



# TOWN OF HUDSON

## Planning Board

Timothy Malley, Chairman

Roger Coutu, Selectmen Liaison



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

### PUBLIC MEETING – FEBRUARY 17, 2021

#### COVID-19 Meeting Procedure

Due to the Covid-19 pandemic, and pursuant to Governor Sununu’s Executive Order #12, the Planning Board meeting will be using remote technology in addition to limited physical presence.

**The public may attend physically** in accordance with CDC guidelines and Town policy.

#### To attend remotely:

Please register for Hudson Planning Board - Hudson Logistics Center on February 17, 2021 7:00 PM EST at: <https://attendee.gotowebinar.com/register/2377459012369229328>

After registering, you will receive a confirmation email containing information about joining the webinar. Use the “raise hand” feature to be called on.

You may also observe the meeting in real-time on Hudson Community Television, Comcast Cable Channel 22, or through: <http://www.hudsonctv.com/CablecastPublicSite/watch/2?channel=3>

If you are experiencing technical difficulties or are unable to access the webinar, please email [planning@hudsonnh.gov](mailto:planning@hudsonnh.gov).

The Town of Hudson Planning Board will hold a regularly scheduled meeting on **Wednesday, February 17, 2021 at 7:00 p.m.** at the **Hudson Community Center**, 12 Lions Ave., Hudson, NH. The following items will be on the agenda:

- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES
- V. MINUTES OF PREVIOUS MEETING(S)

- 13 January 2021 Meeting Minutes – Decisions
- 27 January 2021 Meeting Minutes – Decisions

#### VI. CORRESPONDENCE

- A. Bond Reduction – Eagles Nest Phase II

#### VII. NEW BUSINESS

- A. Gowing Road Conceptual Subdivision Plan  
CSB# 01-21

58 R Gowing Road  
Map 237/Lot 032

Purpose of Plan: to subdivide one (1) lot into nine (9) single-family residential lots, which includes the existing single-family house.

VIII. ADJOURNMENT

Comments may be submitted in writing until 10:00 a.m. on the Tuesday prior to the day of the meeting.

POSTED: Town Hall, Library & Web – 02-04-21

---

Brian Groth  
Town Planner

**58 R GOWING ROAD**  
CONCEPTUAL SUBDIVISION REVIEW  
**STAFF REPORT**  
January 28, 2021

**SITE:** 58 R Gowing Road; Map 237 Lot 032-000

**ZONING:** Residential-Two (R-2), General-One (G-1)\*

\*No development proposed on the portion of the property within the G-1 zone

**PURPOSE OF PLANS:** Proposed to subdivide one lot (with one existing) house into nine single-family house lots (counting the existing) served by a proposed 1,200 linear foot road off Gowing Road.

**PLANS UNDER REVIEW:** Conceptual Plan, 58R Gowing Road Hudson, New Hampshire; prepared by Meisner Brem Corporation, 142 Littleton Road, Westford, MA 01886 / 202 Main Street, Salem, NH 03079; prepared for KLN Construction Company, Inc., 70 Bridge Street, Unit 1, Pelham, NH 03076; consisting of 1 sheet, with general notes 1-8 on Sheet 1; dated January 7, 2021.

**ATTACHMENTS:**

- A. Town Department Comments

**APPLICATION TRACKING:**

- January 7, 2021 – Conceptual Subdivision Application received.
- February 17, 2021 – Meeting scheduled.

**COMMENTS & RECOMMENDATIONS:**

**BACKGROUND**

A single-family house, with accessory buildings (a detached garage, deck, and pool) and a lengthy gravel driveway off Gowing Road currently occupy the property. The center part of the property is an open lawn while the northern end of the property, alongside the edge of the property, is wooded. The Musquash Brook, another unnamed brook, and a swath of wetlands run along the western and southern edges of the property. The low-lying areas within and immediately adjacent to the brooks and wetlands are within the designated Flood Plain Zone A.

The proposed development will largely stay off the Flood Plain Zone, except for portions of two proposed stormwater detention/infiltration ponds. However, the proposed road will run directly across an isolated wetland and require filling half of that wetland area.

The proposed 1,200' road starts from Gowing Road at a 50' right-of-way between Lot 237-033 and Lot 237-034, curves along the center of the property, and ends in a radial turnaround. The applicant is proposing to develop nine single-family house lots on both sides and the end of the proposed road, one of which will include the existing single-family home and its detached garage.

Seven of the proposed houses will be served by 12' driveways, each with a turn-around hook. Lot 7 with the existing single-family house will be connected to the new road via a 200' driveway. Lot 8 at the end of the street will have a 24' wide driveway off the radial turnaround.

### STAFF COMMENTS

**Summary:** Staff identifies potential issues with the proposed plan regarding dimensional requirements and street requirements, which need to be resolved through either a plan modification, request to waive the specific requirements, or both. While acknowledging that the submitted plan is intended for a conceptual review, staff will need additional information to verify conformance on several requirements, most notably on the design of the proposed street, stormwater management, proposed utilities, and lot size.

1. **Use (§ 334-21, Article IX):** All development will occur within the Residential-Two (R-2) zone. The proposed use – single-family detached dwelling (A-1) is permitted in the R-2 zone. A proposed road creates wetland impacts, which is a conditional use permitted via Article IX. The applicant will need to complete the **Wetlands Conservation Overlay District Conditional Use Permit** application submitted to the Planning Board and Conservation Commission in conjunction with a formal subdivision application.
2. **Dimensional Requirements (§ 334-27):** The proposed plan does not conform to all dimensional requirements. Specifically, the plan does not conform to minimum lot frontage and staff needs additional information to verify the plan's conformance with the minimum lot area.
  - a. **Minimum lot area:** The minimum lot area requirement for single-family use under R-2 without Town water or sewer is 43,560 square feet or 1 acre of contiguous dry land, excluding area with wetlands and steep slopes > 25%. The proposed plan noted this requirement but only provided gross lot area.

Concurring with the Zoning Administrator's comments (see under the Departmental Comments section), staff recommends the applicant to tabulate, for the entire parcel of Lot 273-032 and each proposed subdivide lot: total area, area with wetlands and steep slopes > 25%, resultant building lot area.

Gross lot area noted on the proposed plan: Total Parcel Area (844,405 S.F.)

Lot 1 (105,000 S.F.), Lot 2 (74,000 S.F.), Lot 3 (103,000 S.F.), Lot 4 (147,000 S.F.), Lot 5 (108,000 S.F.), Lot 6 (80,000 S.F.), Lot 7 (58,000 S.F.), Lot 8 (45,000 S.F.), Lot 9 (48,000 S.F.)

- b. **Minimum lot frontage:** The lot frontage requirement for lots fronting roadways without Town water and sewer is 150'. General note 4 on the proposed plan, citing the minimum frontage required as 120', is incorrect as the lesser requirement only applies to lot fronting local roadways with Town water and sewer. Consequently, Lot 2 and Lot 6 do not conform to the minimum lot frontage requirement.

Lot frontage noted on plan: Lot 1 (161'), **Lot 2 (147')**, Lot 3 (200' but frontage line is showing 214'), Lot 4 (188' but frontage line is showing 200'), Lot 5 (178'), **Lot 6 (136')**, Lot 7 (249'), Lot 8 (271'), Lot 9 (305')

3. **Street Requirements (§ 289-18):** The proposed radial turnaround does not conform with the requirements under B(2) and B(3). Staff needs additional information, to be reviewed by Town Engineer, to verify conformance with several requirements under this section.
- **B(2):** The proposed cul-de-sac exceeds and does not meet the required maximum length of 1,000'. The plan noted a waiver is required for the proposed cul-de-sac.
  - **B(3):** The proposed radial turnaround has a 75' right-of-way radius, which meets the first part of the requirement. However, the proposed radius to the outside edge of pavement or curb is only 62', which does not meet the required minimum of 65'.
2. **Natural Features (§ 289-23):** This section requires that due regard shall be shown for all natural features, such as large trees, watercourses, scenic points, historic spots and other community assets which, if preserved, shall add attractiveness and value to the subdivision. Staff recommends the Board consider whether the proposed application satisfies this requirement, and consider conducting a site walk.
3. **Fire Suppression:** Staff acknowledges the proposed plan noting that Lot 6 will have an individual fire suppression system (sprinklers).

The Town's Fire Chief raised concerns about the cul-de-sac exceeding 1,000' in length. In addition to further discussion on how issues with the long cul-de-sac may be addressed, the Fire Chief recommends a minimum of one 30,000-gallon fire protection cistern to be provided for this development. See the Fire Chief's exact comments under the Department Comments section.

#### DEPARTMENTAL COMMENTS

1. Fire Chief (January 14, 2021)
  - a. A street name for the project will need to be submitted and formally reviewed by the Hudson Fire Department for formal acceptance.
  - b. Street addressing for the project will need to be obtained from the Hudson Fire Department prior to the issuance of any building permit.

- c. The length of the cul-de-sac is over 1000' in length which exceeds the maximum length allowed in the Town of Hudson. The Fire Department would like to discuss with the applicant how this may be addressed.
  - d. A minimum of one 30,000 gallon cistern for fire protection shall be provided for this development. The cistern shall be installed prior to any building permit activities taking place in the development. This cistern site shall meet all applicable NFPA standards for installation.
  - e. Please provide three (3) Cistern maps signed by the Hudson Fire Department, the Hudson Water Company and the property owner. There shall be a cistern flag acceptable to the current Town of Hudson Engineering Department's specifications provided for all water supply appurtenances.
  - f. **\*\*The following life safety and fire protection concerns provided are for informational purposes to the applicant and Planning Board for this project. Final determinations on these issues occur after further review of the project.**
    - i. A blasting permit will be required for any blasting on the site in accordance with the **Code of the Town of Hudson, Chapter 202.**
2. Zoning Administrator/Code Enforcement Officer (January 14, 2021)
- a. **The minimum buildable lot area shall not contain wetlands**, as defined by the Hudson Zoning Ordinance, shall be continuous dry land and shall contain no slope in excess of 25%, and 334-27.2. The minimum lot area shall be contiguous land and shall not be separated by a wetland, a waterway, or a right-of-way. **The minimum lot area shall not contain wetland**, as defined by the Hudson Zoning Ordinance, **and shall contain no slopes in excess of 25%.**
  - b. **Can the applicant tabulate for each lot the resultant buildable lot area (- wetland and steep slope)?**

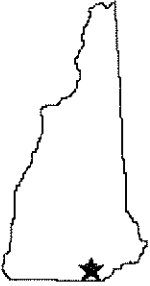
## DRAFT MOTIONS

The Board should consider whether this plan might have a Regional Impact per RSA 36:54. While eight new homes might not amount to a Development of Regional Impact, it may be appropriate, as a courtesy, to notify the Town of Pelham due to the proximity to the Hudson-Pelham border.

When the Board and Applicant agree that Design Review has concluded, the Board should formally acknowledge so.

I move to close the Design Review phase for the Conceptual Subdivision application at 58R Gowing Rd.

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_



# TOWN OF HUDSON

## Land Use Division



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

### Conceptual Subdivision Plan Review Zoning Review/Comments

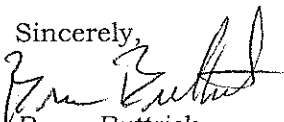
January 14, 2021

Re: Map 237 Lot 032  
Address: 58R Gowing Rd  
Zoning districts: Residential Two (R-2) and General One (G-1)  
Proposed 9 lot subdivision

Submitted plan: 1 of 1 dated January 7, 2021

***The minimum buildable lot area shall not contain wetlands, as defined by the Hudson Zoning Ordinance, shall be contiguous dry land and shall contain no slopes in excess of 25%, and 334-27.2: All lots shall meet the minimum lot area, minimum lot frontage, and building setback requirements provided in §334-27, Table of Minimum Dimensional Requirements. The minimum lot area shall be contiguous land and shall not be separated by a wetland, a waterway, or a right-of-way. The minimum lot area shall not contain wetland, as defined by the Hudson Zoning Ordinance, and shall contain no slopes in excess of 25%.***

**Can the applicant tabulate for each lot the resultant buildable lot area (- wetland and steep slope)?**

Sincerely,  
  
Bruce Buttrick,  
Zoning Administrator/Code Enforcement Officer

cc: Public Folder  
B. Groth - Town Planner  
file

**CONCEPTUAL SUBDIVISION DATA SHEET**

PLAN NAME: 58 R GOWING RD. (TEMPORARY NAME)

PLAN TYPE: CONCEPTUAL SUBDIVISION PLAN

LEGAL DESCRIPTION: MAP 237 LOT 032

DATE: JANUARY 8, 2021

Address: 58 R GOWING RD.

Total Area: S.F. 844,400 SF Acres: 19.38 Ac.

Zoning: R2 / G1 (G1 IS VERY SMALL AT NE CORNER)

Required Lot Area: 1 ACRE = 43560 SF SINGLE FAMILY

Required Lot Frontage: 120'

Number of Lots Proposed: 9

Water and Waste System Proposed: PRIVATE INDIVIDUAL WELLS & SEPTIC

Area in Wetlands: 7.9 ± AC.

Existing Buildings To Be Removed: 1

Flood Zone Reference: MAP NO. 3301160657D ; EFFECTIVE 9.25.2009

Proposed Linear Feet Of New Roadway: 1200 LF ±

(For Town Use Only)

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



**CONCEPTUAL SUBDIVISION PLAN APPLICATION**

Date of Application: JANUARY Tax Map #: 237 Lot #: 032  
Site Address: 98 R BOWING RD.  
Name of Project: 58 R BOWING RD. (TEMPORARY NAME)  
Zoning District: \_\_\_\_\_ General CSB#: \_\_\_\_\_  
(For Town Use Only)  
Z.B.A. Action: NONE

**PROPERTY OWNER:**

Name: KLN CONSTRUCTION COMPANY, INC.  
Address: 70 BRIDGE ST. UNIT 1  
Address: PELHAM, N.H. 03076  
Telephone # 978-479-5572  
Email: klncstruction@gmail.com

**DEVELOPER:**

Name: KLN CONSTRUCTION COMPANY, INC.  
Address: 70 BRIDGE ST. UNIT 1  
Address: PELHAM, N.H. 03076  
Telephone # 978-479-5572  
Email: klncstruction@gmail.com

**PROJECT ENGINEER: JEFFREY BREM, PE**

Name: MEISNER BREM CORP.  
Address: 142 LITTLETON RD.  
Address: WESTFORD, MA 01886  
Telephone # 978-692-1313  
Email: jabrem@meisnerbrem.com

**SURVEYOR: KURT MEISNER, PLS**

Name: MEISNER BREM CORP.  
Address: 202 MAIN ST.  
Address: SALEM, N.H. 03079  
Telephone # 603-893-3301  
Email: kdm@meisnerbrem.com

**PURPOSE OF PLAN:**

TO SUBDIVIDE ONE LOT INTO NINE (9) SINGLE  
FAMILY HOUSE LOTS INCLUDING ONE (1) EXISTING HOME.

**(For Town Use Only)**

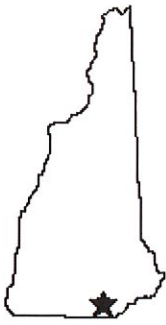
Routing Date: \_\_\_\_\_ Deadline Date: \_\_\_\_\_ Meeting Date: \_\_\_\_\_

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

\_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_  
(Initials)

Department: \_\_\_\_\_

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



# TOWN OF HUDSON

## FIRE DEPARTMENT

39 FERRY STREET, HUDSON, NEW HAMPSHIRE 03051



Emergency 911  
Business 603-886-6021  
Fax 603-594-1164

Robert M. Buxton  
Chief of Department

TO: Brian Groth  
Town Planner

FR: Robert M. Buxton  
Fire Chief

DT: January 14, 2021

RE: 58R Gowing Road, Map 237, Lot 032

The following is a list of subdivision concerns for this project. This review was completed utilizing plans submitted by Jeffrey Brem of Meisner Brem Corporation dated January 7, 2021.

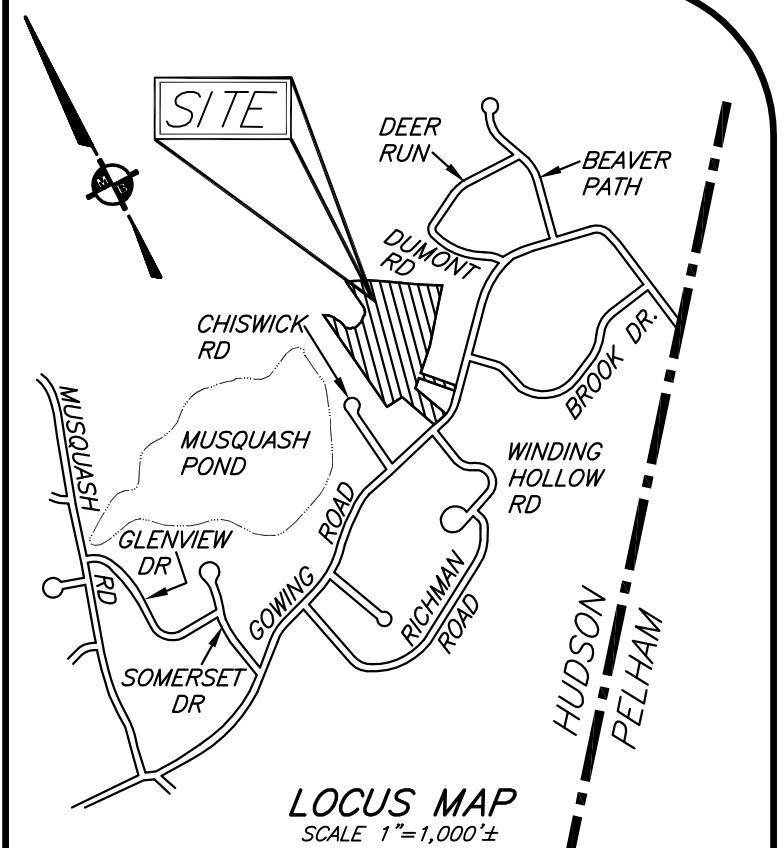
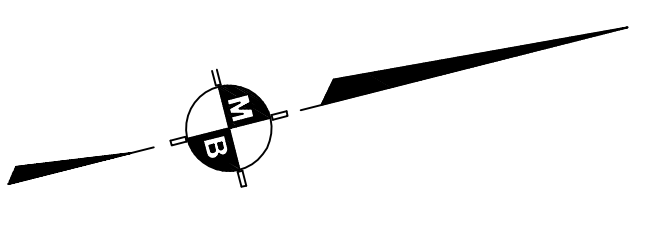
1. A street name for the project will need to be submitted and formally reviewed by the Hudson Fire Department for formal acceptance.
2. Street addressing for the project will need to be obtained from the Hudson Fire Department prior to the issuance of any building permit.
3. The length of the cul-de-sac is over 1,000' in length which exceeds the maximum length allowed in the Town of Hudson. The Fire Department would like to discuss with the applicant how this may be addressed.
4. A minimum of one 30,000 gallon cistern for fire protection shall be provided for this development. The cistern shall be installed prior to any building permit activities taking place in the development. The cistern site shall meet all applicable NFPA standards for installation.
5. Please provide three (3) Cistern maps signed by the Hudson Fire Department, the Hudson Water Company and the property owner. There shall be a cistern flag acceptable to the current Town of Hudson Engineering Department's specifications provided for all water supply appurtenances.

