

15 BARRETTS HILL ROAD 2-LOT SUBDIVISION

SB# 09-21

STAFF REPORT

January 19, 2022

SITE: 15 Barretts Hill Road; Tax Map 182 Lot 196-000

ZONING: General (G)* & General One (G-1)

*Only small portion of the existing lot is within the G District. The proposed new lot is entirely within the G-1 District.

PURPOSE OF PLAN: Subdivide existing parcel into two lots.

PLAN UNDER REVIEW:

Subdivision Plan, 15 Barretts Hill Road, Map 159 Lot 27, 15 Barretts Hill Road, Hudson New Hampshire, Hillsborough County; prepared by Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for owner and applicant of record Denissa F. Grace, Trustee of the Denissa F. Grace Revocable Trust of 2009, 58 Century Lane, Litchfield, NH 03052 and for owner of record, Melanie Dewitt, 14 Sousa Boulevard, Hudson, NH 03051; consisting of 2 sheets with notes 1-13 on Sheet 1; dated December 20, 2021, last revised January 7, 2022.

ATTACHMENTS:

- A. Zoning Board of Adjustment Notice of Decision, Map 159, Lot 027-000, Zone G (General) and G-1 (General One), Case # 159-027, decided on November 18, 2021.
- B. Department Comments
- C. CAP Fee Worksheet

APPLICATION TRACKING:

- November 18, 2021 – Zoning Board of Adjustment granted a variance for allowing subdivision with reduced street frontage.
- December 23, 2021 – Subdivision Plan Application received.
- January 19, 2022 – Public hearing scheduled.

COMMENTS & RECOMMENDATIONS:

BACKGROUND

The submitted plan proposes to subdivide the existing Lot 27 into two lots, both with street frontage on Barretts Hill Road. As the existing lot frontage is inadequate for two lots, the

Applicant had applied for and received a variance for allowing subdivision with reduced street frontage (**Attachment A**).

There is an existing single-family house with a detached garage on the lot. A long paved driveway runs between Hill Road and the house. A 150' PSNH easement cut across the lot from east to west, which covers a section of the paved driveway. Aside from a clearing behind a line of vegetation off Barretts Hill Road, around the existing house, and across the entire PSNH easement, the lot is heavily wooded. There is a small patch of delineated wetlands in the southwestern corner of the lot, behind the existing house.

STAFF COMMENTS

1. **Use (§ 334-21):** For residential uses, single-family detached dwelling (A.1), two-family dwelling (A.2), manufactured housing parks/subdivisions (A.4), and assisted living facility (A.6) are permitted in the G-1 District.

The submitted application does not specify the use of proposed Lot 27-1 but the concept shown on the Sight Distance Plan & Profile depicts a single-family house.

2. **Dimensional Requirements (§ 334-27, § 334-14):** The submitted plan is conforming except for the street frontage of the parent lot of the proposed subdivision, for which the Applicant was granted a variance (ZBA Case #159-027, see **Attachment A**), which allows Lot 27 to have less than the required 200 feet of frontage with the stipulation that the front setback be increased to 117.74 feet for the parent lot.
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.
4. **House and 4k Area Location:** The conceptual house shown on the Sight Distance Plan & Profile overlaps the 4k area shown on the Subdivision Plan. Staff understands the house location is only conceptual but suggests the Applicant reconsider its location in relation to the 4k area, as it is not workable as currently shown.
5. **Stormwater Management and Erosion Control:** The Applicant should note that all future development on both subdivided lots shall comply with **Chapter 290 – Stormwater Management Regulations**, which requires a Stormwater Management and Erosion Control Plan (SMECP) if there is disturbance of critical area, which includes disturbance of more than 25 feet in length on steep slopes, among other conditions listed under § 290-3.

DEPARTMENTAL COMMENTS

The Town Engineer requested plan and profile for the sight distance, and a note addressing the slope of the future driveway. Both had been provided in the revised plan set.

See **Attachment B** for details.

DRAFT MOTIONS

ACCEPT the subdivision plan application:

I move to accept the subdivision plan application for 15 Barretts Hill Road 2-Lot Subdivision at 15 Barretts Hill Road; Tax Map 182 Lot 196-000.

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 15 Barretts Hill Road 2-Lot Subdivision at 15 Barretts Hill Road; Tax Map 182 Lot 196-000 to date certain, _____.

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

[DRAFT MOTION TO APPROVE ON THE FOLLOWING PAGE]

APPROVE the subdivision plan application:

I move to approve: Subdivision Plan, 15 Barretts Hill Road, Map 159 Lot 27, 15 Barretts Hill Road, Hudson New Hampshire, Hillsborough County; prepared by Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for owner and applicant of record Denissa F. Grace, Trustee of the Denissa F. Grace Revocable Trust of 2009, 58 Century Lane, Litchfield, NH 03052 and for owner of record, Melanie Dewitt, 14 Sousa Boulevard, Hudson, NH 03051; consisting of 2 sheets with notes 1-13 on Sheet 1; dated December 20, 2021, last revised January 7, 2022 subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Plan.
2. A cost allocation procedure (CAP) amount of \$5,880 per unit for single-family residential or of \$5,365.00 per unit within a duplex shall be paid prior to the issuance of a Certificate of Occupancy for the new house lot.
3. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of-Record.
4. Approval of this plan shall be subject to final administrative review by the Engineering Department and Planning Department
5. Construction activities involving the proposed undeveloped lots shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.

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

COPY

Send recorded copy to:

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

NOTICE OF DECISION

Map 159, Lot 027-000, Zone G (General) and G-1 (General One), Case # 159-027

ZBA Decision 11/18/2021

Variance – GRANTED with 1 stipulation

Property Owner & Address: Denissa F. Grace, Trustee, Denissa F. Grace Rev Trust of 2009
58 Century Lane, Litchfield, NH 03052
Melanie Dewitt, 14 Sousa Boulevard, Hudson, NH 03051

Agent: Anthony M. Basso, LLS, Keach-Nordstrom Associates, Inc.
10 Commerce Park North, Suite 3B, Bedford, NH 03110

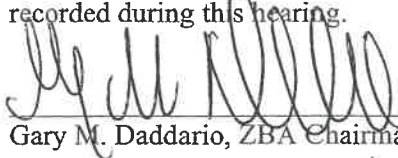
Property Location: **15 Barretts Hill Road, Hudson, NH 03051**

Action sought: A Variance to allow a lot (after subdivision) with 112.26 ft. of frontage where 200 ft. is required.

Zoning Ordinance Article: VII, Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements.

Action granted: After consideration of the testimony, discussion of the plan, alternatives and concern for setting precedence; and review of the criteria for the granting of a Variance and determining that the criteria have been satisfied; motion made, seconded and voted 5:0 to grant the Variance as requested per plan prepared by Keach-Nordstrom Associates, Inc. dated October 6, 2021 and stamped by Anthony M. Basso, LLS, with the stipulation that the front setback be increased to 117.74 feet for the parent-lot.

