

BUSH HILL LOT LINE RELOCATION

SB# 08-22

STAFF REPORT

September 14, 2022

SITE: 112 – 118 Bush Hill Road, Map 201 Lots 1 and 10

ZONING: General 1 (G-1)

PURPOSE OF PLAN: The purpose of this plan is to create parcels “A” and “B” which are to be deeded to the town of Hudson for the right of way relocation of Bush Hill Road.

PLANS UNDER REVIEW:

Right of Way Relocation Plan, Map 201 Lots 1 & 10, Bush Hill Road, Hudson New Hampshire, Hillsborough County; prepared by: Keach-Nordstrom Associates, Inc. 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: The Town of Hudson, 12 School Street, Hudson, NH 03051; consisting of a single sheet plan and general notes 1-7; dated August 2, 2022.

ATTACHMENTS:

- A. Memo from Town Engineer and Public Works Director
- B. Board of Selectmen Memo and Minutes of the August 23, 2022 Meeting

APPLICATION TRACKING:

- August 18, 2022 – LLR Plan received.
- September 14, 2022 – Public hearing scheduled.

COMMENTS & RECOMMENDATIONS:

BACKGROUND

Bush Hill Road has poor sight distance due to its geometry and layout. One of the most challenging spots is along the 112-118 segment. The property owner along this segment, Mr. Tyler, donated 8,082 SF of his property to the Town of Hudson. The Town Engineer and Public Works Director submitted a memorandum requesting the lot line relocation (**Attachment A**).

The Board of Selectmen has accepted the donation at their August 23, 2022 meeting, after a public hearing (**Attachment B**). In exchange for the donation, the Town must complete the necessary improvements by October 2023.

RECOMMENDATION

Staff recommend the application acceptance, public hearing and approval of the lot line relocation.

DRAFT MOTIONS

ACCEPT the lot line relocation application:

I move to accept the lot line relocation application for the Right of Way Relocation Plan, Map 201 Lots 1 & 10, Bush Hill Road.

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

CONTINUE the public hearing to a date certain:

I move to continue the lot line relocation application for the Right of Way Relocation Plan, Map 201 Lots 1 & 10, Bush Hill Road, to date certain, _____, 2022.

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

To GRANT a waiver:

I move to grant a waiver from § 289-27.A(3), to allow the Planning Board signature block to be located at the right hand side of the plan.

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

APPROVE the lot line relocation application:

I move to approve the lot line relocation application for the Right of Way Relocation Plan, Map 201 Lots 1 & 10, Bush Hill Road, Hudson New Hampshire, Hillsborough County; prepared by: Keach-Nordstrom Associates, Inc. 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: The Town of Hudson, 12 School Street, Hudson, NH 03051; consisting of a single sheet plan and general notes 1-7; dated August 2, 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.

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
Jess Forrence, Public Works Director

DATE: September 1, 2022

RE: Bush Hill Road Right of Way / Lot Line Relocation

Bush Hill Road is currently a road that has poor sight distance issues due to its geometry and layout. One of the most challenging spots is along the 112-118 Bush Hill Road segment.

At the Board's request, Town staff secured the right of way necessary to make the improvements along 112 – 118 Bush Hill Road. The property owner, Mr. Tyler, donated 8,082 square feet of his property to the Town of Hudson in exchange for the Town completing the necessary improvements by October 2023. The Board of Selectmen has already accepted the donation, after holding a public hearing about this donation.

The Town Engineer and Public Works Director's recommendation to the Planning Board is to approved this lot line relocation.

Motion:

To approve the lot line relocation plan as recommended by Town Engineer and Public Works Director.



TOWN OF HUDSON

Engineering Department



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TO: Steve Malizia, Town Administrator
Board of Selectmen

FROM: Elvis Dhima, P.E., Town Engineer
Jess Forrence, Public Works Director

DATE: August 17, 2022

RE: Bush Hill Road Right of Way Acceptance

Bush Hill Road is currently a road that has poor sight distance issues due to its geometry and layout. One of the most challenging spots is along the 112-118 Bush Hill Road segment.

At the Board's request, Town staff has prepared the plan indicating the right of way necessary to make the improvements along 112 – 118 Bush Hill Road. The property owner, Mr. Tyler, is willing to donate 8,082 square feet of his property to the Town of Hudson in exchange for the Town completing the necessary improvements by October 2023. Funds for this project will come from the Public Works Department's paving program.

