

# **32 WEBSTER STREET 2-LOT SUBDIVISION**

SB# 05-23

## **STAFF REPORT**

October 25, 2023

(See September 23, 2023)

**SITE:** 32 Webster Street / Map 173 Lot 001

**ZONING:** Town Residential (TR)

**PURPOSE OF PLAN:** To subdivide existing 53,079 sqft lot into one 23,450 sqft lot and remainder lot of 29,629 sqft.

### **PLANS UNDER REVIEW:**

Subdivision Plan, Map 173 Lot 1, 32 Webster Street, Hudson, New Hampshire; prepared by: Maynard & Paquette Engineering Associates, LLC, 31 Quincy Street, Nashua, NH 03060; prepared for: Tamposi Revocable Trust, 32 Webster Street, Hudson, NH 03051; consisting of 4 sheets and general notes 1-10 on Sheet No. 1; dated August 23, 2023; last revised September 1, 2023.

### **ATTACHMENTS:**

- A. Department Comments
- B. CAP Fee Worksheet
- C. Supplemental Plan – For Conceptual Purposes Only

### **APPLICATION TRACKING:**

- July 20, 2023 – Application received.
- August 8, 2023 – Revisions and responses received.
- August 25, 2023 – Revised application received.
- September 13, 2023 – Public hearing deferred, determined not DRI.
- October 25, 2023 – Public hearing scheduled.

### **COMMENTS & RECOMMENDATIONS:**

#### **BACKGROUND**

The subject lot is approximately 53,079 sqft with approximately 384.21 feet of frontage along Webster Street. The lot is in the Town Residential zone and abuts the Merrimack River. The plans report a wetland area of 18 sqft which may not include the body of the Merrimack River itself, however the Applicant should confirm how this was calculated. The property is located partially within the 500-year floodplain, and partially within the 100-year floodplain. The site is served by municipal water and sewer. The applicant proposes subdividing Map 173 Lot 001 into

two lots, one of approximately 23,450 sqft and the other approximately of 29,629 sqft. Both lots would have frontage along Webster Street. Future construction on the proposed lot will require shoreline permitting, as well as sign-off from the Town Engineer in regards to structure location in relation to floodplains. Neither permit nor sign-off is part of the sub-division application.

Although the building envelope is appears small, there is enough area to construct a house and driveway similar in size as other homes in the neighborhood. Any construction activity, including land clearing or tree cutting, will require a Shoreland Protection Permit from DES.

### DEPARTMENT COMMENTS

In **Attachment A**, the Engineering Department notes that the following items will be reviewed as part of any future building and driveway permits, but not part of this Planning Board subdivision application.

1. Proposed grading for the new lot.
2. Proposed building layout and driveway plan and profile.
3. Existing and proposed utilities locations, such as water and sewer.
4. State shoreland protection permit.

### RECOMMENDATIONS

The plan has been determined to not constitute a development of regional impact (DRI) Staff recommends accepting the application and holding a public hearing, followed by deliberation and consideration of approval.

### **DRAFT MOTIONS**

#### **ACCEPT the subdivision application:**

I move to accept the subdivision application for the 32 Webster Street 2-Lot Subdivision SB# 05-23, 32 Webster Street, Map 173 Lot 001.

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_

#### **APPROVE the subdivision application:**

I move to approve the subdivision application for the Tamposi Subdivision, Map 101 Lot 6, 19 West Road, Hudson, New Hampshire; prepared by: Maynard & Paquette Engineering Associates, LLC, 31 Quincy Street, Nashua, NH 03060; prepared for: Tamposi Revocable Trust, 32 Webster Street, Hudson, NH 03051; consisting of 4 sheets and general notes 1-9 on Sheet No. 1; dated August 23, 2023; last revised September 1, 2023; and:

That the Planning Board finds that this application complies with the Zoning Ordinances, and with the Land Use Regulations; and for the reasons set forth in the written submissions, together with the testimony and factual representations made by the applicant during the public hearing;

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 \$6,136.00 shall be paid prior to the issuance of a Certificate of Occupancy for the new house lot.
3. All monumentation shall be set or bonded for prior to Planning Board endorsement of the Plan-of-Record.
4. No construction activity or land clearing shall take place until a Shoreland Protection Permit authorizing associated work has been filed with the Planning Department, Engineering Department, Zoning Department and Inspectional Services.
5. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_

**Dubowik, Brooke**

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**From:** Dhima, Elvis  
**Sent:** Tuesday, August 8, 2023 12:48 PM  
**To:** Dubowik, Brooke; Gradert Benjamin; Groth, Brian  
**Subject:** RE: Dept Sign Off - SB# 05-23 Webster St Lot Line Relocation Plan