**\*\*The following life safety and fire protection concerns provided are for informational purposes to the applicant and Planning Board for this project. Final determinations on these issues occur after further review of the project.**

- A blasting permit will be required for any blasting on the site in accordance with the **Code of the Town of Hudson, Chapter 202.**

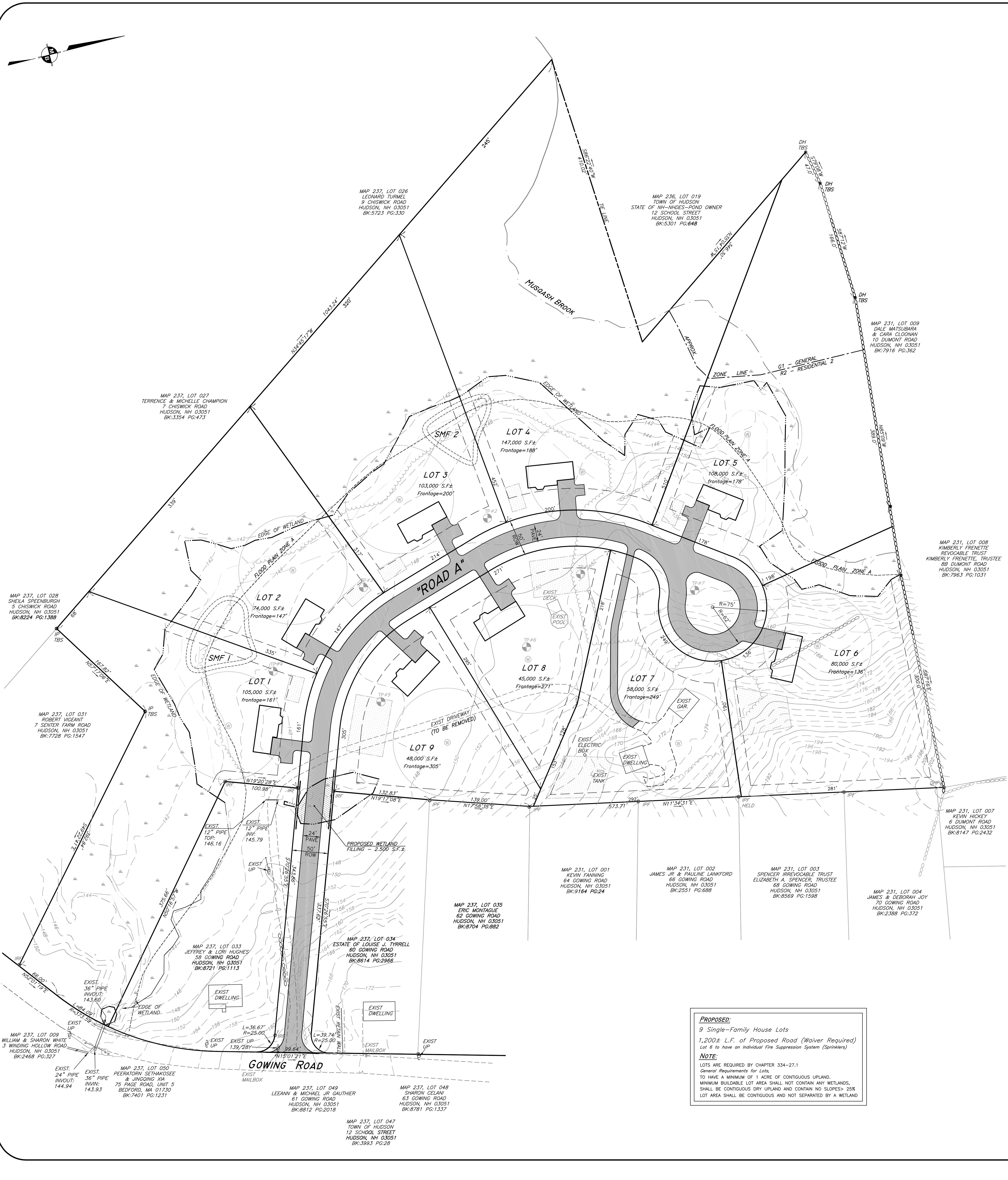
These are all of the Hudson Fire Department's concerns as of this time. If you have any further questions, please call me directly and thank you for your continued cooperation.

cc: Project Engineer  
File



**GENERAL NOTES**

- 1.) TOTAL PARCEL AREA = 19.38 ACRES ± (844,405 S.F.±)
- 2.) CURRENT ZONING DISTRICT: R2 - RESIDENTIAL & G1 - GENERAL
- 3.) MINIMUM LOT SIZE REQUIRED FOR R2 DISTRICT: WITH TOWN WATER & SEWER = 43,560 S.F. WITHOUT TOWN WATER & SEWER = 60,000 SQ. FT. (43,560 S.F. FOR SINGLE FAMILY)
- 4.) MINIMUM FRONTAGE REQUIRED FOR R2 DISTRICT: 120 FT. BUILDING SETBACKS: FRONT - 30, SIDE AND REAR - 15 FT.
- 5.) BOUNDARY INFORMATION WAS COMPILED FROM PLAN REFERENCES LISTED ABOVE AND AN ON-SITE INSTRUMENT SURVEY BY MEISNER BREM CORPORATION IN JUNE, 2014.
- 6.) TOPOGRAPHICAL INFORMATION IS BASED ON FIELD SURVEY DONE BY MEISNER BREM CORPORATION IN THE FALL/WINTER OF 2020.
- 7.) A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE "A" AS INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP (FIRM) OF HILLSBOROUGH COUNTY, NH; MAP NO. 33011C0657D; EFFECTIVE: 9/25/09.
- 8.) WETLAND DELINEATION BY LUKE HURLEY OF GOVE ENVIRONMENTAL SERVICES, INC.



**PROPOSED:**  
 9 Single-Family House Lots  
 1,200± L.F. of Proposed Road (Waiver Required)  
 Lot 6 to have an Individual Fire Suppression System (Sprinklers)

**NOTE:**  
 LOTS ARE REQUIRED BY CHAPTER 334-27.1 General Requirements for Lots. TO HAVE A MINIMUM OF 1 ACRE OF CONTIGUOUS UPLAND. MINIMUM BUILDABLE LOT AREA SHALL NOT CONTAIN ANY WETLANDS. SHALL BE CONTIGUOUS DRY UPLAND AND CONTAIN NO SLOPES > 25% LOT AREA SHALL BE CONTIGUOUS AND NOT SEPARATED BY A WETLAND

© 2021 MEISNER BREM CORPORATION  
 This document and the work and information contained herein, is the sole and exclusive property of Meisner Brem Corporation, and is protected by the Copyright Act, to wit: Title 17, Chapter 103 of the Revised Statutes of New Hampshire. All rights reserved. Neither this document, nor any of the work or information contained herein, may be printed, reproduced, published, copied, and transmitted or performed, without the express written permission of Meisner Brem Corporation.

REV. 6	BY:
REV. 5	BY:
REV. 4	BY:
REV. 3	BY:
REV. 2	BY:
REV. 1	BY:

© 2020 All Rights Reserved Meisner Brem Corp.

**CONCEPTUAL PLAN**

58R GOWING ROAD  
 HUDSON, NEW HAMPSHIRE  
 ASSESSOR'S MAP 237 / LOT 032  
 OWNER/APPLICANT  
 KLN CONSTRUCTION COMPANY, INC.  
 70 BRIDGE STREET, UNIT 1  
 PELHAM, NH 03076  
 BK 9353 PG 2517, HCRD  
 January 7, 2021

50 25 0 50 100  
 SCALE: 1"=50'

**MEISNER BREM CORPORATION**  
 142 LITTLETON ROAD, WESTFORD, MA 01886 • (978) 692-1313  
 202 MAIN STREET, SALEM, NH 03079 • (603) 883-3001

DESIGNED BY: JAB	SURVEYED BY: KDM	10F1
DRAWN BY: AMM/PDM	JOB NUMBER: 8149	
APPROVED BY: JAB	ACAD FILE: 8149.dwg	

# **BOND REDUCTION REQUEST**

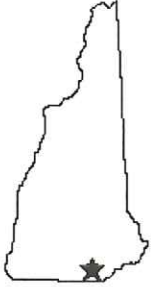
## **EAGLES NEST PHASE II**

Attached, please find a request from the Town Engineer for the Planning Board to approve a bond reduction relative to the work performed so far in the second phase of the Eagles Nest subdivision. The request is to reduce the bond from \$3,049,035.24 to \$561,562.29 (\$2,487,472.95 Difference). The requests comprises two (2) bonds relative to the construction of Standish Lane 3,800 LF and Hawkview Road 650 LF.

### **DRAFT MOTION**

I move to approve a bond reduction \$2,487,472.95, leaving a balance of \$561,562.29 as presented in the memorandum from the Town Engineer, Elvis Dhima, to the Town Planner, Brian Groth, for Phase II of the project known as Eagles Nest Estates. These bonds are relative to the construction of Standish Lane 3,800 LF and Hawkview Road 650 LF.

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



# TOWN OF HUDSON


## Engineering Department



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

### INTEROFFICE MEMORANDUM

TO: Brian Groth, Town Planner  
Planning Department

FROM: Elvis Dhima P.E., Town Engineer 

DATE: January 25, 2021

RE: Eagle's Next Bond – Phase 2 - Standish Lane 3,800 LF and Hawkview Road 650 LF.- First Bond Reduction

The applicant's Engineer has submitted the request for the first bond reduction related to this project – Phase 2. The remaining of the balance is related to the remaining of the work for the two streets listed above.

The applicant is asking to reduce the bond amount from the original amount of \$3,049,035.24 to \$561,562.29.

The amounts were reviewed, revised, resubmitted and approved by the Engineering Department and recommended to Planning Board for approval.

**TOWN OF HUDSON, NH  
ROAD GUARANTEE ESTIMATE FORM**

I hereby certify that, in addition to any work already completed, the following itemized statement and estimate unit costs will complete all improvements required by the Hudson, NH Planning Board for the following Streets:

Owner/Developer Name: Eagles Nest Estates, LLC

Date: 1/22/2021

Project Name: Eagles Nest Estates (Phase II)

Map: 186

Lot: 24

Map: 194

Lots: 9 & 10

Map: 195

Lot: 1

Map: 186

Lot: 20-4

Map: 201

Lot: 7

Street Name:

**Standish Lane (Sta 40+50 to 83+00)**

Street Length: 4250 Ft

Item	Quantity	Unit Price	Total	Bond Remaining	Date
<b>Site</b>					
Grubbing	12 AC	@ \$ 7,500.00 = \$	86,250.00	\$0.00	1/22/2021
Common Excavation/Borrow	48,765 C.Y.	@ \$ 8.00 = \$	390,120.00	\$0.00	
Granite Curbing	7,650 L.F.	@ \$ 22.00 = \$	168,300.00	\$69,960.00	
Guardrail	320 L.F.	@ \$ 23.00 = \$	7,360.00	\$7,360.00	
EAGRT	4 EA	@ \$ 3,000.00 = \$	12,000.00	\$12,000.00	
Retaining Wall	1,500 SF	@ \$ 18.00 = \$	27,000.00	\$0.00	
Loam & Seed	27,239 S.Y.	@ \$ 5.00 = \$	136,195.00	\$40,855.00	
Sidewalk	2,360 S.Y.	@ \$ 35.00 = \$	82,600.00	\$66,100.00	
Tack Coat	13,192 S.Y.	@ \$ 0.20 = \$	2,638.40	\$2,638.40	
<b>Roadway</b>					
6" Crushed Gravel	2,198 C.Y.	@ \$ 30.00 = \$	65,940.00	\$0.00	
12" Bank Run Gravel	4,397 C.Y.	@ \$ 24.00 = \$	105,528.00	\$0.00	
2" Base Course	2,001 TON	@ \$ 85.00 = \$	170,085.00	\$0.00	
1.5" Wearing Course	1,154 TON	@ \$ 85.00 = \$	98,090.00	\$98,090.00	
<b>Storm Drain</b>					
12" HDPE	1,856 L.F.	@ \$ 52.00 = \$	96,512.00	\$0.00	
15" HDPE	898 L.F.	@ \$ 52.00 = \$	46,696.00	\$0.00	
18" HDPE	536 L.F.	@ \$ 55.00 = \$	29,480.00	\$0.00	
24" HDPE	212 L.F.	@ \$ 58.00 = \$	12,296.00	\$0.00	
6" Underdrain	2,625 L.F.	@ \$ 18.00 = \$	47,250.00	\$0.00	
4' Catch Basins	21 EA.	@ \$ 2,300.00 = \$	48,300.00	\$0.00	
5' Catch Basins	5 EA.	@ \$ 2,600.00 = \$	13,000.00	\$0.00	
4' Drain Manholes	6 EA.	@ \$ 2,300.00 = \$	13,800.00	\$0.00	
Headwalls	4 EA.	@ \$ 1,300.00 = \$	5,200.00	\$0.00	
Outlet Structures	2 EA.	@ \$ 3,000.00 = \$	6,000.00	\$0.00	
Rip-Rap	538 S.Y.	@ \$ 36.00 = \$	19,368.00	\$3,000.00	
Rain Garden(s)	0 EA.	@ \$ 2,000.00 = \$	-		
Box Culvert	1 EA.	@ \$ 15,000.00 = \$	15,000.00	\$0.00	

**Erosion Control**

Silt Fence	5,800 L.F.	@ \$ 2.85 = \$	16,530.00	\$2,500.00	1/22/2021
Stabilized Construction Entrance	2 EA.	@ \$ 1,500.00 = \$	3,000.00	\$0.00	

**Utilities**

Utility Trench (Elec/Tel/TV)	5,075 L.F.	@ \$ 35.00 = \$	177,625.00	\$0.00	
Utility Pole	0 L.S.	@ \$ 10,000.00 = \$	-		

**Landscaping**

Trees	0 EA.	@ \$ 400.00 = \$	-		
Bushes	0 EA.	@ \$ 200.00 = \$	-		
Perennials	0 EA.	@ \$ 10.00 = \$	-		

**Miscellaneous**

Pins	54 EA.	@ \$ 175.00 = \$	9,450.00	\$9,450.00	
Bounds	79 EA.	@ \$ 325.00 = \$	25,675.00	\$25,675.00	
Stop Bar	18 L.F.	@ \$ 4.00 = \$	72.00	\$72.00	
Stop Sign(s)	2 EA.	@ \$ 75.00 = \$	150.00	\$150.00	
Street Sign(s)	1 EA.	@ \$ 85.00 = \$	85.00	\$85.00	
Speed Limit Sign(s)	2 EA.	@ \$ 125.00 = \$	250.00	\$250.00	
Cistern	90,000 GAL	@ \$ 2.00 = \$	180,000.00	\$0.00	
As-Built Plans	4250 LF	@ \$ 4.00 = \$	17,000.00	\$17,000.00	
Street Light	1 EA.	@ \$ 7,500.00 = \$	7,500.00	\$7,500.00	

Subtotal:			\$ 2,142,345.40	\$ 362,685.40	
3% Mobilization			\$ 64,270.36	\$ 10,880.56	
10% Engineering & Contingencies			\$ 214,234.54	\$ 36,268.54	
Subtotal:			\$ 2,420,850.30	\$ 409,834.50	

10% Maintenance Level:			\$ 242,085.03	\$ 40,983.45	
------------------------	--	--	---------------	--------------	--

Street Name:

<b>Standish Lane (Sta 40+50 to 83+00)</b>	<b>Total Estimate:</b>		<b>\$ 2,662,935.33</b>	<b>\$ 450,817.95</b>	<b>1/22/2021</b>
				<b>Remaining</b>	

Preparer's Name: \_\_\_\_\_

Date: 1/22/2021

**TOWN OF HUDSON, NH  
ROAD GUARANTEE ESTIMATE FORM**

I hereby certify that, in addition to any work already completed, the following itemized statement and estimate unit costs will complete all improvements required by the Hudson, NH Planning Board for the following Streets:

Owner/Developer Name: Eagles Nest Estates, LLC

Date: 1/22/2021

Project Name: Eagles Nest Estates (Phase II)

Map: 186

Lot: 24

Map: 194

Lots: 9 & 10

Map: 195

Lot: 1

Map: 186

Lot: 20-4

Map: 201

Lot: 7

Street Name:

**Hawkview Road Extension**

Street Length: 650 ft

Item	Quantity	Unit Price	Total	Bond Remaining	Date
<b>Site</b>					
Grubbing	1.4 A.C.	@ \$ 7,500.00 = \$	10,500.00	\$0.00	1/22/2021
Common Excavation/Borrow	6,185 C.Y.	@ \$ 8.00 = \$	49,480.00	\$0.00	
Granite Curbing	1,600 L.F.	@ \$ 22.00 = \$	35,200.00	\$31,570.00	
Guardrail	0 L.F.	@ \$ 23.00 = \$	-		
EAGRT	0 EA	@ \$ 3,000.00 = \$	-		
Retaining Wall	0 S.F.	@ \$ 18.00 = \$	-		
Loam & Seed	3,345 S.Y.	@ \$ 5.00 = \$	16,725.00	\$12,545.00	
Sidewalk	444 S.Y.	@ \$ 35.00 = \$	15,540.00	\$15,540.00	
Tack Coat	2,597 S.Y.	@ \$ 0.20 = \$	519.40	\$519.40	
<b>Roadway</b>					
6" Crushed Gravel	865 C.Y.	@ \$ 30.00 = \$	25,950.00	\$0.00	
12" Bank Run Gravel	433 C.Y.	@ \$ 24.00 = \$	10,392.00	\$0.00	
2" Base Course	301 TON	@ \$ 85.00 = \$	25,585.00	\$0.00	
1.5" Wearing Course	226 TON	@ \$ 85.00 = \$	19,210.00	\$19,210.00	
<b>Storm Drain</b>					
12" HDPE	0 L.F.	@ \$ 52.00 = \$	-		
15" HDPE	145 L.F.	@ \$ 52.00 = \$	7,540.00	\$0.00	
18" HDPE	53 L.F.	@ \$ 55.00 = \$	2,915.00	\$0.00	
6" Underdrain	600 L.F.	@ \$ 18.00 = \$	10,800.00	\$0.00	
4' Catch Basins	4 EA.	@ \$ 2,300.00 = \$	9,200.00	\$0.00	
5' Catch Basins	0 EA.	@ \$ 2,600.00 = \$	-		
4' Drain Manholes	1 EA.	@ \$ 2,300.00 = \$	2,300.00	\$0.00	
Headwalls	3 EA.	@ \$ 1,300.00 = \$	3,900.00	\$0.00	
Outlet Structures	1 EA.	@ \$ 3,000.00 = \$	3,000.00	\$0.00	
Rip-Rap	278 S.Y.	@ \$ 36.00 = \$	10,008.00	\$1,000.00	
Rain Garden(s)	0 EA.	@ \$ 2,000.00 = \$	-		
Box Culvert	0 EA.	@ \$ 15,000.00 = \$	-		
<b>Erosion Control</b>					
Silt Fence	1,200 L.F.	@ \$ 2.85 = \$	3,420.00	\$1,000.00	
Stabilized Construction Entrance	1 EA.	@ \$ 1,500.00 = \$	1,500.00	\$0.00	



**Utilities**

Utility Trench (Elec/Tel/TV)	835 L.F.	@	\$ 35.00	=	\$ 29,225.00	\$0.00	1/22/2021
Utility Pole	1 L.S.	@	\$ 10,000.00	=	\$ 10,000.00	\$0.00	

**Bioretention Landscaping**

Trees	0 EA.	@	\$ 400.00	=	\$ -		
Bushes	0 EA.	@	\$ 200.00	=	\$ -		
Perennials	0 EA.	@	\$ 10.00	=	\$ -		

**Miscellaneous**

Pins	5 EA.	@	\$ 175.00	=	\$ 875.00	\$875.00	
Bounds	10 EA.	@	\$ 325.00	=	\$ 3,250.00	\$3,250.00	
Stop Bar	0 L.F.	@	\$ 4.00	=	\$ -		
Stop Sign(s)	1 EA.	@	\$ 75.00	=	\$ 75.00	\$75.00	
Street Sign(s)	1 EA.	@	\$ 85.00	=	\$ 85.00	\$85.00	
Speed Limit Sign(s)	1 EA.	@	\$ 125.00	=	\$ 125.00	\$125.00	
Cistern	0 GAL	@	\$ 2.00	=	\$ -		
As-Built Plan	825 L.F.	@	\$ 4.00	=	\$ 3,300.00	\$3,300.00	

Subtotal:		\$ 310,619.40	\$ 89,094.40
3% Mobilization		\$ 9,318.58	\$ 2,672.83
10% Engineering & Contingencies		\$ 31,061.94	\$ 8,909.44
Subtotal:		\$ 350,999.92	\$ 100,676.67

10% Maintenance Level:		\$ 35,099.99	\$ 10,067.67
------------------------	--	--------------	--------------

Street:			
<b>Hawkview Road Extension</b>	Total Estimate:	\$ 386,099.91	\$ 110,744.34
			<b>Remaining</b>
			1/22/2021

Preparer's Name: \_\_\_\_\_

Date: 1/22/2021



# TOWN OF HUDSON


## Engineering Department



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

### INTEROFFICE MEMORANDUM

TO: Brian Groth, Town Planner  
Planning Department

FROM: Elvis Dhima P.E., Town Engineer 

DATE: August 4, 2020

RE: Eagle's Next Bond – Phase 2 - Standish Lane 3,800 LF and Hawkview Road 650 LF.

The applicant's Engineer has submitted the bond for Phase 2 related to work for the two streets listed above.

The amount for a total of **\$3,049,035.24** was reviewed, revised, resubmitted and approved by the Engineering Department.

**TOWN OF HUDSON, NH  
ROAD GUARANTEE ESTIMATE FORM**

I hereby certify that, in addition to any work already completed, the following itemized statement and estimate unit costs will complete all improvements required by the Hudson, NH Planning Board for the following Streets:

Owner/Developer Name: Eagles Nest Estates, LLC

Date: 7/31/2020

Project Name: Eagles Nest Estates - F Phase 2

Map: 186

Lot: 24

Map: 194

Lots: 9 & 10

Map: 195

Lot: 1

Map: 186

Lot: 20-4

Map: 201

Lot: 7

Street Name: Hawkview Road

Street Length: 650 ft

Item	Quantity	Unit Price	Total	Bond Remaining	Date
<b>Site</b>					
Grubbing	1.4 A.C.	@ \$ 7,500.00 =	\$ 10,500.00		
Common Excavation/Borrow	6,185 C.Y.	@ \$ 8.00 =	\$ 49,480.00		
Granite Curbing	1,600 L.F.	@ \$ 22.00 =	\$ 35,200.00		
Guardrail	0 L.F.	@ \$ 23.00 =	\$ -		
EAGRT	0 EA	@ \$ 3,000.00 =	\$ -		
Retaining Wall	0 S.F.	@ \$ 18.00 =	\$ -		
Loam & Seed	3,345 S.Y.	@ \$ 5.00 =	\$ 16,725.00		
Sidewalk	444 S.Y.	@ \$ 35.00 =	\$ 15,540.00		
Tack Coat	2,597 S.Y.	@ \$ 0.20 =	\$ 519.40		
<b>Roadway</b>					
6" Crushed Gravel	865 C.Y.	@ \$ 30.00 =	\$ 25,950.00		
12" Bank Run Gravel	433 C.Y.	@ \$ 24.00 =	\$ 10,392.00		
2" Base Course	301 TON	@ \$ 85.00 =	\$ 25,585.00		
1.5" Wearing Course	226 TON	@ \$ 85.00 =	\$ 19,210.00		
<b>Storm Drain</b>					
12" HDPE	0 L.F.	@ \$ 52.00 =	\$ -		
15" HDPE	145 L.F.	@ \$ 52.00 =	\$ 7,540.00		
18" HDPE	53 L.F.	@ \$ 55.00 =	\$ 2,915.00		
6" Underdrain	600 L.F.	@ \$ 18.00 =	\$ 10,800.00		
4' Catch Basins	4 EA.	@ \$ 2,300.00 =	\$ 9,200.00		
5' Catch Basins	0 EA.	@ \$ 2,600.00 =	\$ -		
4' Drain Manholes	1 EA.	@ \$ 2,300.00 =	\$ 2,300.00		
Headwalls	3 EA.	@ \$ 1,300.00 =	\$ 3,900.00		
Outlet Structures	1 EA.	@ \$ 3,000.00 =	\$ 3,000.00		
Rip-Rap	278 S.Y.	@ \$ 36.00 =	\$ 10,008.00		
Rain Garden(s)	0 EA.	@ \$ 2,000.00 =	\$ -		
Box Culvert	0 EA.	@ \$ 15,000.00 =	\$ -		
<b>Erosion Control</b>					
Silt Fence	1,200 L.F.	@ \$ 2.85 =	\$ 3,420.00		
Stabilized Construction Entrance	1 EA.	@ \$ 1,500.00 =	\$ 1,500.00		

**Utilities**

Utility Trench (Elec/Tel/TV)	835 L.F.	@	\$ 35.00	=	\$ 29,225.00	_____	_____
Utility Pole	1 L.S.	@	\$ 10,000.00	=	\$ 10,000.00	_____	_____

**Bioretention Landscaping**

Trees	0 EA.	@	\$ 400.00	=	\$ -	_____	_____
Bushes	0 EA.	@	\$ 200.00	=	\$ -	_____	_____
Perennials	0 EA.	@	\$ 10.00	=	\$ -	_____	_____

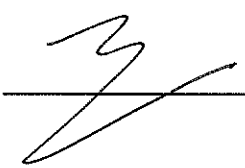
**Miscellaneous**

Pins	5 EA.	@	\$ 175.00	=	\$ 875.00	_____	_____
Bounds	10 EA.	@	\$ 325.00	=	\$ 3,250.00	_____	_____
Stop Bar	0 L.F.	@	\$ 4.00	=	\$ -	_____	_____
Stop Sign(s)	1 EA.	@	\$ 75.00	=	\$ 75.00	_____	_____
Street Sign(s)	1 EA.	@	\$ 85.00	=	\$ 85.00	_____	_____
Speed Limit Sign(s)	1 EA.	@	\$ 125.00	=	\$ 125.00	_____	_____
Cistern	0 GAL	@	\$ 2.00	=	\$ -	_____	_____
As-Built Plan	825 L.F.	@	\$ 4.00	=	\$ 3,300.00	_____	_____

Subtotal:	\$ 310,619.40	_____	_____
3% Mobilization	\$ 9,318.58	_____	_____
10% Engineering & Contingencies	\$ 31,061.94	_____	_____
Subtotal:	\$ 350,999.92	_____	_____

10% Maintenance Level:	\$ 35,099.99	_____	_____
------------------------	--------------	-------	-------

Total Estimate:	\$ 386,099.91	_____	_____
-----------------	---------------	-------	-------

Preparer's Name:  Date: 8/4/20

**TOWN OF HUDSON, NH  
ROAD GUARANTEE ESTIMATE FORM**

I hereby certify that, in addition to any work already completed, the following itemized statement and estimate unit costs will complete all improvements required by the Hudson, NH Planning Board for the following Streets:

Owner/Developer Name: Eagles Nest Estates, LLC

Date: 7/31/2020

Project Name: Eagles Nest Estates

Map: 186

Lot: 24

Map: 194

Lots: 9 & 10

Map: 195

Lot: 1

Map: 186

Lot: 20-4

Map: 201

Lot: 7

Street Name: Standish Lane 40+50 - 83+00

Street · 250 ft

Item	Quantity	Unit Price	Total	Bond Remaining	Date
<b>Site</b>					
Grubbing	12 AC	@ \$ 7,500.00 =	\$ 86,250.00	_____	_____
Common Excavation/Borrow	48,765 C.Y.	@ \$ 8.00 =	\$ 390,120.00	_____	_____
Granite Curbing	7,650 L.F.	@ \$ 22.00 =	\$ 168,300.00	_____	_____
Guardrail	320 L.F.	@ \$ 23.00 =	\$ 7,360.00	_____	_____
EAGRT	4 EA	@ \$ 3,000.00 =	\$ 12,000.00	_____	_____
Retaining Wall	1,500 SF	@ \$ 18.00 =	\$ 27,000.00	_____	_____
Loam & Seed	27,239 S.Y.	@ \$ 5.00 =	\$ 136,195.00	_____	_____
Sidewalk	2,360 S.Y.	@ \$ 35.00 =	\$ 82,600.00	_____	_____
Tack Coat	13,192 S.Y.	@ \$ 0.20 =	\$ 2,638.40	_____	_____
<b>Roadway</b>					
6" Crushed Gravel	2,198 C.Y.	@ \$ 30.00 =	\$ 65,940.00	_____	_____
12" Bank Run Gravel	4,397 C.Y.	@ \$ 24.00 =	\$ 105,528.00	_____	_____
2" Base Course	2,001 TON	@ \$ 85.00 =	\$ 170,085.00	_____	_____
1.5" Wearing Course	1,154 TON	@ \$ 85.00 =	\$ 98,090.00	_____	_____
<b>Storm Drain</b>					
12" HDPE	1,856 L.F.	@ \$ 52.00 =	\$ 96,512.00	_____	_____
15" HDPE	898 L.F.	@ \$ 52.00 =	\$ 46,696.00	_____	_____
18" HDPE	536 L.F.	@ \$ 55.00 =	\$ 29,480.00	_____	_____
24" HDPE	212 L.F.	@ \$ 58.00 =	\$ 12,296.00	_____	_____
6" Underdrain	2,625 L.F.	@ \$ 18.00 =	\$ 47,250.00	_____	_____
4' Catch Basins	21 EA.	@ \$ 2,300.00 =	\$ 48,300.00	_____	_____
5' Catch Basins	5 EA.	@ \$ 2,600.00 =	\$ 13,000.00	_____	_____
4' Drain Manholes	6 EA.	@ \$ 2,300.00 =	\$ 13,800.00	_____	_____
Headwalls	4 EA.	@ \$ 1,300.00 =	\$ 5,200.00	_____	_____
Outlet Structures	2 EA.	@ \$ 3,000.00 =	\$ 6,000.00	_____	_____
Rip-Rap	538 S.Y.	@ \$ 36.00 =	\$ 19,368.00	_____	_____
Rain Garden(s)	0 EA.	@ \$ 2,000.00 =	\$ -	_____	_____
Box Culvert	1 EA.	@ \$ 15,000.00 =	\$ 15,000.00	_____	_____

**Erosion Control**

Silt Fence 5,800 L.F. @ \$ 2.85 = \$ 16,530.00  
Stabilized Construction Entrance 2 EA. @ \$ 1,500.00 = \$ 3,000.00

**Utilities**

Utility Trench (Elec/Tel/TV) 5,075 L.F. @ \$ 35.00 = \$ 177,625.00  
Utility Pole 0 L.S. @ \$ 10,000.00 = \$ -

**Landscaping**

Trees 0 EA. @ \$ 400.00 = \$ -  
Bushes 0 EA. @ \$ 200.00 = \$ -  
Perennials 0 EA. @ \$ 10.00 = \$ -

**Miscellaneous**

Pins 54 EA. @ \$ 175.00 = \$ 9,450.00  
Bounds 79 EA. @ \$ 325.00 = \$ 25,675.00  
Stop Bar 18 L.F. @ \$ 4.00 = \$ 72.00  
Stop Sign(s) 2 EA. @ \$ 75.00 = \$ 150.00  
Street Sign(s) 1 EA. @ \$ 85.00 = \$ 85.00  
Speed Limit Sign(s) 2 EA. @ \$ 125.00 = \$ 250.00  
Cistern 90,000 GAL @ \$ 2.00 = \$ 180,000.00  
As-Built Plans 4250 LF @ \$ 4.00 = \$ 17,000.00  
Street Light 1 EA. @ \$ 7,500.00 = \$ 7,500.00

Subtotal: \$ 2,142,345.40  
3% Mobilization \$ 64,270.36  
10% Engineering & Contingencies \$ 214,234.54  
Subtotal: \$ 2,420,850.30

10% Maintenance Level: \$ 242,085.03

Total Estimate: \$ 2,662,935.33

Preparer's Name:  Date: 8/9/20



# Enterprise Bank

Credit Co: 46557  
Irrevocable Standby Letter of Credit  
Date and Place of Expiry:  
11/20/2022  
Enterprise Bank and Trust Company  
45 Lowell Road  
Hudson, NH 03051

November 20, 2020

Planning Board  
Town of Hudson  
12 School Street  
Hudson, NH 03051

Account Party

Eagles Nest Estates, LLC  
21 Continental Boulevard  
Merrimack, NH 03054

Beneficiary

Town of Hudson  
Hudson, NH 03051

Amount

\$3,049,035.24 USD

Re: Eagles Nest Estates

Map 186; Lots 20-4 & 24, Map 194; Lots 9 & 10  
Map 195; Lot 1 and Map 201; Lot 7 Bush Hill Road  
Hudson, New Hampshire 03051

Dear Planning Board:

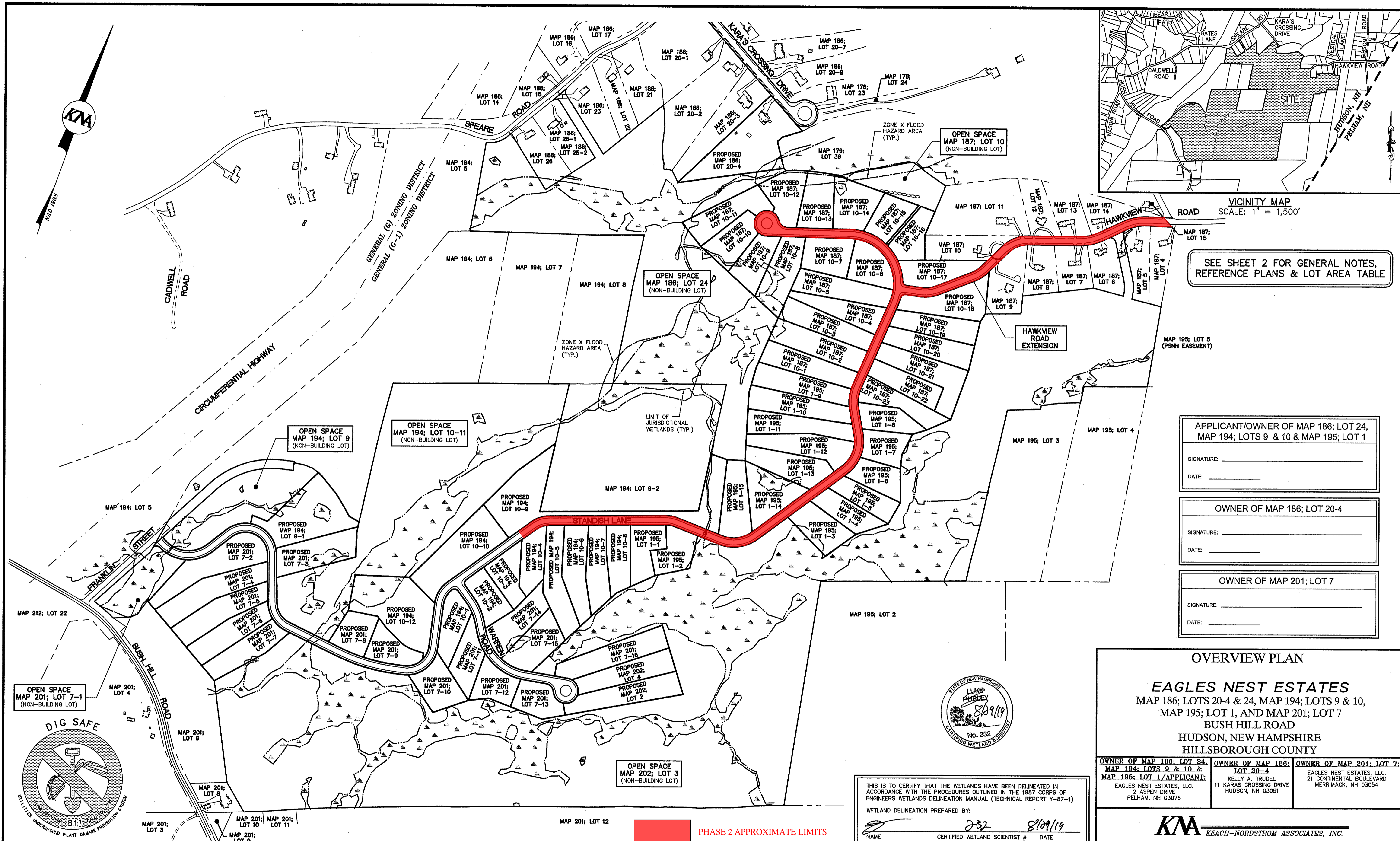
By this document, Enterprise Bank (hereinafter "issues") hereby amends irrevocable Letter of Credit in the amount of \$3,049,035.24 to the Town of Hudson on behalf of Eagles Nest Estates, LLC (hereinafter "developer"). This irrevocable Letter of Credit is issued to guarantee completion of all improvements required by the Hudson Planning Board and the Town of Hudson Subdivision and/or Site Plan Review Regulations.

It is understood that the improvements guaranteed by this irrevocable Letter of Credit, include, but are limited to the Following: Road Improvements to Hawkview Road and Standish Lane as described in the Road Guarantee Estimate Form dated July 31, 2020.

It is agreed and understood by the issuer of this Letter of Credit that it shall be issued for a period of 24 Months. If all improvements guaranteed by this Letter of Credit are not completed by 11/20/2022 and if certificate indicating completion of all improvements have not been issued by the Town Engineer or such other individuals as the Town of Hudson shall designate, then this Letter of Credit shall be automatically considered to have been called and without





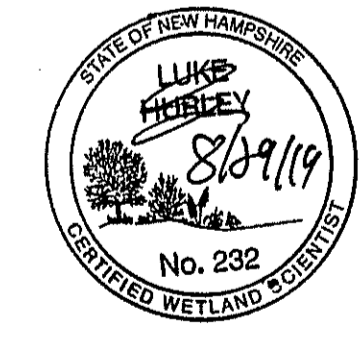


SEE SHEET 2 FOR GENERAL NOTES, REFERENCE PLANS & LOT AREA TABLE

APPLICANT/OWNER OF MAP 186; LOT 24, MAP 194; LOTS 9 & 10 & MAP 195; LOT 1  
 SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

OWNER OF MAP 186; LOT 20-4  
 SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

OWNER OF MAP 201; LOT 7  
 SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_



THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1)  
 WETLAND DELINEATION PREPARED BY:  
 \_\_\_\_\_ 232 8/29/19  
 NAME CERTIFIED WETLAND SCIENTIST # DATE

**OVERVIEW PLAN**  
**EAGLES NEST ESTATES**  
 MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9 & 10, MAP 195; LOT 1, AND MAP 201; LOT 7  
 BUSH HILL ROAD  
 HUDSON, NEW HAMPSHIRE  
 HILLSBOROUGH COUNTY

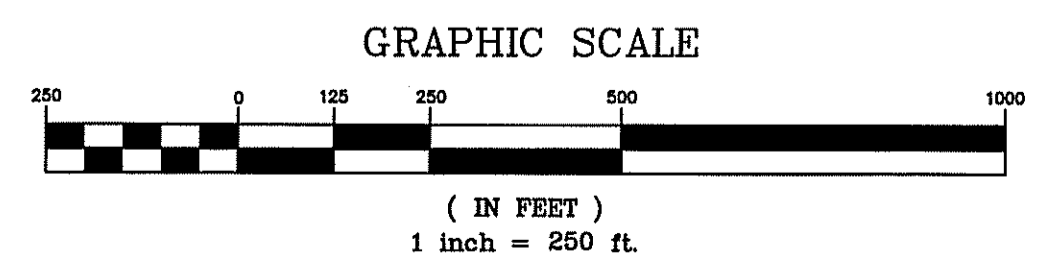
OWNER OF MAP 186; LOT 24, MAP 194; LOTS 9 & 10 & MAP 195; LOT 1/APPLICANT: EAGLES NEST ESTATES, LLC. 2 ASPEN DRIVE PELHAM, NH 03076	OWNER OF MAP 186; LOT 20-4 KELLY A. TRUDEL 11 KARAS CROSSING DRIVE HUDSON, NH 03051	OWNER OF MAP 201; LOT 7: EAGLES NEST ESTATES, LLC. 21 CONTINENTAL BOULEVARD MERRIMACK, NH 03054
--	--	--

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

PURSUANT TO THE SUBDIVISION REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL

APPROVED BY THE HUDSON, NH PLANNING BOARD  
 DATE OF MEETING: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SUBDIVISION 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.

- LEGEND**
- ABUTTER LINE
  - EXISTING PROPERTY LINE
  - WETLAND
  - EDGE OF PAVEMENT
  - EDGE OF GRAVEL
  - FLOOD HAZARD ZONE X
  - PROPOSED PROPERTY LINE
  - PROPOSED EDGE OF PAVEMENT



THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION BETWEEN MAY 2011 AND NOVEMBER 2013 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE TOWN OF HUDSON WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS A STANDARD URBAN PROPERTY SURVEY AS DEFINED IN THE STATE OF NEW HAMPSHIRE ADMINISTRATIVE RULES GOVERNING LAND SURVEYS (LAN 503).

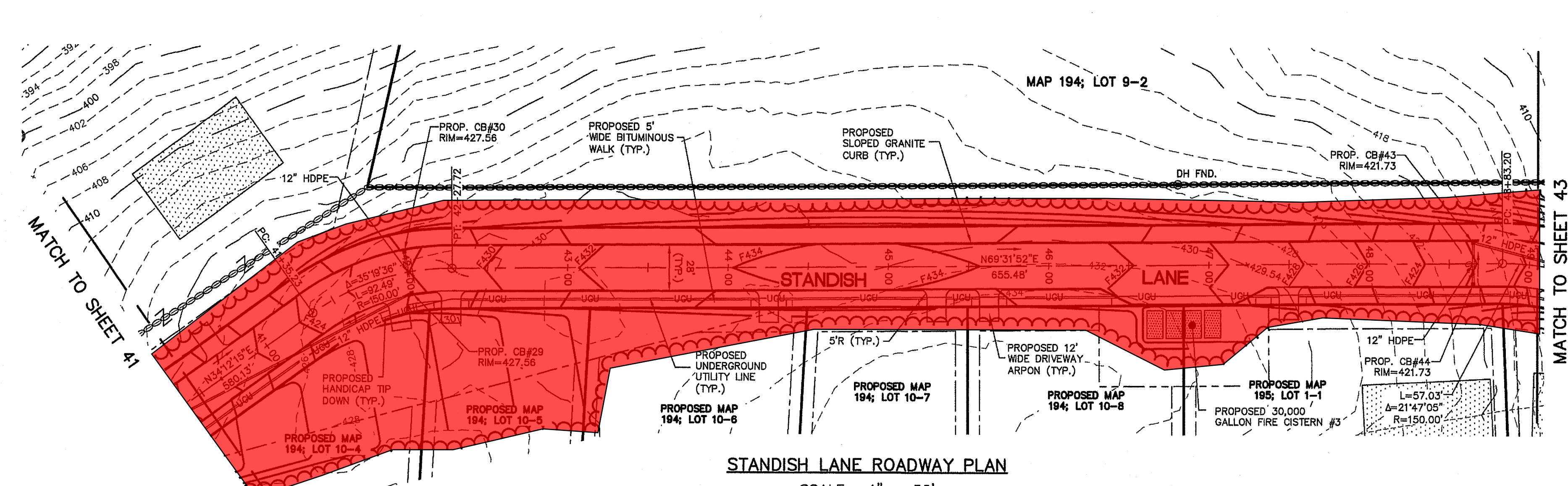
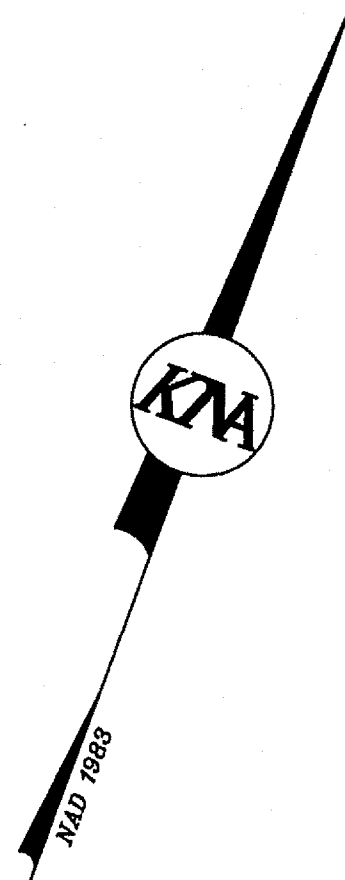
\_\_\_\_\_ 232 8/29/19  
 NAME CERTIFIED WETLAND SCIENTIST # DATE

DATE: JANUARY 7, 2015  
 PROJECT NO: 11-0202-1

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	04/20/15	REVISED PER TOWN & DES COMMENTS	JDM
2	06/18/15	REVISED PER TOWN COMMENTS	JDM
3	07/27/15	REVISED PER TOWN COMMENTS	JDM
4	08/17/15	REVISED PER NOTICE OF DECISION	JDM
5	08/26/19	GENERAL REVISIONS	AMB

DATE: JANUARY 7, 2015  
 PROJECT NO: 11-0202-1  
 SCALE: 1" = 250'  
 SHEET 1 OF 102





**STANDISH LANE ROADWAY PLAN**  
SCALE: 1" = 50'

HIGH POINT ELEV = 434.50  
HIGH POINT STA = 44+80  
PVI STA = 44+65.00  
PVI ELEV = 448.15  
A.D. = -13.50%  
K = 80.00  
810' VC

SEE SHEET 37 FOR  
CONSTRUCTION NOTES

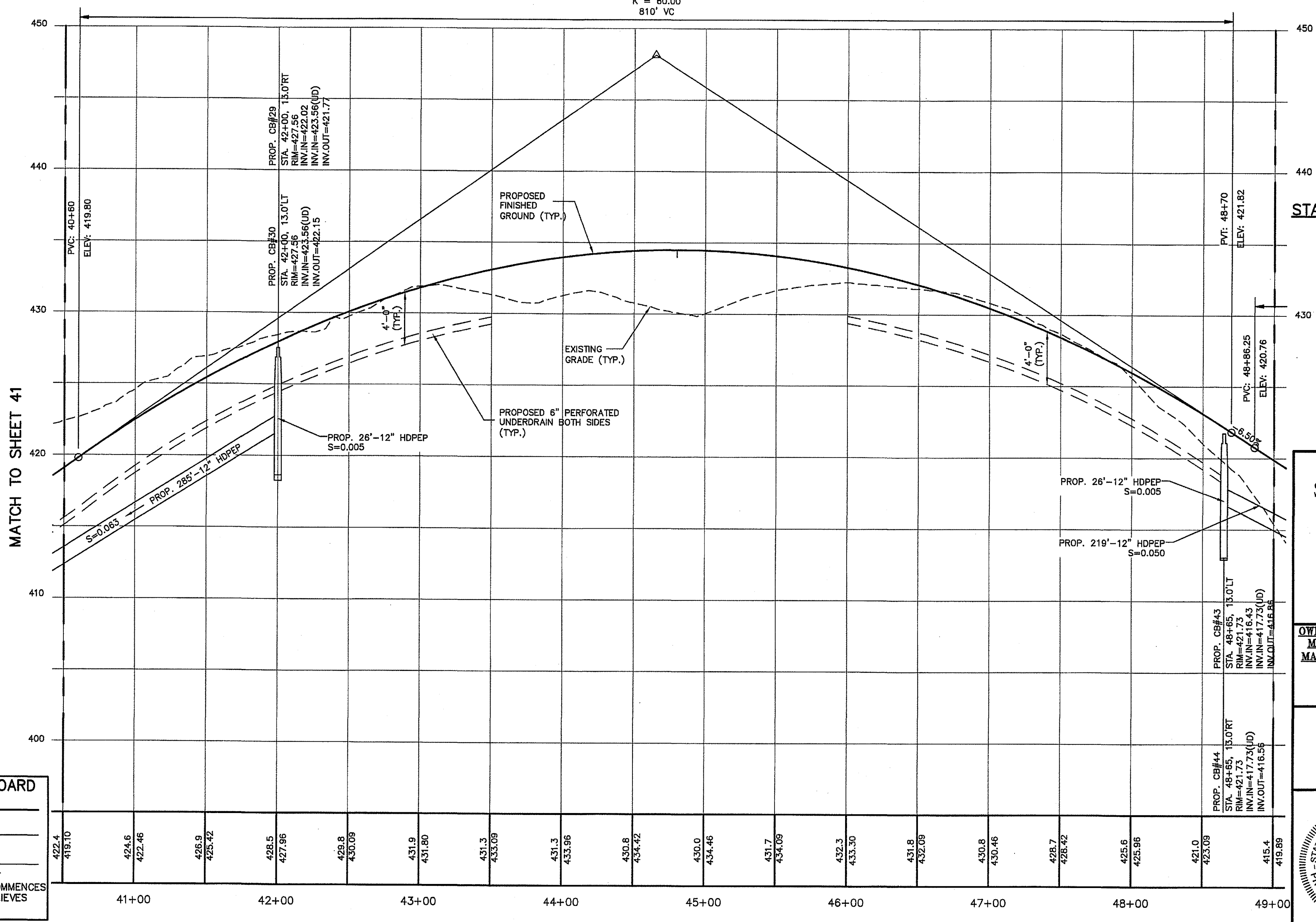
LOAM & SEED ALL  
DISTURBED AREAS (TYP.)