The Town Engineer and Public Works Director's recommendation to the BOS is to accept the land donation.

First Motion:

To authorize the Town Engineer to complete the necessary Right of Way transfer.

Second Motion:

To authorize the Public Works Director to complete the necessary road improvements by October 1, 2023.



TOWN OF HUDSON

Engineering Department



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TO: Steve Malizia, Town Administrator
Board of Selectmen

FROM: Elvis Dhima, P.E., Town Engineer
Jess Forrence, Public Works Director

DATE: August 8, 2022

RE: Bush Hill Road Right of Way Acceptance

Bush Hill Road is currently a road that has poor sight distance issues due to its geometry and layout. One of the most challenging spots is along the 112-118 Bush Hill Road segment.

At the Board's request, Town staff has prepared the plan indicating the right of way necessary to make the improvements along 112 – 118 Bush Hill Road. The property owner, Mr. Tyler, is willing to donate 8,082 square feet of his property to the Town of Hudson in exchange for the Town completing the necessary improvements by October 2023. Funds for this project will come from the Public Works Department's paving program.

The Town Engineer and Public Works Director's recommendation to the BOS is to accept the land donation.

Motion:

To hold a public hearing on August 23, 2022, regarding this donation.

Selectman Gagnon said there is some definition. I mean, outside of the government entity, you know, public employers, there are I was on a response team where there's a definition of what serious injury is and exactly what reporting is required to OSHA. And so that's why I just think we can mimic that. That's all. I'm trying to find it now. If I come up with it, I'll send it to you.

Chairperson Roy asked so do we want to do we want to add some of this stuff and take a revisit at it? Selectman Morin replied, I think we should run it by him and see what he says. Yes. Chairperson Roy asked, does anybody have any other suggestions? Selectman Guessferd replied, no, but I think that's important. I think...I do think that's important to. Selectman McGrath said I read this thoroughly. I read it from page, first page, all the way through the last page. And I don't have any questions because I think I'm a reasonable person and I can understand. Chairperson Roy replied, thank you. So are we all done with serious incident? Selectman Guessferd replied, yes.

8. NEW BUSINESS

A. Public Hearing - Bush Hill Road Right of Way Donation

Chairperson Roy recognized the Town Administrator who said, as you're aware, we had this discussion, I believe, at the last meeting or the previous meeting. We've advertised for a public hearing. We're receiving a donation of approximately 8,000 square foot of land over in the Bush Hill area to help us realign parts of that road, as that is a donation to the Town that has value we need to hold a public hearing. The public hearing has been advertised for this evening, so I recommend you open a public hearing.

