

5 FOREST CIRCLE DRIVEWAY WAIVER

WR# 03-22

STAFF REPORT

April 13, 2022

SITE: 5 Forest Circle; Map 138 Lot 022-000

ZONING: R-2 (Residential-Two)

PURPOSE OF PLAN: To allow for a second driveway where only one is permitted.

PLANS UNDER REVIEW:

Driveway Plan & Profile, Tax Map 138 Lot 22, 5 Forest Circle, Hudson, New Hampshire; prepared by: Benchmark, LLC, 1F Common Drive, Suite 35, Londonderry, New Hampshire 03053; prepared for: James Hedlund, 5 Forest Circle, Hudson, New Hampshire 03051; consisting of a single sheet with notes #1-3; dated March 7, 2022.

APPLICATION TRACKING:

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

COMMENTS & RECOMMENDATIONS:

BACKGROUND

The lot has an existing single-family house with a built-in garage that faces toward Forest Road, and a swimming pool on the opposite side of the garage. A paved driveway provides access from Forest Road. There are open lawns on the lot frontages while the rear part of the lot is wooded.

STAFF COMMENTS

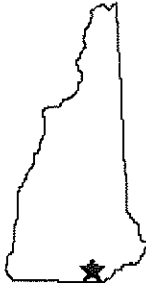
The Applicant is proposing to add a new second driveway to provide access to a new garage where antique vehicles will be stored. It will be a gravel driveway. The applicant indicates that the new garage is for personal use only and most of the garage will not be visible to the street (screened by vegetation).

DRAFT MOTIONS

GRANT the driveway waiver:

I move to grant the driveway waiver from §193-10.G, to allow a second driveway at 5 Forest Circle; Map 138 Lot 022-000, as depicted on Driveway Plan & Profile, Tax Map 138 Lot 22, 5 Forest Circle, Hudson, New Hampshire; prepared by: Benchmark, LLC, 1F Common Drive, Suite 35, Londonderry, New Hampshire 03053; prepared for: James Hedlund, 5 Forest Circle, Hudson, New Hampshire 03051; consisting of a single sheet with notes #1-3; dated March 7, 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: _____



TOWN OF HUDSON

Engineering Department



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-816-1291

TO: Brian Groth, Town Planner
Planning Board

FROM: Elvis Dhima, P.E., Town Engineer

DATE: March 22, 2022

RE: 5 Forest Circle - Request for a Second Driveway

We have received a Driveway Permit application that calls for a proposed second driveway for an existing single family home located at 5 Forest Circle. The existing driveway curb cut is located on Forest Road and the proposed driveway curb cut will be located on Forest Circle, which is a dead end road.

The applicant has provided a plan and profile for this driveway, prepared by a licensed professional engineer in the State of New Hampshire. The proposed slope is less than 1 percent.

Engineering Department has no objections to the proposed second driveway.

DRIVEWAY WAIVER REQUEST FORM
Town of Hudson, New Hampshire

Street Address: 5 Forest Circle

I James Hedlund hereby request that the Planning Board waive the requirements of item 193-10-H of Chapter 193 Driveways in reference to a plan presented by Bench Mark LLC (name of surveyor and engineer) dated March 7 2022 for property tax map(s) 138 and lot(s) 22 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):

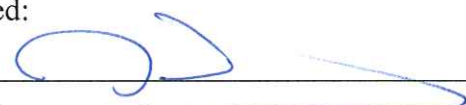
To put an access Driveway to a storage Building (garage) to
store antique vehicles on My property

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):

As My wife and I get older (and we do not intend to move)
we would like to use our attached garage as it is intended.
we want to put an unattached garage to store My (3) ^(currently in garage) antique vehicles.
This would not be a daily used garage ~~and~~ and in NO way will any
work take place in the garage. Totally for personal storage use

