

23 WOODCREST AVE GARAGE

CU #06-22

STAFF REPORT

October 26, 2022

SITE: 23 Woodcrest Ave, Map 125 Lot 010

ZONING: Residential-1 (R-1)

PURPOSE OF PLAN: To construct a new garage 28ft x 30ft and encroach 14ft, total area 260SF, into wetland buffer.

PLANS UNDER REVIEW:

Proposed Plot Plan, Map 125 Lot 010, 23 Woodcrest Avenue, Hudson, NH 03051; prepared by: M. J. Grainger Engineering, Inc. 220 Derry Road, Hudson, NH 03051; prepared for: Gary Francoeur 23 Woodcrest Avenue, Hudson, NH 03051; consisting of a single sheet with general notes 1-10 on Sheet 1; dated May 2, 2022, last revised August 22, 2022.

ATTACHMENTS:

- A. Conservation Commission Review and Comments

APPLICATION TRACKING:

- August 25, 2022 – Application received.
- September 15, 2022 – Conservation Commission site walk.
- October 17, 2022 – Conservation Commission recommendation received.
- October 26, 2022 – Public hearing scheduled.

COMMENTS & RECOMMENDATIONS:

BACKGROUND

The site is a 2.2 acre lot adjacent to Robinson Pond with an existing single family dwelling that is served by a private well and septic system. There is no public water or sewer access at the site. A stream runs from the southwest corner of the lot to the north and east, draining into Robinson Pond. Approximately 3,000SF of the lot is classified as wetland and portions of the wetland are in a Zone A flood zone.

The applicant proposes building a detached 28ft x 30ft garage directly across from the existing attached garage. The northwest corner of the proposed garage would encroach approximately 14ft into the 50ft wetland buffer, so 260SF of the garage would be within the wetland buffer. 800SF of the wetland buffer would be temporarily impacted during construction.

CONSERVATION COMMISSION COMMENTS

The Hudson Conservation Commission conducted a site walk and observed that the garage project would have minimal impact on the wetland buffer and no impact to the wetlands themselves; stormwater could be easily mitigated. However, it did appear that there is enough space to place the garage entirely outside of the buffer if the footprint is shifted to the east, towards Robinson Pond, or attached to the existing structure.

STAFF COMMENTS

Article IX 334-36 C (1) states that accessory structures associated with a legally existing primary structure, provided that no practicable alternative exists elsewhere on the lot and outside of the Wetland Conservation Overlay District, may be granted a conditional use permit.

DRAFT MOTIONS

ACCEPT the conditional use permit application:

I move to accept the conditional use permit application CU# 06-22 for the Proposed Plot Plan, 23 Woodcrest Avenue, Map 125 Lot 010.

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

CONTINUE the public hearing to a date certain:

I move to continue the conditional use permit application CU# 06-22 for the Proposed Plot Plan, 23 Woodcrest Avenue, Map 125 Lot 010, to date certain, _____, 2022.

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

DEFER the public hearing to a date certain:

I move to defer the conditional use permit application CU# 06-22 for the Proposed Plot Plan, 23 Woodcrest Avenue, Map 125 Lot 010 to date certain, _____, 2022.

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

Draft motions continued on next page

APPROVE the conditional use permit application:

I move to approve the conditional use permit for the Proposed Plot Plan, Map 125 Lot 010, 23 Woodcrest Avenue, Hudson, NH 03051; prepared by: M. J. Grainger Engineering, Inc. 220 Derry Road, Hudson, NH 03051; prepared for: Gary Francoeur 23 Woodcrest Avenue, Hudson, NH 03051; consisting of a single sheet with general notes 1-10 on Sheet 1; dated May 2, 2022, last revised August 22, 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. During construction and restoration erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer.
3. The applicant shall incorporate a dripline infiltration strip or if gutters are used a drywell system to attenuate Stormwater runoff produced by the new structure to prevent erosion by Stormwater runoff into the wetland buffer area.
4. The applicant shall remove concrete blocks currently placed in the wetland buffer
5. A stipulation and or note be added to the final plan set that states “Stockpiling of construction materials is not allowed in the wetland buffer area during construction.”
6. If additional impacts beyond those depicted in the plan dated May 2, 2022 are required, the plan shall be returned to the Conservation Commission for further review.
7. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
8. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M. No exterior construction activities shall be allowed on Sundays.

