

# **AQUATIME POOLS - RIVER ROAD ADDITION**

SITE PLAN # 16-21

## **STAFF REPORT**

February 9, 2022

**SITE:** 89-91 River Road; Tax Map 251 Lot 002-000

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

**PURPOSE OF PLAN:** 50' x 60' pre-fabricated storage building addition with additional parking.

**PLAN UNDER REVIEW:** Non-Residential Site Plan, Pre-Fabricated Metal Storage Building Addition, 89 River Road, Hudson, New Hampshire, Map 251, Lot 2; prepared by Taj Engineering, LLC, 225 Stedman St, Suite 36B, Lowell, MA 01851; prepared for: Taymar Realty, LLC, 440 Middlesex Road, Suite 58, Tyngsborough, MA 01879; consisting of 4 sheets with notes 1-6 on Sheet 1; dated December 7, 2021, last revised January 25, 2022.

### **ATTACHMENTS:**

- A. Department Comments
- B. CAP Fee Worksheet

### **APPLICATION TRACKING:**

- December 13, 2021 – Application received.
- January 31, 2022 – Revised plans received.
- February 9, 2022 – Public hearing scheduled.

### **COMMENTS & RECOMMENDATIONS:**

#### **BACKGROUND**

The lot currently contains a commercial building housing a pool and spa business and two separate residential buildings. The submitted plan proposes to demolish the residential buildings while adding a 3,000 SF pre-fabricated expansion to the commercial/industrial building and 8 parking spaces. The property is and will be serviced by private well and septic system.

#### **STAFF COMMENTS**

1. **Plan Accuracy:** The Applicant should verify whether the swimming pool visible in recent aerial imagery (2020) was filled, which was not depicted in the submitted plan.

Even though the pool and residential buildings are slated to be demolished, the submitted plan should be based on the existing site conditions.

2. **Use:** The submitted plan is proposing to add a storage expansion to the existing retail building, which is being operated as a pool & spa business, while removing two existing and detached residential buildings. This use could be classified as E.7 – Retail sale of products manufactured on site with customary accessory uses, permitted in the G-1 zone. No use issues were identified by the Zoning Administrator. Further, the removal of the residential uses eliminates a pre-existing non-conformity.
3. **Dimensional Requirements (§ 334-27, § 334-14):** The lot has a non-conforming street frontage, with only 141.3’ of the 200’ required. The submitted plan appears conforming to all other dimensional requires.
4. **Off-Street Parking Requirement (§ 275-8.C):** The Applicant determined 17 parking spaces are required but does not provide the calculation of required spaces. The submitted plan provides 20 parking spaces, of which 13 are existing and one will be an accessible space.

The Applicant should provide the parking calculation on the plan. This calculation may indicate whether there is sufficient parking, or if a waiver is required.

5. **Parking Space Dimensions [§ 275-8.C.(4)]:** The new parking spaces are proposed to be 9’ x 18’, a reduced dimensions that requires the Planning Board’s permission via a vote.
6. **Wetland Delineation & Wetland Conservation Overlay District [§ 334 Article IX]**  
On the revised plan dated January 25, 2022, the Applicant added the wetland delineation and proposed mitigation measures to protect the wetland buffer, which include the relocation of a series of material storage bins and restoration of the buffer area.
7. **Stormwater Management and Erosion Control [§ 290]:** The Town Engineer initially had concerns with stormwater on the site but through subsequent revisions, these concerns were addressed by restoring the wetland buffer and by having a net decrease in impervious surface.
8. **Lighting and Signage:** The Applicant shall verify whether any lighting and signage would be changed or added and, if any, show them on the plan, alongside with the following note:

- a. “All signs are subject to approval by the Hudson Zoning Administrator prior to installation thereof.” – language from § 276-11.1.B(13)

If no lighting or changes to lighting are proposed, the following note shall be added to the plan:

- b. “There will be no change to exterior lighting.” – modified language based on § 276-11.1.B(14)

9. **General Plan Requirements (§ 276-11.1):**

- a. § 276-11.1.B.(8): The locus plan shall be at 1" = 1000' and include a north arrow.
- b. § 276-11.1.B.(4): The approval block should read that the site plan is valid for two years from approval, instead of one year.

DEPARTMENTAL COMMENTS

The Town Engineer requested various information from the Applicant, which had been added to the revised plan. The plans before the Board reflect revisions that satisfy the Town Engineer's concerns. See **Attachment A** for the original comments.

**DRAFT MOTIONS**

**ACCEPT the site plan application:**

I move to accept the site plan application for River Road Addition at 89-91 River Road; Tax Map 251 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 site plan application for River Road Addition at 89-91 River Road; Tax Map 251 Lot 002-000 to date certain, \_\_\_\_\_.

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

**To GRANT a waiver:**

I move to grant a waiver from § 275-8:C(2), to allow fewer than required off-street parking spaces to be provided, based on the Board's discussion, the testimony of the Applicant's representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

**To GRANT a waiver:**

I move to grant a waiver from § 275-8:C(4), to allow for 9-foot by 18-foot parking spaces, based on the Board's discussion, the testimony of the Applicant's representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

**APPROVE the site plan application:**

I move to approve Non-Residential Site Plan, Pre-Fabricated Metal Storage Building Addition, 89 River Road, Hudson, New Hampshire, Map 251, Lot 2; prepared by Taj Engineering, LLC, 225 Stedman St, Suite 36B, Lowell, MA 01851; Taymar Realty, LLC, 440 Middlesex Road, Suite 58, Tyngsborough, MA 01879; consisting of 4 sheets with notes 1-6 on Sheet 1; dated December 7, 2021 and last revised January 25, 2022; 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 1-6 on Sheet 1, shall be completed in their entirety and at the expense of the applicant or the applicant's assigns.
3. A cost allocation procedure (CAP) amount of \$2,130.00 shall be paid prior to the issuance of a Certificate of Occupancy.
4. Prior to the issuance of a final certificate of occupancy, an LLS Certified "as-built" site plan shall be provided to the Town of Hudson Land Use Division, confirming that the site conforms to the Plan approved by the Planning Board.
5. Prior to applying for a building permit, the Applicant shall schedule a pre-construction meeting with the Town Engineer.
6. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
7. 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.
8. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday only.

