



TOWN OF HUDSON

Planning Board

Timothy Malley, Chairman

Marilyn McGrath, Selectmen Liaison



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

SECOND PUBLIC HEARING – JANUARY 12, 2022

The Town of Hudson Planning Board will hold a second public hearing on Wednesday, **January 12, 2022 at 7:00 p.m.** in the in the Community Center at 12 Lions Ave, Hudson, NH for proposed Zoning Amendments for the 2022 Ballot. The text of the amendments are listed below with deletions in ~~strike through~~ and addition in **bold**. The general purpose of the amendments are as follows:

1. To amend the Table of Permitted Uses to separate Distribution Facilities from Self-Storage and Warehouses, and to restrict Distribution Facilities to Industrial Zones.

To amend the Table of Permitted Uses to separate Distribution Facilities from Self-Storage and Warehouses, and to restrict Distribution Facilities to Industrial Zones.

USE	Districts						
	R-1	R-2	TR	B	I	G	G-1
E. INDUSTRIAL USES (cont'd)	N	N	N	N	P	P	P
8. Wholesale, warehouse, self-storage mini-warehouse, or distribution facility ; includes parking of recreational vehicles, buses and/or boats	N	N	N	N	P	P	P
9. Heating fuel storage and sales	N	N	N	N	P	P	P
10. Contractor's yard or landscaping business	N	N	N	N	P	P	P
11. Transportation or freight terminal	N	N	N	N	P	N	N
12. Distribution Facility	N	N	N	N	P	N	N

ADD TO §334-6 Definitions:

DISTRIBUTION FACILITY - a specialized warehouse that serves as a hub to strategically store finished goods, streamline the picking and packing process, and ship goods out to another location or final destination.



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PUBLIC HEARING – JANUARY 12, 2022

The Town of Hudson Planning Board will hold a public hearing on Wednesday, **January 12, 2022** at **7:00 p.m** in the **Community Center at 12 Lions Ave**, Hudson, NH for proposed Zoning Amendments for the 2022 Ballot. The text of the amendment are listed below with deletions in ~~strike through~~ and addition in **bold**. The general purpose of the amendment is as follows:

- To amend the Table of Permitted Uses to define Warehouse and three types of Distribution Facilities to restrict these uses to Industrial Zones.

To amend the Table of Permitted Uses to distinguish Distribution Facilities, Self-Storage and Warehouses, and to restrict types of Distribution Facilities to Industrial Zones.

USE	Districts						
	R-1	R-2	TR	B	I	G	G-1
E. INDUSTRIAL USES (cont'd)	N	N	N	N	P	P	P
8. Wholesale, warehouse, self-storage mini-warehouse, or distribution facility ; includes parking of recreational vehicles, buses and/or boats	N	N	N	N	P	P	P
9. Heating fuel storage and sales	N	N	N	N	P	P	P
10. Contractor's yard or landscaping business	N	N	N	N	P	P	P
11. Transportation or freight terminal	N	N	N	N	P	N	N
12. Distribution Facility, Last Mile	N	N	N	N	N	N	N
13. Distribution Facility, Sort	N	N	N	N	P	N	N
14. Distribution Facility, Non-Sort	N	N	N	N	P	N	N
15. Warehouse	N	N	N	N	P	N	N

ADD TO §334-6 Definitions:

DISTRIBUTION FACILITY, LAST MILE - a specialized warehouse and/or associated parking that serves to ship goods to the consumer.

DISTRIBUTION FACILITY, SORT - a specialized warehouse that serves as a hub to strategically store finished goods, streamline the picking and packing process, and ship goods out to another location or final destination.

DISTRIBUTION FACILITY, NON-SORT - a specialized warehouse that serves as a hub to strategically store finished goods, streamline the picking and packing process, and ship goods out to another distribution facility.

WAREHOUSE - a large building where raw materials or manufactured goods may be stored before their distribution to retail, or use at another site.



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PUBLIC HEARING – JANUARY 12, 2021

The Town of Hudson Planning Board will hold a public hearing on Wednesday, **January 12, 2022** at **7:00 p.m.** in the **Community Center at 12 Lions Ave**, Hudson, NH Hall for Zoning Amendments brought by resident petition. The amendments are enclosed in the following pages.

PETITION WARRANT ARTICLE

To: Town Clerk

From: Superintendent's Office

Date: 12-7-21

Re: Request for Signature Verification on Attached Petition

Title: Amend Town Code 334

Received: James Crowley 4 Fairway Dr
Name/Address
12-7-21 9AM
Date/Time

To: Superintendent's Office

From: Town Clerk's Office

Date: 12-7-21

Re: Signature Verification on subject Petition

Number of Verified Signatures: 75

Signed: [Signature]

Comments:

Received back from Town Clerk's office:

DEC 07 2021

TOWN OF HUDSON
SELECTMEN'S OFFICE

We, the undersigned, call upon the Selectmen of the Town of Hudson, New Hampshire, to include the following Warrant Article for our next town election during the month of March 2022:

"Amend Town Code 334, Attachment 1, Table of Permitted Principal Uses to remove from permitted use under Industrial (I), General (G), and General-1 (G-1) zones Wholesale, warehouse, self-storage mini-warehouse, or distribution facility effective immediately following passage of this warrant article."









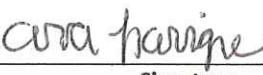




1	Name (Print)	Signature	Address where REGISTERED to VOTE
✓	Joanne Walsh	<i>Joanne Walsh</i>	2 Eagle Dr. Hudson N.H. 03051
✓	James A Crowley	<i>James A Crowley</i>	4 Fairway Dr. Hudson, NH
✓	LEONARD LEONE	<i>Leonard Leone</i>	19 Fairway Dr Hudson NH
✓	James Dobens	<i>James Dobens</i>	4 Eagle Dr. HUDSON NH 03051
✓	Marie Dobens	<i>Marie Dobens</i>	4 Eagle Dr. Hudson NH 03051
✓	Ralph NEVIN	<i>Ralph Nevin</i>	3 Eagle Dr. Hudson, NH 03051
✓	Karen Nevin	<i>Karen Nevin</i>	3 Eagle Dr. Hudson, NH 03051
✓	Ron Landry	<i>Ron Landry</i>	16 Cottonwood Dr. Hudson N.H. 03051
✓	Linda Landry	<i>Linda Landry</i>	16 Cottonwood Dr. Hudson NH 03051
✓	Bob Costello	<i>Bob Costello</i>	17 Fairway Dr. Hudson NH 03051
✓	Colleen Vurgaropoulos	<i>Colleen Vurgaropoulos</i>	5 Muldoon Dr Hudson NH 03051
✓	Xenophon VURGAROPOULOS	<i>Xenophon Vurgaropoulos</i>	5 Muldoon Dr. Hudson NH 03051
✓	Greg Palmer	<i>Greg Palmer</i>	26 Chalifoux Rd

7/5

14	Name (Print)	Signature	Address where REGISTERED to VOTE
✓	Mary Palmer	Mary Palmer	26 Chal. Foux Rd Hudson NH.
✓	Judy Schibanoff	Judy Schibanoff	8 Birdie Ln Hudson NH 03051
✓	HARRY A. SCHIBANOFF	Harry A. Schibanoff	8 Birdie Hudson NH.
✓	William R. Marks	William R. Marks	6 Leonard Ave, Hudson, NH
✓	Denise Hulse	Denise Hulse	16 Hickory St, Hudson, NH
✓	JAMES M. HULSE	James M. Hulse	16 Hickory St, Hudson NH
✓	BARBARA KANAVAS	Barbara Kanavas	3 Loenst St, Hudson NH
✓	Joyce Brown	Joyce Brown	5 Hickory St
✓	Ronald E Brown	Ronald E Brown	5 Hickory St.
✓	Danielle Alto	Danielle Alto	11 Muldoon St Hudson
✓	Linda Bento	Linda Bento	7 Muldoon ST Hudson
✓	Jerome J Bento	Jerome J Bento	7 Muldoon St Hudson
✓	ROBERT L GOSSELIN	Robert L Gosselin	423 ELK RUN RD, HUDSON
✓	Eileen Gosselin	Eileen Gosselin	423 ELK Run Rd, Hudson
✓	MARY GORLEAN	Mary Gorlean	18 Parkway Dr Hudson
✓	William P. Cole	William P. Cole	12 Parkway Dr. Hudson NH
✓	Sandra Dubuc	Sandra Dubuc	11 Eagle Dr Hudson, NH
✓	John Dubuc	John Dubuc	11 Eagle Dr Hudson, NH

32	Name (Print)	Signature	Address where REGISTERED to VOTE
✓	Michael Alt	Michael Alt	11 Muldoon Dr Hudson NH 03051
✓	Jean Troup	Jean Troup	10 stable Rd Hudson NH
✓	Michael T Ruby	Michael T Ruby	7 Eagle Dr Hudson NH
✓	Forrest L. Ruby	Forrest L Ruby	7 Eagle Dr Hudson NH
✓	Rita Banatwala	Rita Banatwala	29 FAIRWAY DR HUDSON, NH
✓	MUSTANSIR BANATWALA	MUSTANSIR BANATWALA	29 FAIRWAY DR, HUDSON NH
✓	LYNN ASHWORTH	Lynn Ashworth	25 Fairway Dr Hudson, NH
✓	Susan Bates Gosselin	Susan Bates Gosselin	9 Fairway Dr Hudson NH
✓	David R Gosselin	David R Gosselin	9 Fairway Dr, Hudson NH
✓	Kathleen M. Martinek	Kathleen M. Martinek	4 Birdie Lane Hudson, N. H. 03051
✓	Steve J. Martinek	Steve J. Martinek	4 Birdie Lane Hudson NH 30351
✓	LINDA ZARZATIAN	Linda Zarzatian	4 Bruce St Hudson NH 03051
✓	CHARLES W. ASHWORTH	Charles W. Ashworth	25 FAIRWAY DR HUDSON, NH 03051
✓	Collette Deneault	Collette Deneault	22 Watson Rd. 03051
✓	DICK DENEALT	Dick Deneault	77 WESSON RD 03051
✓	Paul Crook	Paul Crook	18 FAIRWAY DR
✓	KERRIE HARRINGTON	Kerrie Harrington	48 ORCHARD PARK LANE 03051

49	Name (Print)	Signature	Address where REGISTERED to VOTE
✓	Steve Poirer	Steve Poirer	10 Travers St
50	Name (Print)	Signature	Address where REGISTERED to VOTE
✓	Paige Schaller	Paige Schaller	213 FoxHollow Dr

	Name (Print)	Signature	Address where REGISTERED to VOTE
✓	51 Christopher Dubuc		11 Eagle Dr Hudson, NH
✓	52 Kathleen Sokoli		11 Fairway Dr
✓	53 Patricia Reichard		23 Par Ln Hudson NH
✓	54 Steven Reichard		23 Par Ln Hudson NH
✓	55 Peter Marjales		11 Par Ln Hudson NH
✓	56 Lauren DiPilato		12 Eagle dr. Hudson NH
✓	57 Joe DiPilato		12 Eagle dr. Hudson NH
✓	58 Brad Heath		25 Par Lane Hudson NH
✓	59 Ava Lavigne		44 Ferry St. Hudson NH
✓	60 Daniel Sylvester		9 Eagle Dr Hudson NH
✓	61 Jane Sylvester		9 Eagle Dr Hudson
✓	62 NICK-ey Sylvester		10 Eagle Dr Hudson NH
✓	63 Prigina Moore		10 Eagle Dr. Hudson NH

64	Name (Print)	Signature	Address where REGISTERED to VOTE
✓	Diane Mulligan	Diane mulligan	5 Fairway Dr Hudson
✓	Christopher Mulligan	Chris Mulligan	5 Fairway Dr Hudson NH
✓	Kristen Sullivan	Kristen Sullivan	15 Lorraine St. Hudson, NH
✓	Martla Marsch	Martla Marsch	3 Fairway Dr Hudson NH
✓	William H Marsch	William H Marsch	3 Fairway Dr - Hudson NH
✓	KATHLEEN CROWLEY	Kathleen Crowley	4 Fairway Dr
✓	Allan H Achorn	Allan H Achorn	16 Fairway Dr
✓	Diane Achorn	Diane M Achorn	16 Fairway Dr
✓	RUTH SESSIONS	Ruth Sessions	68 Schaefer Circle
✓	Peter Sessions	Peter Sessions	68 Schaefer Circle
✓	Scott J. Wade	Scott Wade	2 Fairway Dr Hudson, NH 03051
75	Name (Print)	Signature	Address where REGISTERED to VOTE
76	Name (Print)	Signature	Address where REGISTERED to VOTE

PETITION WARRANT ARTICLE

To: Town Clerk

From: Superintendent's Office

Date: 12-7-21

Re: Request for Signature Verification on Attached Petition

Title: Amend Article 111 General Provisions
334-14

Received: James Crowley 4 Fairway Dr
Name/Address
12-7-21 9AM
Date/Time

To: Superintendent's Office

From: Town Clerk's Office

Date: 12-7-21

Re: Signature Verification on subject Petition

Number of Verified Signatures: 76

Signed: [Handwritten signatures]

Comments:

Received back from Town Clerk's office:

DEC 07 2021

We, the undersigned, call upon the Selectmen of the Town of Hudson, New Hampshire, to include the following Warrant Article in our next town election during the month of March 2022.

TOWN OF HUDSON
SELECTMEN'S OFFICE

Amend Article III, General Provisions 334-14 "Building Height" to add Subsection B with the purpose to protect the character of residential neighborhoods from industrial development, as follows:

"334-14 B. Notwithstanding subsection A above, buildings that are between 38-feet and 50-feet in height shall be setback a minimum 400-feet from residential zones. This setback shall increase by 10-feet for buildings with a footprint of 100,000 square feet and additionally at a rate of 10 feet for every 100,000 feet thereafter. This is applicable at a fractional rate (ex: 190,000 square footprint imputes an additional 19 feet of setback)

Name (Print)	Signature	Address where REGISTERED to VOTE
✓ Joanne Walsh	<i>Joanne Walsh</i>	2 Eagle Dr. Hudson NH 03051
✓ James A Crowley	<i>James A Crowley</i>	4 Fairway Dr Hudson
✓ LEONARD LEONE	<i>Leonard Leone</i>	14 FAIRWAY DRIVE HUDSON NH
✓ James Dobens	<i>James M. Dobe</i>	4 EAGLE DR. HUDSON NH 03051
✓ Marie Dobens	<i>Marie Dobens</i>	4 Eagle Dr. Hudson NH 03051
✓ Karen Nevin	<i>Karen Nevin</i>	3 Eagle Dr. Hudson NH 03051
✓ ROLPH NEVIN	<i>Rolph Nevin</i>	3 EAGLE DR. HUDSON NH 03051
✓ Linda Landry	<i>Linda Landry</i>	16 Cottonwood Dr. Hudson NH 03051
✓ Rose Landry	<i>Rose Landry</i>	16 COTTONWOOD DR HUDSON NH 03051
✓ Bob Costello	<i>Bob Costello</i>	17 Fairway Dr Hudson NH 03051
✓ Colleen Vurgaropks	<i>Colleen Vurgaropks</i>	5 Muldoon Dr Hudson NH 03051
✓ Xenophon VURGAROPKS	<i>Xenophon Vurgaropks</i>	5 Muldoon Dr. Hudson NH 03051
✓ Grey Palmer	<i>Grey Palmer</i>	26 Chalfoux Rd
✓ Mary Palmer	<i>Mary Palmer</i>	26 Chalfoux Rd Hudson NH 03051

Name (Print)	Signature	Address where REGISTERED to VOTE
✓ Judy Schibano	<i>Judy Schibano</i>	8 Birdie Ln Hudson NH 03051
✓ HARRY A. SCHIBANO	<i>Harry A. Schibano</i>	8 BIRDIE HUDSON NH
✓ William R Marks	<i>William R Marks</i>	6 Leonard Ave, Hudson, NH
✓ Denise Hulse	<i>Denise Hulse</i>	16 Hickory St, Hudson, NH
✓ JAMES HULSE	<i>James Hulse</i>	16 Hickory St, Hudson NH
✓ Joyce Brown	<i>Joyce Brown</i>	5 Hickory St
✓ BARBARA KANAVOS	<i>Barbara Kanavos</i>	3 Locust St Hudson NH
✓ Ronald E Brown	<i>Ronald E Brown</i>	5 Hickory street
✓ Daniell Alto	<i>Daniell Alto</i>	11 Muldoon St Hudson
✓ Linda Bento	<i>Linda Bento</i>	7 Muldoon ST Hudson
✓ JEROME J BENTO	<i>Jerome J Bento</i>	7 MULDOON ST HUDSON
✓ ROBERT L GOSSELIN	<i>Robert L Gosselin</i>	423 ELK RUN RD, HUDSON
✓ Eileen Gosselin	<i>Eileen Gosselin</i>	423 ELK Run Rd. Hudson NH
✓ Mary Groleau	<i>Mary Groleau</i>	18 HAWKEYE DR Hudson -
✓ William P. Cole	<i>William P. Cole</i>	12 Hawkeye Dr, Hudson, NH
✓ Sandra Duboc	<i>Sandra Duboc</i>	11 Eagle Dr Hudson, NH
✓ John Duboc	<i>John Duboc</i>	11 Eagle Dr Hudson, NH
✓ Joan Troup	<i>Joan Troup</i>	10 Stable Rd Hudson NH
Name (Print)	Signature	Address where REGISTERED to VOTE

Name (Print)	Signature	Address where REGISTERED to VOTE
✓ Michael Alt	<i>Michael Alt</i>	11 Mulloon Dr Hudson NH 03057
✓ Michael T Ruby	<i>Michael Ruby</i>	7 Eagle Dr Hudson NH
✓ Forrest L Ruby	<i>Forrest Ruby</i>	7 Eagle Dr Hudson NH
✓ RITA BANATWALA	<i>Rita Banatwala</i>	29 FAIRWAY DR HUDSON, NH
✓ MUSTAFA IC BANATWALA	<i>Mustafa Banatwala</i>	29 FAIRWAY DR, HUDSON NH
✓ LYNN ASHWORTH	<i>Lynn Ashworth</i>	25 FAIRWAY Dr Hudson, NH
✓ KATHLEEN M. MARTINEK	<i>Kathleen M. Martinek</i>	4 Birdie Lane Hudson, N.H. 03051
✓ Steven J. Martinek	<i>Steven J. Martinek</i>	4 Birdie Lane Hudson NH 03051 03051
✓ Susan Bates Gosselin	<i>Susan Bates Gosselin</i>	9 Fairway Dr Hudson NH 03051
✓ David R Gosselin	<i>David R Gosselin</i>	9 Fairway Dr, Hudson NH 03051
✓ LINDA ZARZATIAN	<i>Linda Zarzatian</i>	4 Bruce St Hudson NH 03057
✓ CHARLES W. ASHWORTH	<i>Charles W. Ashworth</i>	25 FAIRWAY DR HUDSON NH 03051
✓ Collette Deneault	<i>Collette Deneault</i>	22 Wason Rd 03051
✓ Dick Deneault	<i>Dick Deneault</i>	22 Wason Rd 03051
✓ Kerrie Harrington	<i>Kerrie Harrington</i>	48 ORCHARD PARK LANE 03051
✓ Paul Crolean	<i>Paul Crolean</i>	18 FAIRWAY DR
✓ Steve Poirier	<i>Steve Poirier</i>	10 Travels St

Name (Print)	Signature	Address where REGISTERED to VOTE
✓ Paige Scheller	Paige Scheller	213 Fox Hollow Dr
✓ Christopher Dubue	Christopher Dubue	11 Eagle Dr, Hudson, NH
✓ Kathleen Sakati	Kathleen Sakati	11 Fairway Dr Hudson NH
✓ Peter Marciales	Peter Marciales	11 Park Lane Hudson NH
✓ Steven Rich	Steven Rich	23 Park Ln Hudson NH
✓ Patricia A Richard	Patricia A Richard	23 Park Ln Hudson NH
✓ Lauren DiPilato	Lauren DiPilato	12 Eagle dr. Hudson NH
✓ Joe DiPilato	Joe DiPilato	12 Eagle dr. Hudson NH
✓ Brad Heath	Brad Heath	25 Park Lane Hudson
✓ Ava Lavigne	Ava Lavigne	44 Ferry St. Hudson NH
✓ David Sylvester	David Sylvester	9 Eagle Dr Hudson NH
✓ Nicky Sylvester	Nicky Sylvester	10 Eagle Dr Hudson NH
✓ June Sylvester	June Sylvester	9 Eagle Dr Hudson NH
✓ Brian Moore	Brian Moore	10 Eagle Dr. Hudson NH
✓ Diane Mulligan	Diane Mulligan	5 Fairway Dr Hudson
✓ Christopher Mulligan	Christopher Mulligan	5 FAIRWAY DR Hudson NH
✓ Kristen Sullivan	Kristen Sullivan	15 Lorraine St. Hudson, NH
✓ Marthe Marsden	Marthe Marsden	3 Fairway Drive Hudson

Name (Print)	Signature	Address where REGISTERED to VOTE
✓ William H Marsch	<i>William H Marsch</i>	3 Fairway Dr., Hudson NH
✓ KATHLEEN CROWLEY	<i>Kathleen Crowley</i>	4 Fairway Dr
✓ Allan H. Achorn	<i>Allan H Achorn</i>	16 Fairway Dr.
✓ Diane Achorn	<i>Diane M. Achorn</i>	16 Fairway Dr
✓ RUTH SESSIONS	<i>Ruth Sessions</i>	68 Schaefer Circle
✓ Peter L Sessions	<i>Peter L Sessions</i>	68 Schaefer Circle
✓ Scott J. Wade	<i>Scott J Wade</i>	2 Fairway Dr Hudson NH 03051
✓ JASON CROWLEY	<i>Jason Crowley</i>	68 CAMPION ST HUDSON
✓ Michelle Crowley	<i>Michelle Crowley</i>	68 Campion St Hudson
Name (Print)	Signature	Address where REGISTERED to VOTE
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PETITION WARRANT ARTICLE

To: Town Clerk

From: Superintendent's Office

Date: 12-7-21

Re: Request for Signature Verification on Attached Petition

Title: Amend 276-11.1B

Received: James Crowley 4 Fairway Dr
Name/Address
12-7-21 9AM
Date/Time

To: Superintendent's Office

From: Town Clerk's Office

Date: 12-7-21

Re: Signature Verification on subject Petition

Number of Verified Signatures: 76

Signed: [Signature]

Comments:

Received back from Town Clerk's office:

We, the undersigned, call upon the Selectmen of the Town of Hudson, New Hampshire, to include the following Warrant Article in our next town election during the month of March 2022:

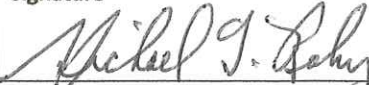
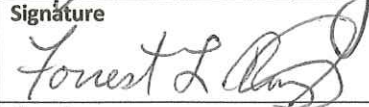


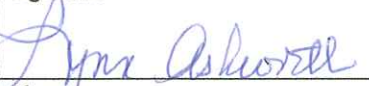
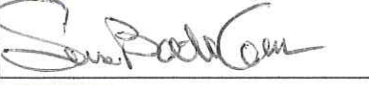

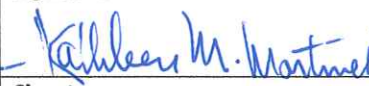

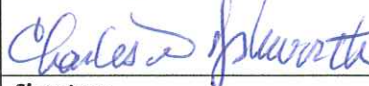



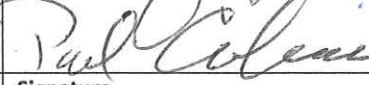

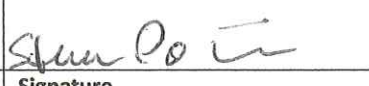

DEC 07 2021

TOWN OF HUDSON
SELECTMEN'S OFFICE

"Amend 276-11.1B(12)(a)-(c) to increase all building setback distances to four-hundred feet (400) when a proposed commercial or industrial use in zones (General (G) General -1 (G-1) abuts or is across a HIGHWAY from a residential use or zoning district. The four-hundred-foot distance (400) is from the residential property line to any improved part of the commercial development. This shall also include all zoning districts other than General (G) and General-1 (G-1) that abut a residential use or zoning district and any improved part of the nonresidential development."