*Most of

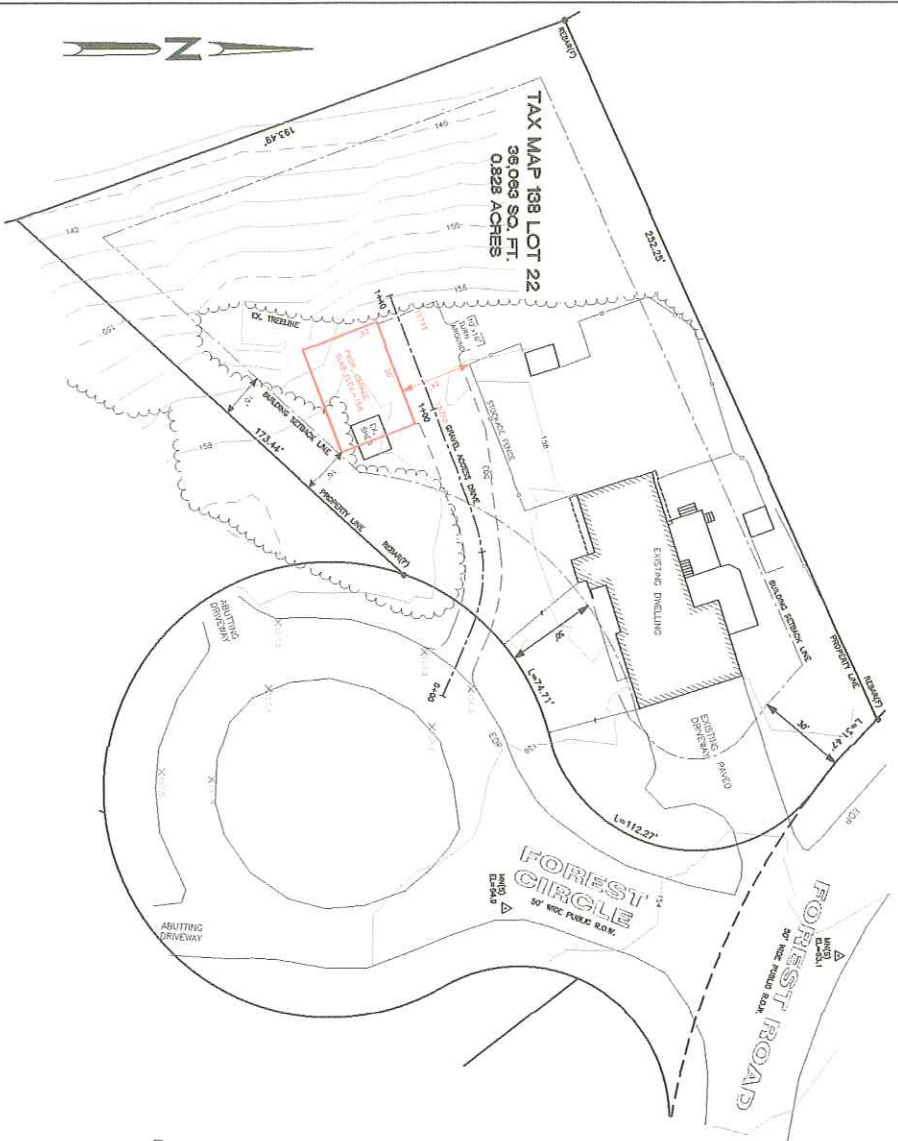
The garage will NOT be visible
the driveway will remain gravel
and being on a circular Rotary
there is excellent visibility

Signed: 
Applicant or Authorized Agent

Planning Board Action:

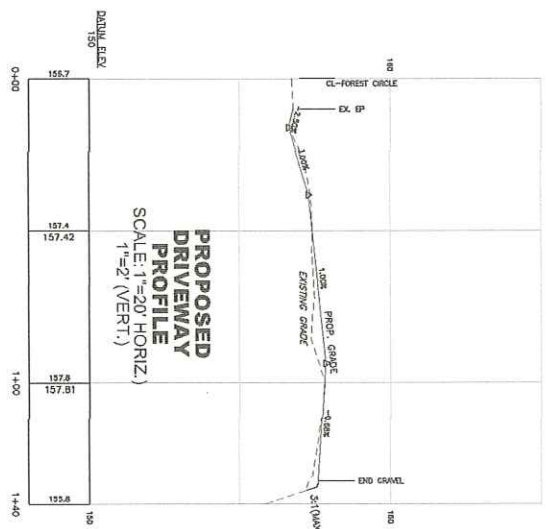
Waiver Granted _____

Waiver Not Granted _____



PLAN REFERENCE:
1. HCRD PLAN D-14331

DEED REFERENCE:
SAGE CREEK DEED BOOK 6046
DEEDS AND PLANS ARE
RECORDED IN THE
HILSDORF COUNTY
REGISTER OF DEEDS (HCRD)



- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SECOND DRIVEWAY LOCATION FOR #3 FOREST CIRCLE KNOWN AS
 2. ZONING DISTRICT: C-1 DENSELY.
 3. BOUNDARY INFORMATION TAKEN DIRECTLY FROM PLAN REFERENCE #1.