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

**Dubowik, Brooke**

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**From:** Dhima, Elvis  
**Sent:** Wednesday, December 22, 2021 3:38 PM  
**To:** Dubowik, Brooke; Caleb Chang; Groth, Brian  
**Subject:** RE: Dept Sign Off - SP#16-21 River Road Addition  
**Attachments:** 20211222150846937.pdf

Brooke

Please see below

1. Applicant shall provide a wetland delineation plan , stamped by a Wetland scientist
2. Applicant shall update the plans to show the 50 foot wetland buffer
3. Applicant shall provide information related the impervious area, existing and proposed.
4. If the is an increase on impervious the applicant shall provide treatment and storage for the additional runoff
5. Applicant shall provide best management practices related to runoffs to the First Brooke. Existing topography indicates that all runoff sheet flows into the First Brook
6. Applicant shall provide information related to the septic system serving the main retail building
7. Applicant shall provide intent for the existing septic serving he existing home
8. Applicant shall provide the water source of the main retail building

E

***Elvis Dhima, P.E.***  
***Town Engineer***

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





# 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: 02-03-22 Zone # 1 Map/Lot: 251/002-000  
89-91 River Road

Project Name: Aquatime Pool & Spa

Proposed ITE Use #1: Storage – Warehousing

Proposed Building Area (Square Footage): 3,000 S.F.

#### CAP FEES: (ONE CHECK NEEDED)

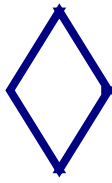
1.	(Bank 09) 2070-702	Warehousing (3,000 s.f @ \$0.71 per s.f))	\$ <u>2,130.00</u>
		Total CAP Fee	\$ <u>2,130.00</u>

Check should be made payable to the Town of Hudson.

Thank you,

*Brooke Dabowik*

Planning Administrative Aide



# TAJ ENGINEERING, LLC

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*Civil & Structural Engineers • Land Surveyors • Project Managers*

1/28/2022

**Reference: 89-91 River Road, Hudson NH – Site Plan Application**

## **Project Description:**

The project consists construction of 3,000 Square Feet (SF) proposed prefabricated metal one-story storage addition with eight additional parking spaces. The proposed storage addition will replace the existing outdoor storage area.

The total lot area is 170,673 SF. The lot is currently served by a water well and septic system. The proposed storage will not increase the volume of effluent to the existing septic system thus the proposed addition does not require an additional septic system. According to FEMA flood insurance rate map number 33011C0658D, the site is located within the 100-year flood plain at an approximate elevation of 109 FT. The proposed work is outside the flood zone at an approximate elevation of 128 FT. There will be no net increase in the total impervious area as the existing dwelling with 2-car garage will be removed. The proposed grading at the rear side of the proposed addition is minor and may not disturb the existing drainage pattern. The proposed work is outside the 50 FT Boorder of vegetated wetland (BVW) Buffer Zone. The 50 FT buffer zone will be restored and the proposed precast concrete wall will provide a protection barrier for the wetland 50 ft buffer zone.

*Hooshi*

Hooshmand S. Afshar, P.L.S., M.ASCE  
Principal  
Taj Engineering, LLC



LAND CONSULTANTS

January 17, 2022

Ahmad Faraz, M. Project Manager  
Taj Engineering, LLC  
225 Stedman St. Suite 36B  
Lowell, MA 01851

**RE:** Taj Engineering Project  
89 & 91 River Road, Hudson NH

Dear Ahmad:

### ONSITE NH WETLAND DELINEATION REPORT

As per your request, we visited the above-referenced property for the purpose of identifying and delineating state jurisdictional wetland limits. We understand that you will be proposing expansion of some existing buildings on site and our environmental consulting services will support any planning, design, and permitting reviews.

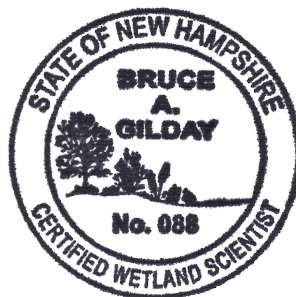
We utilized the wetland identification standards set forth in the ACOE Federal Technical Report. This is a three (3) factor criteria that requires the positive evidence of hydric soils to a depth of 20" below the soil surface; the predominance (> 50%) of hydrophytic vegetation; and the presence of primary/secondary hydrologic indicators for an area to be delineated as State jurisdictional wetlands.

We placed a total of twelve (12) wetland flags on this project. Those flags are pink/black striped, initialed (BAG), labeled (NHWET), dated (1-13-22) with sequential numbers A1 to A12. We have attached a sketch plan that details the approximate location of the wetland flags in-the-field. This concludes our wetland delineation services. Please call with any additional wetland or soil questions.