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

Conservation Commission Review and Comments October 17, 2022
23 Woodcrest Drive Site Walk: New Automobile Garage CUP
Site Walk Observations and Conclusions

On September 15, 2022 members of the Hudson Conservation Commission conducted a site walk of property owned by Gary Francoeur, 23 Woodcrest Drive (Ave.), Map 125, Lot 010. The applicant is proposing to build a 30' x 28' garage on his property and a portion of the new structure (approximately 260 square feet) will infringe upon the 50 foot Wetland Buffer. The purpose of the site walk was to determine whether or not the proposed garage, if built, would have any significant impact on Wetland Buffer or Wetlands themselves. While on site commission members observed the following. The wetland buffer in the area of the proposed garage is no longer naturalized and is being maintained by the homeowner as a continuation of their lawn. The wetlands were delineated and evaluated by Marc E. Jacobs CWS. His analysis and conclusions are provided in a memorandum dated October 4, 2022. To the front of the property and located at a significant distance from the house is the leach field and septic system. There is an existing two car garage located directly across from where the proposed garage would be built. After review of the site and discussions with the land owner and project engineer it is in the opinion of the Conservation Commission members that the garage project would have minimal impact on the wetland buffer and no impact to the wetland themselves. Any storm water runoff as a result of the project can be easily mitigated through proper retention or infiltration practices According to the land owner the garage will only be used for personal vehicle storage and he is not planning on storing any chemicals or other materials in the new building.

It did appear that there is enough space to place the new structure out of the wetland buffer by shifting the footprint of the building easterly towards the pond of by attaching the new structure to the existing garage which would result in no impact to the wetland buffer.

Reference Article IX 334-36 C (1) Accessory structures associated with a legally existing primary structure, provided the applicant demonstrates that no practicable alternative exists elsewhere on the lot and outside of the Wetland Conservation Overlay District

If the Planning Board finds the proposed location of the garage acceptable the commission members would like to recommend that the following conditions be imposed as condition of approval.

HCC Recommendations to the Planning board as part any condition of approval

Mr. Dickinson moved to forward recommendations 1 through 5 below to the Planning Board for their consideration as Conditions of Approval for the Conditional Use Permit application submitted by Gary Francoeur, 23 Woodcrest Drive (Ave.), Hudson.

- 1) During construction and restoration erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer.
- 2) The applicant shall incorporate a dripline infiltration strip or if gutters are used a drywell system to attenuate Stormwater runoff produced by the new structure to prevent erosion by Stormwater runoff into the wetland buffer area.
- 3) The applicant shall remove concrete blocks currently placed in the wetland buffer
- 4) The commission recommends that a stipulation and or note be added to the final plan set that states “Stockpiling of construction materials is not allowed in the wetland buffer area during construction.
- 5) This motion is based on the plan(s) submitted by the applicant and dated May 2, 2022. It is recommended that if additional impacts are required the plan be returned to the Conservation Commission for further review.

Motion Second Mr. Pinsonneault

Motion Carried 4/0/0

William Collins

William Collins, HCC Chairman

CONDITIONAL USE PERMIT APPLICATION

Date of Application: 8/19/2022 Tax Map #: 125 Lot #: 010
Site Address: 23 Woodcrest AVE
Name of Project: 23 Woodcrest AVE
Zoning District: R1-Residential General CUP#: _____
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER: DEVELOPER:
Name: GARY FRANCOEUR _____
Address: 23 Woodcrest Dr _____
Address: Hudson NH 03051 _____
Telephone # 603-396-0140 _____
Email: GFRANCOEUR@comcast.net _____

PROJECT ENGINEER or SURVEYOR: CERTIFIED WETLANDS SCIENTIST:
Name: Michael J Grainger MARK JACOBS
Address: 220 Derry Rd 220 Whitrot Rd
Address: Hudson NH 03051 50 Berwick ME 03908
Telephone # 603 566-0422 _____
Email: MJGRAINGERENG@GMAIL.COM _____

