

BARCLAY MEDICAL OFFICE BUILDING

SP# 04-22

STAFF REPORT

April 13, 2022

SITE: 2 Stonemill Drive; Map 246 Lot 001-000,

ZONING: R-2 (Residential-Two)

PURPOSE OF PLAN: To construct a 28'x 40' medical office building with 10 parking spaces and related improvements.

PLANS UNDER REVIEW: Site Plan, Map 246 / Lot 1, Barclay Medical Office Building, 2 Stonemill Drive, Hudson, New Hampshire; prepared by: Maynard & Paquette Engineering Associates, LLC, 31 Quincy Street, Nashua, NH 03060; prepared for: Warren R. Barclay, Trustee of Warren and Suzanne Barclay Revocable Trust, 24 Chalifoux Road, Hudson, NH 03051; consisting of 4 sheets and general notes #1-22 on Sheet 1; dated December 29, 2021; last revised April 5, 2022.

Note: The April 5, 2022 revised set has not been peer reviewed. Peer review has been performed on the plan set dated December 29, 2022, received March 17, 2022. Further, staff comments are related to the December 29, 2021 plan.

ATTACHMENTS:

- A. Zoning Board of Adjustment Notice of Decision – Map 246, lot 001-000, Zone R-2 (Residential-Two), Case # 246-001, ZBA Decision 5/28/2020.
- B. Peer Review Comment Letter, prepared by Fuss & O'Neill, dated and received March 31, 2022.
- C. Applicant Response to Peer Review, prepared by Consultant, received April 4, 2022.
- D. Department Comments

APPLICATION TRACKING:

- May 28, 2020 – The Zoning Board of Adjustment granted the Applicant a variance with stipulations to permit the proposed medical doctor office.
- March 17, 2022 – Application received.
- April 13, 2022 – Public hearing scheduled.

COMMENTS & RECOMMENDATIONS:

BACKGROUND

An existing single-family house with a detached garage currently occupies the northeastern corner of the lot. A brook immediately adjacent to the residence bisects the lot from north to

southwest. The low-lying area adjacent to the brook on both sides, including where the house and garage are located, is within Flood Zone A. The lot is heavily wooded on the east side of the brook but open on the west side of the brook. The lot is currently accessed from Stonemill Drive via an easement on Map 264 Lot 4, but has frontage on River Road.

The application is proposing to build a medical doctor office building on the east side of the brook, with driveway access from River Road and accompanied by an elongated parking lot and stormwater detention basin.

On May 28, 2020, the Zoning Board of Adjustment (ZBA) granted a variance to permit the construction of an approximate 1,155 sq. ft. accessory one-story building to be used as a chiropractic office accessory to the primary residential use and to permit the location of the building to be within the front yard setback of 30 ft. where 50 ft. is required, with 4 stipulations:

1. The combined work hours for two doctors (Dr. Warren Barclay and one associate chiropractor) shall not exceed fifth (50) hours per week;
2. The total number of parking spaces be established at the minimum amount required and not exceed ten (10) parking spaces;
3. The lot remain in common ownership and cannot be subdivided or transferred separately; and
4. That the plan be reconfigured moving the building out of the fifth foot (50;) front setback and resituating the building to the right side (north) of the plan and the parking area to the left side (south) of the plan.

See **Attachment A** for the ZBA Notice of Decision.

STAFF COMMENTS

1. **Use (§ 334-21, § 334-10):** The submitted plan is proposing adding a medical office as a mixed or dual use on a lot with an existing residential use. Staff would classify the new use under either “C.6. Hospital, public/private” or “C.17. Business or professional office” in the Table of Permitted Principal Uses. Neither use is permitted in the R-2 district.

Nevertheless, the ZBA had granted a variance to the Applicant to permit the proposed use and mixed/dual use, with 4 stipulations (see details above).

2. **Dimensional Requirements (§ 334-27, § 334-14):** The submitted plan conforms to building setbacks although the ZBA granted a front yard setback to allow 35-feet where 50-feet is required.
3. **Waiver for Residential Buffer [§ 276-11.1.B.(12)(c)]*:** The Applicant is requesting a waiver for the 100’ residential buffer, stating that the ZBA approved/directed the mixed use in the residential zone. From the submitted plan, Staff estimates a distance of about 55’ between the proposed medical office and the existing house and, thus, proposes a reduction from 100’ to 55’ instead of a full waiver to the residential buffer.

* The waiver request was filed for § 277-11.1.(12)(c), which does not exist. Staff believes it was a typo and the Applicant meant to file the waiver for § 276-11.1.B.(12)(c).

4. **Waiver for Parking Aisle Width [§ 275-8.C.(5)(a)]***: The Applicant is requesting a waiver for the 24' parking aisle width, stating that the site has limited area and low traffic, and the ZBA approved/directed the parking layout. The submitted plan shows the narrowest part of the parking aisle to be 18' wide, thus Staff proposes a reduction from 24' to 18' instead of a full waiver to the parking aisle width.

* The waiver request was filed for § 275-X-(X)(c)(d) with X's being illegible. Staff believes the Applicant meant to file the waiver for § 275-8.C.(5)(a).
5. **Waiver for Parking Space Dimensions [§ 275-8.C.(4)]**: The Applicant is requesting a waiver for the required parking space dimensions of 10' x 20', stating that the site has a limited area, 9' wide spaces work for this type of site, and the ZBA approved/directed the parking layout. Staff proposes a reduction from 10' x 20' to 9' x 18' to the parking space dimensions.
6. **Waiver for 35' Green Area [§ 276-11.1.(12)(c)]***: The Applicant is requesting a waiver for the required 35' green area (when the front setback is 50' for the lot), stating that the ZBA approved/directed the parking layout and only 35' setback is required for pavement.

* The parking lot shown on the submitted plan is set 35' back from the public ROW. Staff does not find this waiver necessary.
7. **Only One Driveway per Parcel [§ 193-10.G]**: Only one driveway per parcel having adequate frontage is allowed except in the case of two-unit residential buildings (duplexes). This site appears to have two driveways. However, the driveway to the home does not meet the definition of Driveway since it indirectly accesses the public ROW via the neighbor's driveway. The Board should consider its interpretation and determine if a waiver request would be necessary.
8. **Screening for visual separation of incompatible uses [§ 275-8.C.(8)]**: Screening shall be required between parking or loading areas and, if present, an abutting residential zone. Where screening is required, it shall be provided a reasonable effective visual buffer by either use of existing vegetation and terrain where possible, or new plants, grade separations, fences or similar features.

Aside from the on-site residential use (within a residential district), Staff notes that Map 246 Lot 2 on the northeast and Map 246 Lot 4 on the northwest are both abutting residential uses within a residential district. The abutting lots to the east and south do not have residential uses nor are within a residential district.
9. **Off-street Loading Space [§ 275-8.C.(8)]**: The submitted plan does not include the required loading space nor does the Applicant submit a waiver for this requirement.
10. **ADA Parking Spaces [§ 275-8.C.(11)]**: The submitted plan includes one handicap parking but it is not van-accessible. A van-accessible space including an access aisle is 16' wide, whereas a car-accessible space is 13' wide. According to the *Guide to the ADA*

Accessibility Standards published by the U.S. Access Board, one of every six accessible spaces, but always at least one, must be van-accessible.

In addition, the Peer Reviewer found the leaching catch basin on the handicap parking space to be a potential hazard and suggest relocating the space to another one of the spaces in front of the building. Furthermore, the plan does not show, nor details included for, the required handicap signage and stripping.

11. **Locus Map Scale [§ 276-11.1.B.(8)]:** The Locus Map does not show the required scale, which should be one inch equals 1,000 feet. This should be provided or a waiver request in its absence.
12. **Signage Details or Required Note [§ 276-11.1.B.(13)]:** The location, size and character of all signs or a note stating: “All signs are subject to approval by the Hudson Zoning Administrator prior to installation thereof.”

The proposed sign location would not conform to the required setback (25-feet) unless the building setback variance implies a reduction for the sign setback as well. If the variance implies such a reduction, the setback would be 17.5-feet. Staff believes that the 25-foot setback still applies, Town Counsel agrees.
13. **ZBA Stipulations:** The Zoning Administrator noted that two out of the four ZBA stipulations are reflected on the site plan. The Applicant should also note the two remaining stipulations on the site plan.
14. **Septic System Concerns:** It is unclear whether or not the proposed septic locations would overlap with any neighboring well radii.
15. **Utilities (§ 275-20, § 276-13):** The submitted plan does not specify the utility connection to the proposed medical office building. The Applicant should note that new connections shall be provided by underground wiring.
16. **Parking:** While the ZBA’s stipulations set a maximum of 10 parking spaces for the proposed medical office, only 4 parking spaces are required per the parking calculation.

DEPARTMENT COMMENTS

See **Attachment D** for comments from town departments.

1. Engineering: Requesting wetland markers and snow storage areas.
2. Fire Chief: Contact the Fire Department for addressing and reviewing site exits during the building permit review.
3. Zoning: Two out of the four ZBA stipulations (parking limit & plan reconfiguration) are reflected on the site plan.

PEER REVIEW COMMENTS AND APPLICANT’S RESPONSE

The Peer Review provided comments on March 31, 2022 (**Attachment B**) on the December 29, 2021 plan set. Peer review requires additional information. Staff reviewed the comments and identified the following key issues the Applicant should address:

- 1.f. – HR 275-8.C.(6). Off-street loading spaces not provided, no waiver requested.
- 1.g. – HR 275-9.C.(11). Issues with handicap parking space
- 1.h – HR 275-9.C.(11). Spot grades not provided to show handicap accessibility; curb ramps, detectable pavers, and handicap accessible ramp not shown.
- 2.a – HR 276-8.C. List of waivers not noted on the site plan.
- 2.c. – HR 276-11.1.B.(13). Signage details not shown nor the required note included.
- 2.d. – HR 276-11.1.B.(15). Missing building within 50’ of the lot, specifically an adjacent residential building to the west.
- 2.e – HR 276-11.1.B.(16). Missing driveway and roadway within 200 feet of the lot, specifically Stonemill Drive and the abutter’s driveway.
- 2.f. – HR 276-11.1.B.(17). Missing benchmarks.
- 3.a – HR 193.10.E. Missing sight distances for the proposed driveway.
- 3.b – Issues with parking lot layout and truck maneuverability
- 3.c – Plan dated April 19, 2021 (on which the NHDOT Driveway Permit was approved) not provided.
- 3.d. – Missing driveway stripping and stop sign details.
- 3.e. – Out-of-line stop sign
- 4.a. – HR 275-9.B. Traffic information not provided.
- 5.a. – HR 276-13.A. Utility connections not shown.
- 5.b. – HR 276-13.G. Septic tank and leach field system specifications, test pit information, and design details not provided.
- 5.c. – HR 276-13.H. Protective well radii not shown. Also proposed well does not comply with NHDES We 602.09.(a)(2) requiring wells to be located 50’ from any surface water.
- 5.d. – HR 276-13.H. Missing location of the subsurface disposal system for the existing residential home within the site, and for the adjacent residence on River Road.
- 6.a-s. Drainage Design/Stormwater Management (HR 275-9.A./Chapter 290) – Various issues regarding missing information/calculations, problems in the HydroCAD model, missing snow storage areas, bond/escrow requirement, missing erosion control and other details/notes.
- 7.a. ZO 334-14.A. Building height not provided.
- 8.a-c. Erosion Control/Wetland Impacts: Erosion controls needed
- 9.a-c. Landscaping (HR 275-8.C.(7) & 276-11.1.B.(20)) and Lighting (HR 276-11.1.B.(14)): Screening and lighting concerns.
- 10.b. – HR 275-9.G. NHDES Septic approval not provided.
- 11.a. Details on bituminous sidewalk missing.
- 11.b. ETGTD Section 565.1.1. Requirements for the importing of off-site fill materials should be noted in the plan set for contractors.

- 11.c. Details for the walkway area in front of the porch needed.

DRAFT MOTIONS

ACCEPT the site plan application:

I move to accept the site plan application for the Barclay Medical Office Building at 2 Stonemill Drive; Map 246 Lot 001-000.

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

If the Board finds that additional information is required to proceed with consideration and to make an informed decision, it may defer acceptance so that additional information can be provided.

DEFER the public hearing to a date certain:

I move to defer the site plan application for the Barclay Medical Office Building at 2 Stonemill Drive; Map 246 Lot 001-000, to date certain, _____, 2022.

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

If the Board accepts the application but needs more time for consideration, it may continue the hearing to date certain.

CONTINUE the public hearing to a date certain:

I move to continue the site plan application for the Barclay Medical Office Building at 2 Stonemill Drive; Map 246 Lot 001-000, to date certain, _____, 2022.

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

To GRANT a waiver:

I move to grant a waiver from § 276-11.1.B.(12)(c), to reduce the residential buffer from 100' to 55', 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.(5)(a), to reduce the parking aisle width for perpendicular parking spaces from 24' to 18', 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 reduce the parking space dimensions from 10' x 20' to 9' x 18', 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: _____

For Registry of Deed use only:

Book: 9314 Page: 332

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Book 9314 Page 332 Page 1 of 1

Edward Sapienza
Register of Deeds, Hillsborough County

FEES:	10.50
SURCHARGE:	2-
CASH:	-

A43

Send recorded copy to:

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

NOTICE OF DECISION

Map 246, Lot 001-000, Zone R-2 (Residential-Two), Case # 246-001

ZBA Decision 5/28/2020

Variance – GRANTED with four (4) stipulations

Property Owner & Address: Warren R. Barclay & Suzanne Barclay, Trustees
Barclay Revocable Trust,
24 Chalifoux Road, Hudson, NH 03051

Property Owner Agent: Thomas J. Leonard, Esq., Welts, White & Fontaine, P. C.
29 Factory Street, PO Box 507, Nashua NH, 03061

Property Location: 2 Stonemill Drive, Hudson, NH 03051

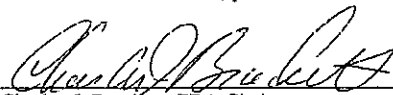
Action sought: Variance to permit the construction of an approx. 1,155 sq. ft. accessory one-story building to be used as a chiropractic office accessory to the primary residential use and to permit the location of the building to be within the front yard setback of 30 ft. where 50 ft. is required.

Zoning Ordinance Articles: III §334-10.D, Mixed or Dual Use on a Lot
VII §334-27, Table of Minimum Dimensional Requirements

Action granted: After consideration of the testimony; recognition and acknowledgement of the impacts caused by the sluiceway and close proximity of Eayrs Pond; and review of the Variance criteria and determination made that each criteria has been satisfied; motion made, seconded and voted 3:2 to grant the Variance as requested with four (4) stipulations:

- (1) the combined work hours for two doctors (Dr. Warren Barclay and one associate chiropractor) shall not exceed fifty (50) hours per week;
- (2) the total number of parking spaces be established at the minimum amount required and not exceed ten (10) parking spaces;
- (3) the lot remain in common ownership and cannot be subdivided or transferred separately; and
- (4) that the plan be reconfigured moving the building out of the fifty foot (50') front setback and resituating the building to the right side (north) of the plan and the parking area to the left side (south) of the plan.

NOTE: All representations of fact or intention made by the applicant or their Agent 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.



Charles J. Brackett, ZBA Chairman

6/23/20
Date



Bruce Buttrick, Zoning Administrator

6-18-20
Date



MEMORANDUM

TO: File

FROM: Steven W. Reichert PE

DATE: March 31, 2022

RE: Town of Hudson Planning Board Review
Barclay Medical Office Site Plan, 2 Stonemill Drive
Tax Map 246, Lot 1; Acct. #1350-994
Fuss & O'Neill Reference No. 20030249.2160

The following list itemizes the set of documents reviewed related to the Barclay Medical Office Site Plan, located at 2 Stonemill Drive in Hudson, New Hampshire.

- Email correspondence between the Town of Hudson and Fuss & O'Neill, dated between March 18 and March 24, 2022.
- Email from Maynard & Paquette Engineering Associates, LLC, received by Fuss & O'Neill on March 17, 2022, including the following:
 1. Copy of *Town of Hudson, Site Plan Application*, dated January 7, 2022.
 2. Copy of *Waiver Request Forms*, not dated.
 3. Copy of *The State of New Hampshire Department of Transportation Driveway Permit*, dated October 28, 2021.
 4. Copy of *Stormwater Management Report*, prepared by Maynard & Paquette Engineering Associates, LLC, dated March 2022.
 5. Copy of Site Plan Documents for *Barclay Medical Office Building*, prepared by Maynard & Paquette Engineering Associates, LLC, dated December 29, 2021, unless otherwise noted, with no revisions noted, including the following:
 - a. *Site Plan*, Dwg. No. 1 of 4.
 - b. *Existing Conditions Plan*, Dwg. No. 2 of 4.
 - c. *Grading Plan*, Dwg. No. 3 of 4.
 - d. *Site Plan*, Dwg. No. 4 of 4.
 - e. *Wetlands and Topographic Plan*, dated January 7, 2021.

SWR:elc

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



March 31, 2022

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

Re: Town of Hudson Planning Board Review
Barclay Medical Office Site Plan, 2 Stonemill Drive
Tax Map 246 Lot 1; Acct. #1350-994
Reference No. 20030249.2160

Dear Mr. Groth:

Fuss & O'Neill (F&O) has reviewed the first submission of the materials received on March 17, 2022, related to the above-referenced project. Authorization to proceed was received on March 18, 2022. A list of items reviewed is enclosed. The scope of our review is based on the Site Plan Review Codes, Stormwater Codes, Driveway Review Codes, Sewer Use Ordinance 77, Zoning Regulations, and criteria outlined in the CLD Consulting Engineers Proposal approved September 16, 2003, revised September 20, 2004, June 4, 2007, September 3, 2008, and October 2015.

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

The project appears to consist of the development of a medical office on an undeveloped portion of a previously developed residential site. Proposed improvements to the site also include the construction of a driveway, parking areas, drainage improvements, and other associated site improvements. The proposed buildings will be serviced by a private well and subsurface disposal system.

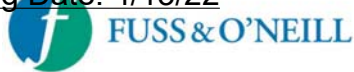
The following items are noted:

1. Site Plan Review Codes (HR 275)

- a. Hudson Regulation (HR) 275-6.C. The applicant has not proposed to add any sidewalks along River Road as part of this project. We note that there are no existing sidewalks in this area of River Road.
- b. HR 275-6.I. The scope of this review does not include the adequacy of any fire protection provisions for the proposed building.
- c. HR 275-8.C.(2) and Zoning Ordinance (ZO) 334-15.A. The applicant has provided parking calculations on the plan set. The applicant has proposed ten spaces which exceeds the four parking spaces that are required for the medical office based on its size.
- d. HR 275-8.C.(4). The applicant has requested a waiver to allow for parking space sizes to be reduced to nine feet by 20 feet for the site.

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

California
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Mr. Brian Groth

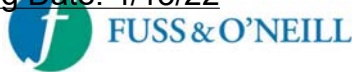
March 31, 2022

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- e. HR 275-8.C.(5). The applicant should review the need for a waiver for minimum parking aisle width on site. The Regulation requires 24 feet for perpendicular parking and the applicant has provided as little as 18 feet in some locations.
- f. HR 275-8.C.(6). The applicant has not provided any off-street loading spaces on the plan set. The applicant should review the need for a waiver from this requirement.
- g. HR 275-9.C.(11). The applicant has proposed one handicap parking space for the site which meets the minimum required. We note that this space does not have any signage shown on the plan as required and details for handicap parking signage and striping were not provided. We also note that the two leaching catch basins are located within this space and one is directly where the driver would exit their vehicle. This may become a hazard for drivers that use a cane or walker. We recommend the applicant relocate the handicap parking space to another one of the spaces in front of the building.
- h. HR 275-9.C.(11). The applicant has not provided any spot grades on the plan to show that the sidewalk area adjacent to the handicap parking space in front of the building will be handicap accessible. No curb ramps or detectable pavers are shown at this sidewalk area. Also, the plans only show a step up to the porch. There is no handicapped accessible ramp detailed.
- i. HR 275-9.F. The applicant did not provide copies of any easements or deeds as part of the package received for review. No existing or proposed easements are shown on the plans.

2. Administrative Review Codes (HR 276)

- a. HR 276-7.C. The applicant should add a list of waivers to the site plan. We note that some of the waiver item numbers on the waiver request forms provided were illegible or did not match any known Regulation.
- b. HR 276-11.1.B.(12).(c). The applicant should review the need for a waiver from the 100-foot distance between a residential use and a commercial use. We note that this site does not appear to meet this requirement.
- c. HR 276-11.1.B.(13). The applicant has not included details for any proposed site signage. The applicant has included the note requiring signs to be approved prior to installation.
- d. HR 276-11.1.B.(15). The applicant has not shown all buildings within 50 feet of the tract. We note there is another adjacent residential building to the west that is not shown but appears to be within 50 feet of the lot.
- e. HR 276-11.1.B.(16). The applicant has not provided all driveways or roadways within 200 feet of the tract. We note that Stonemill Drive is barely shown on the plan set along with the abutter's driveway to the west.
- f. HR 276-11.1.B.(17). The applicant has not provided any benchmarks on the plan set.
- g. HR 276-11.1.B.(22). The applicant has requested a waiver to reduce the green spaces at the front of the lot to 35 feet. We note that based on the 50-foot building setback only 35 feet is necessary therefore a waiver is not needed.
- h. HR 276-11.1.B.(23). The applicant has not noted any pertinent highway projects on the plan set.



Mr. Brian Groth

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3. Driveway Review Codes (HR 275-8.B. (34)/Chapter 193)

- a. HR 193.10.E. The applicant has not provided any sight distances for the proposed driveway location on the plan set.
- b. The driveway layout at the entrance and overall parking lot configuration doesn't appear to allow for larger trucks to access the site. The applicant should confirm that these are not anticipated and review the need for signage to prevent such trucks from attempting to access the site. The applicant should provide information as to the types of delivery trucks that are expected to access the site.
- c. The applicant has noted on the plan set that a NHDOT Driveway Permit was approved, and a copy of the permit was provided. We note that the Permit states that a driveway was approved based on a plan dated April 19, 2021. This plan was not provided as part of the plans received for review (current plan set is dated December 29, 2021), therefore it is unknown if the driveway proposed matches the permit provided.
- d. The applicant has not provided any details for the stripping, or stop sign proposed for the driveway.
- e. The applicant should review the need to locate the stop sign in line with the proposed stop bar.

4. Traffic

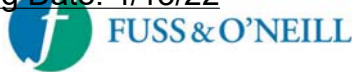
- a. HR 275-9.B. The applicant has not provided any traffic information for review.

5. Utility Design/Conflicts

- a. HR 276-13.A. The applicant has not shown any connections to electric, telephone or communications lines on the plan set.
- b. HR 276-13.G. The applicant has noted that a NHDES Septic approval has been granted but we note that no information about that system other than septic tank and leach field locations is shown on the plans. Test pit information and design details are not included in the plans.
- c. HR 276-13.H. The applicant should show the protective well radii on the plan set for both the existing and proposed well locations. We note that per NHDES We 602.09.(a)(2) wells should be located 50 feet from any surface water. We note that the applicant has proposed the new well approximately 35 feet from the edge of Eayrs Pond.
- d. HR 276-13.H. The applicant should show the location of the subsurface disposal system for the existing residential home within the site to be sure it is not within the proposed well radius. Also, the existing well for the adjacent residence on River Road is not shown on the plans. This needs to be shown to ensure the proposed septic system is not within the well radius of that well.

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

- a. HR 275-9.A.1. The applicant is proposing a slight increase in the 10-year storm event. The applicant should provide information showing how this increase will not negatively affect downstream drainage systems.

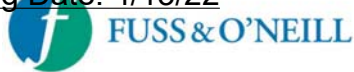


Mr. Brian Groth

March 31, 2022

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- b. HR 290-9.A.3. & 290-7.B.16. The applicant should provide test pit information and locations upon the plan set.
- c. HR 290-5. The applicant should provide the total disturbed area, scaling is approximated at 20,000±sf.
- d. HR 290-5.A.1. & 290.A.3. The applicant should provide language in the Drainage Analysis Report, stating if and how low impact development (LID) strategies for stormwater runoff were evaluated for this project.
- e. HR 290-5.A.4. The applicant should provide GRV calculations.
- f. HR 290-5.A.5. The applicant should provide the 10-year pre- and post-development stormwater HydroCAD, currently the 5-year is provided.
- g. HR 290-5.A.9. & 290.5.A.11. The applicant should provide the BMP calculation sheets accounting for ESHWT.
- h. HR 290-5.A.9. & 290.5.A.11. The HydroCAD for the proposed detention basin node does not properly represent the proposed design. The primary outlet is not modeled within the node. There is storage below the lowest outlet, utilizing volume that will be technically occupied by water at all times, since infiltration is not accounted for. The applicant should revise the basin design, setting a starting elevation of the basin or accounting for infiltration. We note the comment above requiring test pits, BMP Worksheets, and accounting for ESHWT.
- i. HR 290-5.A.9. & 290.5.A.11. The applicant should provide design information for the catch basins, including but not limited to the following:
 - 1. Rim elevations and structure overall height.
 - 2. The HydroCAD calls for a 12' diameter x 6' tall vertical cylinder of stone set at 120.00'. The plan details call for a 5' structure with 3' of stone (11' overall). The applicant should coordinate the plans and the HydroCAD dimensions to match.
 - 3. The plan details illustrate the CB sump is a regular structure bottom, while the top riser sections are perforated. The applicant should note this for the contractor to install the correct design.
 - 4. The applicant should state on the plan if this 120.0' is the bottom of the basin sump or the bottom of the stone, and clarify if this elevation accounts for the pre-treatment volume of the sump.
 - 5. We note the HydroCAD does not utilize the volume of the catch basin within the stone, which would increase volume of the structure.
- j. HR 290-5.A.12, 290-7.A.9. & 290.9. The applicant should provide an I&M manual.
- k. HR 290-6.A. through 290-6.A.13. The applicant should review the entire section and provide the required erosion control material for the site plan submittal.
- l. HR 290-7.A.6. The applicant should provide information as to how the stormwater system is designed to account for frozen ground conditions.
- m. HR 290-7.A.8. The applicant should stamp the Stormwater Report with a valid NH PE Stamp.
- n. HR 290-7.B.16. The applicant should provide snow storage areas upon the plan set.
- o. HR 290-8.A.4. & 5. We note the requirement of the applicant to coordinate the need for a Bond or Escrow with the Town Engineer.



Mr. Brian Groth

March 31, 2022

Page 5 of 6

- p. HR 290-6. The applicant should provide the required erosion control details and notes.
- q. HR 290-6. The applicant should provide a level spreader detail upon the plan set.
- r. The applicant will be required to comply with all provisions of the Town of Hudson's MS4 permit, including but not limited to annual reporting requirements, construction site stormwater runoff control, and record keeping requirements.
- s. Please note that this review was carried out in accordance with applicable regulations and standards in place in New Hampshire at this time. Note that conditions at the site, including average weather conditions, patterns and trends, and design storm characteristics, may change in the future. In addition, future changes in federal, state or local laws, rules or regulations, or in generally accepted scientific or industry information concerning environmental, atmospheric and geotechnical conditions and developments may affect the information and conclusions set forth in this review. In no way shall Fuss & O'Neill be liable for any of these changed conditions that may impact the review, regardless of the source of or reason for such changed conditions. Other than as described herein, no other investigation or analysis has been requested by the Client or performed by Fuss & O'Neill in preparing this review.

7. Zoning (ZO 334)

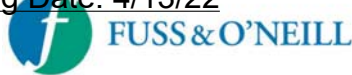
- a. ZO 334-14.A. The applicant has not provided the proposed building height on the plan set.
- b. ZO 334-17 & 334-21. The applicant has noted that the subject parcel is located within the Residential (R-2) zoning district. The proposed use was approved by the Zoning Board of Adjustment on May 28, 2020.
- c. ZO 334-33. The applicant has shown wetlands on the plan set; however, the only proposed disturbance to this area is the installation of a well within the wetland buffer.
- d. ZO 334-60. The applicant has not provided any details for any proposed signs on site. The applicant has noted that signs are subject to Planning Board approval prior to installation.
- e. ZO 334-83 and HR 218-4.E. The applicant has noted that the site is located within a designated flood hazard area Zone A. The applicant has shown the limits of Zone A and we note that only the proposed well is located within this area. No other construction is proposed within the flood hazard area.

8. Erosion Control/Wetland Impacts

- a. HR 290-5.A.10. The applicant should show proposed erosion controls upon the design plans with appropriate details for installation
- b. HR 290-5.A.10. Due to the close proximity of the onsite wetlands, and as to avoid unwanted wetland buffer impact, the applicant should add a note stating that orange construction fence will be placed at all wetland buffers within 50-feet of proposed grading. This fence is recommended during build out and kept up until the site is complete.
- c. The Town of Hudson should reserve the right to require any additional erosion control measures as needed.

9. Landscaping (HR 275-8.C.(7) & 276-11.1.B.(20)) and Lighting (HR 276-11.1.B.(14))

- a. HR 275-6.L. The applicant has not provided any landscaping on the site plan.



Mr. Brian Groth
March 31, 2022
Page 6 of 6

- b. HR 275-8.C.(8). The applicant has not shown any screening between the site and the neighboring residential lot to the northeast. We note that the existing lot appears to be mostly wooded but the applicant has not shown limits of clearing on the plan to assess the remaining vegetation for screening purposes.
- c. HR 276-11.1.B.(14). The applicant has noted that no lighting is proposed on the plan set. The applicant should add the required note stating “There will be no exterior lighting.” We do note that no exterior lighting will make the site quite dark during some winter month hours for patients accessing the office.

10. State and Local Permits (HR 275-9.G.)

- a. HR 275-9.G. The applicant has listed required permits and their status on the plan set.
- b. HR 275-9.G. The applicant provided a copy of the NHDOT Driveway Permit as part of the package received for review. We note that a copy of the NHDES Septic approval was not provided.
- c. Additional local and state permitting may be required.

11. Other

- a. The applicant has shown a one-inch bituminous sidewalk next to the cap cod berm in the detail but has not shown this sidewalk on the plan set. The applicant should coordinate the detail and plan set.
- b. ETGTD Section 565.1.1. The applicant is reminded of Town of Hudson requirements for the importing of off-site fill materials for use in constructing this project. It is recommended that these requirements be stated on the plans for the Contractors attention.
- c. The applicant should provide a detail for the walkway area in front of the porch. It is unclear if that area is to be paved or a sidewalk proposed.

Please feel free to call if you have any questions.

Very truly yours,

Steven W. Reichert, P.E.

SWR:

Enclosure

cc: Town of Hudson Engineering Division – File
Maynard & Paquette Engineering Associates, LLC – mpeallc@aol.com

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

Barclay Medical Office Site Plan
Town of Hudson
Fuss & O'Neill Reference No. 03-0249.2160
Reviewed March 31, 2022

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

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

Applicant Initials		Staff Initials
ak)	Buffer as required by site plan regulations	Fuss & O'Neill/SWR
al)	Green and open space requirements met with percentages of both types of spaces inscribed on the plan	Fuss & O'Neill/SWR
am)	Soil types and boundaries, Note: if site contains marginal or questionable soils, a High Intensity Soil Survey (HISS) may be deemed necessary to submit as part of the application. Said HISS, if required, shall be performed by a State of New Hampshire certified Soil Scientist, who shall affix his/her stamp and signature shall be inscribed on the plan.	Fuss & O'Neill/SWR
an)	Wetlands (and poorly-drained and very poorly-drained soils), also identified as Class 5 and Class 6 High Intensity Soil Survey (HISS soils), and permanent and seasonal wetlands shall be identified on the plan by a New Hampshire certified Wetland or Soil Scientist, who shall affix his/her stamp and signature to the respective plan.	Fuss & O'Neill/SWR
ao)	"Valid for one year after approval" statement inscribed on the plan	Fuss & O'Neill/SWR
ap)	Loading bays/docks	Fuss & O'Neill/SWR
aq)	State of New Hampshire engineer's stamp, signature, surveyor's stamp, and signature	Fuss & O'Neill/SWR
ar)	Error of closure (1 in 10,000 or better)	Fuss & O'Neill/SWR
as)	Drafting errors/omissions	Fuss & O'Neill/SWR
at)	Developer names, addresses, telephone numbers and signatures	Fuss & O'Neill/SWR
au)	Photographs, electronic/digital display or video of site and area	Fuss & O'Neill/SWR
av)	Attach one (1) copy of the building elevations	Fuss & O'Neill/SWR
aw)	Fiscal impact study	Fuss & O'Neill/SWR
ax)	Traffic study	Fuss & O'Neill/SWR
ay)	Noise study	Fuss & O'Neill/SWR

- ap) None provided.
- as) Not stated.
- at) Signature and phone number not provided on the plan.
- au) Not provided.
- av) Not provided.
- aw) Not provided.
- ax) Not provided.
- ay) Not provided.

