

25 WEBSTER ST. & 20 BAKER ST.

SB# 04-22

STAFF REPORT

July 13, 2022

SITE: 20 Baker Street & 25 Webster Street, Map/Lots 174/15-1 and 181/1

ZONING: Town Residential (TR)

PURPOSE OF PLAN: To consolidate Lots 174-15-1 & 181-1 into a single parcel and to subdivide the newly formed lot into three (3) lots.

PLAN UNDER REVIEW:

Proposed Consolidation & Subdivision Plan, Map 174 Lot 15-1 & Map 181 Lot 1, 20 Baker St. & 25 Webster St.; prepared by RJB Engineering, LLC, 2 Glendale Rd. Concord, NH 03301 in association with M.J. Grainger Engineering, Inc., 220 Derry Rd. Hudson, NH 0305; prepared for: Tumpney, Hurd, Clegg, LLC 39 Trigate Rd. Hudson, NH 03051; consisting of 5 sheets including cover sheet, and general notes 1-20 on Sheet 1; dated April 20, 2022; last revised June 21, 2022.

ATTACHMENTS:

- A. Department Comments
- B. CAP Fee Worksheet

APPLICATION TRACKING:

- June 8, 2022 – Application received.
- June 8, 2022 – deferred to June 22, 2022.
- June 22, 2022 – deferred to July 13, 2022.
- June 24, 2022 – revised application received.
- July 13, 2022 – public hearing scheduled.

COMMENTS & RECOMMENDATIONS:

The current application shows the consolidation of two lots, one with frontage on Webster Street, the other with frontage on Baker Street:

1. 25 Webster Street, Map 181 Lot 001; 32,090 square feet, and;
2. 20 Baker Street, Map 74 Lot 015-001; 51,716 square feet.

Then, the application proposes to subdivide the consolidated lot into three lots:

1. Map 181 Lot 001 Sublot 000, 10,209 square feet with an existing, but relocated, home on Webster Street;

- 2. Map 174 Lot 015-001, 11,001 square feet with an existing foundation and driveway on Baker Street, and;
- 3. Map 181 Lot 001 Sublot 001, 62,696 square feet with frontage on Webster Street.

The Applicant initially submitted a subdivision plan showing further subdivision of proposed lot 181/001-001 to build a cul-de-sac resulting in four house lots (in addition to the first two identified above). However, the Applicant has revised their proposal to remove the cul-de-sac and leave the third lot (proposed Map 181 Lot 001-001) as-is in this application. Note that on July 6, 2022, the Applicant submitted another subdivision application for this lot, which will be processed as a separate, forthcoming application.

In review of the current application, the proposed lots meet the requirements of the Hudson Zoning Ordinance as well as the Subdivision Regulations, with the exception of one waiver request. The Applicant has requested a waiver from §276-13.B which requires that service connections be provided underground. The waiver is being sought for the 10,209 square foot lot on Webster Street and the 11,001 square foot lot on Baker Street.

The Assessing Department has requested that the Applicant revise the notation of the Map/Lot numbers to include 3 digits in each unit (e.g. 181-001-001 instead of 181-1-001) in **Attachment A**. A forthcoming application seeks to subdivide lot 181-001-001, but a CAP fee worksheet is provided in the event the lot remains a single house lot (**Attachment B**).

DRAFT MOTIONS

ACCEPT the conditional use permit & subdivision applications:

I move to accept the subdivision application, SB #04-22, for 20 Baker Street & 25 Webster Street, Map/Lots 174/15-1 and 181/1.

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

CONTINUE the public hearing to a date certain:

I move to continue the subdivision application, SB #04-22, for 20 Baker Street & 25 Webster Street, Map/Lots 174/15-1 and 181/1, to date certain, _____, 2022.

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

(Continued on following page)

WAIVER MOTIONS:

To GRANT a waiver:

I move to grant a waiver from §276-13.B which requires that service connections be provided underground, for proposed lots 181-001-000 and 174-015-00,1 based on the Board’s discussion, the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

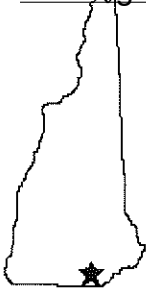
Motion by: _____ Second: _____ Carried/Failed: _____

APPROVE the subdivision plan application:

I move to approve the subdivision plan entitled: Proposed Consolidation & Subdivision Plan, Map 174 Lot 15-1 & Map 181 Lot 1, 20 Baker St. & 25 Webster St.; prepared by RJB Engineering, LLC, 2 Glendale Rd. Concord, NH 03301 in association with M.J. Grainger Engineering, Inc., 220 Derry Rd. Hudson, NH 0305; prepared for: Tumpney, Hurd, Clegg, LLC 39 Trigate Rd. Hudson, NH 03051; consisting of 5 sheets including cover sheet, and general notes 1-20 on Sheet 1; dated April 20, 2022; last revised June 21, 2022; subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Plan.
2. A cost allocation procedure (CAP) amount of \$5,991 per new single-family residential unit shall be paid prior to the issuance of a Certificate of Occupancy if created by this subdivision.
3. All monumentation shall be set or bonded for prior to Planning Board endorsement of the Plan-of-Record.
4. The lot numbering shall be revised in accordance with the recommendation of the Assessing Department.

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



TOWN OF HUDSON

Office of the Chief Assessor




Jim Michaud
Chief Assessor, CAE
email: jmichaud@hudsonnh.gov
www.hudsonnh.gov

12 School Street · Hudson, New Hampshire 03051 · Tel: 603-886-6009 · Fax: 603-598-6481

To: Brian Groth, Town Planner

June 28, 2022

From: Jim Michaud, Chief Assessor 

Re: **REVISED** - Subdivision Plan 20 Baker Street and 25 Webster Street

In reviewing the now revised and proposed subdivision plan I would offer the following map/lot/sublot numbers to be utilized, if the proposed layout of the lots does not change after Planning Board consideration.

CURRENT-From Plan	Assigned Map/Lot to be used on plan
Map 181 Lot 001 Sublot 000	Map 181 Lot 001 Sublot 000
Map 181 Lot 001 Sublot 001	Map 181 Lot 001 Sublot 001
Map 174 Lot 015 Sublot 001	Map 174 Lot 015 Sublot 001



TOWN OF HUDSON

Planning Board

Timothy Malley, Chairman



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

CAP FEE WORKSHEET - 2022

Date: 07-6-22 Zone # 1 Map/Lot: 181/001-001
25 Webster Street (parent lot address)

Project Name: 20 Baker St. & 25 Webster St. SB #05-22

Proposed ITE Use #1: Single Family Residential Lot

Proposed Building Area (square footage): N/A S.F.

CAP FEES: (ONE CHECK NEEDED)

1.	(Bank 09) 2070-701	Traffic Improvements	\$ <u>2,013.00</u>
2.	(Bank 09) 2050-182	Recreation	\$ <u>400.00</u>
3.	(Bank 09) 2080-051	School	\$ <u>3,578.00</u>
		Total CAP Fee	\$ <u>5,991.00</u>

Check should be made payable to the Town of Hudson.

GEORGE HURD, MEMBER, TUMPNEY HURD CLEGG LLC – APPLICANT

TUMPNEY HURD CLEGG, LLC – OWNER

(20 Baker Street & 25 Webster Street; Map 174 & 181, Lots 15-1 & 1 respectively)

REVISED ATTACHMENT TO: CONSOLIDATION / SITE PLAN APPLICATION

Property Summary

Tumpney Hurd Clegg, LLC is the titled owner of the approximately 83,806 square foot (1.924 acre) two parcels of land (Map 174 & 181 – Lots 15-1 & 1 respectively), located in a Town (TR) Zoning District. These particular parcels are located, with frontage, on both Webster Street and Baker Street. The property abuts other residential properties on all borders.

