

# **CENTRAL GAS SITE PLAN**

SP# 08-23

## **STAFF REPORT**

November 29, 2023

**SITE:** 77 Central Street, Map 182 Lot 217

**ZONING:** Business (B)

**PURPOSE OF PLAN:** To depict the proposed layout for a gas station and convenience store with drive-through window and all associated site improvements.

### **PLANS UNDER REVIEW:**

77 Central Street / Non-Residential Site Plan, Map 182 Lot 217, 77 Central Street, Hudson, New Hampshire; prepared by: Keach-Nordstrom Associates, Inc. 10 Commerce Park North, Suite 3, Bedford, NH 03110; prepared for: Nottingham Square Corporation, 46 Lowell Road, Hudson, NH, 03051; consisting of 20 sheets and general notes 1-30 on Sheet 1 and notes 1-9 on Sheet 2; dated July 10, 2023; last revised October 25, 2023.

### **ATTACHMENTS:**

- A. Peer Reviews, prepared by Fuss & O'Neill, November 1, 2023.
- B. Department Comments.
- C. Applicant Response to Peer Review & Town Comments, prepared by Keach-Nordstrom Associates, Inc. dated September 18, 2023, received Sept 22, 2023.
- D. Traffic Study, prepared by Vanasse Hangen Brustlin Inc., dated July 20, 2023, received September 22, 2023. (Digital Only)
- E. Traffic Study Peer Review, prepared by Fuss & O'Neill, received September 11, 2023.
- F. Stormwater Management Report, prepared by Keach-Nordstrom Associates, Inc., received Sept 22, 2023. (Digital Only)
- G. CAP Fee worksheet.

### **APPLICATION TRACKING:**

- August 16, 2022 – Conceptual plan received.
- September 14, 2022 – Design Review meeting held.
- July 10, 2023 – Site plan application received
- October 31, 2023 – Revised site plan submitted
- November 29, 2023 – Public hearing scheduled.

## COMMENTS & RECOMMENDATIONS:

### BACKGROUND

The site is approximately 2.9 acres and is located in the Business zone. The proposed site is currently five parcels. Map 182 Lots: 216, 217, 218-1, 218-2, and 219, which the applicant wishes to consolidate. Five buildings totaling 6,321 SF are on the site that were previously used as single-family residential homes, but have since been razed. The site is served by municipal water and sewer. A small section on the southern end of the site is within the “A” or 100-year flood zone. There is a wetland on the southeast and southern edges of the site, along Map 190 Lots 185 and 186.

The applicant proposes building a 10-pump gas station with a 4,560 SF convenience store with drive-thru window. While not stated, staff presumes the drive-thru window would serve coffee and food. The Applicant has submitted a waiver request from the 100-foot buffer between commercial and residential uses required under §276-11.1(12)(c). Staff notes that the 100-foot buffer is shown on the site plan on the Central Street side, but it is not shown on the Lowell Road sign and should be added to the plans. The improvements that fall within this buffer are:

- the driveway curb cuts on Central Street and Lowell Road and,
- both proposed locations of the freestanding signs.

The site is proposed be accessed by two drives, a 20’ wide one-way entrance driveway to be constructed on Lowell road approximately 210’ from the intersection of Lowell Road and Central Street, and a 24.1’ wide two-way entrance on Central Street, approximately 600’ from the intersection of Central Street and Lowell Road. The proposal of two driveways requires a waiver from §193-10.G, for which a waiver request has been submitted. Further discussion below.

The Applicant previously presented this plan to the Planning Board under Design Review Phase in September 2022. In response to the feedback heard during that phase, the Applicant has included architectural renderings with this application.

### PEER REVIEW - CIVIL

Fuss and O’Neill completed a first round of peer review on July 31, 2023 and a second round incorporating first round comments on November 1, 2023 (**Attachment A**). Keach-Nordstrom Associates, Inc. provided a response to the first round of comments on behalf of the applicant on September 18, 2023 (**Attachment C**). Fuss & O’Neill notes the remaining outstanding issues:

- The applicant has revised the plan to include lane restriping of Central Street and widening along Lowell Road at the northbound approach to the site driveway. This widening includes relocating a portion of the sidewalk outside of the public right-of-way. The applicant should review the need for an easement for the sidewalk in this area.
- The applicant has moved the handicap spaces to account for the building entrance and tip down location. We recommend that spot grades should be provided in this area to ensure it is constructed in compliance with ADA requirements.

- The applicant has revised the Lowell Road driveway to be entrance only, therefore removing the potential sight distance conflict. The applicant has added signage to this driveway. The applicant should label the proposed signs and provide details for them in the plan set.
- We note the applicant has noted that NHDES does not allow infiltration in high-load projects. The applicant should review with the Town if a waiver is still required.
- The applicant has stated that the design intent for canopy runoff is surface flows to catch basins. This may result in icing and other surface drainage issues. We recommend that roof drains/gutters be provided and these connect via subsurface piping to the drainage system to prevent such issues.
- The applicant has revised the label on the Erosion Control Plan to show silt sock is intended. We recommend that the applicant revise the Erosion & Sediment Control Legend as it still calls for silt fence.
- The applicant has added more landscaping to the plan set. This landscaping is not going to provide traditional screening for the site but will break up the view of the site. The applicant has not provided landscaping that we would consider screening, such as a row of arborvitae. The Town should review the plan to see if additional screening is necessary.

#### PEER REVIEW - TRAFFIC

Fuss and O'Neill completed a separate review of the traffic study on September 11, 2023, prepared by VHB on June 30, 2023. (**Attachment E**) The following comments were provided and remain outstanding as of plan revision October 25, 2023. Additional information from the applicant in response is expected.

- The September 2022 GRIDSMART system traffic data provided by the Town Engineer appears to be for during the week of Labor Day. Holidays would typically have an impact on traffic volumes and patterns. Is it anticipated that the level of traffic provided by the engineer is still at normal levels despite them being during the week of a holiday?
- While the intersection as a whole does not degrade significantly in terms of LOS or v/c ratios between 2023 No-Build and 2023 Build conditions, some approaches, particularly the Central St WB Left approach, are significantly impacted by the traffic generation and distribution of the proposed site. The applicant should clarify if any investigation into improvements or signal optimization was undergone for the 2023 Build year to mitigate the impacts to affected approaches.
- We agree with the calculations for the right turn lane warrant analysis for the Lowell Road driveway and also concur with the idea of the proposed roadway and signal timing improvements to mitigate site-related traffic impacts on the roadway network. However, while the 2033 AM peak hour improvements do help 95th percentile queues along Central Street westbound approach adjacent to the site driveway, the 95th percentile through queues of the southbound Central Street approach are lengthened to and beyond the road's signalized intersection with Library Street. It may be worth prioritizing the major road in this case. However, this would potentially lengthen the queues on Central Street.

- On a similar note, are the Central Street at Lowell Road and Central Street at Library Street intersections coordinated, and if not, was coordinating the two intersections considered as part of the project?
- It is worth noting that many of the 95th queue lengths in the synchro report show a # sign, states “queue may be longer”. These locations are not shown in the tables in the report.
- Offsite improvement plans are not included with the site plan. Plans showing the additional lanes widening with proposed driveway control measures for the right in/right out would be helpful.

### DEPARTMENT COMMENTS

See **Attachment B** for comments from town departments. With the revised plan set and **Attachment C**, the Applicant has addressed comments issued by Fire and Engineering other than the traffic comments discussed above. Regarding the Zoning Department’s comments, the Applicant has provided some information related to signage but sign permits will still run through the standard process of review and approval by the Zoning Administrator if the site plan were to be approved.

Planning and Engineering staff also offered comments and feedback on the traffic study:

- Request for a traffic simulation during peak hour to understand movements/flow of traffic.
- Request for additional information or discussion relative to traffic movements and potential conflicts generated by turning movements, particularly left turning traffic from Central Street into the site where there is no turning lane.
- Relationship with the Hudson Town-wide Traffic Study performed by NRPC.
- Additional consideration for pedestrian movement since this is one of the more densely populated areas of town with school and recreational facilities nearby.
- Additional discussion on the proposed second driveway on Lowell Road, and effect if it is used to bypass intersection controls (traffic light at Lowell/Central).

### WAIVERS REQUESTED

As noted above, the Applicant is seeking two waivers:

1. Waiver for Buffer between Commercial and Residential Uses, 276-11.1(12)(c), to not require a 100’ buffer between commercial and residential uses. The Applicant states that due to the layout of the site, not granting a waiver would make the land virtually undevelopable for any non-residential uses.
2. Waiver for Driveway Design Criteria, 193-10.G, to allow for more than one driveway onto the proposed site. The Applicant states that denial would result in the site being less desirable for future customers, suppliers, and vendors, while also forcing traffic from Lowell Road through and already busy intersection to access the site, in addition to limiting access for responding emergency vehicles.

**RECOMMENDATIONS**

Staff recommends making the procedural determination of whether or not the application constitutes a development of regional impact (DRI). Staff then recommends accepting the application and holding a public hearing, followed by deliberation and consideration of the waiver requests, and discussion of questions or additional information the Planning Board may seek.

**DRAFT MOTIONS**

**REGIONAL IMPACT in accordance with RSA 36:56:**

I move to determine that site plan application 77 Central Street / Non-Residential Site Plan, Map 182 Lot 217, 77 Central Street (**IS or IS NOT**) a development of regional impact.

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

**ACCEPT the site plan application:**

I move to accept the site plan application for the 77 Central Street / Non-Residential Site Plan, Map 182 Lot 217, 77 Central Street.

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

**To GRANT a waiver:**

1. I move to grant a waiver from § 276-11.1(12)(c), Parking Lot Landscaping, to not require a 100’ buffer between commercial and residential uses, 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: \_\_\_\_\_

2. I move to grant a waiver from § 193-10.G, Driveway Design Criteria, to allow for more than one driveway onto the proposed site, 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: \_\_\_\_\_

**CONTINUE the public hearing to a date certain:**

I move to continue the site plan application for 77 Central Street / Non-Residential Site Plan, Map 182 Lot 217, to date certain, \_\_\_\_\_, 2023.