PURPOSE OF PLAN:
CONSTRUCT NEW GARAGE 28X30 AND ENCROACH 14ft
TOTAL AREA 260sqft into wetland buffer

(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: Tax Map 125 Lot 01 23 Woodcrest Ave

PLAN TYPE: (Site Plan, Subdivision, or other) CUP

LEGAL DESCRIPTION: MAP 125 LOT 010

DATE: 8/19/2022

Location by Street: 23 Woodcrest Ave

Zoning: R1

Proposed Land Use: Residential

Existing Use: Residential

Total Site Area: S.F.: 95,832 Acres: 2.2

Total Wetland Area (SF): 3000

Permanent Wetland Impact Area (SF): NONE

Permanent Wetland Buffer Impact Area (SF): 260

Temporary Wetland Impact Area (SF): ∅

Temporary Wetland Buffer Impact Area (SF): 800

Flood Zone Reference: 33011C 0517D EFF 9/25/2009

Proposed Mitigation:
NONE

(For Town Use Only)

Data Sheets Checked By: _____ Date: _____

WETLAND CONDITIONAL USE PERMIT CHECKLIST

| Yes | No | NA | <u>QUESTIONS/INFORMATION NEEDED</u> | HCC Comments |
|--|----------------------------------|----------------------------------|--|--------------|
| NARRATIVE REPORT | | | | |
| Existing Conditions | | | | |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Has a DES Dredge and Fill Permit been issued for any part of this site? If yes, provide number, date, and description. | |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Is there evidence of altered wetlands or surface waters on site? | |
| <input type="radio"/> | <input checked="" type="radio"/> | <input checked="" type="radio"/> | All prime and other wetlands in the vicinity, plus any wetlands/watersheds past the immediate vicinity affected by this project | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | • Description of each wetland and associated values | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Wetland mapping results – Including the flagging date and technique plus the name, company and qualifications of the wetland scientist | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Was property surveyed? If yes, the date of survey. (Please attach the survey plan) | |
| National Wetland Inventory | | | | |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | • Vegetative cover types | |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | • Existence of vernal pools and associated habitat | |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | • Unique geological and cultural features | |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | • NH Natural Heritage inventory – For list of rare and endangered species, contact the NH Division of Forests and Lands (603)271-3623 | |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | • Wildlife and fauna species, including estimated number and locations (large projects) | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | • Public or private wells located within the vicinity | |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | • Monitoring well(s) located on site | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | • Current land use and zoning district | |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Photos of existing area (please use color photos) | |
| Proposed Project Description | | | | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Entire project and associated activities | |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Time table of project and anticipated phasing | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Land use | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Grading plan | |
| Impact to Wetlands and/or Buffers | | | | |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | • Depending on size and proposed impacts, a report from a biologist may be appropriate | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Removing, filling, dredging, or altering (Area square ft. and locations) | |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Intercepting or diverging of ground or surface water (Locations and size) | |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | • Change in run-off characteristics | |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Delineation of drainage area contributing to each discharge point | |

| Yes | No | NA | Questions/Information Needed | HCC COMMENTS |
|----------------------------------|-----------------------|----------------------------------|---|--------------|
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Estimated water quality characteristics of runoff at each point of discharge for both pre- and post-development | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Erosion control practices | |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <ul style="list-style-type: none"> If using rip-rap, attach documentation explaining why other erosion control methods are not feasible | |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <ul style="list-style-type: none"> How storm water runoff will be handled | |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | If backyards or lots include a buffer area, buffer restriction wording shall be included in each deed (A physical marker may be requested to designate buffer boundaries at site) | |
| Mitigation | | | | |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Square footage of mitigation – wetland and upland areas | |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Wetland or upland plants identified to replace any losses | |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <ul style="list-style-type: none"> Restoration plan for planting and vegetation | |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Conservation easements, including location and aesthetic, wildlife and vegetative values | |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | <ul style="list-style-type: none"> If easement is on or added to the site(s), a copy of the legal document shall be given to the HCC (HCC conservation easement markers may also be required along the easement) | |

CONCEPTUAL SITE PLAN/DRAWING

| | | | | |
|----------------------------------|----------------------------------|----------------------------------|---|--|
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Locus map depicting project site and vicinity within approximately ½ mile and also on a larger scale | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | All prime and other wetlands in the vicinity | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Wetland(s) impacted (identified as prime or other) and the wetland boundaries with 50', buffer areas highlighted in color | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Assessor's sheet(s), lot(s), and property account number(s) | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Existing and proposed structures | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Square footage listed for temporary and permanent impact | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Erosion control plan (Suggested: Biodegradable silt fences so area won't be disturbed again and no hay to avoid invasive species) | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Topographical map with contours | |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Storm water treatment swales and basins highlighted in color if in buffer area | |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Conservation and utility easements | |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Grading plan | |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Culvert, arch, bridge - sizes, material, etc. | |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Vegetative cover types | |
| <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | Vernal pools | |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Existing and proposed stone walls, tree lines, and unusually large, rare or beautiful trees, and other notable site features | |

QUESTIONS TO CONSIDER BEFORE SUBMITTING

- Will the increased discharge cause erosion and channelization?
- Is there potential for off-site flooding?
- Does the decreased infiltration in the drainage area cause vegetation stress due to reduced or increased ground water or surface water discharge into wetland?
- Will the nutrients in the runoff increase eutrophication potential in downstream water bodies?
- Do you own any adjacent parcels or easements for roadways across adjacent parcels which could be used for access to avoid a wetland crossing
- Does a wetland crossing occur where it will result in the least amount of alteration to a wetland?
- Is preservation of upland areas adjacent to the impacted wetland a priority?
- Can using an alternative crossing design such as a bridge, retaining wall, etc. decrease the width or area of wetland alteration?
- Does a proposed road crossing of a wetland exceed the minimum width acceptable to the Planning Board and can this be negotiated downwards?
- Have you established that no reasonable alternative access from a public way to an upland is possible?
- Can the parking lot spaces be decreased?
- Is the roadway designed in such a way that does not restrict the flow of water?
- Is additional information needed to assess water quality impacts due to runoff?
- Is there an increase in other pollutants (e.g., heavy metals, turbidity, coli form) from streets and parking lots?
- Is there a need to restrict or prohibit the use of pesticides and fertilizers?
- Is there a need to restrict the use of roadway salting?

CONDITIONAL USE PERMIT APPLICATION AUTHORIZATION

I hereby apply for *Conditional Use Permit* 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 *Conditional Use Permit* 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 Hudson Conservation Commission, 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: Gary Francoeur Date: 8/19/2022

Print Name of Owner: GARY FRANCOEUR

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

Signature of Developer: _____ Date: _____

Print Name of Developer: _____

- ❖ 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

(Fee covers both Conservation Commission & Planning Board)

A. REVIEW FEES:

1. Conditional Use Permit
\$100 Flat Fee \$ 100.00

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.

B. POSTAGE:

| | |
|---|------------------|
| <u>9</u> Direct Abutters @\$4.33 (or Current Certified Mail Rate) | \$ <u>38.97</u> |
| <u>4</u> Indirect Abutters (property owners within 200 feet) @\$0.58 (or Current First Class Rate) | \$ <u>2.32</u> |
| TOTAL | \$ <u>141.29</u> |

| | |
|---------------------------|----------------------|
| (For Town Use) | |
| AMOUNT RECEIVED: \$ _____ | DATE RECEIVED: _____ |
| RECEIPT NO.: _____ | RECEIVED BY: _____ |

Gary Francoeur
23 Woodcrest Ave
Hudson NH 03051

August 19, 2022

23 Woodcrest Ave project narrative

Town of Hudson Conservation Commission

I would like to align this proposed garage directly across from my existing garage. To do this I do not need to enter the wetlands, but will need to be approximately 14 ft into the 50 ft buffer in a triangle area 14x18 totaling 260 sq ft. This will keep the building further away from Robinson Pond and allow it to align with the current garage and not interfere with the well.

Gary Francoeur

Direct ABUTTERS

RAYMOND & BRENDA HAMELIN

59 HAZELWOOD RD

HUDSON, NH 03051

MICHAEL TRANFAGLIA

24 WOODCREST DR

HUDSON, NH 03051

GARY FRANCOEUR

23 WOODCREST AVE

HUDSON, NH 03051

ANDREW & SELINA MAGA

52 HAZELWOOD RD

HUDSON, NH 03051

M.J. GRAINGER ENGINEERING

220 DERRY RD

HUDSON, NH 03051

JAMES & LORNA WILSON

26 WOODCREST AVE

HUDSON, NH 03051

WILLIAM BERZINS

25 WOODCREST DR

HUDSON, NH 03051

TOWN OF HUDSON

12 SCHOOL ST

HUDSON, NH 03051

STATE OF NEW HAMPSHIRE
C/O NHDES-WATER DIVISION
29 HAZEN DR/PO BOX 95
CONCORD, NH 03302-009

ABUTTERS

GLENN & JANE BOWLES

57 HAZELWOOD RD

HUDSON, NH 03051

CHARLES & NICOLE PURWIN

27 WOODCREST AVE

HUDSON, NH 03051

ANDREW ENOS

28 WOODCREST DR

HUDSON, NH 03051

ANDREW MAKAREVICH & BRIANNA
TOURVILLE

22 WOODCREST AVE

HUDSON, NH 03051

DIRECT ABUTTERS

- RAYMOND & BRENDA HAMELIN
59 HAZELWOOD RD
HUDSON, NH 03051

- MICHAEL TRANFAGLIA
24 WOODCREST DR
HUDSON, NH 03051

- GARY FRANCOEUR
23 WOODCREST AVE
HUDSON, NH 03051

- ANDREW & SELINA MAGA
52 HAZELWOOD RD
HUDSON, NH 03051

- M.J. GRAINGER ENGINEERING
220 DERRY RD
HUDSON, NH 03051

- JAMES & LORNA WILSON
26 WOODCREST AVE
HUDSON, NH 03051

- WILLIAM BERZINS
25 WOODCREST DR
HUDSON, NH 03051

- TOWN OF HUDSON
12 SCHOOL ST
HUDSON, NH 03051

- STATE OF NEW HAMPSHIRE
C/O NHDES-WATER DIVISION
29 HAZEN DR/PO BOX 95
CONCORD, NH 03302-0095

INDIRECT ABUTTERS

- GLENN & JANE BOWLES

57 HAZELWOOD RD

HUDSON, NH 03051

- ANDREW MAKAREVICH & BRIANNA

TOURVILLE

22 WOODCREST AVE

HUDSON, NH 03051

- CHARLES & NICOLE PURWIN

27 WOODCREST AVE

HUDSON, NH 03051

- ANDREW ENOS

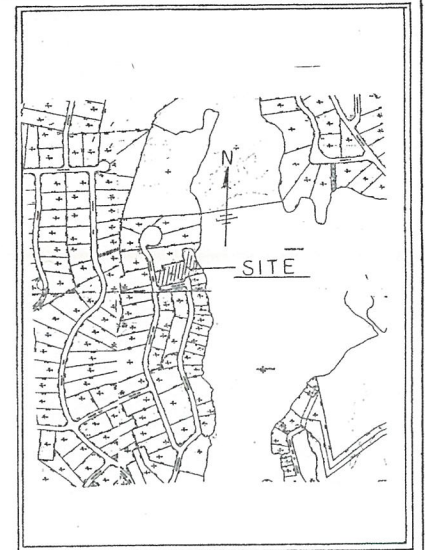
28 WOODCREST DR

HUDSON, NH 03051









LOCATION PLAN

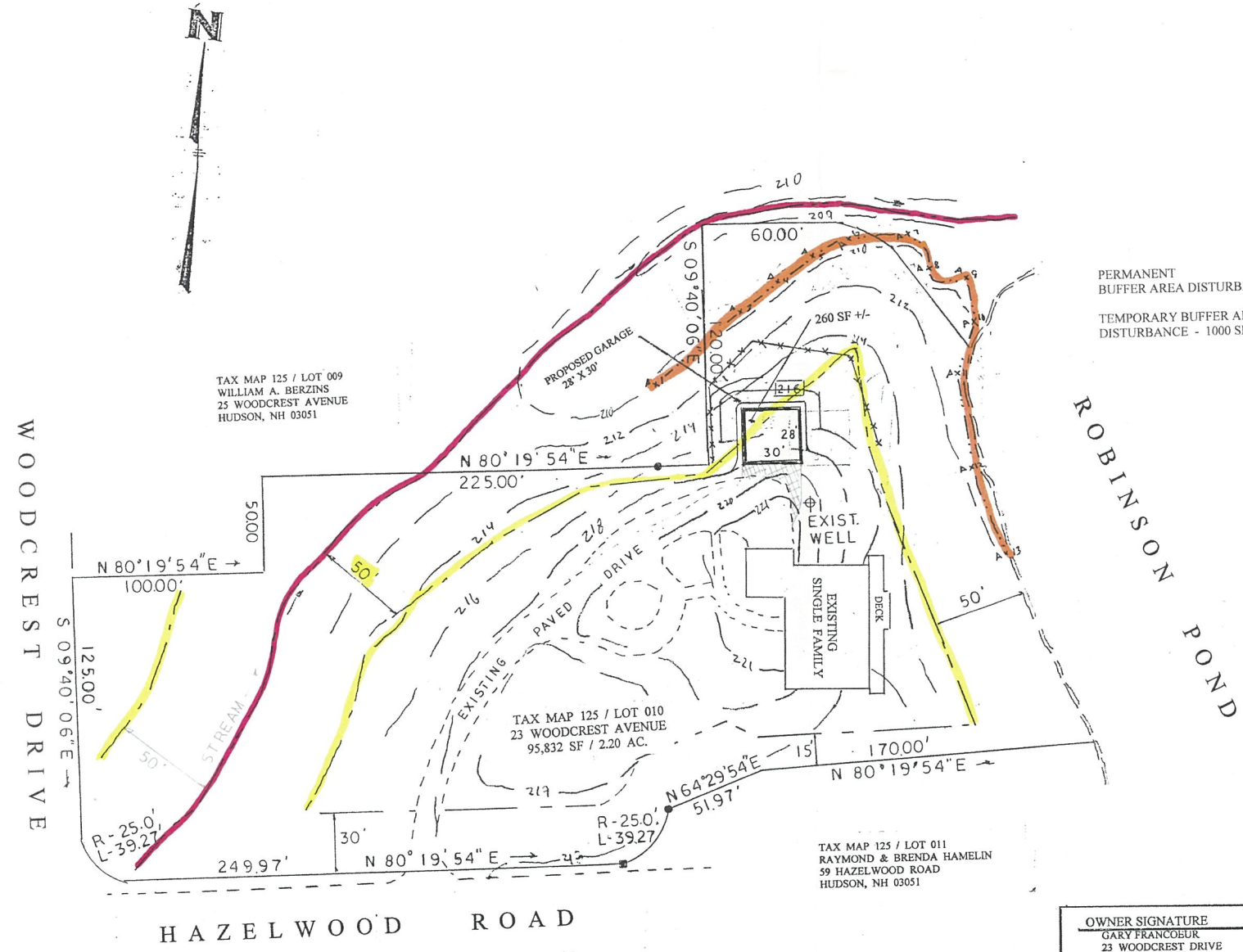
NOTES

- OWNERS OF RECORD: GARY FRANCOEUR
23 WOODCREST AVENUE
HUDSON, NH 03051
- DEED REFERENCE: BOOK 7327 PAGE 1678
- PLAN REFERENCE: HCRD # 17378, # 17557
- PRESENT USE: SINGLE FAMILY RESIDENTIAL
- PRESENT ZONING: R1 - RESIDENTIAL
- MINIMUM SETBACKS: FRONT - 30 FEET
SIDE - 15 FEET
REAR - 15 FEET
WETLANDS - 50 FEET
- EROSION CONTROL MEASURES TO BE IN PLACE PRIOR TO THE START OF CONSTRUCTION.
- 2' STONE DRAINAGE STRIP AROUND SIDE OF GARAGE.
- ALL DISTURBED AREAS TO BE LOAMED AND SEEDED.
- THE PURPOSE OF THIS PLAN IS TO SHOW LOCATION OF A PROPOSED GARAGE.

LEGEND

- - STONE BOUND
- - IRON PIPE/ROD
- - - - - EDGE OF PAVEMENT
- - - - - EDGE OF WETLAND/ FLAGGED
- ~ ~ ~ ~ ~ EDGE OF POND
- - - - - 50' BUFFER TO WETLANDS
- x x x x x PROPOSED SILT FENCE
- 220 EXISTING GRADE
- 216 PROPOSED FINISH GRADE
- [Hatched Box] NEW PAVEMENT
- [Red Line] RED HIGHLIGHT - STREAM
- [Yellow Line] YELLOW HIGHLIGHT - 50' BUFFER
- [Orange Line] ORANGE HIGHLIGHT - WETLAND FLAGS

TAX MAP 125 / LOT 001
JAMES & LORNA WILSON
26 WOODCREST AVENUE
HUDSON, NH 03051

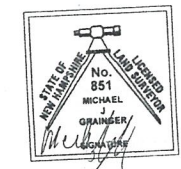


PERMANENT
BUFFER AREA DISTURBED 260SF +/-

TEMPORARY BUFFER AREA OF
DISTURBANCE - 1000 SF +/-

OWNER SIGNATURE _____ MAP 125 / LOT 001

GARY FRANCOEUR
23 WOODCREST DRIVE
HUDSON, NH 03051
(603) 396-0140



PROPOSED PLOT PLAN
TAX MAP 125 / LOT 010
23 WOODCREST AVENUE
HUDSON, NH 03051

PREPARED FOR: GARY FRANCOEUR
23 WOODCREST AVENUE
HUDSON, NH 03051
(603) 396-0140

MAY 2, 2022 SCALE: 1" = 40'

M. J. GRAINGER ENGINEERING, INC.
PROFESSIONAL ENGINEERS - SURVEYORS - PLANNERS
220 DERRY ROAD HUDSON, NH 03051 (603) 882-4359
SHEET 1 I. N. 21 - 106

I CERTIFY THAT THIS PLAN WAS PREPARED FROM THE BOUNDARY INFORMATION REFERENCED ABOVE AND A FIELD SURVEY MADE ON THE GROUND DURING DECEMBER 2018 & JANUARY 2021, HAVING A MAXIMUM ERROR OF CLOSURE OF 1 IN 10,000, IN ACCORDANCE WITH THE TOWN OF HUDSON REGULATIONS.

The jurisdictional wetland-upland boundary depicted was delineated in August 2018 by Marc Jacobs, Certified Wetland Scientist number 090, according to the standards of the 1987 US Army Corps of Engineers - Wetlands Delineation Manual; the 2012 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region; the Code of Administrative Rules, NH Department of Environmental Services - Wetlands Bureau - Env Wt 100-900 and §334-34 of the Hudson Zoning. Soils were evaluated utilizing the Field Indicators for Identifying Hydric Soils in New England, Version 4, May 2017 and the Field Indicators of Hydric Soils in the United States, Version 8, 2016. The indicator status of vegetation as hydrophytic was determined according to the U.S. Army Corps of Engineers - Northcentral and Northeast 2016 Regional Wetland Plant List. Copies of site plans which have been reviewed by the wetland scientist are individually stamped, signed and dated. This note has been customized for this project.

| REVISIONS | | | | |
|-----------|---------|-------------|-----|------|
| NO. | DATE | DESCRIPTION | BY | APP. |
| 1 | 8/22/22 | Added color | MJG | |
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PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO YEARS FROM DATE OF APPROVAL.

APPROVED BY THE HUDSON, NH 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.