The subject parcel on Webster Street has been razed of the prior existing residence on the property, and the parcel on Baker has no existing residence on it.

Project Overview

It is the intention of Tumpney Hurd Clegg LLC (Applicant & Owner) to consolidate the two parcels and to subdivide the property into three lots. and construct single family residences on two of the lots – (proposed lot with 10,209 sq. ft. on Webster Street and proposed lot with 11,001 sq. ft. on Baker Street respectively). The site plan for the development is entitled “Consolidation & Subdivision Plan Map 174, Lot 15-1 & Map 181, Lot 1 20 Baker St. & 25 Webster St” Dated March 30, 2022. Latest Revision 06-21-2022. A copy of which is appended to this application.

The two proposed lots on which the single-family residences will each have individual private driveways from the existing streets. The residences would each be serviced by municipal water and public sewer, and usual utilities.

The nature and character of the general vicinity include single family homes. The proposed residences are consistent with and in character with the existing neighborhood.

All Zoning Requirements Met

The Site Plan as submitted ensures that all density, setback, frontage, and applicable zoning regulations are and will be met.

Proposed Lot 1-001:	Present frontage on Webster Street. Lot reserved for future development. Presently meets all frontage and set back requirements. 62,596 sq. ft.
Proposed Lot 1:	Frontage on Webster Street. Driveway entrance on Webster Street. 10,209 sq. ft. All frontage & set back requirements met.

Proposed lot 15-1: Frontage on Baker Street.
Driveway entrance on Baker Street.
11,001 sq. ft.
All frontage & set back requirements met.

Proposed Improvements

It is the intention of the Applicant/Developer to consolidate the two (2) current lots into one (1) parcel. The requested subdivision is intended to separate the single lot/parcel into three conforming lots, each presently meeting all Town of Hudson zoning requirements.

Immediate improvements will be the construction of single-family residences on proposed 10,209 sq. ft lot on Webster Street and the 11,001 Sq. ft. lot on Baker Street.

Lot 1-001 on Webster Street will be reserved for future development and proposed uses.

The proposed construction / development on remaining Lots will require the following Waiver from Town of Hudson Regulations in order to meet the designs as included in the Consolidation / Sub Division Site Plan:

1. HTC 276 – 138. B. – Underground Utilities.

PLEASE SEE WAIVER REQUEST ATTACHED TO APPLICATION

REVISED

SUBDIVISION APPLICATION

Date of Application: June 17, 2022 Tax Map #: 174 & 181 Lot #: 15-1 & 1

Site Address: 20 Baker Street & 25 Webster Street, Hudson, New Hampshire 03051

Name of Project: 20 Baker St. & 25 Webster St., Hudson, New Hampshire

Zoning District: TR General SB#: _____
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: Tumpney Hurd Clegg, LLC

Address: 39 Trigate Rd., Hudson, NH 03051

Address: _____

Telephone # [REDACTED]

Email: [REDACTED]

DEVELOPER:

Tumpney Hurd Clegg, LLC

39 Trigate Rd., Hudson, NH 03051

Address: _____

Telephone # [REDACTED]

Email: [REDACTED]

PROJECT ENGINEER:

Name: RBJ Engineering, LLC

Address: 2 Glendale Rd., Concord, NH 03301

Address: _____

Telephone # 603-219-0194

Email: _____

SURVEYOR:

M.J. Grainger Engineering, Inc.

220 Derry Rd, Hudson, NH 03051

Address: _____

603-882-4359 cell:603-566-0422

mjgraingereng@gmail.com

PURPOSE OF PLAN:

The purpose of this Plan is consolidate Lots 174-15-1 & 181-1 into a single parcel and to subdivide the newly formed Lot into three (3) Lots, each which meet all Hudson zoning requirements.

(For Town Use Only)

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

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

_____ Title: _____ Date: _____

(Initials)

Department: _____

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

SUBDIVISION PLAN DATA SHEET

PLAN NAME: 20 Baker St. & 25 Webster St., Hudson, New Hampshire

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

LEGAL DESCRIPTION: MAP 174 & 181 LOT 15-1 & 1

DATE: March 30, 2022

Address: 20 Baker Street & 25 Webster Street, Hudson, NH 03051

Total Area: S.F. 83,806 Acres: 1.924

Zoning: TR - Town Residence

Required Lot Area: 10,000 sf

Required Lot Frontage: 90 ft

Number of Lots Proposed: 3

Water and Waste System Proposed: Municipal sewer and water

Area in Wetlands: None

Existing Buildings To Be Removed: None

Flood Zone Reference: FIRM - Community Map Number 330092 0005 B Panel 5 of 10

Proposed Linear Feet Of New Roadway: 0

SUBDIVISION PLAN APPLICATION AUTHORIZATION

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

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

Signature of Owner: _____ Date: 6-17-22
Print Name of Owner: George Hurd, Manager - Tumpney Hurd Clegg, LLC

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

Signature of Developer: _____ Date: 6-17-22
Print Name of Developer: George Hurd, Manager - Tumpney Hurd Clegg, LLC

- ❖ 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.

WAIVER REQUEST FORM

Name of Subdivision/Site Plan: 20 Baker St. & 25 Webster St., Hudson, New Hampshire

Street Address: 20 Baker Street & 25 Webster Street, Hudson, NH 03051

I George Hurd, manager - Trumpney Hurd Clegg, LLC hereby request that the Planning Board waive the requirements of item HTC 276-13. B. of the Hudson Land Use Regulations in reference to a plan presented by Michael Grainger of MJ Grainger Engineering, Inc (name of surveyor and engineer) dated March 30, 2022 for property tax map(s) 174 & 181 and lot(s) 15-1 & 1 in the Town of Hudson, NH.

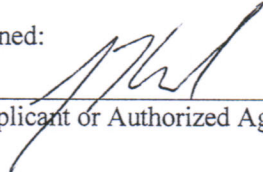
As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver 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):

~~Given the fact that all surrounding residences are served by overhead utilities, that the proposed 10,209 sq. ft Lot on Webster Street and the 11,001 sq. ft. Lot on Baker Street had prior utility service, the single family residences being constructed on those lots would incur unnecessary hardship if the installation of underground utilities was required. Such requirement would be of no practical purpose and the granting of the requested Waiver would not be contrary to the spirit and intent of the Regulation.~~

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):

~~The spirit and intent of the Land Use Regulation is to ensure safe, consistent implementation regarding the prevailing standards and practices of the industry. The matter presently before the Board is more reasonably, equitably, and considered in view of all neighboring properties which are all serviced by overhead utilities. The intended purpose of the land use Regulation in granting the requested Waiver would not be contrary to the spirit and intent thereof.~~

Signed: 

Applicant or Authorized Agent

Colin Jean
Attorney at Law, LLC

64 McKean Street
P.O. Box 3661
Nashua, New Hampshire 03061

LICENSED IN NH & MA

Tel: (603) 881-5535
E-mail: ColinJean@nhjean.com

Fax: (603) 881-5536

June 17, 2022

Mr. Brian Groth, MCP
Planning Administrator
Town of Hudson
12 School Street
Hudson, NH 03051

RE: **Authorization for Representation – 20 Baker St. & 25 Webster St.,
Hudson**


Dear Brian Groth:

Kindly accept this communication as formal notice that I authorize Colin Jean, Esquire of the office of Colin Jean Attorney at Law, LLC and Michael Grainger of MJ Grainger Engineering, Inc., to represent the interests of Tumpney Hurd Clegg, LLC at the Town of Hudson Planning Board meeting scheduled for July 13, 2022 or any subsequent meeting thereafter.

Sincerely,



George Hurd, Member
Tumpney Hurd Clegg, LLC
39 Trigate Road
Hudson, NH 03051

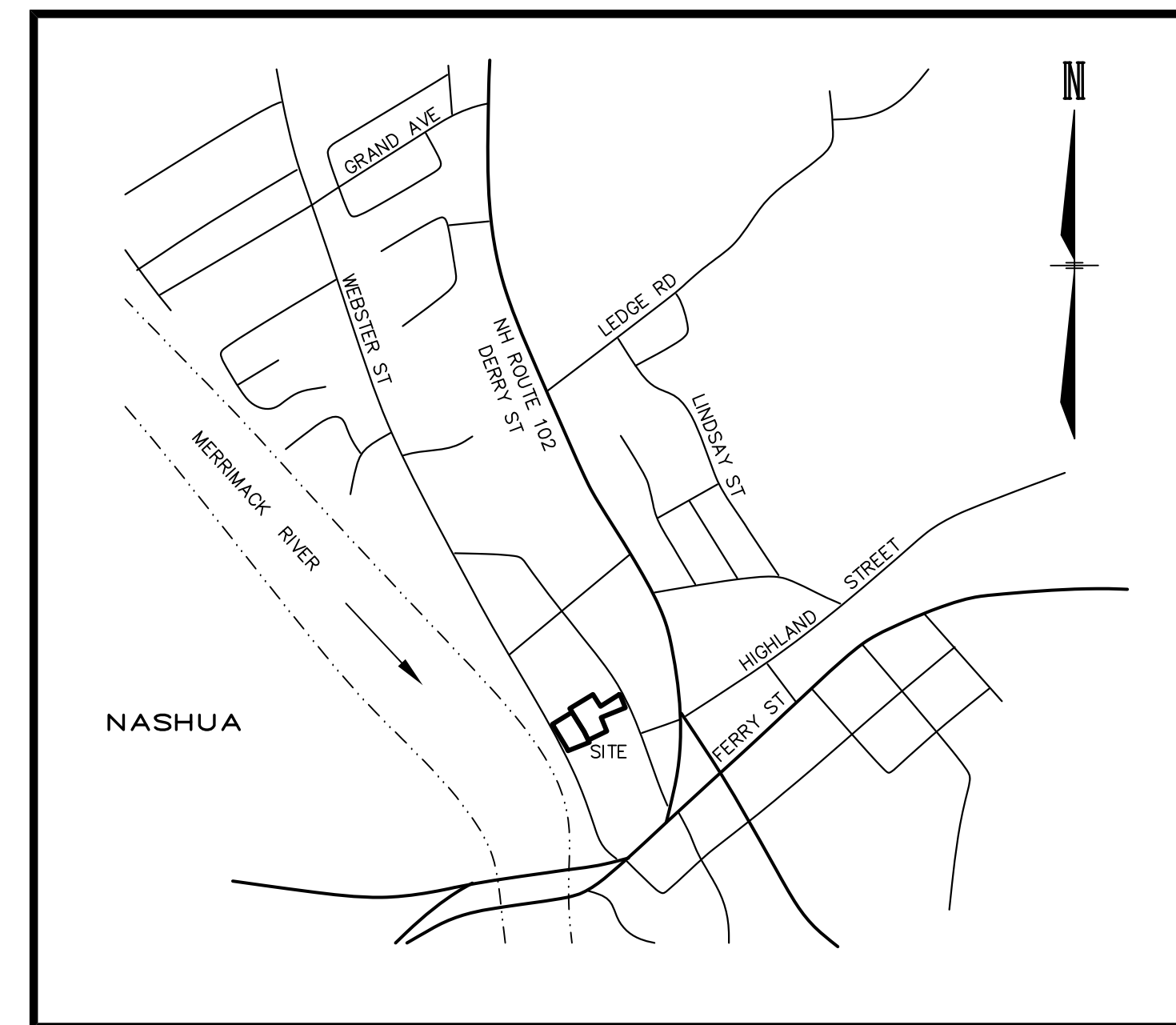

June, 2022

PROPOSED CONSOLIDATION & SUBDIVISION PLAN

MAP 174, LOT 15-1 & MAP 181 LOT 1 20 BAKER ST. & 25 WEBSTER ST.

SYMBOLS LEGEND

EXISTING	PROPOSED
--- SETBACK LINE	X-X SILT FENCE
--- EDGE OF PAVEMENT	⊙ CATCH BASIN
⊙ TEST PIT	P7 DRAIN LINE
172 2' CONTOUR INTERVAL	● DRAIN MANHOLE
180 10' CONTOUR INTERVAL	⇨ RUN-OFF FLOW DIRECTION
● IRON ROD FOUND	F122 PROPOSED GRADE CONTOUR
■ BOUND FOUND	⊕ STONE CHECK DAM
⊕ UTILITY POLE	⊕ BENCHMARK
● SEWER MANHOLE	⊕ HANDICAP RAMP AT STREET CORNER
● DRAIN MANHOLE	--- PROPOSED CURB
□ CATCH BASIN	--- EXISTING PAVEMENT
OH OVERHEAD WIRE	--- PROPOSED CURB
D DRAIN LINE	--- PROPOSED PAVEMENT
W WATER LINE	○ SPOT GRADE
S SEWER LINE	▨ RIP-RAP STONE
HYDRANT	▨ PAVED SIDEWALK
WATER VALVE	▨ INFILTRATION BASIN BERM
GAS VALVE	▨ CHECKDAM (INFILTRATION BASIN)
	▨ RIP RAP OUTLET APRON
	W WATER LINE
	S SEWER LINE



LOCUS MAP
NOT TO SCALE

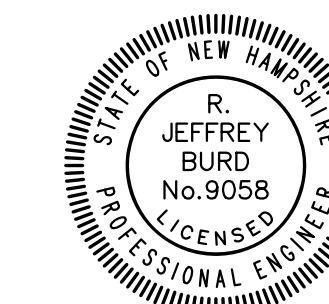
OWNER:
TUMPNEY, HURD, CLEGG, LLC
39 TRIGATE ROAD
HUDSON, NH 03051

LATEST REVISION DATE: JUNE 21, 2022

SHEET INDEX

- 1 TITLE SHEET
- 2 EXISTING CONDITIONS PLAN
- 3 SUBDIVISION PLAN
- 4 TOPOGRAPHIC SUBDIVISION PLAN
- 5 CONSTRUCTION DETAILS

THE LOCATION OF ANY UTILITY INFORMATION SHOWN IN THIS PLANSET IS APPROXIMATE. RJB ENGINEERING, LLC MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ANY UTILITIES WHETHER THEY BE ABOVE OR BELOW GROUND. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-800-DIG-SAFE.



RJB

APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____

CHAIRPERSON _____ DATE _____

SECRETARY _____ DATE _____

SUBDIVISIONS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS, AND CHANGES TO THE ZONING ORDINANCE, SEE RSA 674:39

THIS PLANSET CONTAINS A TOTAL OF 5 SHEETS
SHEET 3 IS TO BE RECORDED AT THE H.C.R.D.
THE REMAINDER ARE ON FILE AT TOWN OF HUDSON

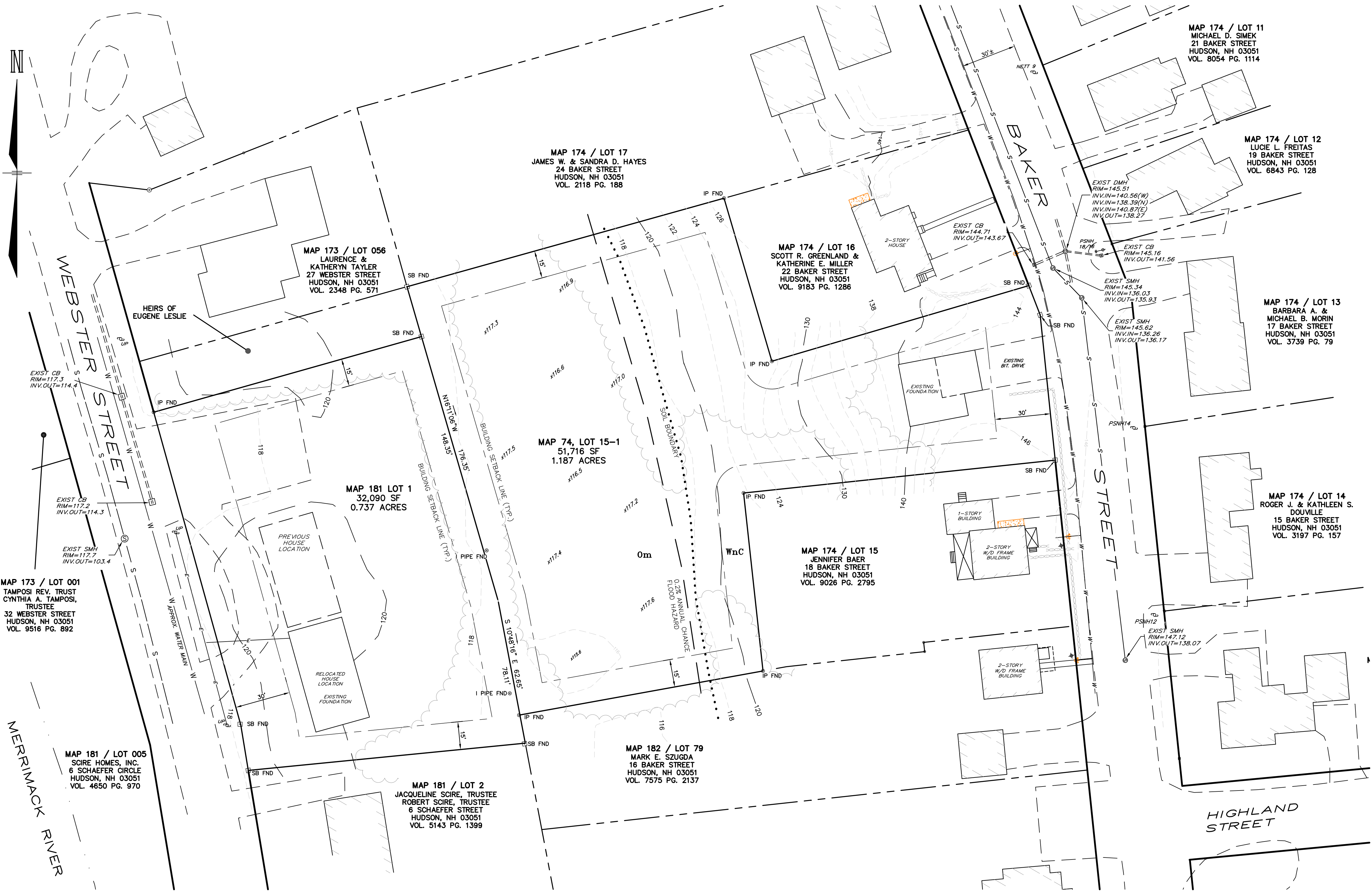
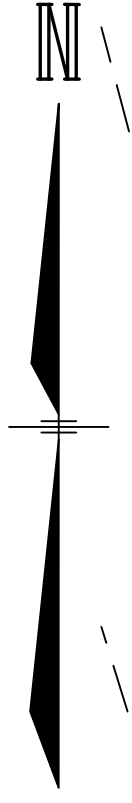
No.	DESCRIPTION	DATE
1.	REVISE TO 3 LOT SUBDIVISION	06/07/2022
2.	DRAFTING REVISIONS	06/21/2022

PREPARED BY:
RJB ENGINEERING, LLC
2 GLENDALE ROAD
CONCORD, NH 03301
PH. 603-219-0194

IN ASSOCIATION WITH:
M.J. GRAINGER ENGINEERING, INC.
PROFESSIONAL ENGINEERS - SURVEYORS - PLANNERS
220 DERRY ROAD HUDSON, NH 03051 (603) 882-4359

DATE: MARCH 30, 2022

SHEET: 1 of 5



- REFERENCE PLANS:**
- A PLAN TITLED "CONSOLIDATION & SUBDIVISION PLAN, O'LOUGHLIN SUBDIVISION, MAP 174, LOTS 15 & 16, 18 & 22 BAKER STREET, HUDSON, NH" PREPARED FOR THOMAS & JEANNE O'LOUGHLIN ET AL, AND COOLANGATTA CAPITAL MANAGEMENT, LLC, BY KEACH NORDSTROM ASSOCIATES, INC. DATED LAST REVISED ON OCTOBER 2, 2008 AND RECORDED AT HCRD AS PLAN No 36,191.
 - A PLAN TITLED "SURVEY PLAN OF LAND OF TUMPNEY HURD CLEGG, LLC, PARCEL ID 181-001, 25 WEBSTER STREET, HUDSON, NH" BY FRANKLIN ASSOCIATES, LLC, DATED FEBRUARY 25, 2021.

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF LOTS 174-15-1 & 181-1.
 - OWNER OF RECORD: TUMPNEY, HURD, CLEGG, LLC
39 TRIGATE ROAD
NASHUA, NH 03051
 - DEED REFERENCE TO PARCEL 174-15-1 IS BK 9462, PG 2026 HCRD
DEED REFERENCE TO PARCEL 181-01 IS BK 9402, PG 2493 HCRD
 - TOTAL AREA OF LOT 174-15-1 IS 51,716 SF AND LOT 181-01 IS 32,090 SF. THE TOTAL COMBINED AREA IS 83,806 SF = 1.924 ACRES
 - PROPERTIES ARE CURRENTLY ZONED: TR - TOWN RESIDENCE
 - ZONING REQUIREMENTS:
LOT AREA: 10,000 SF
MIN. FRONTAGE: 90 feet
FRONT SETBACK: 30 feet
SIDE SETBACK: 15 feet
REAR SETBACK: 15 feet
 - THERE ARE NO WETLANDS ON THIS PROPERTY.
 - THESE PROPERTIES ARE NOT WITHIN THE 100 YEAR FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY MAP NUMBER 330092 0005 B PANEL 5 OF 10, EFFECTIVE DATE JANUARY 3, 1979.
 - PROPERTIES ARE SERVICED BY MUNICIPAL SEWER AND WATER.

No.	DESCRIPTION	DATE
1.	MINOR DRAFTING REVISIONS	06/21/2022
-	-	-
-	-	-

EXISTING CONDITIONS PLAN
MAP 174, LOT 15-1
MAP 181, LOT 1
20 BAKER ST. & 25 WEBSTER ST.
HUDSON, NEW HAMPSHIRE

PREPARED FOR:
TUMPNEY, HURD, CLEGG, LLC
 39 TRIGATE ROAD
 HUDSON, NH 03051

MARCH 30, 2022 **SCALE: 1"=30'**

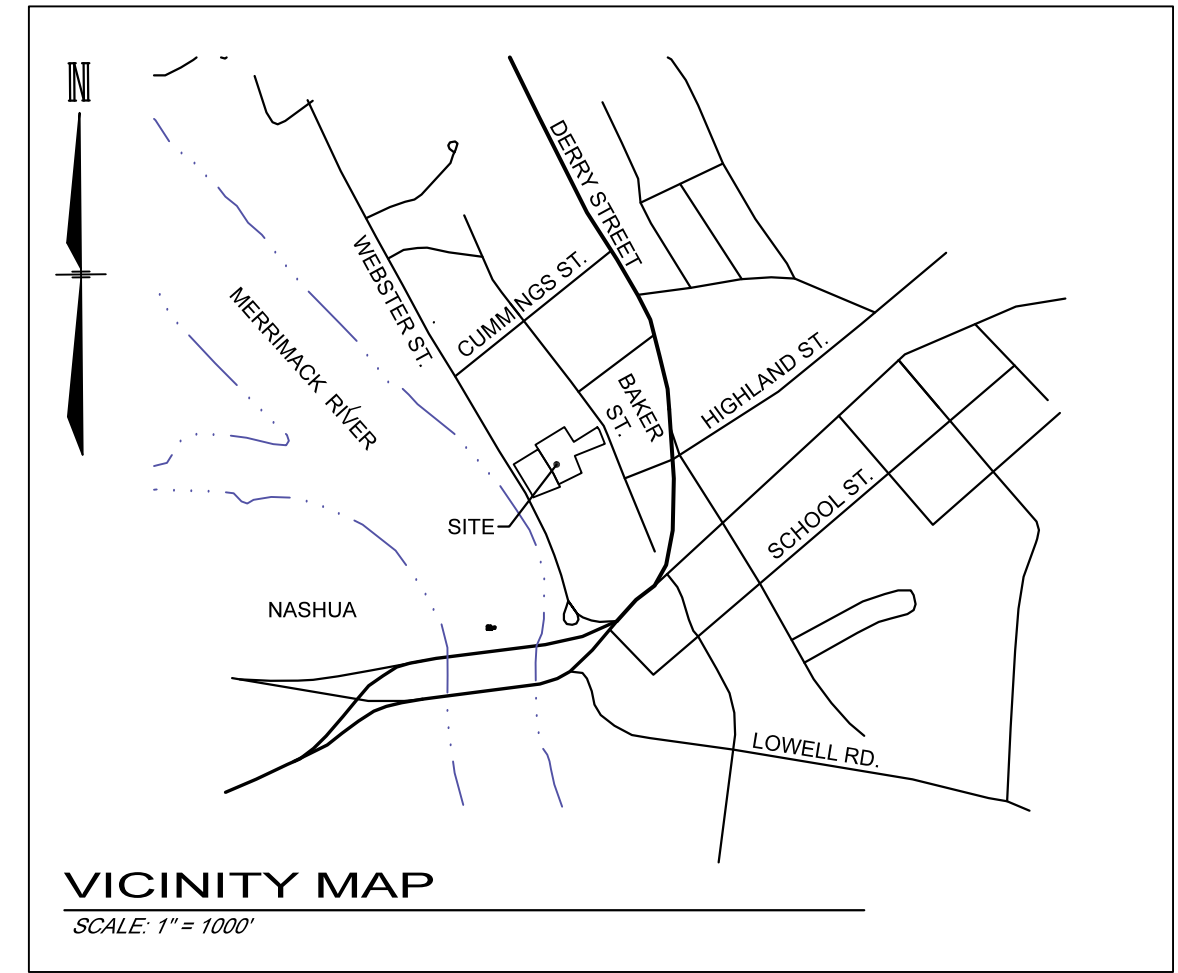
ENGINEER:
RJB ENGINEERING, LLC
 2 GLENDALE ROAD
 CONCORD, NH 03301
 PH. 603-219-0194

ENGINEER & SURVEYOR:
M.J. GRAINGER ENGINEERING, INC.
 PROFESSIONAL ENGINEERS - SURVEYORS - PLANNERS
 220 DERRY ROAD HUDSON, NH 03051 (603) 882-4359

SHEET: 2 of 5

I CERTIFY THAT THIS PLAN WAS PREPARED FROM THE BOUNDARY INFORMATION REFERENCED ABOVE AND A FIELD SURVEY MADE ON THE GROUND DURING AUGUST AND DECEMBER OF 2021 AND JANUARY OF 2022, IN ACCORDANCE WITH THE TOWN OF HUDSON REGULATIONS.

MICHAEL GRAINGER, LLS # 851



- REFERENCE PLANS:**
- A PLAN TITLED "CONSOLIDATION & SUBDIVISION PLAN, O'LOUGHLIN SUBDIVISION, MAP 174, LOTS 15 & 16, 18 & 22 BAKER STREET, HUDSON, NH" PREPARED FOR THOMAS & JEANNE O'LOUGHLIN ET AL, AND COOLANGATTA CAPITAL MANAGEMENT, LLC, BY KEACH NORDSTROM ASSOCIATES, INC. DATED LAST REVISED ON OCTOBER 2, 2008 AND RECORDED AT HCRD AS PLAN No 36,191.
 - A PLAN TITLED "SURVEY PLAN OF LAND OF TUMPNEY HURD CLEGG, LLC, PARCEL ID 181-001, 25 WEBSTER STREET, HUDSON, NH" BY FRANKLIN ASSOCIATES, LLC, DATED FEBRUARY 25, 2021.

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SHOW THE CONSOLIDATION AND SUBDIVISION OF LOTS 174-15-1 & 181-1 INTO THREE (3) RESIDENTIAL BUILDING LOTS.
 - OWNER OF RECORD: TUMPNEY, HURD, CLEGG, LLC
39 TRIGATE ROAD
NASHUA, NH 03051
 - DEED REFERENCE TO PARCEL 174-15-1 IS BK 9462, PG 2026 HCRD DEED REFERENCE TO PARCEL 181-01 IS BK 9402, PG 2493 HCRD
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 - THERE ARE NO WETLANDS ON THE PROPERTIES.
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 - ALL LOTS TO BE SERVICED BY MUNICIPAL SEWER AND WATER.

No.	DESCRIPTION	DATE
1.	REVISE TO 3 LOT SUBDIVISION	06/07/2022
2.	REVISE LOT LINES, MINOR DRAFTING REVISIONS	06/21/2022

BUILDABLE AREA TABLE

LOT #	LOT AREA	AREA >25%	WETLAND AREA	BUILDABLE AREA
181-1-001	62,596 SF	0 SF	0 SF	62,596 SF
181-1	10,209 SF	0 SF	0 SF	10,209 SF
174-15-1	11,001 SF	874 SF	0 SF	10,127 SF

- LEGEND**
- EXISTING STONEMALL
 - ABUTTERS PROPERTY LINES
 - SUBJECT PROPERTY LINES
 - PROPOSED PROPERTY LINES
 - PROPERTY TIE LINE
 - EDGE OF PAVEMENT
 - EXISTING TREELINE
 - EXISTING CONTOUR (MNR)
 - EXISTING CONTOUR (MJR)
 - EXISTING BLDG SETBACK
 - WETLANDS
 - DRILL HOLE FOUND
 - REBAR W/ CAP FOUND
 - STONE BOUND FOUND
 - 5/8" REBAR TO BE SET
 - 4"x4"x36" GRANITE BOUND TO BE SET
 - PROPOSED WELL

OWNER OF RECORD:
TUMPNEY, HURD, CLEGG, LLC
39 TRIGATE ROAD
HUDSON, NH 03051
(603) 718-2932

I CERTIFY THAT THIS PLAN WAS PREPARED FROM THE BOUNDARY INFORMATION REFERENCED ABOVE AND A FIELD SURVEY MADE ON THE GROUND DURING AUGUST AND DECEMBER OF 2021 AND JANUARY OF 2022, IN ACCORDANCE WITH THE TOWN OF HUDSON REGULATIONS.

MICHAEL GRAINGER, LLS # 851

APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____

SUBDIVISIONS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39

CONSOLIDATION & SUBDIVISION PLAN
MAP 174, LOT 15-1
MAP 181, LOT 1
20 BAKER ST. & 25 WEBSTER ST.
HUDSON, NEW HAMPSHIRE

PREPARED FOR:
TUMPNEY, HURD, CLEGG, LLC
39 TRIGATE ROAD
HUDSON, NH 03051

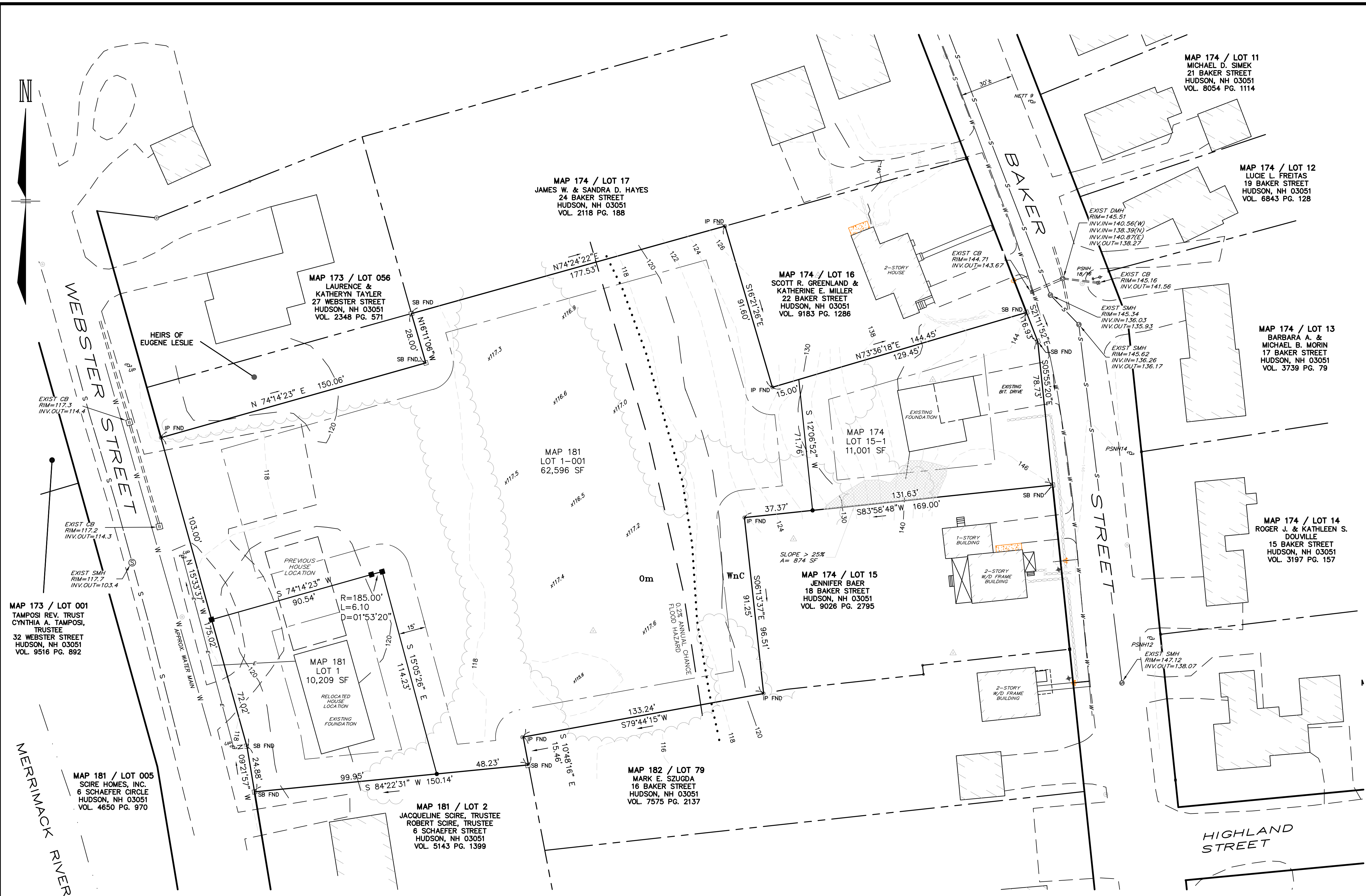
MARCH 30, 2022 SCALE: 1"=30'

ENGINEER:
RJB ENGINEERING, LLC
2 GLENDALE ROAD
CONCORD, NH 03301
PH. 603-219-0194

ENGINEER & SURVEYOR:
M.J. GRAINGER ENGINEERING, INC.
PROFESSIONAL ENGINEERS - SURVEYORS - PLANNERS
220 DERRY ROAD HUDSON, NH 03051 (603) 882-4359

SCALE: 1"=30'

SHEET: 3 of 5



- REFERENCE PLANS:**
1. A PLAN TITLED "CONSOLIDATION & SUBDIVISION PLAN, O'LOUGHLIN SUBDIVISION, MAP 174, LOTS 15 & 16, 18 & 22 BAKER STREET, HUDSON, NH" PREPARED FOR THOMAS & JEANNE O'LOUGHLIN ET AL, AND COOLANGATTA CAPITAL MANAGEMENT, LLC, BY KEACH NORDSTROM ASSOCIATES, INC. DATED LAST REVISED ON OCTOBER 2, 2008 AND RECORDED AT HCRD AS PLAN No 36,191.
 2. A PLAN TITLED "SURVEY PLAN OF LAND OF TUMPNEY HURD CLEGG, LLC, PARCEL ID 181-001, 25 WEBSTER STREET, HUDSON, NH" BY FRANKLIN ASSOCIATES, LLC, DATED FEBRUARY 25, 2021.

- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE CONSOLIDATION AND SUBDIVISION OF LOTS 174-15-1 & 181-1 INTO THREE (3) RESIDENTIAL BUILDING LOTS .
 2. OWNER OF RECORD:
TUMPNEY, HURD, CLEGG, LLC
39 TRIGATE ROAD
NASHUA, NH 03051
 3. DEED REFERENCE TO PARCEL 174-15-1 IS BK 9462, PG 2026 HCRD
DEED REFERENCE TO PARCEL 181-01 IS BK 9402, PG 2493 HCRD
 4. TOTAL AREA OF LOT 174-15-1 IS 51,716 SF AND LOT 181-01 IS 32,090 SF. THE TOTAL COMBINED AREA IS 83,806 SF = 1.924 ACRES
 5. PROPERTIES ARE CURRENTLY ZONED: TR - TOWN RESIDENCE
 6. ZONING REQUIREMENTS:
LOT AREA: 10,000 SF
MIN. FRONTAGE: 90 feet
FRONT SETBACK: 30 feet
SIDE SETBACK: 15 feet
REAR SETBACK: 15 feet
 7. THERE ARE NO WETLANDS ON THE PROPERTIES.
 8. THESE PROPERTIES ARE NOT WITHIN THE 100 YEAR FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 330092 0005 B PANEL 5 OF 10, EFFECTIVE DATE JANUARY 3, 1979.
 9. ALL LOTS TO BE SERVICED BY MUNICIPAL SEWER AND WATER.