Engineering has no comments on the lot line relocation

Please note that the following items will be reviewed prior to building and driveway permit

1. Proposed grading for the new lot
2. Proposed building layout and driveway plan and profile .
3. Existing and proposed utilities locations, such as water and sewer
4. State Shoreland protection permit

Thanks

E

***Elvis Dhima, P.E.***  
***Town Engineer***

12 School Street  
Hudson, NH 03051  
Phone: (603) 886-6008  
Mobile: (603) 318-8286





# 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 - 2023

Date: 09-07-23 Zone # 1 Map/Lot: 173/001-000

32 Webster Street

Project Name: 32 Webster Street Subdivision Application

Proposed ITE Use #1: Single Family

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

#### CAP FEES: (ONE CHECK NEEDED)

1.	(Bank 09) 2070-701	Traffic Improvements	\$ <u>2,158.00</u>
2.	(Bank 09) 2050-182	Recreation	\$ <u>400.00</u>
3.	(Bank 09) 2080-051	School	\$ <u>3,578.00</u>
		<b>Total CAP Fee</b>	\$ <u>6,136.00</u>

Check should be made payable to the Town of Hudson.

Thank you,

Ben Gradert,  
Associate Planner

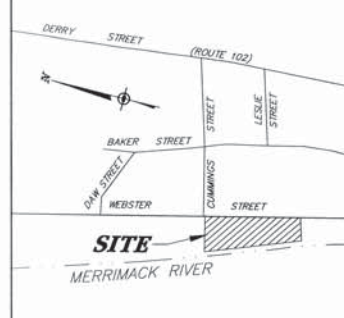
**ABUTTERS:**

- OWNER:**  
 173-001  
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 TAMPOSI REVOCABLE TRUST  
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 HUDSON, NH 03051
- 173-002  
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- WETLAND SCIENTIST  
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 CONCORD, NH 03301
- \* ABUTTERS WITHIN 200'

**AREA TABLE**

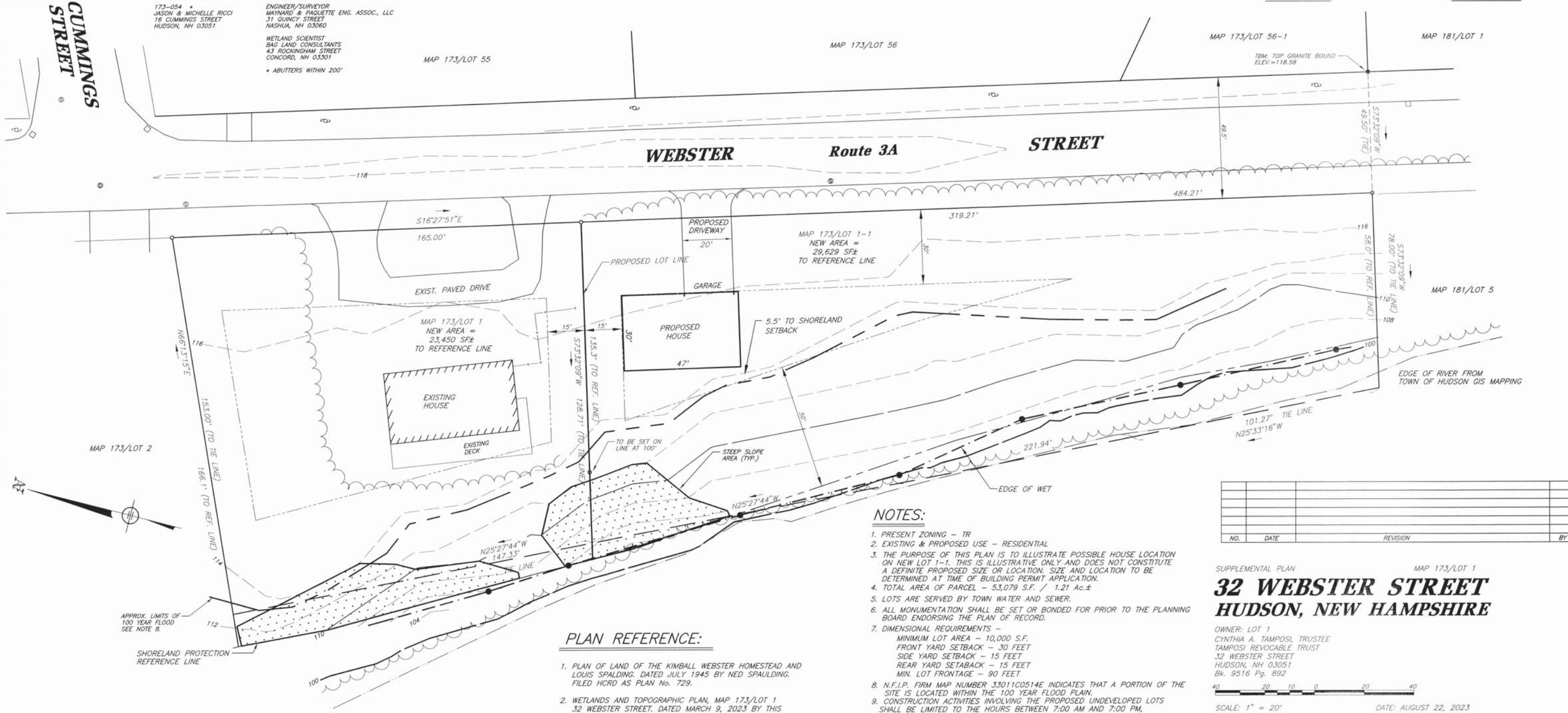
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- STONE BOUND FOUND
- STONE BOUND TO BE SET
- IRON PIN FOUND
- IRON PIN TO BE SET
- MINIMUM BUILDING SETBACK
- EXISTING BUILDING
- STOCKADE FENCE
- (47) STREET ADDRESS