SEE GRADING, DRAINAGE AND  
EROSION CONTROL PLANS FOR  
DETAILED POND INFORMATION

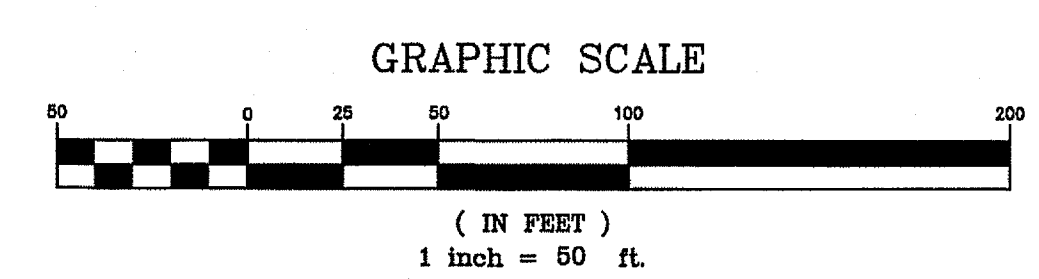
     PHASE 2 APPROXIMATE LIMITS

**LEGEND**

- STONE BOUND FOUND
- IRON PIN FOUND
- DRILL HOLE
- UTILITY POLE
- SIGN
- WELL
- DRAINAGE MANHOLE
- CATCH BASIN
- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- PROPOSED UTILITY POLE
- PROPOSED SIGN
- PROPOSED WELL
- PROPOSED DRAINAGE MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED OUTLET STRUCTURE
- PROPOSED END SECTION
- ABUTTER LINE
- EXISTING PROPERTY LINE
- STREAM
- WETLAND
- STOCKADE FENCE
- BARBED WIRE FENCE
- GUARDRAIL
- OVERHEAD UTILITIES
- DRAINAGE LINE
- TREELINE
- RETAINING WALL
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- 10' CONTOUR
- 2' CONTOUR
- STONEWALL
- BUILDING SETBACK
- EXISTING EASEMENT
- PROPOSED PROPERTY LINE
- PROPOSED CHAINLINK FENCE
- PROPOSED GUARDRAIL
- PROPOSED OVERHEAD UTILITIES
- PROPOSED UNDERGROUND UTILITIES
- PROPOSED DRAINAGE LINE
- PROPOSED TREELINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED SLOPED GRANITE CURB
- PROPOSED 2' CONTOUR
- PROPOSED RETAINING WALL
- PROPOSED EASEMENT



**STANDISH LANE ROADWAY PROFILE**  
SCALE: 1" = 50' (HORIZ.)  
1" = 5' (VERT.)



**ROADWAY PLAN AND PROFILE**  
**STANDISH LANE (STA. 40+50 TO STA. 49+00)**  
**EAGLES NEST ESTATES**  
MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9 & 10,  
MAP 195; LOT 1, AND MAP 201; LOT 7  
BUSH HILL ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

**OWNER OF MAP 186; LOT 24:** EAGLES NEST ESTATES, LLC.  
**MAP 184; LOTS 9 & 10 & MAP 195; LOT 1/APPLICANT:** KELLY A. TRUDEL  
**OWNER OF MAP 201; LOT 7:** EAGLES NEST ESTATES, LLC.

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

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	04/20/15	REVISED PER TOWN & DES COMMENTS	JDM
2	06/18/15	REVISED PER TOWN COMMENTS	JDM
3	07/27/15	REVISED PER TOWN COMMENTS	JDM
4	08/17/15	REVISED PER NOTICE OF DECISION	JDM
5	08/26/15	GENERAL REVISIONS	AMB

DATE: JANUARY 7, 2015      SCALE: 1" = 50'  
PROJECT NO: 11-0202-1      SHEET 42 OF 102

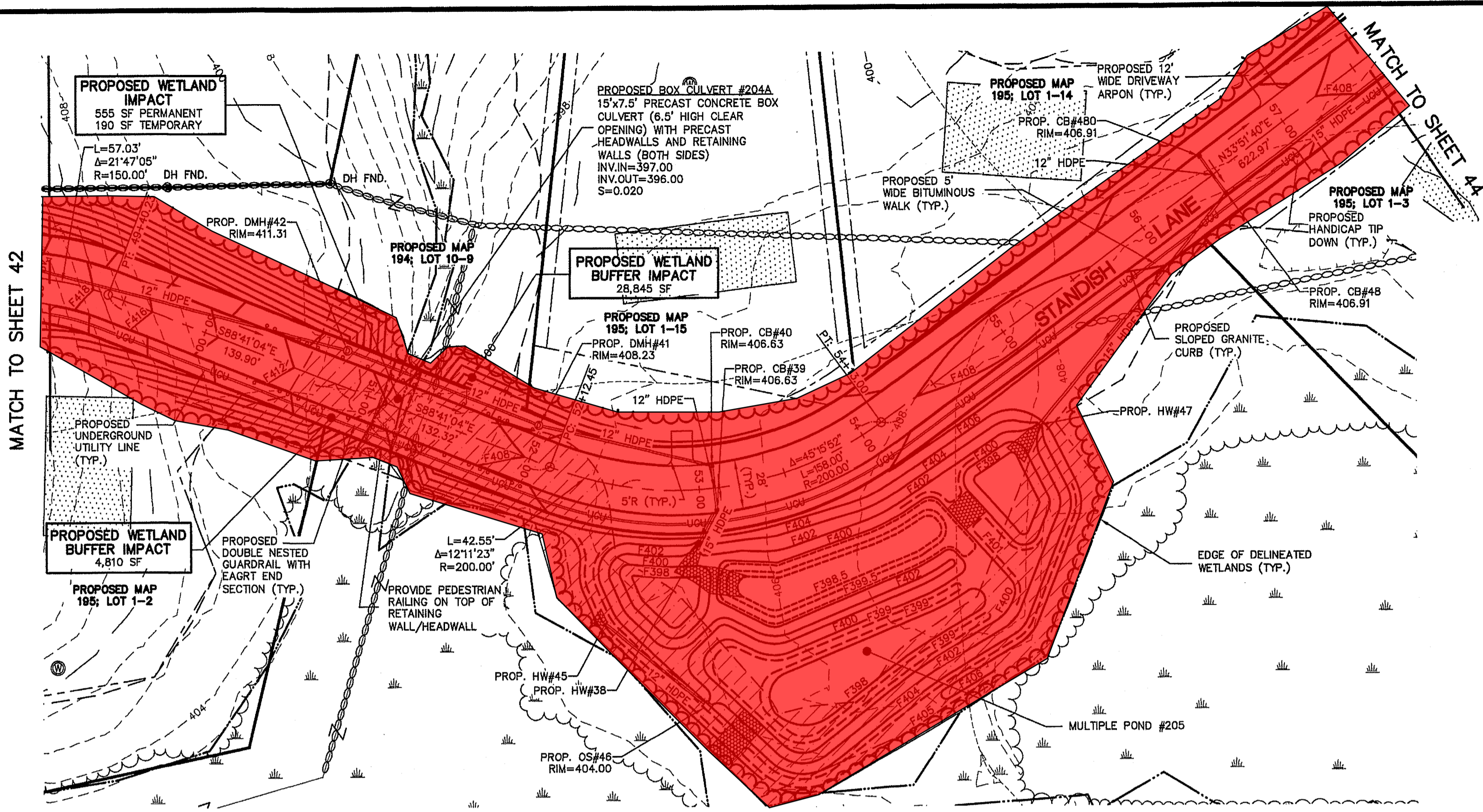
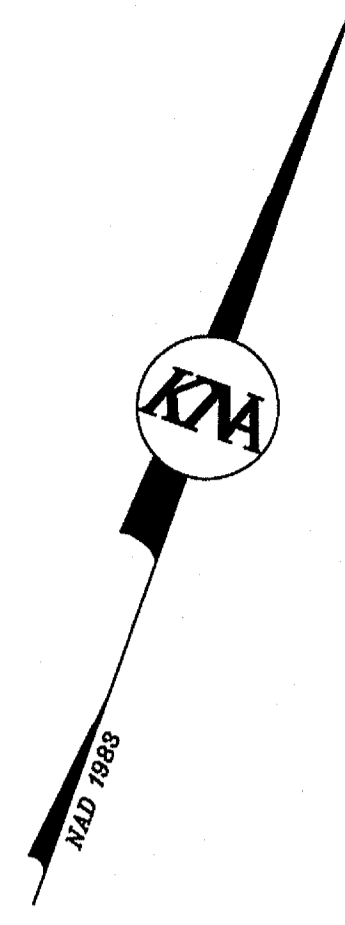
PURSUANT TO THE SUBDIVISION REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

**APPROVED BY THE HUDSON, NH PLANNING BOARD**  
DATE OF MEETING: \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SUBDIVISION 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.



**STANDISH LANE ROADWAY PLAN**  
SCALE: 1" = 50'

SEE SHEET 37 FOR CONSTRUCTION NOTES

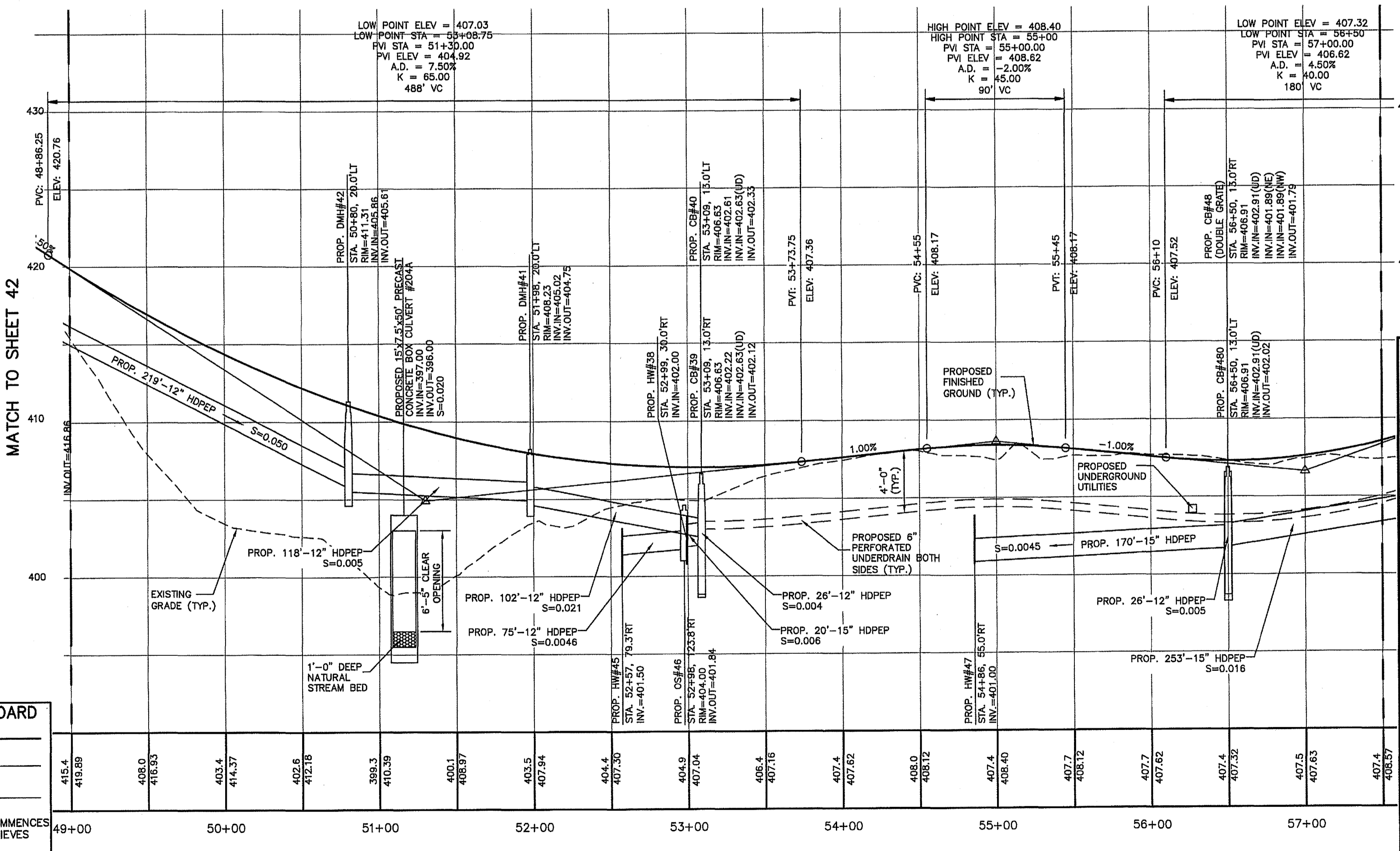
LOAM & SEED ALL DISTURBED AREAS (TYP.)

SEE GRADING, DRAINAGE AND EROSION CONTROL PLANS FOR DETAILED POND INFORMATION

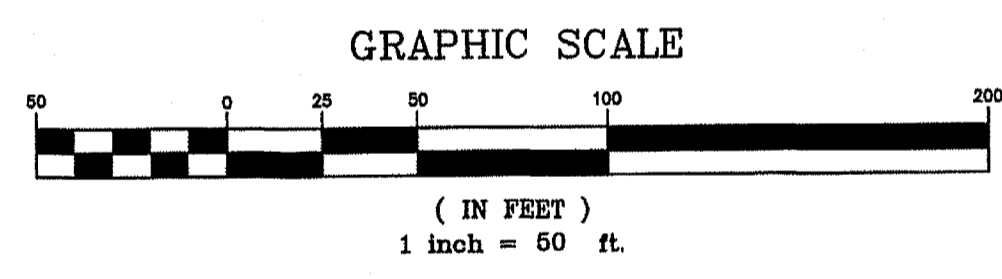
PHASE 2 APPROXIMATE LIMITS

**LEGEND**

- STONE BOUND FOUND
- IRON PIN FOUND
- DRILL HOLE
- UTILITY POLE
- SIGN
- WELL
- DRAINAGE MANHOLE
- CATCH BASIN
- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- PROPOSED UTILITY POLE
- PROPOSED SIGN
- PROPOSED WELL
- PROPOSED DRAINAGE MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED OUTLET STRUCTURE
- PROPOSED END SECTION
- ABUTTER LINE
- EXISTING PROPERTY LINE
- STREAM
- WETLAND
- STOCKADE FENCE
- BARBED WIRE FENCE
- GUARDRAIL
- OVERHEAD UTILITIES
- DRAINAGE LINE
- TREELINE
- RETAINING WALL
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- 10' CONTOUR
- 2' CONTOUR
- STONEWALL
- BUILDING SETBACK
- EXISTING EASEMENT
- PROPOSED PROPERTY LINE
- PROPOSED CHAINLINK FENCE
- PROPOSED GUARDRAIL
- PROPOSED OVERHEAD UTILITIES
- UGU
- PROPOSED DRAINAGE LINE
- PROPOSED TREELINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED SLOPED GRANITE CURB
- PROPOSED 2' CONTOUR
- PROPOSED RETAINING WALL
- PROPOSED EASEMENT



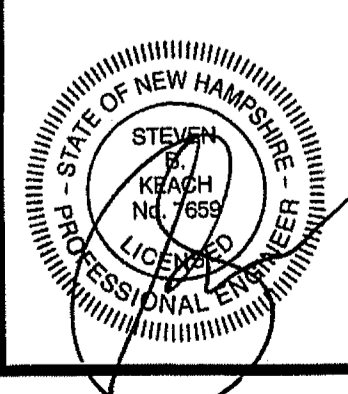
**STANDISH LANE ROADWAY PROFILE**  
SCALE: 1" = 50' (HORIZ.)  
1" = 5' (VERT.)



**ROADWAY PLAN AND PROFILE**  
**STANDISH LANE (STA. 49+00 TO STA. 57+50)**  
**EAGLES NEST ESTATES**  
MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9 & 10,  
MAP 195; LOT 1, AND MAP 201; LOT 7  
BUSH HILL ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

**OWNER OF MAP 186; LOT 24:** EAGLES NEST ESTATES, LLC.  
**MAP 194; LOTS 9 & 10 & MAP 195; LOT 1/APPLICANT:** KELLY A. TRUDEL  
**OWNER OF MAP 186; LOT 20-4:** 11 KARAS CROSSING DRIVE HUDSON, NH 03051  
**OWNER OF MAP 201; LOT 7:** EAGLES NEST ESTATES, LLC. 2 ASPEN DRIVE PELHAM, NH 03076

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



REVISIONS			
No.	DATE	DESCRIPTION	BY
1	04/20/15	REVISED PER TOWN & DES COMMENTS	JDM
2	05/19/15	REVISED PER TOWN COMMENTS	JDM
3	07/27/15	REVISED PER TOWN COMMENTS	JDM
4	08/17/15	REVISED PER NOTICE OF DECISION	JDM
5	08/26/15	GENERAL REVISIONS	AMB

DATE: JANUARY 7, 2015 SCALE: 1" = 50'  
PROJECT NO: 11-0202-1 SHEET 43 OF 102

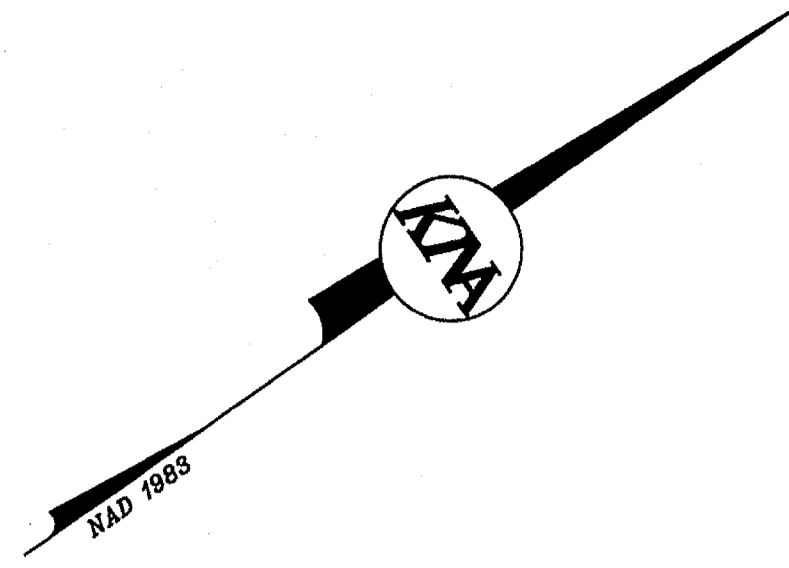
PURSUANT TO THE SUBDIVISION REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL

**APPROVED BY THE HUDSON, NH PLANNING BOARD**  
DATE OF MEETING: \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SUBDIVISION 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.



SEE SHEET 37 FOR  
CONSTRUCTION NOTES

LOAM & SEED ALL  
DISTURBED AREAS (TYP.)