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

**APPROVE the site plan application:**

I move to approve the site plan application for 77 Central Street / Non-Residential Site Plan, Map 182 Lot 217, 77 Central Street, Hudson, New Hampshire; prepared by: Keach-Nordstrom Associates, Inc. 10 Commerce Park North, Suite 3, Bedford, NH 03110; prepared for: Nottingham Square Corporation, 46 Lowell Road, Hudson, NH, 03051; consisting of 20 sheets and general notes 1-30 on Sheet 1 and notes 1-9 on Sheet 2; dated July 10, 2023; last revised October 25, 2023.; and:

That the Planning Board finds that this application complies with the Zoning Ordinances, and with the Land Use Regulations with consideration of the waivers granted; 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 \$51,488.00 shall be paid prior to the issuance of a Certificate of Occupancy.
3. Prior to the issuance of a final certificate of occupancy, an L.L.S. Certified “as-built” site plan shall be provided to the Town of Hudson Land Use Division confirming that the development conforms to the Plan approved by the Planning Board.
4. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
5. Prior to application for a building permit, the Applicant shall schedule a pre-construction meeting with the Town Engineer.
6. 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.
7. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday only.
8. Prior to the issuance of a final certificate of occupancy, a Spill Prevention Plan shall be provided to, and approved by, the Fire Marshall.

9. \_\_\_\_\_  
\_\_\_\_\_

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



*Town of Hudson  
12 School Street  
Hudson, NH 03501*

## **SITE PLAN APPLICATION**

Revised May 19, 2023

The following information must be filed with the Planning Department *at the time of filing a site plan application*:

1. One (1) original completed application with original signatures, and one (1) copy.
2. Three (3) full plan sets (sheet size: 22" x 34").
3. One (1) original copy of the project narrative, and one (1) copy.
4. A list of direct abutters and a list of indirect abutters, and two (2) sets of mailing labels for abutter notifications.
5. All of the above application materials, including plans, shall also be submitted in electronic form as a PDF.
6. All plans shall be folded and all pertinent data shall be attached to the plans with an elastic band or other enclosure.

The following information is required to be filed with the Planning Department *no later than 10:00 A.M., Tuesday ONE WEEK prior to the scheduled Planning meeting. The purpose of these materials is hardcopy distribution to Planning Board members, not review. Any plan revisions that require staff review must be submitted no later than 10:00A.M., Tuesday TWO WEEKS prior to the scheduled Planning meeting. Depending on the complexity of changes, more time may be required for review. Please contact the Town Planner if you have any questions on this matter.*

1. Submission of fifteen (15) 11" X 17" plan sets, revised if applicable.
2. Submission of two (2) full plan sets (sheet size: 22" x 34"), if revised.
3. All of the above application materials, including plans, shall also be submitted in electronic form as a PDF.

*Note: Prior to filing an application, it is recommended to schedule an appointment with the Town Planner.*

**SITE PLAN APPLICATION**

Date of Application: July 10, 2023 Tax Map #: 182 Lot #: 217

Site Address: Lowell Road & Central Street

Name of Project: Central Gas

Zoning District: Business (B) General SP#: \_\_\_\_\_

(For Town Use Only)

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

**PROPERTY OWNER:**

**DEVELOPER:**

Name: Nottingham Square Corporation

\_\_\_\_\_

Address: 46 Lowell Road

\_\_\_\_\_

Address: Hudson, NH 03051

\_\_\_\_\_

Telephone # 603-880-7799

\_\_\_\_\_

Email: msousa@sousarealtynh.com

\_\_\_\_\_

**PROJECT ENGINEER:**

**SURVEYOR:**

Name: Paul Chisholm, PE - KNA

Anthony Basso, LLS - KNA

Address: 10 Commerce Park North, Suite 3

10 Commerce Park North, Suite 3

Address: Bedford, NH 03110

Bedford, NH 03110

Telephone # 603-627-2881

603-627-2881

Email: pchisholm@keachnordstrom.com

abasso@keachnordstrom.com

**PURPOSE OF PLAN:**

The purpose of the plan is to depict the proposed layout for a gas station and convenience store with drive thru window and all associated site improvements.

**(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: Central Gas

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION:      MAP 182      LOT 217

DATE: July 10, 2023

-----  
Location by Street:                      Lowell Road & Central Street

Zoning:                                      Business (B)

Proposed Land Use:                      Gas Station/Convenience Store with Drive Thru

Existing Use:                                Residential

Surrounding Land Use(s):                Commercial & Residential

Number of Lots Occupied:                One (1) - Following Lot Merger

Existing Area Covered by Building:    6,321 SF

Existing Buildings to be removed:    Five (5)

Proposed Area Covered by Building:   4,560 SF

Open Space Proposed:                    62%

Open Space Required:                    40%

Total Area:                                S.F.: 126,607    Acres: 2.90

Area in Wetland:                         2,881 SF    Area Steep Slopes: 10,899 SF

Required Lot Size:                        30,000 SF

Existing Frontage:                        982.2 FT

Required Frontage:                        150 FT

Building Setbacks:	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50 FT</u>	<u>72.7 FT</u>
Side:	<u>15 FT</u>	<u>N/A</u>
Rear:	<u>15 FT</u>	<u>331.6 FT</u>

**SITE DATA SHEET**  
(Continued)

Flood Zone Reference: 33011C0518D

Width of Driveways: 24 FT

Number of Curb Cuts: Two (2)

Proposed Parking Spaces: 41 Spaces

Required Parking Spaces: 41 Spaces

Basis of Required Parking (Use): Gas Pumps, Convenience Store, Drive Thru

Dates/Case #/Description/Stipulations  
of ZBA, Conservation Commission,  
NH Wetlands Board Actions: \_\_\_\_\_  
(Attach stipulations on separate sheet) \_\_\_\_\_  
\_\_\_\_\_

**Waiver Requests**

<i>Town Code Reference:</i>	<i>Regulation Description:</i>
<u>276-11.1(12)(c)</u>	<u>Drive Aisles within 100-ft Abutting Residential Property</u>
_____	_____
_____	_____
_____	_____

<b>(For Town Use Only)</b>
Data Sheets Checked By: _____ Date: _____

**WAIVER REQUEST FORM**

Name of Subdivision/Site Plan: Central Gas

Street Address: Lowell Road & Central Street

I Manuel Sousa hereby request that the Planning Board waive the requirements of item 276-11.1(12)(c) of the Hudson Land Use Regulations in reference to a plan presented by Keach-Nordstrom Associates, Inc. \_\_\_\_\_ (name of surveyor and engineer) dated July 10, 2023 for property tax map(s) 182 and lot(s) 217 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):

See Attached Waiver Request

---

---

---

---

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):

See Attached Waiver Request

---

---

---

---

Signed: Kathie Cooper  
Applicant or Authorized Agent

July 10, 2023

Town of Hudson  
Planning Department  
12 School Street  
Hudson, New Hampshire 03051

Subject: **Non-Residential Site Plan – Central Gas  
Tax Map 182; Lot 217  
Lowell Road & Central Street – Hudson, New Hampshire  
KNA Project No. 18-0612-3**

**Project Narrative**

The subject property, located at the corner of Lowell Road and Central Street, is referenced on Hudson Tax Map 182 as Lots 216, 217, 218-1, 218-2, and 219. These five (5) lots will be consolidated into a single parcel referenced as Tax Map 182 Lot 217 with a combined area of approximately 2.90 acres. The parcel is located entirely within the Business (B) Zoning District. It was developed with single family residential homes at the time of survey, but those have since been removed. The surrounding land uses include commercial, single family residential, and multi-family residential.

The applicant is proposing to construct a 10-pump gas station, a 4,560 square foot convenience store with drive thru window, and all associated site improvements. Access to the site will be provided via two (2) new 24-foot-wide driveways, one (1) on Lowell Road and one (1) on Central Street. The lot will be serviced by municipal water and sewer. Other site improvements include stormwater management provisions, paved parking areas, utility connections, landscaping, and lighting. No impacts to the wetlands or 50-ft wetland buffer are proposed.

July 10, 2023

Town of Hudson  
Planning Department  
12 School Street  
Hudson, New Hampshire 03051

Subject: **Waiver Request – Central Gas  
Tax Map 182; Lot 217  
Lowell Road & Central Street – Hudson, New Hampshire  
KNA Project No. 18-0612-3**

The Applicant is requesting a waiver from the following section of the Town of Hudson Site Plan Regulations: **Section 276-11.1(12)(c) 100-ft Buffer Between Commercial and Residential Uses**

Hardship reason(s) for granting this waiver:

Based on the location of the abutting residential uses, accessing the site would require a driveway to be located within the 100-ft buffer zone. By not allowing the Applicant to construct driveways, access to the property would be severely restricted making it virtually undevelopable for any non-residential use.

Reason(s) for granting this waiver, relative to not being contrary to the spirit and intent of the Land Use Regulations:

The spirit and intent of this regulation is to provide a 100-ft buffer between residential and non-residential uses. The majority of the developed areas fall outside this buffer zone, however, the entrance driveways to the site are located within the buffer which extends the full width of the Central Street frontage and a significant portion of the Lowell Road frontage. Based on the location of the abutting residential uses, any access driveway would be located within this buffer zone. The remainder of the site improvements do not need to be located within this buffer and are not proposed to be. Therefore, granting this waiver would not be contrary to the spirit and intent of the Town of Hudson Site Plan Regulations.

September 18, 2023

Town of Hudson  
Planning Department  
12 School Street  
Hudson, New Hampshire 03051

Subject: **Waiver Request – Central Gas  
Tax Map 182; Lot 217  
Lowell Road & Central Street – Hudson, New Hampshire  
KNA Project No. 18-0612-3**

The Applicant is requesting a waiver from the following section of the Town of Hudson Site Plan Regulations: **Section 193.10.G. Driveway Design Criteria – Single Driveway Per Parcel**

Hardship reason(s) for granting this waiver:

The subject parcel is situated at a busy intersection on Lowell Road and Central Street. The project proposes two driveways to support the development, including a one-way entrance driveway on Lowell Road and a two-way driveway on Central Street. Allowing both driveways in this orientation will provide relief to the intersection by allowing vehicles turning right into the site from Lowell Road to avoid the intersection altogether. Granting this waiver will enhance site access and reduce traffic at the intersection. A denial would result in hardship because it would cause the site to be less desirable for future customers, suppliers and vendors while also forcing traffic from Lowell Road through an already busy intersection to access the site and limiting access for responding emergency vehicles.