Sincerely,

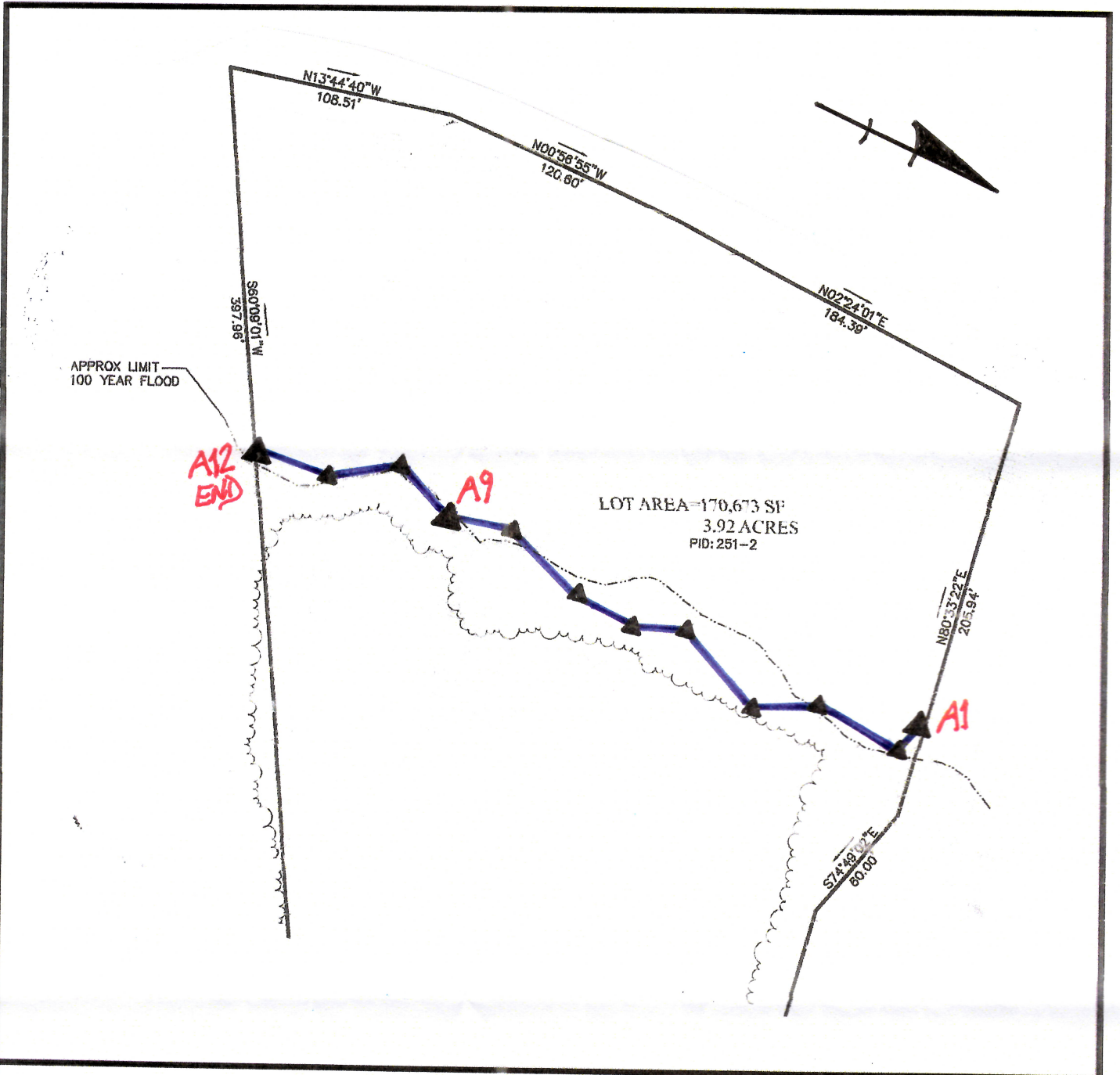
A handwritten signature in black ink that reads "Bruce A. Gilday".

Bruce Gilday  
Certified Wetland Scientist



BAG:3302:Attachment





## Approx. Location of Jurisdictional Wetland Limits

Taj Engineering Project

89-91 River Road, Hudson NH

13-Jan-22

n.t.s.

Job # 3302

Figure # 1

**B | A | G**

LAND CONSULTANTS

43 Rockingham St., Concord, NH 03301


603-228-4755

### LEGEND

 = Existing Building

 = Wetland Flags

(typical)

 = Wetland Limits

**SITE PLAN APPLICATION**

Date of Application: 12/07/2021 Tax Map #: 251 Lot #: 2

Site Address: 89-91 River Road Hudson, NH 03051

Name of Project: 89 & 91 River Road Storage Building Addition

Zoning District: G-1 General SP#: \_\_\_\_\_  
(For Town Use Only)

Z.B.A. Action: \_\_\_\_\_

**PROPERTY OWNER:**

**DEVELOPER:**

Name: Taymar Realty LLC

\_\_\_\_\_

Address: 440 Middlesex Road, Suite 58

\_\_\_\_\_

Address: Tyngsborough, MA 01879

\_\_\_\_\_

Telephone # 978-815-1201

\_\_\_\_\_

Email: \_\_\_\_\_

\_\_\_\_\_

**PROJECT ENGINEER:**

**SURVEYOR:**

Name: Taj Engineering LLC

\_\_\_\_\_

Address: 225 Stedman Street, Suite 36-B

\_\_\_\_\_

Address: Lowell, MA 01851

\_\_\_\_\_

Telephone # 978-250-8173

\_\_\_\_\_

Email: info@tajengineering.net

\_\_\_\_\_

**PURPOSE OF PLAN:**

50' x 60' Pre fabricated storage building addition with additional parking

\_\_\_\_\_

**(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: \_\_\_

**SITE DATA SHEET**

PLAN NAME: Proposed Addition & Parking

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 251 LOT 2

DATE: 12/07/2021

-----  
Location by Street: 89 & 91 River Road Hudson NH 03051

Zoning: G-1

Proposed Land Use: Storage

Existing Use: Residential, Light Industrial & Retail

Surrounding Land Use(s): Residential, Industrial & Storage

Number of Lots Occupied: 1

Existing Area Covered by Building: 4,746 SF

Existing Buildings to be removed: 2,577 SF

Proposed Area Covered by Building: 3,000 SF

Open Space Proposed: 72%

Open Space Required: 40%

Total Area: S.F.: 170,673 Acres: 3.92

Area in Wetland: 0 sf Area Steep Slopes: 0 sf

Required Lot Size: 87,120 SF

Existing Frontage: 141.33 FT

Required Frontage: 200 FT

Building Setbacks:	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50.0 FT</u>	<u>51.80 FT</u>
Side:	<u>15.0 FT</u>	<u>59.80 FT</u>
Rear:	<u>15.0 FT</u>	<u>395.56 FT</u>

**SITE DATA SHEET**  
(Continued)

Flood Zone Reference: N.F.I.P FIRM Community Panel 33011C0658D

Width of Driveways: Variable Width (22'-25' Wide)

Number of Curb Cuts: 0

Proposed Parking Spaces: 20

Required Parking Spaces: 17

Basis of Required Parking (Use): Manufacturing, Retail & Storage

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>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

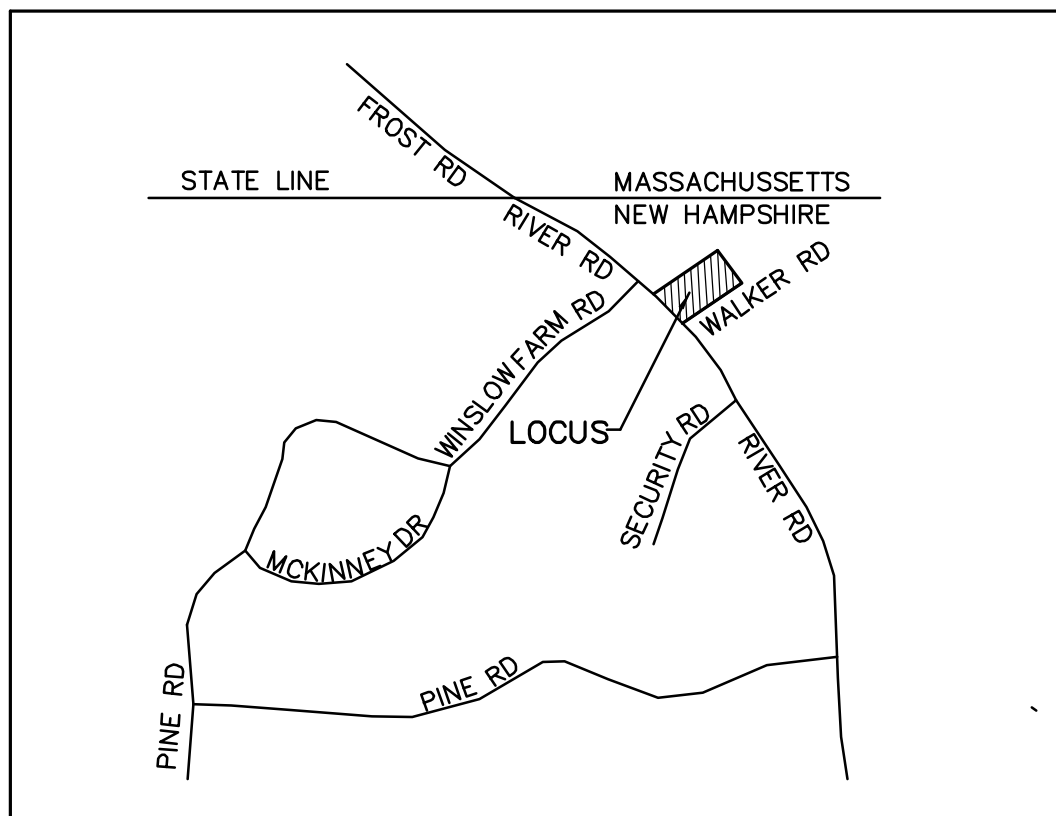
**CONSTRUCTION SEQUENCE**

1. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OPERATIONS, INSTALL SILT FENCE, PROPOSED BARRIER WALL FOR PROTECTION OF RESOURCE AREAS AND RESTORE THE 50' BUFFER ZONE AS SHOWN ON THE PLAN.
2. DEBRIS SHALL BE PROPERLY DISPOSED OFF-SITE BY THE CONTRACTOR. NATIVE ORGANIC SOIL MATERIALS SUITABLE FOR USE SHALL BE STOCKPILED AWAY FROM CONSTRUCTION ACTIVITIES AND DRAINAGE RUN OFF AREAS. PROTECT STOCKPILES FROM EROSION USING TARP, JUTE OR ANY OTHER SUITABLE METHOD.
3. BEGIN EARTH MOVING OPERATIONS, COMMENCING WITH WORK NEEDED TO BALANCE SITE AND FACILITATE BUILDING FOUNDATION.
4. PERMANENT DOWNSLOPE WORK SHALL BE PROTECTED FROM UPGRADE STORMWATER FLOW BY THE CONSTRUCTION OF TEMPORARY STONE DIKES OR EXCAVATED SWALES.
5. ONCE BUILDING FOUNDATION WORK IS UNDERWAY, CONTINUE EARTH MOVING OPERATIONS UNTIL DESIGN SUBGRADE IS ACHIEVED.
6. INSTALL DRAINAGE SYSTEMS AND OTHER UTILITIES WORKING FROM LOW TO HIGH. INCOMPLETE WORK SHALL BE PROTECTED FROM SILTATION BY THE USE OF SILTATION BARRIERS AROUND SWALES UNTIL THE SITE HAS BECOME FULLY STABILIZED.
7. PLACE GRAVEL AND CRUSHED GRAVEL OVER PROPOSED PARKING, AND COMPACT IN SPECIFIED LIFT THICKNESS.
8. COMPLETE EXCAVATION STABILIZATION GRADING ACTIVITIES. WHEN COMPLETE, IMMEDIATELY BEGIN TOPSOILING PROPOSED TURF AREAS USING STOCKPILED LOAM SUPPLEMENTED WITH BORROW LOAM. IF NECESSARY TO LEAVE A THICKNESS OF 4-INCHES OF FRIABLE LOAM. FINE GRADE ALL FUTURE TURF AREAS AND HYDROSEED WITH SPECIFIED SEED MIXTURE IMMEDIATELY AFTER FINE GRADING IS COMPLETED.
9. SEED MIXTURE IMMEDIATELY AFTER FINE GRADING IS COMPLETED.
10. INSTALL THE BINDER COURSE OF PAVEMENT OVER ALL DESIGNATED AREAS.
11. CONTINUE TO MONITOR AND RECTIFY ANY SITE AND SLOPE EROSION UNTIL ENTIRE SITE APPEARS TO BE COMPLETELY STABILIZED AND VEGETATED WITH A HEALTHY STAND OF TURFS OR GROUND COVER. MAINTAIN SPECIFIED SILTATION/EROSION CONTROL MEASURES THROUGH ONE WINTER.
12. INSTALL THE SPECIFIED WEARING COURSE OF PAVEMENT OVER THE BINDER COURSE.
13. COMPLETE INSTALLATION OF LANDSCAPING, SIGNAGE AND OTHER SITE AMENITIES AND PROPOSED FEATURES.

**NON-RESIDENTIAL SITE PLAN  
PRE-FABRICATED METAL  
STORAGE BUILDING ADDITION  
89 RIVER ROAD  
HUDSON, NEW HAMPSHIRE  
MAP 251, LOT 2**

**LEGEND**

BIT	BITUMINOUS
CB	CATCH BASIN
UP	UTILITY POLE
DETN	DETENTION
INV.	INVERT
CONST	CONSTRUCTION
-126-	EXISTING CONTOUR
-128-	PROPOSED CONTOUR
CMU	CONCRETE MASONRY UNIT
W	WATER WELL
BVW	BORDER OF VEGETATED WETLAND
X A-2	WETLAND FLAG



LOCUS MAP  
NTS

**OWNER OF RECORD**

TAYMAR REALTY, LLC  
440 MIDDLESEX RD  
TYNGSBORO, MA  
BK. 7196 PG. 218  
PARCEL ID: 251-2  
LOT AREA= 170,673 SF  
3.92 ACRES

**PLAN INDEX**

**SHEET NO.**

COVER SHEET	1
EXISTING CONDITIONS PLAN	2
DEMOLITION PLAN	3
SITE LAYOUT PLAN	4

**ZONING:**

ZONING DISTRICT: GENERAL (G-1)  
CURRENT DIMENSIONAL REQUIREMENTS:

	REQUIRED	PROVIDED
MIN. LOT AREA	87,120 SF	170,673 SF
MIN. LOT FRONTAGE:	200 FEET	141.33 FEET*
MIN FRONT SETBACK:	50 FEET	51.8 FEET
MIN SIDE SETBACK:	15 FEET	53.8 FEET
MIN REAR SETBACK:	15 FEET	427.8 FEET

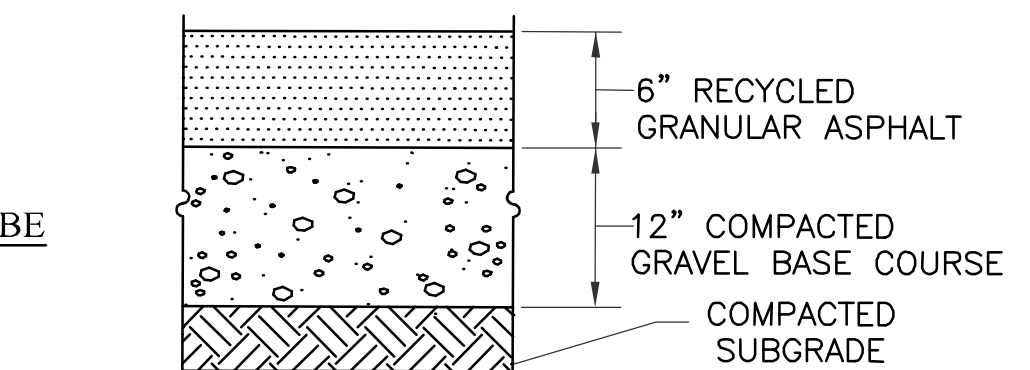
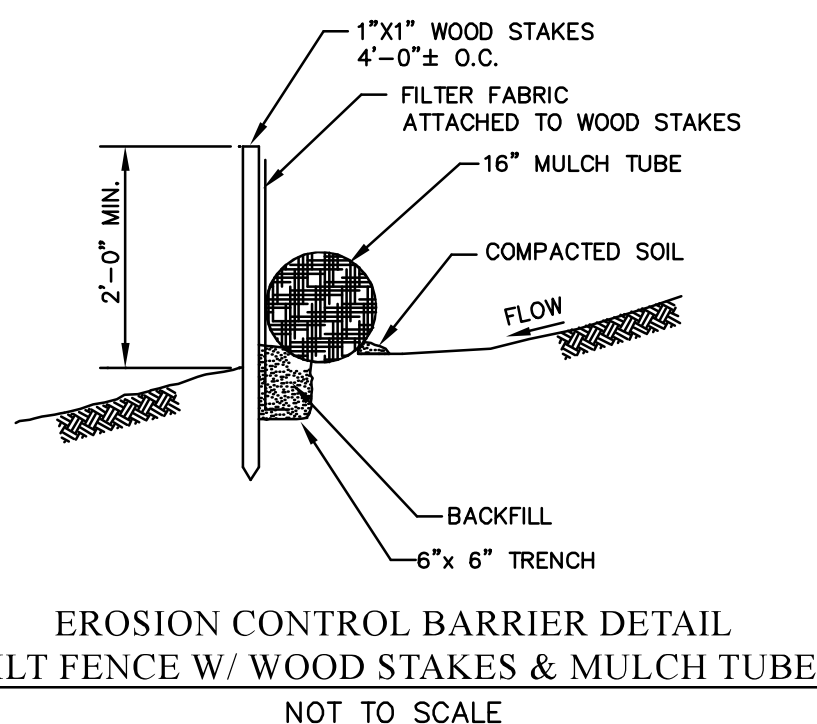
\* EXISTING NON-CONFORMING

**PARKING TABLE:**

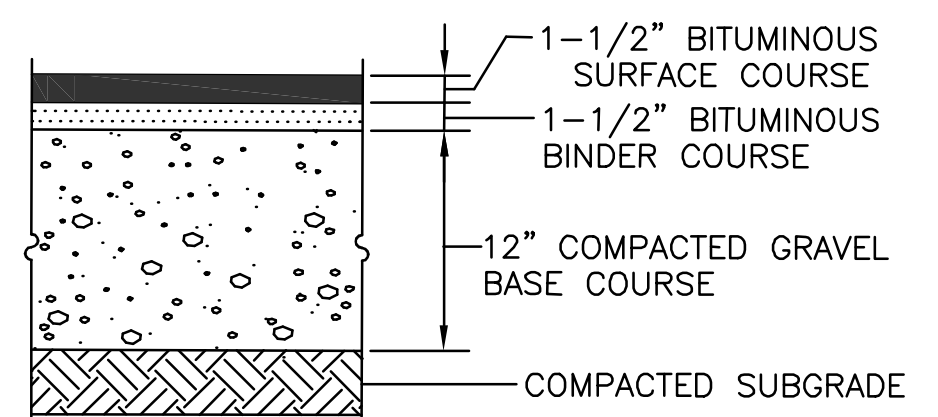
NUMBER OF REGULAR PARKING SPACES, EXISTING	13
NUMBER OF REGULAR PARKING SPACES, PROPOSED	7
NUMBER OF HANDICAP (HP) SPACES, EXISTING	1
TOTAL NUMBER OF PARKING SPACES	20

**NOTES:**

1. ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE RULES, REGULATIONS AND STANDARDS OF THE TOWN OF HUDSON, NH.
2. LOCATION OF EXISTING UTILITIES ARE APPROXIMATE, CONTRACTOR TO VERIFY LOCATIONS BEFORE START OF CONSTRUCTION.
3. TOTAL SITE AREA= 170,673 S.F (3.92 ACRES)
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL THE EXISTING UTILITIES, SHOWN OR NOT ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE SOLUTIONS. ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL THE REQUIRED PERMITS FROM TOWN OF HUDSON.
6. HYDROSEEDING IS ENCOURAGED FOR STEEP SLOPES. APPLICATION RATES ON SLOPES GREATER THAN 3:1 SHALL HAVE A MINIMUM-SEEDING RATE OF 5 LBS/1000 S.F. A LATEX OR FIBER TACKIFIER SHALL BE USED ON THESE SLOPES AT A MINIMUM RATE OF 50 LBS. OF TACKIFIER PER 500 GALLONS OF WATER USED.