BUILDABLE AREA TABLE				
LOT #	LOT AREA	AREA >25%	WETLAND AREA	BUILDABLE AREA
181-1-001	62,596 SF	0 SF	0 SF	62,596 SF
181-1	10,209 SF	0 SF	0 SF	10,209 SF
174-15-1	11,001 SF	874 SF	0 SF	10,127 SF

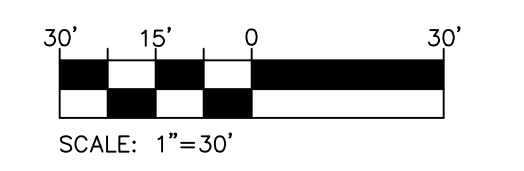
No.	DESCRIPTION	DATE
1.	REVISE TO 3 LOT SUBDIVISION	06/07/2022
2.	REVISE LOT LINES, MINOR DRAFTING REVISIONS	06/21/2022

TOPOGRAPHIC SUBDIVISION PLAN
MAP 174, LOT 15-1
MAP 181, LOT 1
20 BAKER ST. & 25 WEBSTER ST.
HUDSON, NEW HAMPSHIRE

PREPARED FOR:
TUMPNEY, HURD, CLEGG, LLC
 39 TRIGATE ROAD
 HUDSON, NH 03051

MARCH 30, 2022 **SCALE: 1"=30'**

ENGINEER:
RJB ENGINEERING, LLC
 2 GLENDALE ROAD
 CONCORD, NH 03301
 PH. 603-219-0194



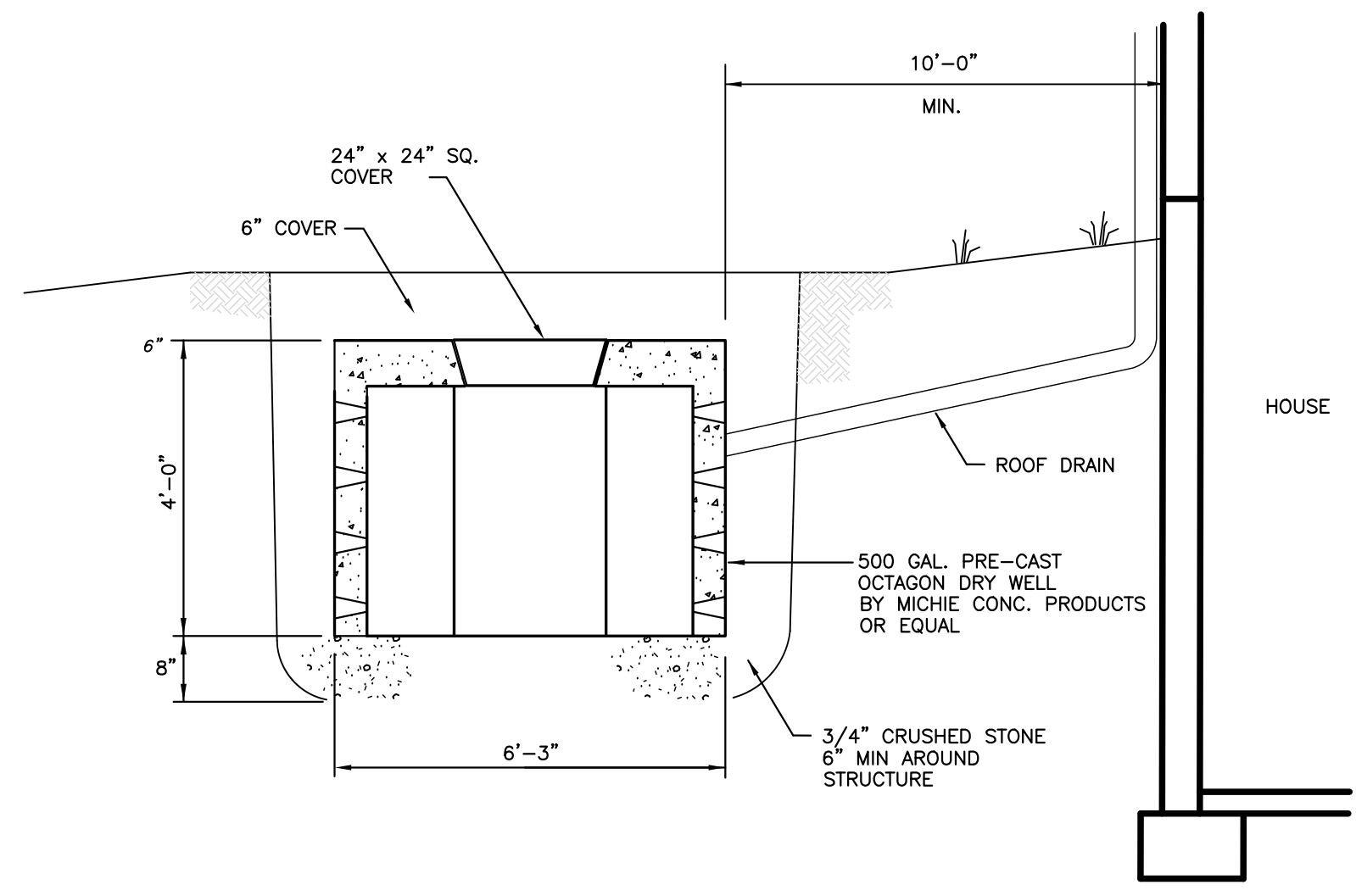
ENGINEER & SURVEYOR:
M.J. GRAINGER ENGINEERING, INC.
 PROFESSIONAL ENGINEERS - SURVEYORS - PLANNERS
 220 DERRY ROAD HUDSON, NH 03051 (603) 882-4359

- LEGEND**
- EXISTING STONEWALL
 - ABUTTERS PROPERTY LINES
 - SUBJECT PROPERTY LINES
 - PROPOSED PROPERTY LINES
 - PROPERTY TIE LINE
 - EDGE OF PAVEMENT
 - EXISTING TREELINE
 - EXISTING CONTOUR (MNR)
 - EXISTING CONTOUR (MJR)
 - EXISTING BLDG SETBACK
 - WETLANDS
 - DRILL HOLE FOUND
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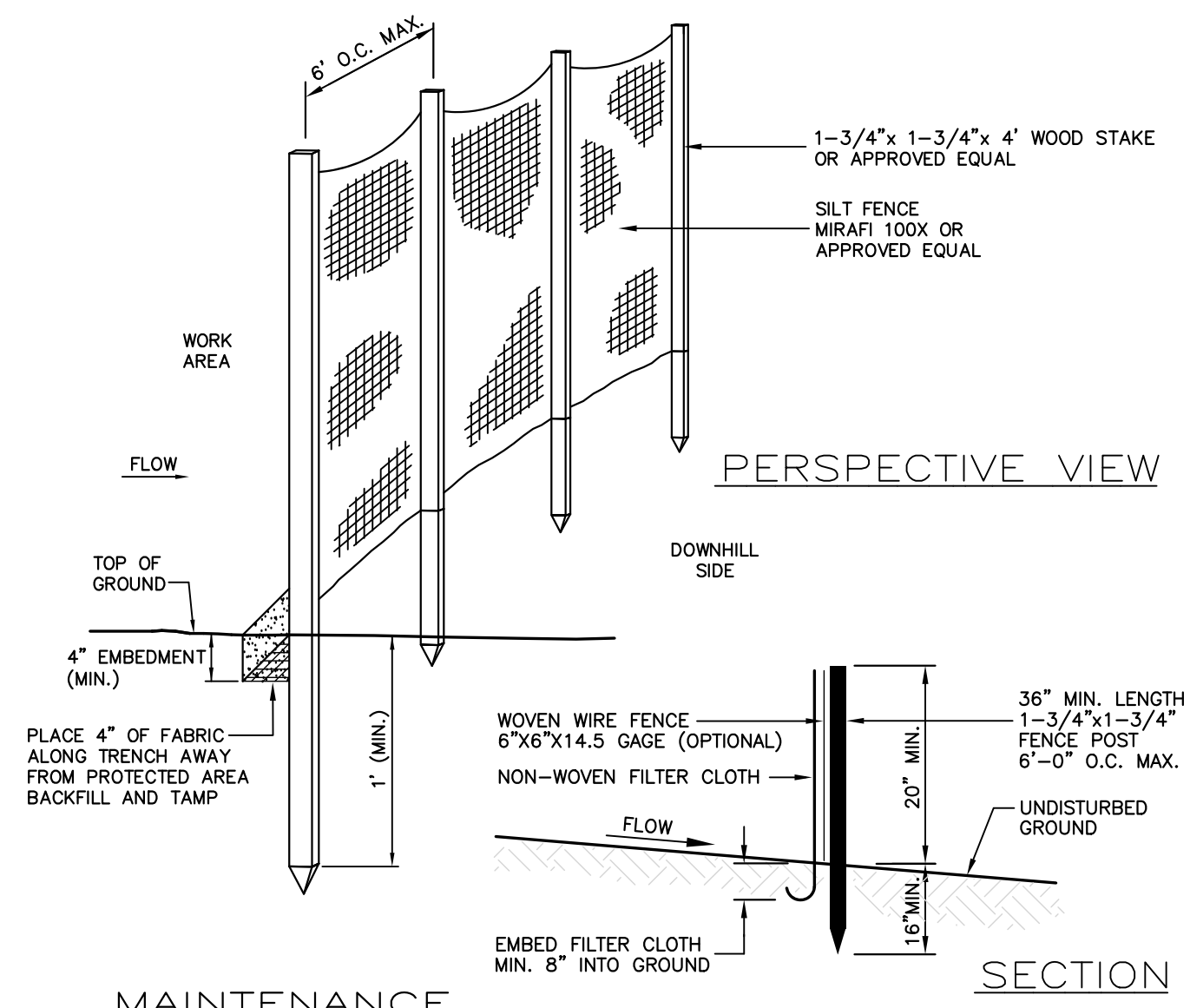
 MICHAEL GRAINGER, LLS # 851





DRY WELL DETAIL

NOT TO SCALE



MAINTENANCE

1. SILT FENCES ARE TO BE INSPECTED IMMEDIATELY AFTER EVERY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF OF THE BARRIER.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED, SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

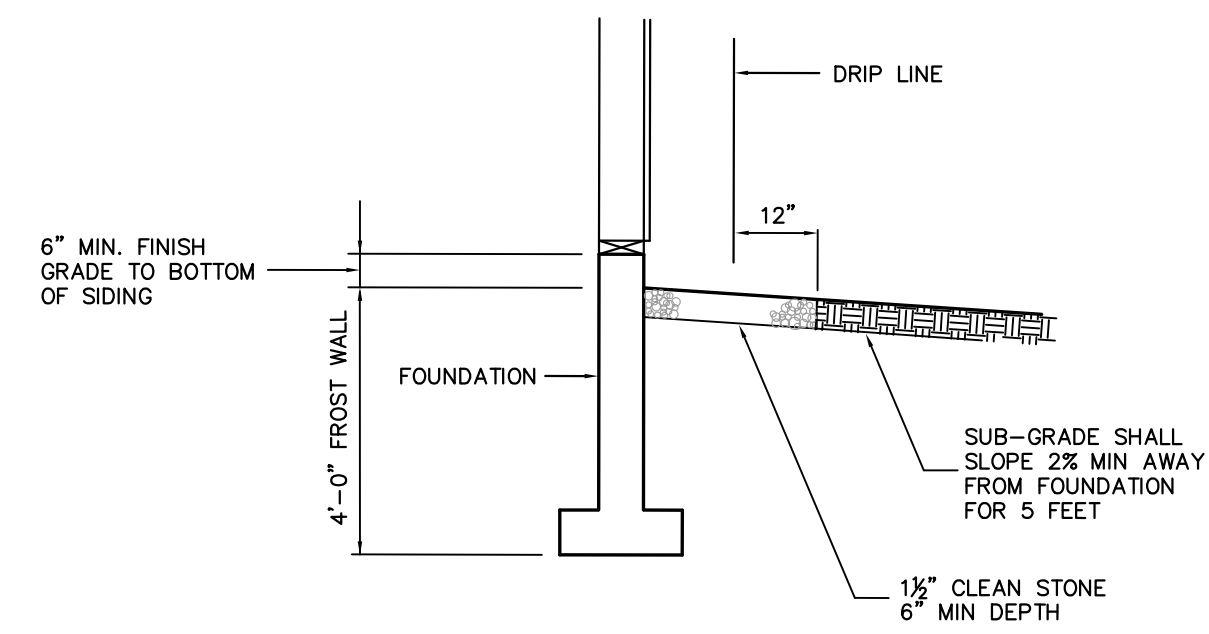
SILT FENCE DETAIL

NOT TO SCALE

SEEDING SPECIFICATIONS

MIXTURE	POUNDS/ACRE	POUNDS/1,000 SF
TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
BIRDSFOOT TREFLOIL	8	0.20
TOTAL	48	1.10

1. SEEDBED PREPARATION
 - A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
 - B. STONES LARGER THAN FOUR INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT FOUR INCHES TO PREPARE A SEEDBED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
2. ESTABLISHING A STAND
 - A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
 - AGRICULTURAL LIMESTONE: 2 TONS PER ACRE OR 0.09 LBS. PER SQ. FT.
 - NITROGEN (N): 50 LBS. PER ACRE OR 1.1 LBS. PER 1000 SQ. FT.
 - PHOSPHATE (P₂O₅): 100 LBS. PER ACRE OR 2.2 LBS. PER 1000 SQ. FT.
 - POTASH (K₂O): 100 LBS. PER ACRE OR 2.2 LBS. PER 1000 SQ. FT.
 (NOTE: THIS IS THE EQUIVALENT OF 500 LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS. PER ACRE OF 5-10-10)
 - B. SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING, AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH 0.25 INCH OF SOIL OR LESS, BY CULTIFACKING OR RAKING.
 - C. REFER TO TABLE 7-35 OF "STORMWATER MANAGEMENT AND SEDIMENTATION CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE", FOR APPROPRIATE SEED MIXTURES AND TABLE 7-36 FOR RATES OF SEEDING. ALL LEGUMES (CROWNVETCH, BIRDSFOOT TREFLOIL, AND FLATPEA), MUST BE INOCULATED WITH THEIR SPECIFIC INNOCULANT.
 - D. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 1.
3. MULCH
 - A. STRAW, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
 - B. MULCH WILL BE HELD IN PLACE USING TECHNIQUES FROM THE "BEST MANAGEMENT PRACTICE FOR MULCHING", AS SHOWN IN, "STORMWATER MANAGEMENT AND SEDIMENTATION CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE".
4. MAINTENANCE TO ESTABLISH A STAND
 - A. PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
 - B. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIALS TAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.
 - C. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.



ROOF DRIP LINE DETAIL

ALTERNATIVE

NOT TO SCALE

NOTES:

1. CONSTRUCTION DETAILS SHOWN HERE ARE ONLY FOR THE INDIVIDUAL LOT IMPROVEMENTS. THERE ARE NO PUBLIC INFRASTRUCTURE IMPROVEMENTS PROPOSED.
2. EACH HOUSE SHALL BE CONSTRUCTED WITH ROOF GUTTERS AND CONNECTED TO A DRY WELL AS DETAILED OR AS AN ALTERNATIVE MAY BE CONSTRUCTED WITH THE ROOF DRIP LINE TRENCH AS DETAILED.
3. SILT FENCE SHALL BE PLACED AROUND THE AREA TO BE DISTURBED PRIOR TO ANY CONSTRUCTION.

No.	DESCRIPTION	DATE
1.	REVISE TO LOT DEVELOPMENT DETAILS ONLY	06/07/2022
.	.	.
.	.	.

CONSTRUCTION DETAILS
 MAP 174, LOT 15-1
 MAP 181, LOT 1
 20 BAKER ST. & 25 WEBSTER ST.
 HUDSON, NEW HAMPSHIRE

PREPARED FOR:
 TUMPNEY, HURD, CLEGG, LLC
 39 TRIGATE ROAD
 HUDSON, NH 03051

MARCH 30, 2022 SCALE: AS NOTED

ENGINEER:
RJB ENGINEERING, LLC
 2 GLENDALE ROAD
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 PH. 603-219-0194

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