**LEGEND**

**VICINITY**



**NOTES:**

- PRESENT ZONING - TR
- EXISTING & PROPOSED USE - RESIDENTIAL
- THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE POSSIBLE HOUSE LOCATION ON NEW LOT 1-1. THIS IS ILLUSTRATIVE ONLY AND DOES NOT CONSTITUTE A DEFINITE PROPOSED SIZE OR LOCATION. SIZE AND LOCATION TO BE DETERMINED AT TIME OF BUILDING PERMIT APPLICATION.
- TOTAL AREA OF PARCEL - 53,079 S.F. / 1.21 Ac.±
- LOTS ARE SERVED BY TOWN WATER AND SEWER.
- ALL MONUMENTATION SHALL BE SET OR BONDED FOR PRIOR TO THE PLANNING BOARD ENDORSING THE PLAN OF RECORD.
- DIMENSIONAL REQUIREMENTS -  
 MINIMUM LOT AREA - 10,000 S.F.  
 FRONT YARD SETBACK - 30 FEET  
 SIDE YARD SETBACK - 15 FEET  
 REAR YARD SETBACK - 15 FEET  
 MIN. LOT FRONTAGE - 90 FEET
- N.F.I.P. FIRM MAP NUMBER 33011C0514E INDICATES THAT A PORTION OF THE SITE IS LOCATED WITHIN THE 100 YEAR FLOOD PLAN.
- CONSTRUCTION ACTIVITIES INVOLVING THE PROPOSED UNDEVELOPED LOTS SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 AM AND 7:00 PM, MONDAY THROUGH SATURDAY. NO EXTERIOR CONSTRUCTION ACTIVITIES SHALL OCCUR ON SUNDAY.

**PLAN REFERENCE:**

- PLAN OF LAND OF THE KIMBALL WEBSTER HOMESTEAD AND LOUIS SPALDING, DATED JULY 1945 BY NED SPAULDING, FILED HCRO AS PLAN No. 729.
- WETLANDS AND TOPOGRAPHIC PLAN, MAP 173/LOT 1 32 WEBSTER STREET, DATED MARCH 9, 2023 BY THIS OFFICE.

NO.	DATE	REVISION	BY

**SUPPLEMENTAL PLAN**  
**32 WEBSTER STREET**  
**HUDSON, NEW HAMPSHIRE**

OWNER: LOT 1  
 CYNTHIA A. TAMPOSI, TRUSTEE  
 TAMPOSI REVOCABLE TRUST  
 32 WEBSTER STREET  
 HUDSON, NH 03051  
 Bk. 9516 Pg. 892



SCALE: 1" = 20' DATE: AUGUST 22, 2023



**Maynard & Paquette**  
 Engineering Associates, LLC  
 Consulting Engineers and Land Surveyors  
 31 Quincy Street, Nashua, NH, 03060  
 Phone: (603)883-8433 Fax: (603)883-7227

CONCEPTUAL USE ONLY - NOT FOR APPROVAL

JWY	JWY		747/12	D	12747
DESIGNED	DRAWN	CHECKED	APPROVED	ROOM & PAGE	REVISION

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 MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC  
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**SUBDIVISION APPLICATION**

Date of Application: August 24, 2023 Tax Map #: 173 Lot #: 1

Site Address: 32 Webster Street

Name of Project: Tamposi Subdivision

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

Z.B.A. Action: \_\_\_\_\_

**PROPERTY OWNER:**

Name: Cynthia A. Tamposi Tr./ Tamposi Rev.Tr.