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

12/6/21

Date



Bruce Buttrick, Zoning Administrator

12-3-21

Date

Dubowik, Brooke

From: Dhima, Elvis
Sent: Tuesday, January 4, 2022 3:32 PM
To: Dubowik, Brooke; Groth, Brian
Cc: Kirkland, Donald
Subject: RE: SB#09-21 Sign Off - 15 Barretts Hill 2-Lot Subdivision

Brooke

Please see below

1. Applicant shall provide plan and profile for the sight distance
2. Applicant shall add note stating "Proposed future driveway shall meet Town Construction standards and shall not exceed 10% slope".

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: Tuesday, January 4, 2022 2:35 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#09-21 Sign Off - 15 Barretts Hill 2-Lot Subdivision

Good afternoon,
Attached is a sign off for a subdivision at 15 Barretts Hill Road.
Please return no later than 1/14/22.
Thank you,

Brooke Dubowik
Planning Administrative Aide II


Town of Hudson
12 School Street
Hudson, NH 03051

SUBDIVISION APPLICATION

Date of Application: December 20, 2021 Tax Map #: 159 Lot #: 27

Site Address: 15 Barretts Hill Road, Hudson, NH 03051

Name of Project: Subdivision of 15 Barretts Hill Road

Zoning District: General & General-1 General SB#: 09-21
(For Town Use Only)

Z.B.A. Action: Variance (#159-027) approved on 11/18/2021 to allow reduced frontage on Lot 27.

PROPERTY OWNER:

Denissa Grace, Trustee of The Denissa F. Grace
Name: Revocable Trust of 2009 & Melanie DeWitt

Address: Melanie DeWitt
14 Sousa Boulevard
Address: Hudson, NH 03051

Telephone # 603-765-8470

Email: mgrace1385@comcast.net

DEVELOPER:

Denissa F. Grace, Trustee

58 Century Lane, Litchfield, NH 03052

603-765-8470

mgrace1385@comcast.net

PROJECT ENGINEER:

Name: Keach-Nordstrom Associates, Inc.

Address: 10 Commerce Park North #3

Address: Bedford, NH 03110

Telephone # 603-627-2881

Email: pchisholm@keachnordstrom.com

SURVEYOR:

Keach-Nordstrom Associates, Inc.

10 Commerce Park North #3

Bedford, NH 03110

603-627-2881

pchisholm@keachnordstrom.com

PURPOSE OF PLAN:

Subdivide existing parcel into two lots.

(For Town Use Only)

Routing Date: 1/4/22 Deadline Date: 1/14/22 Meeting Date: TBD

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

(FMS) Title: Fire CHIEF Date: 1/7/2022
(Initials)

Department: ADDRESSING TO Be OBTAINED FROM THE Hudson Fire Dept.

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



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: 01-11-22 Zone # 1 Map/Lot: 159/027-000

15 Barretts Hill Rd.

Project Name: Barretts Hill 2-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

Planning Administrative Aide

December 21, 2021

**Subject: Subdivision of 15 Barretts Hill Road – Residential Subdivision Application
Map 182; Lot 196
15 Barretts Hill Road, Hudson New Hampshire
KNA Project No. 21-0421-2**

PROJECT NARRATIVE

The subject parcel is located at 15 Barretts Hill Road and is referenced on Hudson’s Tax Map 159 as Lot 27. The 15.84-acre (689,720-sf) parcel is in Hudson’s General-1 and General Zoning Districts. The site is partially developed with a single-family home. The remaining undeveloped portions of the site consist mainly of grass and woodlands, with a power line easement bisecting the property. There is a small wetland located in the south corner of the property and small pockets of steep slopes.

The project proposes to subdivide the existing parcel into two lots, as shown on the plan. The larger lot, which has the existing single-family home, received a variance to allow reduced frontage on November 18, 2021 from the Zoning Board of Adjustment. The existing house is serviced by well and septic systems and the new lot will be as well. It is our professional opinion that, given the scale of the proposed development, an increase in one new lot will not adversely impact the Town’s roads, schools, or other infrastructure now or over a longer period of time.

SUBDIVISION APPLICATION

Date of Application: December 20, 2021 Tax Map #: 159 Lot #: 27

Site Address: 15 Barretts Hill Road, Hudson, NH 03051

Name of Project: Subdivision of 15 Barretts Hill Road

Zoning District: General & General-1 General SB#: _____
(For Town Use Only)

Z.B.A. Action: Variance (#159-027) approved on 11/18/2021 to allow reduced frontage on Lot 27.

PROPERTY OWNER:

Denissa Grace, Trustee of The Denissa F. Grace
Name: Revocable Trust of 2009 & Melanie DeWitt

Address: Melanie DeWitt
14 Sousa Boulevard
Address: Hudson, NH 03051

Telephone # 603-765-8470

Email: mgrace1385@comcast.net

DEVELOPER:

Denissa F. Grace, Trustee

58 Century Lane, Litchfield, NH 03052

603-765-8470

mgrace1385@comcast.net

PROJECT ENGINEER:

Name: Keach-Nordstrom Associates, Inc.

Address: 10 Commerce Park North #3

Address: Bedford, NH 03110

Telephone # 603-627-2881

Email: pchisholm@keachnordstrom.com

SURVEYOR:

Keach-Nordstrom Associates, Inc.

10 Commerce Park North #3

Bedford, NH 03110

603-627-2881

pchisholm@keachnordstrom.com

PURPOSE OF PLAN:

Subdivide existing parcel into two lots.

(For Town Use Only)

Routing Date: _____ Deadline Date: _____ Meeting Date: _____

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

_____ Title: _____ Date: _____

(Initials)

Department:

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

SUBDIVISION PLAN DATA SHEET

PLAN NAME: Subdivision Plan of 15 Barretts Hill Road

PLAN TYPE: Conventional Subdivision Plan or Open Space Development (Circle One)

LEGAL DESCRIPTION: MAP 159 LOT 27

DATE: December 20, 2021

Address: 15 Barretts Hill Road

Total Area: S.F. 689,720 Acres: 15.84

Zoning: General & General-1

Required Lot Area: 87,120-sf

Required Lot Frontage: 200-ft

Number of Lots Proposed: Two (2)

Water and Waste System Proposed: Septic and Well

Area in Wetlands: 801-sf

Existing Buildings To Be Removed: None

Flood Zone Reference: 33011C0517D

Proposed Linear Feet Of New Roadway: None

SUBDIVISION PLAN DATA SHEET

Dates/Case #/Description/
Stipulations of ZBA,
Conservation Commission,
NH Wetlands Board Action:

Variance (#159-027) approved on 11/18/2021 to allow reduced frontage on Lot 27.

(Attach Stipulations on
Separate Sheet)

List Permits Required:

State Subdivision Approval

****Waivers Requested:*** **Hudson Town Code**
Reference **Regulation Description**

	1.	
	2.	
	3.	
	4.	
	5.	
	6.	
	7.	

