

18 TRIGATE ROAD DRIVEWAY WAIVER

WR# 02-22

STAFF REPORT

April 13, 2022

SITE: 18 Trigate Road; Map 218 Lot 022-001 & Map 218 Lot 022-002

ZONING: G (General)

PURPOSE OF PLAN: To allow for a driveway grade of greater than 10%.

PLANS UNDER REVIEW:

Driveway Plan, 18 Trigate Road, Condominium, Town of Hudson, Hillsborough County, New Hampshire (hand-marked by Peter Johnson, 18 Trigate Road); originally prepared by: Gate City Survey, 1 Tara Boulevard Suite 200, Nashua, NH 03062; originally prepared for: Peter Johnson, 18a Trigate Road, Hudson, NH 03051; consisting of a single sheet with notes #1-4; originally dated March 24, 2020; hand-marked version received March 22, 2022.

ATTACHMENTS

A. Department Comments

APPLICATION TRACKING:

- March 22, 2022 – Application received.
- April 13, 2022 – Public hearing scheduled.

COMMENTS & RECOMMENDATIONS:

BACKGROUND

The lot currently has a duplex, surrounded by two barns/detached garages, three storage sheds, and an in-ground swimming pool. A long driveway (longer than 500 feet) provides access from Trigate Road. Aside from the open lawns around the duplex and building cluster, the lot is densely wooded.

The Planning Board approved a subdivision of the lot in July 2014, which created two new lots: Map 218 Lot 022-003 and Map 218 Lot 022-004. The lots are to share a common drive with Map 218 Lot 022-001/002 to access from Trigate Road.

STAFF COMMENTS

Staff recommends considering this application's unique characteristics. Waiver request such as these should be considered on a case-by-case scenario without setting precedent. See the Driveway Waiver Request Form (**Attachment A**) for the narrative and reasoning for the waiver request.

DEPARTMENT COMMENTS

See **Attachment B**.

Engineering: The driveway has an average slope of 11.5%; has no objections to this waiver being granted by the Board.

Fire Department: The slope is adequate for fire apparatus access in good weather conditions. Deputy Chief Tice notes that the applicant will need to maintain adequate access in all seasons in case of emergency.

DRAFT MOTIONS

GRANT the driveway waiver:

I move to grant the driveway waiver to allow for a driveway grade of 11.2% at 18 Trigate Road; Map 218 Lot 022-001 & Map 218 Lot 022-002, as depicted on Driveway Plan, 18 Trigate Road, Condominium, Town of Hudson, Hillsborough County, New Hampshire (hand-marked by Peter Johnson, 18 Trigate Road); originally prepared by: Gate City Survey, 1 Tara Boulevard Suite 200, Nashua, NH 03062; originally prepared for: Peter Johnson, 18a Trigate Road, Hudson, NH 03051; consisting of a single sheet with notes #1-4; originally dated March 24, 2020; hand-marked version received March 22, 2022, based on the Board’s discussion, the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Driveway Waiver Request Form for said waiver.

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

Meeting Date: 4/13/22

WR #02-22 18 Trigate Driveway - Attachment A

From: Dhima, Elvis
Sent: Tuesday, April 5, 2022 3:57 PM
To: Groth, Brian; Tice, Scott
Cc: Cheng, Caleb; Kirkland, Donald
Subject: RE: 18 Trigate

Dear Brian

A driveway portion of 175 feet is approximately average 11.5% slope

This driveway entrance currently is a better product compared to the existing driveway entrance at 14% slope

Engineering Department has no objections to this waiver been granted by PB

E

Elvis Dhima, P.E.
Town Engineer

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



Meeting Date: 4/13/22

WR #02-22 18 Trigate Driveway - Attachment A

From: Tice, Scott
Sent: Wednesday, April 6, 2022 11:39 AM
To: Groth, Brian
Subject: RE: 18 Trigate

Good morning Brian,

The Fire Department does not object. We were able to get our ladder truck up this section of driveway last fall. Please ensure the owner understands this was done in good weather with no snow banks on the edge of the driveway. They will need to ensure we have adequate all season access in case of emergency.