Applicant Initials _____

az) Copies of any proposed or existing easements, covenants, deed restrictions, right of way agreements or other similar documents

_____ az) None provided as part of the review package.

ba) Copy of applicable Town, State, Federal approval/permits to include but not limited to the following:

_____ ba) NHDOT Driveway Permit provided.

- industrial discharge application

- sewer application

- flood plain permit

- wetlands special exception

- variance

- erosion control permit (149:8a)

- septic construction approval

- dredge and fill permit

- curb cut permit

- shoreland protection certification in accordance with RSA483-B

- if applicable, review application with Lower Merrimack River

Local Advisory Committee (LMRLAC) and attach LMRLAC project comments hereto.

bb) Presentation plan (colored, with color coded bar chart)

_____ bb) No presentation plan received, requires a Town action.

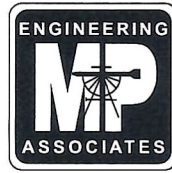
bc) Fees paid to clerk

_____ bc) Requires Town action.

bd) Five (5) 22" x 34" copies of the plan shall be brought to the Planning Board meeting and distributed to the Planning Board members at the meeting. Note: for all subsequent meetings involving revised plans, five 22" x 34" copies of said plan shall be brought to the meeting for distribution to the board members.

_____ bd) Requires Town action.

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



Maynard & Paquette
Engineering Associates, LLC
Consulting Engineers and Land Surveyors
31 Quincy Street, Nashua, NH 03060
Phone (603)883-8433 Fax (603)883-7227
mpeallc@aol.com

April 04, 2022

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

Barclay Medical Office (J-12,642)
River Road/Stonemill Drive

Dear Brian:

With regard to the Fuss & Oneill (F&O) set of review comments dated 3/31/22, we have the following responses:

- 1 – a – Sidewalks not allowed on state highway. This comment is not relevant.
 - b – Building fire protection is a building permit issue not site plan.
 - c – Four parking spaces per code is inadequate for this use.
 - d – A 9 foot parking space is common and numerous waivers have been granted for other sites in Town.
 - e – Minimum aisle back up width is 24 feet or more.
 - f – No loading space is needed for a medical office. This comment is Irrelevant.
 - g – H/C striping is std. H/c space relocated away from CB's.
 - h – The area adjacent to parking area is flat and gently slopes up to the building entrance, no curbs nor steps.
 - I – Comment is irrelevant – there are no easements.

- 2 – a – Approved waivers will be noted on site plan
 - b – Layout approved by ZBA – 100 foot buffer thus not applicable.
 - c – Sign comment noted.
 - d – Comment noted.
 - e – Entrance is on River Road.
 - f – Comment noted.
 - g – No comment.
 - h – Comment irrelevant.

- 3 – a – State highway approved driveway.
 - b – State highway approved, not relevant.
 - c – No comment.

Page 2

- 3 – d – Not correct.
- 3 – e – Irrelevant.
- 4 – a – No comment.
- 5 – a – Comment noted.
 - b – System design review is by Town Engineer and NHDES not F&O
 - c – See NHDES approved septic design plan.
 - d – Existing septic is north of brook, well away from proposed office.
- 6 – a – See drainage report. Please note that the increase is “slight”.
 - b – See septic design plan approved by NHDES and Town Engineer.
 - c – Comment noted.
 - d – Comment noted.
 - e – Comment noted.
 - f – Storm water calculation of 5 and 25 year are sufficient to assess drainage.
 - g – Comment appears irrelevant.
 - h – Not understandable, please amplify.
- 6 – i – 1 – See dwg 3.
 - 2 – Plan detail is over designed.
 - 3 – Noted.
 - 4 – Noted.
 - 5 – Noted.
- 6 – j – Noted
 - k – Please clarify.
 - l – Not relevant.
 - m – NH PE’s
 - n – Plenty of potential snow storage areas.
 - o – Not required.
 - p – Comment noted.
 - q – Comment noted.
 - r – No comment.
 - s – F&O’s legal problems with this review and others not relevant.
- 7 – a – Not site plan issue.
 - b – No comment.
 - c – No comment.
 - d – Proposed sign noted.
 - e – No comment.



Page 3

8 – a – Comment noted.
b– Not needed
c– Not needed.

9 – a – Site is heavily wooded – additional L/S not needed.
b - Not relevant.
c – Lights on building at entrance are supplemented by two additional pole lights.

10 – a, b, & c – No comment.

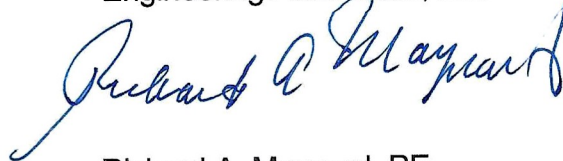
11 – a – Site plan governs, details are only illustrative and not required.
b – Not relevant.
c – Level paving.

The F & O comments are excessive and somewhat not applicable to this particular site.

We trust that the above Responses are sufficient to allow the Planning Board to grant final approval.

Very Truly Yours,

Maynard & Paquette
Engineering Associates, LLC



Richard A. Maynard, PE

Cc: Warren Barclay



From: Dhima, Elvis
Sent: Wednesday, March 23, 2022 1:58 PM
To: Groth, Brian
Cc: Dubowik, Brooke
Subject: RE: Dept Sign Off - Barclay Medical Office SP# 04-22

Brian

Please see below

1. Applicant shall install wetland Conservation markings at the 50' wetland buffer
2. Applicant shall provide snow storage area

E

Elvis Dhima, P.E.
Town Engineer

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



SITE PLAN APPLICATION

Date of Application: Jan. 7, 2022 Tax Map #: 246 Lot #: 1

Site Address: 2 Stonemill Drive

Name of Project: Barclay Medical Office Building

Zoning District: Residential - 2 General SP#: _____
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Warren & Suzanne Barclay Rev. Trust

Address: 24 Chalifoux Road

Address: Hudson, NH 03051

Telephone # 603-759-8533

Email: _____

PROJECT ENGINEER:

SURVEYOR:

Name: Maynard & Paquette

Address: 31 Quincy Street

Address: Nashua, NH 03060

Telephone # 603-883-8433

Email: MPEALLC@AOL.COM

PURPOSE OF PLAN:

To construct 28x40 medical office building with 10 parking spaces and related improvements.

(For Town Use Only)

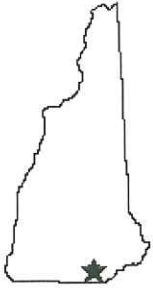
Routing Date: _____ Deadline Date: _____ Meeting Date: _____

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

FMB Title: Fire Chief Date: 3/19/2022
(Initials)

Department: ① Addressing FOC Project will come from Fire Department
② Site provides limited Exit Discharge from the sides or Rear of Office Building. Exits will need to be reviewed during Building Permit Review.

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



TOWN OF HUDSON

Land Use Division



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

Site Plan Review #04-22

7/7 3-22-22

March 22, 2022

Re: Map 246 Lot 001
Address: 2 Stonemill Dr
Zoning district: (R-2) Residential Two
Proposal: review for several additions/renovations totaling 48,270 SqFt.

Submitted plans reviewed: 1 of 4 dated Dec 21, 2021

There were some conditions on the Variance granted 5/28/2020 by ZBA as follows:

- (1) The combined work hours for two doctors (Dr. Warren Barclay and one associate chiropractor) shall not exceed fifty (50) hours per week;
- (2) The total number of parking spaces be established at the minimum amount required and not exceed ten (10) parking spaces; *Note: this is on the site plan.*
- (3) The lot remain in common ownership and cannot be subdivided or transferred separately; and
- (4) That the plan be reconfigured moving the building out of the fifty foot (50') front setback and resituating the building to the right side (north) of the plan and the parking area to the left side (south) of the plan. *Note: this is on the site plan.*

Sincerely,

Bruce Buttrick,
Zoning Administrator/Code Enforcement Officer

att: 5/28/2020 ZBA Variance granted
cc: 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.



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

SITE PLAN APPLICATION

Revised August 30, 2021

The following information must be filed with the Planning Department *at the time of filing a site plan application*:

1. One (1) original completed application with original signatures, and one (1) copy.
2. Three (3) full plan sets (sheet size: 22" x 34").
3. One (1) original copy of the project narrative, and one (1) copy.
4. A list of direct abutters and a list of indirect abutters, and two (2) sets of mailing labels for abutter notifications.
5. All of the above application materials, including plans, shall also be submitted in electronic form as a PDF.
6. All plans shall be folded and all pertinent data shall be attached to the plans with an elastic band or other enclosure.

The following information is required to be filed with the Planning Department *no later than 10:00 A.M., Tuesday ONE WEEK prior to the scheduled Planning meeting. The purpose of these materials is hardcopy distribution to Planning Board members, not review. Any plan revisions that require staff review must be submitted no later than 10:00 A.M., Tuesday TWO WEEKS prior to the scheduled Planning meeting. Depending on the complexity of changes, more time may be required for review. Please contact the Town Planner if you have any questions on this matter.*

1. Submission of fifteen (15) 11" X 17" plan sets, revised if applicable.
2. Submission of two (2) full plan sets (sheet size: 22" x 34"), if revised.
3. All of the above application materials, including plans, shall also be submitted in electronic form as a PDF.

Note: Prior to filing an application, it is recommended to schedule an appointment with the Town Planner.

SITE PLAN APPLICATION

Date of Application: Jan. 7, 2022 Tax Map #: 246 Lot #: 1

Site Address: 2 Stonemill Drive

Name of Project: Barclay Medical Office Building

Zoning District: Residential - 2 General SP#: _____
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: Warren & Suzanne Barclay Rev. Trust

Address: 24 Chalifoux Road

Address: Hudson, NH 03051

Telephone # 603-759-8533

Email: _____

DEVELOPER:

PROJECT ENGINEER:

Name: Maynard & Paquette

Address: 31 Quincy Street

Address: Nashua, NH 03060

Telephone # 603-883-8433

Email: MPEALLC@AOL.COM

SURVEYOR:

PURPOSE OF PLAN:

To construct 28x40 medical office building with 10 parking spaces and related improvements.

(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: Barclay Medical Office Building

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 246 LOT 1

DATE: Jan. 7, 2022

Location by Street: 2 Stonemill Drive

Zoning: Residential 2

Proposed Land Use: Medical office building & Residential

Existing Use: Residential

Surrounding Land Use(s): Residential, Commercial

Number of Lots Occupied: 1

Existing Area Covered by Building: 1,315 S.F.

Existing Buildings to be removed: 0

Proposed Area Covered by Building: 1,120 S.F.

Open Space Proposed: 50,775 S.F.

Open Space Required: 24,567 S.F.

Total Area: S.F.: 62,418 Acres: 1.43

Area in Wetland: 7,984 S.F. Area Steep Slopes: 6,293 S.F.

Required Lot Size: 60,000

Existing Frontage: 119.65'

Required Frontage: 120.00'

Building Setbacks:	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50</u>	<u>N/A</u>
Side:	<u>15</u>	<u>16.6'</u>
Rear:	<u>15</u>	<u>N/A</u>

SITE DATA SHEET

(Continued)

Flood Zone Reference: _____ NFIP 33011C0658D Zone A present

Width of Driveways: _____ 29' _____

Number of Curb Cuts: _____ 1 _____

Proposed Parking Spaces: _____ 10 _____

Required Parking Spaces: _____ 4 _____

Basis of Required Parking (Use): _____ Medical Office _____

Dates/Case #/Description/Stipulations
of ZBA, Conservation Commission,
NH Wetlands Board Actions: _____ ZBA case 246-001 5/28/2020 _____
(Attach stipulations on separate sheet)

Waiver Requests

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

(For Town Use Only)

Data Sheets Checked By: _____ Date: _____

SITE PLAN APPLICATION AUTHORIZATION

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

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

Signature of Owner: Warren Barclay Date: 1/10/22
Print Name of Owner: WARREN R BARCLAY

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

Signature of Developer: Warren Barclay Date: 1/10/22
Print Name of Developer: WARREN R. BARCLAY

❖ 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:

<u>1. Site Plan Use</u>	<u>Project Size/Fee</u>	
Multi-Family	\$105.00/unit for 3-50 units \$78.50/unit for each additional unit over 50	\$ _____
Commercial/Semi Public/Civic or Recreational	\$157.00/1,000 sq. ft. for first 100,000 sq.ft. (bldg. area): \$78.50/1,000 sq.ft. thereafter.	\$ <u>175.84</u>
Industrial	\$150.00/1,000 sq.ft for first 100,000 sq.ft. (bldg. area); \$78.50/1,000 sq.ft thereafter.	\$ _____
No Buildings	\$30.00 per 1,000 sq.ft. of proposed developed area	\$ _____

CONSULTANT REVIEW FEE: (Separate Check)

Total 1.43 acres @ \$600.00 per acre, or \$1,250.00, whichever is greater. \$ 1250.00

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

LEGAL FEE:

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

(continued on next page)

SCHEDULE OF FEES

(Continued)

B. POSTAGE:

7 Direct Abutters @\$4.33 (or Current Certified Mail Rate) \$ 30.31
1 Indirect Abutters (property owners within 200 feet) \$ 0.58
@\$0.58 (or Current First Class Rate)

C. ON SITE SIGNAGE: \$ 15.00

E. TAX MAP UPDATING FEE: (FLAT FEE) \$ 275.00

TOTAL \$ 1746.73

(For Town Use)

AMOUNT RECEIVED: \$ _____	DATE RECEIVED: _____
RECEIPT NO.: _____	RECEIVED BY: _____

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

F. RECORDING FEES:

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

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

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

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

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

WAIVER REQUEST FORM

Name of Subdivision/Site Plan: PARCWAY SITE PLAN
Street Address: 2 STONEMILL DR / RIVER ROAD
I R. MARYNARD hereby request that the Planning Board
waive the requirements of item 277.4.1 (2)(c) of the Hudson Land Use Regulations
in reference to a plan presented by MARYNARD & PROUSTES
_____ (name of surveyor and engineer) dated _____ for
property tax map(s) 246 and lot(s) 1 in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Land Use Regulations.

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

MIXED USE AREA OF RES. ZONE, ZMA
APPROVED / DIRECTED,

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

ZMA APPROVED / DIRECTED

Signed Robert Marynard
Applicant or Authorized Agent

WAIVER REQUEST FORM

Name of Subdivision/Site Plan: BARCLAY SITE PLAN
Street Address: 2 STONEMILL DR / RIVER ROAD
I R. MAYNARD hereby request that the Planning Board
waive the requirements of item 275-B(C)(d) of the Hudson Land Use Regulations
in reference to a plan presented by MAYNARD & PAQUETTE
_____ (name of surveyor and engineer) dated _____ for
property tax map(s) 246 and lot(s) 1 in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Land Use Regulations.

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

LIMITED AREA, LOW TRAFFIC SITE

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

LIMITED AREA, TRAFFIC DIRECTED / APPROVED LAYOUT

Signed: Rochelle Maynard
Applicant or Authorized Agent

WAIVER REQUEST FORM

Name of Subdivision/Site Plan: BARCLAY SITE PLAN
Street Address: 2 STONEMILL DR / RIVERFORD
I R MAYNARD hereby request that the Planning Board
waive the requirements of item 275 - 8 - (c) - (A) of the Hudson Land Use Regulations
in reference to a plan presented by MAYNARD & PASQUATE
_____ (name of surveyor and engineer) dated 12/29/21 for
property tax map(s) 244 and lot(s) 1 in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Land Use Regulations.