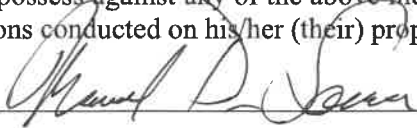
Reason(s) for granting this waiver, relative to not being contrary to the spirit and intent of the Land Use Regulations:

The spirit and intent of the Land Use Regulations will not be opposed by granting this waiver. The intent of the driveway regulations is provide criteria for safe and adequate access to properties. The project proposes to consolidate multiple parcels. Three of the parcels at one time were occupied by houses and each had its own driveway access. As consolidated lots, the property would have adequate lot frontage on both Lowell Road and on Central Street. A turn in only driveway from Lowell Road would increase safety by allowing emergency vehicles a second means of access and quicker response time by not having to go through the busy intersection. One reason for limiting the amount of driveways per property helps reduce congestion to public streets. In this case, however, there will be less congestion by allowing a restricted turn in driveway from Lowell Road by allowing some travelers visiting the site from Lowell Road to avoid an intersection. Therefore, the spirit and intent of the regulation will be upheld by approving this waiver.

**SITE PLAN APPLICATION AUTHORIZATION**

I hereby apply for *Site 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 *Site 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: 7/6/23

Print Name of Owner: Manuel Sousa

- ❖ 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.

**LOT MERGER APPLICATION FOR TAX ASSESSMENT AND LAND USE PURPOSES**

**TOWN OF HUDSON, NEW HAMPSHIRE**

The undersigned, Manuel Sousa - Nottingham Square Corporation (type or print name here) is / are the owner(s) of lots or parcels shown on the Town Tax Maps as follows:

Tax Map 182 Lot 216 Tax Map 182 Lot 218-2  
Tax Map 182 Lot 217 Tax Map 182 Lot 219  
Tax Map 182 Lot 218-1

The undersigned requests that the Town of Hudson Planning Board combine the above described parcels or lots into one parcel or one lot to be known as, Tax Map 182, Lot 217 for tax assessment, and land use purposes.

The undersigned acknowledges and agrees that the merged lots or parcels shall be shown as a single lot or single parcel on the Town Tax map and shall be one lot or one parcel for land use purposes. The Town of Hudson will assess the merged lots or merged parcels as a single lot or a single parcel.

If at any time the undersigned, or its heirs, legatees, successors and assigns of the undersigned wish to subdivide the merged lot or merged parcel, subdivision approval must be obtained from the Town of Hudson Planning Board under the Town of Hudson Subdivision of Land Regulations.

The undersigned agrees that the approval of this application shall be filed at the expense of the undersigned in the Hillsborough County Registry of Deeds.

Dated this 6 day of July, 2023.

  
LANDOWNER

(SIGN HERE)

\_\_\_\_\_  
(SIGN HERE)

LANDOWNER

  
(TYPE OR PRINT NAME)

\_\_\_\_\_  
(TYPE OR PRINT NAME)

This application for the merger of lots for tax assessment and land use purposes is approved by action of the Town of Hudson Planning Board. This application shall be recorded in the Hillsborough County Registry of Deeds.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
(SIGN HERE)

CHAIRPERSON  
HUDSON PLANNING BOARD

\_\_\_\_\_  
(TYPE OR PRINT NAME)





November 1, 2023

Mr. Brian Groth  
Town Planner  
Town of Hudson  
12 School Street  
Hudson, NH 03051

Re: Town of Hudson Planning Board Review  
Central Gas Site Plan, Lowell Road & Central Street  
Tax Map 182 Lot 217; Acct. #1350-550  
Reference No. 20030249.230

Dear Mr. Groth:

Fuss & O'Neill (F&O) has reviewed the second submission of the materials received on September 22, 2023, related to the above-referenced project. Authorization to proceed with this second review was received on October 19, 2023. A list of items reviewed is enclosed. The scope of our review is based on the Site Plan Review Codes, Stormwater Codes, Driveway Review Codes, Sewer Use Ordinance 77, Zoning Regulations, and criteria outlined in the CLD Consulting Engineers Proposal approved September 16, 2003, revised September 20, 2004, June 4, 2007, September 3, 2008, and October 2015.

The project consists of consolidating five lots, demolishing the existing buildings on those lots, and construction of a gas station with convenience store and coffee drive-thru. Proposed improvements to the site also include the construction of parking areas, landscaping, drainage, utilities, and other associated site improvements. The site is to be serviced by public water and sewer systems.

The following items have outstanding issues:

**1. Site Plan Review Codes (HR 275)**

- c. *Former Fuss & O'Neill Comment: HR 275-6.T. The applicant is not proposing any offsite improvements on the plan set other than driveway apron paving, sidewalk connections and utility connections.*

**Current Fuss & O'Neill Comment:** The applicant has revised the plan to include lane restriping of Central Street and widening along Lowell Road at the northbound approach to the site driveway. This widening includes relocating a portion of the sidewalk outside of the public right-of-way. The applicant should review the need for an easement for the sidewalk in this area.

- f. *Former Fuss & O'Neill Comment: HR 275-9.C.(11). The applicant has provided two handicap accessible parking spaces for the site which meets the minimum requirement. The applicant should provide more information as to where the entrance to the building is located to ensure it's not located within a handicap ramp tip down.*

50 Commercial Street  
Manchester, NH  
03101  
t 603.668.8223  
800.286.2469  
[www.fando.com](http://www.fando.com)  
  
California  
Connecticut  
Maine  
Massachusetts  
New Hampshire  
Rhode Island  
Vermont

Mr. Brian Groth  
November 1, 2023  
Page 2 of 9

**Current Fuss & O'Neill Comment:** The applicant has moved the handicap spaces to account for the building entrance and tip down location. We recommend that spot grades should be provided in this area to ensure it is constructed in compliance with ADA requirements.

## 2. Administrative Review Codes (HR 276)

- e. *Former Fuss & O'Neill Comment:* HR 276-11.1.B.(25). *The applicant has proposed parking spaces outside of the side setback area on the east side of the lot.*

**Current Fuss & O'Neill Comment:** We note that parking spaces within this setback area will require Planning Board approval.

## 3. Driveway Review Codes (HR 275-6.B/Chapter 193)

- a. *Former Fuss & O'Neill Comment:* HR 193.10.E. *The applicant provided sight distance information for both driveways on the plan set, which show adequate site distance for the speed limits of each road. However, the applicant should confirm that the "Right Lane for Right Turn" sign on Lowell Road will not impede sight distance looking south as the sight distance line goes right through this existing sign.*

**Current Fuss & O'Neill Comment:** The applicant has revised the Lowell Road driveway to be entrance only, therefore removing the potential sight distance conflict. The applicant has added signage to this driveway. The applicant should label the proposed signs and provide details for them in the plan set.

- c. **New Fuss & O'Neill Comment:** With the revised entrance only driveway from Lowell Road the turning movement from Lowell Road southbound into this driveway for emergency vehicles responding from the School Street fire station may be difficult. The applicant should confirm that this movement can be achieved for Hudson's fire vehicles or coordinate with the Fire Department to access the site only at the Central Street driveway.

## 4. Traffic (HR 275-9.B)

- a. *Former Fuss & O'Neill Comment:* HR 275-9.B. *The applicant has provided a Traffic Impact Study and Fuss & O'Neill's review will be provided separately.*

**Current Fuss & O'Neill Comment:** A separate traffic review letter was sent on September 11, 2023. No revised traffic information was provided as part of this review submission.

## 6. Drainage Design/Stormwater Management (HR 275-9.A./Chapter 290)

- b. *Former Fuss & O'Neill Comment:* HR 275-6.F. and 290-5.A.4. *The applicant should provide additional reasoning as to the omitted groundwater recharge, and review with the Town if this requires a waiver.*

**Current Fuss & O'Neill Comment:** We note the applicant has noted that NHDES does not allow infiltration in high-load projects. The applicant should review with the Town if a waiver is still required.

Mr. Brian Groth  
November 1, 2023  
Page 3 of 9

- n. *Former Fuss & O'Neill Comment: The applicant has not shown a piped connection from the gas pump canopy roof drains to the proposed drainage system, or that the canopy will drain via surface flows to catch basins. The applicant should confirm the intent for this stormwater flow and provide appropriate notes on the plans.*

**Current Fuss & O'Neill Comment:** The applicant has stated that the design intent for canopy runoff is surface flows to catch basins. This may result in icing and other surface drainage issues. We recommend that roof drains/gutters be provided and these connect via subsurface piping to the drainage system to prevent such issues.

#### 8. Erosion Control/Wetland Impacts

- b. *Former Fuss & O'Neill Comment: The applicant should clarify what type of perimeter control is used in which areas on the Erosion Control Plan. We note that the plan calls for silt fence but only a detail for silt socks is included. We recommend that silt sock be used within the wetland buffers to limit disturbance.*

**Current Fuss & O'Neill Comment:** The applicant has revised the label on the Erosion Control Plan to show silt sock is intended. We recommend that the applicant revise the Erosion & Sediment Control Legend as it still calls for silt fence.

#### 9. Landscaping (HR 275-8.C.(7) & 276-11.1.B.(20)) and Lighting (HR 276-11.1.B.(14))

- a. **Former Fuss & O'Neill Comment:** HR 275-8.C.(7). The applicant has provided interior landscape parking lot calculations. We note that the site does not meet most of the requirements in the Regulation and that those requirements are intended for sites with multiple lanes of parking. We note that the only area that may be considered having multiple access lanes is the area around the pumps. The applicant should review with the Town if this portion of the Regulation applies to the site as designed.
- b. *Former Fuss & O'Neill Comment: HR 275-8.C.(8). The applicant has proposed new landscaping areas along the site, but it does not appear to be dense enough to be considered screening. The site abuts many residential lots along Central Street and Lowell Road. The applicant should review the need for more dense vegetation.*

**Current Fuss & O'Neill Comment:** The applicant has added more landscaping to the plan set. This landscaping is not going to provide traditional screening for the site but will break up the view of the site. The applicant has not provided landscaping that we would consider screening, such as a row of arborvitae. The Town should review the plan to see if additional screening is necessary.

The following items require Town evaluation or input:

#### 6. Drainage Design/Stormwater Management (HR 275-9.A./Chapter 290)

- g. *Former Fuss & O'Neill Comment: HR 290-5.A.12. Given the proposed use of automotive fueling facilities, gas and other fluids will be present onsite. The applicant should coordinate with the Town for a spill prevention kit and general spill prevention plan that will be required. We note that there is a double grate catch basin adjacent to the underground tank pad that may need to be protected during filling operations.*

Mr. Brian Groth  
November 1, 2023  
Page 4 of 9

**Current Fuss & O'Neill Comment:** We recommend that the Town require a Spill Prevention Plan as a part of the conditions of approval.