Name (Print)	Signature	Address where REGISTERED to VOTE
Joanne Walsh	<i>Joanne Walsh</i>	2 Eagle Dr. Hudson N.H.
James A Crowley	<i>James A Crowley</i>	4 Fairway Dr Hudson NH
LEONARD LEONE	<i>Leonard Leone</i>	19 FAIRWAY DRIVE HUDSON NH
James Dobens	<i>James Dobens</i>	4 EAGLE DR. HUDSON NH 03051
Marie Dobens	<i>Marie Dobens</i>	4 Eagle Dr. Hudson NH 03051
Ralph Navin	<i>Ralph Navin</i>	3 EAGLE DR HUDSON NH 03051
Karen Navin	<i>Karen Navin</i>	3 Eagle Dr. Hudson, NH 03051
Ron Landry	<i>Ron Landry</i>	16 COTTONWOOD DR HUDSON, NH 03051
Linda Landry	<i>Linda Landry</i>	16 Cottonwood Dr Hudson NH 03051
Bob Castello	<i>Bob Castello</i>	17 Fairway Dr Hudson NH 03051
Colleen Vurgaropoulos	<i>Colleen Vurgaropoulos</i>	5 Muldoon Dr Hudson NH 03051
Kevin Vurgaropoulos	<i>Kevin Vurgaropoulos</i>	5 Muldoon Dr. Hudson NH 03051
Greg Palmer	<i>Greg Palmer</i>	26 Chalifoux Rd NH 03051
Mary Palmer	<i>Mary Palmer</i>	26 Chalifoux Rd NH 03051
Judy Schibanoff	<i>Judy Schibanoff</i>	8 Birdie Ln Hudson 03051

Name (Print)	Signature	Address where REGISTERED to VOTE
Harry J. Tombari		8 Biederho Hudson NH 03051
William R. Marks		6 Leonard Ave, Hudson, NH
Denise Hulse		16 Hickory St, Hudson, NH
Denise James Hulse		16 Hickory St, Hudson NH
Joyce Brown		5 Hickory St
Babam Kanas		3 Locust St Hudson NH
Ronald E. Brown		5 Hickory Street
Daniell Alto		11 Muldoon St. Hudson
Linda Bento		7 Muldoon St
Jerome J Bento		7 Muldoon St Hudson
Robert L. Gosselin		423 Elk Run Rd, Hudson
Eileen Gosselin		423 Elk Run Rd Hudson, NH
Mary Grotan		18 Fairway Dr Hudson NH
William P. Cole		12 Fairway Dr, Hudson NH
Sandra Dubuc		11 Eagle Dr Hudson, NH
John Dubuc		11 Eagle Dr Hudson, NH
Jean Trapp		10 Stable Rd Hudson NH
Michael Alt		11 Muldoon Dr Hudson NH 03051

Name (Print)	Signature	Address where REGISTERED to VOTE
Michael T Ruby		7 Eagle Dr Hudson NH
Forrest L Ruby		7 Eagle Dr Hudson NH
RITA BANATWALA		29 FAIRWAY DR HUDSON, NH
MUSTAFA R BANATWALA		29 FAIRWAY DR, HUDSON NH
LYNN ASHWORTH		25 Fairway Dr Hudson
Susan Bates Gosselin		9 Fairway Dr Hudson
David R Gosselin		9 Fairway Dr, Hudson
Kathleen M. Martinek		4 Birdie Lane Hudson, N.H. 03051
Steven J. Martinek		4 Birdie Lane Hudson N.H. 03051
CHARLES W. ASHWORTH		25 FAIRWAY DR HUDSON, NH 03051
Collette Deneault		22 Wason Rd. 03051
Dick Deneault		22 Wason Rd 03051
LINDA ZARZATIAN		4 Bruce St Hudson NH 03051
Paul Grolan		19 Fairway Dr
Keenie Harrington		48 ORCHARD PARK LANE 03051
Steve Poirer		10 TRAVERS ST
Paige Schaller		213 Fox Hollow Dr

Name (Print)	Signature	Address where REGISTERED to VOTE
Steven Richer		23 Par Ln Hudson NH
Christopher Dubuc		11 Eagle Dr Hudson, NH
Kathleen Sakati		11 Fairway Dr
Patricia Reichard		23 Par Ln Hudson NH
Peter Marides		11 Par Lane Hudson NH
Lauren DiPilato		12 Eagle dr. Hudson NH
Joe DiPilato		12 Eagle dr. Hudson NH
Brad Heath		25 Parlone Hudson NH
Ava Lavigne		44 Ferry St. Hudson NH
Brian Moore		10 Eagle Drive Hudson NH
Nickey Sylvester		10 eagle Dr Hudson NH
June Sylvester		9 Eagle Dr Hudson
David Sylvester		9 Eagle Dr Hudson
Diane Mulligan		5 Fairway Dr Hudson
Christopher Mulligan		5 FAIRWAY DR Hudson
Kristen Sullivan		15 Lorraine St. Hudson
Martha Marsch		3 Fairway Dr Hudson

MAC THOMPSON SITE PLAN

SP# 12-21

STAFF REPORT #3

January 12, 2022

SITE: 48 Lowell Road; Tax Map 190 Lot 191-000

ZONING: Business (B)

PURPOSE OF PLAN: Redevelop the site and continue to utilize the parcel as mixed-use commercial site with a 12,000 sq. ft. building with associated site improvements, with uses to include business or professional office, retail business and personal service establishment, and eating & drinking establishment. Staff believes the primary intention of this application is to have a restaurant permitted.

PLAN UNDER REVIEW: Tax Map 190 Lot 191, MacThompson Site Plan, 48 Lowell Road, Hudson, New Hampshire 03051; prepared by Benchmark LLC, 1F Commons Drive, Suite 35, Londonderry, New Hampshire 03053; prepared for owner MacThompson Realty, Inc., 3 Marmon Drive, Nashua, New Hampshire 03060; consisting of 11 sheets with General Notes 1-32 on Sheet 3; dated August 3, 2021, and last revised on December 7, 2021.

APPLICATION TRACKING:

- September 3, 2021 – Application received.
- October 27, 2021 – Public hearing held by the Planning Board, continued to 11/17/21.
- November 17, 2021 – Public hearing held by the Planning Board, continued to 12/08/21.
- December 8, 2021 – Public hearing scheduled, waivers granted, continued to December 22, 2021.
- December 22, 2021 – Deferred to January 12, 2022.
- January 12, 2022 – Public hearing scheduled, request for deferral.

The Applicant is unavailable to attend the January 12, 2022 meeting and has requested to be deferred to February 9, 2022.

DEFER the public hearing to a date certain:

I move to defer the public hearing for the site plan application for the MacThompson Site Plan at 48 Lowell Road, Tax Map 190 Lot 191-000 to date certain, February 9, 2022.

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

7 STUART STREET – MCGIBBON PROPERTY

SITE PLAN # 15-21

STAFF REPORT

January 12, 2022

SITE: 7 Stuart Street; Tax Map 234 Lot 048-000

ZONING: General-1 (G-1)

PURPOSE OF PLAN: To depict a change of use for the southerly building on the property from a dog training facility to a residential home.

PLAN UNDER REVIEW: Change of Use Site Plan, McGibbon Property, Map 234; Lot 48, Stuart Street / River Road, Hudson, New Hampshire, Hillsborough County; prepared by Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for Lori McGibbon, 7 Stuart Street, Hudson, NH 03051; consisting of a single sheet with notes 1-12 on Sheet 1; dated November 11, 2021, last revised January 3, 2022.

ATTACHMENTS:

- A. ZBA Notice of Decisions for Map 234, Lot 048-000, Zone G-1, Case #234-048a; & Case #234-048b; both decisions are dated December 9, 2021
- B. Zoning Determination #21-167; dated October 20, 2021
- C. Department Comments

APPLICATION TRACKING:

- December 7, 2021 – Site Plan Application received.
- December 9, 2021 – The Zoning Board of Adjustment granted a variance, with 3 stipulations, to change the current dual use of an existing building used as a business into a residential use, and a special exception to allow two single family structures on a single lot. (see **Attachment A**).
- January 12, 2022 – Public hearing scheduled.

COMMENTS & RECOMMENDATIONS:

BACKGROUND

The corner lot currently contains two separate buildings – a residence and a commercial space that housed a dog training business most recently. The buildings are each served by a dedicated driveway. The residential driveway off River Road leads to a parking area beside the residence

while the commercial driveway off Stuart Street leads to a paved parking area with 9 parking spaces in front of the commercial building.

Outside of the building footprints and paved areas are various landscaped areas with open lawn and several trees.

The submitted plan is proposing a change of use – to convert the commercial space into a second residence, without any proposed buildings or other new developments. The purpose of the second dwelling unit is to provide care for a family member.

Both buildings will be serviced by municipal water and private septic system.

STAFF COMMENTS

1. **Use (§ 334-21, § 334-10):** The application is proposing having two single-family detached dwelling on the same lot. While single-family detached dwelling is permitted in the General-One District, as noted by the Zoning Administrator in his determination (see **Attachment B**), the proposed second residence would be considered a second principal uses, which required the following when the lot is not in a Business or Industrial zone:

- ✓ A variance from the ZBA;
- ✓ A special exception from the ZBA; and
- A site plan approval from the Planning Board.

The applicant had secured the first two from the ZBA with conditions (see **Attachment A**). The conditions are:

1. that documentation be submitted to the Zoning Administrator sufficient to satisfy RSA 674:33.V
2. that there shall be no subdivision allowed in the future; and
3. that the variance expires upon the use no longer being needed.

RSA 674:33.V reads:

V. Notwithstanding subparagraph I(a)(2), any zoning board of adjustment may grant a variance from the terms of a zoning ordinance without finding a hardship arising from the condition of a premises subject to the ordinance, **when reasonable accommodations are necessary to allow a person or persons with a recognized physical disability to reside in or regularly use the premises**, provided that:

(a) Any variance granted under this paragraph shall be in harmony with the general purpose and intent of the zoning ordinance.

(b) In granting any variance pursuant to this paragraph, the zoning board of adjustment may provide, in a finding included in the variance, **that the variance**

shall survive only so long as the particular person has a continuing need to use the premises.

Staff finds that since the second dwelling unit is temporary and not adding to the Town's housing stock, it is not appropriate to assess a CAP fee.

- 2. **Utilities Details:** As requested by the Town Engineer, the Applicant shall provide information regarding septic systems and water service connection on the plan, which should adequately support two residences.

DEPARTMENT COMMENTS

The Town Engineer seek further information regarding septic systems and water service connection.

The Zoning Administrator noted Stipulation (1) of the ZBA's variance had not been fulfilled – documentation to be submitted to the Zoning Administrator sufficient to satisfy RSA 674:33.V, variance granted without hardship when reasonable accommodations are necessary for a person or persons with physical disability.

See **Attachment C** for details.

DRAFT MOTIONS

ACCEPT the site plan application:

I move to accept the site plan application for McGibbon Property at 7 Stuart Street; Tax Map 234 Lot 048-000.

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

CONTINUE the public hearing to a date certain:

I move to continue the public hearing for the site plan application for McGibbon Property at 7 Stuart Street; Tax Map 234 Lot 048-000 to date certain, _____.

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

APPROVE the site plan application:

I move to approve Change of Use Site Plan, McGibbon Property, Map 234; Lot 48, Stuart Street / River Road, Hudson, New Hampshire, Hillsborough County; prepared by Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for Lori McGibbon, 7 Stuart Street, Hudson, NH 03051; consisting of a single sheet with notes 1-12 on Sheet 1; dated November 11, 2021, last revised January 3, 2022; subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Plan and the Variance Notice of Decision.
2. The Town Engineer's comments regarding water and septic service shall be addressed prior to Planning Board endorsement of the Plan.
3. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
4. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M. No exterior construction activities shall be allowed on Sundays.
5. This approval is conditioned upon satisfaction of the conditions of the variance.
6. This approval shall expire upon expiration of the variance.

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

November 30, 2021

Subject: **Mcgibbon Property**
Map 234, Lot 48
7 Stuart Street, Hudson NH
KNA Project No. 08-0918-1

PROJECT NARRATIVE

The project proposes a change of use from the existing mix use that exists on the site. The site currently contains one existing residential home and one dog training facility that is a separate building. Both buildings are one story with separate driveways and parking. This application proposes to change the dog training facility into a single residential home. There are no proposed buildings or other new developments for this project.

The subject property is 26,311-sf (0.604-acres), referenced as Map 234, Lot 48 and situated within the Business zoning district. The property is surrounded by other commercial developments and single-family homes.

SITE PLAN APPLICATION

Date of Application: _____ Tax Map #: 234 Lot #: 48

Site Address: 7 Stuart Street

Name of Project: McGibbon Property

Zoning District: General - 1 General SP#: 15-21
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: Lori McGibbon

Address: 7 Stuart Street

Address: Hudson, NH 03051

Telephone # 603-809-1697

Email: lmclovin@icloud.com

DEVELOPER:

PROJECT ENGINEER:

Name: Keach-Nordstrom Assoc. Inc.

Address: 10 Commerce Park N. Suite 3B

Address: Bedford, NH 03110

Telephone # 603-627-2881

Email: abasso@keachnordstrom.com

SURVEYOR:

Keach-Nordstrom Assoc. Inc.

10 Commerce Park N. Suite 3B

Bedford, NH 03110

603-627-2881

abasso@keachnordstrom.com

PURPOSE OF PLAN:

To depict a change of use for the southernly building on the property from a dog training facility to a residential home.

(For Town Use Only)

Routing Date: 12/14/21 Deadline Date: 12/24/21 Meeting Date: 1/12/21

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

(Initials) Title: _____ Date: _____

Department: _____

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

SITE DATA SHEET

PLAN NAME: McGibbon Property

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 234 LOT 48

DATE: 11/30/2021

Location by Street: 7 Stuart Street

Zoning: General - 1

Proposed Land Use: Residential

Existing Use: Residential and Business

Surrounding Land Use(s): Mixed Use

Number of Lots Occupied: 1

Existing Area Covered by Building: 2,264 SF

Existing Buildings to be removed: None

Proposed Area Covered by Building: Same as existing

Open Space Proposed: Existing - 71.5%

Open Space Required: 40%

Total Area: S.F.: 26,311 Acres: 0.604

Area in Wetland: 0 SF Area Steep Slopes: 0 SF

Required Lot Size: 87,120 SF

Existing Frontage: 189.6 on Stuart Street

Required Frontage: 200 ft

Building Setbacks:

	<u>Required*</u>	<u>Proposed</u>	<u>Existing</u>
Front:	<u>50 ft</u>	<u>22.5</u>	
Side:	<u>15 ft</u>	<u>18.29</u>	
Rear:	<u>15 ft</u>	<u>80.93</u>	

SITE DATA SHEET

(Continued)

Flood Zone Reference: 33011C0658D

Width of Driveways: 10.14 ft and 29.61 ft

Number of Curb Cuts: 2 Existing Curb Cuts

Proposed Parking Spaces: 9 Existing Spaces

Required Parking Spaces: 4 Spaces

Basis of Required Parking (Use): Residential - 2 per unit

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

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Send recorded copy to:

TOWN OF HUDSON
ZONING BOARD OF ADJUSTMENT
12 School Street, Hudson, New Hampshire 03051

NOTICE OF DECISION

Map 234, Lot 048-000, Zone G-1 (General-One), Case # 234-048a
ZBA Decision 12/09/2021

Variance – GRANTED with 3 stipulations

Property Owner & Address: Lori McGibbon, 7 Stuart Street, Hudson, NH 03051

Agent: Anthony M. Basso, LLS, Keach-Nordstrom Associates, Inc.
10 Commercial Park North, Suite 3B, Bedford, NH 03119

Property Location: 7 Stuart Street, Hudson, NH 03051

Action sought: A Variance to change a current dual use of an existing building used as a business into a residential use in the G-1 Zone where multiple principal uses are only allowed within the Business or Industrial Zones within lots that meet area requirements.

Zoning Ordinance Article: HZO Article III, General Regulations; §334-10.A, Mixed or dual use on a lot.]

Action granted: After consideration of the testimony, acknowledging that the building currently exists and would only require internal renovations to become a residence for an ailing family member, and discussion; and after review of the criteria for the granting of a Variance and determining that the criteria have been satisfied, motion made, seconded and voted 4:1 to grant the Variance as requested with three (3) stipulations:

- (1) that documentation be submitted to the Zoning Administrator sufficient to satisfy RSA 674:33.V;
- (2) that there shall be no subdivision allowed in the future; and
- (3) that the Variance expires upon the Use no longer being needed.

NOTE: All representations of fact or intention made by the applicant during testimony before the Zoning Board of Adjustment relative to the obtaining of this relief shall be considered conditions of this approval, regardless of the fact that such facts or intentions may not have been specifically stated as stipulations of

52 the motion. For details of specific discussion relative to this decision, please consult the public minutes
53 recorded during this hearing.

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56 _____
Gary M. Daddario, ZBA Chairman

Date

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59 _____
Bruce Buttrick, Zoning Administrator

Date

DRAFT

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Send recorded copy to:

TOWN OF HUDSON
ZONING BOARD OF ADJUSTMENT
12 School Street, Hudson, New Hampshire 03051

NOTICE OF DECISION

Map 234, Lot 048-000, Zone G-1 (General-One), Case # 234-048b
ZBA Decision 12/09/2021

Special Exception – GRANTED

Property Owner & Address: Lori McGibbon, 7 Stuart Street, Hudson, NH 03051

Agent: Anthony M. Basso, LLS, Keach-Nordstrom Associates, Inc.
10 Commercial Park North, Suite 3B, Bedford, NH 03119

Property Location: **7 Stuart Street, Hudson, NH 03051**

Action sought: Special Exception to allow 2 (two) single family structures on a lot where multiple or mixed uses on a single lot which includes a residential use, shall only be allowed by Special Exception with the general requirements listed in Article VI, § 334-23.

Zoning Ordinance Article: III, General Regulations; §334-10.D, Mixed or dual use on a lot.

Action granted: After consideration of the testimony and after review of the criteria for the granting of a Special Exception and determining that each have for the been addressed, motion made, seconded and voted 4:1 to grant the Special Exception as requested.

NOTE: All representations of fact or intention made by the applicant during testimony before the Zoning Board of Adjustment relative to the obtaining of this relief shall be considered conditions of this approval, regardless of the fact that such facts or intentions may not have been specifically stated as stipulations of the motion. For details of specific discussion relative to this decision, please consult the public minutes recorded during this hearing.

Gary M. Daddario, ZBA Chairman

Date

Bruce Buttrick, Zoning Administrator

Date



TOWN OF HUDSON

Land Use Division



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

Zoning Determination #21-167

October 20, 2021

Anthony Basso
KNA
Suite 3B
10 Commerce Park N
Bedford, NH 03110

RE: **7 Stuart St Map 234 Lot 048-000**
District: General One (G-1)

Dear Mr. Basso,

History:

This property contains a mixed use consisting of: a single family residential and a dog grooming/training use on an existing non-conforming corner lot of record with .60 Acres with 172 ft of frontage on River Rd and 161 ft of frontage on Stuart St.

Your Request:

To convert the business use/structure to another single family dwelling residence.

Zoning Review / Determination:

This proposal **would need a Variance** from §334-10A: *Multiple Principal Uses on a lot in the Industrial or Business Zones are permitted provided that the lot meets the area and frontage requirements for the principal use for the district in which it is located and each use is in conformity with all other requirements set forth in this chapter and the Hudson Land Use Regulations pertaining to that use.* As the multiple (dual) uses (two detached Residential) are not in a Business or Industrial zone.

And if successful with a variance, a **Special Exception would be required** per 334-10D: *Multiple or mixed uses on a single lot, which includes a residential use, shall only be allowed by Special Exception in accordance with the general*

NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.

requirements listed in Article VI, § 334-23. In addition to the general requirements for special exception listed in Article VI, § 334-23, the mixed or dual uses shall be compatible.

If successful with the ZBA approvals, a site plan would be required for approval from the Planning Board per 334-16 C(2) (e): "No more than one single-family home or duplex shall be constructed on one lot without Planning Board site plan approval."

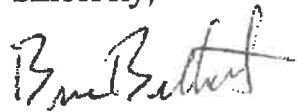
Links to the ZBA applications are found online:

<https://www.hudsonnh.gov/zoning/page/variance>

and

<https://www.hudsonnh.gov/zoning/page/special-exception-application>

Sincerely,



Bruce Buttrick

Zoning Administrator/Code Enforcement Officer

(603) 816-1275

bbuttrick@hudsonnh.gov

cc: Public Folder

Owner

B. Groth – Town Planner

file

NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.

Dubowik, Brooke

From: Dhima, Elvis
Sent: Wednesday, December 22, 2021 3:11 PM
To: Dubowik, Brooke
Cc: Groth, Brian; Caleb Chang
Subject: RE: Dept Sign off - 7 Stuart Street Site Plan SP#15-21
Attachments: 7 Stuart St.jpg; Sheet.pdf

Brooke

Please see below

1. Applicant shall provide information about the existing septic system and future septic system to accommodate the two single family residence.
2. Currently there is one water service connection providing water for the existing building, see attachment. Applicant shall provide information regarding how the water billing will be handled, typically is one water meter per unit.

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: Wednesday, December 22, 2021 3:02 PM
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 - 7 Stuart Street Site Plan SP#15-21

Good afternoon,
Attached is a sign off for a Site Plan at & Stuart Street.
Please return by 12/29/21 (disregard the 12/24/21 date on the application).
Thank you,

Brooke Dubowik
Planning Administrative Aide II



Dubowik, Brooke

From: Buttrick, Bruce
Sent: Wednesday, December 22, 2021 3:20 PM
To: Dubowik, Brooke
Cc: Groth, Brian
Subject: RE: Dept Sign off - 7 Stuart Street Site Plan SP#15-21
Attachments: Message from "CD-PR-RICOH"; 7 Stuart St - additional residential dwelling.pdf

Brooke,
No comment from me.
I will put in your mail box "in box".

I also attach the ZBA "draft" approvals for the Variance and Special Exception.
FYI:
I have not received any required documentation (stipulation #1) to date.

Bruce

From: Dubowik, Brooke <bdubowik@hudsonnh.gov>
Sent: Wednesday, December 22, 2021 3:02 PM
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 - 7 Stuart Street Site Plan SP#15-21

Good afternoon,
Attached is a sign off for a Site Plan at & Stuart Street.
Please return by 12/29/21 (disregard the 12/24/21 date on the application).
Thank you,

Brooke Dubowik
Planning Administrative Aide II


Town of Hudson
12 School Street
Hudson, NH 03051
603-816-1267 (Direct)
603-594-1142 (Fax)

ROYSTAN – SPEARE ROAD SUBDIVISION

SUBDIVISION # 08-21

STAFF REPORT

January 12, 2022

SITE: 10 Caldwell Road; Tax Map 194 Lot 002-000

ZONING: General (G)

PURPOSE OF PLAN: To show the proposed subdivision of the existing lot into five standard lots.

PLAN UNDER REVIEW: Residential Subdivision, Speare Road, Map 194, Lot 2, 10 Caldwell Road, Hudson, New Hampshire; prepared by Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for Wendy Roystan, 82 Bush Hill Road, Hudson, NH 03051; consisting of 9 sheets with an additional Cover Sheet, and notes 1-15 on Sheet 1; dated September 2, 2021, and last revised December 10, 2021.

ATTACHMENTS:

- A. Department Comments
- B. Peer Review Comments, by Fuss & O'Neill, dated December 6, 2021
- C. Applicant's Response to Peer Review Comments, by Keach-Nordstrom Associates, Inc., dated December 7, 2021.
- D. Peer Review Comments, 2nd Round, by Fuss & O'Neill, dated December 30, 2021.
- E. Public Input
- F. CAP Fee Schedule

APPLICATION TRACKING:

- December 7, 2021 – Application received.
- January 12, 2022 – Public hearing scheduled.

COMMENTS & RECOMMENDATIONS:

BACKGROUND

The existing lot contains one single-family home (2-story, 30'± high) and one shed (8'±, high). Caldwell Road, an unpaved and discontinued road (via Town Warrant Article 19, 2021), runs about 760' from Speare Road to the existing single-family home. The submitted plan shows the

road extending beyond the single-family home and crossing a wetland at the southern lot line. The road also provides access to another residence on Map 194 Lot 3 along Speare Road.

Aside from the building site and road, the entire lot is densely wooded. A stream and surrounding wetland traverse the southern part of the lot from the easterly lot line to the westerly lot line, while various patches of wetland can be found further north along the easterly lot line.

The submitted plan is proposing to subdivide four residential lots along Speare Road. Conceptual building and driveway locations are provided on the Sight Distance Plans (Sheet 5-8). The lots will be serviced by private wells and septic systems.

STAFF COMMENTS

1. **Use (§ 334-21):** The narrative in the submitted application implied the subdivided lots will have single-family housing, and the concept shown on the Sight Distance Plans appears to show single-family detached dwelling on the subdivided lots.

Both single-family and two-family dwellings (A-1 and A-2 in the Table of Permitted Principal Uses) are permitted in the General District.

2. **Dimensional Requirements (§ 334-27, § 334-14):** The submitted subdivision plan conforms to all dimensional requirements, including the minimum buildable lot area.
3. **Natural Features (§ 289-23):** This section requires that due regard shall be shown for all natural features, such as large trees, watercourses, scenic points, historic spots and other community assets which, if preserved, shall add attractiveness and value to the subdivision.

Staff recommends the Board requires the applicant to install markers at the 50' wetland buffer on the proposed Lot 2-1.

4. **Steep Slopes:** Staff shares the Peer Reviewer and Town Engineer's concerns about the steep slopes on the proposed lots. Even though no construction or land disturbance is proposed for this application, Staff recommends the Board:
 - a. In consultation with the Town Engineer, ensure compliant and safe driveways can be built on the proposed lots; and
 - b. Construction on Proposed Lots 2-1, 2-2 and 2-3 appear to meet the applicability threshold for a Stormwater Management and Erosion Control Plan (SMECP) under §290-3.A(3) – disturbance within critical areas, where critical area includes disturbance of more than 25 feet in length on steep slopes. It is recommended that this is noted as a condition of subdivision approval. The SMECP, where required, should include all site development activity (driveway, building, septic, etc.).
 - c. The sloped of these lots could lead to water runoff from the rear of the lots to the rear of the house foundations. BMP's, such as roof drains, French drains and/or

dry wells could be employed to avoid potential basement issues, including flooding, to the future homes.

- 5. **Utilities:** Even though no construction is proposed under this application, the Applicant shall recognize the utilities requirements under § 276-13, including required underground wiring/utility connections. Additionally, it appears there may be some overlapping of proposed building location and 4k septic reserve areas. These designs are conceptual but any conflicts would need to be resolved during permitting.
- 6. **Grading:** The existing topography of these lots will require significant grading as shown in the sight distance plans, and much of the grading activity crosses over proposed lot lines. This could lead to disputes over the ability to grade, and maintain the grade on, someone else’s property to make their lot developable. Easements between neighboring lots will be necessary. Furthermore, the Applicant may wish to consider using retaining walls in order to avoid cross-lot grading, and to provide backyards in these lots and for purposes identified in 4.c above.

PEER REVIEW COMMENTS

The Town’s Peer Reviewer had reviewed the application and issued comments (**Attachment B**), to which the Applicant subsequently responded (**Attachment C**). The Peer Review issued a second round of comments in **Attachment D**. Items not previously addressed in this report:

- 1. **Sidewalk (1.f):** While Staff recognized none of the roadways near the site have sidewalks, the Board may decide whether a sidewalk is required.

DEPARTMENT COMMENTS

The Chief Assessor and Fire Chief provided comments regarding lot numbering and addressing. The Town Engineer requested details on driveway sight distance, grading, and curb cut profile, which the Applicant subsequently provided on the revised plan set.

See **Attachment A** for details.

PUBLIC INPUT

An abutter provided some questions and comments in **Attachment E**. Included in the attachment is Staff’s response to their questions.

DRAFT MOTIONS

ACCEPT the subdivision plan application:

I move to accept the subdivision plan application for Roystan-Speare Road Subdivision at 10 Caldwell Road; Tax Map 194 Lot 002-000.

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

CONTINUE the public hearing to a date certain:

I move to continue the public hearing for the subdivision plan application for Roystan-Speare Road Subdivision at 10 Caldwell Road; Tax Map 194 Lot 002-000 to date certain, _____.

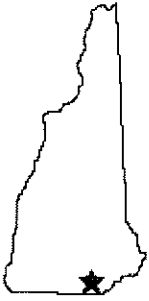
Motion by: _____ Second: _____ Carried/Failed: _____

APPROVE the subdivision plan application:

I move to approve the plan entitled: Residential Subdivision, Speare Road, Map 194, Lot 2, 10 Caldwell Road, Hudson, New Hampshire; prepared by Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for Wendy Roystan, 82 Bush Hill Road, Hudson, NH 03051; consisting of 9 sheets with an additional Cover Sheet, and notes 1-15 on Sheet 1; dated September 2, 2021, and last revised December 10, 2021; subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Decision and the Development Agreement, which shall be recorded at the HCRD, together with the Plan.
2. All improvements shown on the Plan, including notes 1-15 on Sheet 1, shall be completed in their entirety and at the expense of the applicant or the applicant’s assigns.
3. Approval of this plan shall be subject to final administrative review by the Engineering Department and Planning Department
4. Construction activities involving the proposed undeveloped lots shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.
5. A cost allocation procedure (CAP) amount of \$5,880 per unit for single-family residential shall be paid prior to the issuance of a Certificate of Occupancy for the new house lot.
6. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of-Record.
7. Installation of markers at the 50’ wetland buffer on the proposed Lot 2-1.
8. Any proposed development activity on these lots shall comply with §290 of the Hudson Land Use Code, including adequate stormwater management and erosion control measures and, if applicable, an approved Stormwater Management and Erosion Control Plan.
9. Easement(s) shall be provided where lot grading crosses a property line. Said easement(s) shall allow for the construction and maintenance of the necessary grading in perpetuity.