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

LIMITED AREA, 9 FT WIDE SPACES WORK FOR THIS
TYPE OF SITE

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

LIMITED AREA, ZBA DIRECTED / APPROVED LAYOUT

Signed:

Robert H Maynard
Applicant or Authorized Agent

WAIVER REQUEST FORM

Name of Subdivision/Site Plan: BARCLAY SITE PLAN
Street Address: 2 STONEHILL DR / RIVER ROAD
I R MAYNARD hereby request that the Planning Board
waive the requirements of item 216-11.13-22 of the Hudson Land Use Regulations
in reference to a plan presented by MAYNARD & PASCUATE
_____ (name of surveyor and engineer) dated 12/29/21 for
property tax map(s) 246 and lot(s) (in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Land Use Regulations.

Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):
ZBA APPROVAL/DIRECTIVE, ONLY
35 FOOT SETBACK REQUIRED FOR PAVEMENT

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

Signed: 
Applicant or Authorized Agent

ABUTTERS:

Map 246 Lot 1
Warren R. Barclay Trustee
Warren & Suzanne Barclay Rev. Trust
24 Chalifoux Road
Hudson, NH 03051

Map 246 Lot 2
John W. & Frederick B. Sullivan
53 River Road
Hudson, NH 03051

Map 246 Lot 4
Renee M. & Dana J. Paquette
1 Stonemill Road
Hudson, NH 03051

Map 246 Lot 86
DLM Properties, LLC
22 Abbott Street
Hudson, NH 03055

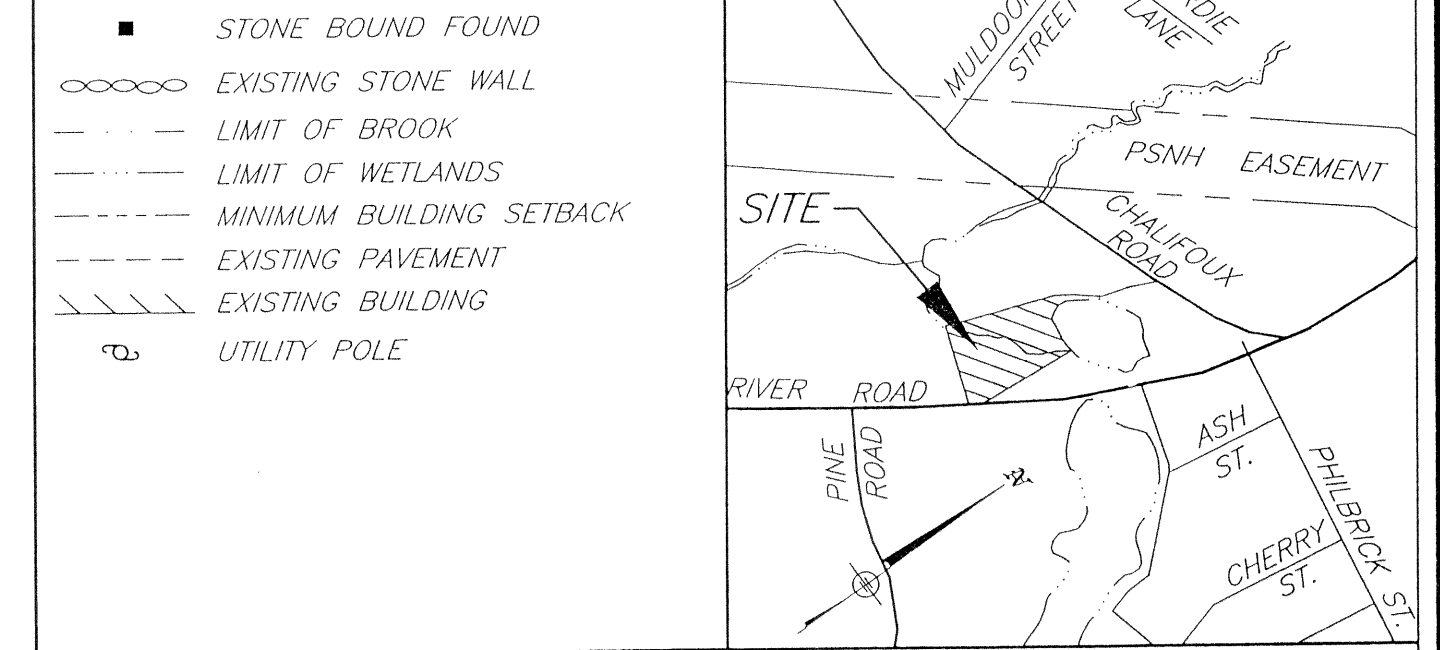
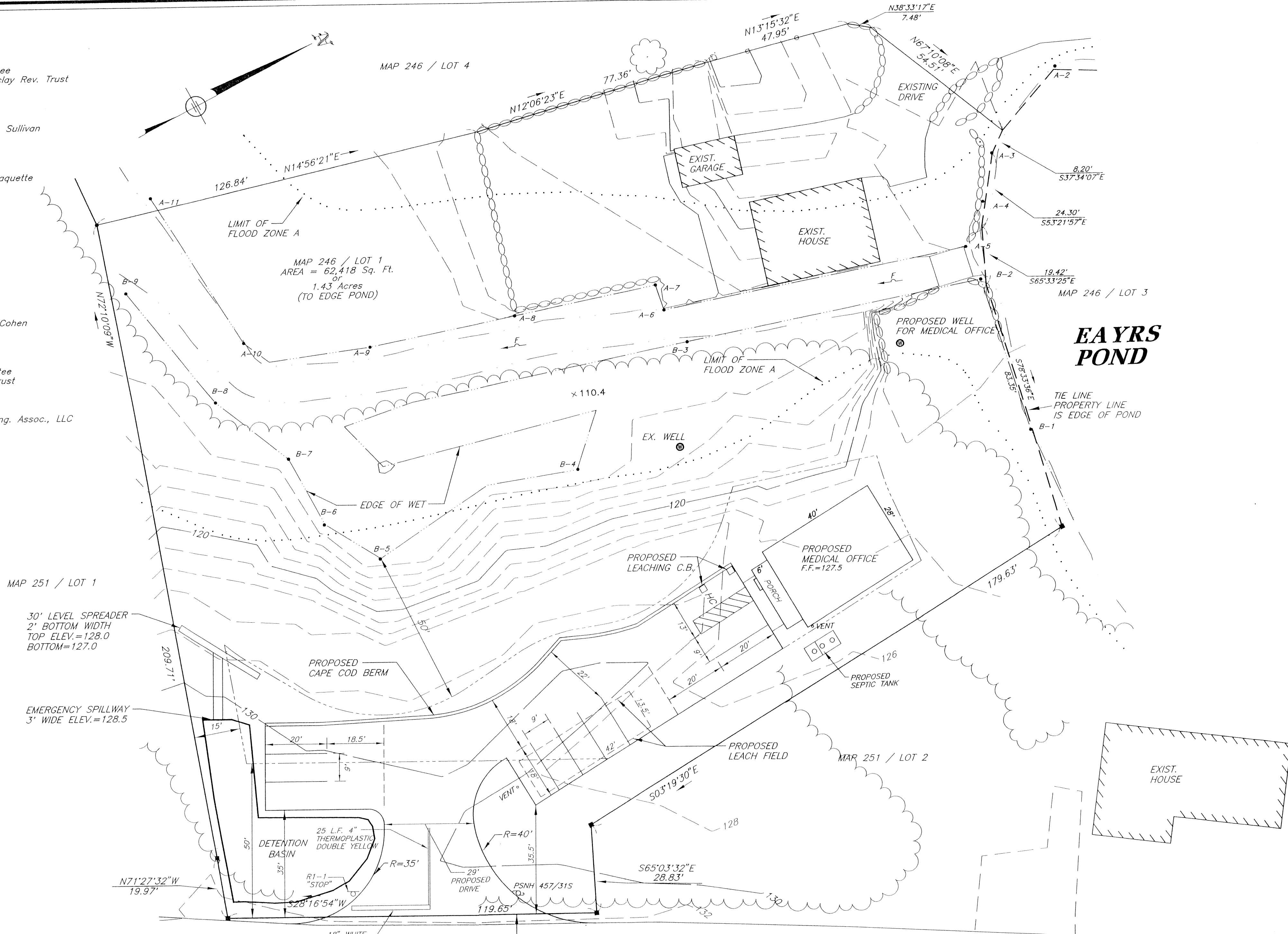
Map 251 Lot 1
BAE Systems
P.O. Box 868
Nashua, NH 03060

Map 246 Lot 3
Eric J. & Elizabeth A. Cohen
51 River Road
Hudson, NH 03051

Map 246 Lot 85
David M. Locicero Trustee
Locicero Family Rev. Trust
2 Jacqueline Street
Hudson, NH 03051

Maynard & Paquette Eng. Assoc., LLC
31 Quincy Street
Nashua, NH 03060

* Abutters within 200'



LEGEND and **VICINITY**

- LEGEND**
- STONE BOUND FOUND
 - ∞∞∞ EXISTING STONE WALL
 - - - - - LIMIT OF BROOK
 - - - - - LIMIT OF WETLANDS
 - - - - - MINIMUM BUILDING SETBACK
 - - - - - EXISTING PAVEMENT
 - - - - - EXISTING BUILDING
 - UTILITY POLE
- NOTES:**
1. PRESENT ZONING: "R-2" RESIDENTIAL 2
 2. PROPOSED USE: RESIDENTIAL & MEDICAL OFFICE
 3. THE PURPOSE OF THIS PLAN IS TO CONSTRUCT AN 1176 SF MEDICAL OFFICE WITH 10 PARKING SPACES INCLUDING 1 H.C.
 4. TOTAL AREA OF PARCEL: 1.43± ACRES
 5. LOT IS SERVICED BY PRIVATE WELL AND SEPTIC.
 6. VARIANCE FOR MEDICAL OFFICE IN ADDITION TO EXISTING RESIDENCE GRANTED ON 5/28/2020. CASE NO. 246-001.
 7. MINIMUM BUILDING REQUIREMENTS:
LOT SIZE = 60,000 S.F.
FRONTAGE: 120'
BUILDING SETBACKS: FRONT YARD = 50 FT.
SIDE AND REAR YARD = 15 FT.
 8. SOIL CONSERVATION SERVICE SOIL TYPE:
"WdA" - WINDSOR LOAMY SAND 0-3% SLOPES
"WdC" - WINDSOR LOAMY SAND 8-15% SLOPES
 9. GREEN SPACE REQUIRED: 40%
GREEN SPACE PROVIDED: 81%
 10. PARKING REQUIREMENTS:
HOUSE: 2 REQUIRED 2 PROVIDED
MEDICAL OFFICE: 1 SP/300 S.F. X 1,176 SF = 4 SPACES REQUIRED
PROPOSED PARKING: 10 SPACES INCL. 1 H/C
 11. N.F.I.P. F.I.R.M. FLOOD MAP NUMBER 33011C0658D INDICATES THAT A PORTION OF THIS SITE IS WITHIN ZONE A.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND TO BE INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.
 13. ALL HANDICAPPED PARKING SPACES SHALL CONFORM TO A.D.A. REQUIREMENTS FOR SIGNAGE AND STRIPING.
 14. ALL SITE LIGHTING TO BE HOODED AND DIRECTED ON SITE. (NONE PROPOSED)
 15. STREET ADDRESS TO BE ASSIGNED BY THE HUDSON FIRE DEPT. AT TIME OF BUILDING PERMIT ISSUANCE.
 16. A CAP FEE OF \$_____ SUBJECT TO ANNUAL INDEXING, AS PERMITTED BY THE IMPACT FEE METHODOLOGY, SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 17. CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION 1-888-DIG-SAFE. (1-888-344-7233)
 18. APPROPRIATE EROSION CONTROL MEASURES (HAY BALES, SILT FENCE, ETC.) SHALL BE INSTALLED PRIOR TO INITIATION OF ANY SITE WORK AND SHALL BE MAINTAINED UNTIL ADEQUATE VEGETATIVE COVER IS ESTABLISHED ON ALL GRADED AREAS.
 19. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED UPON COMPLETION OF SITE GRADING.
 20. WETLANDS PER PLAN REFERENCE NO 1
 21. NHDOT DRIVEWAY PERMIT NUMBER 05-229-0051 ISSUED 10/28/2021.
 22. NHDES SEPTIC CONSTRUCTION APPROVAL No. CA202111527 ISSUED 11/15/2021.

PLAN REFERENCE:

- 1) LOT LINE RELOCATION PLAN MAP 4 / LOTS 2&3, 1 & 2 STONE MILL ROAD, HUDSON, NH. DATED AUGUST 22, 2001 BY MAYNARD & PAQUETTE ENG. ASSOC., LLC. FILED HCRO AS PLAN No. 31567.
- 2) WETLANDS & TOPOGRAPHIC PLAN MAP 246 / LOT 1, 2 STONE MILL ROAD, HUDSON, NH. DATED JAN. 7, 2021 BY MAYNARD & PAQUETTE ENG. ASSOC., LLC.

APPROVED BY THE HUDSON, N.H. PLANNING BOARD
DATE OF MEETING: _____
SIGNATURE DATE: _____
SIGNATURE DATE: _____
SITE PLANS ARE VALID FOR TWO YEARS 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.

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO (2) YEARS FROM DATE OF APPROVAL.

Warren R. Barclay
WARREN R. BARCLAY, TRUSTEE
DATE: 1/10/22

I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCE 1 AND A FIELD SURVEY LAST MADE ON THE GROUND IN APRIL 2019 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000.

SITE PLAN MAP 246 / LOT 1
BARCLAY MEDICAL OFFICE BUILDING
2 STONEMILL DRIVE
HUDSON, NEW HAMPSHIRE

PREPARED FOR:
WARREN R. BARCLAY
TRUSTEE OF WARREN AND SUZANNE BARCLAY REVOCABLE TRUST
24 CHALIFOUX ROAD
HUDSON, NEW HAMPSHIRE 03051
Bk. 8848 Pg. 381

SCALE: 1"=20'
DATE: DECEMBER 29, 2021

ENGINEERING
MP
ASSOCIATES
Maynard & Paquette
Engineering Associates, LLC
Consulting Engineers and Land Surveyors
31 Quincy Street, Nashua, N.H. 03060
Phone: (603)883-8433 Fax: (603)883-7227

NO.	DATE	REVISION	BY

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MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC

ABUTTERS:

Map 246 Lot 1
Warren R. Barclay Trustee
Warren & Suzanne Barclay Rev. Trust
24 Chalifoux Road
Hudson, NH 03051

