABLE COMCAST

NOTES (CONTINUED)

- ALL WORK IS TO CONFORM TO TOWN OF HUDSON AND LONDONDERRY, DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS.
- IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
- IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
- THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. TFMORAN INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-COMFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
- TFMORAN INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
- IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE, THE PROPERTY OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
- IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
- IN ACCORDANCE WITH THE SUBDIVISION AND SITE PLAN REGULATIONS OF THE TOWN OF HUDSON AND LONDONDERRY AND RSA 676:13, ALL IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED, COMPLETED, INSPECTED AND APPROVED BY THE TOWN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ALL MATERIAL CHANGES TO THE APPROVED PLAN, INCLUDING CHANGES TO SIGNAGE, SHALL BE APPROVED AND APPROVED BY THE TOWN OF HUDSON AND LONDONDERRY BOARD AT A BUSINESS MEETING.
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR HILLSBOROUGH AND ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), MAP NUMBER 3301100508D, EFFECTIVE DATE 8/25/2018 AND MAP NUMBER 3301500508E EFFECTIVE DATE 5/17/2005, INDICATES THAT THE SUBJECT PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF HUDSON AND LONDONDERRY SITE PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
- THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
- LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE CITY/TOWN ZONING ORDINANCE AND SITE PLAN REGULATIONS.
- SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY SHEET. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.

OWNER'S SIGNATURE _____
 OWNER OR REPRESENTATIVE _____ DATE _____

Approved by the Town of Londonderry N.H. Planning Board for Phase _____
 on Date: _____
 Certified By: _____

APPROVED BY THE HUDSON, NH PLANNING BOARD
 PURSUANT TO THE REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.
 DATE OF MEETING _____ DATE _____
 SIGNATURE _____ DATE _____
 SIGNATURE _____ DATE _____
 SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN ACHIEVES FINAL APPROVAL.

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 This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.



| REV | DATE | DESCRIPTION | DR | CK |
|-----|------|-------------|----|----|
| | | | | |

SITE DEVELOPMENT PLANS
 TAX MAP 101 LOT 18 & 19 / TAX MAP 2 LOT 34A
SITE LAYOUT PLAN
BOBCAT OF NEW HAMPSHIRE
 2 REBEL RD & 345 DERRY RD (HUDSON, NH)
 307 NASHUA RD (LONDONDERRY, NH)
 OWNED BY
MAL-MAR, LLC
 PREPARED FOR
BOBCAT OF NEW HAMPSHIRE
 SCALE: 1"=30' JULY 26, 2021

TFM Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists
 48 Constitution Drive
 Bedford, NH 03110
 Phone (603) 472-4488
 Fax (603) 472-9747
 www.tfmoran.com

| | | | | | | |
|------|----------|----|-----|---------|---------------------|-----|
| FILE | 17851-08 | DR | PWH | FB | - | C-4 |
| | | CK | JSH | CADFILE | 17851-08 SITE PLANS | |

Dubowik, Brooke

From: Dhima, Elvis
Sent: Thursday, September 2, 2021 4:17 PM
To: Dubowik, Brooke; Groth, Brian
Cc: Steven Reichert
Subject: RE: Dept Sign Off - Bobcat of NH SP# 11-21 & CUP# 10-21

Brian / Brooke

I have the following comments

1. Applicant current shows all runoff discharging to the proposed detention basin, including the outdoor storage area.
Applicant shall revise the plans to show curb installation and catch basins with mechanical separator to handle any spillage and / or leaks on the parking lot/storage area.
2. Applicant shall drainage back up to show that they meet peak and volume flows.

Thanks

E

Elvis Dhima, P.E.
Town Engineer

12 School Street
Hudson, NH 03051
Phone: (603) 886-6008
Mobile: (603) 318-8286



From: Dubowik, Brooke <bdubowik@hudsonnh.gov>
Sent: Thursday, September 2, 2021 11:29 AM
To: Bianchi, Dave <dbianchi@hudsonnh.gov>; Buttrick, Bruce <bbuttrick@hudsonnh.gov>; Buxton, Robert <RBuxton@hudsonnh.gov>; Caleb Chang <calebc@nashuarpc.org>; Dhima, Elvis <edhima@hudsonnh.gov>; Kirkland, Donald <dkirkland@hudsonnh.gov>; Forrence, Jess <jforrence@hudsonnh.gov>; Groth, Brian <bgroth@hudsonnh.gov>; Michaud, Jim <jmichaud@hudsonnh.gov>
Subject: Dept Sign Off - Bobcat of NH SP# 11-21 & CUP# 10-21

Good morning,
Attached are two sign offs for Bobcat of New Hampshire. Please return the Site Plan Sign off, and the Conditional Use Sign off.
Thank you,

Brooke Dubowik
Planning Administrative Aide II



SITE PLAN APPLICATION

Date of Application: 8/30/21 Tax Map #: 101 Lot #: 18 & 19

Site Address: 2 Rebel Road & 345 Derry Road

Name of Project: Bobcat of New Hampshire

Zoning District: Business General SP#: 11-21
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: MalMar LLC

Address: 9 Dover Rd. Chichester, NH 03258

Address: _____

Telephone 224-1234

Email: pete.detone@bobcatnh.com

DEVELOPER:

Mal Mar LLC

9 Dover Road Chichester NH

03258

603-224-1234

PROJECT ENGINEER:

Name: TFMoran, Inc. - Jason S. Hill

Address: 48 Constitution Drive

Address: Bedford, NH 03110

Telephone # 603-472-4488

Email: jhill@tfmoran.com

SURVEYOR:

TFMoran, Inc. - Michael Hammer

48 Constitution Drive

Bedford, NH 03110

603-472-4488

mhammer@tfmoran.com

PURPOSE OF PLAN:

To depict the proposed sitework which includes paving and reconfiguration of the parking lot/access drives for Lot101-18 and Lot 2-34A, as well as adding outdoor display and storage areas. Site work for Lot 401-19 includes the constuction of two building additions with assoiated site improvements and outdoor display areas.

(For Town Use Only)

Routing Date: 8/31/21 Deadline Date: 9/10/21 Meeting Date: TBD

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

RMB Title: FIRE CHIEF Date: 9/13/21

(Initials)

Department: Building may Require Automatic Sprinkler System. This will be Determined at Time of Building Permit Review. RMB

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