The following items are resolved or have no further Fuss & O'Neill input:

### 1. Site Plan Review Codes (HR 275)

- a. *Former Fuss & O'Neill Comment:* Hudson Regulation (HR) 275-6.C. The site currently abuts sidewalks on Lowell Road and Central Street, and the applicant has proposed to revise and reconstruct portions of those sidewalks as part of the project.
- b. *Former Fuss & O'Neill Comment:* HR 275-6.I. The scope of this review does not include the adequacy of any fire protection provisions for the proposed building addition. The applicant has shown a proposed fire service connection to the building on the plan set. We note that there is one adjacent fire hydrant shown on Melendy Road, and there is another hydrant across Central Street between the driveways at #74 and #76 that is not shown on the plans.

**Current Fuss & O'Neill Comment:** The applicant has noted that fire protection provisions will be provided during the architectural design process. No further Fuss & O'Neill comment.

- d. *Former Fuss & O'Neill Comment:* HR 275-8.C.(2)(g) and Zoning Ordinance (ZO) 334-15.A. The applicant has provided parking calculations on the plan set and noted that 41 parking spaces are required for the gas pump, convenience store and drive-thru uses and that 41 spaces are provided.
- e. *Former Fuss & O'Neill Comment:* HR 275-8.C.(6). The applicant has shown one loading area on the plan set, which meets the minimum requirement. We note that the dimensions proposed for the space are 12-feet by 40-feet and that the Regulation required a 60-foot length, unless it can be demonstrated that a particular loading space will be used for smaller trucks. The applicant should confirm the 40-foot length is adequate for all intended uses.

**Current Fuss & O'Neill Comment:** The applicant has confirmed that that 40-foot space is adequate for this building and project. No further Fuss & O'Neill comment.

- g. *Former Fuss & O'Neill Comment:* HR 275-9.F. The applicant did not provide copies of easements and deeds as part of the package received for review. No easements are shown on the Existing Conditions plan or the proposed plans.

**Current Fuss & O'Neill Comment:** The applicant has added an easement plan to the set and confirmed that no existing easements are located on the property. No further Fuss & O'Neill comment.

- h. *Former Fuss & O'Neill Comment:* HR 275-9.F. A portion of the monument, walkway, flag poles, and lighting on Town of Hudson lot 218 appear to be located within the applicant's lot. The applicant and Town should review the need for an easement for these existing features if one does not exist already.

**Current Fuss & O'Neill Comment:** The applicant has shown a proposed easement on the plan set. No further Fuss & O'Neill comment.

### 2. Administrative Review Codes (HR 276)

- a. *Former Fuss & O'Neill Comment:* HR 276-11.1.B.(6). The applicant should add the owner's signature to the plan set for the final approval copy.

**Current Fuss & O'Neill Comment:** The applicant has added a signature block to the plan set for the owner to sign the final plans. No further Fuss & O'Neill comment.

Mr. Brian Groth  
November 1, 2023  
Page 5 of 9

- b. *Former Fuss & O'Neill Comment: HR 276-11.1.B.(12)(c). The applicant has requested a waiver for the 100-foot setback from residential use or zoning. The applicant has proposed driveways, parking spaces and a drive thru bypass within this zone. The applicant should update note #15 on sheet #1 with the correct Regulation reference.*

Current Fuss & O'Neill Comment: The applicant has updated the waiver note on the plan set. No further Fuss & O'Neill comment.

- c. *Former Fuss & O'Neill Comment: HR 276-11.1.B.(17). We were unable to locate a benchmark on the plans.*

Current Fuss & O'Neill Comment: The applicant has added a benchmark to the Existing Conditions Plan. No further Fuss & O'Neill comment.

- d. *Former Fuss & O'Neill Comment: HR 276-11.1.B.(20). The applicant has not provided the size and height of the existing building on the plan set.*

Current Fuss & O'Neill Comment: The applicant has noted the existing building height maximums on the Lot Consolidation Plan. No further Fuss & O'Neill comment.

### 3. Driveway Review Codes (HR 275-6.B/Chapter 193)

- b. *Former Fuss & O'Neill Comment: HR 193.10.G. The applicant has proposed two driveways for the site. One is located on Lowell Road and the other is on Central Street. The applicant should review the need for a waiver as the Regulations allow only one driveway per parcel.*

Current Fuss & O'Neill Comment: The applicant has requested a waiver to allow two driveways for the site. No further Fuss & O'Neill comment.

### 5. Utility Design/Conflicts

- a. *Former Fuss & O'Neill Comment: HR 275-9.E. & 276-13. The applicant has proposed to cap the existing utility connections at the property line and install new connections for the site. We recommend that the applicant provide ties and GPS locations for these caps to the Town once this work is completed.*

Current Fuss & O'Neill Comment: The applicant has added a note to the plans with these requirements. No further Fuss & O'Neill comment.

- b. *Former Fuss & O'Neill Comment: HR 275-9.E. & 276-13. The water service will be connected to Melendy Road and the sewer service to Lowell Road. The size and type of the proposed water service piping is not shown on the plans. The applicant notes that the proposed water service is to be designed by others.*

- c. *Former Fuss & O'Neill Comment: HR 275-9.E & 276-13. The applicant should correct the reference to the Town of Bedford in the Typical Sewer Manhole detail note 3 on sheet 16.*

Current Fuss & O'Neill Comment: The applicant has revised the note. No further Fuss & O'Neill comment.

- d. *Former Fuss & O'Neill Comment: Hudson Engineering Technical Guidelines & Typical Details (ETGTD) Detail W-2. The Water Line Trench Detail on sheet 17 should indicate sand backfill to 6" above the pipe, not 1' minimum granular backfill as shown.*

Current Fuss & O'Neill Comment: The applicant has revised the detail as noted. No further Fuss & O'Neill comment.



Mr. Brian Groth  
November 1, 2023  
Page 6 of 9

- e. *Former Fuss & O'Neill Comment: ETGTD Detail W-11. The applicant should show the proposed location of the valve for the water service on the plans and it should be located outside the property line at Melendy Road.*

Current Fuss & O'Neill Comment: The applicant has added a gate valve to the plan as recommended. No further Fuss & O'Neill comment.

- f. *Former Fuss & O'Neill Comment: HR 275-9.E. & 276-13. The applicant should correct the reference to Manchester Water Works in the Domestic Service Tapped Off Fire Service detail note 1 on sheet 17.*

Current Fuss & O'Neill Comment: The applicant has revised the detail reference. No further Fuss & O'Neill comment.

## 6. Drainage Design/Stormwater Management (HR 275-9.A./Chapter 290)

- a. *Former Fuss & O'Neill Comment: HR 275. The applicant should have the plans stamped by a wetlands scientist.*

Current Fuss & O'Neill Comment: The plans have been stamped by a Wetland Scientist. No further Fuss & O'Neill comment.

- c. *Former Fuss & O'Neill Comment: HR 275-9.A. & 275-9.A4. The applicant should provide the HydroCAD node listings for all storms noted within "Table 1: Peak Flow Discharge Rate" within the Stormwater Management Report, and the HydroCAD node listings for all storms required by 9.A.4.*

Current Fuss & O'Neill Comment: The applicant updated the report. No further Fuss & O'Neill comment.

- d. *Former Fuss & O'Neill Comment: HR 290-5.A.1. & 290-5.A.3. The applicant should provide language in the Drainage Analysis Report stating if and how low impact development (LID) strategies for stormwater runoff were evaluated for this project.*

Current Fuss & O'Neill Comment: The applicant has updated the report. No further Fuss & O'Neill comment.

- e. *Former Fuss & O'Neill Comment: HR 290-5.A.12. The applicant should review the definition of a "High Load Area" within the NHDES AoT regulations and note if this will have any effect on the stormwater runoff leaving the site.*

Current Fuss & O'Neill Comment: The applicant has confirmed that the area is High Load and has provided treatment. No further Fuss & O'Neill comment.

- f. *Former Fuss & O'Neill Comment: HR 290-5.A.12. The applicant should include all onsite drainage features within the I&M Manual, including but not limited to catch basins, outlet structure, and pipes.*

Current Fuss & O'Neill Comment: The applicant has updated the I&M manual. No further Fuss & O'Neill comment.

- h. *Former Fuss & O'Neill Comment: HR 290-5.B.1.b. The applicant should provide support material or calculations showing the required 80% TSS and 50% TP pollutant removals.*

Current Fuss & O'Neill Comment: The applicant has updated the report. No further Fuss & O'Neill comment.

- i. *Former Fuss & O'Neill Comment: HR 290-5.B.2.a. The applicant should provide calculations showing the required treatment of at least 30% of the existing impervious cover and 50% of proposed additional impervious cover.*

Current Fuss & O'Neill Comment: The applicant notes treatment of 93% of the impervious area. No further Fuss & O'Neill comment.