Map 246 Lot 2
John W. & Frederick B. Sullivan
53 River Road
Hudson, NH 03051

Map 246 Lot 4
Renee M. & Dana J. Paquette
1 Stonemill Road
Hudson, NH 03051

Map 246 Lot 86
DLM Properties, LLC
22 Abbott Street
Hudson, NH 03055

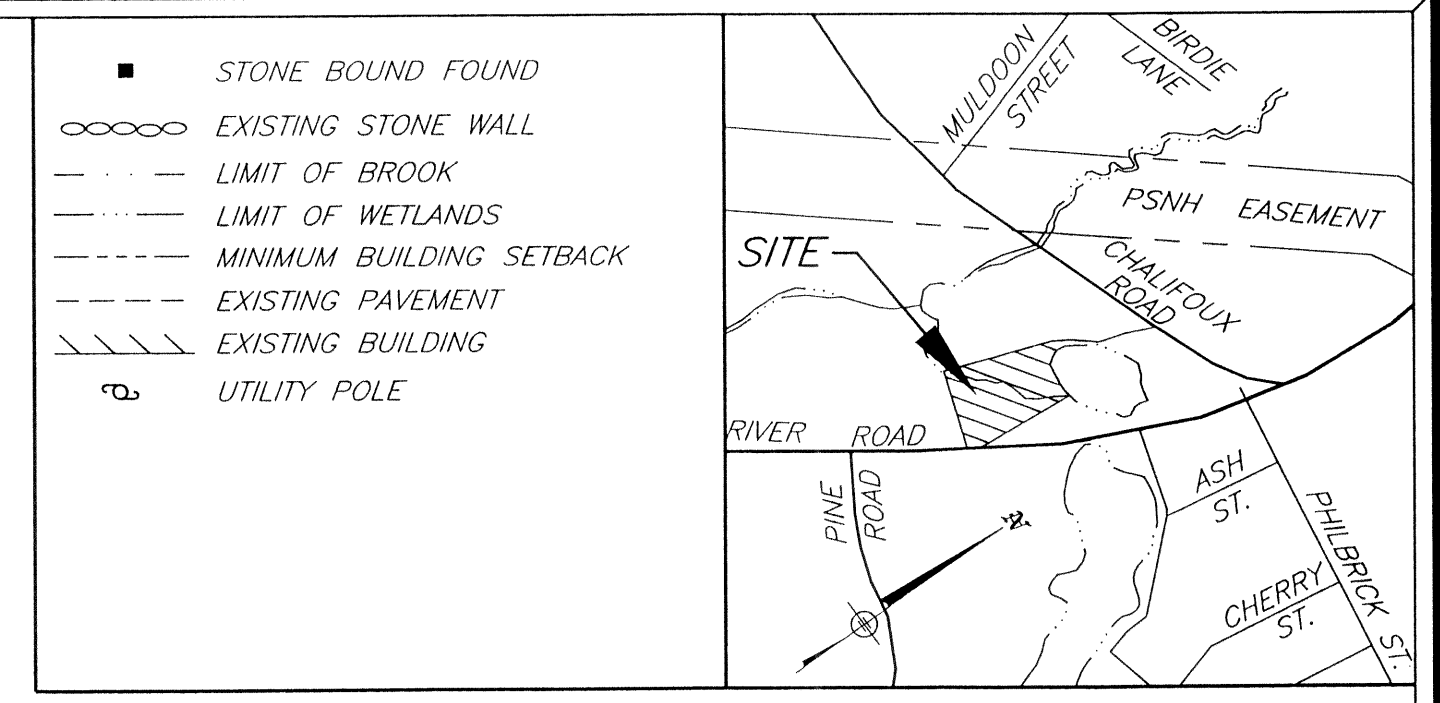
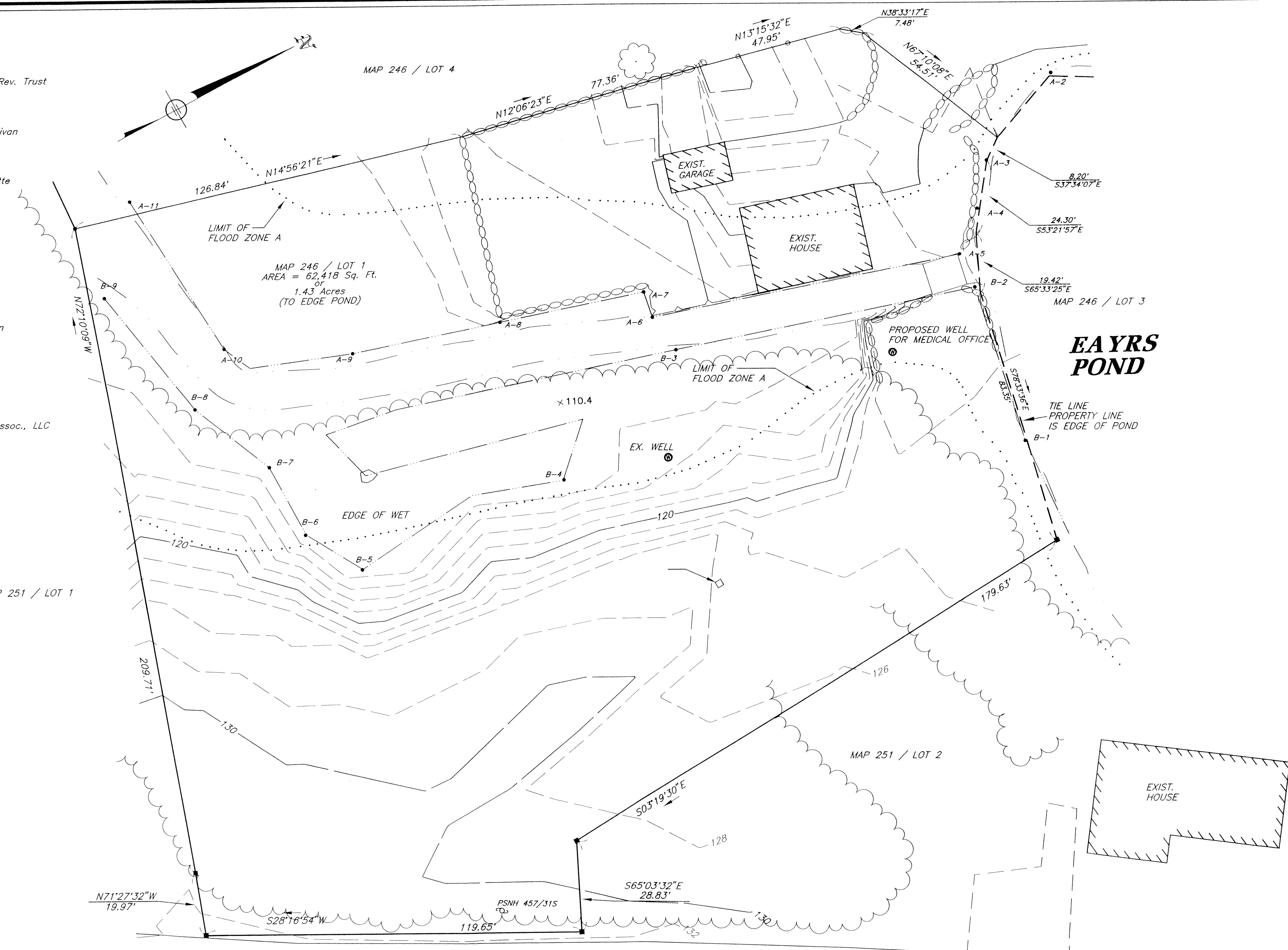
Map 251 Lot 1
BAE Systems
P.O. Box 868
Nashua, NH 03060

Map 246 Lot 3
Eric J. & Elizabeth A. Cohen
51 River Road
Hudson, NH 03051

Map 246 Lot 85 *
David M. Locicero Trustee
Locicero Family Rev. Trust
2 Jacqueline Street
Hudson, NH 03051

Maynard & Paquette Eng. Assoc., LLC
31 Quincy Street
Nashua, NH 03060

* Abutters within 200'



LEGEND
 ■ STONE BOUND FOUND
 ○○○○ EXISTING STONE WALL
 --- LIMIT OF BROOK
 - - - - - LIMIT OF WETLANDS
 - - - - - MINIMUM BUILDING SETBACK
 - - - - - EXISTING PAVEMENT
 - - - - - EXISTING BUILDING
 ○ UTILITY POLE

NOTES:

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 LOT SIZE = 60,000 S.F.
 FRONTAGE = 120'
 BUILDING SETBACKS: FRONT YARD = 50 FT.
 SIDE AND REAR YARD = 15 FT.
- SOIL CONSERVATION SERVICE SOIL TYPE:
 "Wda" - WINDSOR LOAMY SAND 0-3% SLOPES
 "Wdc" - WINDSOR LOAMY SAND 8-15% SLOPES
- GREEN SPACE REQUIRED: 40%
 GREEN SPACE PROVIDED: 81%
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RIVER ROAD

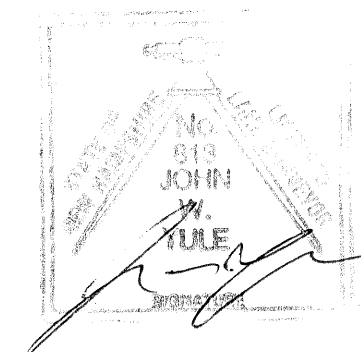
APPROVED BY THE HUDSON, N.H. PLANNING BOARD
DATE OF MEETING: _____

SIGNATURE DATE: _____

SIGNATURE DATE: _____

SITE PLANS ARE VALID FOR TWO YEARS 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.

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO (2) YEARS FROM DATE OF APPROVAL.

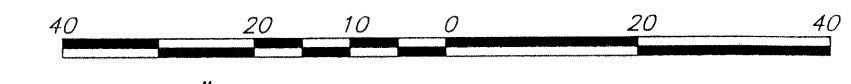


I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCE 1 AND A FIELD SURVEY LAST MADE ON THE GROUND IN APRIL 2019 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000.

NO.	DATE	REVISION	BY

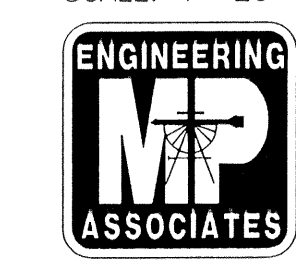
EXISTING CONDITIONS PLAN MAP 246 / LOT 1
BARCLAY MEDICAL OFFICE BUILDING
2 STONEMILL DRIVE
HUDSON, NEW HAMPSHIRE

PREPARED FOR:
WARREN R. BARCLAY
TRUSTEE OF WARREN AND SUZANNE BARCLAY REVOCABLE TRUST
24 CHALIFOUX ROAD
HUDSON, NEW HAMPSHIRE 03051
Bk. 8848 Pg. 381



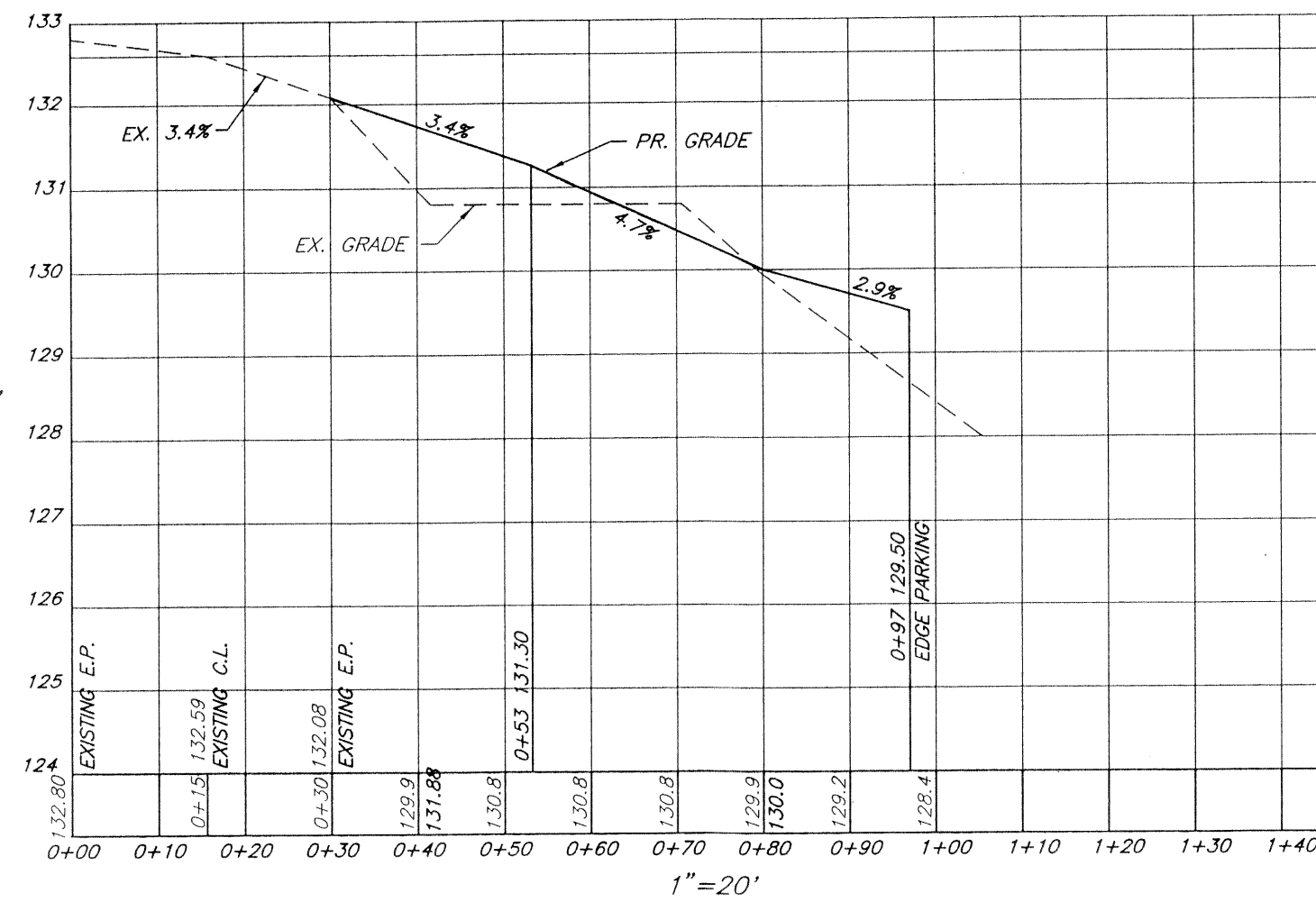
SCALE: 1"=20'

DATE: DECEMBER 29, 2021

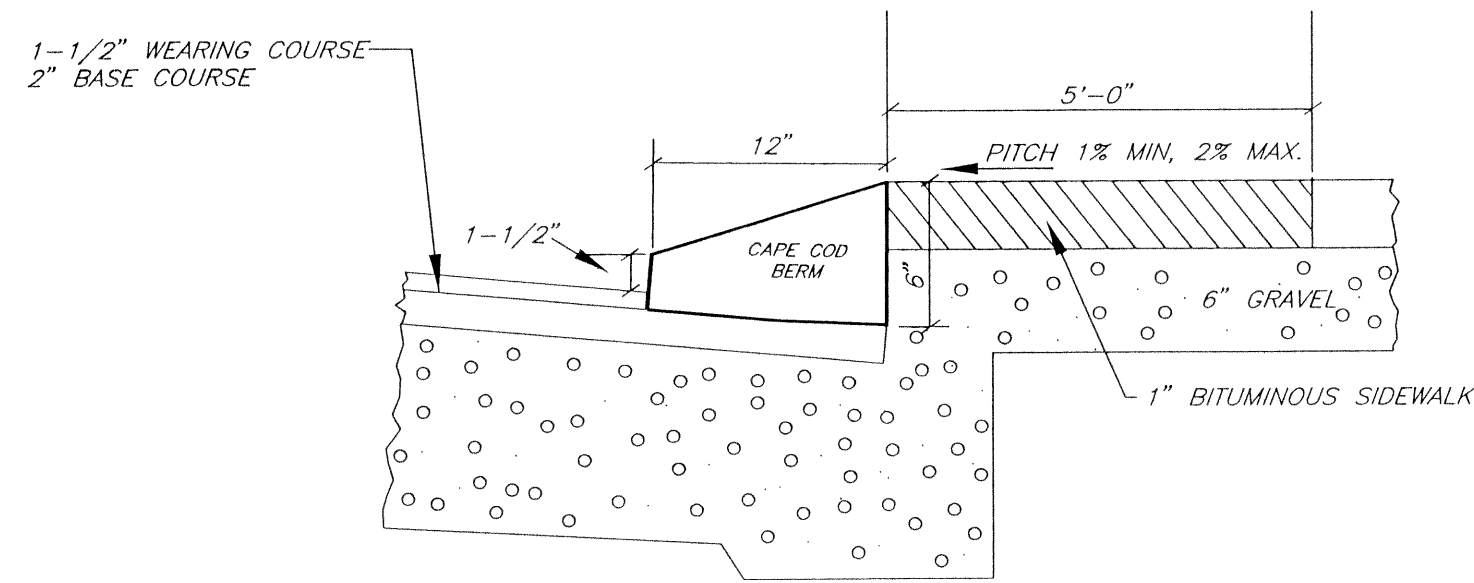


Maynard & Paquette
Engineering Associates, LLC
Consulting Engineers and Land Surveyors
31 Quincy Street, Nashua, NH. 03060
Phone: (603)883-8433 Fax: (603)883-7227

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MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC

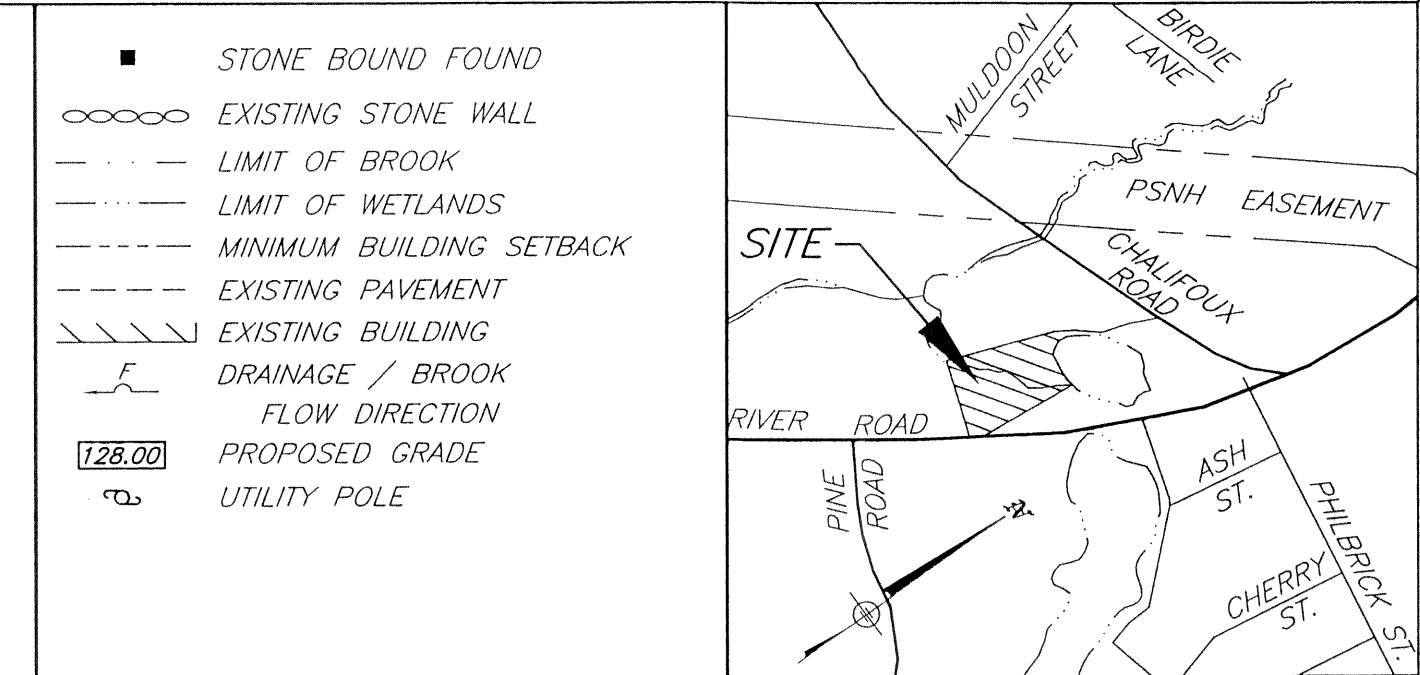


DRIVEWAY PROFILE



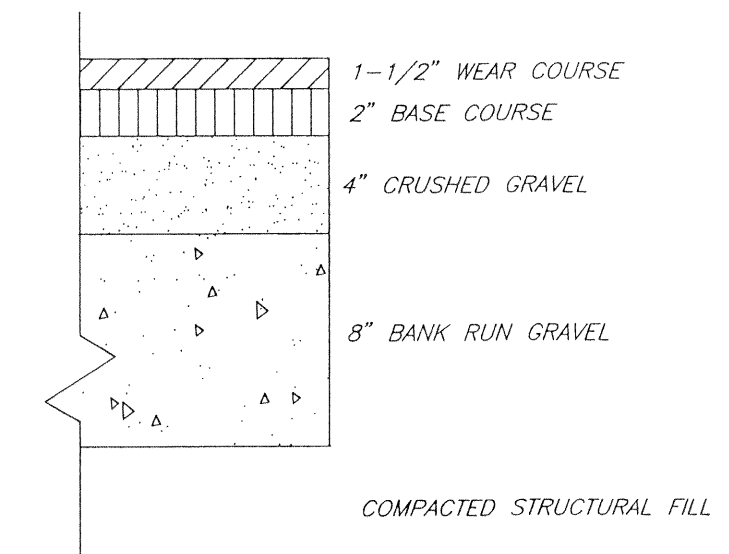
CAPE COD BERM

N.T.S.



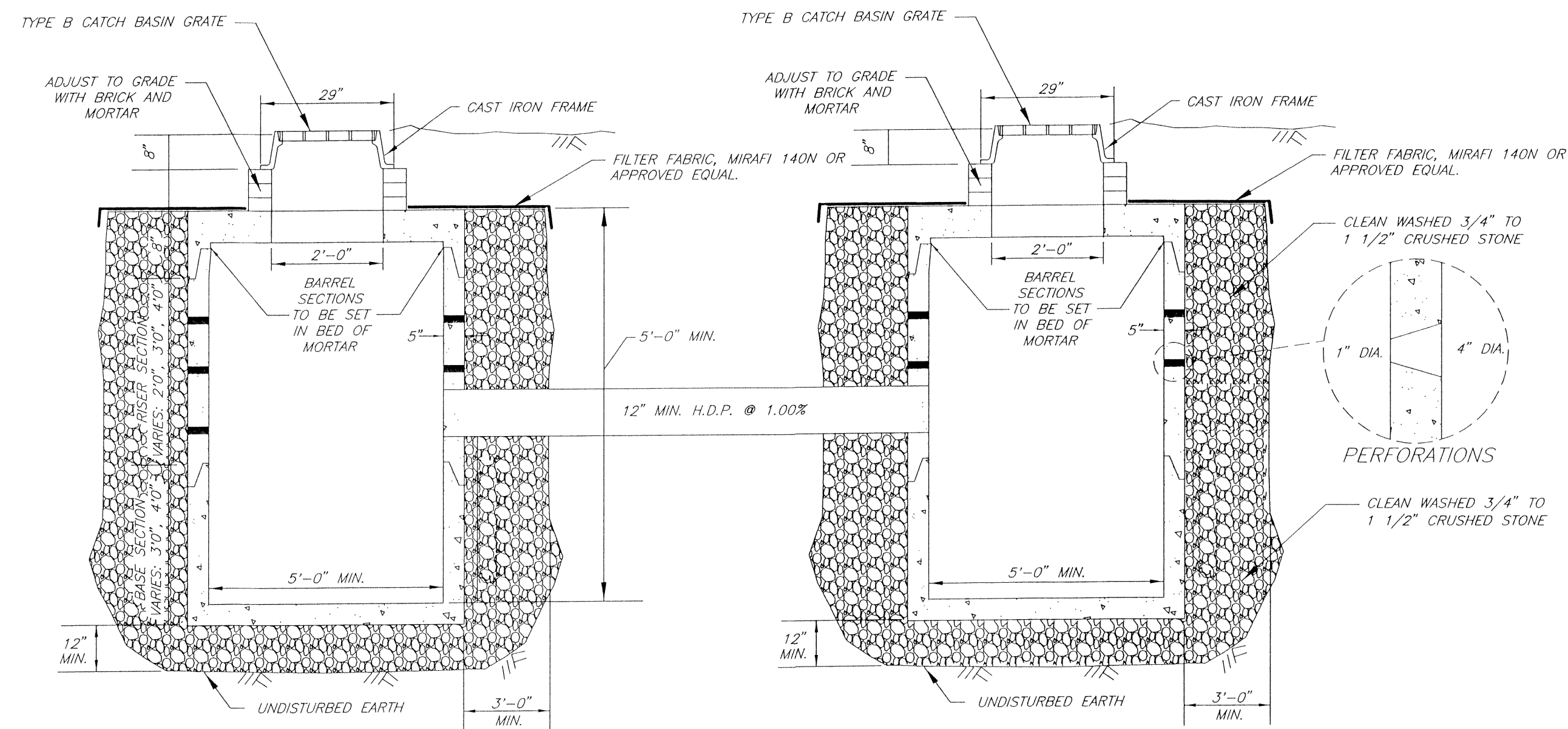
LEGEND

VICINITY



PAVEMENT SECTION

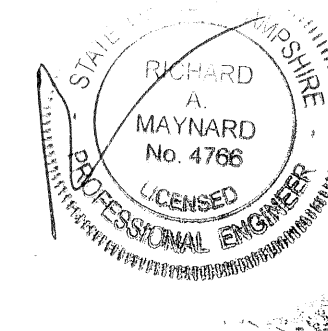
N.T.S.



DOUBLE LEACHING CATCH BASIN

N.T.S.

- NOTES:
1. LOCATION OF DRAIN LINE OPENINGS MAY VARY, CORE TO JOB SPECIFICATIONS.
 2. STRUCTURE DESIGN AND REINFORCEMENT SHALL CONFORM TO ASTM C478 AND A185. CONCRETE SHALL BE 4000 PSI MINIMUM.
 3. FILTER FABRIC MUST BE PLACED OVER CRUSHED STONE AND OVERLAP CAP SLAB BY 12" TO PREVENT FINES FROM MIGRATING INTO THE CRUSHED STONE.



NO.	DATE	REVISION	BY

SITE PLAN MAP 246 / LOT 1
BARCLAY MEDICAL OFFICE BUILDING
2 STONEMILL DRIVE
HUDSON, NEW HAMPSHIRE

PREPARED FOR:
 WARREN R. BARCLAY
 TRUSTEE OF WARREN AND SUZANNE BARCLAY REVOCABLE TRUST
 24 CHALIFOUX ROAD
 HUDSON, NEW HAMPSHIRE 03051
 Bk. 8848 Pg. 381

SCALE: AS NOTED DATE: DECEMBER 29, 2021

ENGINEERING
MP
ASSOCIATES
Maynard & Paquette
 Engineering Associates, LLC
 Consulting Engineers and Land Surveyors
 31 Quincy Street, Nashua, N.H. 03060
 Phone: (603)883-8433 Fax: (603)883-7227

APPROVED BY THE HUDSON, N.H. PLANNING BOARD
 DATE OF MEETING: _____
 SIGNATURE DATE: _____
 SIGNATURE DATE: _____
 SITE PLANS ARE VALID FOR TWO YEARS 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.

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO (2) YEARS FROM DATE OF APPROVAL.

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 MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC

DWG. NO.

012\12642\REV1\12642P1E1 Thu Mar 17 09:37:33 2022 .1Y

ABUTTERS:

Map 246 Lot 1
Warren R. Barclay Trustee
Warren & Suzanne Barclay Rev. Trust
24 Chalifoux Road
Hudson, NH 03051

Map 246 Lot 2
John W. & Frederick B. Sullivan
53 River Road
Hudson, NH 03051

Map 246 Lot 4
Renee M. & Dana J. Paquette
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Map 246 Lot 86
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22 Abbott Street
Hudson, NH 03055

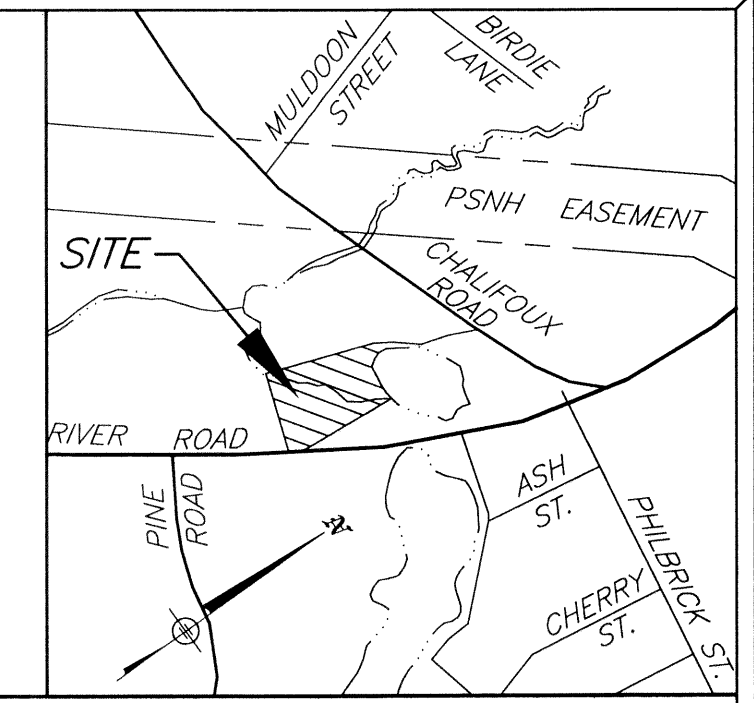
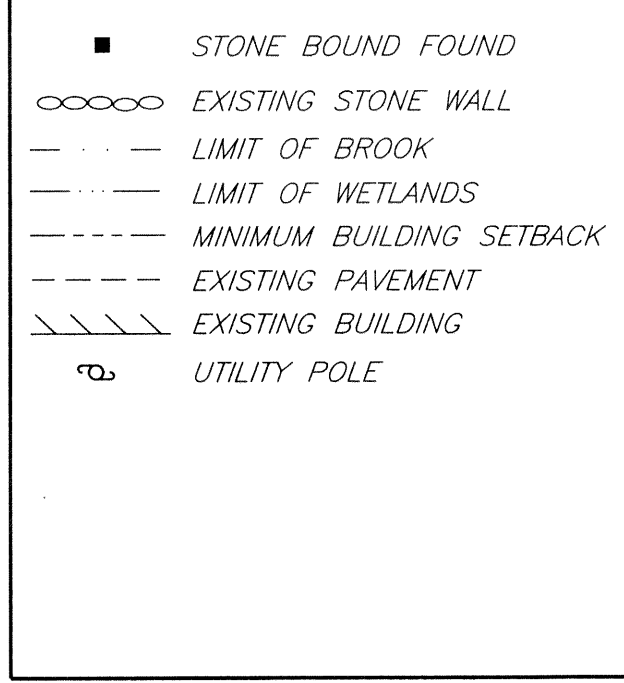
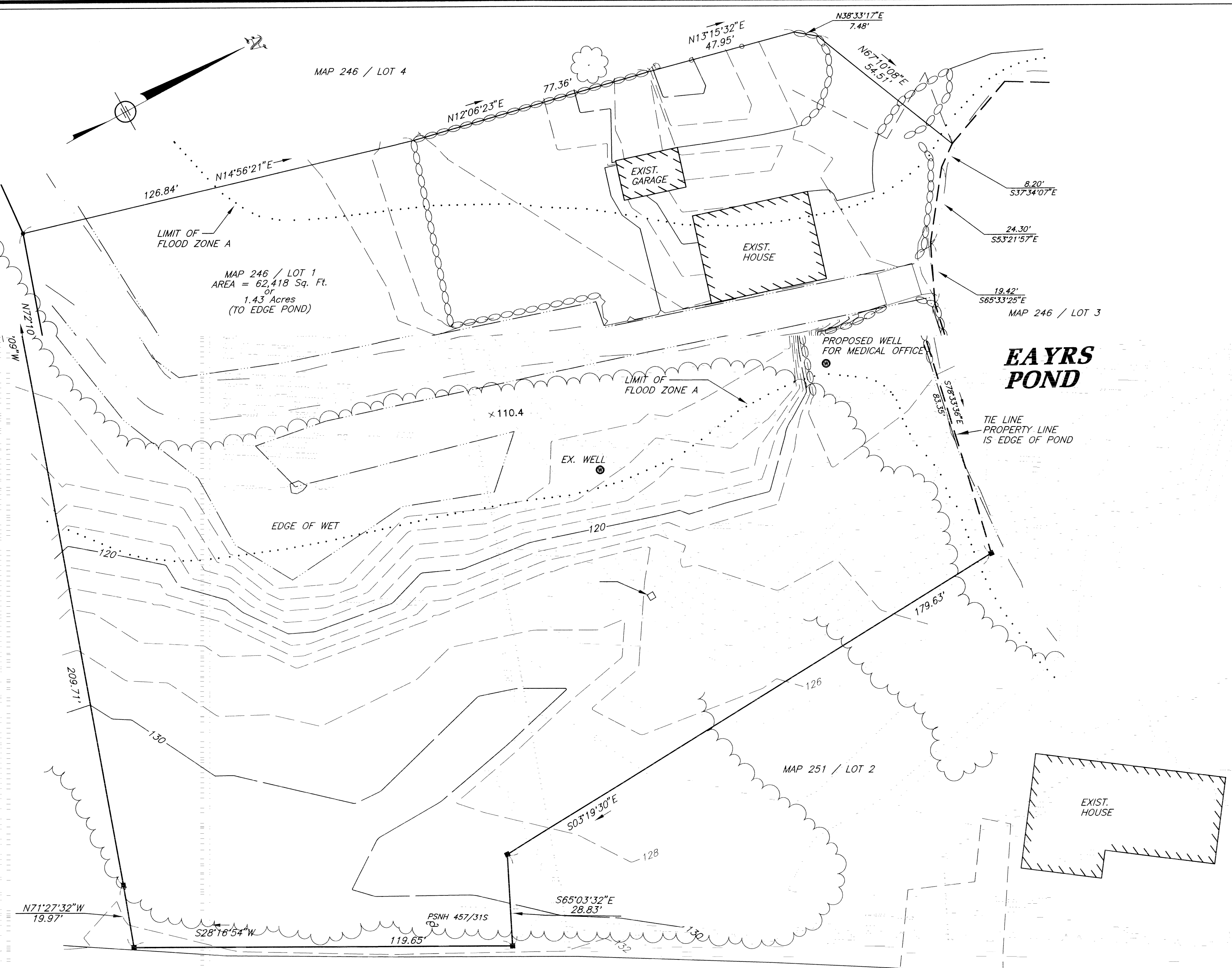
Map 251 Lot 1
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* Abutters within 200'



LEGEND

VICINITY

EAYRS POND

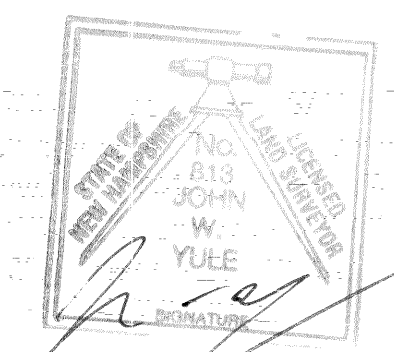
RIVER ROAD

PLAN REFERENCE:

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APPROVED BY THE HUDSON, N.H. PLANNING BOARD
DATE OF MEETING: _____
SIGNATURE: _____
SIGNATURE DATE: _____
SIGNATURE DATE: _____
SITE PLANS ARE VALID FOR TWO YEARS 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.