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



TOWN OF HUDSON

Office of the Chief Assessor

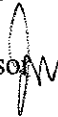


Jim Michaud
 Chief Assessor, CAE
 email: jmichaud@hudsonnh.gov
www.hudsonnh.gov

12 School Street · Hudson, New Hampshire 03051 · Tel: 603-886-6009 · Fax: 603-598-6481

To: Brian Groth, Town Planner

November 22, 2021

From: Jim Michaud, Chief Assessor 

Re: Roystan-Speare Road Plan - proposed lot re-numbering

In reviewing the proposed subdivision plan I would offer the following map/lot/sublot numbers to be utilized if the proposed layout of the lots does not change after Planning Board consideration. The location on the plan shows that the Subject parcel, Tax Map 194 Lot 2, is located on two tax maps, which requires a renumbering of the suggested map/lots that were presented on the initial Plan, as per below.

CURRENT-From Plan	Assigned Map/Lot to be used on plan
Map 194 Lot 002 Sublot 000	Map 194 Lot 002 Sublot 000
Map 194 Lot 002 Sublot 004	Map 193 Lot 055 Sublot 000
Map 194 Lot 002 Sublot 003	Map 193 Lot 056 Sublot 000
Map 194 Lot 002 Sublot 002	Map 193 Lot 057 Sublot 000
Map 194 Lot 002 Sublot 001	Map 193 Lot 058 Sublot 000

Dubowik, Brooke

From: Dhima, Elvis
Sent: Monday, November 22, 2021 8:47 AM
To: Dubowik, Brooke; Groth, Brian
Cc: Forrence, Jess; Kirkland, Donald
Subject: RE: SB#08-21 Roystan - Speare Rd Subdivision Sign Off

Brian / Brooke

Please see my comments below

1. Applicant shall provide sight distance plan and profile for each proposed curb cut
2. Applicant shall provide grading plan for each driveway (not to exceed 10%) , the existing plan indicates very steep slopes

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: Friday, November 19, 2021 3:42 PM
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 <kirkland@hudsonnh.gov>; Forrence, Jess <jforrence@hudsonnh.gov>; Groth, Brian <bgroth@hudsonnh.gov>; Michaud, Jim <jmichaud@hudsonnh.gov>
Subject: SB#08-21 Roystan - Speare Rd Subdivision Sign Off

Good afternoon,
Attached is a sign off for a subdivision off 10 Caldwell / Speare Road.
Please return at your earliest convenience.
Have a wonderful weekend.

Brooke Dubowik
Planning Administrative Aide II


Town of Hudson
12 School Street
Hudson, NH 03051

SUBDIVISION APPLICATION

Date of Application: 11/16/2021 Tax Map #: 194 Lot #: 2

Site Address: 10 Caldwell Road, Hudson NH 03051

Name of Project: Roystan - Speare Road Subdivision

Zoning District: General General SB#: 08-21
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Wendy Roystan

Address: 82 Bush Hill Road

Address: Hudson, NH 03051

Telephone # 603-930-6960

Email: w69r@comcast.net

PROJECT ENGINEER:

SURVEYOR:

Name: Keach-Nordstrom Assoc. Inc.

Keach-Nordstrom Assoc. Inc.

Address: 10 Commerce Park N. Suite 3B

10 Commerce Park N. Suite 3B

Address: Bedford, NH 03110

Bedford, NH 03110

Telephone # 603-627-2881

603-627-2881

Email: alewis@keachnordstrom.com

chickey@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to show the proposed subdivison of the existing lot into five standard lots.

(For Town Use Only)

Routing Date: 11/17/21 Deadline Date: 11/30/21 Meeting Date: 1/12/22

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

EMD Title: FIRE CHIEF Date: 11/24/21
(Initials)

Department: Addressing To Be OBTAINED FROM THE HUDSON FIRE DEPARTMENT.

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



December 6, 2021

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

Re: Town of Hudson Planning Board Review
Speare Road Subdivision Plan
Tax Map 194, Lot 2, Acct. #1350-984
Reference No. 20030249.2100

Dear Mr. Groth:

Fuss & O'Neill, Inc. has reviewed the first submission of the materials received on November 17, 2021, related to the above-referenced project. Authorization to proceed was received on November 19, 2021. A list of items reviewed is enclosed. The scope of our review is based on the Subdivision 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 subdividing lot 2 and creating a four (4)-lot subdivision out of the 34.65-acre existing lot with the balance to remain as part of Lot 2. The new proposed lots are proposed to be serviced by private wells and subsurface disposal systems. No new roadways are proposed as part of the subdivision.

The following items are noted:

1. Administrative and Subdivision Review Codes (HR 276 & HR 289)

- a. Hudson Regulation 276-11.1.B.(13). The applicant has not shown any proposed signs on the plan set.
- b. HR 276-11.1.B.(14). The applicant has not shown any lighting on the plan set or provided a note stating none is proposed.
- c. HR 276-11.1.B.(17). The applicant has not provided a benchmark on the plans.
- d. HR 276-11.1.B.(18). The applicant has not shown any proposed topography on the plan set. The applicant should confirm that existing grading will generally be maintained or provide proposed site grading.
- e. HR 276-11.1.B.(20). The applicant has not shown the existing building height or other pertinent existing features such as the septic system on the plan set.

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800.286.2469
www.fando.com

California
Connecticut
Maine
Massachusetts
New Hampshire
Rhode Island
Vermont

Mr. Brian Groth
December 6, 2021
Page 2 of 4

- f. HR 289-18.X. The applicant has not proposed a sidewalk to be constructed as part of this project, and there isn't an existing sidewalk along Speare Road. The applicant should confirm with the Town that a sidewalk is not required.
- g. HR 289-22. The applicant has not proposed any specific open spaces on the plan set.
- h. HR 289-26.B.(3). The applicant has not shown any existing easements on the plan set.
- i. HR 289-26.B.(5). The applicant has not noted the Right-of-Way width of existing streets on the plan set. As shown on the plans the width of Speare Road varies, and will require longer driveway construction within the Town Right-of-Way for some of the lots.

2. Driveway Review Codes (HR 193-10)

- a. HR 193-10.A. & 193-10.E. The applicant has not shown the locations of proposed driveways on the plan set. The applicant should provide sight distance information on the plan set for each driveway location. If clearing is needed for adequate driveway sight lines this should be noted on the plans.
- b. HR 193-10.C. The applicant has not shown proposed driveways on the plans so the need for possible drainage improvements (such as drainage culverts) at those driveways could not be verified or reviewed.
- b. HR 193-10.C. Proposed grading at driveways is not shown on the plans. We note that there are areas of steep slopes adjacent to the Speare Road Right-of-Way at three of the four proposed lots which may make it difficult to construct adequately graded driveways.
- c. HR 193-10.J. The applicant has not proposed any driveway details or typical sections on the plan set.

3. Roadway Design

- a. HR 289-18. The applicant is not proposing any new roadways or changes to the existing roads.

4. Drainage Design /Stormwater Management (HR 289-20.C. /Chapter 290)

- a. HR 289-20. and 290-3.A.(1).. The applicant has not shown any drainage improvements on the plans nor provided a stormwater report or any drainage calculations in the package received for review. The applicant has not provided a total cumulative disturbed area for the project. If it is greater than 20,000 square feet then the applicant would be required to submit a Stormwater Management and Erosion Control Plan.
- b. The applicant will be required to comply with the 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.
- c. 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

Mr. Brian Groth
December 6, 2021
Page 3 of 4

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.

5. Zoning (HR 334)

- a. HR 334-14 The applicant has not noted any proposed building heights on the plan set.
- b. HR 334-20. The site is located in the General (G) District. The applicant has noted that the lots will be single family homes. The Project Narrative should be updated to note the addition of four single family lots instead of the one that is noted.
- c. HR 334-27. The subdivided lots appear to meet the minimum lot size requirements for the General District.
- d. HR 334027. The applicant should review the length of the lot frontage segment for lot 2-2 as it appears to be incorrect.
- e. HR 334-33. The applicant has shown wetlands and buffers on the plan set. The applicant has proposed a well for lot 2-1 whose radius is within the wetlands buffer, which is allowed per HR 334-36.A.(5). No other impacts to the wetlands or buffers are shown.
- f. HR 334-62. There are no sign installations proposed as a part of this project.
- g. HR 334-83. The site is not located in a designated flood hazard area. The applicant has noted this on the plans.

6. Sewer/Water Design/Conflicts & Utility Design/Conflicts (HR 276-13.E.)

- a. HR 276-13.A. The applicant has not shown the location of any electric, telephone, television or other utility services on the plan set.
- b. HR 276-13.G. & 289-26.B.(4). The applicant has shown test pit information on the plan. The applicant has not provided any typical details for the septic systems.
- c. HR 276-13.H. & 289-26.B.(4). The applicant has shown proposed well locations and associated well radii on the plan set for each lot. The applicant has also not provided any details for the typical systems.
- d. HR 289-21. The applicant has not shown any existing or proposed utility easements on the plan set.

7. Erosion Control/Wetland Impacts

- a. HR 290-6. The applicant has not shown any erosion and sediment control practices on the plan set. The applicant should review the need to add these items.
- b. The Town should reserve the right to require additional erosion control measures.

Mr. Brian Groth
December 6, 2021
Page 4 of 4

8. State and Local Permits

- a. The applicant has noted on the plans that a NHDES Subdivision plan is pending.
- b. Additional local permitting may be required.

9. Other

- a. No other comments at this time.

Please feel free to call if you have any questions.

Very truly yours,



Steven W. Reichert, PE

**Steven W.
Reichert, PE**

Digitally signed by Steven W. Reichert,
PE
DN: cn=Steven W. Reichert, PE, c=US,
o=Fuss & O'Neill, Inc., ou=Fuss &
O'Neill, Inc.,
email=sreichert@fando.com
Date: 2021.12.06 11:32:04 -05'00'

SWR:elc

Enclosure

cc: Town of Hudson Engineering Division – File
Keach-Nordstrom Associates, Inc.
10 Commerce Park North Suite 3B
Bedford, NH 03110
alewis@keachnordstrom.com



December 7, 2021

Brian Groth
Town Planner
Town of Hudson
12 School Street
Hudson, New Hampshire 03051

**Subject: Response to Fuss & O'Neill Review Letter
Speare Road Subdivision, 10 Caldwell Road
Tax Map 194, Lot 2
KNA Project No. 21-0526-2**

Dear Mr. Groth:

Our office is in receipt of Fuss & O'Neill's review comments dated December 6, 2021. Based on the comments, we have made the required modifications to the plan set and attached a copy for final review. A response to each comment has been provided below.

Administrative and Subdivision Review Codes (HR 275)

- a) Hudson Regulation 276-11.1.B.(13). The applicant has not shown any proposed signs on the plan set.
No signs are proposed for this project.
- b) HR 276-11.1.B.(14). The applicant has not shown any lighting on the plan set or provided a note stating none is proposed.
No lighting is proposed for this project.
- c) HR 276-11.1.B.(17). The applicant has not provided a benchmark on the plans.
A benchmark has been shown on sheet 3 of the plan set.
- d) HR 276-11.1.B.(18). The applicant has not shown any proposed topography on the plan set. The applicant should confirm that existing grading will generally be maintained or provide proposed site grading.
No buildings are proposed, but conceptual grading can be seen on the Sight Distance Plan.
- e) HR 276-11.1.B.(20). The applicant has not shown the existing building height or other pertinent existing features such as the septic system on the plan set.
The existing building is a two story single family home, and is labelled as such on sheets 1 and 2.
- f) HR 289-18.X. The applicant has not proposed a sidewalk to be constructed as part of this project, and there isn't an existing sidewalk along Speare Road. The applicant should confirm with the Town that a sidewalk is not required.
This will be at the time of the Planning Board hearing.
- g) HR 289-22. The applicant has not proposed any specific open spaces on the plan set.

No open spaces are proposed for this project.

- h) HR 289-26.B.(3). The applicant has not shown any existing easements on the plan set.
There are no existing easements on this property.
- i) HR 289-26.B.(5). The applicant has not noted the Right-of-Way width of existing streets on the plan set. As shown on the plans the width of Speare Road varies, and will require longer driveway construction within the Town Right-of-Way for some of the lots.
The right-of-way width is noted as varied as this is an older right-of-way and is not a consistent width.

Driveway Review Codes (HR 193-10)

- a) HR 193-10.A. & 193-10.E. The applicant has not shown the locations of proposed driveways on the plan set. The applicant should provide sight distance information on the plan set for each driveway location. If clearing is needed for adequate driveway sight lines this should be noted on the plans.
Driveways are not proposed for this plan set, but conceptual driveways have been shown on the Sight Distance Plans.
- b) HR 193-10.C. The applicant has not shown proposed driveways on the plans so the need for possible drainage improvements (such as drainage culverts) at those driveways could not be verified or reviewed.
Driveways are not proposed for this plan set, but conceptual driveways have been shown on the Sight Distance Plans.
- c) HR 193-10.C. Proposed grading at driveways is not shown on the plans. We note that there are areas of steep slopes adjacent to the Speare Road Right-of-Way at three of the four proposed lots which may make it difficult to construct adequately graded driveways.
Conceptual grading is shown on the Sight Distance Plans and all conceptual driveways maintain a 2% slope for 10 feet and a 7% slope for the remaining portion of the driveway.
- d) HR 193-10.J. The applicant has not proposed any driveway details or typical sections on the plan set.
Typical driveway details have been added to the Construction Detail sheet.

Roadway Design

- a) HR 289-18. The applicant is not proposing any new roadways or changes to the existing roads.
No further comment.

Drainage Design / Stormwater Management (HR 289-20.C. / Chapter 290)

- a) HR 289-20. and 290-3.A.(1).. The applicant has not shown any drainage improvements on the plans nor provided a stormwater report or any drainage calculations in the package received for review. The applicant has not provided a total cumulative disturbed area for the project. If it is greater than 20,000 square feet then the applicant would be required to submit a Stormwater Management and Erosion Control Plan.
This project proposes no new impervious area, nor does it propose any disturbance. Therefore, drainage design and calculations are not needed at this time.

- b) The applicant will be required to comply with the 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.

This project proposes no new impervious area, nor does it propose any disturbance.

- c) 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.

Noted.

Zoning (HR 334)

- a) HR 334-14 The applicant has not noted any proposed building heights on the plan set.
There are no proposed buildings for this application.
- b) HR 334-20. The site is located in the General (G) District. The applicant has noted that the lots will be single family homes. The Project Narrative should be updated to note the addition of four single family lots instead of the one that is noted.
The project narrative has been updated to reflect the addition of the four lots.
- c) HR 334-27. The subdivided lots appear to meet the minimum lot size requirements for the General District.
No further comment.
- d) HR 334027. The applicant should review the length of the lot frontage segment for lot 2-2 as it appears to be incorrect.
The metes and bounds have been updated and now reflect the values shown in the Lot Area Table on sheet 1.
- e) HR 334-33. The applicant has shown wetlands and buffers on the plan set. The applicant has proposed a well for lot 2-1 whose radius is within the wetlands buffer, which is allowed per HR 334-36.A.(5). No other impacts to the wetlands or buffers are shown.
No further comment.
- f) HR 334-62. There are no sign installations proposed as a part of this project.
No further comment.
- g) HR 334-83. The site is not located in a designated flood hazard area. The applicant has noted this on the plans.
No further comment.

Sewer/Water Design/ Conflicts & Utility Design/ Conflicts (HR 276-13. E.)

- a) HR 276-13.A. The applicant has not shown the location of any electric, telephone, television or other utility services on the plan set.
No construction is proposed for this site at this time.
- b) HR 276-13.G. & 289-26.B.(4). The applicant has shown test pit information on the plan.

The applicant has not provided any typical details for the septic systems.

Typical septic system details have been added to the Construction Detail Sheet.

- c) HR 276-13.H. & 289-26.B.(4). The applicant has shown proposed well locations and associated well radii on the plan set for each lot. The applicant has also not provided any details for the typical systems.

Wells to be designed and installed by licensed water well contractor.

- d) HR 289-21. The applicant has not shown any existing or proposed utility easements on the plan set.

There are no proposed easements for this project.

Erosion Control/Wetland Impacts

- a) HR 290-6. The applicant has not shown any erosion and sediment control practices on the plan set. The applicant should review the need to add these items.

There is no construction or land disturbance proposed for this application, and therefore there is no need for erosion control practices.

- b) The Town should reserve the right to require additional erosion control measures.

Noted.

State and Local Permits

- a) The applicant has noted on the plans that a NHDES Subdivision plan is pending.

No further comment.

- b) Additional local permitting may be required.

Noted.

Respectfully,



Allison Lewis, EIT

Project Engineer

Keach Nordstrom Associates, Inc.

10 Commerce Park North, Suite 3

Bedford, NH 03110



December 30, 2021

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

Re: Town of Hudson Planning Board Review
Speare Road Subdivision Plan
Tax Map 194, Lot 2, Acct. #1350-984
Reference No. 20030249.2100

Dear Mr. Groth:

Fuss & O'Neill, Inc. has reviewed the second submission of the materials received on December 13, 2021, related to the above-referenced project. Authorization to proceed was received on December 16, 2021. A list of items reviewed is enclosed. The scope of our review is based on the Subdivision 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.

The project appears to consist of subdividing lot 2 and creating a four (4)-lot subdivision out of the 34.65-acre existing lot with the balance to remain as part of Lot 2. The new proposed lots are proposed to be serviced by private wells and subsurface disposal systems. No new roadways are proposed as part of the subdivision.

The following items have outstanding issues:

1. Administrative and Subdivision Review Codes (HR 276 & HR 289)

- d. *Former Fuss & O'Neill Comment:* HR 276-11.1.B.(18). *The applicant has not shown any proposed topography on the plan set. The applicant should confirm that existing grading will generally be maintained or provide proposed site grading.*

Current Fuss & O'Neill Comment: The applicant has added conceptual grading to the plan set and noted that no grading is proposed as part of this Subdivision Plan. We note that a retaining wall has been shown as part of the grading concept. The applicant should be aware that a complete design and stamped plan should be provided to the Town for this wall if it moves forward as part of the lot development.

- f. **Former/Current Fuss & O'Neill Comment:** HR 289-18.X. The applicant has not proposed a sidewalk to be constructed as part of this project, and there isn't an existing sidewalk along Speare Road. The applicant should confirm with the Town that a sidewalk is not required.

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Mr. Brian Groth
December 30, 2021
Page 2 of 6

5. Zoning (HR 334)

- b. *Former Fuss & O'Neill Comment: HR 334-20. The site is located in the General (G) District. The applicant has noted that the lots will be single family homes. The Project Narrative should be updated to note the addition of four single family lots instead of the one that is noted.*

Current Fuss & O'Neill Comment: The applicant has noted that the project narrative was updated. We continue to note that the second paragraph, last sentence of the narrative still states "an increase in one single-family home".

The following items require Town evaluation or input:

2. Driveway Review Codes (HR 193-10)

- b. *Former Fuss & O'Neill Comment: HR 193-10.C. The applicant has not shown proposed driveways on the plans so the need for possible drainage improvements (such as drainage culverts) at those driveways could not be verified or reviewed.*

Current Fuss & O'Neill Comment: The applicant has shown conceptual driveway locations on the plan set. The applicant as not shown any culvert locations for those driveways. We understand that these are driveway concepts only. The Town should make note that culverts will likely be needed when the lots apply for building and driveway permits.

The following items are resolved or have no further Fuss & O'Neill input:

1. Administrative and Subdivision Review Codes (HR 276 & HR 289)

- a. *Former Fuss & O'Neill Comment: Hudson Regulation 276-11.1.B.(13). The applicant has not shown any proposed signs on the plan set.*

Current Fuss & O'Neill Comment: The applicant has stated that no sign is proposed. No further Fuss & O'Neill comment.

- b. *Former Fuss & O'Neill Comment: HR 276-11.1.B.(14). The applicant has not shown any lighting on the plan set or provided a note stating none is proposed.*

Current Fuss & O'Neill Comment: The applicant has added a note stating no lighting is proposed. No further Fuss & O'Neill comment.

- c. *Former Fuss & O'Neill Comment: HR 276-11.1.B.(17). The applicant has not provided a benchmark on the plans.*

Current Fuss & O'Neill Comment: The applicant has added a benchmark to the plan set. No further Fuss & O'Neill comment.

- e. *Former Fuss & O'Neill Comment: HR 276-11.1.B.(20). The applicant has not shown the existing building height or other pertinent existing features such as the septic system on the plan set.*

Current Fuss & O'Neill Comment: The applicant has labeled the building as a two-story single-family home. No further Fuss & O'Neill comment.

- g. *Former Fuss & O'Neill Comment: HR 289-22. The applicant has not proposed any specific open spaces on the plan set.*

Mr. Brian Groth
December 30, 2021
Page 3 of 6

Current Fuss & O'Neill Comment: The applicant has confirmed no open spaces are proposed. No further Fuss & O'Neill comment.

- h. *Former Fuss & O'Neill Comment: HR 289-26.B.(3). The applicant has not shown any existing easements on the plan set.*

Current Fuss & O'Neill Comment: The applicant has confirmed there is no existing easements on the property. No further Fuss & O'Neill comment.

- i. *Former Fuss & O'Neill Comment: HR 289-26.B.(5). The applicant has not noted the Right-of-Way width of existing streets on the plan set. As shown on the plans the width of Speare Road varies, and will require longer driveway construction within the Town Right-of-Way for some of the lots.*

2. Driveway Review Codes (HR 193-10)

- a. *Former Fuss & O'Neill Comment: HR 193-10.A. & 193-10.E. The applicant has not shown the locations of proposed driveways on the plan set. The applicant should provide sight distance information on the plan set for each driveway location. If clearing is needed for adequate driveway sight lines this should be noted on the plans.*

Current Fuss & O'Neill Comment: The applicant has shown conceptual driveway locations with sight distance information. No further Fuss & O'Neill comment.

- b. *Former Fuss & O'Neill Comment: HR 193-10.C. Proposed grading at driveways is not shown on the plans. We note that there are areas of steep slopes adjacent to the Speare Road Right-of-Way at three of the four proposed lots which may make it difficult to construct adequately graded driveways.*

Current Fuss & O'Neill Comment: The applicant has provided conceptual grading plans for the driveway locations. No further Fuss & O'Neill comment.

- c. *Former Fuss & O'Neill Comment: HR 193-10.J. The applicant has not proposed any driveway details or typical sections on the plan set.*

Current Fuss & O'Neill Comment: The applicant has added a driveway section to the plans. No further Fuss & O'Neill comment.

3. Roadway Design

- a. *Former Fuss & O'Neill Comment: HR 289-18. The applicant is not proposing any new roadways or changes to the existing roads.*

4. Drainage Design /Stormwater Management (HR 289-20.C. /Chapter 290)

- a. *Former Fuss & O'Neill Comment: HR 289-20. and 290-3.A.(1).. The applicant has not shown any drainage improvements on the plans nor provided a stormwater report or any drainage calculations in the package received for review. The applicant has not provided a total cumulative disturbed area for the project. If it is greater than 20,000 square feet then the applicant would be required to submit a Stormwater Management and Erosion Control Plan.*

Current Fuss & O'Neill Comment: The applicant has confirmed that the Subdivision does not propose any disturbance. No further Fuss & O'Neill comment.

Mr. Brian Groth
December 30, 2021
Page 4 of 6

- b. *Former Fuss & O'Neill Comment: The applicant will be required to comply with the 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.*

Current Fuss & O'Neill Comment: The applicant has confirmed that the Subdivision does not propose any disturbance. Construction activities would still require site stormwater runoff control and conformance with any other of the Town's MS4 requirements. No further Fuss & O'Neill comment.

- c. *Former Fuss & O'Neill Comment: 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.*

5. Zoning (HR 334)

- a. *Former Fuss & O'Neill Comment: HR 334-14 The applicant has not noted any proposed building heights on the plan set.*

Current Fuss & O'Neill Comment: The applicant has stated that no buildings are proposed as part of this application. No further Fuss & O'Neill comment.

- c. *Former Fuss & O'Neill Comment: HR 334-27. The subdivided lots appear to meet the minimum lot size requirements for the General District.*

- d. *Former Fuss & O'Neill Comment: HR 334-027. The applicant should review the length of the lot frontage segment for lot 2-2 as it appears to be incorrect.*

Current Fuss & O'Neill Comment: The applicant has updated the plan. No further Fuss & O'Neill comment.

- e. *Former Fuss & O'Neill Comment: HR 334-33. The applicant has shown wetlands and buffers on the plan set. The applicant has proposed a well for lot 2-1 whose radius is within the wetlands buffer, which is allowed per HR 334-36.A.(5). No other impacts to the wetlands or buffers are shown.*

- f. *Former Fuss & O'Neill Comment: HR 334-62. There are no sign installations proposed as a part of this project.*

- g. *Former Fuss & O'Neill Comment: HR 334-83. The site is not located in a designated flood hazard area. The applicant has noted this on the plans.*

6. Sewer/Water Design/Conflicts & Utility Design/Conflicts (HR 276-13.E.)

- a. *Former Fuss & O'Neill Comment: HR 276-13.A. The applicant has not shown the location of any electric, telephone, television or other utility services on the plan set.*

Current Fuss & O'Neill Comment: The applicant has stated that no utility construction is proposed as part of this project. The applicant is reminded that when this project goes to

Mr. Brian Groth
December 30, 2021
Page 5 of 6

construction all utility service connections are required to be underground. No further Fuss & O'Neill comment.

- b. *Former Fuss & O'Neill Comment: HR 276-13.G. & 289-26.B.(4). The applicant has shown test pit information on the plan. The applicant has not provided any typical details for the septic systems.*

Current Fuss & O'Neill Comment: The applicant has added a typical detail to the plan set. No further Fuss & O'Neill comment.

- c. *Former Fuss & O'Neill Comment: HR 276-13.H. & 289-26.B.(4). The applicant has shown proposed well locations and associated well radii on the plan set for each lot. The applicant has also not provided any details for the typical systems.*

Current Fuss & O'Neill Comment: The applicant has noted that the wells are to be designed and installed by a licensed water well contractor. No further Fuss & O'Neill comment.

- d. *Former Fuss & O'Neill Comment: HR 289-21. The applicant has not shown any existing or proposed utility easements on the plan set.*

Current Fuss & O'Neill Comment: The applicant has confirmed that there are no existing or proposed easements. No further Fuss & O'Neill comment.

7. Erosion Control/Wetland Impacts

- a. *Former Fuss & O'Neill Comment: HR 290-6. The applicant has not shown any erosion and sediment control practices on the plan set. The applicant should review the need to add these items.*

Current Fuss & O'Neill Comment: The applicant has stated that there is no construction or disturbance proposed as part of this application. When this project does go to construction appropriate erosion and sediment control practices will be required to be implemented. No further Fuss & O'Neill comment.

- b. *Former Fuss & O'Neill Comment: The Town should reserve the right to require additional erosion control measures.*

8. State and Local Permits

- a. *Former Fuss & O'Neill Comment: The applicant has noted on the plans that a NHDES Subdivision plan is pending.*

- b. *Former Fuss & O'Neill Comment: Additional local permitting may be required.*

9. Other

- a. *Former Fuss & O'Neill Comment: No other comments at this time.*

Mr. Brian Groth
December 30, 2021
Page 6 of 6

Please feel free to call if you have any questions.

Very truly yours,



Steven W. Reichert, PE

**Steven W.
Reichert, PE**

Digitally signed by Steven W. Reichert,
PE
DN: cn=Steven W. Reichert, PE, c=US,
o=Fuss & O'Neill, Inc., ou=Fuss &
O'Neill, Inc.,
email=sreichert@fando.com
Date: 2021.12.30 15:22:49 -05'00'

SWR:elc

Enclosure

cc: Town of Hudson Engineering Division – File
Keach-Nordstrom Associates, Inc.
10 Commerce Park North Suite 3B
Bedford, NH 03110
alewis@keachnordstrom.com

Groth, Brian

From: Brian Driscoll <bdriscoll@comcast.net>
Sent: Wednesday, January 5, 2022 5:45 PM
To: Groth, Brian
Subject: Re: Roystan 5lot subdivision plan 1/12/22 meeting

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

Hi Brian
Thanks for the quick response and clarification

Sent from my iPhone

On Jan 5, 2022, at 4:12 PM, Groth, Brian <bgroth@hudsonnh.gov> wrote:

Hi Brian,

I will include your comments in the Planning Board's packet for the meeting. In the meantime I have some answers to your questions following each question below.

1) short notice of review meeting on Jan 12th 2022 not leaving me as an abutter enough time to plan to attend the meeting (I received notification on 1/4/22)

The noticing period is dictated by law, specifically RSA 676:4(d)(1), but I understand your concern.

2) As I read the Hudson master plan there is a 2 acre minimum on building lots - proposed lot sizes are just over 1 acre ea.

This property is within the General (G) District, and the minimum lot area in this district is 1 acre. The minimum lot area in another district, General-One (G-1), is 2 acres.

3) There are wetlands on the proposed lot#2 that abutts my property, which are flowing all the time- they are not seasonal I currently have an 18" culvert pipe running across my property and the property at 9 Speare road that is marginal at handling the water at spring runoff This diverts the water away from my house, without it my basement floods I am concerned with the additional ground water and storm water that will result from the houses being built Are there any plans on containing or diverting the water?

How will this be addressed if there is a problem after houses are built?

The submitted plan is showing designated wetland on part of the property but not within the four proposed lots 2-1 through 2-4. As this application only concerns lot subdivision and proposes no development, any stormwater management issues and concerns would be addressed at the time of the building permit, when the location of the houses and driveways would be finalized.

There is some wetland buffer area in the rear of lot 2-1 (the one adjacent to you). Any development activity that takes place within the wetlands, or the 50-foot buffer, would require Planning Board approval.

4) Not sure if this is the right place for this but I had sent a letter to Wendy Roystan asking for a 50-100 foot tree line buffer between my property and the proposed adjacent lot# 2-1 when they layout the lots, I was willing to pay for the strip of property- I never heard back from her Would this still be an option?

This will be a personal agreement between you and the applicant. While the Planning Board may choose to address any screening concerns, the Board cannot impose unreasonable restrictions beyond the typical side setback (15 feet from the side lot line) required by the Zoning Ordinance. Since your letter will be included in the Board's packet, they will be aware of your request.

5) Are the 4 proposed lots for single family homes or duplexes?

Both types of residential uses are permitted but the submitted application seems to implies single-family houses. The Board can confirm this at the meeting.

Brian

Brian Groth, AICP
Town Planner

Town of Hudson, NH
12 School Street
Hudson, NH 03051
Phone: (603) 886-6008
Fax: (603) 594-1142
bgroth@hudsonnh.gov

-----Original Message-----

From: Brian Driscoll <bdriscoll@comcast.net>
Sent: Tuesday, January 4, 2022 6:34 PM
To: Dubowik, Brooke <bdubowik@hudsonnh.gov>
Subject: Roystan 5lot subdivision plan 1/12/22 meeting

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

Hello Brooke

My name is Brian Driscoll, I live at 11 Speare Rd which would abutt the proposed 2-1 lot I am not available to attend the meeting on Jan 12th 2022

I am writing about my concerns with the proposed subdivision

1) short notice of review meeting on Jan 12th 2022 not leaving me as an abutter enough time to plan to attend the meeting (I received notification on 1/4/22)

2) As I read the Hudson master plan there is a 2 acre minimum on building lots - proposed lot sizes are just over 1 acre ea.

3) There are wetlands on the proposed lot#2 that abutts my property, which are flowing all the time- they are not seasonal I currently have an 18" culvert pipe running across my property and the property at 9 Speare road that is marginal at handling the water at spring runoff This diverts the water away from my house, without it my basement floods I am concerned with the additional ground water and storm water that will result from the houses being built Are there any plans on containing or diverting the water?

How will this be addressed if there is a problem after houses are built?

4) Not sure if this is the right place for this but I had sent a letter to Wendy Roystan asking for a 50-100 foot tree line buffer between my property and the proposed adjacent lot# 2-1 when they layout the lots, I was willing to pay for the strip of property- I never heard back from her Would this still be an option?

5) Are the 4 proposed lots for single family homes or duplexes?

Please forward my concerns to the planning board so they can be reviewed and brought up at the Jan 12th meeting

Thanks
Brian Driscoll
11Speare Rd
Hudson NH 03051
603-438-0106

Sent from my iPhone



TOWN OF HUDSON

Planning Board

Timothy Malley, Chairman



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

CAP FEE WORKSHEET - 2022

Date: 01-06-22 Zone # 2 Map/Lot: 194/002-000
Speare Road/Caldwell

Project Name: Roystan 5-Lot Subdivision

Proposed ITE Use #1: Single Family Residential Lot

Proposed Building Area (square footage): N/A S.F.

CAP FEES: (ONE CHECK NEEDED)

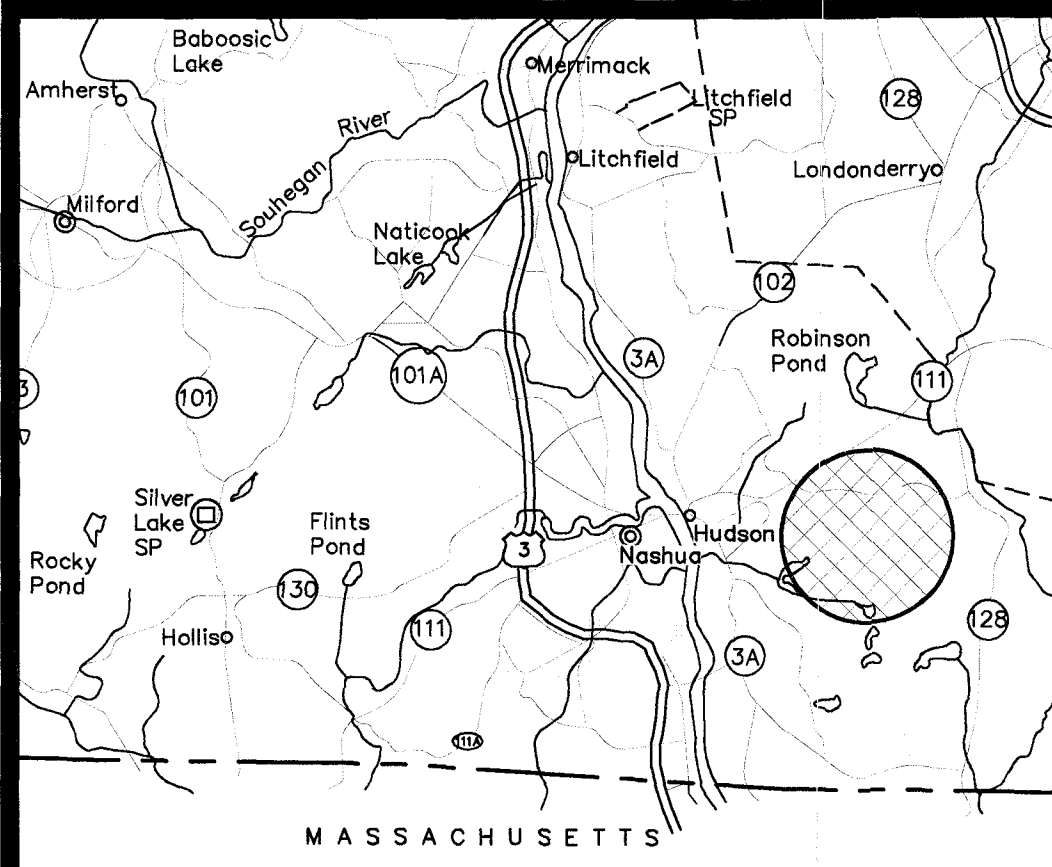
1.	(Bank 09) 2070-701	Traffic Improvements	\$ <u>1,902.00</u>
2.	(Bank 09) 2050-182	Recreation	\$ <u>400.00</u>
3.	(Bank 09) 2080-051	School	\$ <u>3,578.00</u>
		Total CAP Fee	\$ <u>5,880.00</u>

Check should be made payable to the Town of Hudson.

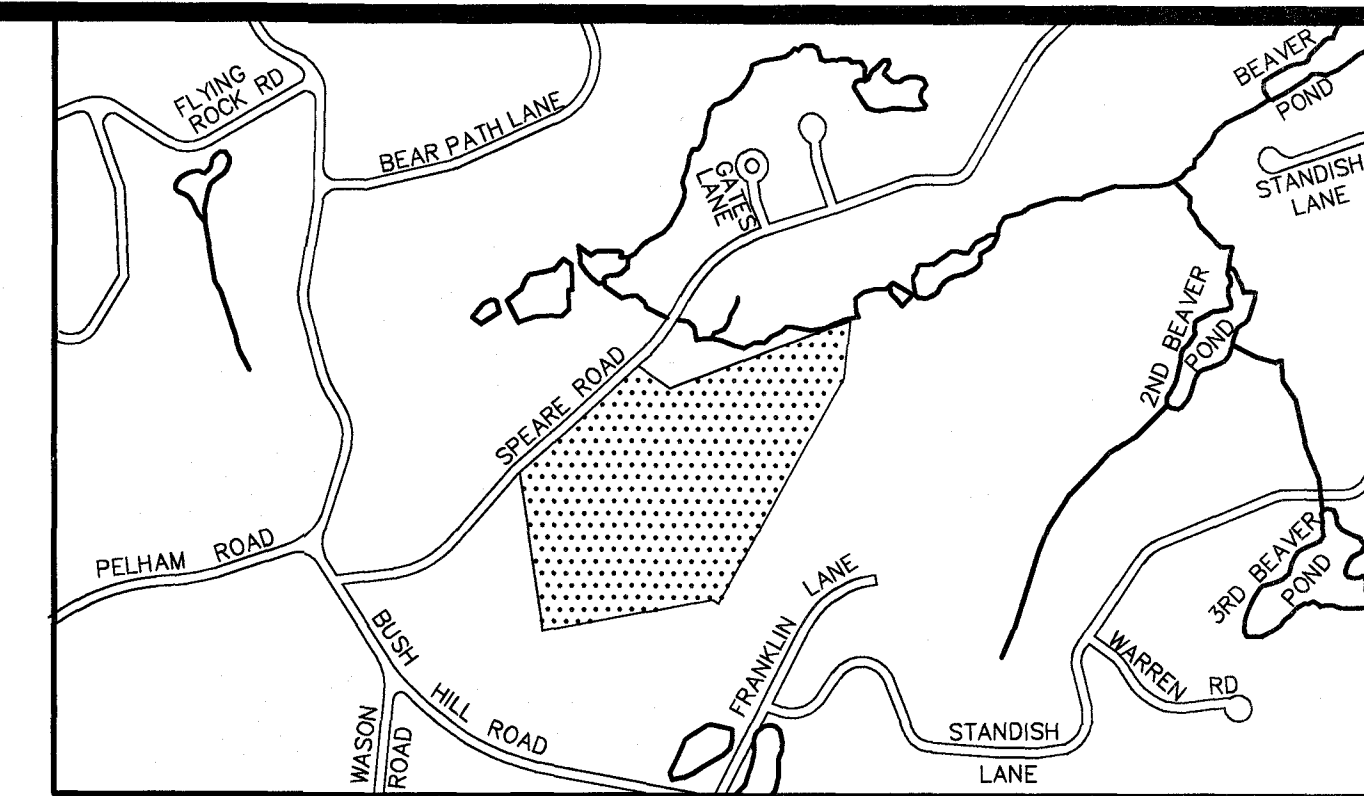
Thank you,

Brooke Dabowik

Administrative Aide



VICINITY PLAN
NOT TO SCALE



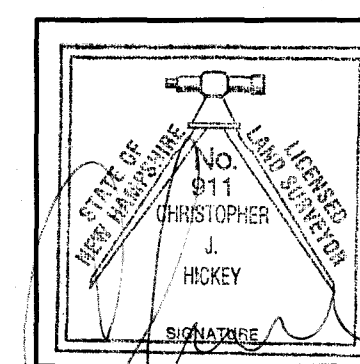
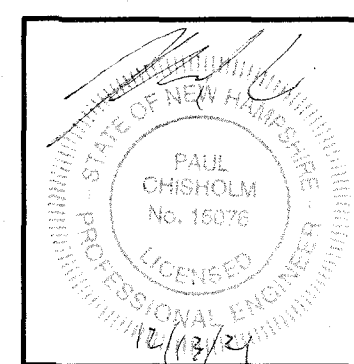
VICINITY PLAN
SCALE: 1" = 1,000±

NOTES:

RESIDENTIAL SUBDIVISION SPEARE ROAD MAP 194, LOT 2 10 CALDWELL ROAD HUDSON, NEW HAMPSHIRE

OWNER/APPLICANT:
WENDY ROYSTAN
82 BUSH HILL ROAD
HUDSON, NH 03051
603-930-6960

PREPARED BY:
KEACH-NORDSTROM ASSOCIATES, INC.
10 COMMERCE PARK NORTH, SUITE 3B
BEDFORD, NEW HAMPSHIRE 03110
(603) 627-2881



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

SEPTEMBER 2, 2021
LAST REVISED DECEMBER 10, 2021

PROJECT NO. 21-0526-2

SHEET TITLE

OVERVIEW SUBDIVISION PLAN
SUBDIVISION PLAN
OVERVIEW TOPOGRAPHIC SUBDIVISION PLAN
TOPOGRAPHIC SUBDIVISION PLAN
SIGHT DISTANCE PLAN
CONSTRUCTION DETAILS

SHEET No.

1
2
3
4
5-8
9

LOT AREA TABLE					
LOT NUMBER	TOTAL LOT AREA (SF)	WETLAND AREA (SF)	AREA (SF) >25% SLOPE	BUILDABLE AREA (SF)	FRONTAGE (FT)
2	1,291,637	79,186	168,257	1,044,194	251.79
2-1	52,939	0	6,823	46,116	150.20
2-2	62,119	0	17,560	44,559	150.20
2-3	53,006	0	7,028	45,978	150.20
2-4	49,628	0	618	49,628	157.26

- LEGEND**
- NHHB-F NH HIGHWAY BOUND FOUND
 - IPP-F IRON PIPE FOUND
 - ⊙ IP-F IRON PIN FOUND
 - ⊙ DH-F DRILL HOLE FOUND
 - DH-F DRILL HOLE SET
 - GRANITE BOUND/DRILL HOLE TO BE SET
 - IRON PIN/DRILL HOLE TO BE SET
 - ABUTTER LINE
 - PROPERTY LINE
 - WETLAND
 - SETBACK
 - EASEMENT
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - STONEWALL

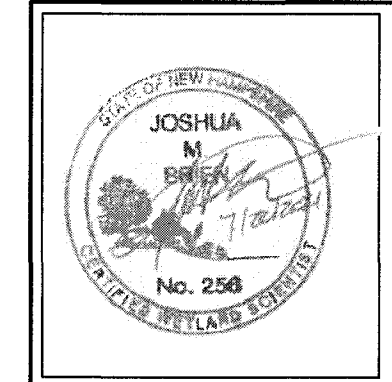
REFERENCE PLANS:

- "SKETCH FROM DEED AT LAND IN HUDSON, N.H. GEO. E. CALDWELL TO FRED E. SMITH, SEPT. 28TH, 1903, HILLSBOROUGH RECORDS BOOK 522 PAGE 509, SCALE 200 FT = 1 IN." H.C.R.D. PLAN #993.
- "SUBDIVISION PLAN JOHH LAWRENCE & LEONARD SMITH, SPEAR ROAD, HUDSON, N.H. SCALE " = 100' MARCH 1973" PREPARED BY A.E. MAYNARD, C.E., NASHUA, N.H. H.C.R.D. PLAN #652B.
- "BUSH HILL PROPERTIES (PHASE 1) CONSOLIDATION & SUBDIVISION PLAN, LOT 28-1 & 6-5 / MAP 18, BUSH HILL & SPEAR ROADS, HUDSON, N.H. SCALE: 1" = 100' DATE: MAY 1986" PREPARED BY MAYNARD & PAQUETTE INC., NASHUA, N.H. H.C.R.D. PLAN #20882.
- "SUBDIVISION PLAN, LOT 16 / MAP 21, SMITH SUBDIVISION SPEAR ROAD, HUDSON, NEW HAMPSHIRE SCALE: 1" = 50' DATE: JANUARY 18, 1989" PREPARED BY MAYNARD & PAQUETTE INC., NASHUA, N.H. H.C.R.D. PLAN #23875.
- "SUBDIVISION PLAN LAND OF DAVID & KAREN BURNELL, MAP 186 LOT 30, 41 SPEAR ROAD, HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY" DATE: JANUARY 27, 2015, LAST REVISED 5-29-2015 SCALE: 1" = 30" PREPARED BY THIS OFFICE. H.C.R.D. PLAN #38515.
- "THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY BOUND LOCATION, NASHUA - HUDSON CIRCUMFERENTIAL HIGHWAY SOUTH SEGMENT, FILE #55152"



APPROVED BY THE HUDSON, NH PLANNING BOARD
 DATE OF MEETING: _____
 _____ SIGNATURE DATE: _____
 _____ SIGNATURE DATE: _____
 SUBDIVISIONS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39.

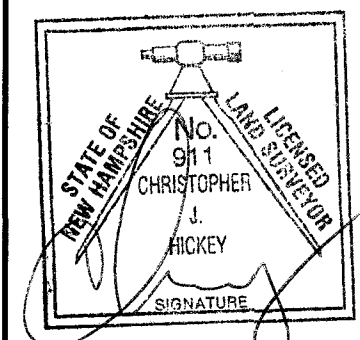
UTILITY NOTE
 THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.



JOSHUA BRIEN, CERTIFIED WETLAND SCIENTIST #256 OF KEACH-NORDSTROM ASSOCIATES, INC. OF BEDFORD, NH PERFORMED THE DELINEATION OF JURISDICTIONAL WETLANDS IN JUNE, 2021 USING THE TECHNICAL CRITERIA IN THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987).

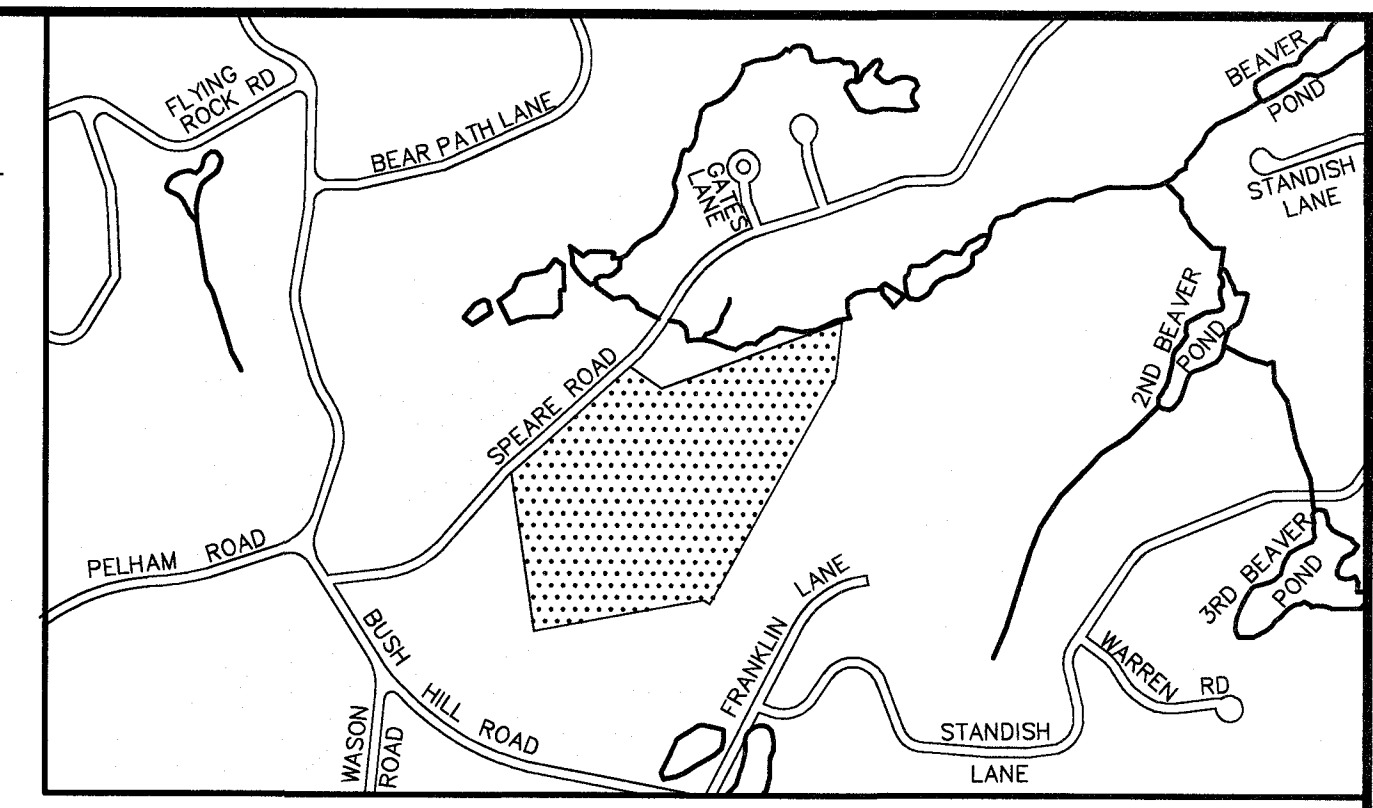
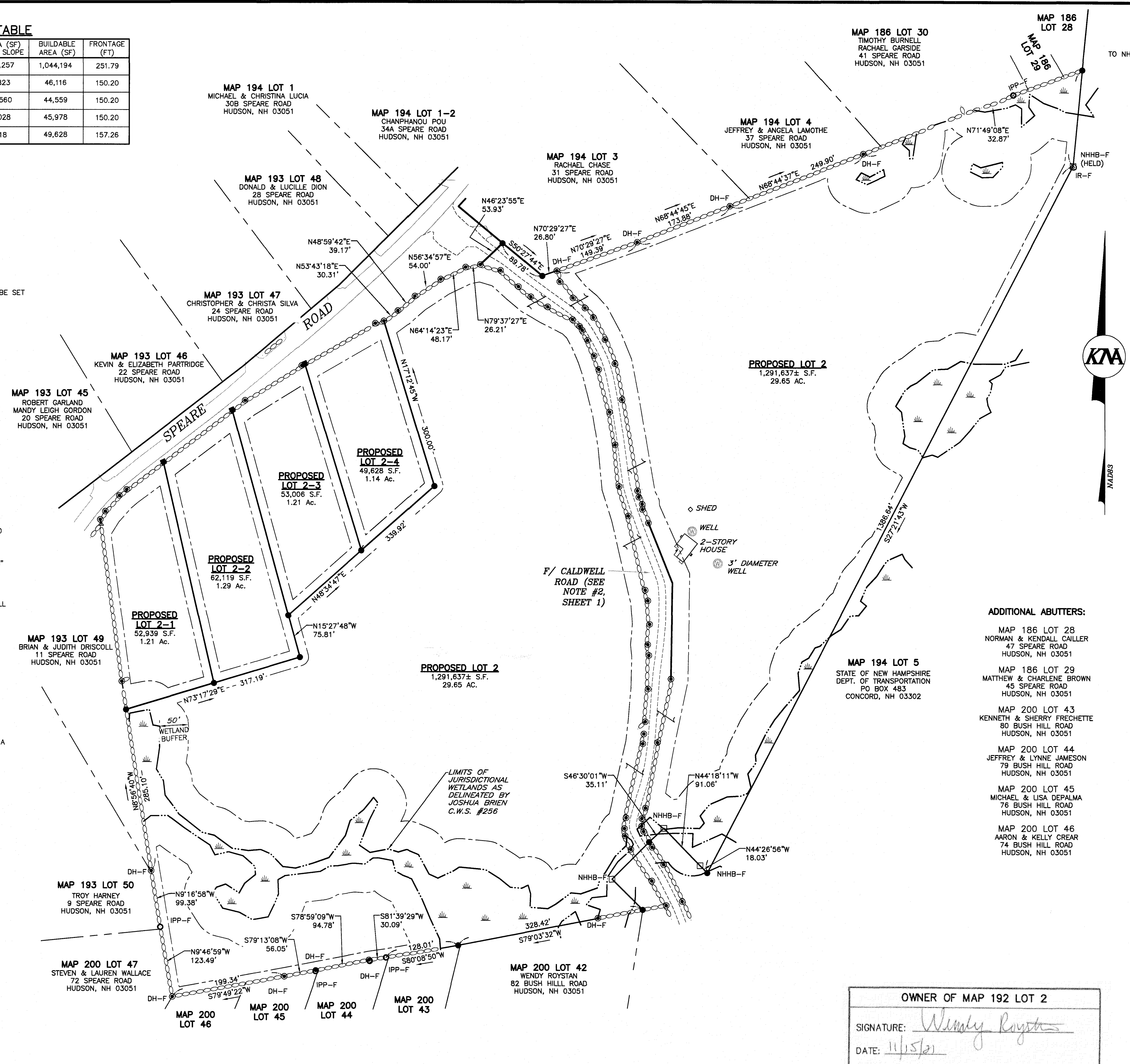
CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING AUGUST OF 2021. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

 LICENSED LAND SURVEYOR 9/2/21 DATE



REVISIONS			
No.	DATE	DESCRIPTION	BY
1.	12/10/21	REVISED PER TOWN COMMENTS	JPA

DATE: SEPTEMBER 2, 2021 SCALE: 1" = 100'
 PROJECT NO: 21-0526-2 SHEET 1 OF 9



NOTES:
 SCALE: 1" = 1,000±

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED SUBDIVISION OF MAP 194 LOT 2 IN HUDSON, NEW HAMPSHIRE, INTO FIVE (5) LOTS AS SHOWN HEREON.
- AREA OF PARCEL IS = 1,509,330 SF, OR 34.85 ACRES (WHICH INCLUDES DISCONTINUED CALDWELL ROAD, SEE TOWN WARRANT ARTICLE 19, 2021)
- OWNER OF RECORD:
 WENDY ROYSTAN
 82 BUSH HILL ROAD
 HUDSON, NH 03051
 BK. 9332 PG. 2043
- THE SUBJECT PARCEL IS SITUATED WITHIN THE GENERAL (G) ZONING DISTRICTS AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:
 -MINIMUM LOT AREA 43,560 SF (G) (WITHOUT WATER & SEWER)
 -MINIMUM LOT FRONTAGE 150 FT (G)
 -MINIMUM BUILDING SETBACKS:
 -FRONT 30 FT
 -SIDE 15 FT
 -REAR 15 FT
- HORIZONTAL DATUM IS NAD83. VERTICAL DATUM IS NAVD88 FROM GPS SURVEY METHODS POST PROCESSED THROUGH NOAA-OPUS.
- TOPOGRAPHIC DATA IS PARTIALLY BASED ON ACTUAL FIELD SURVEY BY THIS OFFICE AND AUGMENTED BY LIDAR DATA OBTAINED FROM N.H. GRANIT AND FIELD CHECKED BY THIS OFFICE.
- PROPOSED LOTS WILL HAVE ON SITE SEPTIC AND ON SITE WELLS.
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, MAP NUMBER 3301100519D, EFFECTIVE DATE: SEPTEMBER 25, 2009, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
- THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR OR OWNER SHALL CONTACT DIG SAFE AT 811.
- CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE HOURS OF 7:00 AM & 7:00 PM, MONDAY THROUGH SATURDAY. NO EXTERIOR CONSTRUCTION ACTIVITIES SHALL OCCUR ON SUNDAY.
- NO LIGHTING IS PROPOSED FOR THIS PROJECT.
- EXISTING LOT CONTAINS ONE 2-STORY, 30± HIGH SINGLE FAMILY HOME AND ONE SHED, 8± HIGH.
- THIS PLAN SET CONTAINS A TOTAL OF 10 SHEETS. SHEETS 1 & 2 WILL BE ON FILE AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. THE ENTIRE SET WILL BE ON FILE AT THE TOWN OF HUDSON PLANNING DEPARTMENT, WHICH TOGETHER CONSTITUTE THE PLAN WHICH IS APPROVED BY THE HUDSON PLANNING BOARD.
- ALL DRILL HOLES SHOWN HEREON WERE SET BY THIS OFFICE UNLESS OTHERWISE NOTED HEREON.
- PERMITS REQUIRED:
 NHDES SUBDIVISION - PENDING

ADDITIONAL ABUTTERS:

- MAP 186 LOT 28 NORMAN & KENDALL CALLER 47 SPEAR ROAD HUDSON, NH 03051
- MAP 186 LOT 29 MATTHEW & CHARLENE BROWN 45 SPEAR ROAD HUDSON, NH 03051
- MAP 200 LOT 43 KENNETH & SHERRY FRECHETTE 80 BUSH HILL ROAD HUDSON, NH 03051
- MAP 200 LOT 44 JEFFREY & LYNNE JAMESON 79 BUSH HILL ROAD HUDSON, NH 03051
- MAP 200 LOT 45 MICHAEL & LISA DEPALMA 76 BUSH HILL ROAD HUDSON, NH 03051
- MAP 200 LOT 46 AARON & KELLY CREAR 74 BUSH HILL ROAD HUDSON, NH 03051

GRAPHIC SCALE
 100 0 50 100 200 300 400
 (IN FEET)
 1 inch = 100 ft.

OVERVIEW SUBDIVISION PLAN
ROYSTAN-SPEAR ROAD
 MAP 194 LOT 2
 10 CALDWELL ROAD
 HUDSON, NEW HAMPSHIRE 03051
 HILLSBOROUGH COUNTY

OWNER/APPLICANT:
 WENDY ROYSTAN
 82 BUSH HILL ROAD
 HUDSON, NH 03051
 BK. 9332 PG. 2043

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

MAP 193 LOT 45
ROBERT GARLAND
MANDY LEIGH GORDON
20 SPEARE ROAD
HUDSON, NH 03051

MAP 193 LOT 46
KEVIN & ELIZABETH PARTRIDGE
22 SPEARE ROAD
HUDSON, NH 03051

MAP 193 LOT 47
CHRISTOPHER & CHRISTA SILVA
24 SPEARE ROAD
HUDSON, NH 03051

MAP 193 LOT 49
BRIAN & JUDITH DRISCOLL
11 SPEARE ROAD
HUDSON, NH 03051

PROPOSED LOT 2
1,291,637± S.F.
29.65 AC.

PROPOSED LOT 2-4
49,628 S.F.
1.14 AC.

PROPOSED LOT 2-3
53,008 S.F.
1.21 AC.

PROPOSED LOT 2-2
82,119 S.F.
1.29 AC.

PROPOSED LOT 2-1
52,939 S.F.
1.21 AC.

PROPOSED LOT 2
1,291,637± S.F.
29.65 AC.

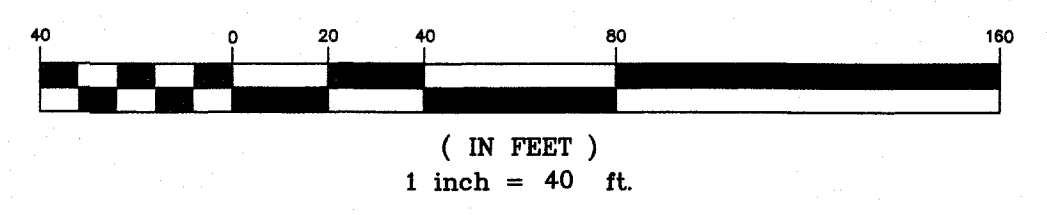


LEGEND

- NHHB-F NH HIGHWAY BOUND FOUND
- IPP-F IRON PIPE FOUND
- ⊙ IP-F IRON PIN FOUND
- ⊙ DH-F DRILL HOLE SET
- DRILL HOLE SET
- GRANITE BOUND/DRILL HOLE TO BE SET
- IRON PIN/DRILL HOLE TO BE SET
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- SETBACK
- EASEMENT
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONEMALL
- OVERHEAD UTILITIES
- UTILITY POLE

SEE SHEET 1 FOR NOTES & REFERENCE PLANS

GRAPHIC SCALE



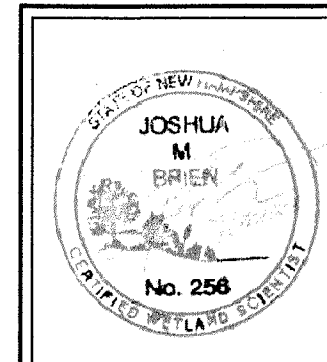
**SUBDIVISION PLAN
ROYSTAN-SPEARE ROAD**

MAP 194 LOT 2
10 CALDWELL ROAD
HUDSON, NEW HAMPSHIRE 03051
HILLSBOROUGH COUNTY

OWNER/APPLICANT:
WENDY ROYSTAN
82 BUSH HILL ROAD
HUDSON, NH 03051
BK. 9332 PG. 2043

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

APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____
SIGNATURE DATE: _____
SIGNATURE DATE: _____
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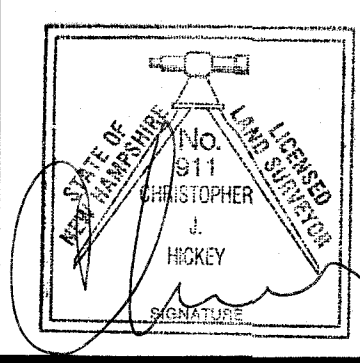


JOSHUA BRIEN, CERTIFIED WETLAND SCIENTIST #256 OF KEACH-NORDSTROM ASSOCIATES, INC. OF BEDFORD, NH PERFORMED THE DELINEATION OF JURISDICTIONAL WETLANDS IN JUNE, 2021 USING THE TECHNICAL CRITERIA IN THE CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987).

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING AUGUST OF 2021. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1/10,000) OR BETTER.

[Signature]
LICENSED LAND SURVEYOR
DATE: 9/2/21



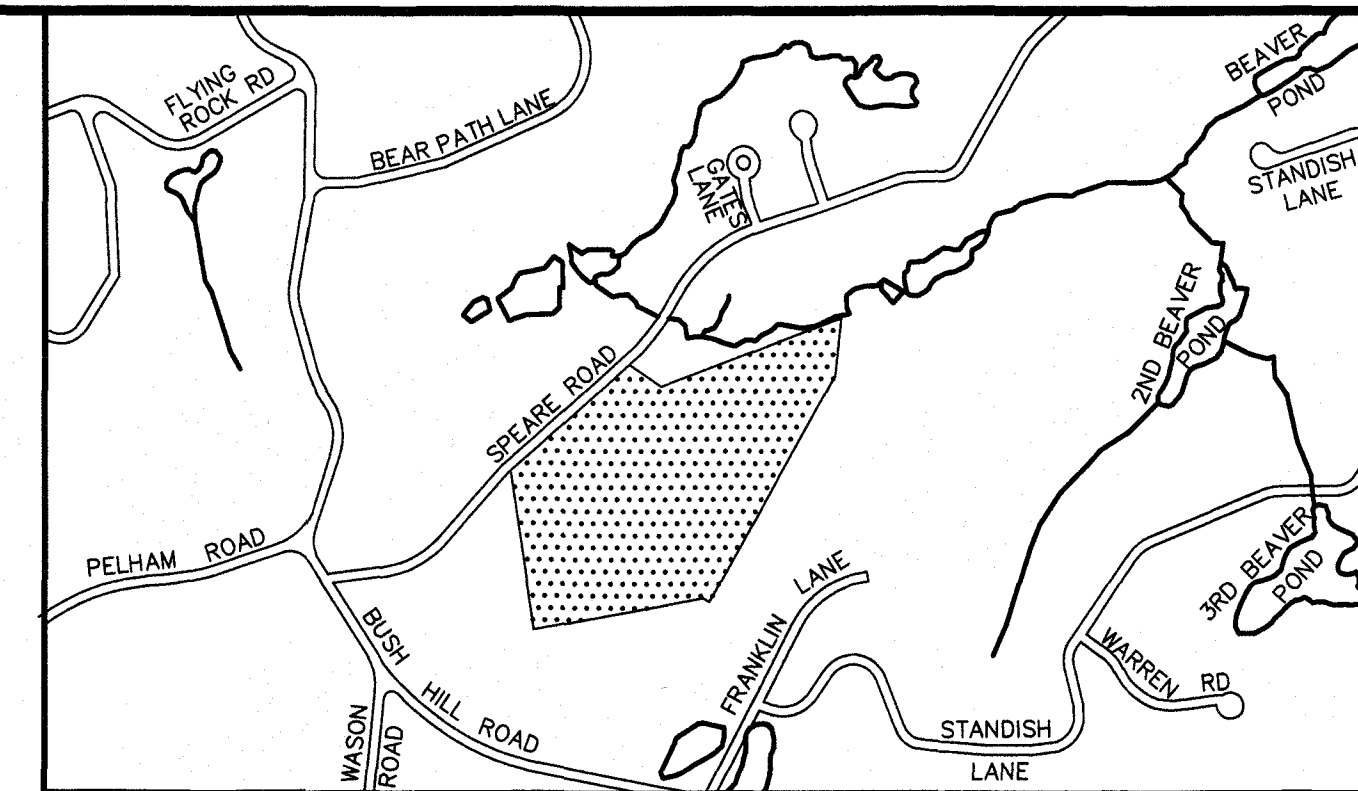
REVISIONS			
No.	DATE	DESCRIPTION	BY
1.	12/10/21	REVISED PER TOWN COMMENTS	JPA

DATE: SEPTEMBER 2, 2021 SCALE: 1" = 40'
PROJECT NO: 21-0526-2 SHEET 2 OF 9

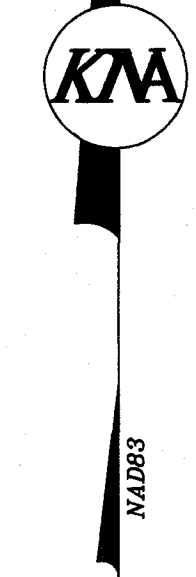
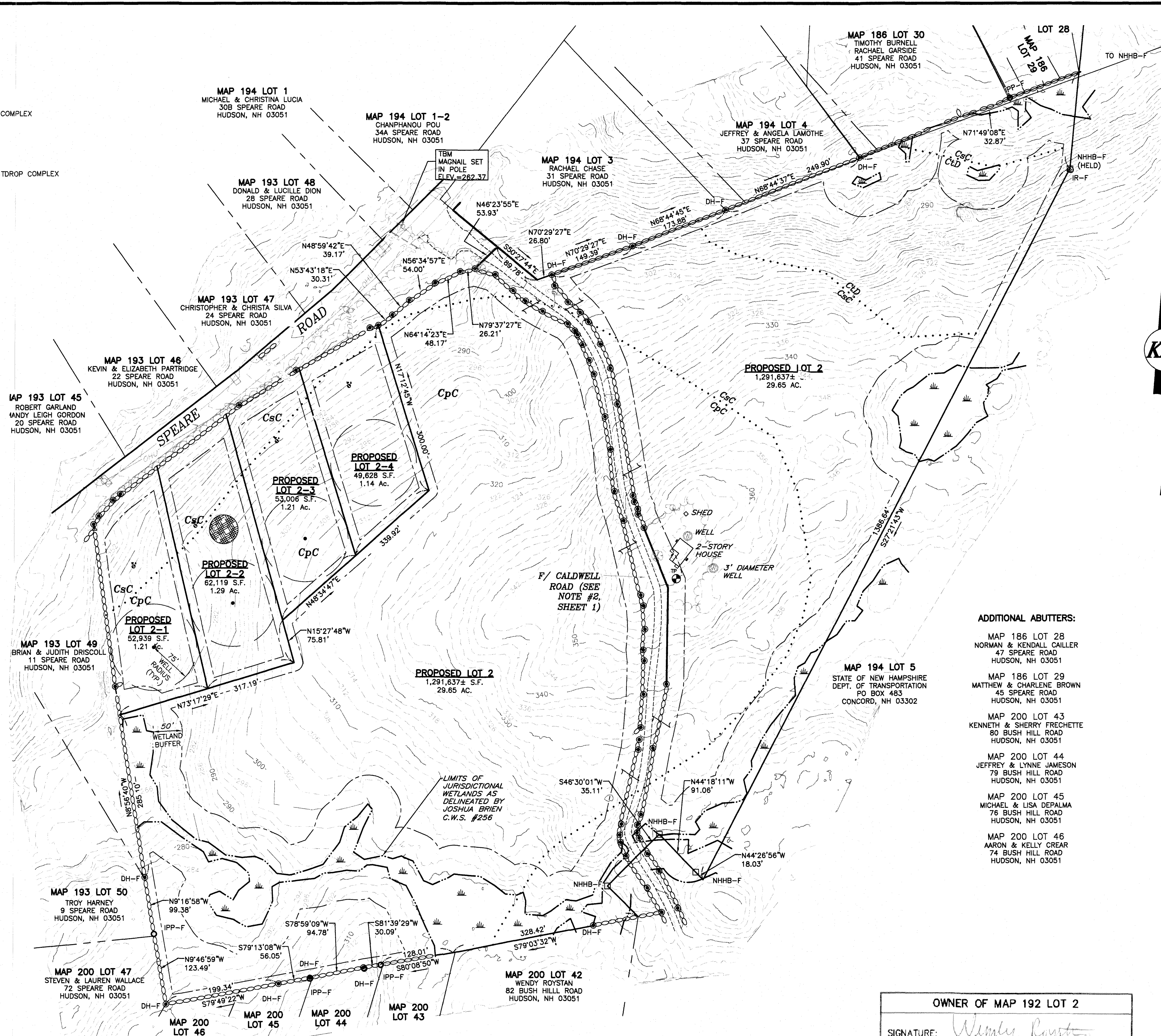
SOILS LEGEND

MAP UNIT	SOIL TYPE
CpC	CHATFIELD-HOLLIS-CANTON COMPLEX 8 TO 15 PERCENT SLOPES
CsC	CHATFIELD-HOLLIS COMPLEX 8 TO 15 PERCENT SLOPES ROCKY
CtD	CHATFIELD-HOLLIS-ROCK OUTDROP COMPLEX 15 TO 35 PERCENT SLOPES

SOURCE: USDA-SCS WEB SOIL SURVEY
HILLSBOROUGH COUNTY



VICINITY PLAN
SCALE: 1" = 1,000±

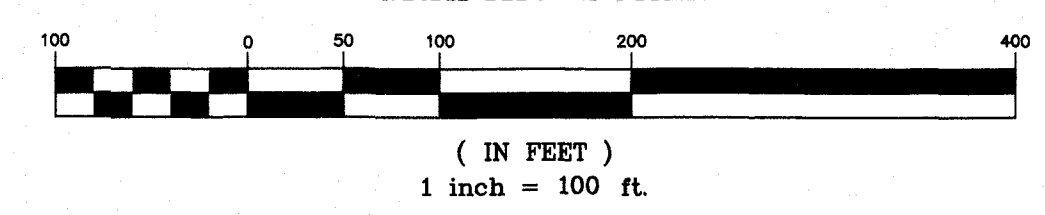


LEGEND

GB-F	GRANITE BOUND FOUND	---	ZONE LINE
IPP-F	IRON PIPE FOUND	---	ABUTTER LINE
IP-F	IRON PIN FOUND	---	PROPERTY LINE
DH-F	DRILL HOLE FOUND	---	WETLAND
●	DRILL HOLE SET	---	WETLAND BUFFER
○	UTILITY POLE	---	OVERHEAD UTILITIES
□	CATCH BASIN	---	SETBACK
---	DRAINAGE LINE	---	EASEMENT
		---	EDGE OF PAVEMENT
		---	EDGE OF GRAVEL
		---	STONEWALL

SEE SHEET 1 FOR NOTES & REFERENCE PLANS

GRAPHIC SCALE



ADDITIONAL ABUTTERS:

- MAP 186 LOT 28
NORMAN & KENDALL CAILLER
47 SPEARE ROAD
HUDSON, NH 03051
- MAP 186 LOT 29
MATTHEW & CHARLENE BROWN
45 SPEARE ROAD
HUDSON, NH 03051
- MAP 200 LOT 43
KENNETH & SHERRY FRECHETTE
80 BUSH HILL ROAD
HUDSON, NH 03051
- MAP 200 LOT 44
JEFFREY & LYNNE JAMESON
79 BUSH HILL ROAD
HUDSON, NH 03051
- MAP 200 LOT 45
MICHAEL & LISA DEPALMA
76 BUSH HILL ROAD
HUDSON, NH 03051
- MAP 200 LOT 46
AARON & KELLY CREAR
74 BUSH HILL ROAD
HUDSON, NH 03051

OVERVIEW TOPOGRAPHIC SUBDIVISION PLAN
ROYSTAN-SPEARE ROAD
MAP 194 LOT 2
10 CALDWELL ROAD
HUDSON, NEW HAMPSHIRE 03051
HILLSBOROUGH COUNTY

OWNER/APPLICANT:
WENDY ROYSTAN
82 BUSH HILL ROAD
HUDSON, NH 03051
BK. 9332 PG. 2043

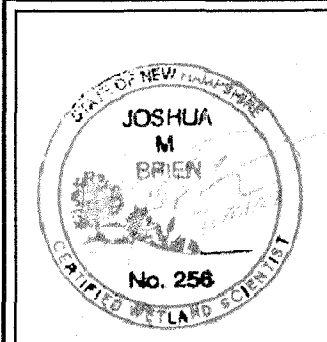
KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

OWNER OF MAP 192 LOT 2
SIGNATURE: *Wendy Roystan*
DATE: 11/15/21



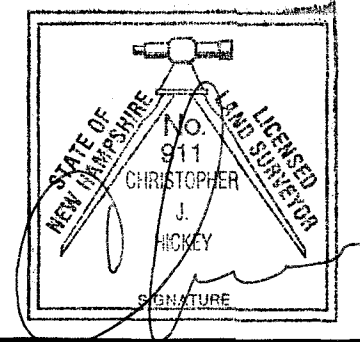
APPROVED BY THE HUDSON, NH PLANNING BOARD
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UTILITY NOTE
THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.



JOSHUA BRIEN, CERTIFIED WETLAND SCIENTIST #256 OF KEACH-NORDSTROM ASSOCIATES, INC. OF BEDFORD, NH PERFORMED THE DELINEATION OF JURISDICTIONAL WETLANDS IN JUNE, 2021 USING THE TECHNICAL CRITERIA IN THE CORPUS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987).

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING NOVEMBER OF 2021. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.
Christopher M. Hickey
LICENSED LAND SURVEYOR
DATE: 9/2/21



REVISIONS			
No.	DATE	DESCRIPTION	BY
1.	12/08/21	REVISED PER TOWN COMMENTS	JPA
DATE: SEPTEMBER 2, 2021		SCALE: 1" = 100'	
PROJECT NO: 21-0526-2		SHEET 3 OF 9	

MAP 193 LOT 45
ROBERT GARLAND
MANDY LEIGH GORDON
20 SPEARE ROAD
HUDSON, NH 03051

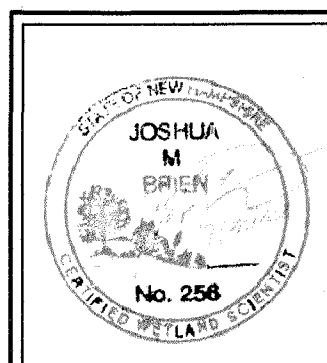
MAP 193 LOT 46
KEVIN & ELIZABETH PARTRIDGE
22 SPEARE ROAD
HUDSON, NH 03051

MAP 193 LOT 47
CHRISTOPHER & CHRISTA SILVA
24 SPEARE ROAD
HUDSON, NH 03051

MAP 193 LOT 49
BRIAN & JUDITH BRISCOLL
11 SPEARE ROAD
HUDSON, NH 03051



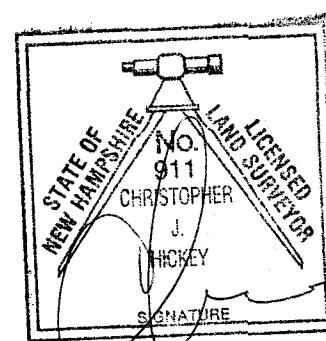
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SIGNATURE: _____ DATE: _____
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JOSHUA BRIEN, CERTIFIED WETLAND SCIENTIST #256 OF KEACH-NORDSTROM ASSOCIATES, INC. OF BEDFORD, NH PERFORMED THE DELINEATION OF JURISDICTIONAL WETLANDS IN JUNE, 2021 USING THE TECHNICAL CRITERIA IN THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987).

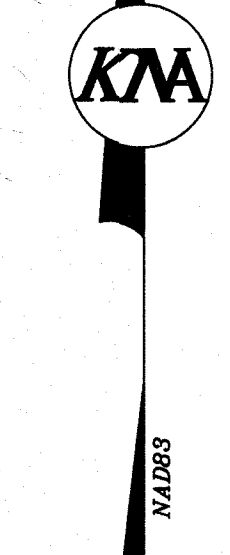
CERTIFICATION:
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LICENSED LAND SURVEYOR
9/2/21
DATE



REVISIONS			
No.	DATE	DESCRIPTION	BY
1.	12/10/21	REVISED PER TOWN COMMENTS	JPA

DATE: SEPTEMBER 2, 2021 SCALE: 1" = 40'
PROJECT NO: 21-0526-2 SHEET 4 OF 9



STATE LOT SIZING CALCULATIONS:
AS PER ENV-W.S 1005.02 WITH A GROUP 4 SOILS AND C SLOPES, THE MINIMUM LOT SIZE REQUIRED IS 48,000 S.F. ALL LOTS SHOWN HEREON EXCEED THE MINIMUM LOT SIZE.