Address: 32 Webster Street

Address: Hudson, NH 03051

Telephone # 603-759-5911

Email: dtamposi@aol.com

**DEVELOPER:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**PROJECT ENGINEER:**

Name: Maynard & Paquette

Address: 31 Quincy Street

Address: Nashua, NH 03060

Telephone # 603-883-8433

Email: mpeallc@aol.com

**SURVEYOR:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

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**PURPOSE OF PLAN:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**(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: 32 Webster Street

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

LEGAL DESCRIPTION: MAP 173 LOT \_\_\_\_\_

DATE: \_\_\_\_\_

-----  
Address: 32 Webster Street

Total Area: S.F. 53,079 Acres: 1.21

Zoning: TR

Required Lot Area: 10,000

Required Lot Frontage: 90

Number of Lots Proposed: 2

Water and Waste System Proposed: 1  
Municipal

Area in Wetlands: 18 s.f.

Existing Buildings To Be Removed: One

Flood Zone Reference: NFIP 33011C0514E

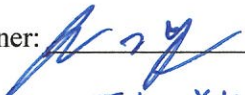
Proposed Linear Feet Of New Roadway: Zero



**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: 8-24-23  
Print Name of Owner: John Xde Authorized AGENT

❖ 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.

**ABUTTERS:**

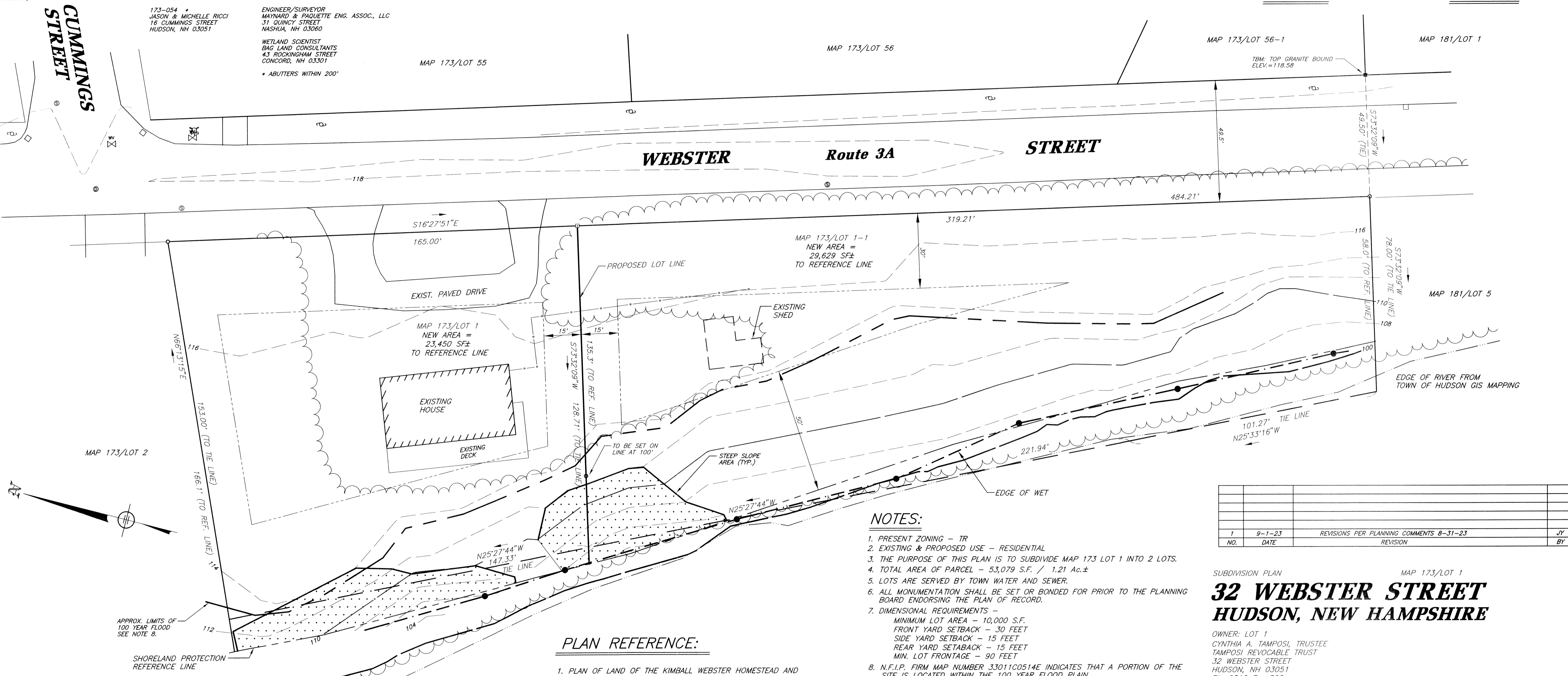
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- \* ABUTTERS WITHIN 200'