Mr. Brian Groth  
November 1, 2023  
Page 7 of 9

- j. *Former Fuss & O'Neill Comment: HR 290-6.A.13. The applicant should provide calculations within the Stormwater Management Report for HW#3.*  
Current Fuss & O'Neill Comment: The applicant updated the report. No further Fuss & O'Neill comment.
- k. *Former Fuss & O'Neill Comment: HR 290-7.A.6. The applicant should provide information as to how the stormwater system is designed to account for frozen ground conditions.*  
Current Fuss & O'Neill Comment: The applicant updated the report to account for frozen ground. No further Fuss & O'Neill comment.
- l. *Former Fuss & O'Neill Comment: HR 290-8.A.4. & 5. We note the requirement of the applicant to coordinate the need for a Bond or Escrow with the Town Engineer.*  
Current Fuss & O'Neill Comment: The applicant has noted the Bond requirement. No further Fuss & O'Neill comment.
- m. *Former Fuss & O'Neill Comment: ETGT 930.3. The applicant should coordinate the 12" outlet elevation between the Outlet Structure #141 Detail on plan sheet 15 and the HydroCAD outlet for Bioretention Pond 4P.*  
Current Fuss & O'Neill Comment: The applicant updated the report and detail sheet. No further Fuss & O'Neill comment.
- o. *Former Fuss & O'Neill Comment: The applicant will be required to comply with all provisions of the Town of Hudson's MS4 permit, including but not limited to annual reporting requirements, construction site stormwater runoff control, and record keeping requirements. The applicant has noted that the project has been designed to meet MS4 requirements.*  
Current Fuss & O'Neill Comment: The applicant has noted the requirement. No further Fuss & O'Neill comment.
- p. *Former Fuss & O'Neill Comment: Please note that this review was carried out in accordance with applicable regulations and standards in place in New Hampshire at this time. Note that conditions at the site, including average weather conditions, patterns and trends, and design storm characteristics, may change in the future. In addition, future changes in federal, state or local laws, rules or regulations, or in generally accepted scientific or industry information concerning environmental, atmospheric and geotechnical conditions and developments may affect the information and conclusions set forth in this review. In no way shall Fuss & O'Neill be liable for any of these changed conditions that may impact this review, regardless of the source of or reason for such changed conditions. Other than as described herein, no other investigation or analysis has been requested by the Client or performed by Fuss & O'Neill in preparing this review.*

## 7. Zoning (ZO 334)

- a. *Former Fuss & O'Neill Comment: ZO 334-17 & 334-21. The applicant has noted that the subject parcel is located within the Business (B) zoning district, and that the proposed automotive fuel station with general retail use is allowed within the district.*
- b. *Former Fuss & O'Neill Comment: ZO 334-35. The applicant has shown the wetlands and buffer area on the plan set. The applicant has proposed a small retaining wall which is as close as one foot to the buffer area in some areas. The applicant should confirm how the wall will be constructed within that limited space without disturbance of the buffer or the installed erosion controls.*

Current Fuss & O'Neill Comment: The applicant has provided clarification on the construction of the wall and has noted that the buffer limits will be marked in the field prior to the start of construction. No further Fuss & O'Neill comment.

Mr. Brian Groth  
November 1, 2023  
Page 8 of 9

- c. *Former Fuss & O'Neill Comment: ZO 334-60. The applicant has not shown any sign information on the plan set but has noted that all signs are subject to approval by the Hudson Planning Board prior to installation.*

Current Fuss & O'Neill Comment: The applicant has added a sign location on the plan and noted that the sign design will be approved prior to installation. No further Fuss & O'Neill comment.

- d. *Former Fuss & O'Neill Comment: ZO 334-83 and HR 218-4.E. The applicant has noted that the site is partially located within a Flood Hazard Area and shown that area on the plans. The applicant has not proposed any development within this area.*

## 8. Erosion Control/Wetland Impacts

- a. *Former Fuss & O'Neill Comment: The applicant has noted that the Town of Hudson shall reserve the right to require any additional erosion control measures as needed.*

## 9. Landscaping (HR 275-8.C.(7) & 276-11.1.B.(20)) and Lighting (HR 276-11.1.B.(14))

- c. *Former Fuss & O'Neill Comment: HR 276-11.1.B.(14). The applicant has provided a lighting plan that shows photometric values of 0.2 footcandles or less at the lot property lines, and full cut-off fixtures are proposed. The applicant has noted that the site will be operational 24 hours per day 7 days per week.*
- d. *Former Fuss & O'Neill Comment: The applicant should review the snow storage areas shown on the plan set. Some locations appear to conflict with landscaping and could damage trees and shrubs.*

Current Fuss & O'Neill Comment: The applicant has revised the snow storage areas and added them to the Landscaping Plan for comparison. No further Fuss & O'Neill comment.

## 10. State and Local Permits (HR 275-9.G.)

- a. *Former Fuss & O'Neill Comment: HR 275-9.G. The applicant has listed required permits and their status on the plan set. The applicant did not include the permit for the underground storage tanks in this permit list.*

Current Fuss & O'Neill Comment: The applicant has added the requirement to the plan set. No further Fuss & O'Neill comment.

- b. *Former Fuss & O'Neill Comment: HR 275-9.G. The applicant did not provide copies of any applicable Town, State or Federal approvals or permits already received in the review package.*

Current Fuss & O'Neill Comment: The applicant as stated that permits will be provided to the Town once they are received. No further Fuss & O'Neill comment.

- c. *Former Fuss & O'Neill Comment: HR 275-9.G. The applicant did not include any details for the underground storage tanks or concrete pad. The plans note that the final design is to be by others.*
- d. *Former Fuss & O'Neill Comment: Additional local and state permitting may be required.*



Mr. Brian Groth  
November 1, 2023  
Page 9 of 9

**11. Other**

- a. *Former Fuss & O'Neill Comment: ETGTD Section 565.1.1. The applicant is reminded of Town of Hudson requirements for the importing of off-site fill materials for use in constructing this project. We could not locate a note regarding this requirement on the plans, and it is recommended that these requirements be stated for the Contractors attention.*

Current Fuss & O'Neill Comment: The applicant has noted this requirement on the plan set. No further Fuss & O'Neill comment.

- b. *Former Fuss & O'Neill Comment: The applicant has not included a detail for the proposed wood beam guardrail.*

Current Fuss & O'Neill Comment: The applicant has added a detail to the plan set. No further Fuss & O'Neill comment.

Please feel free to call if you have any questions.

Very truly yours,



Steven W. Reichert, P.E.

SWR:

Enclosure

cc: Town of Hudson Engineering Division – File  
Keach- Nordstrom Associates, Inc. – p.chisholm@keachnordstrom.com



**SITE PLAN APPLICATION**

Date of Application: July 10, 2023 Tax Map #: 182 Lot #: 217

Site Address: Lowell Road & Central Street

Name of Project: Central Gas

Zoning District: Business (B) General SP#: 08-23  
(For Town Use Only)

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

**PROPERTY OWNER:**

**DEVELOPER:**

Name: Nottingham Square Corporation

Address: 46 Lowell Road

Address: Hudson, NH 03051

Telephone # 603-880-7799

Email: msousa@sousarealtynh.com

**PROJECT ENGINEER:**

**SURVEYOR:**

Name: Paul Chisholm, PE - KNA

Anthony Basso, LLS - KNA

Address: 10 Commerce Park North, Suite 3

10 Commerce Park North, Suite 3

Address: Bedford, NH 03110

Bedford, NH 03110

Telephone # 603-627-2881

603-627-2881

Email: pchisholm@keachnordstrom.com

abasso@keachnordstrom.com

**PURPOSE OF PLAN:**

The purpose of the plan is to depict the proposed layout for a gas station and convenience store with drive thru window and all associated site improvements.

**(For Town Use Only)**

Routing Date: 7/18/23 Deadline Date: 7/25/23 Meeting Date: TBD

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

OK Title: ZONING ADMINIST. Date: 7/19/23  
(Initials)

Department: \_\_\_\_\_

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



# TOWN OF HUDSON

## Land Use Division



---

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

### **Site Plan application #08-23 Zoning Review/Comments**

July 19, 2023

Re: Map 182 Lot 217  
Address: Lowell and Central  
Zoning district: Business (B)  
Proposal: Gas station and Convenience Store, Drive Thru.

Review submitted plans: sheets 1 through 18 Dated July 10, 2023

1. What is the plan for signage? Are there going to be wall signs, and free standing signs.

*Chris Sullivan*  
Zoning Administrator/Code Enforcement Officer  
(603) 816-1275  
[82csullivan@hudsonnh.gov](mailto:82csullivan@hudsonnh.gov)

cc: Public Folder  
B. Groth - Town Planner  
File

**SITE PLAN APPLICATION**

Date of Application: July 10, 2023 Tax Map #: 182 Lot #: 217

Site Address: Lowell Road & Central Street

Name of Project: Central Gas

Zoning District: Business (B) General SP#: 08-23  
(For Town Use Only)

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

**PROPERTY OWNER:**

**DEVELOPER:**

Name: Nottingham Square Corporation

Address: 46 Lowell Road

Address: Hudson, NH 03051

Telephone # 603-880-7799

Email: msousa@sousarealtynh.com

**PROJECT ENGINEER:**

**SURVEYOR:**

Name: Paul Chisholm, PE - KNA

Anthony Basso, LLS - KNA

Address: 10 Commerce Park North, Suite 3

10 Commerce Park North, Suite 3

Address: Bedford, NH 03110

Bedford, NH 03110

Telephone # 603-627-2881

603-627-2881

Email: pchisholm@keachnordstrom.com

abasso@keachnordstrom.com

**PURPOSE OF PLAN:**

The purpose of the plan is to depict the proposed layout for a gas station and convenience store with drive thru window and all associated site improvements.

(For Town Use Only)

Routing Date: 7/18/23 Deadline Date: 7/25/23 Meeting Date: TBD

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

DRH Title: Fire Marshal Date: 7/19/23  
(Initials)

Department: \_\_\_\_\_

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



# TOWN OF HUDSON

FIRE DEPARTMENT

INSPECTIONAL SERVICES DIVISION



---

12 SCHOOL STREET, HUDSON, NEW HAMPSHIRE 03051

Emergency 911  
Business 603-886-6005  
Fax 603-594-1142

Scott Tice  
Chief of Department

TO: Brian Groth  
Town Planner

FR: David Hebert  
Fire Marshal

DT: July 19, 2023

RE: Central Street/ Lowell Road, Proposed gas station/convenience store

- Site plan shall show a water supply plan showing fire hydrant locations and the required fire flow per the State Adopted Fire Code, 2018 NFPA 1. No fire hydrants noted on site plan, No water supply calculation provided.
- Site plan shall show distance dimensions from underground fuel storage tanks to fuel dispensers, property lines and buildings.
- Site plan shall indicate what type of fuel in the two 10,000 gallon tanks.
- Site plan shall show vehicle impact protection locations for fuel dispensing islands.

David Hebert  
Fire Marshall

**Dubowik, Brooke**

---

**From:** Dhima, Elvis  
**Sent:** Tuesday, July 18, 2023 4:08 PM  
**To:** Dubowik, Brooke; Groth, Brian  
**Cc:** Kirkland, Donald  
**Subject:** RE: Dept Sign Off - SP# 08-23 Central Gas Site Plan

Please see below

1. Applicant shall provide a full traffic report
2. Applicant should consider removing the entrance from Lowell Road, due to the proximity of the intersection, steepness and geometry of the access road
3. Applicant shall provide profile of Lowell Road entrance
4. Applicant shall provide a slip lane /right turn only lane on Lowell Road to the site
5. Applicant shall revise the Lowell Road entrance to one way. Two way entrance on Lowell Road , at the proposed location is not recommended by ENG Dep.
6. Applicant shall relocate the storm water discharge pipe away from the existing sewer manhole
7. Applicant shall consider offsite improvements at the intersection of Lowell & Central
8. Applicant should consider providing a conservation easement related to First Brook and wetland buffer
9. Applicant shall provide wheel pattern movement for emergency vehicle and fuel delivery vehicles
10. Applicant shall provide sewer profile.
11. Applicant shall provide oil separators on Cbs discharging to detention basins
12. Applicant shall consider underground chambers vs open detention basins

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

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



**SITE PLAN APPLICATION**

Date of Application: July 10, 2023 Tax Map #: 182 Lot #: 217

Site Address: Lowell Road & Central Street

Name of Project: Central Gas

Zoning District: Business (B) General SP#: 08-23

(For Town Use Only)

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

**PROPERTY OWNER:**

**DEVELOPER:**

Name: Nottingham Square Corporation

Address: 46 Lowell Road

Address: Hudson, NH 03051

Telephone # 603-880-7799

Email: msousa@sousarealtynh.com

**PROJECT ENGINEER:**

**SURVEYOR:**

Name: Paul Chisholm, PE - KNA

Anthony Basso, LLS - KNA

Address: 10 Commerce Park North, Suite 3

10 Commerce Park North, Suite 3

Address: Bedford, NH 03110

Bedford, NH 03110

Telephone # 603-627-2881

603-627-2881

Email: pchisholm@keachnordstrom.com

abasso@keachnordstrom.com

**PURPOSE OF PLAN:**

The purpose of the plan is to depict the proposed layout for a gas station and convenience store with drive thru window and all associated site improvements.

**(For Town Use Only)**

Routing Date: 7/18/23 Deadline Date: 7/25/23 Meeting Date: TBD

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

(Initials) Title: Public Works Director Date: 7/25/23

Department:

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



**SITE PLAN APPLICATION**

Date of Application: July 10, 2023 Tax Map #: 182 Lot #: 217

Site Address: Lowell Road & Central Street

Name of Project: Central Gas

Zoning District: Business (B) General SP#: 08-23  
(For Town Use Only)

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

**PROPERTY OWNER:**

**DEVELOPER:**

Name: Nottingham Square Corporation

Address: 46 Lowell Road

Address: Hudson, NH 03051

Telephone # 603-880-7799

Email: msousa@sousarealtynh.com

**PROJECT ENGINEER:**

**SURVEYOR:**

Name: Paul Chisholm, PE - KNA

Anthony Basso, LLS - KNA

Address: 10 Commerce Park North, Suite 3

10 Commerce Park North, Suite 3

Address: Bedford, NH 03110

Bedford, NH 03110

Telephone # 603-627-2881

603-627-2881

Email: pchisholm@keachnordstrom.com

abasso@keachnordstrom.com

**PURPOSE OF PLAN:**

The purpose of the plan is to depict the proposed layout for a gas station and convenience store with drive thru window and all associated site improvements.

(For Town Use Only)

Routing Date: 7/18/23 Deadline Date: 7/25/23 Meeting Date: TBD

[Signature] I have no comments \_\_\_\_\_ I have comments (attach to form)  
Title: Chief Assessor Date: 7-18-23  
(Initials)

Department: \_\_\_\_\_

Zoning: \_\_\_ Engineering: \_\_\_ Assessor: \_\_\_ Police: \_\_\_ Fire: \_\_\_ DPW: \_\_\_ Consultant: \_\_\_





September 18, 2023

Brian Groth  
 Town Planner  
 Town of Hudson  
 12 School Street  
 Hudson, New Hampshire 03051

**Subject: Response to Fuss & O’Neill Review Letter  
 Central Gas Site Plan, Lowell Road & Central Street  
 Tax Map 182, Lot 217  
 KNA Project No. 18-0612-3**

Dear Mr. Groth:

Our office is in receipt of Fuss & O’Neill’s review comments dated July 31, 2023. Based on the comments, we have made the required modifications to the plan set and attached a copy for final review. A response to each comment has been provided below.

**Site Plan Review Codes (HR 275)**

- a. Hudson Regulation (HR) 275-6.C. The site currently abuts sidewalks on Lowell Road and Central Street, and the applicant has proposed to revise and reconstruct portions of those sidewalks as part of the project.  
**No comment required.**
- b. HR 275-6.I. The scope of this review does not include the adequacy of any fire protection provisions for the proposed building addition. The applicant has shown a proposed fire service connection to the building on the plan set. We note that there is one adjacent fire hydrant shown on Melendy Road, and there is another hydrant across Central Street between the driveways at #74 and #76 that is not shown.  
**Fire protection provisions are provided during the architectural design process with careful consideration from the individual user or tenant. This project is no different and of course will be designed in a safe and practical manner, using best practices for this style of application and in coordination with applicable building and development codes.**
- c. HR 275-6.T. The applicant is not proposing any offsite improvements on the plan set other than driveway apron paving, sidewalk connections and utility connections.  
**Plan revisions have been made that include minor offsite improvements. Those include lane restriping on Central Street and a small roadway widening on Lowell Road to allow for a right turn lane for the Lowell Road driveway entrance.**
- d. HR 275-8.C.(2)(g) and Zoning Ordinance (ZO) 334-15.A. The applicant has provided parking calculations on the plan set and noted that 41 parking spaces are required for the

gas pump, convenience store and drive-thru uses and that 41 spaces are provided.  
**No comment required.**

- e. HR 275-8.C.(6). The applicant has shown one loading area on the plan set, which meets the minimum requirement. We note that the dimensions proposed for the space are 12-foot by 40-foot and that the Regulation required a 60-foot length, unless it can be demonstrated that a particular loading space will be used for smaller trucks. The applicant should confirm the 40 foot length is adequate for all intended uses.  
**The 40' loading space length is adequate for this building and project.**
- f. HR 275-9.C.(11). The applicant has provided two handicap accessible parking spaces for the site which meets the minimum requirement. The applicant should provide more information as to where the entrance to the building is located to ensure it's not located within a handicap ramp tipdown.  
**The handicap spaces have been moved to account for the building entrance and ramp tipdown locations.**
- g. HR 275-9.F. The applicant did not provide copies of easements and deeds as part of the package received for review. No easements are shown on the Existing Conditions plan or the proposed plans.  
**No existing easements were located on the property.**
- h. HR 275-9.F. A portion of the monument, walkway, flag poles, and lighting on Town of Hudson Lot 218 appear to be located within the applicant's lot. The applicant and Town should review the need for an easement for these existing features if one does not exist already.  
**An easement has been discussed in the past and is now proposed on the Easement Plan as part of this plan set.**

#### Administrative Review Codes (HR 276)

- a. HR 276-11.1.B.(6). The applicant should add the owner's signature to the plan set for the final approval copy.  
**Signature block has been added to the plan.**
- b. HR 276-11.1.B.(12).(c). The applicant has requested a waiver for the 100-foot setback from residential use or zoning. The applicant has proposed driveways, parking spaces and a drive-through bypass within this zone. The applicant should update note #15 on sheet #1 with the correct regulation reference.  
**Note has been updated.**
- c. HR 276-11.1.B.(17). We were unable to locate a benchmark on the plans.  
**A benchmark has been added to the Existing Conditions Plan, Sheet #3.**
- d. HR 276-11.1.B.(20). The applicant has not provided the size and height of the existing building on the plan set.  
**A note has been added to Sheet #3 indicating the existing building heights.**
- e. HR 276-11.1.B.(25). The applicant has proposed parking spaces outside of the side setback area on the east side of the lot.  
**No comment required.**

#### Driveway Review Codes (HR 275-8.B. (34)/Chapter 193)

*Civil Engineering*

*Land Surveying*

*Landscape Architecture*

- a. HR 193.10.E. The applicant provided sight distance information for both driveways on the plan set, which show adequate sight distance for the speed limits of each road. However, the applicant should confirm that the “Right Lane for Right Turn” sign on Lowell Road will not impede sight distance looking south as the sight distance line goes right through this existing sign.  
**The Lowell Road driveway has been switched to an entrance only driveway, and therefore sight distance for exiting the driveway is no longer required.**
- b. HR 193.10.G. The applicant has proposed two driveways for the site. One is located on Lowell Road and the other is on Central Street. The applicant should review the need for a waiver as the Regulations allow only one driveway per parcel.  
**A waiver has been requested.**

**Traffic (HR 275-9.B)**

- a. HR 275-9.B. The applicant has provided a Traffic Impact Study and Fuss & O’Neill’s review will be provided separately.  
**No comment required.**

**Utility Design/Conflicts**

- a. HR 275-9.E. & 276-13. The applicant has proposed to cap the existing utility connections at the property line and install new connections for the site. We recommend that the applicant provide ties and GPS locations for these caps to the Town once this work is completed.  
**A note has been added to the Removals Plan, Sheet 4.**
- b. HR 275-9.E. & 276-13. The water service will be connected to Melendy Road and the sewer service to Lowell Road. The size and type of the proposed water service piping is not shown on the plans. The applicant notes that the proposed water service is to be designed by others.  
**No comment required.**
- c. HR 275-9.E. & 276-13. The applicant should correct the reference to the Town of Bedford in the Typical Sewer Manhole detail note 3 on sheet 16.  
**Note has been corrected.**
- d. Hudson Engineering Technical Guidelines & Typical Details (ETGTD) Detail W-2. The Water Line Trench Detail on sheet 17 should indicate sand backfill to 6” above the pipe, not 1’ minimum granular backfill as shown.  
**Detail has been revised.**
- e. ETGTD Detail W-11. The applicant should show the proposed location of the valve for the water service on the plans and it should be located outside the property line at Melendy Road.  
**A gate valve has been added to the plan.**
- f. HR 275-9.E. & 276-13. The applicant should correct the reference to Manchester Water Works in the Domestic Service Tapped Off Fire Service detail note 1 on sheet 17.  
**Detail has been revised.**