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO (2) YEARS FROM DATE OF APPROVAL.



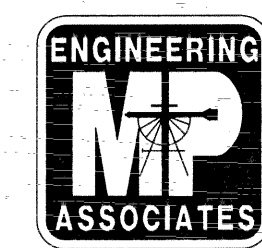
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NO.	DATE	REVISION	BY
1	04-05-2022	REVISIONS PER F&O / TOWN COMMENTS	JY

EXISTING CONDITIONS PLAN
MAP 246 / LOT 1
BARCLAY MEDICAL OFFICE BUILDING
2 STONEMILL DRIVE
HUDSON, NEW HAMPSHIRE

PREPARED FOR:
WARREN R. BARCLAY
TRUSTEE OF WARREN AND SUZANNE BARCLAY REVOCABLE TRUST
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53 River Road
Hudson, NH 03051

Map 246 Lot 4
Renee M. & Dana J. Paquette
1 Stonemill Road
Hudson, NH 03051

Map 246 Lot 86
DLM Properties, LLC
22 Abbott Street
Hudson, NH 03055

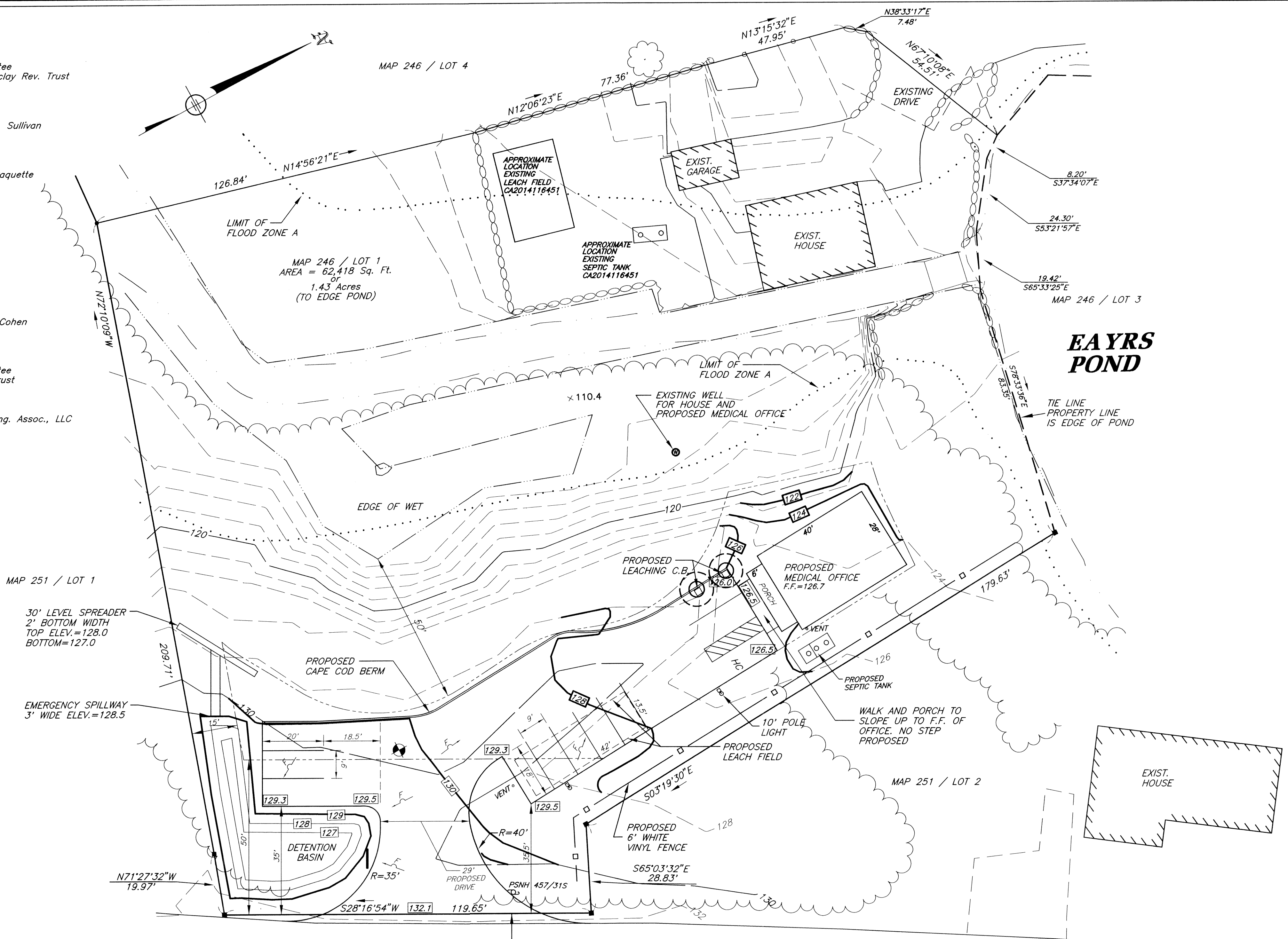
Map 251 Lot 1
BAE Systems
P.O. Box 868
Nashua, NH 03060

Map 246 Lot 3
Eric J. & Elizabeth A. Cohen
51 River Road
Hudson, NH 03051

Map 246 Lot 85 *
David M. Lolicero Trustee
Lolicero Family Rev. Trust
2 Jacqueline Street
Hudson, NH 03051

Maynard & Paquette Eng. Assoc., LLC
31 Quincy Street
Nashua, NH 03060

* Abutters within 200'



LEGEND

- STONE BOUND FOUND
- ⊖ EXISTING STONE WALL
- - - LIMIT OF BROOK
- - - LIMIT OF WETLANDS
- - - MINIMUM BUILDING SETBACK
- - - EXISTING PAVEMENT
- - - EXISTING BUILDING
- - - DRAINAGE / BROOK
- - - FLOW DIRECTION
- - - PROPOSED GRADE
- ⊙ UTILITY POLE

VICINITY

PLAN REFERENCE:

- 1) LOT LINE RELOCATION PLAN MAP 4 / LOTS 2&3, 1 & 2
STONE MILL ROAD, HUDSON, NH. DATED AUGUST 22, 2001
BY MAYNARD & PAQUETTE ENG. ASSOC., LLC.
FILED HCRD AS PLAN No. 31567.
- 2) WETLANDS & TOPOGRAPHIC PLAN MAP 246 / LOT 1,
2 STONEMILL ROAD, HUDSON, NH. DATED JAN. 7, 2021
BY MAYNARD & PAQUETTE ENG. ASSOC., LLC.

APPROVED BY THE HUDSON, N.H. PLANNING BOARD
DATE OF MEETING: _____

SIGNATURE DATE: _____

SIGNATURE DATE: _____

SITE PLANS ARE VALID FOR TWO YEARS 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.

PURSUANT TO THE SITE REVIEW
REGULATIONS OF THE HUDSON
PLANNING BOARD, THE SITE PLAN
APPROVAL GRANTED HEREIN
EXPIRES TWO (2) YEARS FROM
DATE OF APPROVAL.

WARREN R. BARCLAY, TRUSTEE _____ DATE _____

I CERTIFY THAT THIS PLAN WAS PREPARED FROM
BOUNDARY INFORMATION SHOWN ON PLAN REFERENCE
1 AND A FIELD SURVEY LAST MADE ON THE GROUND
IN APRIL 2019 HAVING A MAXIMUM ERROR OF
CLOSURE OF 1:10,000.

NO.	DATE	REVISION	BY
1	04-05-2022	REVISIONS PER F&O / TOWN COMMENTS	JY

GRADING PLAN MAP 246 / LOT 1
BARCLAY MEDICAL OFFICE BUILDING
2 STONEMILL DRIVE
HUDSON, NEW HAMPSHIRE

PREPARED FOR:
WARREN R. BARCLAY
TRUSTEE OF WARREN AND SUZANNE BARCLAY REVOCABLE TRUST
24 CHALIFOUX ROAD
HUDSON, NEW HAMPSHIRE 03051
Bk. 8848 Pg. 3B1

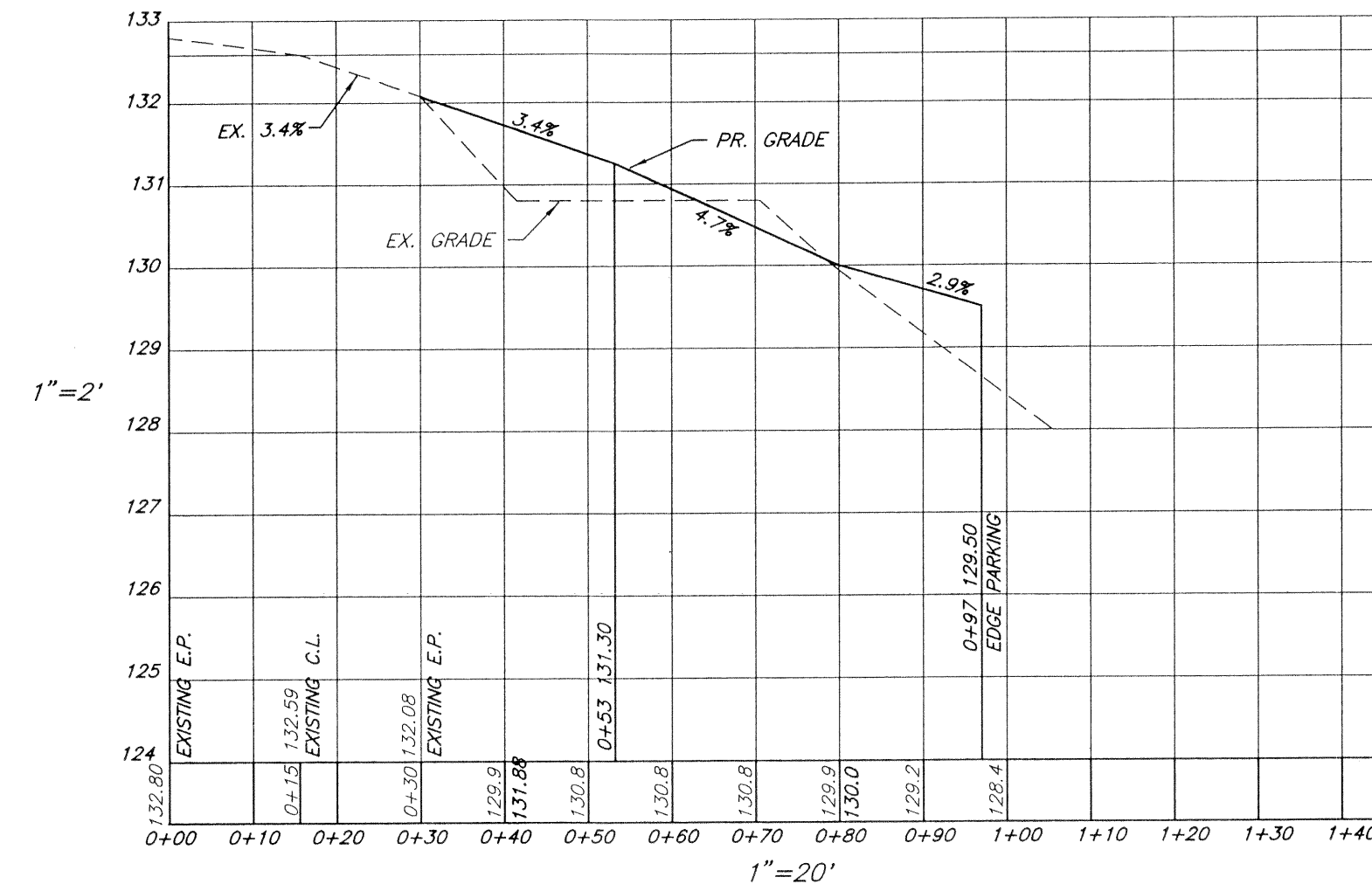
SCALE: 1"=20' DATE: DECEMBER 29, 2021

ENGINEERING
MP
ASSOCIATES

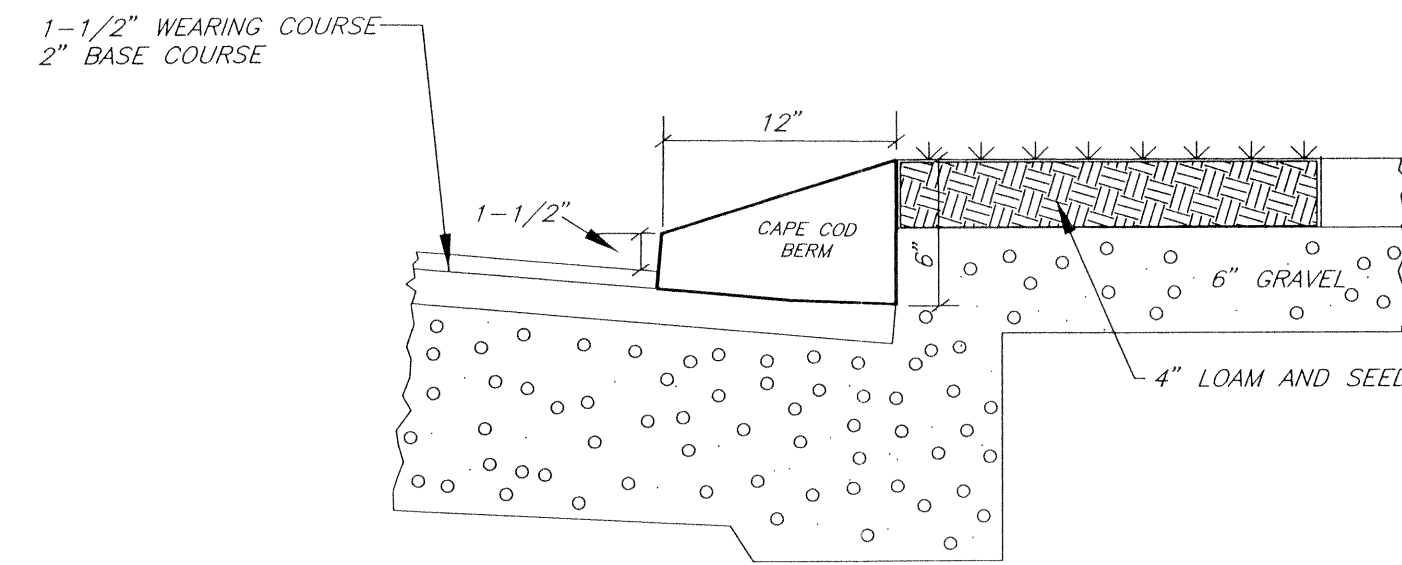
Maynard & Paquette
Engineering Associates, LLC
Consulting Engineers and Land Surveyors
31 Quincy Street, Nashua, N.H. 03060
Phone: (603)883-8433 Fax: (603)883-7227

JWY	JWY				1	D	12642
DESIGNED	DRAFTED	CHECKED	APPROVED	BOOK & PAGE	REVISION	SIZE	JOB NUMBER

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 MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC
 DWG. NO. 3 OF 4

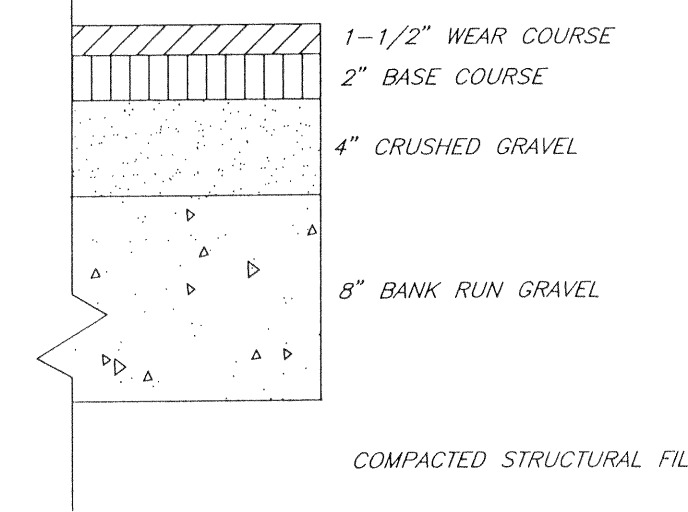


DRIVEWAY PROFILE



CAPE COD BERM

N.T.S.