**(Left Column for Town Use)*

(For Town Use Only)

Data Sheets Checked By: _____ Date: _____

SUBDIVISION PLAN APPLICATION AUTHORIZATION

I hereby apply for *Subdivision Plan* Review and acknowledge I will comply with all of the Ordinances of the Town of Hudson, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the items listed under the *Subdivision Plan* specifications or application form are incomplete, the application will be considered rejected.

Pursuant to RSA 674:1-IV, the owner(s) by the filing of this application as indicated above, hereby given permission for any member of the Hudson Planning Board, the Town Planner, the Town Engineer, and such agents or employees of the Town or other persons as the Planning Board may authorize, to enter upon the property which is the subject of this application at all reasonable times for the purpose of such examinations, surveys, tests and inspections as may be appropriate. The owner(s) release(s) any claim to or right he/she (they) may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and/or inspections conducted on his/her (their) property in connection with this applications.

Signature of Owner: Melanie Dewitt Date: 12/21/21
Print Name of Owner: Melanie Dewitt

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

Signature of Developer: Denissa Grace Date: 12/21/21
Print Name of Developer: Denissa Grace

- ❖ The developer/individual in charge must have control over all project work and be available to the Code Enforcement Officer/Building Inspector during the construction phase of the project. The individual in charge of the project must notify the Code Enforcement Officer/Building Inspector within two (2) working days of any change.

SCHEDULE OF FEES

A. REVIEW FEES:

1. \$170.00 per proposed lot \$ 340.00

CONSULTANT REVIEW FEE: (Separate Check)

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

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

LEGAL FEE:

The applicant shall be charged attorney costs billed to the Town for the Town's attorney review of any application plan set documents.

B. POSTAGE:

 8 Direct Abutters @\$4.33 (or Current Certified Mail Rate) \$ 34.64

 1 Indirect Abutters (property owners within 200 feet) \$ 0.58
 @\$0.58 (or Current First Class Rate)

C. ON SITE SIGNAGE: \$ 15.00

D. TAX MAP UPDATE FEE

2 to 7 lots (# of lots x \$30.00) + \$25.00 (min. \$85.00) \$ 85.00
8 lots or more (min. \$325.00) \$ _____

TOTAL \$ 475.22

(For Town Use Only)

AMOUNT RECEIVED: \$ _____ DATE RECEIVED: _____

RECEIPT NO.: _____ RECEIVED BY: _____

LOT AREA TABLE					
LOT #	TOTAL LOT AREA (SF)	WETLAND AREA (SF)	STEEP SLOPES (SF)	FRONTAGE (FT)	B.L.A. (SF)
PROPOSED LOT 27	592,196	801	34,621	112.38	556,774
PROPOSED LOT 27-1	97,524	0	7,910	222.99	89,614

LEGEND

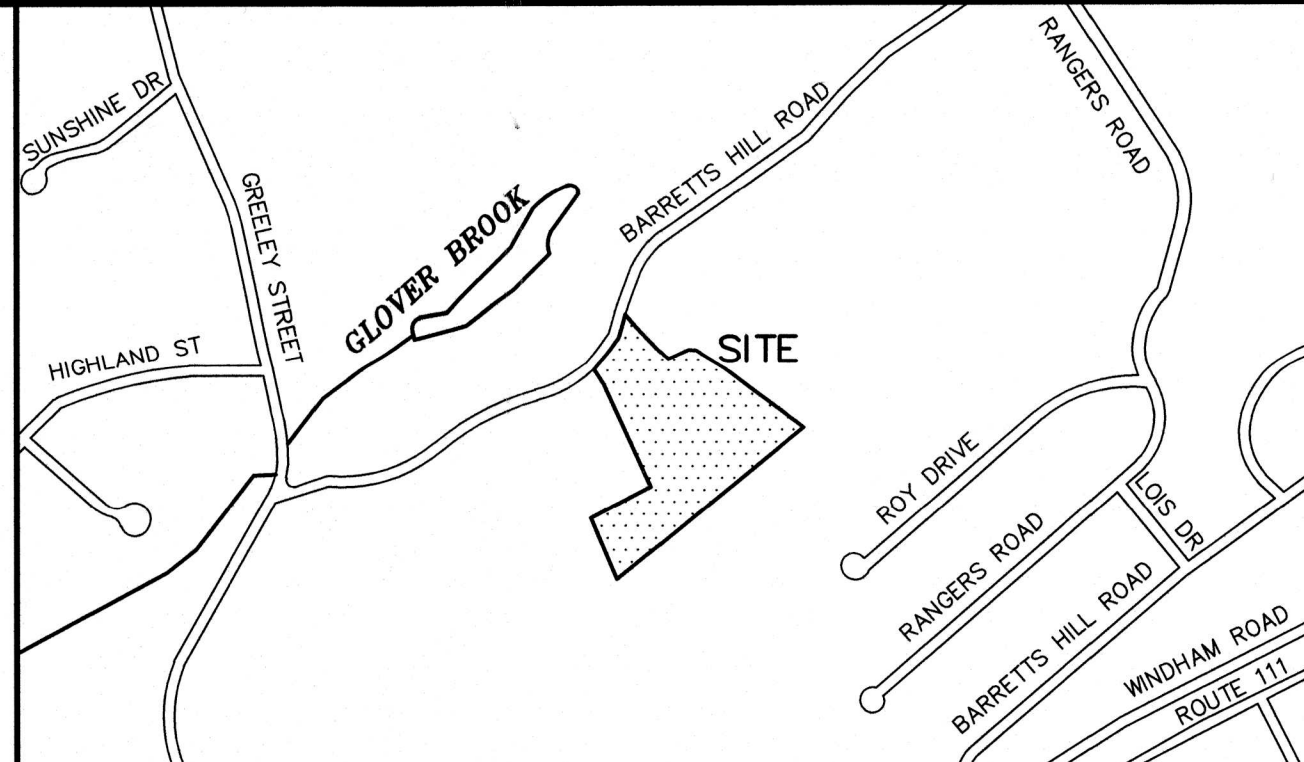
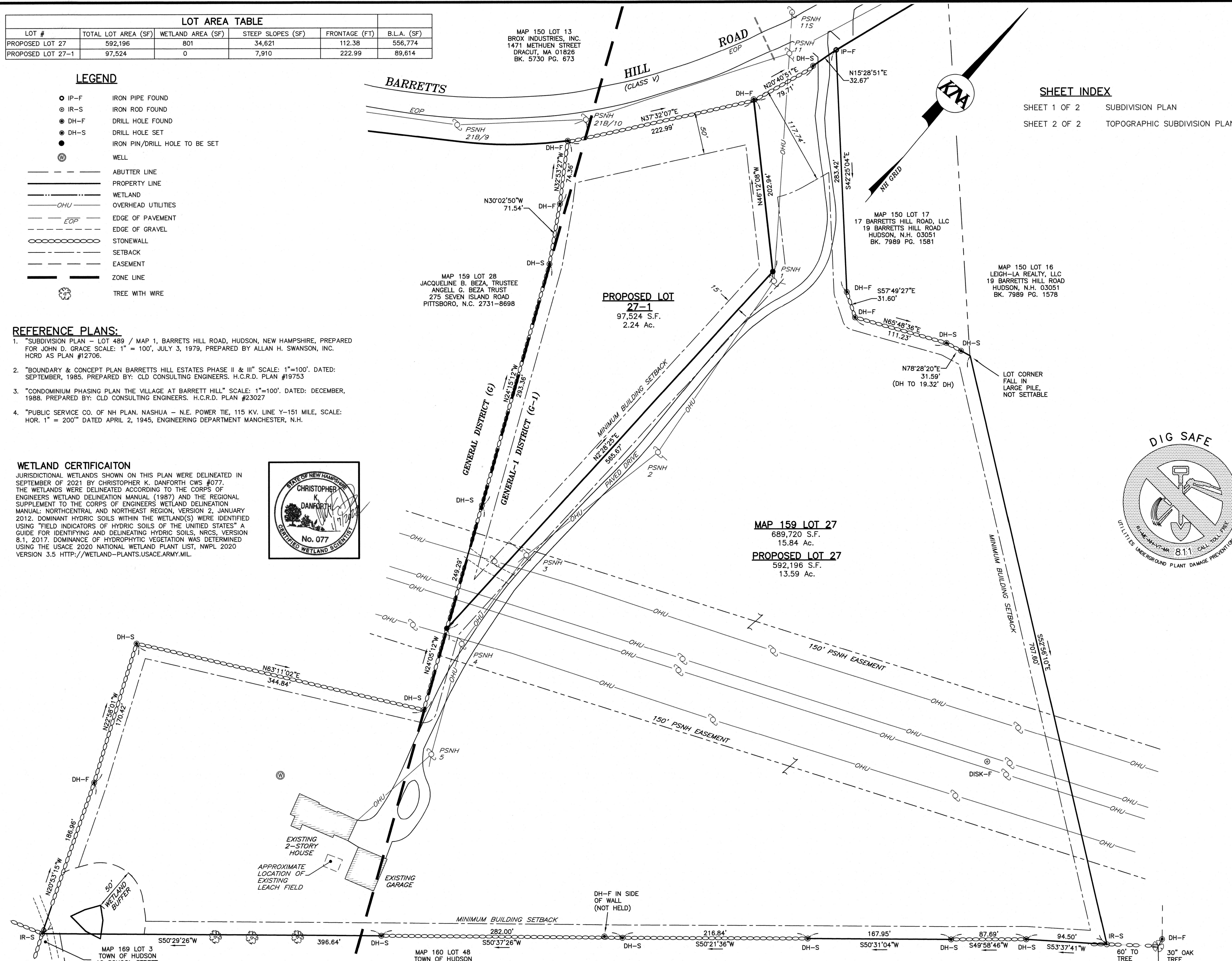
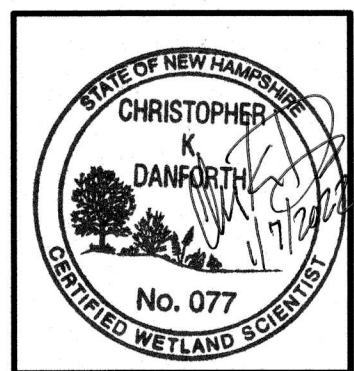
- IP-F IRON PIPE FOUND
- IR-S IRON ROD FOUND
- DH-F DRILL HOLE FOUND
- DH-S DRILL HOLE SET
- IRON PIN/DRILL HOLE TO BE SET
- ⊙ WELL
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- OHU OVERHEAD UTILITIES
- EOP EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONEWALL
- SETBACK
- EASEMENT
- ZONE LINE
- ⊙ TREE WITH WIRE