DRIVEWAY PLAN & PROFILE
TAX MAP 138 LOT 22
5 FOREST CIRCLE
HUDSON, NEW HAMPSHIRE

OWNER OF RECORD / PREPARED FOR
JAMES HEDLUND
HUDSON, NEW HAMPSHIRE 03051
HCRD BOOK 6046 / PAGE 1228
SHEET 1 OF 1 MARCH 7, 2022

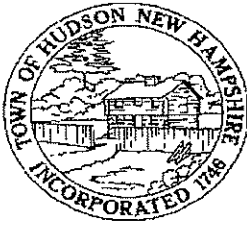
SCALE: 1"=20'

REVISION	DATE



BENCHMARK, LLC
57 Valley Forge Lane
Londonderry, New Hampshire 03053
Phone: (603) 427-2500





Town of Hudson
Driveway Permit Application

OFFICE USE CASH
Application Fee \$50.00
Receipt # 677,955
Date: 3/22/22
Permit #

Date March 22, 2022 Map 138 Lot 22

Driveway Address 5 Forest Circle

Applicant Name James Hedlund Telephone # 603 235 1679

Applicant Address 5 Forest Circle

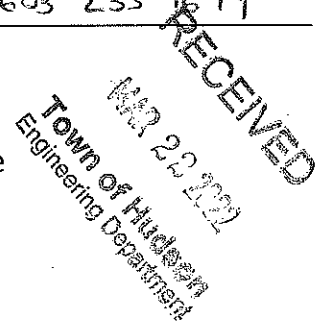
Email Address asappool@aol.com Cell Phone # 603 235 1679

Driveway grade percent (%) 10 (10% maximum grade).

Driveway surface (check one): [] Paved [X] Gravel [] Stone

Length of driveway from street to end 120 ft.

Width of driveway at street entrance 18 ft.



At the point of intersection with the street, the driveway, at a 3.5 ft. elevation above the driveway grade, shall provide in both directions of the street an AASHTO Safe Sight Distance, as shown in Table 2.2: Recommended Decision Sight Distance Values.

Sight distance: 200 Left 200 Right Speed Limit: 25

Distance to nearest intersection: 100 Left 200 Right

Proposed roadway drainage improvements:

[] Swale [] Curb & Catch Basins [] Other (describe)

N/A

Special conditions requested (e.g., construct a turnaround at end of driveway):

N/A

Is this application for a second driveway on the parcel? [X] Yes [] No

- * Second driveways are not permitted for single family homes or ALU's (per Zoning Ordinance).
* No Water Shut-offs and/or Sewer Clean-outs will be allowed on new residential driveways.



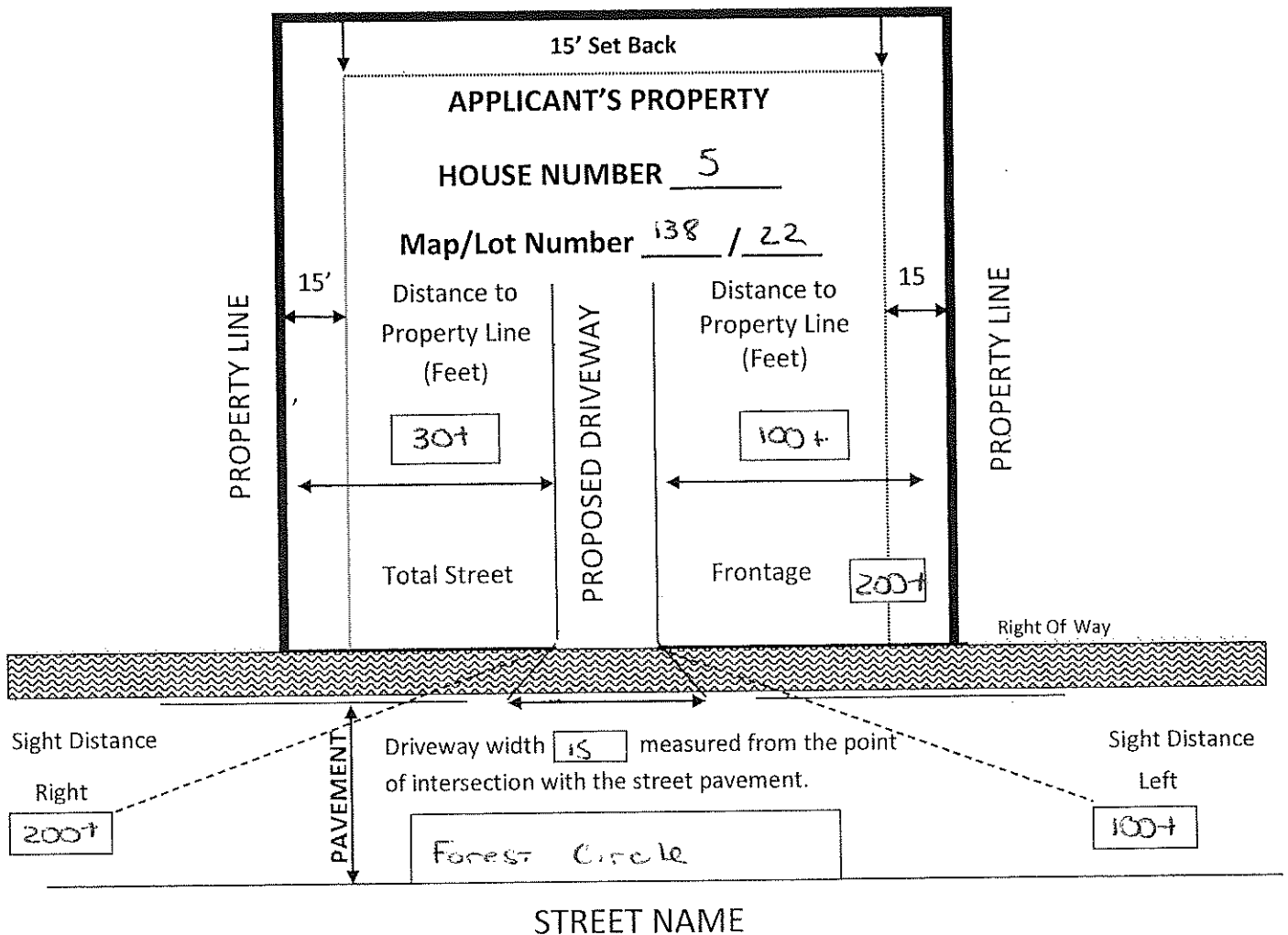
Town of Hudson
Driveway Permit Application