SEE GRADING, DRAINAGE AND  
EROSION CONTROL PLANS FOR  
DETAILED POND INFORMATION

■ PHASE 2 APPROXIMATE LIMITS

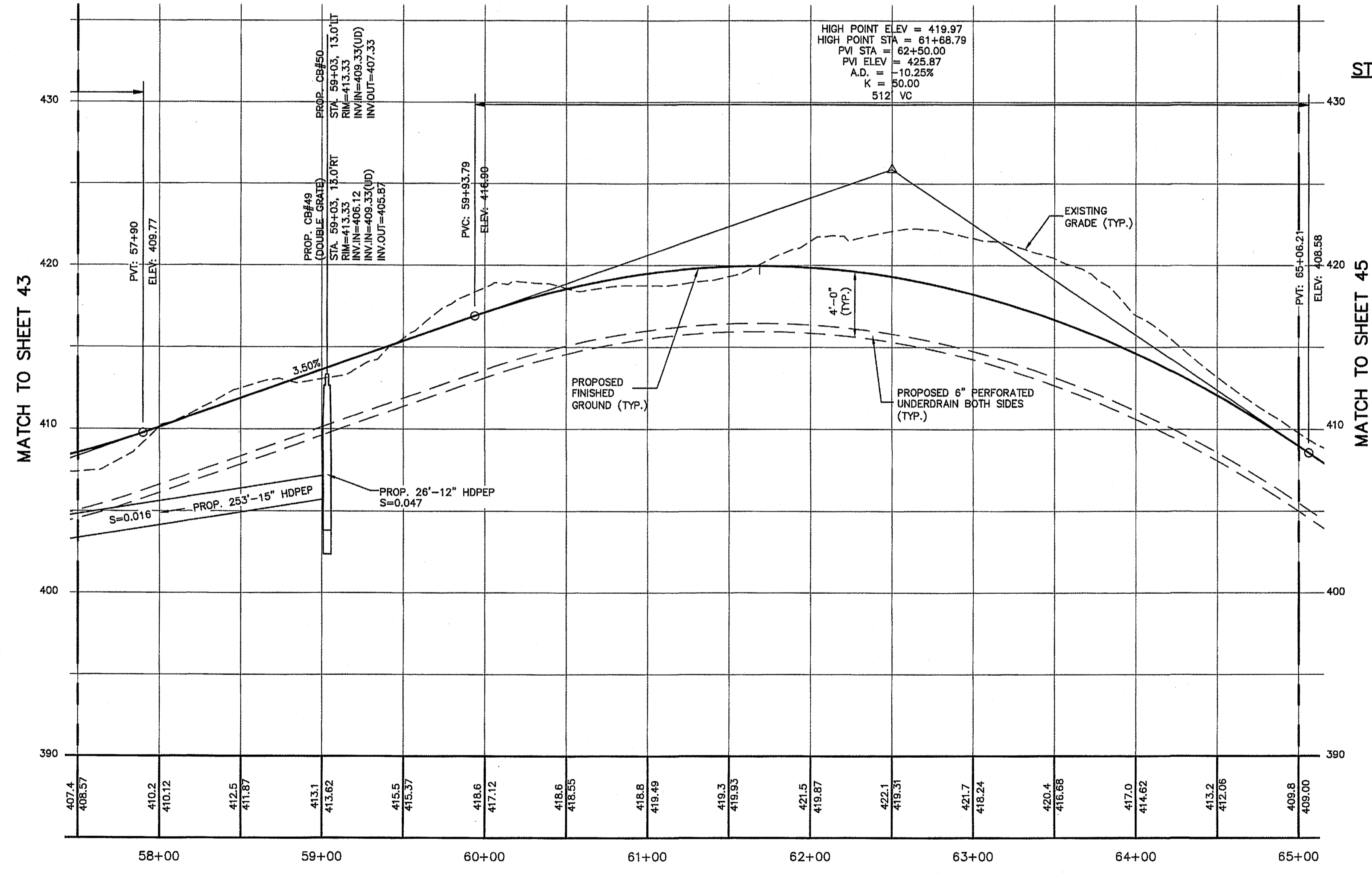


STANDISH LANE ROADWAY PLAN

SCALE: 1" = 50'

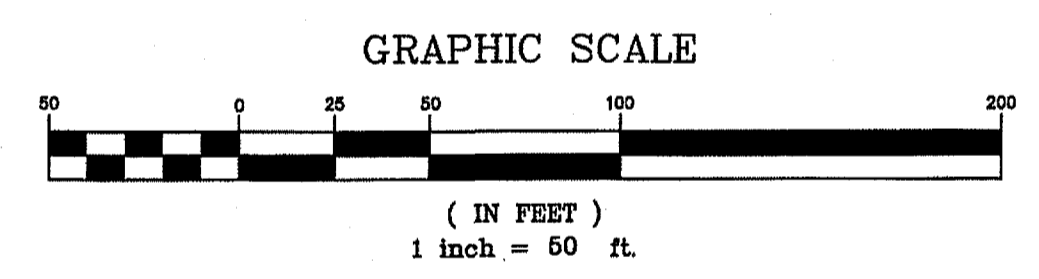
**LEGEND**

- STONE BOUND FOUND
- IRON PIN FOUND
- DRILL HOLE
- UTILITY POLE
- SIGN
- WELL
- DRAINAGE MANHOLE
- CATCH BASIN
- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- PROPOSED UTILITY POLE
- PROPOSED SIGN
- PROPOSED WELL
- PROPOSED DRAINAGE MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED OUTLET STRUCTURE
- PROPOSED END SECTION
- ABUTTER LINE
- EXISTING PROPERTY LINE
- STREAM
- WETLAND
- STOCKADE FENCE
- BARBED WIRE FENCE
- GUARDRAIL
- OVERHEAD UTILITIES
- DRAINAGE LINE
- TREELINE
- RETAINING WALL
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- 10' CONTOUR
- 2' CONTOUR
- STONEWALL
- BUILDING SETBACK
- EXISTING EASEMENT
- PROPOSED PROPERTY LINE
- PROPOSED CHAINLINK FENCE
- PROPOSED GUARDRAIL
- OHU
- UGU
- PROPOSED DRAINAGE LINE
- PROPOSED TREELINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED SLOPED GRANITE CURB
- PROPOSED 2' CONTOUR
- PROPOSED RETAINING WALL
- PROPOSED EASEMENT



STANDISH LANE ROADWAY PROFILE

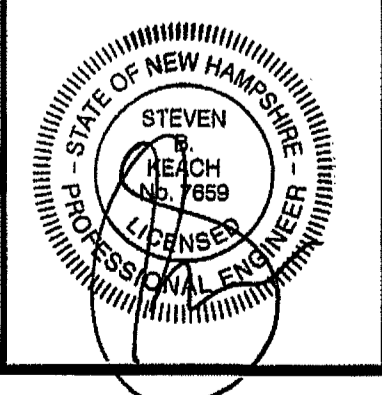
SCALE: 1" = 50' (HORIZ.)  
1" = 5' (VERT.)



**ROADWAY PLAN AND PROFILE**  
STANDISH LANE (STA. 57+50 TO STA. 65+00)  
**EAGLES NEST ESTATES**  
MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9 & 10,  
MAP 195; LOT 1, AND MAP 201; LOT 7  
BUSH HILL ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

<b>OWNER OF MAP 186; LOT 24, MAP 194; LOTS 9 &amp; 10 &amp; MAP 195; LOT 1/APPLICANT:</b> EAGLES NEST ESTATES, LLC, 2 ASPEN DRIVE PELHAM, NH 03076	<b>OWNER OF MAP 186; LOT 20-4</b> KELLY A. TRUDEL 11 KARAS CROSSING DRIVE HUDSON, NH 03051	<b>OWNER OF MAP 201; LOT 7:</b> EAGLES NEST ESTATES, LLC, 21 CONTINENTAL BOULEVARD MERRIMACK, NH 03054
---	---	---

**KMA** KEACH-NORDSTROM ASSOCIATES, INC.  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 827-2881



REVISIONS			
No.	DATE	DESCRIPTION	BY
1	04/20/15	REVISED PER TOWN & DES COMMENTS	JDM
2	06/15/15	REVISED PER TOWN COMMENTS	JDM
3	07/27/15	REVISED PER TOWN COMMENTS	JDM
4	08/17/15	REVISED PER NOTICE OF DECISION	JDM
5	08/26/15	GENERAL REVISIONS	AMB

DATE: JANUARY 7, 2015 SCALE: 1" = 50'  
PROJECT NO: 11-0202-1 SHEET 44 OF 102

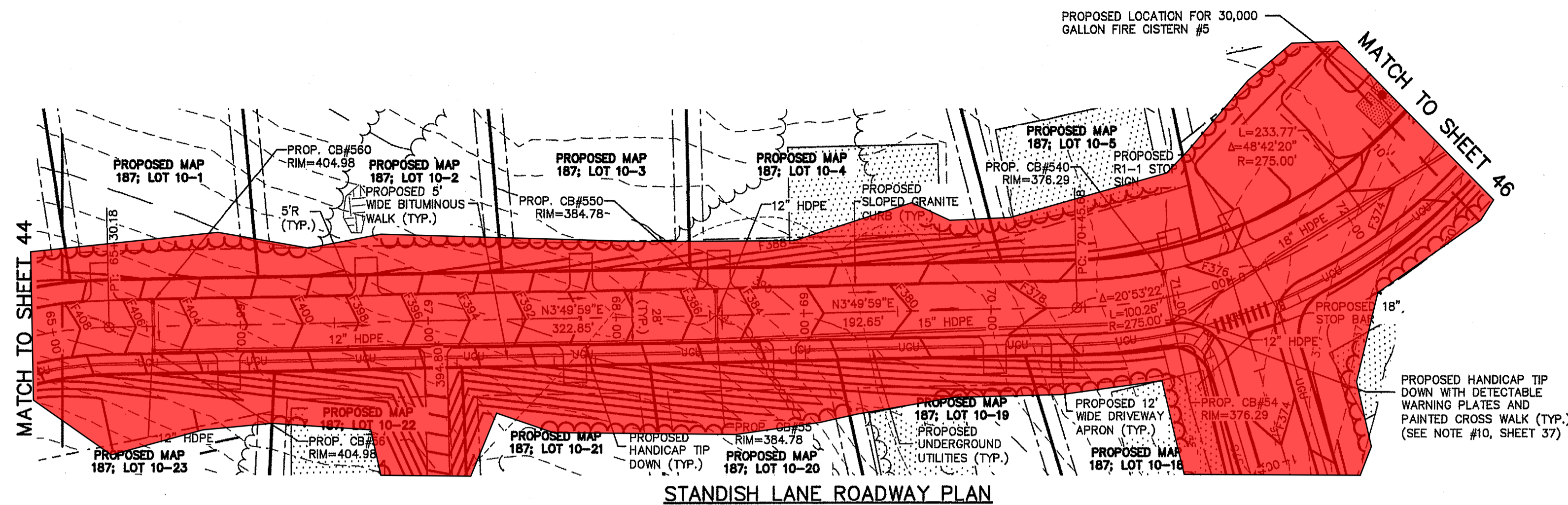
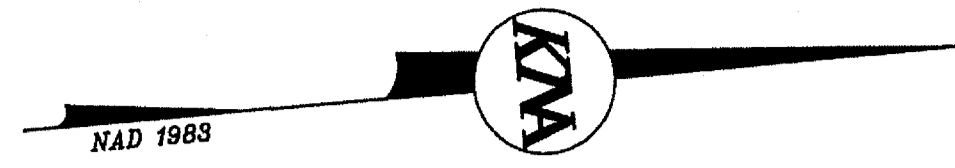
PURSUANT TO THE SUBDIVISION REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL

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

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SUBDIVISION 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.



STANDISH LANE ROADWAY PLAN

SCALE: 1" = 50'

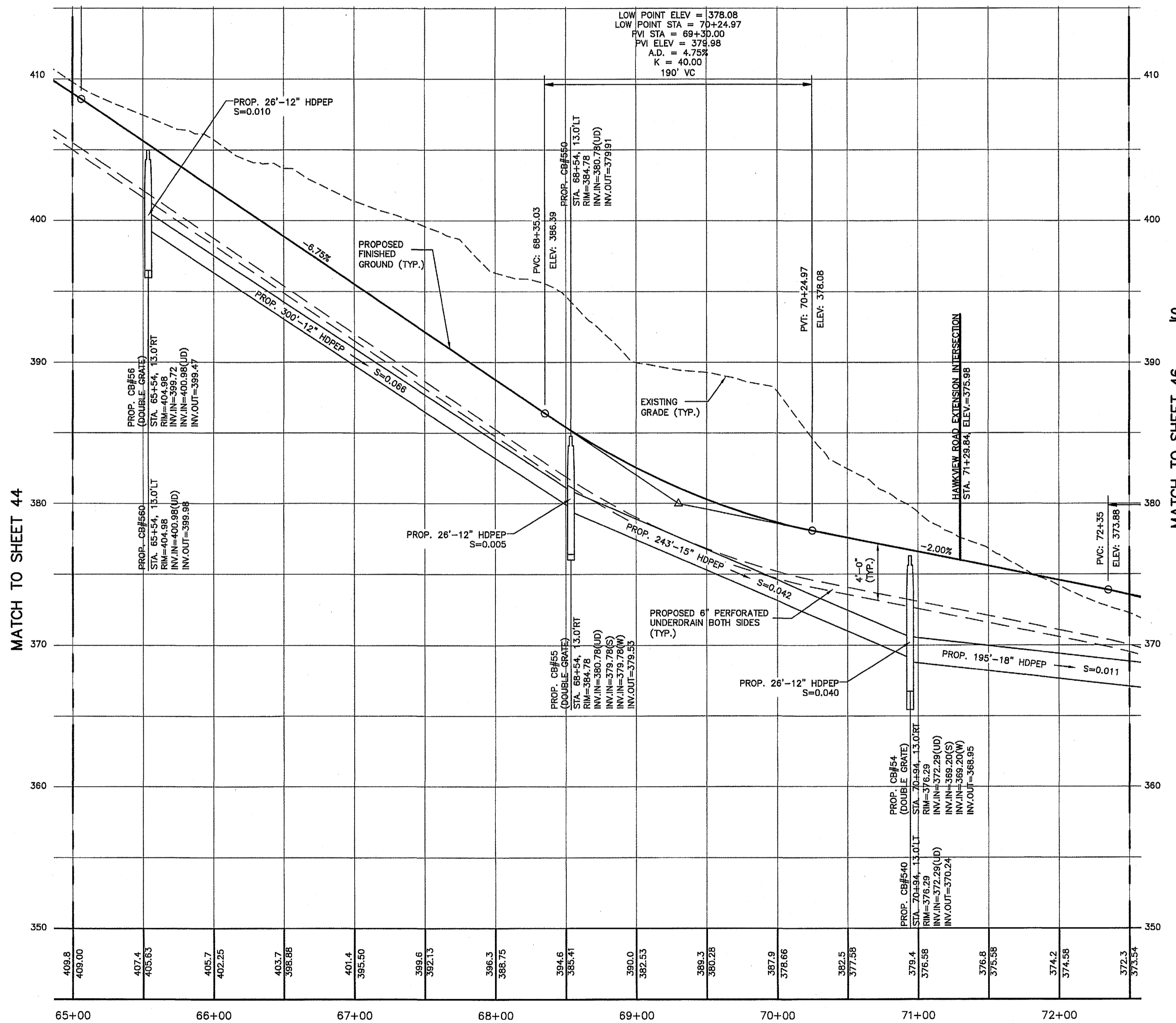
SEE SHEET 49 FOR CONNECTION TO HAWKVIEW ROAD EXTENSION

- SEE SHEET 37 FOR CONSTRUCTION NOTES
- LOAM & SEED ALL DISTURBED AREAS (TYP.)
- SEE GRADING, DRAINAGE AND EROSION CONTROL PLANS FOR DETAILED POND INFORMATION

PHASE 2 APPROXIMATE LIMITS

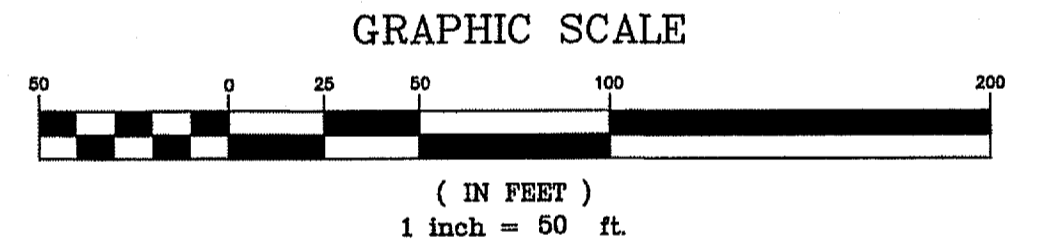
**LEGEND**

- STONE BOUND FOUND
- IRON PIN FOUND
- DRILL HOLE
- UTILITY POLE
- SIGN
- WELL
- DRAINAGE MANHOLE
- CATCH BASIN
- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- PROPOSED UTILITY POLE
- PROPOSED SIGN
- PROPOSED WELL
- PROPOSED DRAINAGE MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED OUTLET STRUCTURE
- PROPOSED END SECTION
- ABUTTER LINE
- EXISTING PROPERTY LINE
- STREAM
- WETLAND
- STOCKADE FENCE
- BARBED WIRE FENCE
- GUARDRAIL
- OVERHEAD UTILITIES
- DRAINAGE LINE
- TREELINE
- RETAINING WALL
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- 10' CONTOUR
- 2' CONTOUR
- STONEWALL
- BUILDING SETBACK
- EXISTING EASEMENT
- PROPOSED PROPERTY LINE
- PROPOSED CHAINLINK FENCE
- PROPOSED GUARDRAIL
- OHU PROPOSED OVERHEAD UTILITIES
- UGU PROPOSED UNDERGROUND UTILITIES
- PROPOSED DRAINAGE LINE
- PROPOSED TREELINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED SLOPED GRANITE CURB
- PROPOSED 2' CONTOUR
- PROPOSED RETAINING WALL
- PROPOSED EASEMENT



STANDISH LANE ROADWAY PROFILE

SCALE: 1" = 50' (HORIZ.)  
1" = 5' (VERT.)