**AREA TABLE**

LOT NO.	TOTAL AREA	WETLANDS	STEEP SLOPE	NET AREA
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1-1	29,629 S.F.	18 S.F.	1,231 S.F.	28,380 S.F.

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 ● IRON PIN FOUND  
 ○ IRON PIN TO BE SET  
 - - - MINIMUM BUILDING SETBACK  
 - - - EXISTING BUILDING  
 - - - STOCKADE FENCE  
 (47) STREET ADDRESS

**VICINITY**



**NOTES:**

- PRESENT ZONING - TR
- EXISTING & PROPOSED USE - RESIDENTIAL
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE MAP 173 LOT 1 INTO 2 LOTS.
- TOTAL AREA OF PARCEL - 53,079 S.F. / 1.21 Ac.±
- LOTS ARE SERVED BY TOWN WATER AND SEWER.
- ALL MONUMENTATION SHALL BE SET OR BONDED FOR PRIOR TO THE PLANNING BOARD ENDORSING THE PLAN OF RECORD.
- DIMENSIONAL REQUIREMENTS -  
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- ALL ELECTRIC, CABLE AND OTHER NEW UTILITY CONNECTIONS ARE TO BE UNDERGROUND.

**PLAN REFERENCE:**

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- WETLANDS AND TOPOGRAPHIC PLAN, MAP 173/LOT 1 32 WEBSTER STREET. DATED MARCH 9, 2023 BY THIS OFFICE.

NO.	DATE	REVISIONS PER PLANNING COMMENTS	BY
1	9-1-23	REVISIONS PER PLANNING COMMENTS 8-31-23	JY

**SUBDIVISION PLAN**  
 MAP 173/LOT 1  
**32 WEBSTER STREET**  
**HUDSON, NEW HAMPSHIRE**

OWNER: LOT 1  
 CYNTHIA A. TAMPOSI, TRUSTEE  
 TAMPOSI REVOCABLE TRUST  
 32 WEBSTER STREET  
 HUDSON, NH 03051  
 Bk. 9516 Pg. 892



SCALE: 1" = 20' DATE: AUGUST 22, 2023

**ENGINEERING**  
**MP**  
**ASSOCIATES**

**Maynard & Paquette**  
 Engineering Associates, LLC  
 Consulting Engineers and Land Surveyors  
 31 Quincy Street, Nashua, NH, 03060  
 Phone: (603)883-8433 Fax: (603)883-7227

APPROVED BY THE TOWN OF HUDSON PLANNING BOARD  
 DATE OF MEETING: \_\_\_\_\_

\_\_\_\_\_  
 SIGNATURE DATE: \_\_\_\_\_

\_\_\_\_\_  
 SIGNATURE DATE: \_\_\_\_\_

SUBDIVISIONS ARE VALID FOR 2 YEARS FROM THE DATE OF THE PLANNING BOARD MEETING FINAL APPROVAL OR AS SPECIFIED ON THE PERMIT IF SUBSTANTIAL DEVELOPMENT HAS NOT OCCURRED UNLESS THE PERMIT IS EXTENDED BY MAJORITY VOTE OF THE BOARD. FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE N.H. RSA 674:39

CYNTHIA A. TAMPOSI TRUSTEE \_\_\_\_\_ DATE \_\_\_\_\_

JWY	JWY			747/12	1	D	12747
DESIGNED	DRAFTED	CHECKED	APPROVED	BOOK & PAGE	REVISION	SIZE	JOB NUMBER

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 DWG. NO. 1 OF 2

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MINIMUM LOT AREA - 10,000 S.F.  
FRONT YARD SETBACK - 30 FEET  
SIDE YARD SETBACK - 15 FEET  
REAR YARD SETBACK - 15 FEET  
MIN. LOT FRONTAGE - 90 FEET
8. N.F.I.P. FIRM MAP NUMBER 33011C0514E INDICATES THAT A PORTION OF THE SITE IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.
9. CONSTRUCTION ACTIVITIES INVOLVING THE PROPOSED UNDEVELOPED LOTS SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 AM AND 7:00 PM, MONDAY THROUGH SATURDAY. NO EXTERIOR CONSTRUCTION ACTIVITIES SHALL OCCUR ON SUNDAY.