REFERENCE PLANS:

- "SUBDIVISION PLAN - LOT 489 / MAP 1, BARRETT'S HILL ROAD, HUDSON, NEW HAMPSHIRE, PREPARED FOR JOHN D. GRACE SCALE: 1" = 100', JULY 3, 1979, PREPARED BY ALLAN H. SWANSON, INC. H.C.R.D. AS PLAN #12706.
- "BOUNDARY & CONCEPT PLAN BARRETT'S HILL ESTATES PHASE II & III" SCALE: 1"=100'. DATED: SEPTEMBER, 1985. PREPARED BY: CLD CONSULTING ENGINEERS. H.C.R.D. PLAN #19753
- "CONDOMINIUM PHASING PLAN THE VILLAGE AT BARRETT HILL" SCALE: 1"=100'. DATED: DECEMBER, 1988. PREPARED BY: CLD CONSULTING ENGINEERS. H.C.R.D. PLAN #23027
- "PUBLIC SERVICE CO. OF NH PLAN. NASHUA - N.E. POWER TIE, 115 KV. LINE Y-151 MILE, SCALE: HOR. 1" = 200" DATED APRIL 2, 1945, ENGINEERING DEPARTMENT MANCHESTER, N.H.

WETLAND CERTIFICATION

JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED IN SEPTEMBER OF 2021 BY CHRISTOPHER K. DANFORTH CWS #077. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING "FIELD INDICATORS OF HYDRIC SOILS OF THE UNITED STATES" A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, NRCS, VERSION 8.1, 2017. DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE USACE 2020 NATIONAL WETLAND PLANT LIST, NWPL 2020 VERSION 3.5 HTTP://WETLAND-PLANTS.USACE.ARMY.MIL.

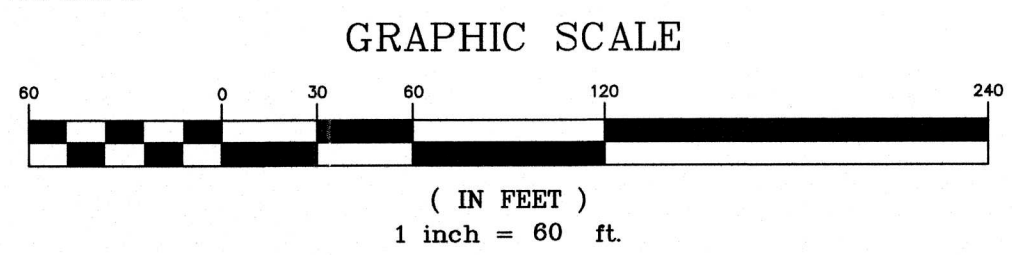


VICINITY MAP
SCALE: 1" = 1,000'

NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED SUBDIVISION OF MAP 159 LOT 27 IN HUDSON, N.H. INTO TWO (2) LOTS.
- EXISTING LOT AREA:
MAP 159 LOT 27 = 689,720 S.F., OR 15.84 ACRES
- OWNERS OF RECORD:
MELANIE DEWITT
14 SOUSA BOULEVARD
HUDSON, NH 03051
THE DENISSA F. GRACE REV. TRUST OF 2009
DENISSA F. GRACE, TRUSTEE
58 CENTURY LANE
LITCHFIELD, NH 03052
- THE SUBJECT PARCEL IS LOCATED WITHIN THE GENERAL 1 AND GENERAL ZONING DISTRICTS (G-1 & G). DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS FOR LOTS SERVICED WITHOUT MUNICIPAL SEWER AND WATER:

	G-1	G
- MINIMUM LOT AREA	87,120 SF	43,560 SF
- MINIMUM LOT FRONTAGE	200 FT	150 FT
- MINIMUM BUILDING SETBACKS:		
- FRONT	50	50
- SIDE	15	15
- REAR	15	15
- THE HORIZONTAL DATUM IS NAD83, VERTICAL DATUM IS NAVD88 OBTAINED FROM GPS SURVEY. METHODS POST PROCESSED UPON NHDOT CONTROL POINT 037-0580. NORTH ORIENTATION IS NAD83.
- EXISTING LOT 27 HAS ON SITE SEPTIC AND ON SITE WELL. PROPOSED LOT 27-1 WILL HAVE ON SITE SEPTIC AND ON SITE WELL.
- 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.
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON MAP NUMBER 33011C0517D, EFFECTIVE DATE: SEPTEMBER 25, 2009 INDICATES THAT NO PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
- A VARIANCE WAS GRANTED TO ARTICLE VII, SECTION 334-27 OF THE HUDSON ZONING ORDINANCE ON NOVEMBER 18, 2021 BY THE HUDSON ZONING BOARD TO ALLOW LOT 27 TO HAVE LESS THAN THE REQUIRED 200 FEET OF FRONTAGE WITH THE STIPULATION THAT THE FRONT SETBACK BE INCREASED TO 117.74 FEET FOR THE PARENT LOT, CASE #159-027.
- THIS PLAN SET CONTAINS A TOTAL OF 2 SHEETS. SHEET 1 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 CONSTITUTES THE PLAN WHICH IS APPROVED BY THE HUDSON PLANNING BOARD.
- LOT 27 IS SUBJECT TO A 20' WIDE EASEMENT TO NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY PER H.C.R.D. BOOK 2754 PAGE 510 AND 150' WIDE EASEMENT TO NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY PER H.C.R.D. BOOK 1088 PAGE 120.
- PERMITS REQUIRED:
NHDES SUBDIVISION - PENDING
- PROPOSED FUTURE DRIVEWAY SHALL MEET TOWN CONSTRUCTION STANDARDS AND SHALL NOT EXCEED 10% SLOPE.



SUBDIVISION PLAN
15 BARRETT'S HILL ROAD
MAP 159 LOT 27
15 BARRETT'S HILL ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER & APPLICANT OF RECORD: DENISSA F. GRACE, TRUSTEE THE DENISSA F. GRACE REVOCABLE TRUST OF 2009 58 CENTURY LANE LITCHFIELD, NH 03052 H.C.R.D. BK. 9530 PG. 2816	OWNER OF RECORD: MELANIE DEWITT 14 SOUSA BOULEVARD HUDSON, NH 03051 H.C.R.D. BK. 9520 PG. 1207
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KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

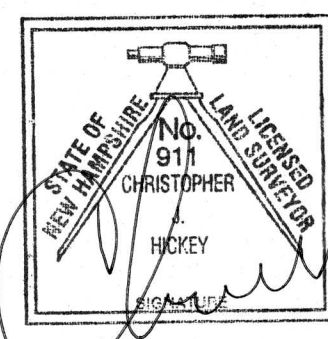
UTILITY NOTE
THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. 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.

OWNERS TAX MAP 159, LOT 27
SIGNATURE: _____
SIGNATURE: _____
DATE: _____

APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____
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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 DECEMBER OF 2021. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

LICENSED LAND SURVEYOR
1/7/22
DATE



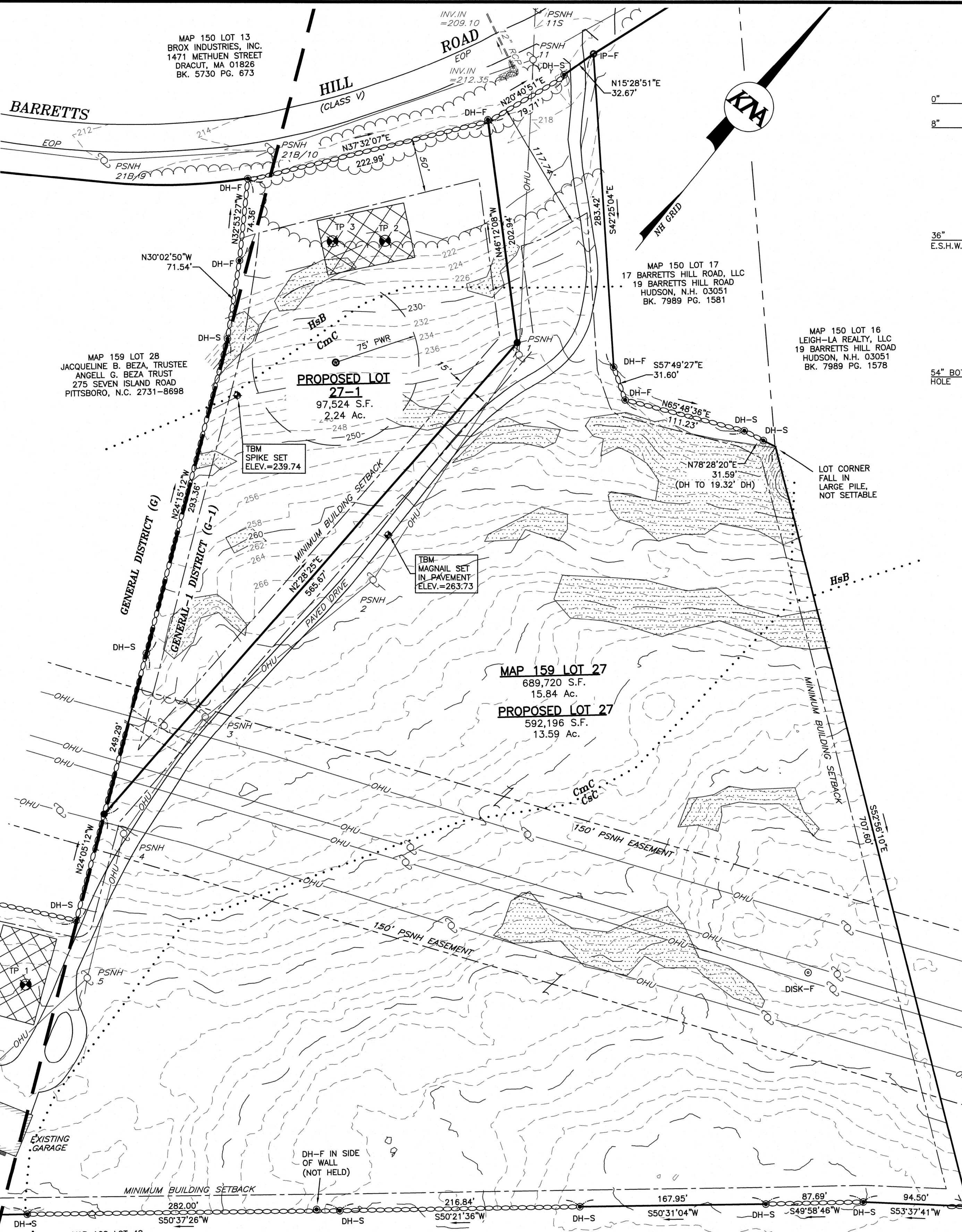
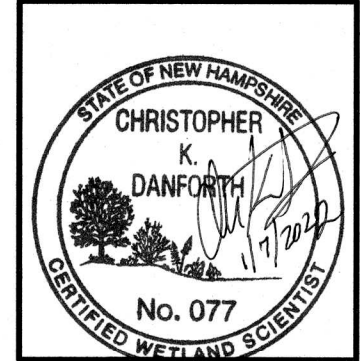
REVISIONS			
No.	DATE	DESCRIPTION	BY
1	1/7/22	REVISED PER TOWN COMMENTS	PCM