**ROADWAY PLAN AND PROFILE**  
**STANDISH LANE (STA. 65+00 TO STA. 72+50)**  
**EAGLES NEST ESTATES**  
 MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9 & 10,  
 MAP 195; LOT 1, AND MAP 201; LOT 7  
 BUSH HILL ROAD  
 HUDSON, NEW HAMPSHIRE  
 HILLSBOROUGH COUNTY

OWNER OF MAP 186; LOT 24, MAP 194; LOTS 9 & 10 & MAP 195; LOT 1/APPLICANT: EAGLES NEST ESTATES, LLC. 2 ASPEN DRIVE PELHAM, NH 03076	OWNER OF MAP 186; LOT 20-4 KELLY A. TRUDEL 11 KARAS CROSSING DRIVE HUDSON, NH 03051	OWNER OF MAP 201; LOT 7; EAGLES NEST ESTATES, LLC. 21 CONTINENTAL BOULEVARD MERRIMACK, NH 03054
--	---	--

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

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	04/20/15	REVISED PER TOWN & DES COMMENTS	JDM
2	06/18/15	REVISED PER TOWN COMMENTS	JDM
3	07/27/15	REVISED PER TOWN COMMENTS	JDM
4	08/17/15	REVISED PER NOTICE OF DECISION	JDM
5	08/26/19	GENERAL REVISIONS	AMB

DATE: JANUARY 7, 2015      SCALE: 1" = 50'  
 PROJECT NO: 11-0202-1      SHEET 45 OF 102

PURSUANT TO THE SUBDIVISION REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

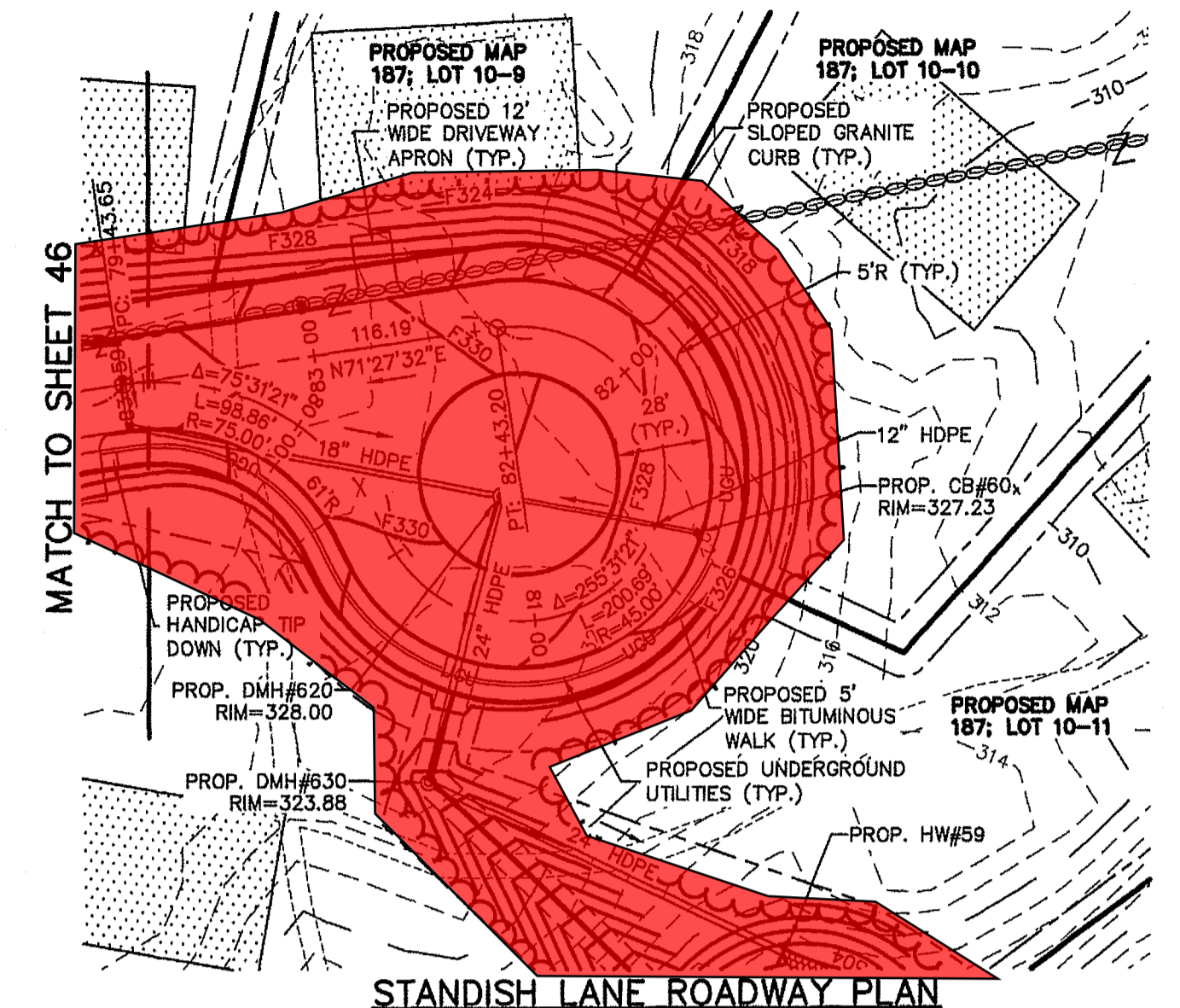
APPROVED BY THE HUDSON, NH PLANNING BOARD  
 DATE OF MEETING: \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SUBDIVISION 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.





STANDISH LANE ROADWAY PLAN  
SCALE: 1" = 50'

SEE SHEET 37 FOR CONSTRUCTION NOTES

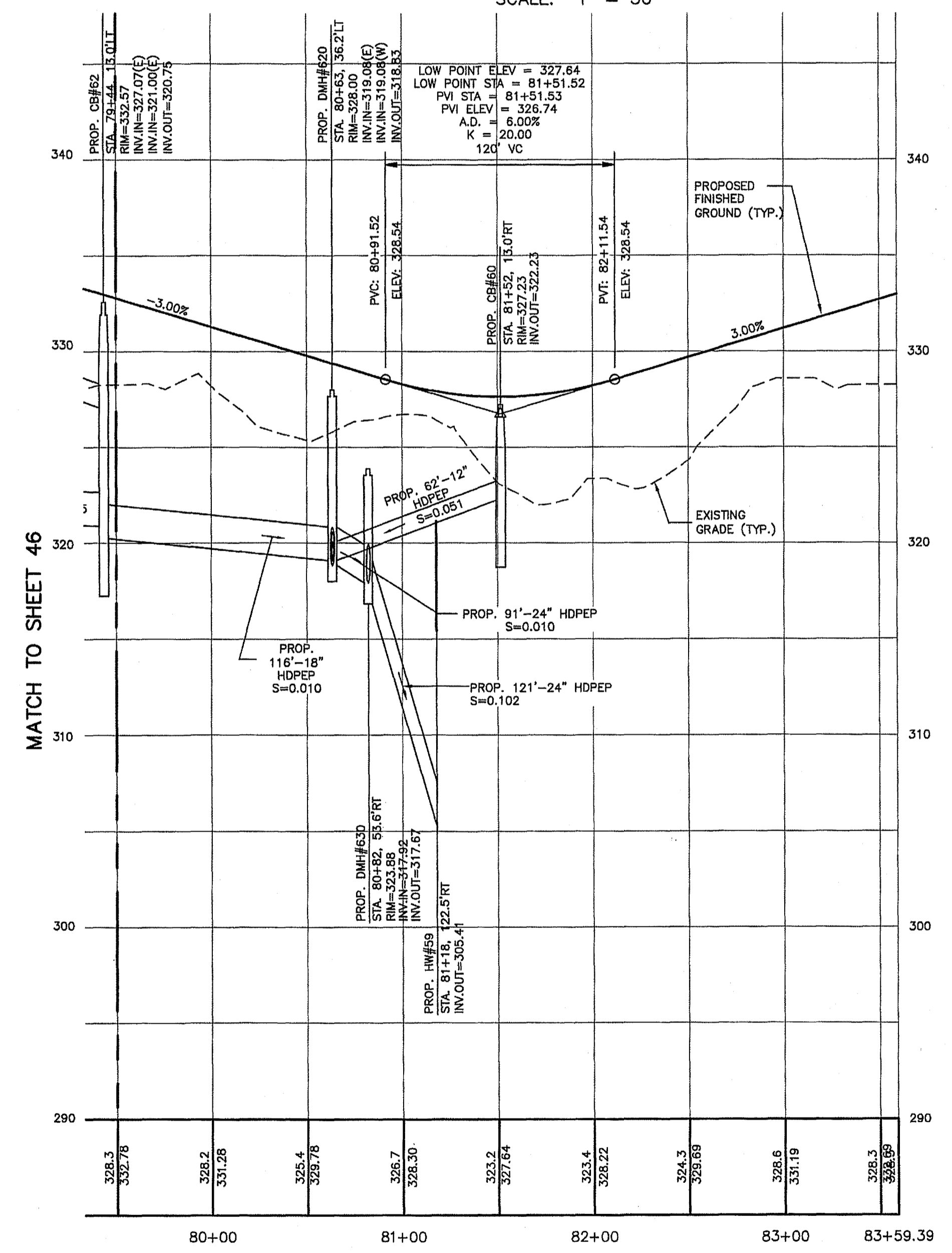
LOAM & SEED ALL DISTURBED AREAS (TYP.)

SEE GRADING, DRAINAGE AND EROSION CONTROL PLANS FOR DETAILED POND INFORMATION

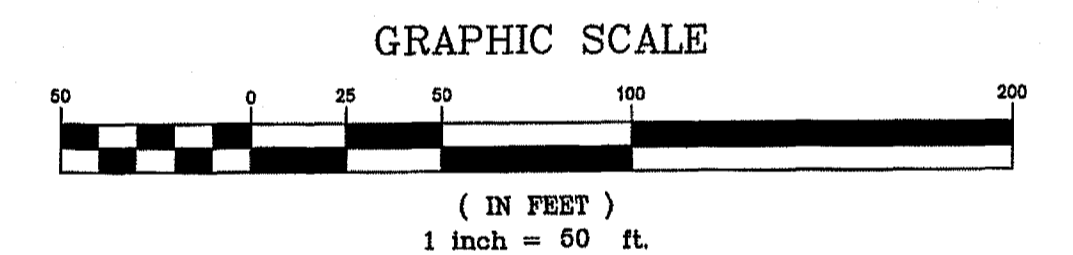
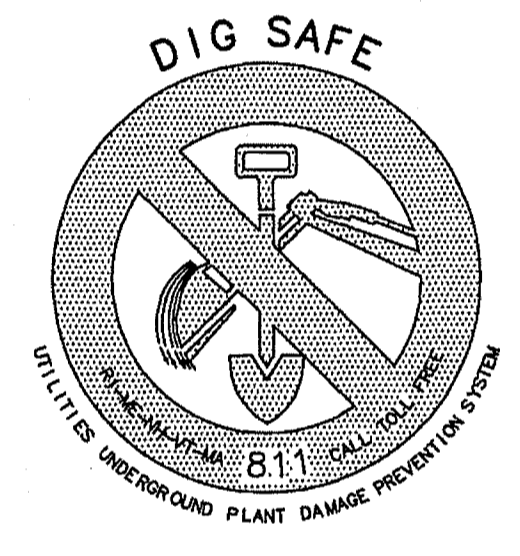
■ PHASE 2 APPROXIMATE LIMITS

**LEGEND**

- STONE BOUND FOUND
- IRON PIN FOUND
- DRILL HOLE
- UTILITY POLE SIGN
- WELL
- DRAINAGE MANHOLE
- CATCH BASIN
- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- PROPOSED UTILITY POLE
- PROPOSED SIGN
- PROPOSED WELL
- PROPOSED DRAINAGE MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED OUTLET STRUCTURE
- PROPOSED END SECTION
- ABUTTER LINE
- EXISTING PROPERTY LINE
- STREAM
- WETLAND
- STOCKADE FENCE
- BARBED WIRE FENCE
- GUARDRAIL
- OVERHEAD UTILITIES
- DRAINAGE LINE
- TREELINE
- RETAINING WALL
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- 10' CONTOUR
- 2' CONTOUR
- STONEWALL
- BUILDING SETBACK
- EXISTING EASEMENT
- PROPOSED PROPERTY LINE
- PROPOSED CHAINLINK FENCE
- PROPOSED GUARDRAIL
- PROPOSED OVERHEAD UTILITIES
- PROPOSED UNDERGROUND UTILITIES
- PROPOSED DRAINAGE LINE
- PROPOSED TREELINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED SLOPED GRANITE CURB
- PROPOSED 2' CONTOUR
- PROPOSED RETAINING WALL
- PROPOSED EASEMENT



STANDISH LANE ROADWAY PROFILE  
SCALE: 1" = 50' (HORIZ.)  
1" = 5' (VERT.)



**ROADWAY PLAN AND PROFILE  
STANDISH LANE (STA. 79-50 TO STA. 83+59)  
EAGLES NEST ESTATES**  
MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9 & 10,  
MAP 195; LOT 1, AND MAP 201; LOT 7  
BUSH HILL ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

OWNER OF MAP 186; LOT 24; MAP 194; LOTS 9 & 10 & MAP 195; LOT 1/APPLICANT: EAGLES NEST ESTATES, LLC. 2 ASPEN DRIVE PELHAM, NH 03076	OWNER OF MAP 186; LOT 20-4 KELLY A. TRUDEL 11 KARAS CROSSING DRIVE HUDSON, NH 03051	OWNER OF MAP 201; LOT 7; EAGLES NEST ESTATES, LLC. 21 CONTINENTAL BOULEVARD MERRIMACK, NH 03054
--	---	--

**KMA** KEACH-NORDSTROM ASSOCIATES, INC.  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2861

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	04/20/15	REVISED PER TOWN & DES COMMENTS	JDM
2	06/18/15	REVISED PER TOWN COMMENTS	JDM
3	07/27/15	REVISED PER TOWN COMMENTS	JDM
4	08/17/15	REVISED PER NOTICE OF DECISION	JDM
5	08/28/19	GENERAL REVISIONS	AMB

DATE: JANUARY 7, 2015      SCALE: 1" = 50'  
PROJECT NO: 11-0202-1      SHEET 47 OF 102

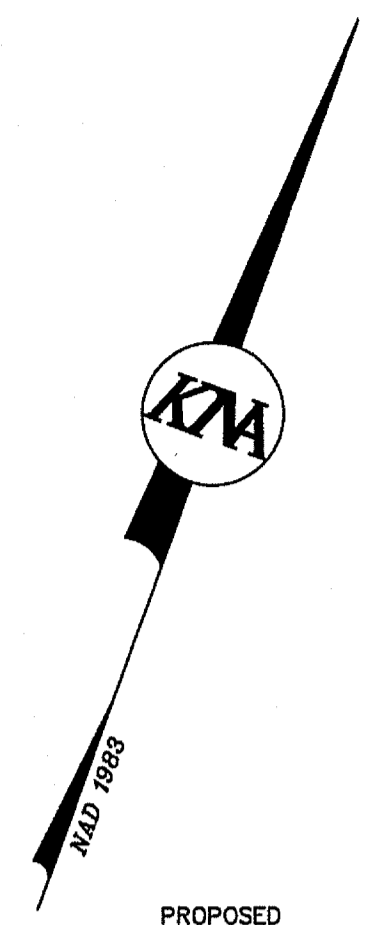
PURSUANT TO THE SUBDIVISION REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

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

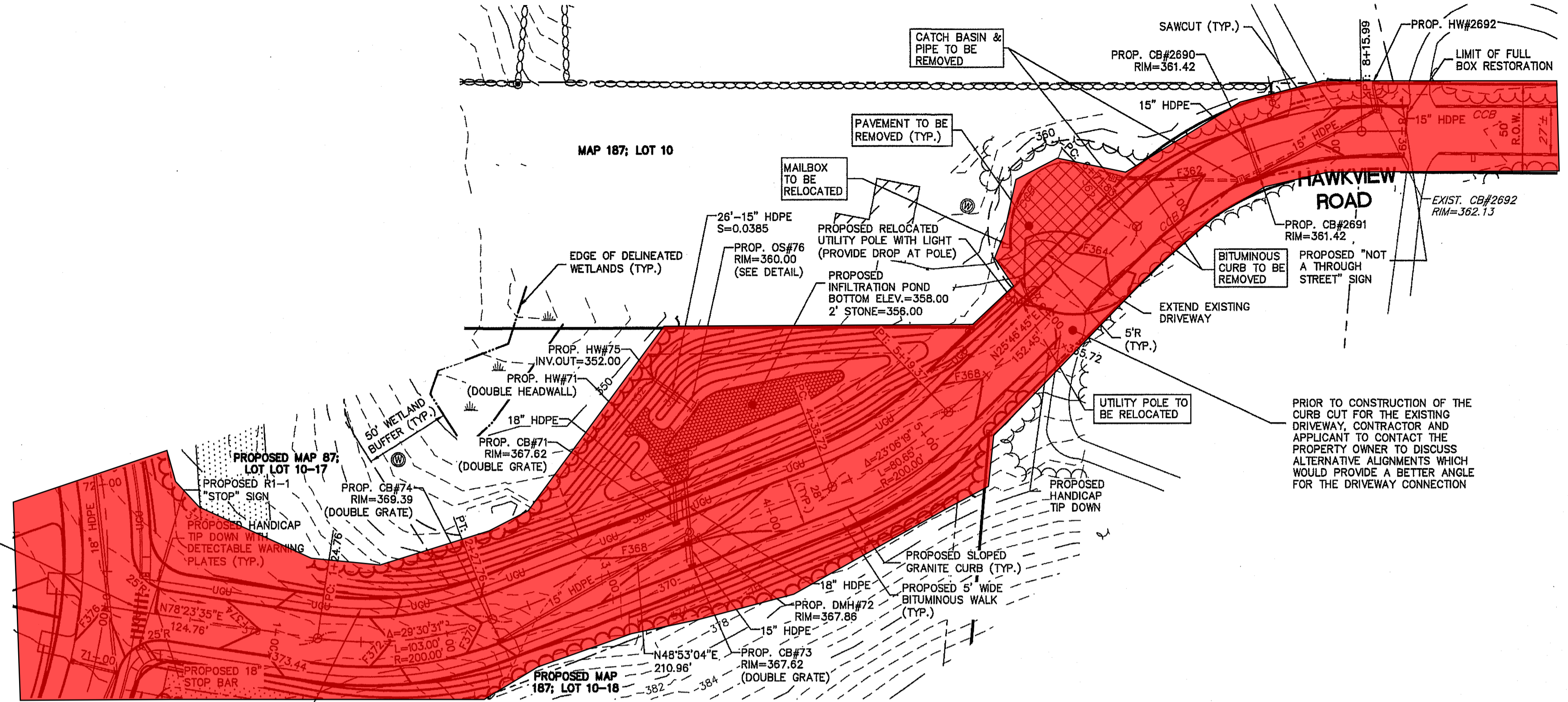
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SUBDIVISION 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.