SOILS LEGEND

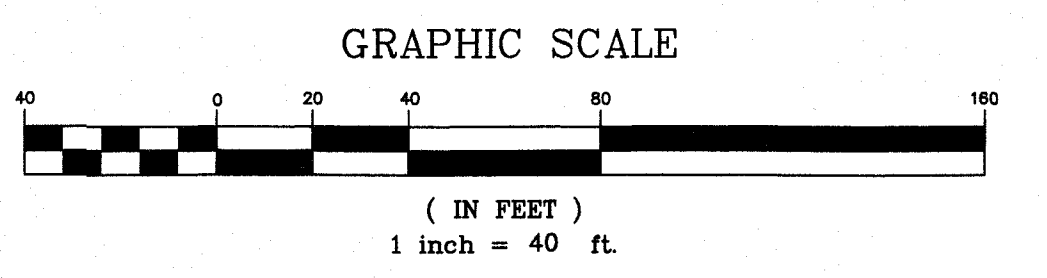
MAP UNIT	SOIL TYPE
CpC	CHATFIELD-HOLLIS-CANTON COMPLEX 8 TO 15 PERCENT SLOPES
CsC	CHATFIELD-HOLLIS COMPLEX 8 TO 15 PERCENT SLOPES ROCKY
CtD	CHATFIELD-HOLLIS-ROCK OUTDROP COMPLEX 15 TO 35 PERCENT SLOPES

SOURCE: USDA-SCS WEB SOIL SURVEY
HILLSBOROUGH COUNTY

LEGEND

GB-F	GRANITE BOUND FOUND	---	ZONE LINE
IPP-F	IRON PIPE FOUND	- - - -	ABUTTER LINE
IP-F	IRON PIN FOUND	=====	PROPERTY LINE
DH-F	DRILL HOLE FOUND	~~~~~	WETLAND
DH-F	DRILL HOLE SET	~~~~~	WETLAND BUFFER
U-P	UTILITY POLE	-----DHU-----	OVERHEAD UTILITIES
CB	CATCH BASIN	-----	SETBACK
DL	DRAINAGE LINE	-----	EASEMENT
		-----	EDGE OF PAVEMENT
		-----	EDGE OF GRAVEL
		-----	STONEWALL
		-----	STEEP SLOPES

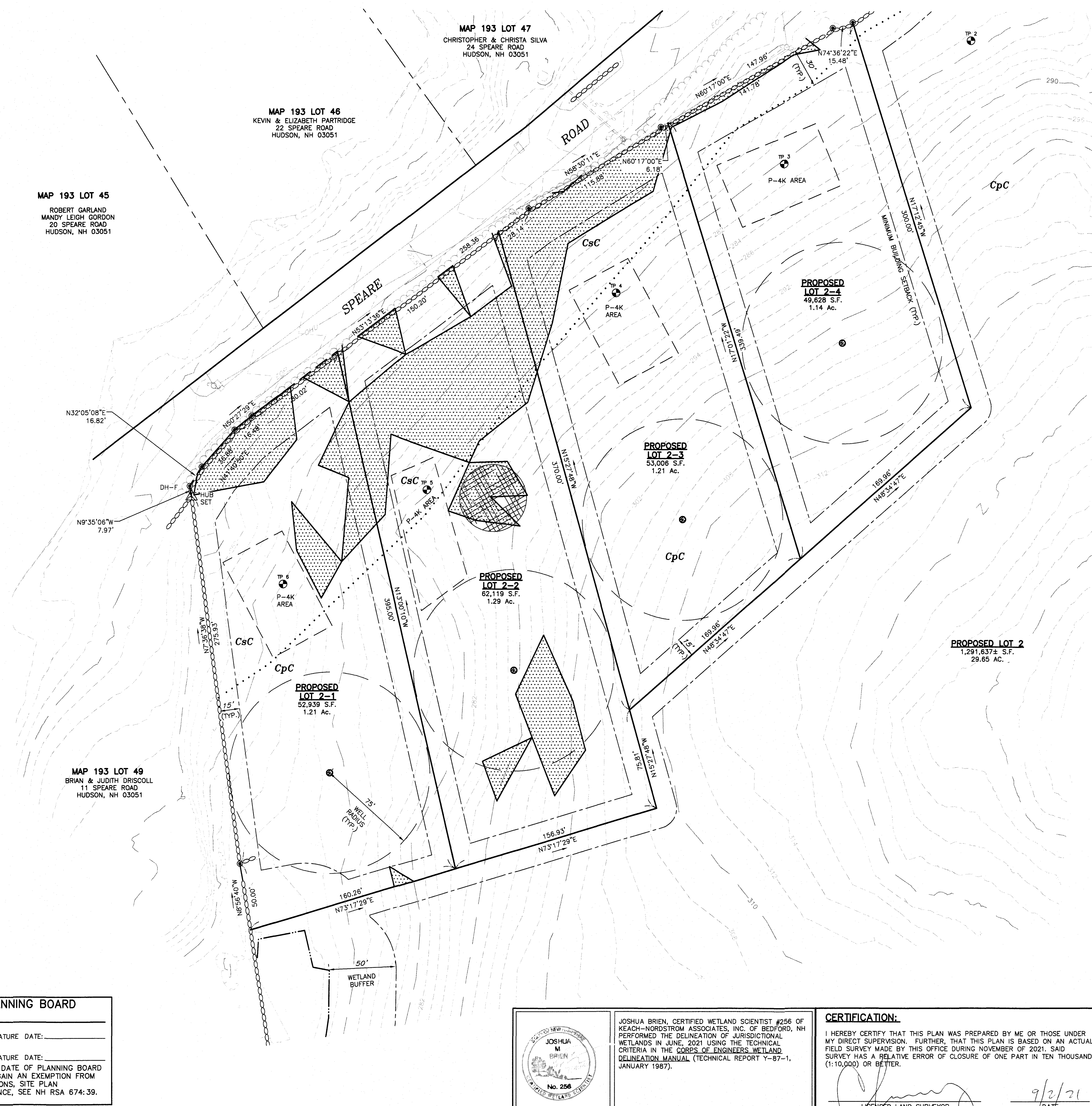
SEE SHEET 1 FOR NOTES & REFERENCE PLANS



TOPOGRAPHIC SUBDIVISION PLAN
ROYSTAN-SPEARE ROAD
MAP 194 LOT 2
10 CALDWELL ROAD
HUDSON, NEW HAMPSHIRE 03051
HILLSBOROUGH COUNTY

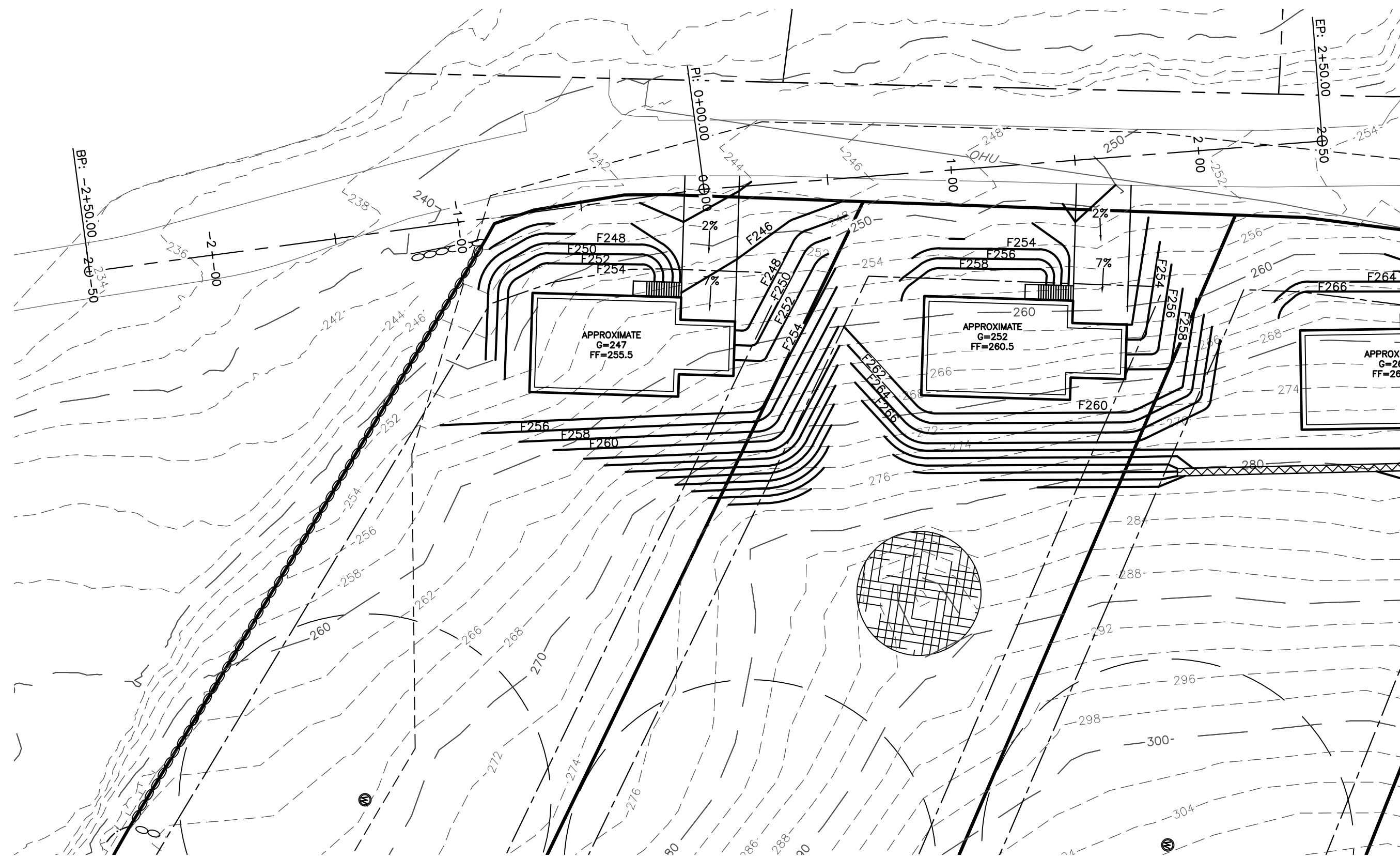
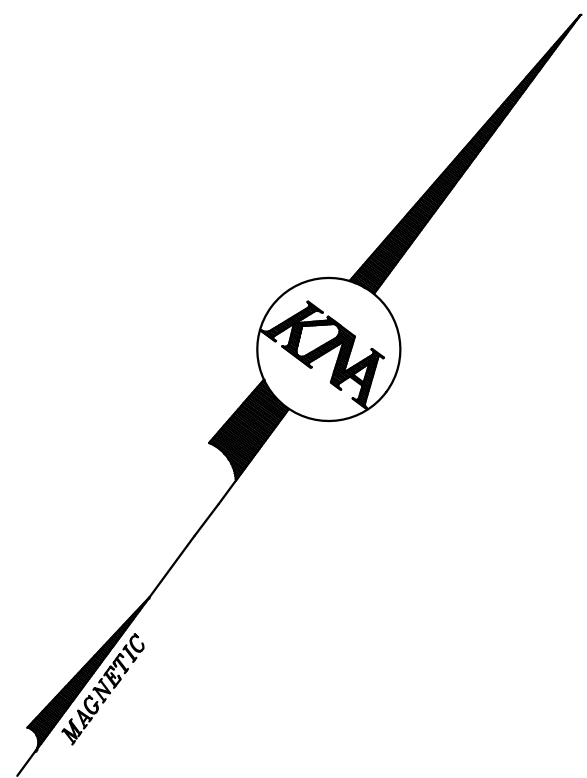
OWNER/APPLICANT:
WENDY ROYSTAN
82 BUSH HILL ROAD
HUDSON, NH 03051
BK. 9332 PG. 2043

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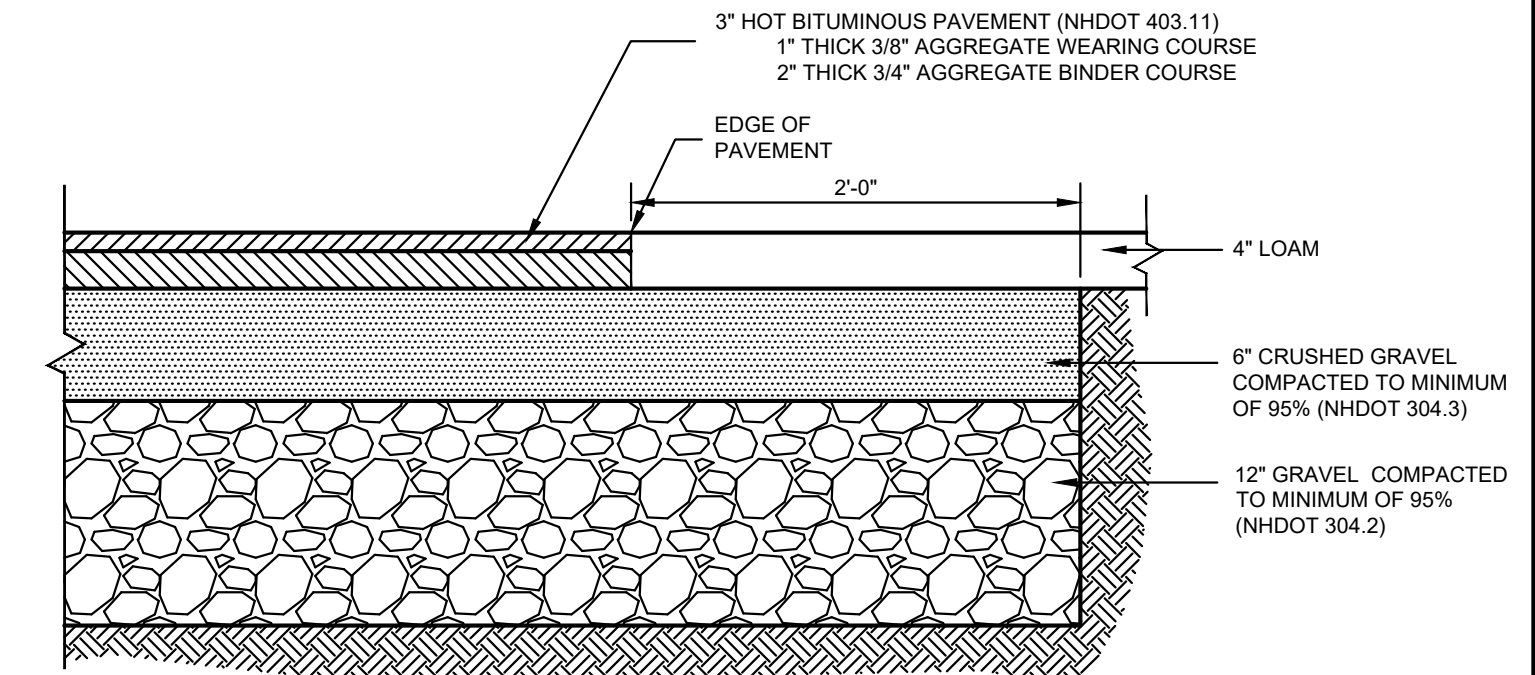
LEGEND

- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- WETLAND BUFFER
- OHU
- SETBACK
- EASEMENT
- EOP
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONEWALL
- PROPOSED PROPERTY LINE
- PROPOSED TREELINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED 2" CONTOUR
- PROPOSED SWALE
- PROPOSED RETAINING WALL

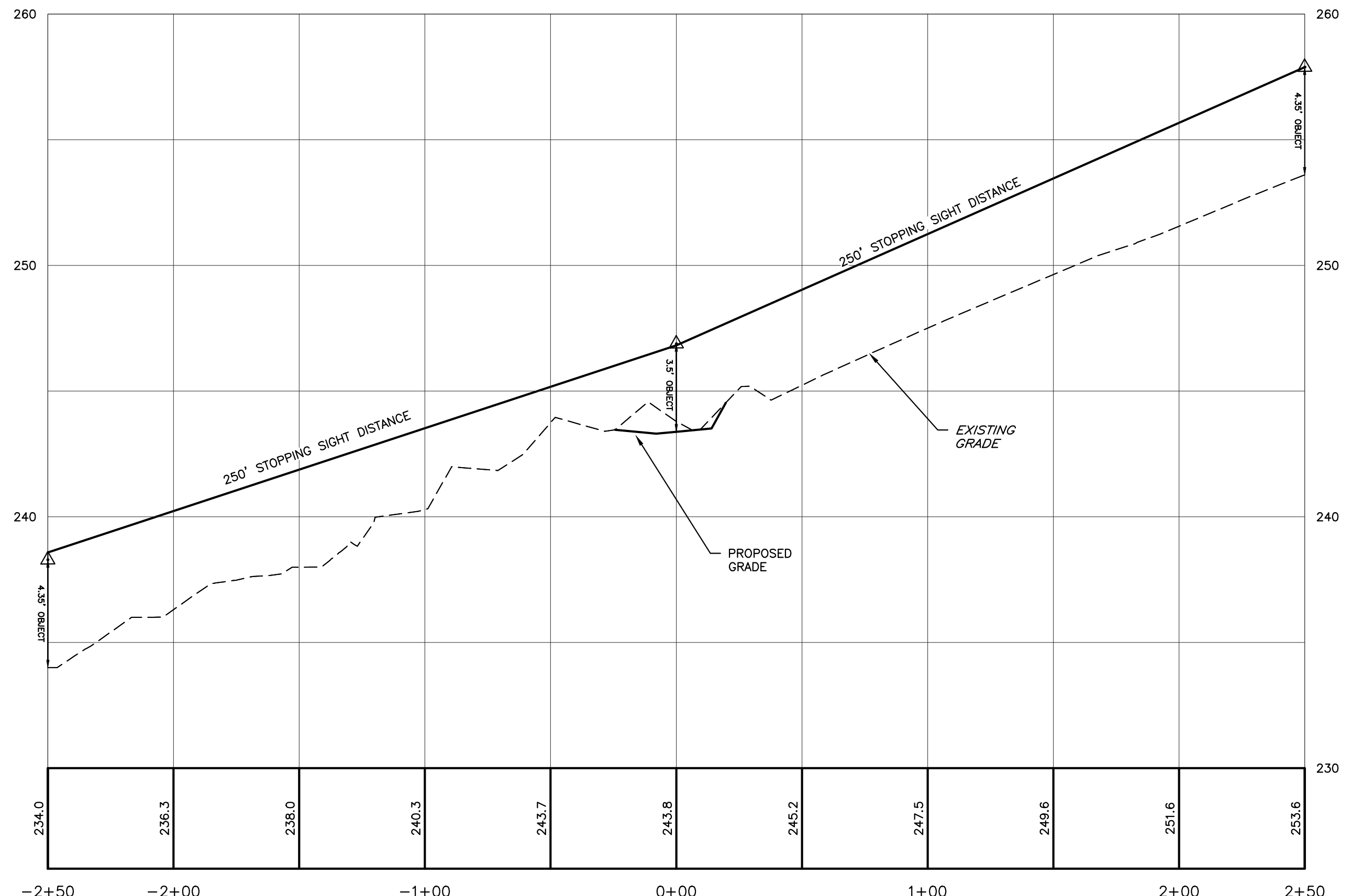
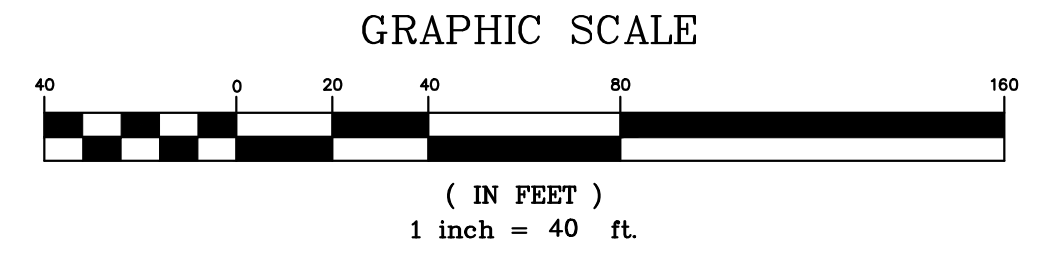


SIGHT DISTANCE PLAN
SCALE: 1" = 40'

- NOTES:**
1. SIGHT DISTANCE WAS CALCULATED USING TABLE 3-2 (STOPPING SIGHT DISTANCE ON GRADES) FOUND IN AASHTO'S, "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS 2018 7TH EDITION" AS REQUIRED BY HTC-193-10(E).
 2. NO DRIVEWAYS ARE TO EXCEED A 10% SLOPE.
 3. LOT DEVELOPMENT SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE.



DRIVEWAY AND PARKING LOT SECTION
NOT TO SCALE
(MARCH 2008)



SIGHT DISTANCE PROFILE
SCALE: 1" = 40'(HORIZ.)
1" = 4'(VERT.)



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SIGNATURE DATE: _____

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SIGHT DISTANCE PLAN (LOT 2-1)
ROYSTAN-SPEARE ROAD

MAP 194 LOT 2
10 CALDWELL ROAD
HUDSON, NEW HAMPSHIRE 03051
HILLSBOROUGH COUNTY

OWNER/APPLICANT:
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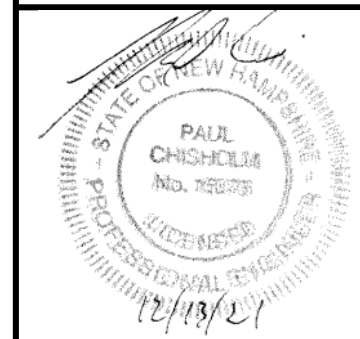
REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: SEPTEMBER 2, 2021

SCALE: 1" = 40'

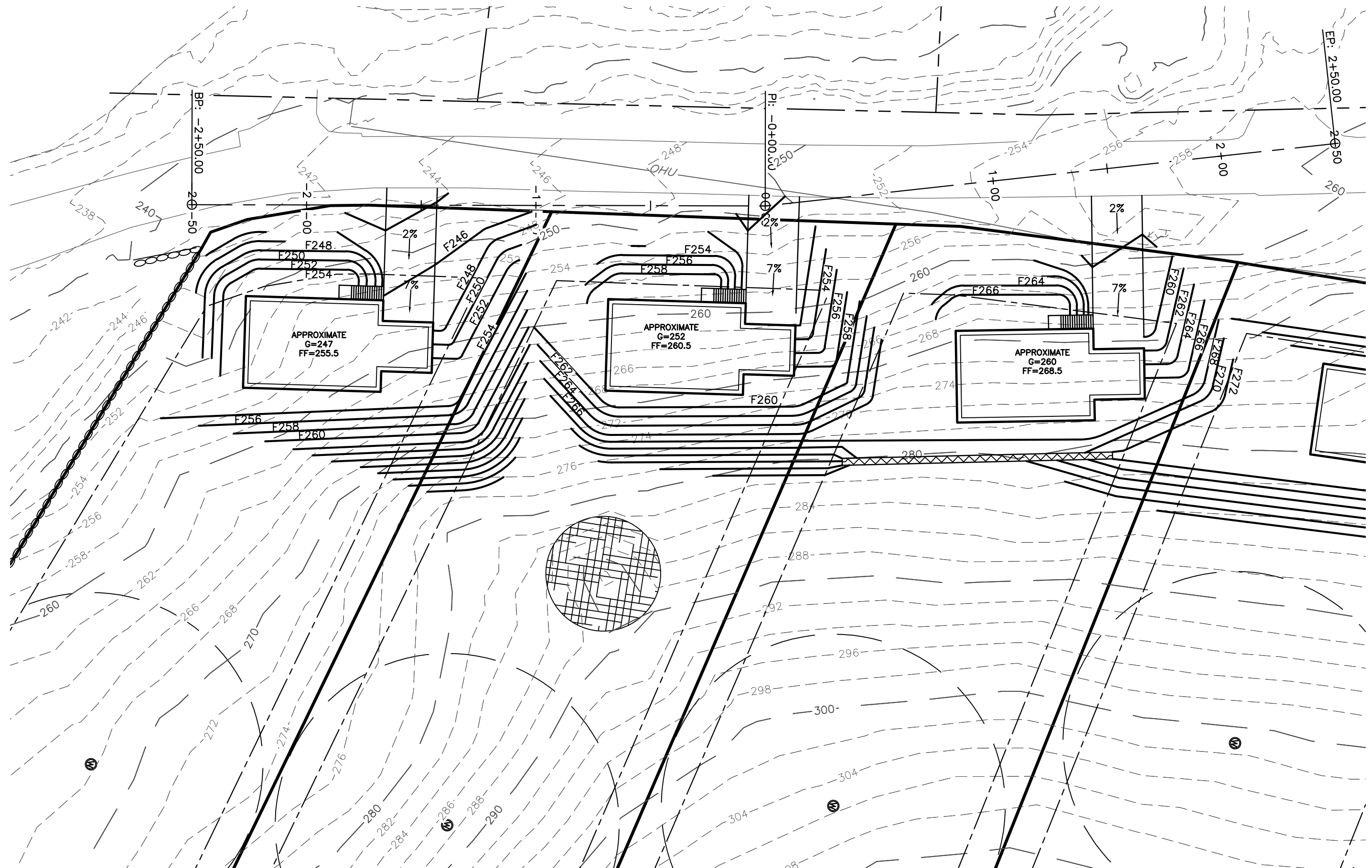
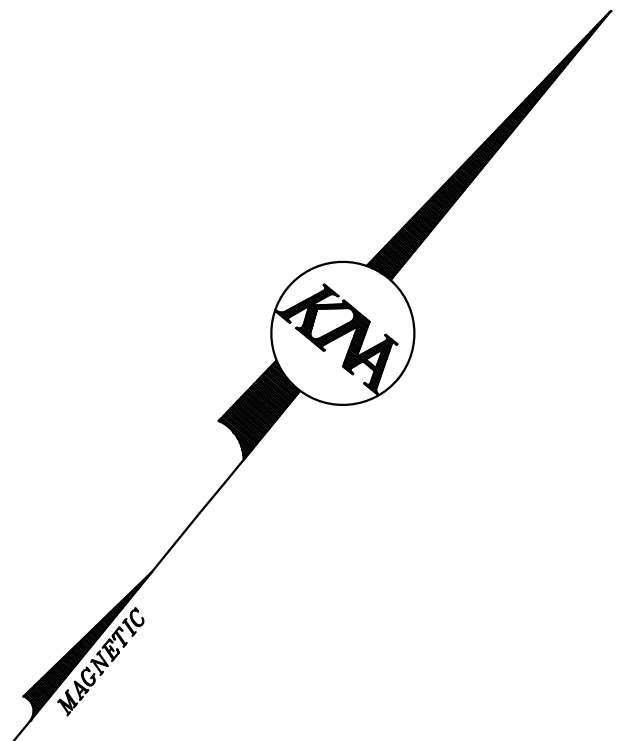
PROJECT NO: 21-0526-2

SHEET 5 OF 9



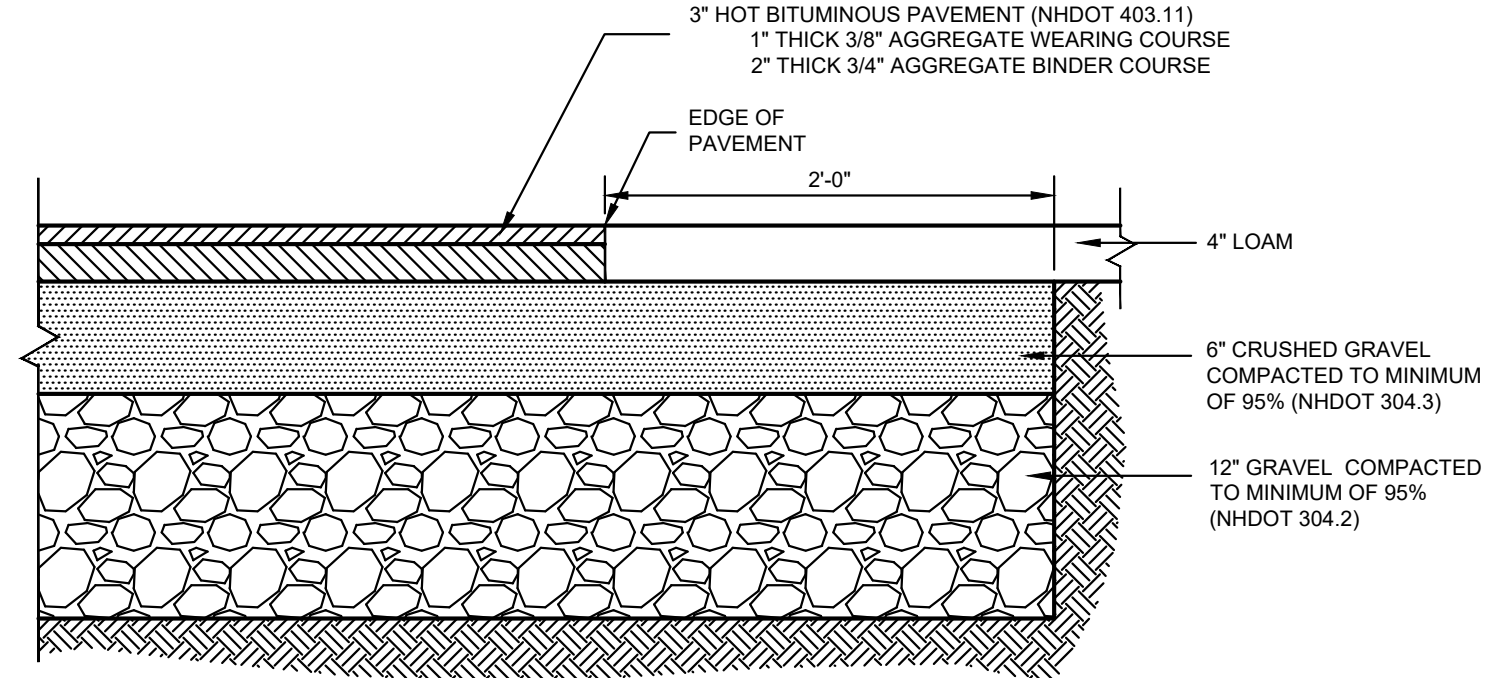
LEGEND

- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- WETLAND BUFFER
- OHU OVERHEAD UTILITIES
- SETBACK
- EASEMENT
- EOP EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONEWALL
- PROPOSED PROPERTY LINE
- PROPOSED TREELINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED 2' CONTOUR
- PROPOSED SWALE
- PROPOSED RETAINING WALL