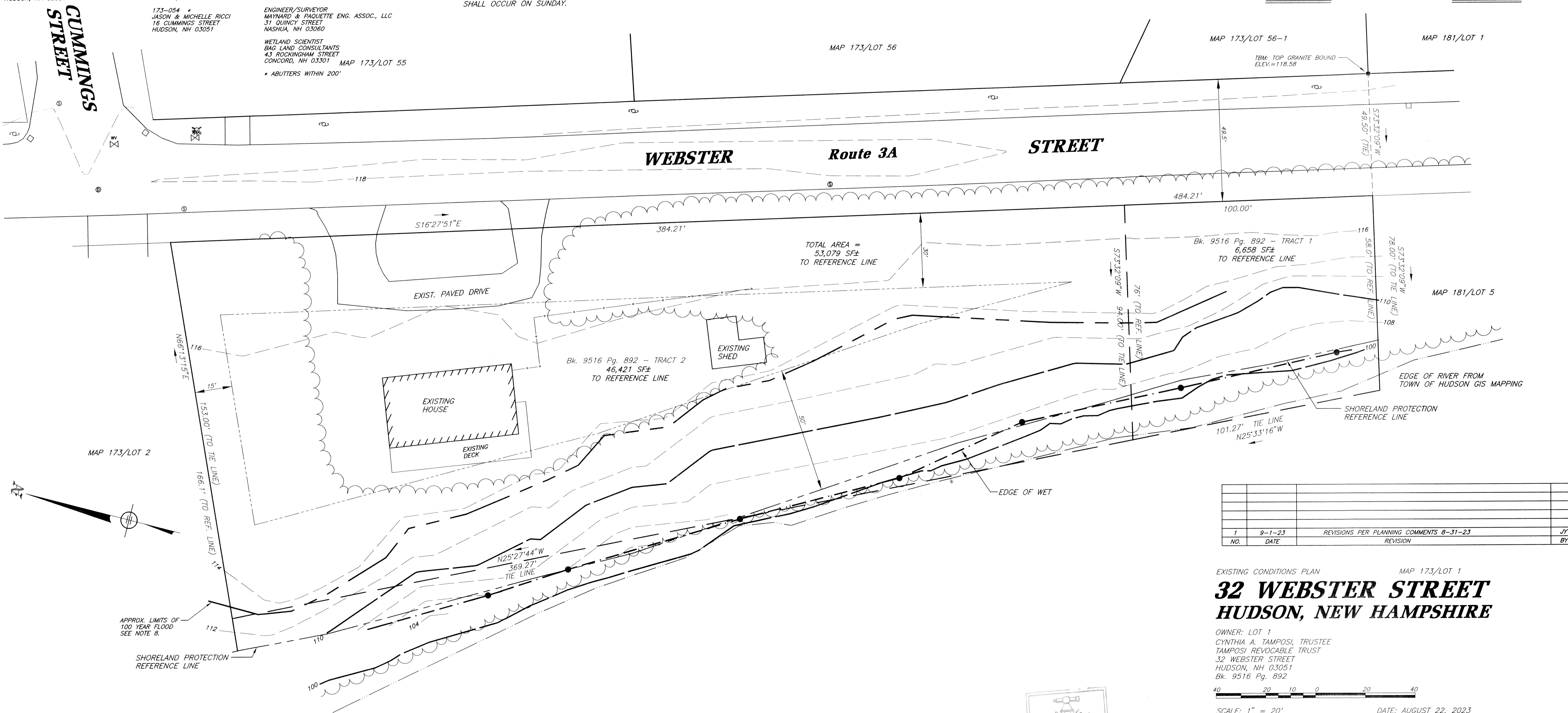
**PLAN REFERENCE:**

1. PLAN OF LAND OF THE KIMBALL WEBSTER HOMESTEAD AND LOUIS SPALDING. DATED JULY 1945 BY NED SPAULDING. FILED HC RD AS PLAN No. 729.
2. WETLANDS AND TOPOGRAPHIC PLAN, MAP 173/LOT 1 32 WEBSTER STREET. DATED MARCH 9, 2023 BY THIS OFFICE.