SEE SHEET 47 FOR CONNECTION TO STANDISH LANE



SEE SHEET 37 FOR CONSTRUCTION NOTES

LOAM & SEED ALL DISTURBED AREAS (TYP.)

SEE GRADING, DRAINAGE AND EROSION CONTROL PLANS FOR DETAILED POND INFORMATION

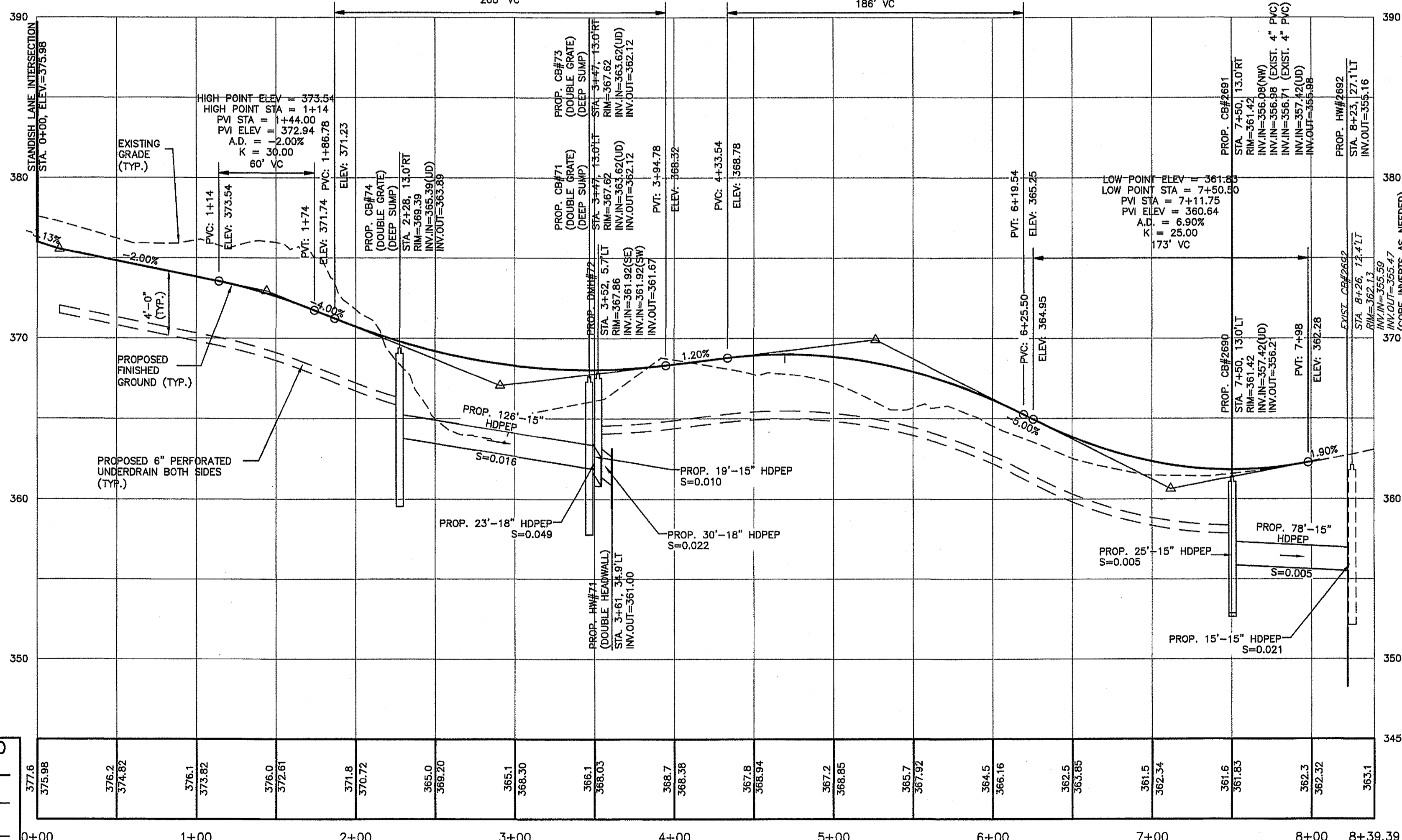
PHASE 2 APPROXIMATE LIMITS

**LEGEND**

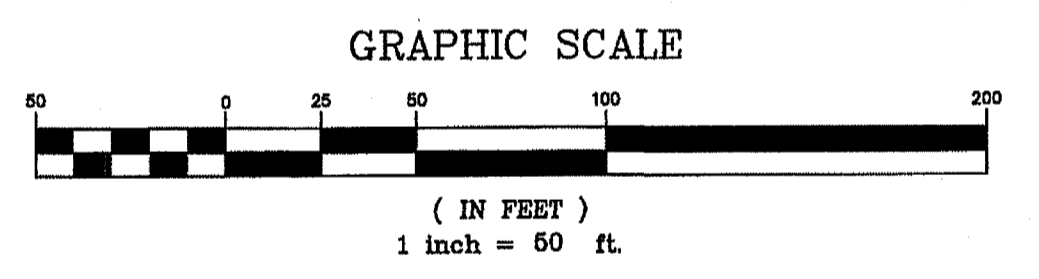
- STONE BOUND FOUND
- IRON PIN FOUND
- DRILL HOLE
- UTILITY POLE
- SIGN
- WELL
- DRAINAGE MANHOLE
- CATCH BASIN
- STONE BOUND TO BE SET
- IRON PIN TO BE SET
- PROPOSED UTILITY POLE
- PROPOSED SIGN
- PROPOSED WELL
- PROPOSED DRAINAGE MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED OUTLET STRUCTURE
- PROPOSED END SECTION
- ABUTTER LINE
- EXISTING PROPERTY LINE
- STREAM
- WETLAND
- STOCKADE FENCE
- BARBED WIRE FENCE
- GUARDRAIL
- OHU
- OVERHEAD UTILITIES
- DRAINAGE LINE
- TREELINE
- RETAINING WALL
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- 10' CONTOUR
- 2' CONTOUR
- STONEWALL
- BUILDING SETBACK
- EXISTING EASEMENT
- PROPOSED PROPERTY LINE
- PROPOSED CHAINLINK FENCE
- PROPOSED GUARDRAIL
- OHU
- UGU
- PROPOSED DRAINAGE LINE
- PROPOSED TREELINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED SLOPED GRANITE CURB
- PROPOSED 2' CONTOUR
- PROPOSED RETAINING WALL
- PROPOSED EASEMENT

LOW POINT ELEV = 368.03  
 LOW POINT STA = 3+46.78  
 PVI STA = 2+90.78  
 PVI ELEV = 367.07  
 A.D. = 5.20%  
 K = 40.00  
 208' VC

HIGH POINT ELEV = 369.00  
 HIGH POINT STA = 4+89.54  
 PVI STA = 5+42.54  
 PVI ELEV = 369.90  
 A.D. = -6.20%  
 K = 30.00  
 188' VC



HAWKVIEW EXTENSION ROADWAY PROFILE  
 SCALE: 1" = 50' (HORIZ.)  
 1" = 5' (VERT.)



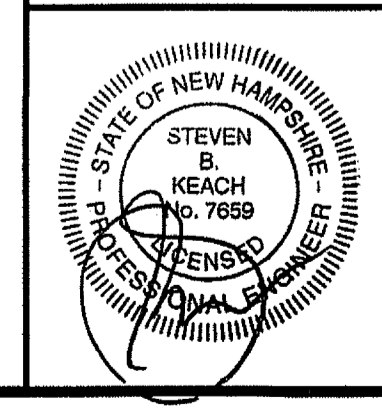
**ROADWAY PLAN AND PROFILE**  
**HAWKVIEW ROAD EXTENSION**  
**EAGLES NEST ESTATES**  
 MAP 186; LOTS 20-4 & 24, MAP 194; LOTS 9 & 10,  
 MAP 195; LOT 1, AND MAP 201; LOT 7  
 BUSH HILL ROAD  
 HUDSON, NEW HAMPSHIRE  
 HILLSBOROUGH COUNTY

OWNER OF MAP 186; LOT 24:  
 MAP 194; LOTS 9 & 10 &  
 MAP 195; LOT 1/APPLICANT:  
 EAGLES NEST ESTATES, LLC.  
 2 ASPEN DRIVE  
 PELHAM, NH 03076

OWNER OF MAP 186;  
 LOT 20-4  
 KELLY A. TRUDEL  
 11 KARAS CROSSING DRIVE  
 HUDSON, NH 03051

OWNER OF MAP 201; LOT 7:  
 EAGLES NEST ESTATES, LLC.  
 21 CONTINENTAL BOULEVARD  
 MERRIMACK, NH 03054

**K&A** KEACH-NORDSTROM ASSOCIATES, INC.  
 Civil Engineering Land Surveying Landscape Architecture  
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 827-2881



REVISIONS			
No.	DATE	DESCRIPTION	BY
1	04/23/15	REVISED PER TOWN & DES COMMENTS	JDM
2	06/18/15	REVISED PER TOWN COMMENTS	JDM
3	07/27/15	REVISED PER TOWN COMMENTS	JDM
4	08/17/15	REVISED PER NOTICE OF DECISION	JDM
5	08/26/19	GENERAL REVISIONS	AMB

DATE: JANUARY 7, 2015 SCALE: 1" = 50'  
 PROJECT NO: 11-0202-1 SHEET 49 OF 102

PURSUANT TO THE SUBDIVISION REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

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

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SUBDIVISION 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.





# TOWN OF HUDSON

## Planning Board



Timothy Malley, Chairman      Roger Coutu, Selectmen Liaison

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

### MINUTES/DECISIONS OF THE PLANNING BOARD MEETING DATE: JANUARY 13, 2021

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Remote = R			
Tim Malley	Ed Van der Veen	William Collins	Dillon Dumont
Chair <u>  X  </u>	Vice-Chair <u>  X  </u>	Secretary <u>  X  </u>	Member <u>  X  </u>
Jordan Ulery	Elliott Veloso		
Member <u>  X  </u>	Alternate <u>  E  </u>		
Brian Groth	Roger Coutu	Marilyn McGrath	
Town Rep. <u>  X  </u>	Select. Rep. <u>  X  </u>	Alt. Select. Rep. <u>  R  </u>	



- I. CALL TO ORDER BY CHAIRPERSON AT 7:05 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL

#### IV. SEATING OF ALTERNATES

None.

#### V. OLD BUSINESS

##### A. Hudson Logistics Center Subdivision, Site Plan & Conditional Use Permit

SB# 11-20	Lowell & Steele Road
SP# 04-20	Map 234/Lots 5, 34 & 35, Map 239/Lot 1
CU# 02-20	

Purpose of Plan: to show the dedication of a new subdivision road and the consolidation/subdivision/lot line adjustment of Map 234/Lots 005, 034 & 035, and Map 239/Lot 001. And, to propose commercial development consisting of three (3) new distribution and logistics buildings with associated access ways, parking, stormwater/drainage infrastructure and other site improvements. Continuance of Hearing.

Mr. Ulery moved to defer the Hudson Logistics Center proposal, to date certain, January 27, 2021, in accordance with the applicant's request.

Motion seconded by Mr. Van der Veen. All in favor – motion carried 6/0/0.

VI. ADJOURNMENT

Mr. Ulery moved to adjourn. Motion seconded by Mr. Van der Veen. All in favor – motion carried 6/0/1.

Meeting adjourned at 7:07 p.m.

---

William Collins  
Secretary, Planning Board

***These minutes are in draft form and have not yet been approved by the Planning Board.***

***Note: Planning Board minutes are not a transcript. For full details on public input comments, please view the meeting on HCTV (Hudson Community Television).***



# TOWN OF HUDSON

## Planning Board



Timothy Malley, Chairman      Roger Coutu, Selectmen Liaison

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

### MINUTES/DECISIONS OF THE PLANNING BOARD

#### MEETING DATE: JANUARY 27, 2021

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Remote = R			
Tim Malley	Ed Van der Veen	William Collins	Dillon Dumont
Chair <u>  X  </u>	Vice-Chair <u>  X  </u>	Secretary <u>  X  </u>	Member <u>  X  </u>
Jordan Ulery	Elliott Veloso		
Member <u>  X  </u>	Alternate <u>  X  </u>		
Brian Groth	Roger Coutu	Marilyn McGrath	
Town Rep. <u>  X  </u>	Select. Rep. <u>  X  </u>	Alt. Select. Rep. <u>  R  </u>	

- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL

#### IV. SEATING OF ALTERNATES

None.

#### V. OLD BUSINESS

##### A. Hudson Logistics Center Subdivision, Site Plan & Conditional Use Permit

SB# 11-20  
SP# 04-20  
CU# 02-20

Lowell & Steele Road  
Map 234/Lots 5, 34 & 35, Map 239/Lot 1

Purpose of Plan: to show the dedication of a new subdivision road and the consolidation/subdivision/lot line adjustment of Map 234/Lots 005, 034 & 035, and Map 239/Lot 001. And, to propose commercial development consisting of three (3) new distribution and logistics buildings with associated access ways, parking, stormwater/drainage infrastructure and other site improvements. Continuance of Hearing.

Recess taken from 8:55 p.m. – 9:12 p.m.

Public hearing opened at 9:45 p.m.

Jim Crowley, 4 Fairway Drive – Comment on Stormwater Management plan, need for infiltration study.

Jim Dobbens, 4 Eagle Drive – Disputed relevancy of screening examples shown by applicant; concern of peak conditions happening more frequently; environmental concerns; sight line.

Robert Chesler, 14 Fairway Drive (remote) – concerns with sight line from second story; lampposts, mechanical equipment on roof.

John Dubuc, 11 Eagle Drive – believes trucks will use back roads; second story sight lines; concern of effect of solar panels on roofs will have on building height and tax revenue.

Tim Monk, 13 Fairway Drive (remote) – felt sight line photos were did not accurately depict actual view; question on stormwater and infiltration; questioned the effect of capacity/usage of this facility if additional regional capacity was needed but a site isn't readily available.

Paige Schaller, 213 Fox Hollow Drive – concern with concurrent peak seasonality with Wal-Mart & Sam's Club; timing of NHDOT process, mitigation and construction; opposition is rooted in size of buildings; appreciates that Planning Board has taken its time in reviewing the application.

Rita Banatwala, 29 Fairway Drive (remote) – concerned with protection of Merrimack River; noise echoing off River.

Paula Michalski, 1 Rita Avenue – concern of number of trucks at intersections; geometry of intersections, questioned if there is enough land.

Merrill Harriman, 5 Birdie Lane (remote) – feels Amazon is already efficient, doesn't need these buildings; concerned with light pollution; takes issue with name of Green Meadow Drive; second story sight lines.

Due to curfew approaching, Chairman Malley entertained a motion to continue this round of public input at the next meeting. Mr. Groth took a list of names of those waiting to speak.

Public input suspended at 10:45 p.m. until the next meeting, date certain, February 10, 2021.

Mr. Ulery moved to continue the Hudson Logistics Center proposal, to date certain, February 10, 2021.

Motion seconded by Mr. Dumont. All in favor – motion carried.

## VI. ELECTION OF OFFICERS

Mr. Collins moved to nominate Mr. Malley as Chairman. Motion seconded by Mr. Ulery. All in favor – motion carried.

Mr. Collins moved to nominate Mr. Van der Veen as Vice-Chairman. Motion seconded by Mr. Ulery. All in favor – motion carried.

Mr. Collins moved to nominate Mr. Veloso as Secretary. Motion seconded by Mr. Van der Veen. All in favor – motion carried.

VII. ADJOURNMENT

Mr. Ulery moved to adjourn. Motion seconded by Mr. Van der Veen. All in favor – motion carried.

Meeting adjourned at 10:50 p.m.

---

William Collins  
Secretary, Planning Board

***These minutes are in draft form and have not yet been approved by the Planning Board.***

***Note: Planning Board minutes are not a transcript. For full details on public input comments, please view the meeting on HCTV (Hudson Community Television).***