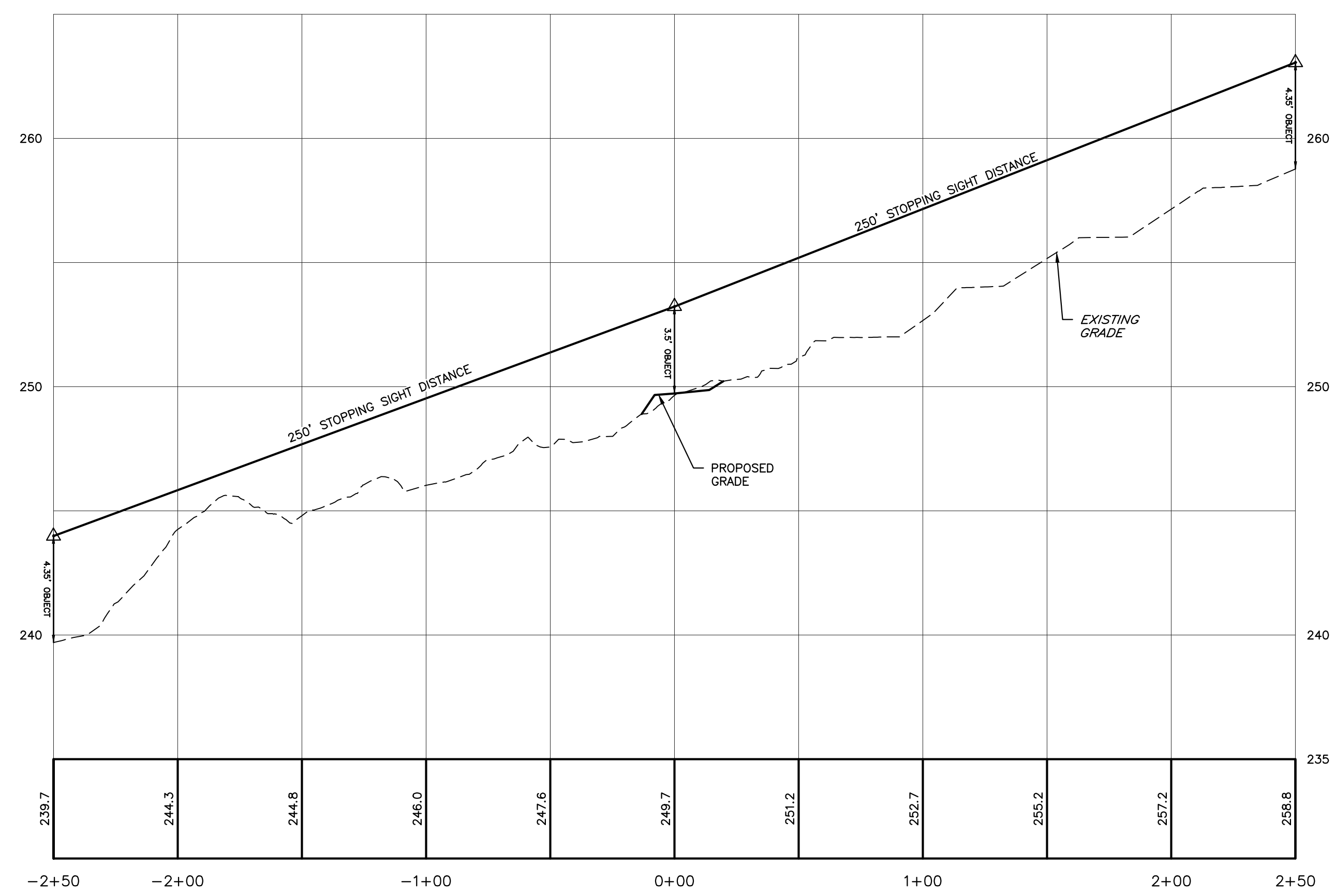


SIGHT DISTANCE PLAN
SCALE: 1" = 40'

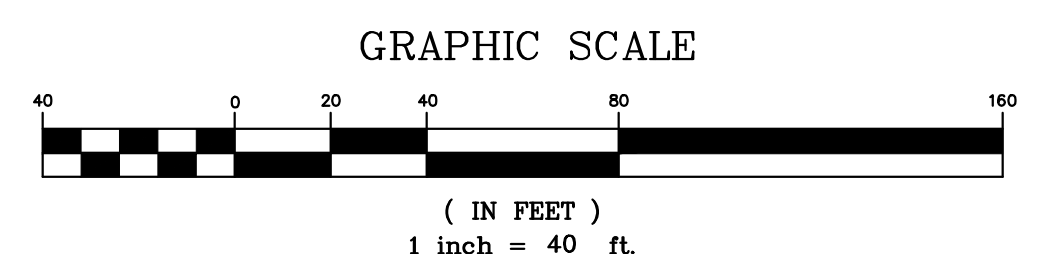
SEE SHEET #5 FOR GENERAL NOTES



DRIVEWAY AND PARKING LOT SECTION
NOT TO SCALE
(MARCH 2008)



SIGHT DISTANCE PROFILE
SCALE: 1" = 40'(HORIZ.)
1" = 4'(VERT.)



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SIGHT DISTANCE PLAN (LOT 2-2)
ROYSTAN-SPEARE ROAD

MAP 194 LOT 2
10 CALDWELL ROAD
HUDSON, NEW HAMPSHIRE 03051
HILLSBOROUGH COUNTY

OWNER/APPLICANT:
WENDY ROYSTAN
82 BUSH HILL ROAD
HUDSON, NH 03051
BK. 9332 PG. 2043

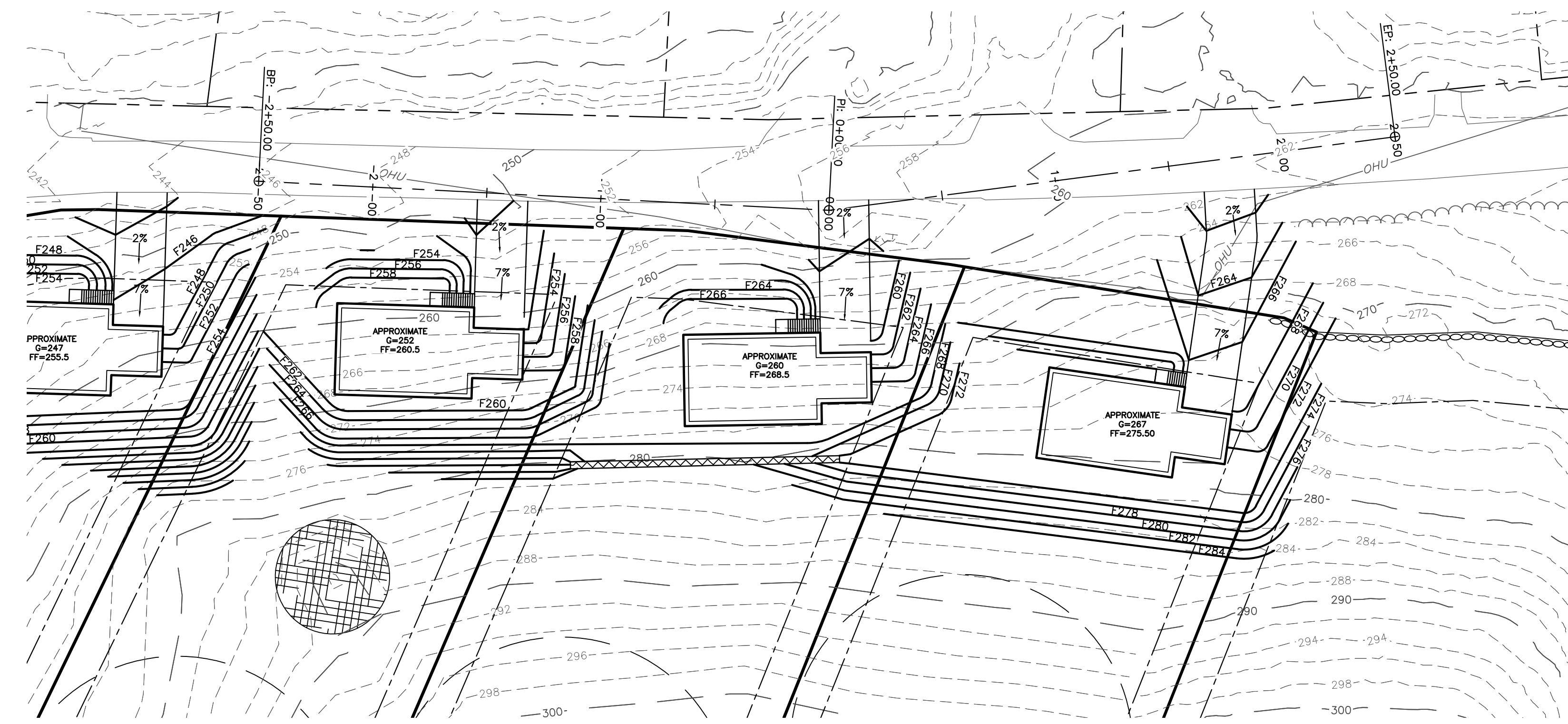
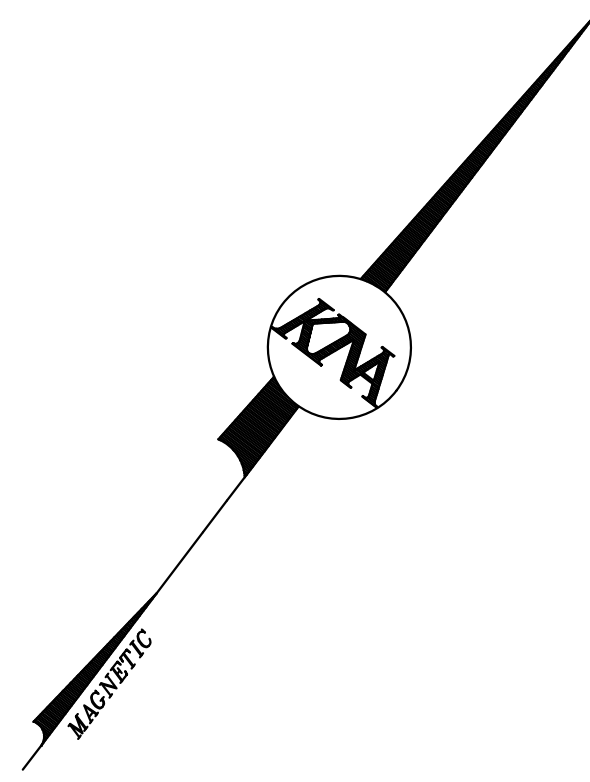
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REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: SEPTEMBER 2, 2021 SCALE: 1" = 40'
PROJECT NO: 21-0526-2 SHEET 6 OF 9

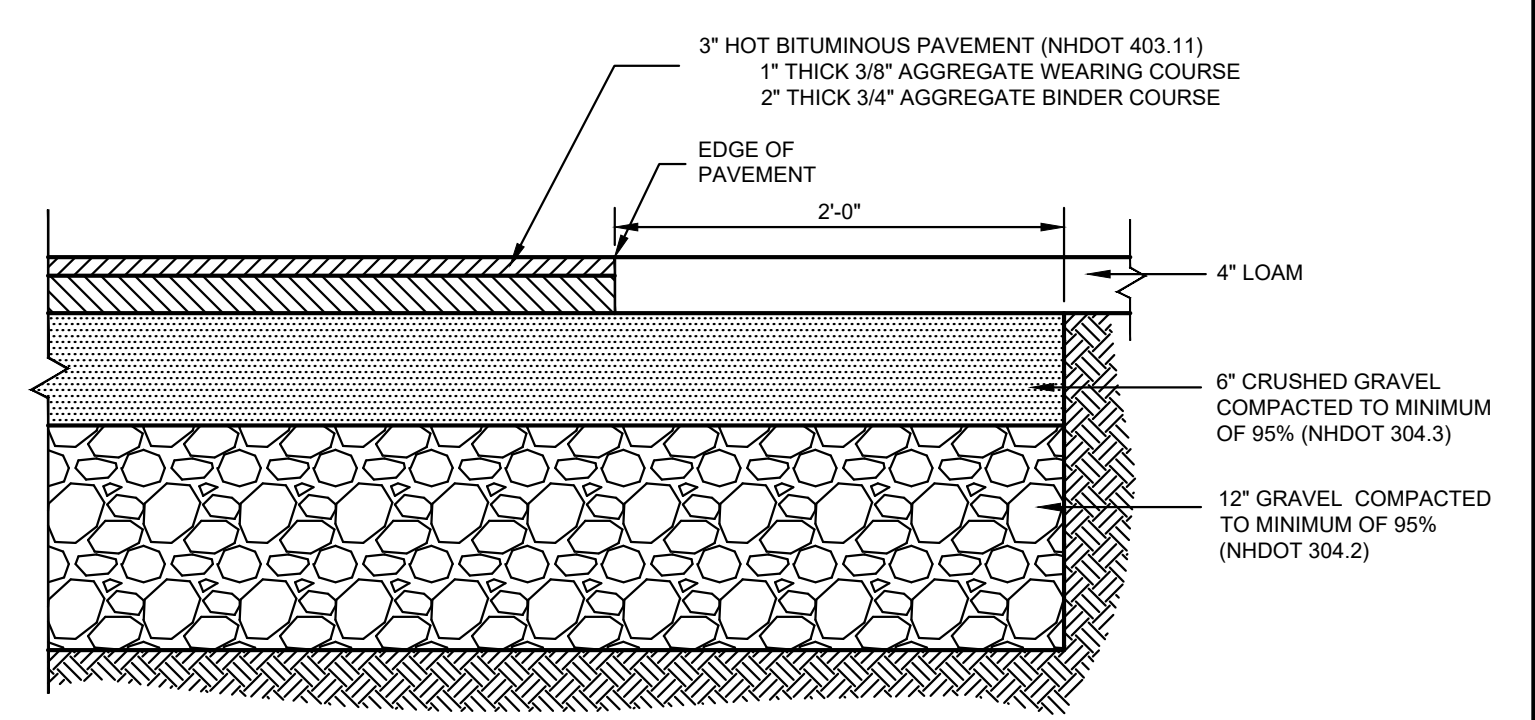
LEGEND

- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- WETLAND BUFFER
- OHU OVERHEAD UTILITIES
- SETBACK
- EASEMENT
- EOP EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONEWALL
- PROPOSED PROPERTY LINE
- PROPOSED TREELINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED 2' CONTOUR
- PROPOSED SWALE
- PROPOSED RETAINING WALL

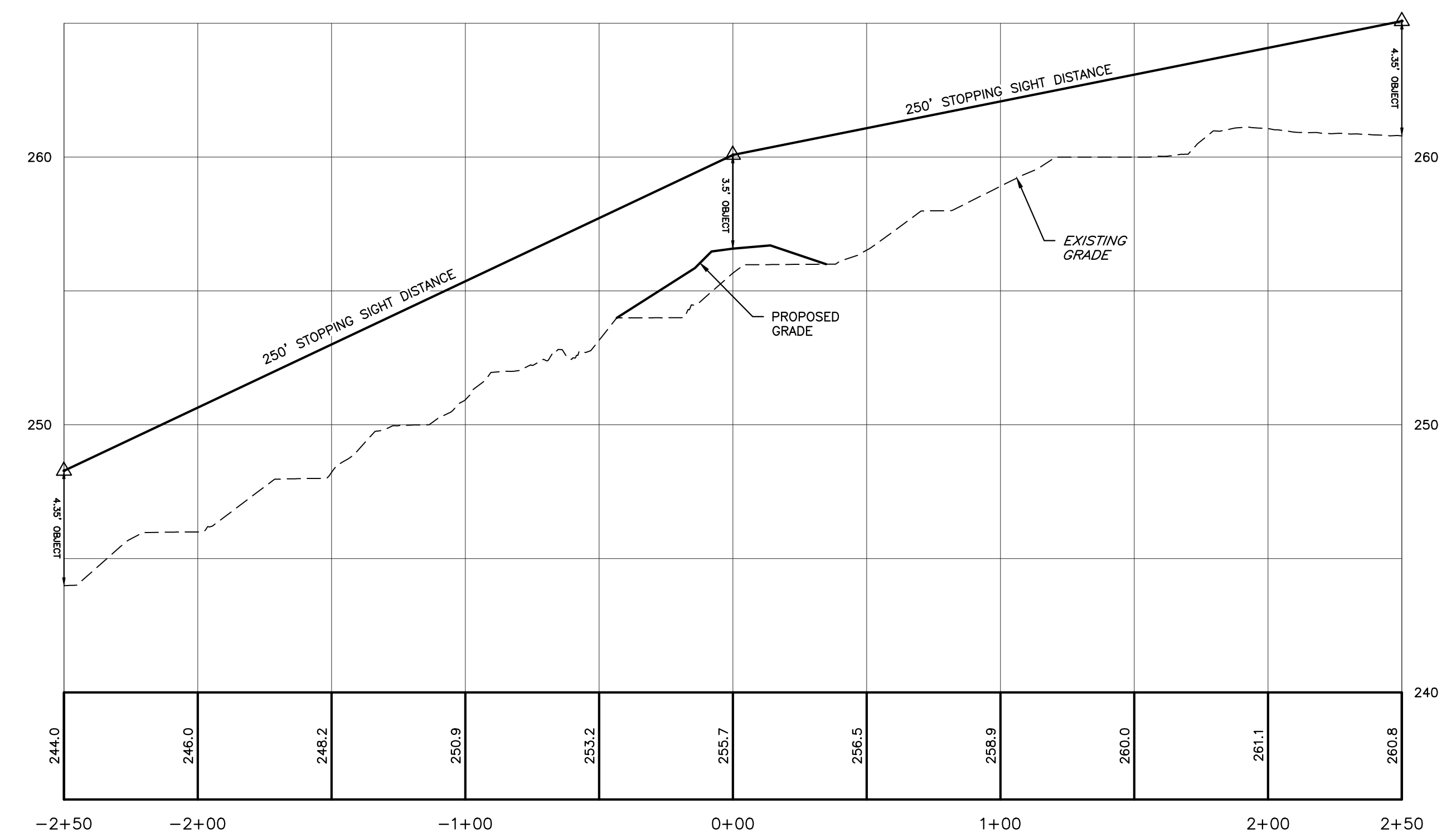


SIGHT DISTANCE PLAN
SCALE: 1" = 40'

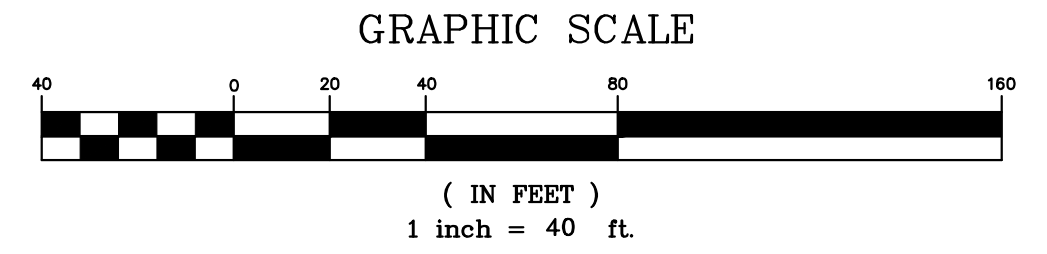
SEE SHEET #5 FOR GENERAL NOTES



DRIVEWAY AND PARKING LOT SECTION
NOT TO SCALE
(MARCH 2006)



SIGHT DISTANCE PROFILE
SCALE: 1" = 40'(HORIZ.)
1" = 4'(VERT.)



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SIGHT DISTANCE PLAN (LOT 2-3)
ROYSTAN-SPEARE ROAD

MAP 194 LOT 2
10 CALDWELL ROAD
HUDSON, NEW HAMPSHIRE 03051
HILLSBOROUGH COUNTY

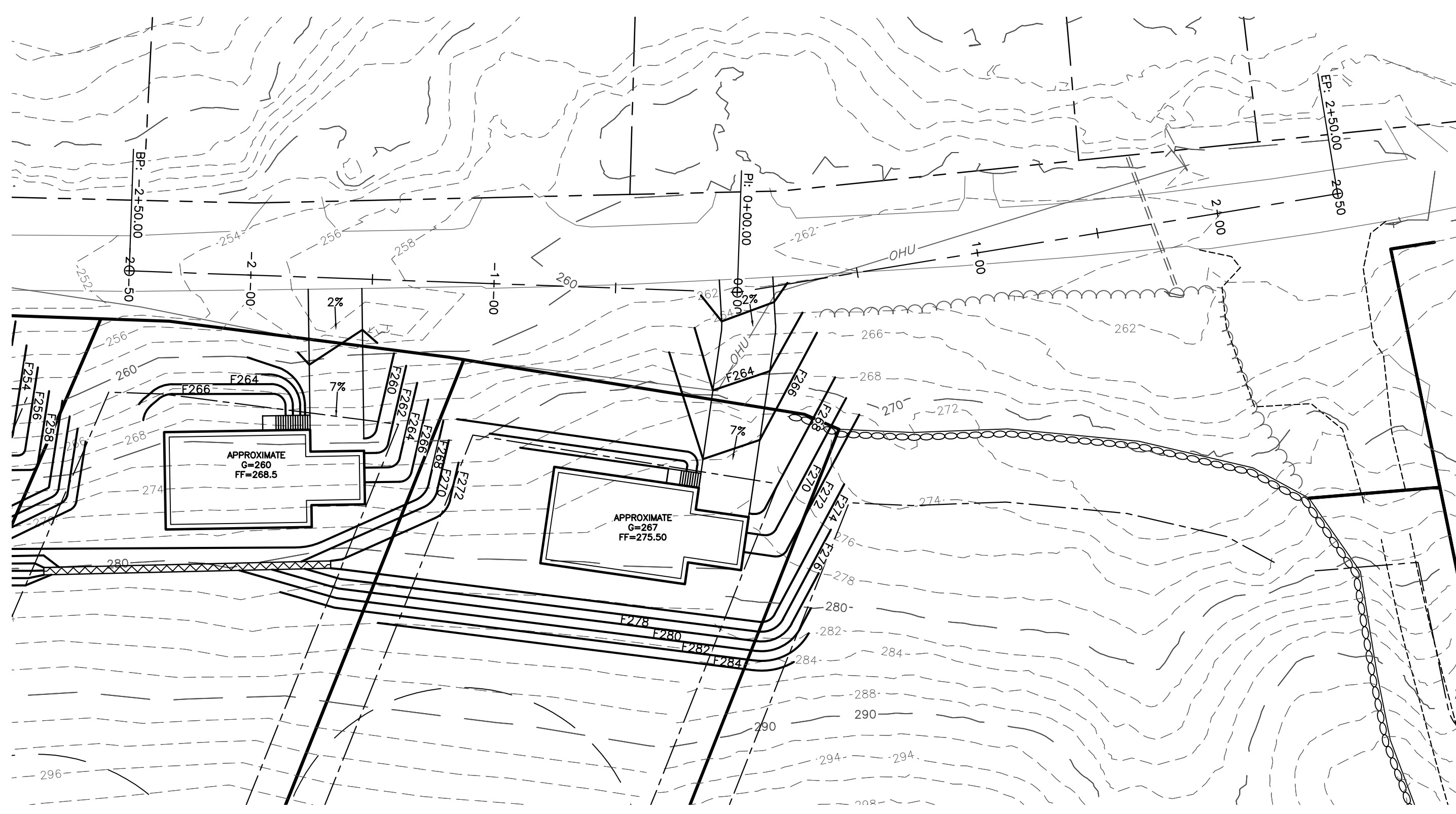
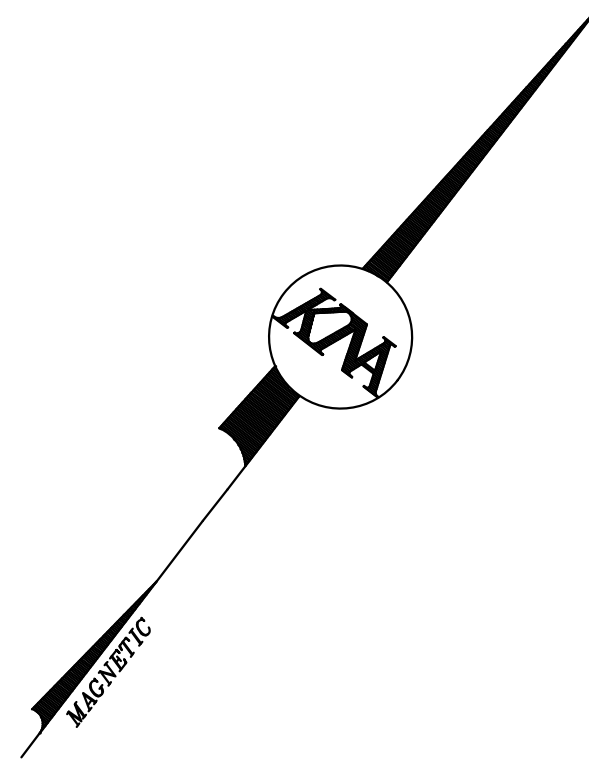
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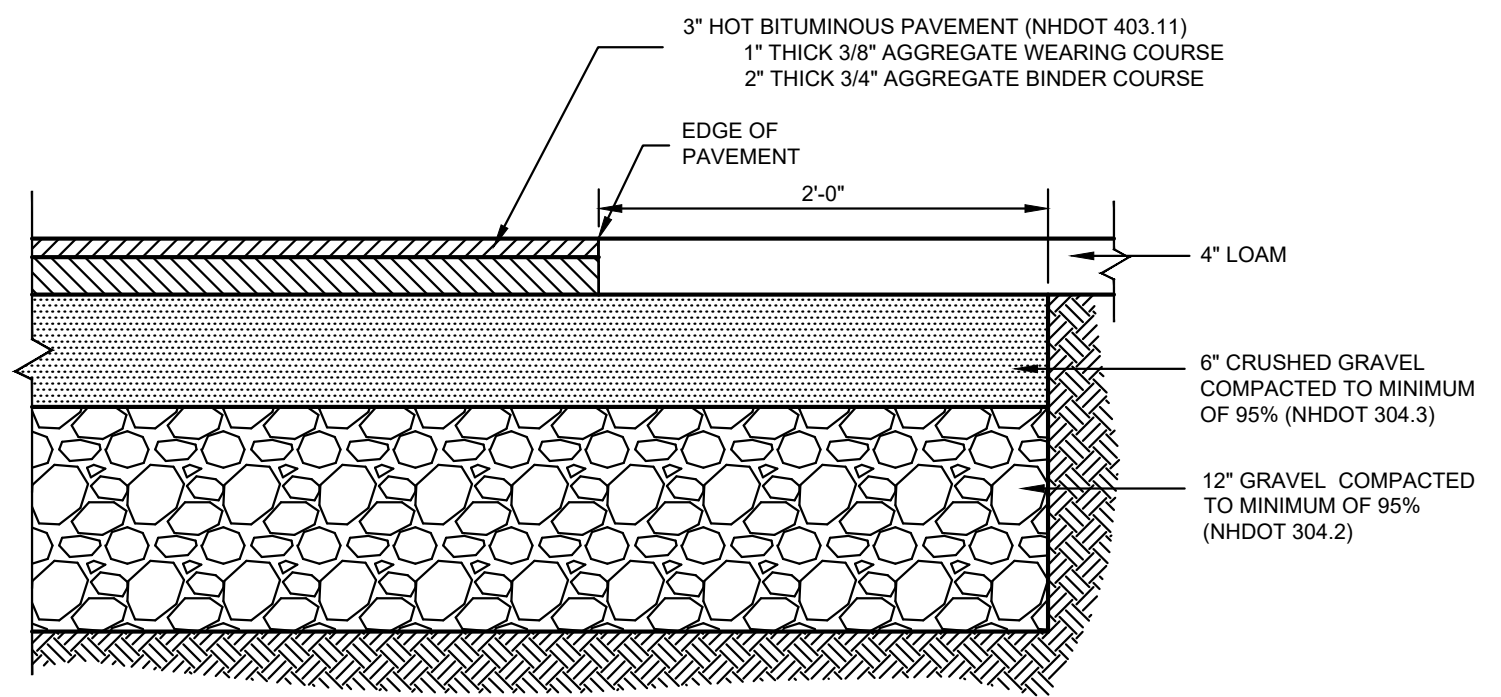
DATE: SEPTEMBER 2, 2021 SCALE: 1" = 40'
PROJECT NO: 21-0526-2 SHEET 7 OF 9