PROPOSED GRANULAR ASPHALT SECTION (TYP.)  
N.T.S.



DRIVEWAY BITUMINOUS CONCRETE PAVEMENT SECTION (TYP.)  
N.T.S.

**FLOOD NOTE:**

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 33011C0658D DATED NOV 25, 2009 THE SUBJECT PREMISES LOCATED AT 89 RIVER ROAD IS LOCATED IN THE AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AN AVERAGE DEPTH LESS THAN 1 FOOT OR DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE. APPROXIMATE FLOOD

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

			JOB. NO: 21-841	FLD. BK: TAJ-21	<p><b>TAJ ENGINEERING, LLC</b> CIVIL &amp; STRUCTURAL ENGINEERS, LAND SURVEYORS PROJECT MANAGEMENT, PERMITTING 225 STEDMAN ST, SUITE 36B, LOWELL, MA, 01851 PHONE: 978-250-8173 FAX: 978-770-0632 Info@tajengineering.net</p>	<p><b>PROPOSED STORAGE BUILDING ADDITION</b> <b>COVER SHEET</b> 89 &amp; 91 RIVER ROAD HUDSON, NH PREPARED FOR: TAYMAR REALTY, LLC</p>
			DATE: 11/24/2021	CHECK: HSA		
1/25/2022	TOWN ENGINEER COMMENTS	HSA	SCALE: AS NOTED	SURVEY: SSC		
12/07/2021	TOWN PLANNER COMMENTS	HSA	SHEET: 1 OF 4	CALC: HSA/AF		
DATE	COMMENT	BY		DRAFT: AF/SSC		

TAKEN FROM TOWN OF HUDSON  
G.I.S. TOPOGRAPHY, FIELD SURVEY,  
AND PLAN REFERENCES  
LIMITS OF EX. BROOK

100-YEAR FLOOD BOUNDARY APPROX  
ELEV 109.0 N.F.I.P F.I.R.M COMMUNITY  
PANEL 33011C0658D  
(EFFECTIVE DATE 9/25/2009)

N/F  
MICHAEL J. &  
MELISSA J. CASEY  
97R RIVER RD  
BK 8082 PG 2531  
PARCEL ID: 256-3

N/F  
LINDA HUBERT TRUSTEE  
COUNTRY LANE ASSOC REALTY TRUST  
97 RIVER RD  
BK 2697 PG 67  
PARCEL ID: 256-4

**NOTES**

1. ELEVATIONS ARE BASED ON NAVD 8
2. WETLANDS IDENTIFIED AND DELINEATED BY BAG LAND CONSULTANTS, CONCORD, NH ON 1/13/2022

**LEGEND**

- |       |                             |
|-------|-----------------------------|
| BIT   | BITUMINOUS                  |
| CB    | CATCH BASIN                 |
| UP    | UTILITY POLE                |
| DETEN | DETENTION                   |
| INV.  | INVERT                      |
| CONST | CONSTRUCTION                |
| -126- | EXISTING CONTOUR            |
| W     | WATER WELL                  |
| BVW   | BORDER OF VEGETATED WETLAND |
| X A-7 | WETLAND FLAGS               |

N/F  
BAE SYSTEMS INFORMATION,  
ELECTRONIC SYSTEMS INTEGRATION INC.  
65 RIVER RD  
BK 6322 PG 362  
PARCEL ID: 251-1

N/F  
MURIEL RICHARD  
3 WALKER RD  
BK 8657 PG 31  
PARCEL ID: 251-3

N/F  
THOMAS E. SLOSEK, TRUSTEE  
ODETTE C. SLOSEK, TRUSTEE  
SLOSEK FAMILY REVOCABLE TRUST  
1 WALKER RD  
BK 9002 PG 1621  
PARCEL ID: 251-4

**OWNER OF RECORD**

TAYMAR REALTY, LLC  
440 MIDDLESEX RD  
TYNGSBORO, MA  
BK. 7196 PG. 218  
PARCEL ID: 251-2  
LOT AREA= 170,673 SF  
3.92 ACRES

**PLAN REFERENCES**

BOOK 120 PLAN 20

**CURRENT ZONING**

ZONING DISTRICT: G-1  
MIN LOT AREA: 87,120 SF  
MIN FRONTAGE: 200 FT  
MINIMUM SETBACKS:  
FRONT: 50 FT  
SIDE: 15 FT  
REAR: 15 FT