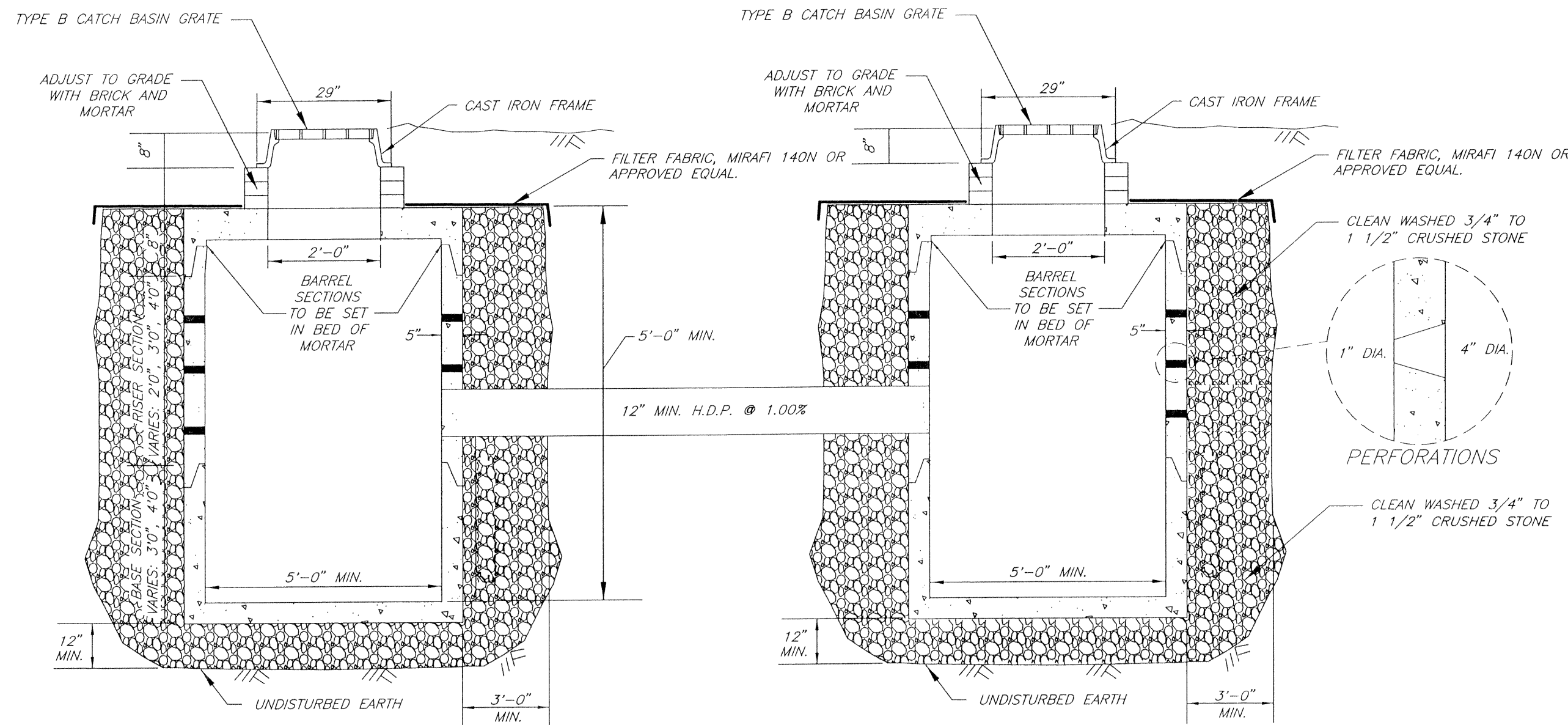
PAVEMENT SECTION

N.T.S.

LEGEND

- STONE BOUND FOUND
- EXISTING STONE WALL
- - - - LIMIT OF BROOK
- - - - LIMIT OF WETLANDS
- - - - MINIMUM BUILDING SETBACK
- - - - EXISTING PAVEMENT
- - - - EXISTING BUILDING
- - - - DRAINAGE / BROOK
- - - - FLOW DIRECTION
- - - - PROPOSED GRADE
- UTILITY POLE

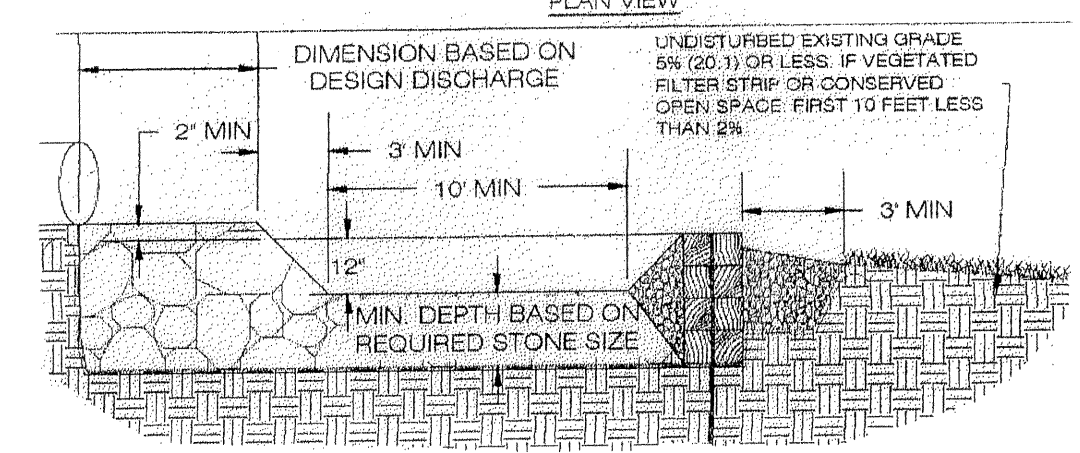
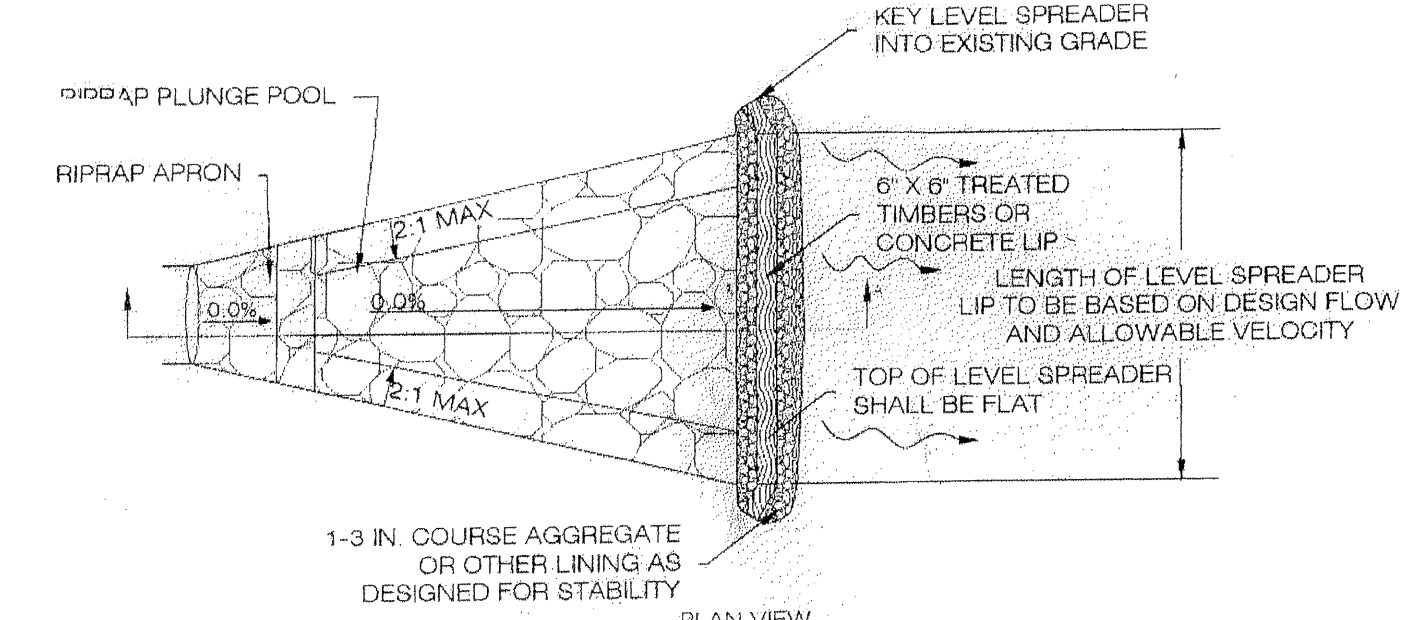
VICINITY



DOUBLE LEACHING CATCH BASIN

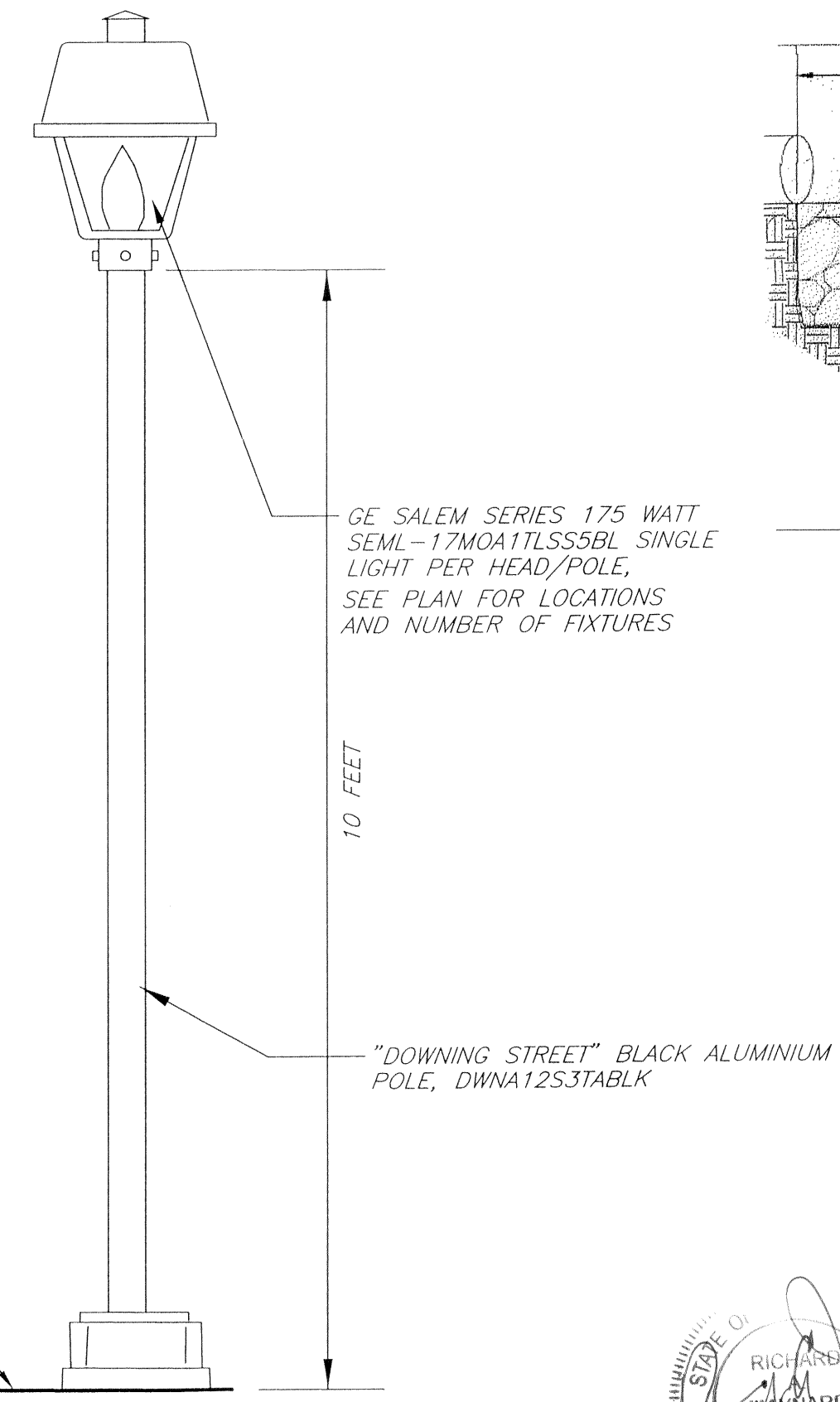
N.T.S.

- NOTES:
1. LOCATION OF DRAIN LINE OPENINGS MAY VARY, CORE TO JOB SPECIFICATIONS.
 2. STRUCTURE DESIGN AND REINFORCEMENT SHALL CONFORM TO ASTM C478 AND A185. CONCRETE SHALL BE 4000 PSI MINIMUM.
 3. FILTER FABRIC MUST BE PLACED OVER CRUSHED STONE AND OVERLAP CAP SLAB BY 12" TO PREVENT FINES FROM MIGRATING INTO THE CRUSHED STONE.



LEVEL SPREADER

N.T.S.



LIGHT POLE

N.T.S.

NO.	DATE	REVISION	BY
1	04-05-2022	REVISIONS PER F&O / TOWN COMMENTS	JY

SITE PLAN MAP 246 / LOT 1
BARCLAY MEDICAL OFFICE BUILDING
2 STONEMILL DRIVE
HUDSON, NEW HAMPSHIRE

PREPARED FOR:
 WARREN R. BARCLAY
 TRUSTEE OF WARREN AND SUZANNE BARCLAY REVOCABLE TRUST
 24 CHALIFOUX ROAD
 HUDSON, NEW HAMPSHIRE 03051
 Bk. 8848 Pg. 381

SCALE: AS NOTED DATE: DECEMBER 29, 2021

ENGINEERING
MP
ASSOCIATES

Maynard & Paquette
 Engineering Associates, LLC
 Consulting Engineers and Land Surveyors
 31 Quincy Street, Nashua, N.H. 03060
 Phone: (603)883-8433 Fax: (603)883-7227

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PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO (2) YEARS FROM DATE OF APPROVAL.

JWY	JWY	CHECKED	APPROVED	BOOK & PAGE	1	D	12642
DESIGNED	DRAFTED				REVISION	SIZE	JOB NUMBER

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