**LEGEND**

- STONE BOUND FOUND
- STONE BOUND TO BE SET
- IRON PIN FOUND
- IRON PIN TO BE SET
- MINIMUM BUILDING SETBACK
- EXISTING BUILDING
- STOCKADE FENCE

**VICINITY**



NO.	DATE	REVISIONS PER PLANNING COMMENTS 8-31-23	BY
1	9-1-23	REVISION	JY

EXISTING CONDITIONS PLAN  
MAP 173/LOT 1  
**32 WEBSTER STREET  
HUDSON, NEW HAMPSHIRE**

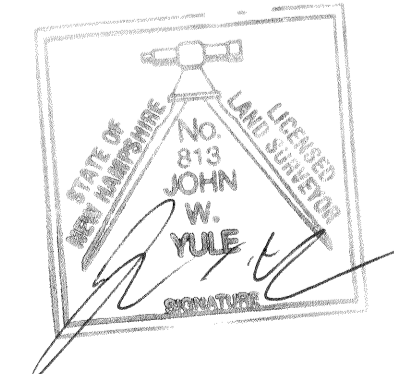
OWNER: LOT 1  
CYNTHIA A. TAMPOSI, TRUSTEE  
TAMPOSI REVOCABLE TRUST  
32 WEBSTER STREET  
HUDSON, NH 03051  
Bk. 9516 Pg. 892

SCALE: 1" = 20'  
DATE: AUGUST 22, 2023

**ENGINEERING**  
**MP**  
**ASSOCIATES**

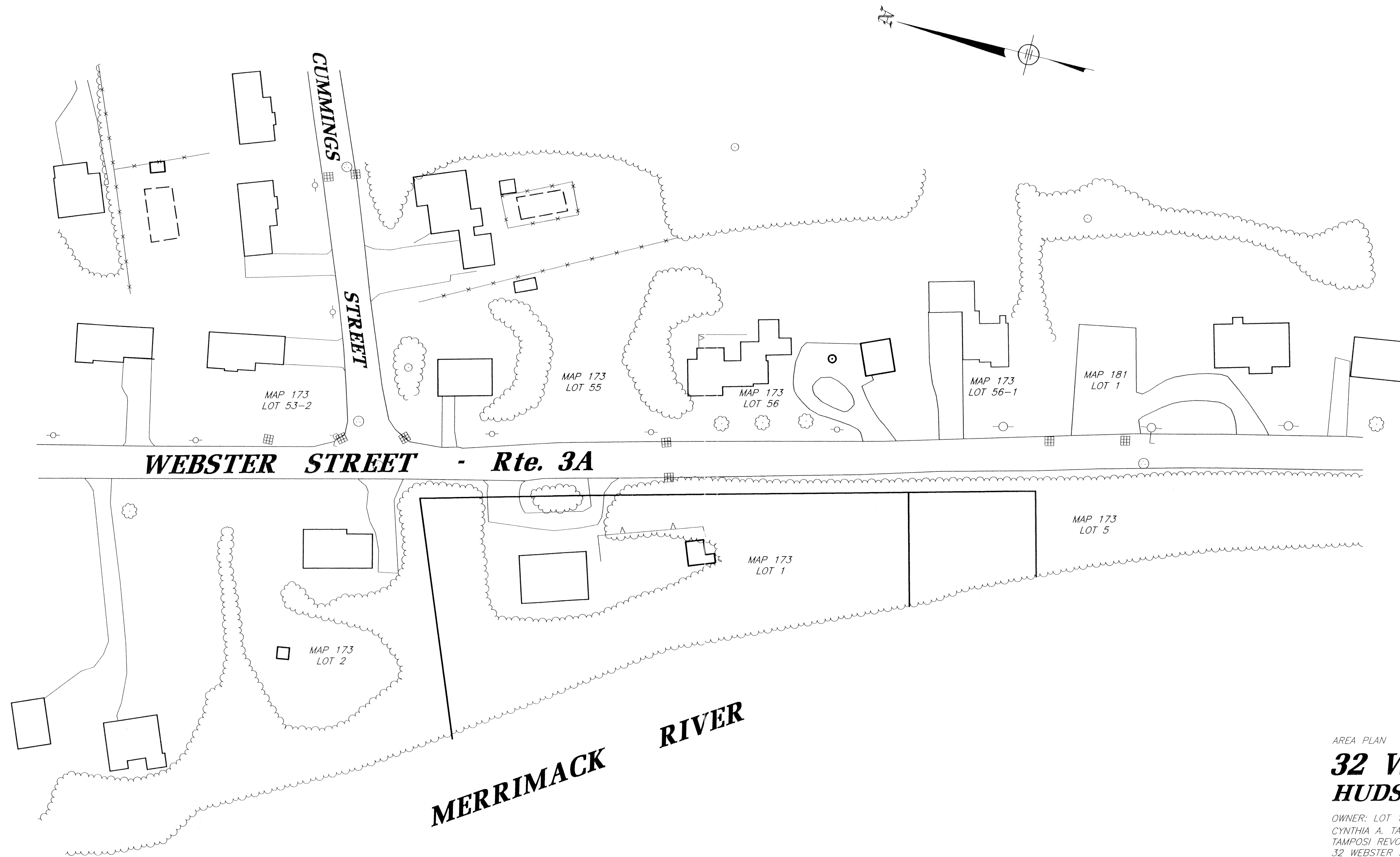
**Maynard & Paquette**  
Engineering Associates, LLC  
Consulting Engineers and Land Surveyors  
31 Quincy Street, Nashua, N.H. 03060  
Phone: (603)883-8433 Fax: (603)883-7227

I CERTIFY THAT THIS PLAN WAS PREPARED FROM A FIELD SURVEY LAST MADE ON THE GROUND ON NOVEMBER 2022, HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000.



JWY	JWY	747/12	1	D	12747
DESIGNED	CHECKED	APPROVED	BOOK & PAGE	REVISION	SIZE

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AREA PLAN MAP 173/LOT 1  
**32 WEBSTER STREET**  
**HUDSON, NEW HAMPSHIRE**

OWNER: LOT 1  
 CYNTHIA A. TAMPOSI, TRUSTEE  
 TAMPOSI REVOCABLE TRUST  
 32 WEBSTER STREET  
 HUDSON, NH 03051  
 Bk. 9516 Pg. 892



SCALE: 1" = 50' DATE: AUGUST 22, 2023

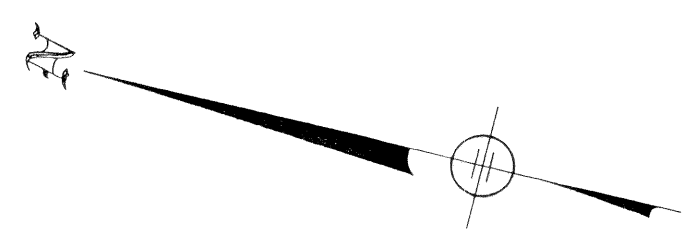
**ENGINEERING**  
**MP**  
**ASSOCIATES**

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JWY	JWY									12732
DESIGNED	DRAFTED	CHECKED	APPROVED	BOOK & PAGE	REVISION	SIZE	JOB NUMBER			

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CUMMINGS STREET



MAP 173/LOT 55

MAP 173/LOT 56

MAP 173/LOT 56-1

MAP 181/LOT 1

WEBSTER Route 3A STREET

MAP 173/LOT 1  
TOTAL AREA =  
53,079 SF±  
TO REFERENCE LINE

Bk. 9516 Pg. 892 - TRACT 1  
46,421 SF±  
TO REFERENCE LINE

Bk. 9516 Pg. 892 - TRACT 1  
6,658 SF±  
TO REFERENCE LINE

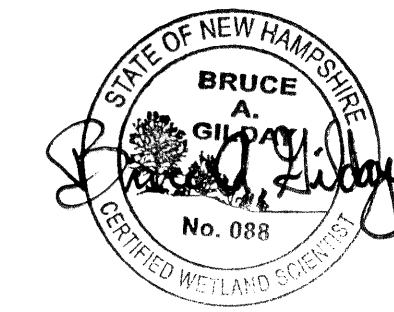
MAP 181/LOT 5

MAP 173/LOT 2

SHORELAND PROTECTION  
REFERENCE LINE

EDGE OF WET

EDGE OF RIVER FROM  
TOWN OF HUDSON GIS MAPPING



WETLANDS HEREON WERE IDENTIFIED AND DELINEATED USING THE STANDARDS SET FORTH IN THE 1987 ACOE FEDERAL TECHNICAL REPORT. WETLAND DELINEATION WAS PREPARED BY BAG LAND CONSULTANTS, 43 ROCKINGHAM STREET, CONCORD, NH ON MARCH 7, 2023.

WETLANDS AND TOPOGRAPHIC PLAN MAP 173 / LOT 1  
**32 WEBSTER STREET  
HUDSON, N.H.**

SCALE: 1" = 20' DATE: MARCH 9, 2023  
**ENGINEERING**  
**MP**  
**ASSOCIATES**  
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Engineering Associates, LLC  
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