**Drainage Design/Stormwater Management (HR 275-9.A./Chapter 290)**

- a. HR 275. The applicant should have the plans stamped by a wetlands scientist.  
**Noted.**
- b. HR 275-6.F. and 290.5.A.4. The applicant should provide additional reasoning as to the omitted groundwater recharge, and review with the Town if this requires a waiver.  
**Per State regulations, fuel service stations are considered high load projects and infiltration is prohibited.**
- c. HR 275-9.A. & 275-9.A.4. The applicant should provide the HydroCAD node listings for all storms noted within "Table 1: Peak Flow Discharge Rate" within the Stormwater Management Report, and the HydroCAD node listings for all storms required by 9.A.4.  
**The HydroCAD calculations for all storms have been included with this submission for review.**
- d. HR 290.5.A.1. & 290-5.A.3. The applicant should provide language in the Drainage Analysis Report stating if and how low impact development (LID) strategies for stormwater runoff were evaluated for this project.  
**A paragraph was added to II.C. of the Stormwater Report to discuss LID strategies.**
- e. HR 290-5.A.12. The applicant should review the definition of a "High Load Area" within the NHDES AoT regulations and note if this will have any effect on the stormwater runoff leaving the site.  
**The project is considered a "High Load Area" in AoT regulations and that is the reason for no infiltration on this project. Stormwater runoff treatment is still provided and was designed per AoT regulations.**
- f. HR 290-5.A.12. The applicant should include all onsite drainage features within the I&M Manual, including but not limited to catch basins, outlet structures, and pipes.  
**I&M Manual has been revised.**
- g. HR 290-5.A.12. Given the proposed use of automotive fueling facilities, gas and other fluids will be present onsite. The applicant should coordinate with the Town for a spill prevention kit and general spill prevention plan that will be required. We note that there is a double grate catch basin adjacent to the underground tank pad that may need to be protected during filling operations.  
**As part of the required State Permitting for fuel stations, spill kits and a spill prevention plan will be required. Upon their development, the plan can be shared with Town if requested or required.**
- h. HR 290-5.B.1.b. The applicant should provide support material or calculations showing the required 80% TSS and 50% TP pollutant removals.  
**A calculation and support material has been added to the Stormwater Report to show removal percents.**
- i. HR 290-5.B.2.a. The applicant should provide calculations showing the required treatment of at least 30% of the existing impervious cover and 50% of proposed additional impervious cover.  
**The project is not considered a redevelopment project and therefore does not need to meet this requirement. The project does meet the New Development requirements, which are more stringent, and the stormwater design treats 93.9% if the total proposed impervious area. The total impervious area of the proposed**



**project is 46,891 sf and the total impervious area of the existing property is 13,957 sf.**

- j. HR 290-6.A.13. The applicant should provide calculations within the Stormwater Management report for HW#3.  
**Noted. HydroCAD calculations for all nodes and storms have been included and the riprap spreadsheet shows calculation for all headwall outlets.**
- k. HR. 290-7.A.6. The applicant should provide information as to how the stormwater system is designed to account for frozen ground conditions.  
**The stormwater report has been updated to account for frozen conditions.**
- l. HR 290-8.A.4. & 5. We note the requirement of the applicant to coordinate the need for a Bond or Escrow with the Town Engineer.  
**No comment required.**
- m. ETGT 930.3. The applicant should coordinate the 12" outlet elevation between the Outlet Structure #141 Detail on plan sheet 15 and the HydroCAD outlet for Bioretention Pond 4P.  
**Plans and HydroCAD have been revised as required.**
- n. The applicant has not shown a piped connection from the gas pump canopy roof drains to the proposed drainage system, or that the canopy will drain via surface flows to catch basins. The applicant should confirm the intent for this stormwater flow and provide appropriate notes on the plans.  
**The intent for runoff from the canopy is for surface flows to catch basins.**
- o. The applicant will be required to comply with all provisions of the Town of Hudson's MS4 permit, including but not limited to annual reporting requirements, construction site stormwater runoff control, and record keeping requirements. The applicant has noted that the project has been designed to meet MS4 requirements.  
**Noted.**
- p. Please note that this review was carried out in accordance with applicable regulations and standards in place in New Hampshire at this time. Note that conditions at the site, including average weather conditions, patterns and trends, and design storm characteristics, may change in the future. In addition, future changes in federal, state or local laws, rules or regulations, or in generally accepted scientific or industry information concerning environmental, atmospheric and geotechnical conditions and developments may affect the information and conclusions set forth in this review. In no way shall Fuss & O'Neill be liable for any of these changed conditions that may impact this review, regardless of the source of or reason for such changed conditions. Other than as described herein, no other investigation or analysis has been requested by the Client or performed by Fuss & O'Neill in preparing this review.  
**No comment required.**

### **Zoning (ZO 334)**

- a. ZO 334-17 & 334-21. The applicant has noted that the subject parcel is located within the Business (B) zoning district, and that the proposed automotive fuel station with general retail use is allowed within the district.  
**No comment required.**

- b. ZO 334-35. The applicant has shown the wetlands and buffer area on the plan set. The applicant has proposed a small retaining wall which is as close as one foot to the buffer area in some areas. The applicant should confirm how the wall will be constructed within that limited space without disturbance of the buffer or the installed erosion controls.  
**A gravity block wall will be utilized to allow construction in the limited space close to the buffer. As the backfill is happening within the limits of the construction/project area, the only disturbance on the downhill, buffer side will be the excavation for gravel base and first layer of blocks. Construction means and methods will be used to prevent disturbance of the buffer and the buffer limits will be marked out in the field prior to the start of construction.**
- c. ZO 334-60. The applicant has not shown any sign information on the plan set but has noted that all signs are subject to approval by the Hudson Planning Board prior to installation.  
**Place holder sign locations have been added to the plan. Final approval of signed will be obtained from the Planning Board prior to installation.**
- d. ZO 334-83 and HR 218-4.E. The applicant has noted that the site is partially located within a Flood Hazard Area and shown that area on the plans. The applicant has not proposed any development within this area.  
**No comment required.**

**Erosion Control/Wetland Impacts**

- a. The applicant has noted that the Town of Hudson shall reserve the right to require any additional erosion control measures as needed.  
**No comment required.**
- b. The applicant should clarify what type of perimeter control is used in which areas on the Erosion Control Plan. We note that the plan calls for silt fence but only a detail for silt socks is included. We recommend that silt sock be used within the wetland buffers to limit disturbance.  
**Call outs have been revised to call for silt sock.**

**Landscaping (HR 275-8.C.(7) & 276-11.1.B.(20)) and Lighting (HR 276-11.1.B.(14))**

- a. HR 275-8.C.(7). The applicant has provided interior landscape parking lot calculations. We note that the site does not meet most of the requirements in the Regulation and that those requirements are intended for sites with multiple lanes of parking. We note that the only area that may be considered having multiple access lanes is the area around the pumps. The applicant should review with the Town if this portion of the Regulation applies to the site as designed.  
**Noted.**
- b. HR 275-8.C.(8). The applicant has proposed new landscaping areas along the site, but it does not appear to be dense enough to be considered screening. The site abuts many residential lots along Central Street and Lowell Road. The applicant should review the need for more dense vegetation.  
**Additional landscaping has been provided.**



- c. HR 276-11.1.B.(14). The applicant has provided a lighting plan that shows photometric values of 0.2 footcandles or less at the lot property lines, and full cut-off fixtures are proposed. The applicant has noted that the site will be operational 24 hours per day 7 days per week.  
**No comment required.**
- d. The applicant should review the snow storage areas shown on the plan set. Some locations appear to conflict with landscaping and could damage trees and shrubs.  
**Snow storage area has been revised. It has been placed on the landscape plan to show relation to proposed plantings.**

**State and Local Permits (HR 275-9.G.)**

- a. HR 275-9.G. The applicant has listed required permits and statuses on the plan set. The applicant did not include the permit for the underground storage tanks in this permit list.  
**The permit requirement for the tanks has been added to the notes.**
- b. HR 275-9.G. The applicant did not provide copies of any applicable Town, State or Federal approvals or permits already received in the review package.  
**No permits have been received at this time. They will be provided to the Town upon retrieval.**
- c. HR 275-9.G. The applicant did not include any details for the underground storage tanks or concrete pad. The plans note that final design is to be by others.  
**No comment required.**
- d. Additional local and state permitting may be required.  
**Noted.**

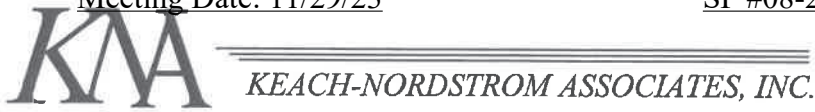
**Other**

- a. ETGTD Section 565.1.1. The applicant is reminded of Town of Hudson requirements for the importing of off-site fill materials for use in constructing this project. We could not locate a note regarding this requirement on the plans, and it is recommended that these requirements be stated for the Contractors attention.  
**Note 35 has been added to the Overview Plan, Sheet 1.**
- b. The applicant has not included a detail for the proposed wood beam guardrail.  
**Detail has been added to Sheet 15.**

Respectfully,



**Bridget E. Souza, EIT**  
Project Engineer  
Keach Nordstrom Associates, Inc.  
10 Commerce Park North, Suite 3  
Bedford, NH 03110



September 18, 2023

Brian Groth  
Town Planner  
Town of Hudson  
12 School Street  
Hudson, New Hampshire 03051

**Subject: Response to Town Comments  
Central Gas Site Plan, Lowell Road & Central Street  
Tax Map 182, Lot 217  
KNA Project No. 18-0612-3**

Dear Mr. Groth:

Our office is in receipt of Town comments from Fire Department, Engineering, and Zoning, sent via email on July 25, 2023. Based on the comments, we have made the required modifications to the plan set. A response to each comment has been provided below.