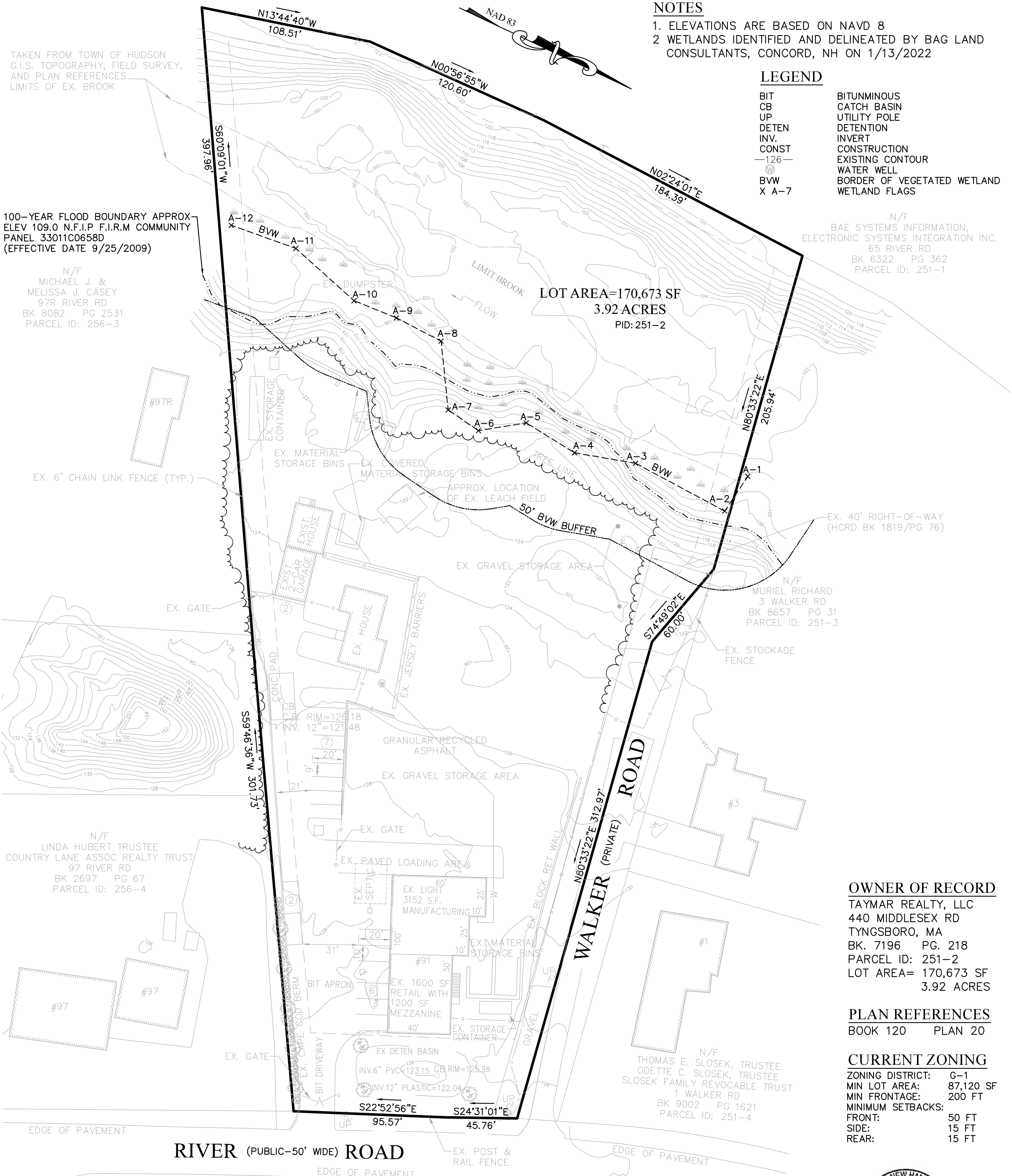


DATE	COMMENT	BY
1/25/2022	TOWN ENGINEER COMMENTS	HSA
12/07/2021	TOWN PLANNER COMMENTS	HSA

JOB. NO: 21-841	FLD. BK: TAJ-21
DATE: 11/24/2021	CHECK: HSA
SCALE: 1" = 40 FT.	SURVEY: SSC
SHEET: 2 OF 4	CALC: HSA/AF
	DRAFT: AF/SSC

**TAJ ENGINEERING, LLC**  
CIVIL & STRUCTURAL ENGINEERS, LAND SURVEYORS  
PROJECT MANAGEMENT, PERMITTING  
225 STEDMAN ST, SUITE 368, LOWELL, MA, 01851  
PHONE: 978-250-8173 FAX: 978-770-0632  
Info@tajengineering.net

**EXISTING CONDITIONS PLAN**  
89 & 91 RIVER ROAD  
HUDSON, NH  
PREPARED FOR:  
TAYMAR REALTY, LLC



LOT AREA=170,673 SF  
3.92 ACRES  
PID: 251-2

RIVER (PUBLIC-50' WIDE) ROAD

WALKER ROAD (PRIVATE)

TAKEN FROM TOWN OF HUDSON  
G.I.S. TOPOGRAPHY, FIELD SURVEY,  
AND PLAN REFERENCES  
LIMITS OF EX. BROOK

100-YEAR FLOOD BOUNDARY APPROX  
ELEV 109.0 N.F.I.P F.I.R.M COMMUNITY  
PANEL 33011C0658D  
(EFFECTIVE DATE 9/25/2009)

N/F  
MICHAEL J. &  
MELISSA J. CASEY  
97R RIVER RD  
BK 8082 PG 2531  
PARCEL ID: 256-3

RELOCATE STORAGE BINS  
OUTSIDE OF 50' BVW BUFFER  
SEE SHEET 4

REMOVE EXISTING HOUSES  
GARAGE & JERSEY BARRIERS

EX. GATE

N/F  
LINDA HUBERT TRUSTEE  
COUNTRY LANE ASSOC REALTY TRUST  
97 RIVER RD  
BK 2697 PG 67  
PARCEL ID: 256-4

REMOVE GATE  
& FENCE

EXISTING 2-PARKING  
SPACES TO BE REMOVED

RIVER (PUBLIC-50' WIDE) ROAD

**NOTES:**

1. DEMOLITION CONTRACTOR AND SUBCONTRACTORS ARE FULLY RESPONSIBLE FOR OBSERVING, APPLICATION AND EXECUTION OF ALL APPLICABLE OSHA REGULATIONS, DIRECTIVES, LOCAL AND STATE CONSTRUCTION SAFETY RULES AND MANDATES.

2. SUBMIT FOR REVIEW AND APPROVAL SHOP DRAWINGS, SPECIFICATIONS AND CATALOGUE CUTS FOR SCAFFOLD, CRANE OR ANY OTHER TRADE INVOLVED IN DEMOLITION PROCESS.



			JOB. NO: 21-841	FLD. BK: TAJ-21
			DATE: 11/24/2021	CHECK: HSA
1/25/2022	TOWN ENGINEER COMMENTS	HSA	SCALE: 1" = 40 FT.	SURVEY: SSC
12/07/2021	TOWN PLANNER COMMENTS	HSA	SHEET: 3 OF 4	CALC: HSA/AF
DATE	COMMENT	BY		DRAFT: AF/SSC

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PHONE: 978-250-8173 FAX: 978-770-0632  
Info@tajengineering.net

**DEMOLITION PLAN**  
89 & 91 RIVER ROAD  
HUDSON, NH  
PREPARED FOR:  
TAYMAR REALTY, LLC

**NOTES**

- ELEVATIONS ARE BASED ON NAVD 8
- WETLANDS IDENTIFIED AND DELINEATED BY BAG LAND CONSULTANTS, CONCORD, NH ON 1/13/2022

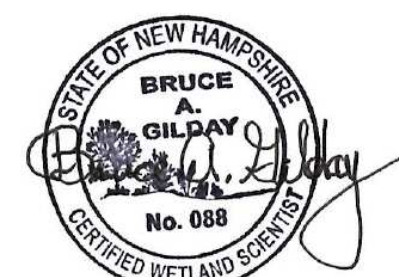
**LEGEND**

- |       |                             |
|-------|-----------------------------|
| BIT   | BITUMINOUS                  |
| CB    | CATCH BASIN                 |
| UP    | UTILITY POLE                |
| DETEN | DETENTION                   |
| INV.  | INVERT                      |
| CONST | CONSTRUCTION                |
| -126- | EXISTING CONTOUR            |
| CMU   | CONCRETE MASONRY UNIT       |
| BVW   | BORDER OF VEGETATED WETLAND |
| X A-2 | WETLAND FLAG                |