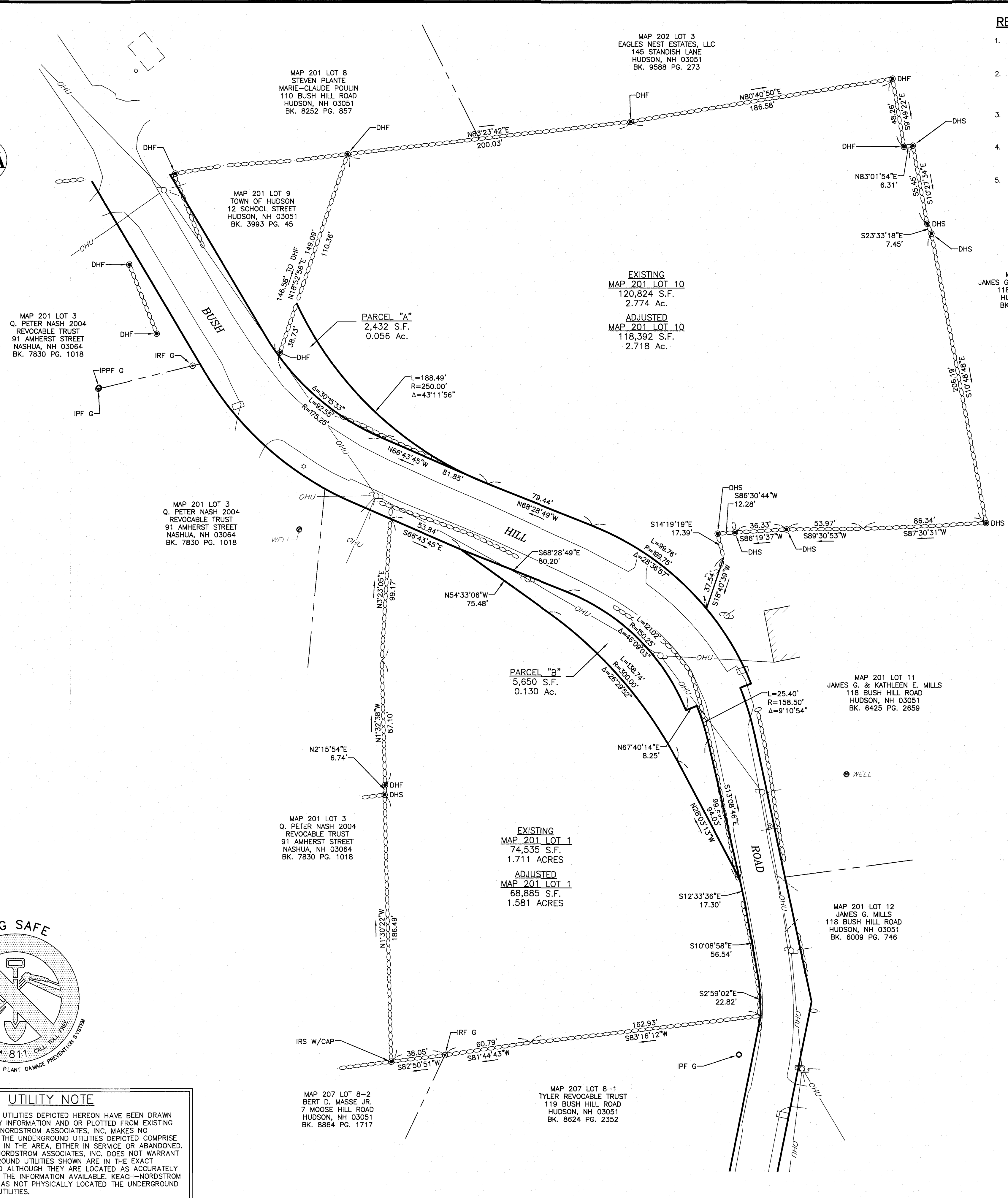
Chairperson Roy said I'll open the public hearing at 7:20 p.m. Is there anybody in the audience that would like to comment on the Bush Hill Road right away donation? Seeing none. I will close a public hearing at 7:20p.m.

Selectman Guessferd made a motion, seconded by Selectman Gagnon to accept a donation of 8,082 square feet of land from the owner of Map 201, Lot 010 and Map 201, Lot 001. Carried 5-0.

Selectman Morin made a motion, seconded by Selectman McGrath to authorize the Town Engineer to complete the necessary Right of Way Transfer. Carried 5-0.

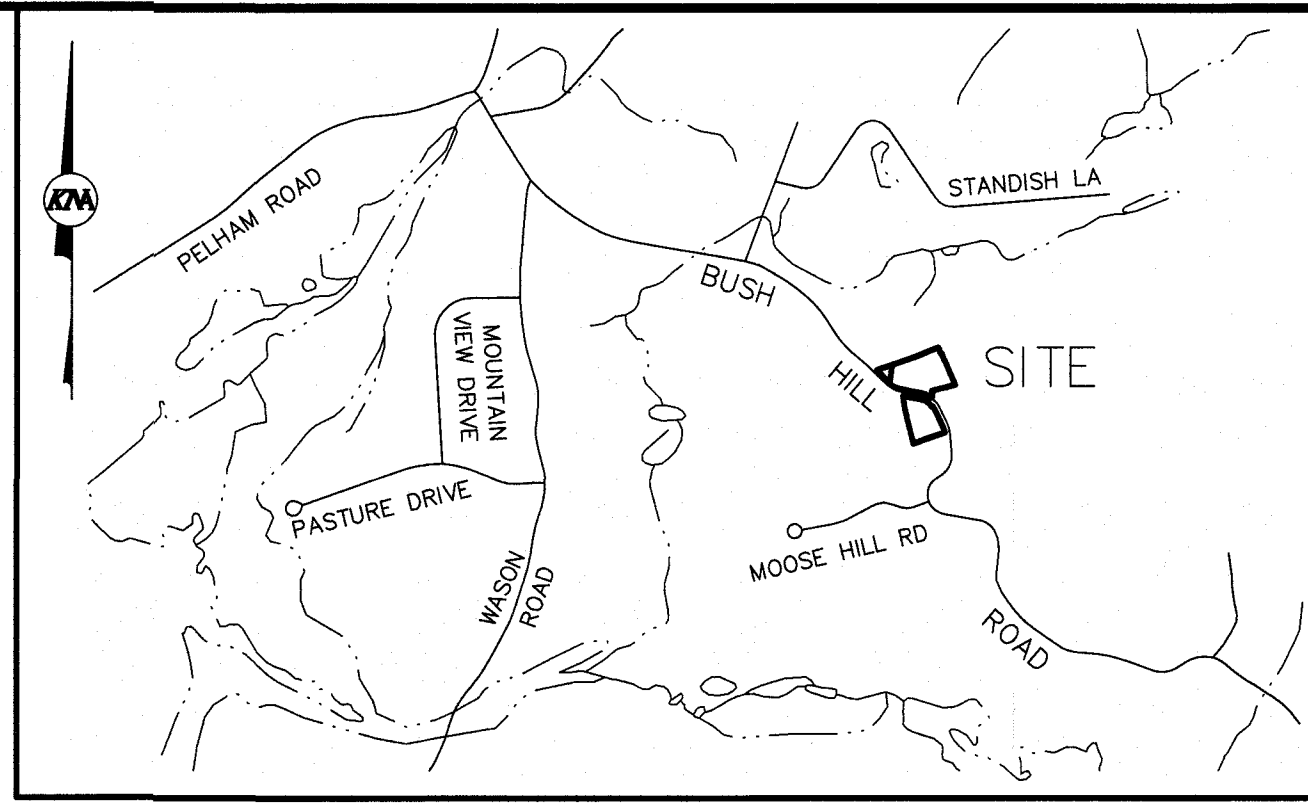
Selectman Morin made a motion, seconded by Selectman McGrath to authorize the Public Works Director to complete the necessary road improvements by October 1, 2023. Carried 5-0.

Selectman McGrath then said can I... can I ask a question before we move on? What I have in my packet doesn't correspond with the motions that were just made. The Town Administrator replied the last two are the same. When I looked at it today, I realized we have to actually accept the donation. And Mr. Dhima didn't put that in his memo. Selectman McGrath replied, so I didn't have that. And I don't think any of the others...the Town Administrator said you wouldn't. You know how you look at it how you look at things the last minute and you say, oh, you know what, we need to accept it first. Selectman McGrath replied okay. I just wanted to make sure that I've got whatever everyone else has.



REFERENCE PLANS:

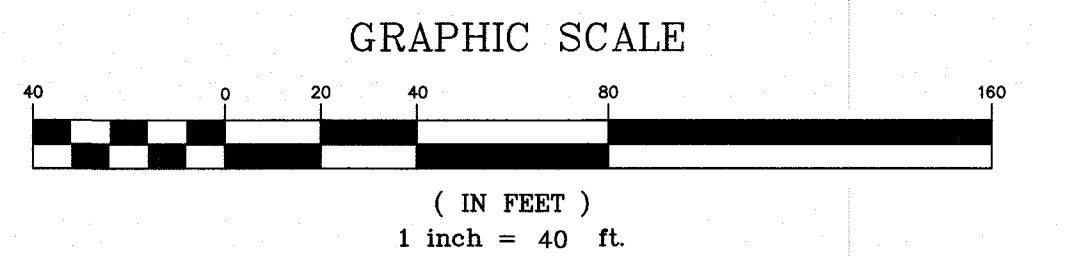
- "LOT LINE RELOCATION PLAN, MAP 19 / LOTS 12-1 & 14, MILLS & ERB PROPERTY, BUSH HILL ROAD, HUDSON, NEW HAMPSHIRE" DATE: JUNE 18, 1998, SCALE: 1" = 200' PREPARED BY MAYNARD & PAQUETTE. H.C.R.D. PLAN #29476
- "PHASE 1 CONSOLIDATION & SUBDIVISION PLAN, JARRY SUBDIVISION MAP 207; LOTS 4 & 8, BUSH HILL ROAD - HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY" DECEMBER, 2011 SCALE: 1" = 100' PREPARED BY THIS OFFICE. H.C.R.D. PLAN #37300.
- "ENCROACHMENT WORKSHEET FOUNDATION PLOT PLAN MAP 19 LOT 19 PREPARED FOR Q. PETER NASH, SCALE: 1" = 60' JUNE 1, 2005" PREPARED BY JOHN O'NEIL LLC. H.C.R.D. PLAN #37665.
- "RESIDENTIAL SUBDIVISION PLAN, EAGLES NEST ESTATES, BUSH HILL ROAD, HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, DATE: JANUARY 7, 2015, SCALE: 1" = 50" LAST REVISED 8/26/19, PREPARED BY THIS OFFICE. H.C.R.D. PLAN #40341.
- "PLAN & PROFILE OF BUSH HILL ROAD, HUDSON, NEW HAMPSHIRE PREPARED FOR THE TOWN OF HUDSON, SCALE: 1" = 100' DECEMBER 17, 1993" PREPARED BY TFMORAN INC. ON FILE WITH THE TOWN OF HUDSON ENGINEERING DEPARTMENT.



NOTES:

- THE PURPOSE OF THIS PLAN IS TO CREATE PARCELS "A" & "B" WHICH ARE TO BE DEEDED TO THE TOWN OF HUDSON FOR THE RIGHT OF WAY RELOCATION OF BUSH HILL ROAD. PARCEL "A" IS CURRENTLY PART OF LOT 201-10 AND PARCEL "B" IS CURRENTLY PART OF LOT 201-1
- EXISTING AND ADJUSTED PARCEL AREAS:

LOT 201-1	EXISTING	ADJUSTED
	= 74,535 S.F.	68,885 S.F.
LOT 201-10	= 120,824 S.F.	118,392 S.F.
- THE SUBJECT PARCELS ARE LOCATED WITHIN THE GENERAL 1 (G-1) ZONE.
- BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL FILED SURVEY PERFORMED BY THIS OFFICE IN JUNE THROUGH JULY OF 2022.
- THE BUSH HILL ROAD RIGHT OF WAY SHOWN HEREON IS BASED UPON PLAN REF. #1 AND IS 2 RODS & 3 RODS WIDE PER TOWN OF HUDSON RIGHT OF WAY RECORDS BOOK 3 PAGE 25 AND BOOK 3 PAGE 56 ON FILE WITH NH DEPARTMENT OF ARCHIVES.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
- EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.



LEGEND

- IPPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- DHF DRILL HOLE FOUND
- DHS DRILL HOLE SET
- ⊙ WELL
- ABUTTER LINE
- PROPERTY LINE
- OHU OVERHEAD UTILITIES
- EOP EDGE OF PAVEMENT
- EDGE OF GRAVEL
- ⊘ STONEMALL

APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____
SIGNATURE DATE: _____
SIGNATURE DATE: _____
SUBDIVISIONS ARE VALID FOR TWO YEARS 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.

RIGHT OF WAY RELOCATION PLAN
MAP 201 LOTS 1 & 10
BUSH HILL ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER LOTS 1 & 10:
TYLER REVOCABLE TRUST
119 BUSH HILL ROAD
HUDSON, N.H. 03051
BK. 9537 PG. 893

PREPARED FOR:
THE TOWN OF HUDSON
12 SCHOOL STREET
HUDSON, N.H. 03051

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

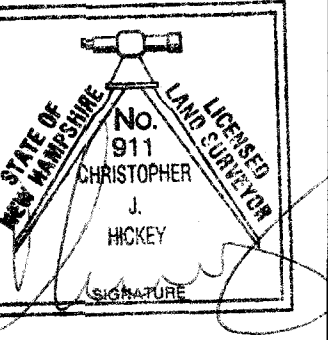
OWNER TAX MAP 201 LOTS 1 & 10
SIGNATURE: _____
DATE: _____

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING MAY OF 2022. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

Christopher J. Hickey
8/2/22
DATE

LICENSED LAND SURVEYOR



REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: AUGUST 2, 2022 SCALE: 1" = 40'
PROJECT NO: 22-0414-1 SHEET 1 OF 1



UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.