- LEGEND**
- ABUTTER LINE
 - PROPERTY LINE
 - WETLAND
 - WETLAND BUFFER
 - OHU OVERHEAD UTILITIES
 - SETBACK
 - EASEMENT
 - EOP EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - STONEWALL
 - PROPOSED PROPERTY LINE
 - PROPOSED TREELINE
 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED 2' CONTOUR
 - PROPOSED SWALE
 - PROPOSED RETAINING WALL



SIGHT DISTANCE PLAN
SCALE: 1" = 40'

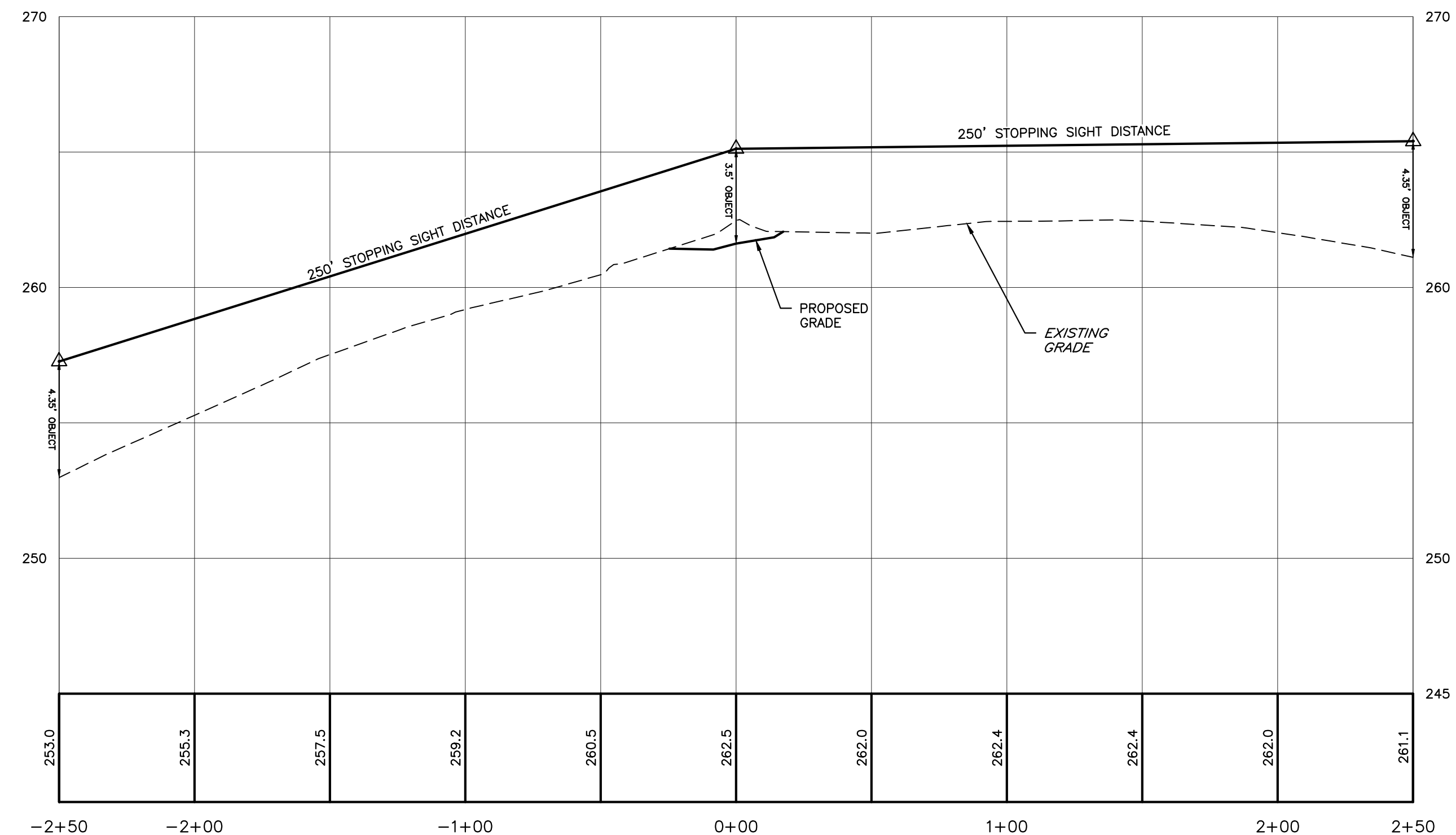
SEE SHEET #5 FOR
GENERAL NOTES



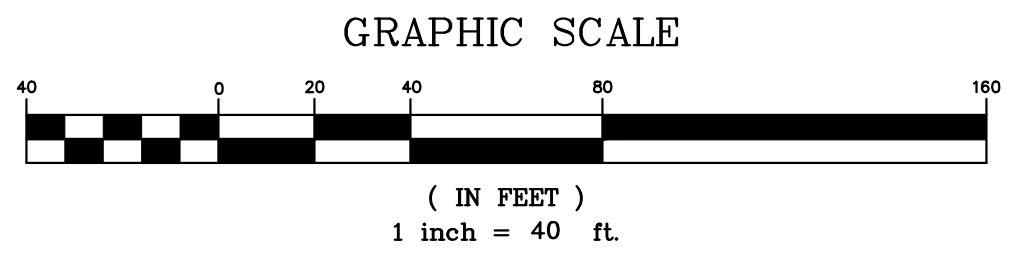
DRIVEWAY AND PARKING LOT SECTION
NOT TO SCALE
(MARCH 2008)



APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____
SIGNATURE: _____ DATE: _____
SIGNATURE: _____ DATE: _____
SUBDIVISIONS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39.



SIGHT DISTANCE PROFILE
SCALE: 1" = 40'(HORIZ.)
1" = 4'(VERT.)



SIGHT DISTANCE PLAN (LOT 2-4)
ROYSTAN-SPEARE ROAD

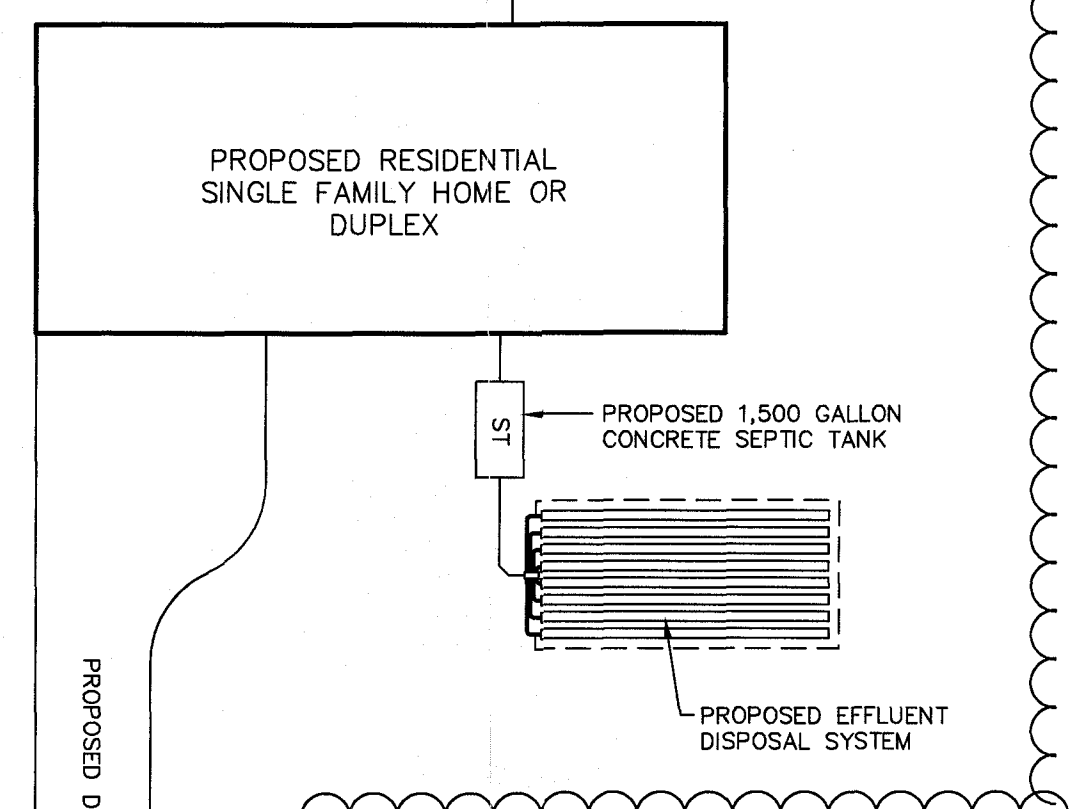
MAP 194 LOT 2
10 CALDWELL ROAD
HUDSON, NEW HAMPSHIRE 03051
HILLSBOROUGH COUNTY

OWNER/APPLICANT:
WENDY ROYSTAN
82 BUSH HILL ROAD
HUDSON, NH 03051
BK. 9332 PG. 2043

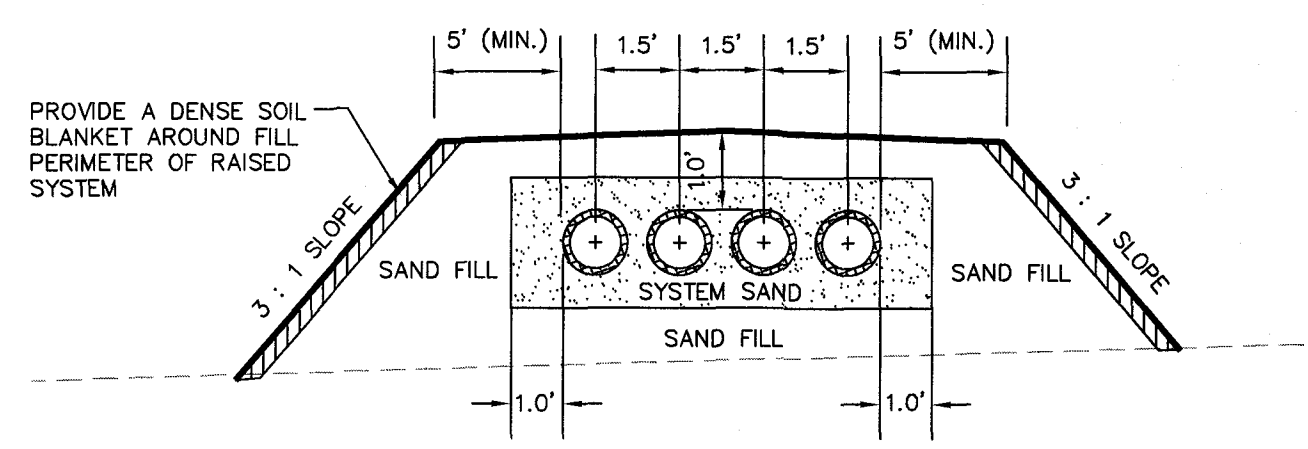
KMA
KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: SEPTEMBER 2, 2021 **SCALE:** 1" = 40'
PROJECT NO: 21-0526-2 **SHEET** 8 OF 9

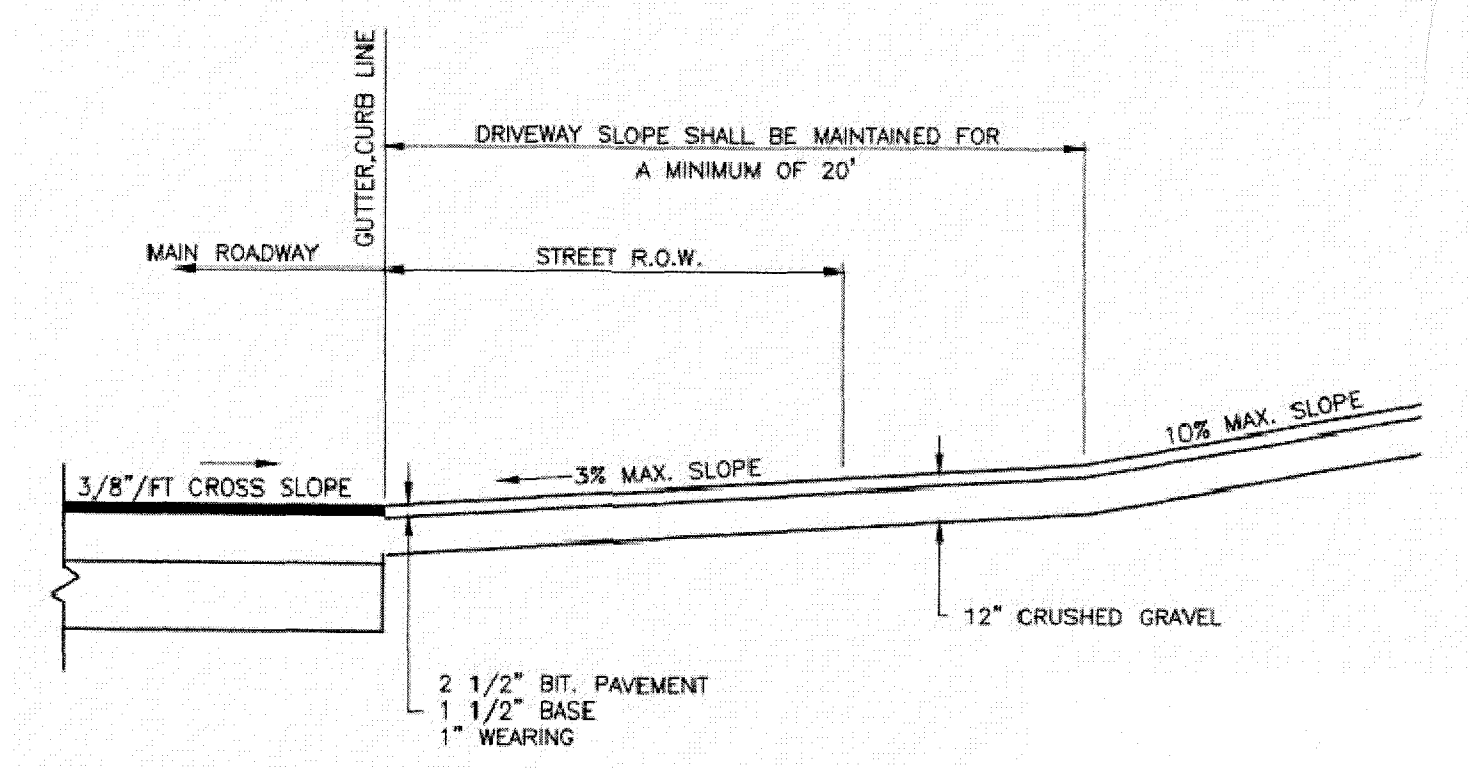


TYPICAL SEPTIC SYSTEM NOTE(S):
 1. THE PURPOSE OF THESE DETAILS ARE TO ILLUSTRATE A TYPICAL SEPTIC SYSTEM LAYOUT AND THE CONSTRUCTION ASSOCIATED WITH THE SAME.
 2. THIS INFORMATION IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION. ACTUAL SIZE AND LAYOUT OF PROPOSED SYSTEMS SHALL BE DETERMINED BY THE OWNER AND MAY VARY FROM WHAT IS DEPICTED HEREON.

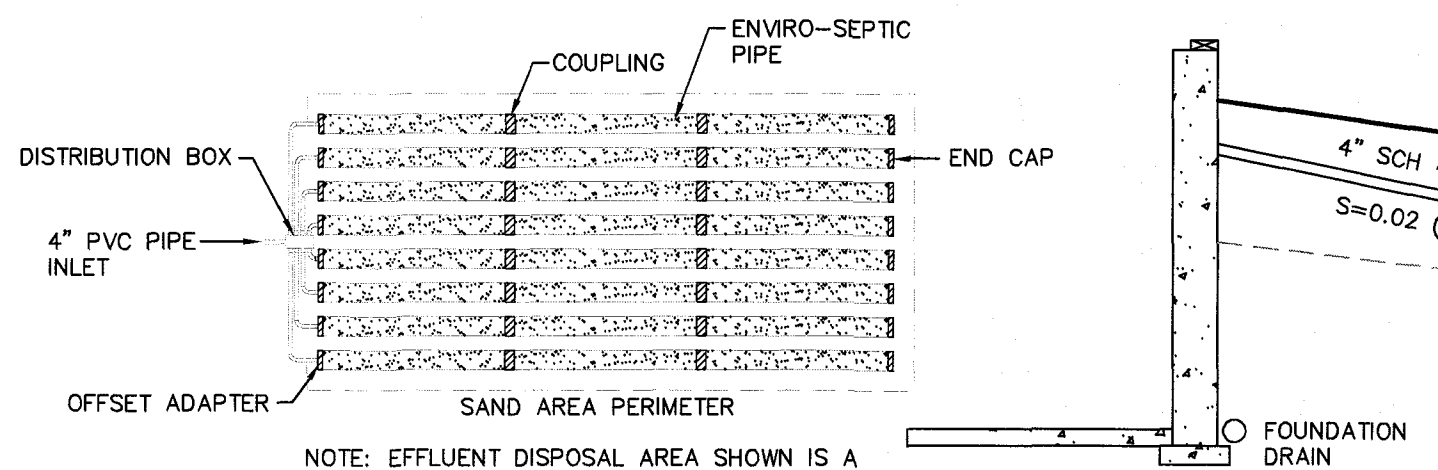


FILL SPECIFICATION
 SYSTEM SAND TO BE 6" MINIMUM OF MEDIUM TO COARSE SAND WITH AN EFFECTIVE PARTICLE SIZE OF 0.25 MM TO 2.00 MM, WITH NO GREATER THAN 2% PASSING A #200 SIEVE AND NO PARTICLES LARGER THAN 3/4" AROUND THE CIRCUMFERENCE OF THE ENVIRO-SEPTIC PIPE. ALL OTHER FILL USED IN RAISED SYSTEMS SHALL BE CLEAN BANK RUN SAND, FREE FROM TOPSOIL, HUMUS, DREDGING, DEBRIS, OR STONES LARGER THAN 6" IN ANY DIMENSION IN ACCORDANCE WITH ENV-WQ 1021.03

TYPICAL ENVIRO-SEPTIC CROSS SECTION
 -NOT TO SCALE-

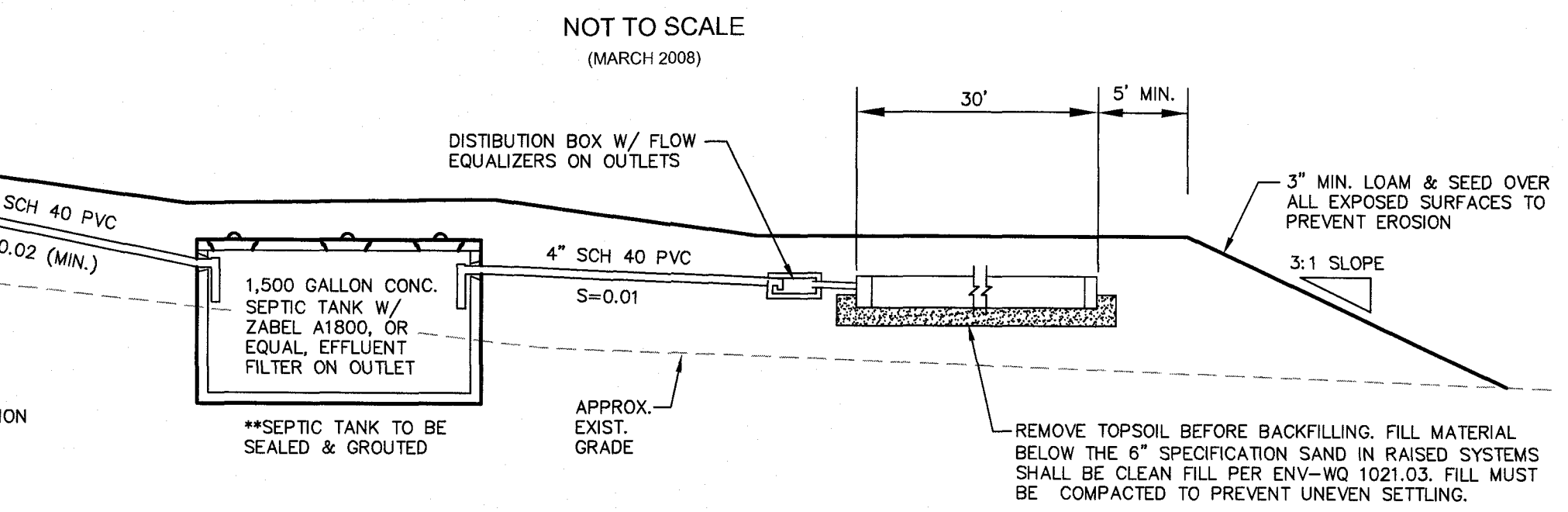


TYPICAL DRIVEWAY SECTION
 -NOT TO SCALE-



NOTE: EFFLUENT DISPOSAL AREA SHOWN IS A "DISTRIBUTION BOX SYSTEM" AS DEPICTED IN THE NEW HAMPSHIRE ENVIRO-SEPTIC DESIGN AND INSTALLATION MANUAL (2003 EDITION).

EDA PLAN DETAIL



TYPICAL SECTION OF PROPOSED SEPTIC SYSTEM
 -NOT TO SCALE-

TP #1	TP #2	TP #3	TP #4	TP #5	TP #6
LOGGED BY GPC PERC TEST @ 20" DATE: 5-25-2021 PERC RATE: 8 MIN./INCH IMPERVIOUS LAYER: NONE WATER ENCOUNTERED: NONE	LOGGED BY GPC PERC TEST @ 20" DATE: 5-25-2021 PERC RATE: 8 MIN./INCH IMPERVIOUS LAYER: NONE WATER ENCOUNTERED: 48"	LOGGED BY GPC PERC TEST @ 20" DATE: 5-25-2021 PERC RATE: 8 MIN./INCH IMPERVIOUS LAYER: NONE WATER ENCOUNTERED: NONE	LOGGED BY GPC PERC TEST @ 20" DATE: 5-25-2021 PERC RATE: 8 MIN./INCH IMPERVIOUS LAYER: NONE WATER ENCOUNTERED: NONE	LOGGED BY GPC PERC TEST @ 20" DATE: 5-25-2021 PERC RATE: 8 MIN./INCH IMPERVIOUS LAYER: NONE WATER ENCOUNTERED: NONE	LOGGED BY GPC PERC TEST @ 20" DATE: 5-25-2021 PERC RATE: 8 MIN./INCH IMPERVIOUS LAYER: NONE WATER ENCOUNTERED: NONE
0" 6" 24" 36" 60" BOTTOM OF HOLE	0" 16" 36" 60" BOTTOM OF HOLE	0" 24" 36" 60" BOTTOM OF HOLE	0" 10" 36" 60" BOTTOM OF HOLE	0" 12" 52" 72" BOTTOM OF HOLE	0" 12" 52" 64" BOTTOM OF HOLE
FOREST MAT 10YR 5/8, GRANULAR, FRIABLE SANDY LOAM, ROOTS 10YR 6/3, GRANULAR, FRIABLE, FINE LOAMY SAND, FEW ROOTS 10YR 7/2, FIRM, SAND, W/ REDOX FEATURES	FOREST MAT 10YR 4/8, GRANULAR, FRIABLE LOAMY SILT, ROOTS 10YR 6/2, SAND, COARSE W/ REDOX FEATURES	FOREST MAT 10YR 5/8, GRANULAR, FRIABLE SANDY LOAM, ROOTS 10YR 6/2, SAND, SINGLE GRAIN W/ REDOX FEATURES	FOREST MAT 10YR 4/8, GRANULAR, FRIABLE SANDY LOAM, ROOTS 10YR 7/2, SAND, SINGLE GRAIN W/ REDOX FEATURES	FOREST MAT 10YR 5/4, GRANULAR, FRIABLE SANDY LOAM, ROOTS 10YR 7/2, SAND, SINGLE GRAIN W/ REDOX FEATURES	FOREST MAT 10YR 4/8, GRANULAR, FRIABLE SANDY LOAM, ROOTS 10YR 5/2, SAND, SINGLE GRAIN W/ REDOX FEATURES

APPROVED BY THE HUDSON, NH PLANNING BOARD
 DATE OF MEETING: _____
 _____ SIGNATURE DATE: _____
 _____ SIGNATURE DATE: _____
 SUBDIVISIONS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39.

CONSTRUCTION DETAILS
ROYSTAN-SPEARE ROAD

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REVISIONS			
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DATE: SEPTEMBER 2, 2021 SCALE: AS SHOWN
 PROJECT NO: 21-0526-2 SHEET 9 OF 9