Scott Tice, Deputy Chief
Hudson Fire Department
stice@hudsonnh.gov

DRIVEWAY WAIVER REQUEST FORM
Town of Hudson, New Hampshire

RECEIVED

MAR 22 2022

Street Address: 18 Trigate Road

TOWN OF HUDSON
PLANNING DEPARTMENT

I, Peter Johnson, hereby request that the Planning Board waive the requirements of item 193-10 of H of Chapter 193 Driveways in reference to a plan presented by Gate City Survey (name of surveyor and engineer) dated 3/24/2020 for property tax map(s) 218 and lots 002 and 001 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. (For Subdivisions) and RSA 674:44, III (e) (For Site-Plans). 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 Driveway regulations.

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

Original approved plans were submitted and approved with inaccurate elevations on the survey. Elevation at Station 0+00 at the entrance from Trigate Road was recorded as 368' vs the actual of 359.5'. If constructed at the designed grades, the driveway would have had an overall slope of 18%. Construction was started based on the original survey and discrepancies were found. Gate City Survey provided a revised sketch with new elevations and provided grade stakes on the centerline. This new layout provided a new overall slope of 10.6% to the high point at the original driveway intersection.

Construction continued with these newly provided elevations. Additional jackhammering of ledge was necessary to reach the new lowered elevations. Once complete the measured overall slope at the original driveway intersection is 11.2%. The elevation at Station 0+00 was measured in the field at 358.68' vs the revised elevation of 359.5'. If the elevation at 0+00 was in fact 359.5' then the constructed slope would be 10.7%, therefore matching the new layout provided by Gate City Survey.

This driveway design was completed and approved in order to modify an existing driveway to support subdividing 2 new lots. As constructed, this driveway has a much more gradual pitch of 11.2% than the original of 14%

An onsite meeting was conducted with Don Kirkland from the engineering office, the Hudson Fire Department and Jon Simoneau from Simoneau Excavation, the contractor who completed the driveway construction. Two items were determined during this meeting. One was that the Fire Department confirmed they would be able to access the house lots using this driveway as constructed. The other item was that Simoneau Excavation worked to complete the project under false guidance from Gate City Survey that no inspections were needed and they could pave when they were complete.

Reason(s) for granting this waiver, relative to not being contrary to the Spirit and Intent of the Subdivision/Site Plan regulations: (if additional space is needed please attach the appropriate documentation hereto):

This driveway was constructed in the same approved location as the original design which conforms to the current site distance criteria.

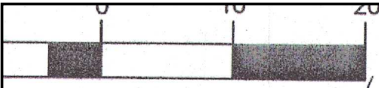
Signed:

Applicant or Authorized Agent

Planning Board Action:

Waiver Granted _____

Waiver Not Granted _____



18-022-003
87,141 sq.ft.
2.000 acres

**PROPOSED
EROSION
CONTROL**

APPROX.
BUILDING
ENVELOPE
100' X 100'

4k
Septic
Area

APPROX.
BUILDING
ENVELOPE
100' X 100'

4k
Septic
Area

Proposed
Asphalt
Driveway

Proposed
Dry Well
Rim = 373.0'
Stn 178+00
35' Left

EXISTING ASPHALT DRIVEWAY

Proposed
Dry Well
Rim=375.0
0+71
35' Left

Proposed
Dry Well
Rim=368.0
0+57
25' Left

U.P.#7A

U.P.#8


2+00
2+10
50


1+00

0+00

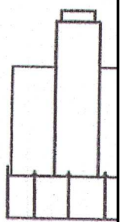
1+00

1+79

 Hatched area in question

 Approximate grade location as built

REC
MAR
TOWN C
PLANNING



1 Tara B
Project:

