

20 MADISON DRIVE DRIVEWAY WAIVER

WR# 04-22

STAFF REPORT

November 30, 2022

SITE: 20 Madison Drive; Map 168 Lot 018

ZONING: Residential-Two (R-2)

PURPOSE OF PLAN: To permit a driveway extending within 5-feet of the side and rear yard setbacks.

COMMENTS:

The Engineering Department received a driveway application for 20 Madison Drive that was already built to within 5-feet of the side and rear property line. The applicant is seeking a waiver from Driveway Regulation §193-10.H which does not allow driveways within the side or rear setback areas. Direct abutters have been notified of the application.

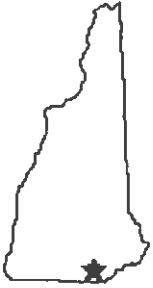
Staff recommends the Board evaluate and vote on the request.

DRAFT MOTIONS

To GRANT a waiver:

I move to grant a waiver from §190-10.H to allow the driveway to extend within 5-feet of the side and rear lot line, 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: _____



TOWN OF HUDSON

Engineering Department



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

INTEROFFICE MEMORANDUM

TO: Brian Groth, Town Planner
Planning Department

FROM: Elvis Dhima P.E., Town Engineer

DATE: November 7, 2022

RE: 20 Madison Drive – Driveway Waiver Request

RECEIVED
NOV 07 2022
TOWN OF HUDSON
PLANNING DEPARTMENT

The applicant has submitted a request for the above. The waiver in question consist of widening the existing driveway curb cut to no more than fifty (50) feet wide and a driveway located approximately five (5) feet away from the property line.

Most of the work has already taken place and I have no objections to this request.

DRIVEWAY WAIVER REQUEST FORM
Town of Hudson, New Hampshire

Street Address: 20 Madison Dr.

I Michael Pruitt 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 MJ Granger Engineering Inc (name of surveyor/engineer) dated _____ for property tax map(s) 168 and lot(s) 018 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.

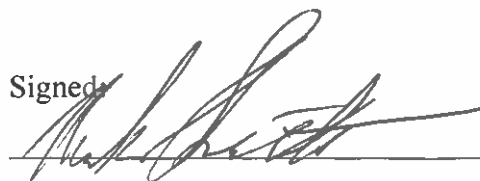
Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):

We have 5 vehicles and 3 trailers so I had it paved for extra parking and storage for my trailers.

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):

lookin for a waiver into ~~off~~ setbacks on left side as well as the back property line for a driveway I had put in last year

Signed:



Applicant or Authorized Agent

Planning Board Action:

Waiver Granted _____

Waiver Not Granted _____



Town of Hudson
Driveway Permit Application

OFFICE USE
Application Fee \$50.00
Receipt #
Date:
Permit #

Date 11-4-22 Map 168 Lot 018

Driveway Address 20 Madison Dr.

Applicant Name Michael Pruitt Telephone # 603-521-5710

Applicant Address 20 Madison Dr.

Email Address pruittsapes@gmail.com Cell Phone # 603-521-5716

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

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

Length of driveway from street to end 167 ft.

Width of driveway at street entrance 50 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: Left Right Speed Limit:

Distance to nearest intersection: Left Right

Proposed roadway drainage improvements:

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

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

Is this application for a second driveway on the parcel? [] Yes [X] 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.



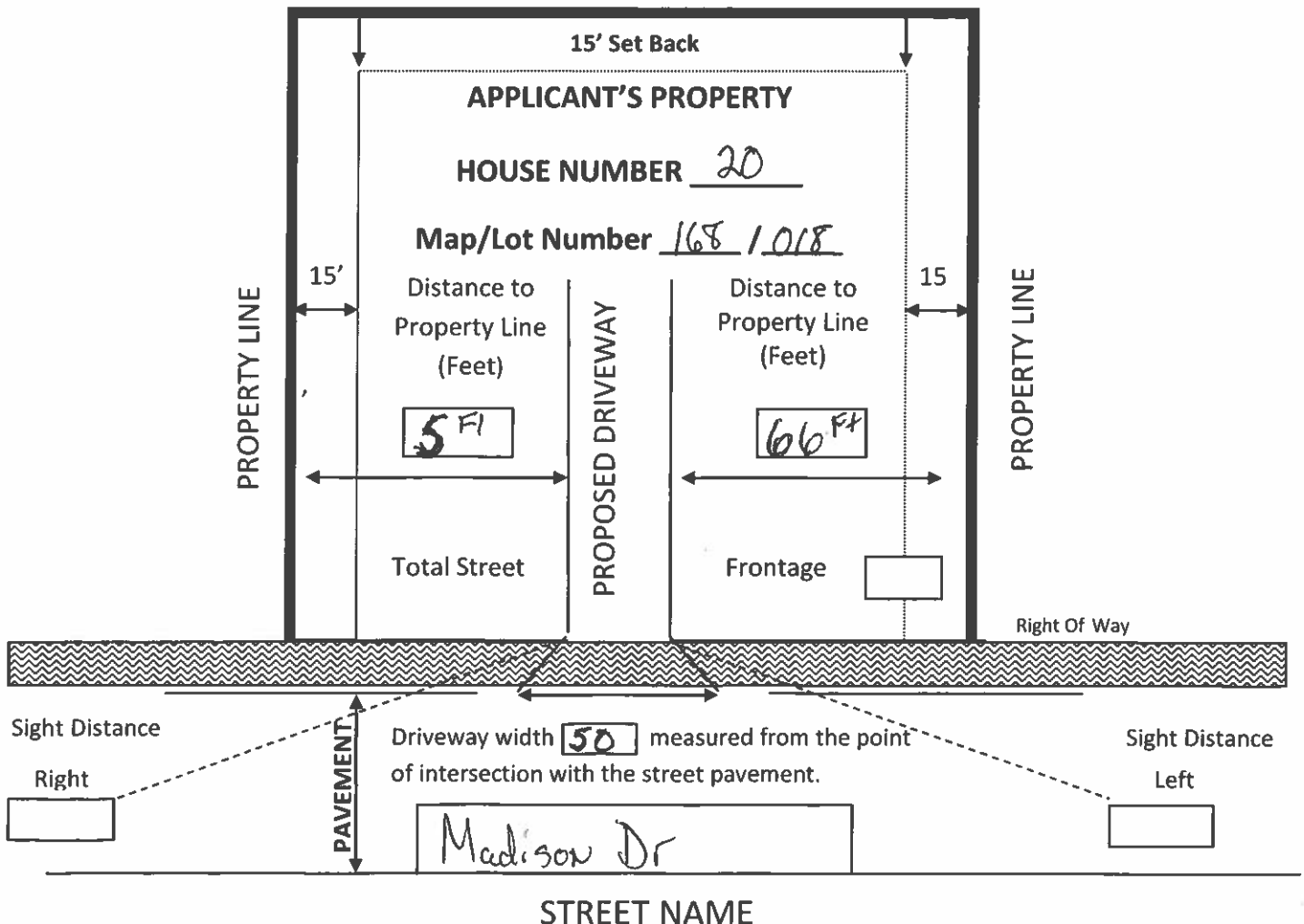
Town of Hudson
Driveway Permit Application

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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

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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

11-4-22

date

Town of Hudson
Driveway Permit Application

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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

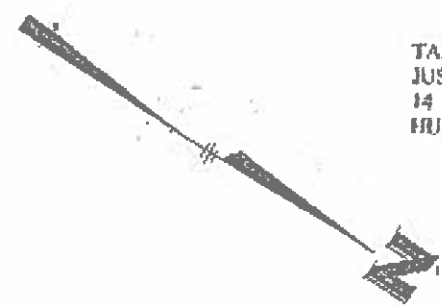
Approved _____
Fire Dept. Date

Comments/stipulations

Driveway satisfactorily completed _____
Town Engineer Date

Comments/Final Inspection





TAX MAP 167 / LOT 077
JUSTIN HATEM
14 WASHINGTON DRIVE
HUDSON, NH 03051

TAX MAP 167 / LOT 070
CHRISTOPHER & KAYLA GRAHAM
4 WATTS CIRCLE
HUDSON, NH 03051

OWNER OF RECORD: MICHAEL & SARAH PRUIT
20 MADISON DRIVE
HUDSON, NH 03051

DEED REFERENCE: BOOK 9156 PAGE 525

PRESENT USE: RESIDENTIAL

PRESENT ZONING: R2 - RESIDENTIAL

MINIMUM SETBACKS: FRONT - 30 FEET
SIDE - 15 FEET
REAR - 15 FEET
WETLANDS - 50 FEET

THE PURPOSE OF THIS PLAN IS TO SHOW
A PROPOSED 26' X 26' ONE STORY ADDITION
AND A NEW DECK.