N/F  
BAE SYSTEMS INFORMATION,  
ELECTRONIC SYSTEMS INTEGRATION INC.  
65 RIVER RD  
BK 6322 PG 362  
PARCEL ID: 251-1

N/F  
MURIEL RICHARD  
3 WALKER RD  
BK 8657 PG 31  
PARCEL ID: 251-3

N/F  
THOMAS E. SLOSEK, TRUSTEE  
ODETTE C. SLOSEK, TRUSTEE  
SLOSEK FAMILY REVOCABLE TRUST  
1 WALKER RD  
BK 9002 PG 1621  
PARCEL ID: 251-4



TAKEN FROM TOWN OF HUDSON  
G.I.S. TOPOGRAPHY, FIELD SURVEY,  
AND PLAN REFERENCES  
LIMITS OF EX. BROOK

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PANEL 33011C0658D  
(EFFECTIVE DATE 9/25/2009)

N/F  
MICHAEL J. &  
MELISSA J. CASEY  
97R RIVER RD  
BK 8082 PG 2531  
PARCEL ID: 256-3

RELOCATED  
STORAGE BINS

EX. 6' CHAIN LINK FENCE (TYP.)

PROPOSED BITUMINOUS  
PAVEMENT

PROPOSED 8 STANDARD  
PARKING SPACES  
SEE PARKING CALCULATION  
SHEET-1

RELOCATE  
EX. DUMPSTER

N/F  
LINDA HUBERT TRUSTEE  
COUNTRY LANE ASSOC REALTY TRUST  
97 RIVER RD  
BK 2697 PG 67  
PARCEL ID: 256-4

RIVER (PUBLIC-50' WIDE) ROAD

**IMPERVIOUS AREA CALCULATION**

EXISTING IMPERVIOUS AREA (PRE CONST):	23,809 SF
TOTAL IMPERVIOUS AREA (POST CONST):	24,146 SF
IMPERVIOUS AREA TO BE REMOVED:	- 4,049 SF (2,567 SF ROOF, 1,482 SF BITUMINOUS)
PROPOSED IMPERVIOUS AREA:	+ 4,014 SF
DECREASE IN IMPERVIOUS AREA:	35 SF

THERE IS NOT NET INCREASE IN IMPERVIOUS AREA



**NOTES**

1. ELEVATIONS ARE BASED ON NAVD 8
2. WETLANDS IDENTIFIED AND DELINEATED BY BAG LAND CONSULTANTS, CONCORD, NH ON 1/13/2022

**LEGEND**

BIT	BITUMINOUS
CB	CATCH BASIN
UP	UTILITY POLE
DETN	DETENTION
INV.	INVERT
CONST	CONSTRUCTION
-126-	EXISTING CONTOUR
-128-	PROPOSED CONTOUR
CMU	CONCRETE MASONRY UNIT
BVW	BORDER OF VEGETATED WETLAND
X A-2	WETLAND FLAG

N/F  
BAE SYSTEMS INFORMATION,  
ELECTRONIC SYSTEMS INTEGRATION INC.  
65 RIVER RD  
BK 6322 PG 362  
PARCEL ID: 251-1

LOT AREA=170,673 SF  
3.92 ACRES  
PID: 251-2

REMOVE ALL DEBRIS & CLEAN  
THE 50' BVW BUFFER ZONE.  
RESTORE WITH LOAM & SEED  
SEE NOTES SHEET 1

EROSION CONTROL BARRIER  
REMAINS IN PLACE TILL FULL  
VEGETATION GROWTH  
SEE DETAIL SHEET 1

PROPOSED BARRIER WALL FOR  
RESOURCE AREA PROTECTION  
2'W x 1'H x 4'L PRECAST  
CONCRETE BLOCKS

EX. 40' RIGHT-OF-WAY  
(HCRD BK 1819/PG 76)

N/F  
MURIEL RICHARD  
3 WALKER RD  
BK 8657 PG 31  
PARCEL ID: 251-3

PROPOSED 3,000 S.F PRE-FAB METAL ONE STORY  
STORAGE BUILDING REPLACING EXISTING  
OUTDOOR STORAGE AREA

PROPOSED GRANULAR GRAVEL STORAGE AREA  
RECYCLED ASPHALT

PROP CLF W/SCREEN SLATS

EX. GRAVEL STORAGE AREA

EX. LIGHT 3152 S.F.  
MANUFACTURING 10'

EX. MATERIAL STORAGE BINS

EX. STORAGE CONTAINER

EX. 1600 SF RETAIL WITH  
1200 SF MEZZANINE

EX. DRIVEWAY

EX. CAPE COD BERM

EX. DETEN BASIN

INV.6" PVC=123.15 CB RIM=125.98

INV.12" PLASTIC=122.04

EX. POST & RAIL FENCE

EX. LIGHT 3152 S.F.  
MANUFACTURING 10'

EX. MATERIAL STORAGE BINS

EX. STORAGE CONTAINER

EX. DRIVEWAY

EX. CAPE COD BERM

EX. DETEN BASIN

INV.6" PVC=123.15 CB RIM=125.98

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EX. CAPE COD BERM

EX. DETEN BASIN

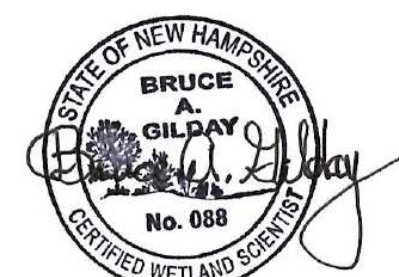
INV.6" PVC=123.15 CB RIM=125.98

INV.12" PLASTIC=122.04

EX. POST & RAIL FENCE

EX. LIGHT 3152 S.F.  
MANUFACTURING 10'

EX. MATERIAL STORAGE BINS



DATE	COMMENT	BY
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JOB. NO: 21-841	FLD. BK: TAJ-21
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**SITE LAYOUT PLAN  
PROPOSED ADDITION & PARKING**  
89 & 91 RIVER ROAD  
HUDSON, NH  
PREPARED FOR:  
TAYMAR REALTY, LLC