DATE: DECEMBER 20, 2021 SCALE: 1" = 60'
PROJECT NO: 21-0421-2 SHEET 1 OF 2

LEGEND

- IP-F IRON PIPE FOUND
- IR-S IRON ROD FOUND
- DH-F DRILL HOLE FOUND
- DH-S DRILL HOLE SET
- ⊙ WELL
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- OHU OVERHEAD UTILITIES
- DRAINAGE LINE
- TREELINE
- EOP EDGE OF PAVEMENT
- EDGE OF GRAVEL
- STONEWALL
- SETBACK
- EASEMENT
- SOIL LINE
- 10' CONTOUR
- 2' CONTOUR
- ZONE LINE
- ⊙ TREE WITH WIRE
- CmC SCS SOIL TYPE
- 4000 S.F. AREA SUITABLE FOR SEPTIC
- 75' PWR 75' PROTECTIVE WELL RADIUS
- STEEP SLOPES

WETLAND CERTIFICATION
 JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED IN SEPTEMBER OF 2021 BY CHRISTOPHER K. DANFORTH CWS #077. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING "FIELD INDICATORS OF HYDRIC SOILS OF THE UNITED STATES" A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, NRCS, VERSION 8.1, 2017. DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE USACE 2020 NATIONAL WETLAND PLANT LIST, NWPL 2020 VERSION 3.5 HTTP://WETLAND-PLANTS.USACE.ARMY.MIL.



TP #1	TP #2	TP #3
LOGGED BY GPC PERC TEST @ 20" DATE: 12-9-2021 PERC RATE: 4 MIN./INCH IMPERVIOUS LAYER: 54" WATER ENCOUNTERED: NONE	LOGGED BY GPC PERC TEST @ 20" DATE: 12-9-2021 PERC RATE: 2 MIN./INCH IMPERVIOUS LAYER: NONE WATER ENCOUNTERED: NONE	LOGGED BY GPC PERC TEST @ 20" DATE: 12-9-2021 PERC RATE: 2 MIN./INCH IMPERVIOUS LAYER: NONE WATER ENCOUNTERED: 40"
0" FOREST MAT	0" FOREST MAT	0" FOREST MAT
8" 7.5YR 4/6, BLOCKY SANDY LOAM, COBBLES, ROOTS	14" 10YR 4/6, BLOCKY SANDY LOAM, ROOTS	12" 10YR 5/6, GRANULAR, FRIABLE SANDY LOAM, ROOTS
36" 2.5Y 5/4, FIRM, SAND, W/ REDOX FEATURES	24" 2.5Y 7/4, FIRM, SAND, W/ REDOX FEATURES	22" 2.5Y 6/6, GRANULAR, FRIABLE, SAND, REDOX FEATURES
54" BOTTOM OF HOLE	54" BOTTOM OF HOLE	60" BOTTOM OF HOLE

LOT #	TOTAL LOT AREA (SF)	WETLAND AREA (SF)	STEEP SLOPES (SF)	FRONTAGE (FT)	B.L.A. (SF)
PROPOSED LOT 27	592,196	801	34,621	112.38	556,774
PROPOSED LOT 27-1	97,524	0	7,910	222.99	89,614

SOILS LEGEND

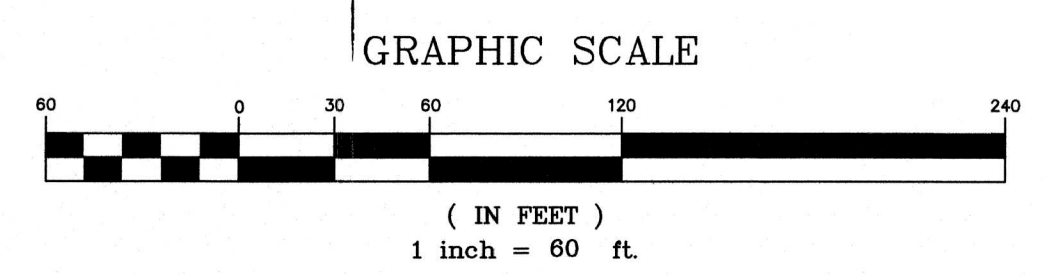
- MAP UNIT** SOIL TYPE
 - CmC** CANTON FINE SANDY LOAM 8 TO 15 PERCENT SLOPES
 - CsC** CHATFIELD-HOLLIS COMPLEX 8 TO 15 PERCENT SLOPES ROCKY
 - HsB** HINCKLEY LOAMY SAND 3 TO 8 PERCENT SLOPES
- SOURCE: USDA-SCS WEB SOIL SURVEY HILLSBOROUGH COUNTY

STATE LOT SIZE CALCULATIONS

AS PER ENV-W 1005.02 WITH A GROUP 2 SOIL AND C SLOPES (WORST CASE SCENARIO) THE MINIMUM LOT SIZE REQUIRED IS 43,000 S.F. ALL LOTS SHOWN HEREON EXCEED THE MINIMUM LOT SIZE.