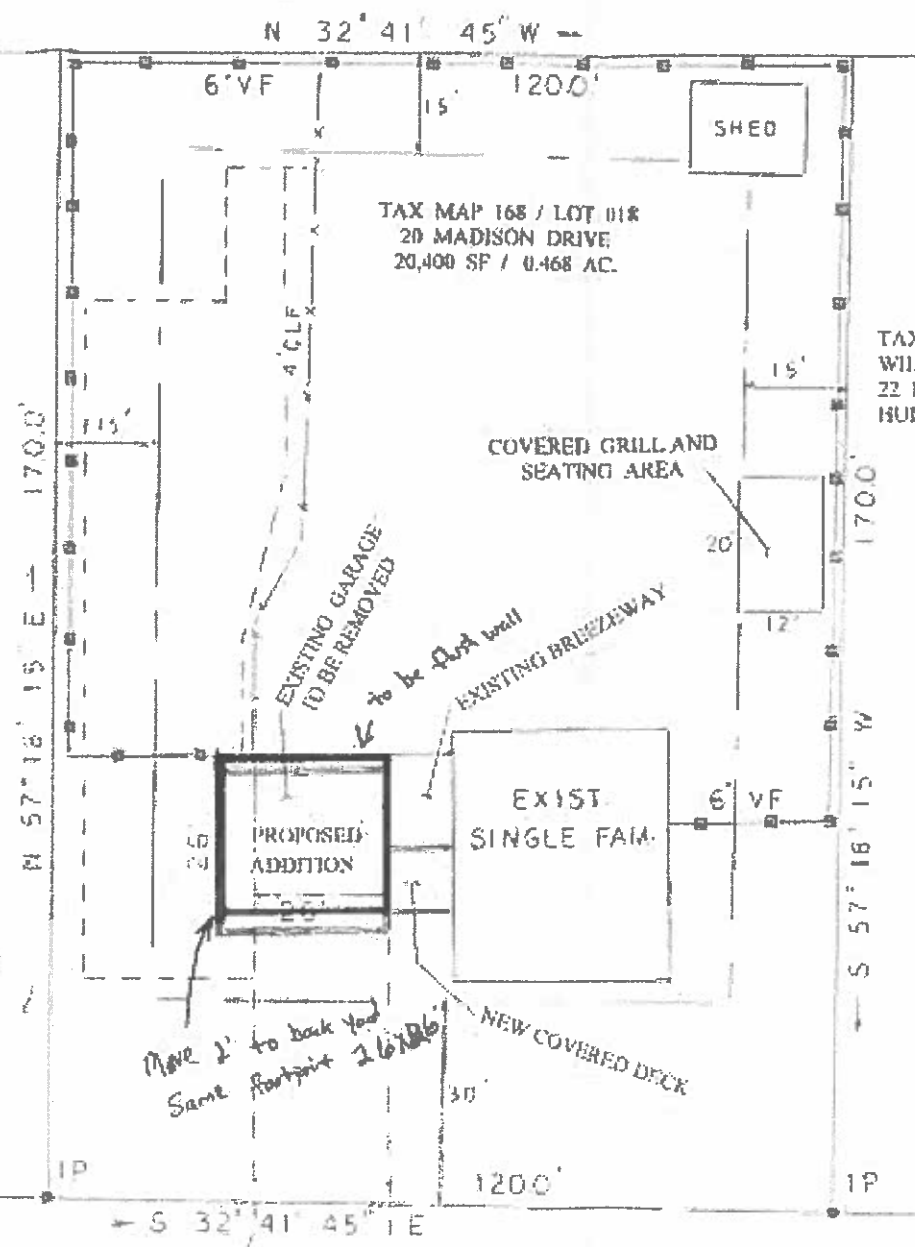
- LEGEND**
- - IRON PIPE FOUND
 - - EDGE OF PAVEMENT
 - - 6' VINYL FENCE
 - - 4' CHAIN LINK FENCE

TAX MAP 168 / LOT 017
EDWARD & BEVERLY FELTIN
18 MADISON DRIVE
HUDSON, NH 03051



I CERTIFY THAT THIS PLAN WAS PREPARED FROM THE BOUNDARY INFORMATION AND A FIELD SURVEY MADE ON THE GROUND DURING DECEMBER 2021 & JANUARY 2022, HAVING A MAXIMUM ERROR OF CLOSURE OF 1 IN 10,000, IN ACCORDANCE WITH THE TOWN OF HUDSON REGULATIONS.

REVISIONS				
NO.	DATE	DESCRIPTION	BY	APP.
1	1-25-22	ADDITION	MJG	



TAX MAP 168 / LOT 019
WILLIAM & SUSAN SCOVILLE
22 MADISON DRIVE
HUDSON, NH 03051

OWNER SIGNATURE: MAP 168 LOT 018
DATE _____

PROPOSED PLOT PLAN

TAX MAP 168 / LOT 018

CERTIFIED PLOT PLAN
MADISON DRIVE
HUDSON, NH 03051

PREPARED FOR: MICHAEL PRUIT
20 MADISON DRIVE
HUDSON, NH 03051

JANUARY 19, 2022
REVISED 10-26-2022

SCALE: 1" = 20'

M. J. GRAINGER ENGINEERING, INC.
PROFESSIONAL ENGINEERS - SURVEYORS - PLANNERS
220 DERRY ROAD HUDSON, NH 03051 (603) 882-4359
I. N. 21 - 145



TAX MAP 168 / LOT 024
RYAN TRULLI
KRISTEN ADAMKOWSKI
13 MADISON DRIVE
HUDSON, NH 03051

TAX MAP 168 / LOT 023
MICHAEL & SHEELEY CONSTANTINI
15 MADISON DRIVE
HUDSON, NH 03051