Page 2

Driveway Layout Plan

In the below Driveway Layout Plan, please fill-in all blank boxes with their respective actual measurements in feet. In accordance with the Planning Board's Driveway Regulations, Chapter 193, the minimum setback for driveways is 15 feet from side and rear lot lines. Also, driveways shall intersect with the adjoining street at 90° (degrees), and the dimensions indicated below must include the street frontage of the parcel.

* A Plan and Profile will be required for any driveway accessing public roads.






TOWN OF HUDSON
DRIVEWAY PERMIT APPLICATION
AND NH RSA 36-A: 4 (III) DISCLOSURES

Page 3

By filing this application, the owner(s) hereby grants permission to the members of the Hudson Planning Board and Conservation Commission, as well as their assigned agents, to enter upon the associated property at all reasonable times and for the express purpose of conducting examinations, surveys, tests and inspections as may be appropriate to enable the office of the Town Engineer to process this application. I/we also hereby waive and release any claim or right I/we may have now or hereafter against any of the aforementioned parties resulting from said examinations, surveys, tests and inspections conducted on my/our property in connection with this application.

I/we hereby attest to the accuracy of the information submitted herein, including any attachments, and acknowledge that any inaccuracies or omissions can result in revocation of this permit and loss of any rights, vested or otherwise to this permit.

The undersigned hereby acknowledges that before signing this application s/he/they read this application form that contains the follow disclosure as required by NH RSA 36-A:4 (III). The inspection to be conducted by the Hudson Conservation Commission is undertaken to evaluate the impact of the proposed permit on protected wetlands and wetland buffers as defined in Article IX – Wetland Conservation District – Town of Hudson Zoning Ordinance, §§334-33 through 334-39. The specific features to be studied by the Hudson Conservation Commission would be the area of land that is subject to the activity described in the permit application, and associated landforms, wetlands, and water bodies. The data to be collected by the Conservation Commission will be collected through personal observation by the Conservation Commission members and those observations may be recorded through hand written notes and through digital and cell phone photography. In addition to members of the Hudson Conservation Commission, inspection and data collection may also be carried out by the Public Works Director, the Hudson Fire Department and the Hudson Town Engineer or his designee. The Information collected by the Conservation Commission, or other representatives of the Town of Hudson, would then be further distributed through public discussion at Conservation Commission and Planning Board meetings and that information may also be committed to written documents that may be distributed by the Community Development Department to other interested parties, including but not limited to, the New Hampshire Department of Environmental Services, the United States Fish and Wildlife Service, the United States Army Corps of Engineers, the United States Environmental Protection Agency and members of the public. The possible known consequences of this inspection and data collection include, and are not limited to, denial of a special exception to construct the proposed driveway, the requirement to redefine and readjust a wetland boundary and designation and the associated costs to the applicant for the hiring of a wetlands scientist for this purpose, possible code enforcement actions by the Town of Hudson to abate observed violations of the Hudson Zoning Ordinance and Land Use Regulations and possible enforcement actions against the applicant for violations of State or Federal Law.



Signature(s) of Applicant

3-22-2022

date

Town of Hudson
Driveway Permit Application

Page 4
Routing Sheet

[FOR OFFICE USE ONLY]

**Reviewed by Road Agent if connecting to existing Town accepted road

Approved _____
Town Engineer Date

Comments/stipulations

Approved _____
Public Works Director Date

Comments/stipulations

Approved _____
Fire Dept. Date

Comments/stipulations

Driveway satisfactorily completed _____
Town Engineer Date

Comments/Final Inspection