SEE SHEET 1 FOR NOTES & REFERENCE PLANS



TOPOGRAPHIC SUBDIVISION PLAN
15 BARRETTS HILL ROAD
 MAP 159 LOT 27
 15 BARRETTS HILL ROAD
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER & APPLICANT OF RECORD: DENISSA F. GRACE, TRUSTEE THE DENISSA F. GRACE REVOCABLE TRUST OF 2009 58 CENTURY LANE LITCHFIELD, NH 03052 H.C.R.D. BK. 9530 PG. 2816	OWNER OF RECORD: MELANIE DEWITT 14 SOUSA BOULEVARD HUDSON, NH 03051 H.C.R.D. BK. 9520 PG. 1207
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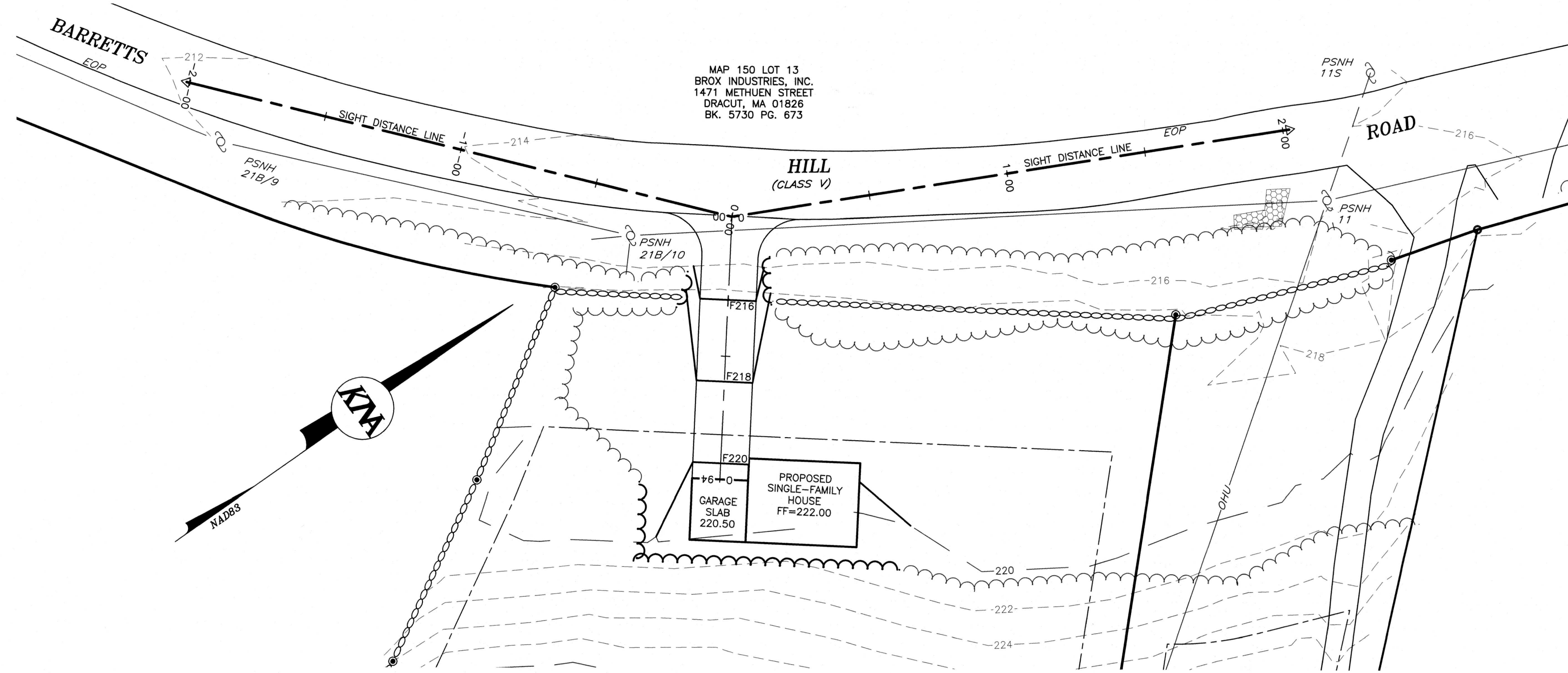
KMA KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

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DATE: DECEMBER 20, 2021 SCALE: 1" = 60'
 PROJECT NO: 21-0421-2 SHEET 2 OF 2

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 GUARANTEES 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.



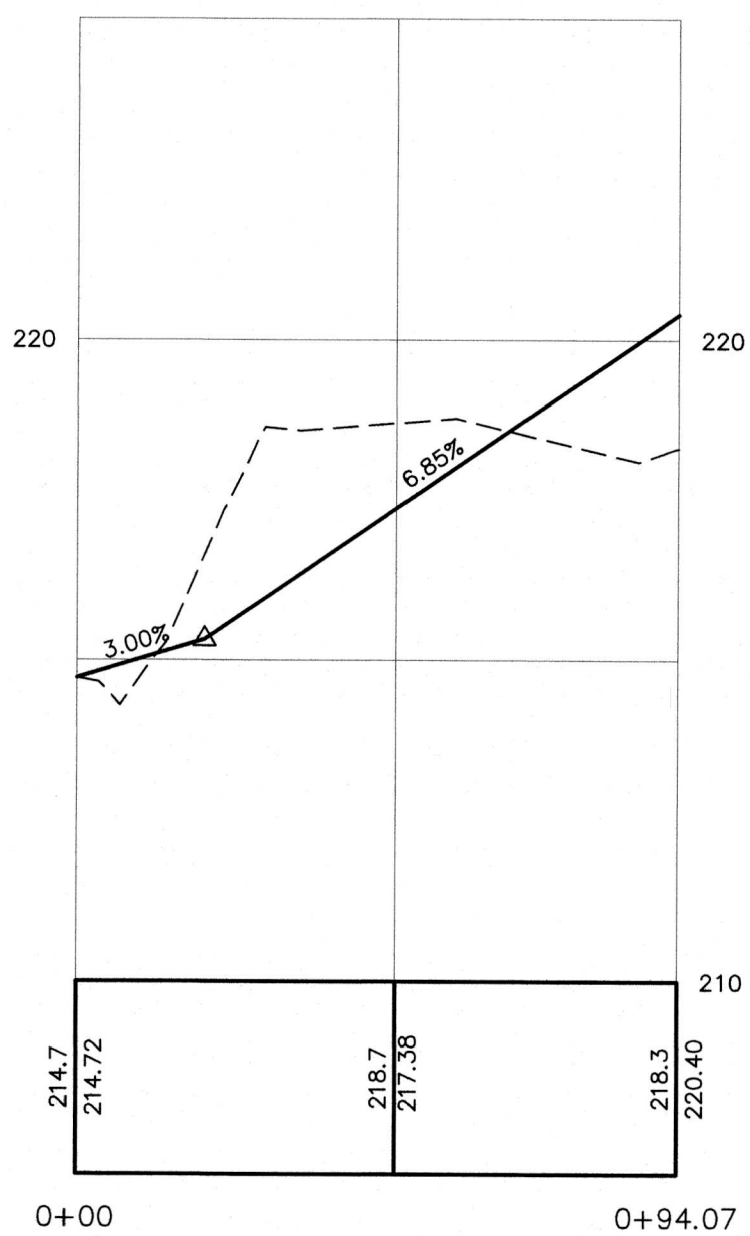
SIGHT DISTANCE PLAN

SCALE: 1" = 30'

- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW A POTENTIAL DRIVEWAY LOCATION IN ORDER TO PROVIDE ACCESS TO PROPOSED LOT 27-1.
 2. ALL PROPOSED FEATURES DEPICTED ON THIS PLAN ARE STRICTLY CONCEPTUAL.
 3. PROPOSED SIGHT DISTANCE IS IN ACCORDANCE WITH THE MOST RECENT STANDARDS FOR INTERSECTION SIGHT DISTANCE AS STATED WITHIN, "AASHTO GREEN BOOK - A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, 7TH EDITION".
 4. PROPOSED FUTURE DRIVEWAY SHALL MEET TOWN CONSTRUCTION STANDARDS AND SHALL NOT EXCEED 10% SLOPE.

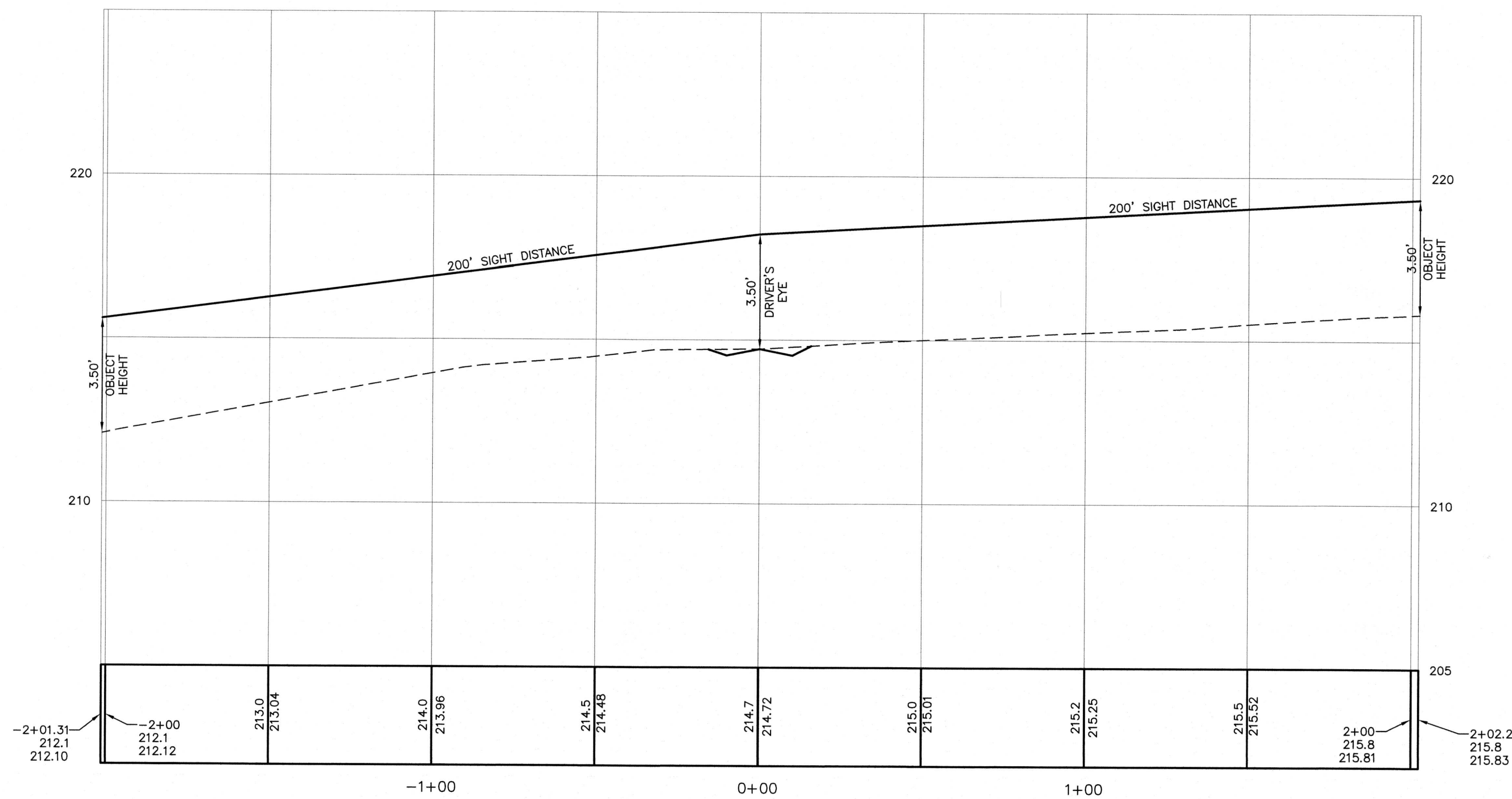
LEGEND

- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- EOP
- EDGE OF PAVEMENT
- SETBACK
- EASEMENT
- TREELINE
- 10' CONTOUR
- 2' CONTOUR
- PROPOSED PROPERTY LINE
- PROPOSED TREELINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED 2' CONTOUR



DRIVEWAY PROFILE

SCALE: 1" = 30' (HORIZ.)
1" = 3' (VERT.)

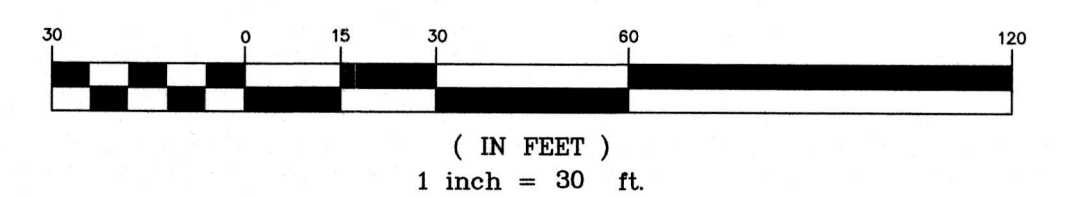


SIGHT DISTANCE PROFILE

SCALE: 1" = 30' (HORIZ.)
1" = 3' (VERT.)



GRAPHIC SCALE



SIGHT DISTANCE PLAN & PROFILE
15 BARRETTS HILL ROAD

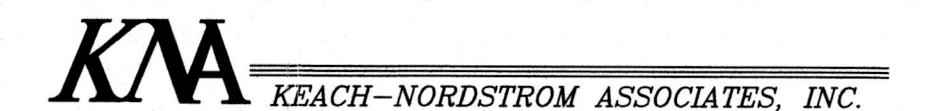
MAP 159 LOT 27-1
15 BARRETTS HILL ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER & APPLICANT OF RECORD:

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THE DENISSA F. GRACE
REVOCABLE TRUST OF 2009
58 CENTURY LANE
LITCHFIELD, NH 03052
H.C.R.D. BK. 9530 PG. 2816

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DATE: JANUARY 7, 2022 SCALE: 1" = 30'
PROJECT NO: 21-0421-2 SHEET 1 OF 1