### **Fire Department**

1. Site plan shall show a water supply plan showing fire hydrant locations and the required fire flow per the State Adopted Fire Code, 2018 NFPA 1. No fire hydrants noted on site plan. No water supply calculation provided.  
**There is an existing hydrant shown adjacent to the site on the southwest side of Melendy Road. Additionally, water data has been requested and will be shared upon receipt.**
2. Site plan shall show distance dimensions from underground fuel storage tanks to fuel dispensers, property lines, and buildings.  
**Dimensions have been added to the Site Plan.**
3. Site plan shall indicate what type of fuel in the two 10,000 gallon tanks.  
**The two 10,000 gallon tanks will contain standard gasoline. A third 10,000 gallon tank has been added to the plans to incorporate diesel fuel.**
4. Site plan shall show vehicle impact protection locations for fuel dispensing islands.  
**A call out has been added to the site plan.**

### **Engineering**

1. Applicant shall provide a full traffic report.  
**A traffic study has been provided, prepared by VHB and dated June 30, 2023.**
2. Applicant should consider removing the entrance from Lowell Road, due to the proximity of the intersection, steepness, and geometry of the access road.  
**The proposed driveway on Lowell Road has not been removed, but has been**

*Civil Engineering*

*Land Surveying*

*Landscape Architecture*

**redesigned to be a right turn entrance only. No access to the driveway from the Lowell Road southbound lane will be proposed/allowed.**

3. Applicant shall provide profile of Lowell Road entrance.  
**A profile has been added to the plan set.**
4. Applicant shall provide a slip lane/right turn only lane on Lowell Road to the site.  
**Lane has been added to the plans.**
5. Applicant shall revise the Lowell Road entrance to one way. Two-way entrance on Lowell Road, at the proposed location, is not recommended by Engineering Department.  
**The Lowell Road entrance is now proposed as a one way, right turn in only, entrance.**
6. Applicant shall relocate the storm water discharge pipe away from the existing sewer manhole.  
**Pond discharge pipe has been relocated.**
7. Applicant shall consider offsite improvements at the intersection of Lowell & Central.  
**Re-striping Central Street has been proposed to provide longer queue lanes at the intersection. Widening of Lowell Road is proposed in the vicinity of the project to provide a right turn lane. No additional improvements are proposed.**
8. Applicant should consider providing a conservation easement related to First Brook and wetland buffer.  
**A conservation easement plan has been added to the plans.**
9. Applicant shall provide wheel pattern movement for emergency vehicle and fuel delivery vehicles.  
**A truck turning plan has been added to the plan set.**
10. Applicant shall provide sewer profile.  
**A sewer profile has been added to the plan set.**
11. Applicant shall provide oil separators on CBs discharging to detention basins.  
**Note 7 on the Grading & Drainage Plan calls for all catch basins to be equipped with oil separators. Additionally, the catch basin detail has been revised to call for the separator and a separator detail has been added to Sheet 18.**
12. Applicant shall consider underground chambers vs. open detention basins.  
**An open bioretention pond has been maintained as proposed. To improve the aesthetic of the pond, additional landscaping has been proposed on both the bed of the pond, as well as the berm. As the project is considered a high load site and therefore infiltration is not allowed, the open bioretention pond provides the best option for treating stormwater runoff. Per regulations, a lined underground system does not provide the required treatment. The chambers and required filter unit for an underground system would be an unnecessary added cost.**

**Zoning**

1. What is the plan for signage? Are there going to be wall signs, and free standing signs.  
**Additional information regarding the signage is now provided on the site plan.**

Respectfully,



**Bridget E. Souza, EIT**  
Project Engineer  
Keach Nordstrom Associates, Inc.  
10 Commerce Park North, Suite 3  
Bedford, NH 03110

Addendum to Applications for Building Permits, Driveway Permits, Site Plan, Subdivision, Conditional Use Permits, Special Exceptions and/or Variances.

**RSA § 674:75 CERTIFICATION**  
**(To be submitted at time of application)**

I hereby certify that:

- All reasonable means were used to obtain information about natural gas transmission pipeline facilities in the area of the proposed development; and
- The proposed development is located in whole or in part within 1,000 feet of the center point of a natural gas transmission pipeline; or
- The proposed development is **not** located in whole or in part within 1,000 feet of the center point of a natural gas transmission pipeline.

For proposed developments that are located within 1,000 feet of the center point of a natural gas transmission pipeline, I hereby further certify that:

- I have notified the operator(s) of the natural gas transmission pipeline of the proposed development no later than the time of application for approval of the development, or 180 days prior to commencement of construction, whichever is earlier; and
- I have contacted the pipeline operator(s) to verify the location of the pipeline and the pipeline easement; and
- I have reviewed, or attempted to review, preliminary information about the proposed development with the pipeline operator(s).

Signature of Applicant:  \_\_\_\_\_

Printed Name of Applicant: Paul Chisholm, PE \_\_\_\_\_





September 11, 2023

Mr. Brian Groth  
Town Planner  
Town of Hudson  
12 School Street  
Hudson, NH 03051

Re: Town of Hudson Planning Board Review  
Central Gas Site Plan, Lowell Road & Central Street – Traffic Study Review  
Tax Map 182 Lot 217; Acct. #1350-550  
Reference No. 20030249.230

Dear Mr. Groth:

**4. Traffic (HR 275-9.B)**

Fuss & O'Neill has reviewed the Traffic Impact Study prepared by Vanasse Hangen Brustlin, Inc. (VHB) dated June 30, 2023, for the proposed 10-vehicle fueling position gasoline station and 4,560 square foot (sf) convenience store with a drive-through coffee shop on the southeast corner of the Lowell Road and Central Street signalized intersection in Hudson, New Hampshire (Tax Map 182, Lot 217). The 4,560 sf building will be split into 3,760 sf of convenience store space and 800 sf of coffee shop space. The property is currently occupied by several residential buildings which will be razed as part of the project.

The procedures that the VHB report used are reasonable and appropriate. Other approved projects were properly taken into consideration when developing No-Build conditions and traffic volumes. Additionally, the ITE Trip Generation Manual, 11<sup>th</sup> edition data and chosen land uses for the proposed site are accurate. This data shows that the site is expected to generate 245 external trips during the weekday morning peak hour, 214 external trips during the weekday evening peak hour, and 270 external trips during the Saturday midday peak hour. These trips were then appropriately split up into pass-by trips and new trips using data and procedures from the ITE Trip Generation Handbook.

Upon review of the study and provided site plan, we have the following comments/questions:

- a. The September 2022 GRIDSMA<sup>R</sup>T system traffic data provided by the Town Engineer appears to be for during the week of Labor Day. Holidays would typically have an impact on traffic volumes and patterns. Is it anticipated that the level of traffic provided by the engineer is still at normal levels despite them being during the week of a holiday?
- b. The study describes the Lowell Road site driveway as allowing right turn access only, and no trips are assigned exiting from this driveway in the trip generation distributions.

50 Commercial Street  
Manchester, NH  
03101  
† 603.668.8223  
800.286.2469

[www.fando.com](http://www.fando.com)

California  
Connecticut  
Maine  
Massachusetts  
New Hampshire  
Rhode Island

Vermont

Mr. Brian Groth  
September 11, 2023  
Page 2 of 3

However, the site plan shows the driveway proposed to be configured to allow trips to exit the site using this exit; the driveway has a proposed stop bar and stop sign shown on the plan. Can the intent of the access to the driveway be clarified? We suggest redistributing the appropriate trips to exit the site via the driveway if this is the intent of the site, or revising the site plan to remove these signage and striping features if exit from the driveway will be prohibited.

- c. Similar to the comment above where no trips are assigned exiting the site from the driveway on Lowell Road, there are no trips assigned entering the site using the driveway on Lowell Road. It is stated that this driveway would be a right in/right out only, however the site plan does not show how that maneuver will be restricted. With the long queue lengths and long delay times on Central Street westbound, people will be tempted to use the driveway on Lowell Road as a cut through.
- d. While the intersection as a whole does not degrade significantly in terms of LOS or v/c ratios between 2023 No-Build and 2023 Build conditions, some approaches, particularly the Central St WB Left approach, are significantly impacted by the traffic generation and distribution of the proposed site. The applicant should clarify if any investigation into improvements or signal optimization was undergone for the 2023 Build year to mitigate the impacts to affected approaches.
- e. We agree with the calculations for the right turn lane warrant analysis for the Lowell Road driveway and also concur with the idea of the proposed roadway and signal timing improvements to mitigate site-related traffic impacts on the roadway network. However, while the 2033 AM peak hour improvements do help 95<sup>th</sup> percentile queues along Central Street westbound approach adjacent to the site driveway, the 95<sup>th</sup> percentile through queues of the southbound Central Street approach are lengthened to and beyond the road's signalized intersection with Library Street. It may be worth prioritizing the major road in this case. However, this would potentially lengthen the queues on Central Street.
- f. On a similar note, are the Central Street at Lowell Road and Central Street at Library Street intersections coordinated, and if not, was coordinating the two intersections considered as part of the project?
- g. It is worth noting that many of the 95<sup>th</sup> queue lengths in the synchro report show a # sign, states "queue may be longer". These locations are not shown in the tables in the report.
- h. Offsite improvement plans are not included with the site plan. Plans showing the additional lanes widening with proposed driveway control measures for the right in/right out would be helpful.

Overall, we recognize that the improvements proposed in the VHB study for the 2033 Build scenario bring the operational capacity and delays of the Central Street at Lowell Road intersection to align with those of the 2033 No-Build scenario, despite negative impacts to some individual approach delays and queue lengths.



Mr. Brian Groth  
September 11, 2023  
Page 3 of 3

Regardless of the project being built or not, the intersection is expected to be operationally deficient during the weekday evening peak hour during both the 2023 and 2033 year, with v/c ratios over 1.00. The project does not significantly deteriorate the intersection further for either the 2023 Build Year or 2033 Build Year with improvements in place. Most of the traffic is pass-by with approximately 50+/- new trips, however the site does place more traffic trips on the already constrained Central Street westbound approach due to the driveway entrance.

Therefore, clarification of the comments and questions put forth above is needed to be able to agree with VHB's overall statement that the 10-vehicle fueling position gasoline station and 4,560 sf convenience store with a drive-through coffee shop will not have a significant impact on the adjacent roadway network.

Please feel free to call if you have any questions.

Very truly yours,



Steven W. Reichert, P.E.

SWR:

Enclosure

cc: Town of Hudson Engineering Division – File  
Keach- Nordstrom Associates, Inc. – p.chisholm@keachnordstrom.com





# TOWN OF HUDSON

## Planning Department



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

### CAP FEE WORKSHEET - 2023

Date: 11-15-23 Zone # 2 Map/Lot: 182-217-000  
77 Central Street

Project Name: Central Gas

Proposed ITE Use #1: Gas Station

Proposed Building Area (square footage): 4,560 S.F.

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

1.	(Bank 09) 2070-702	(\$18.46 x 800) Traffic Improve (Zone 2)	\$ <u>14,768.00</u>
2.	(Bank 09) 2070-702	(\$3,672 x 10) Traffic Improve (Zone 2)	\$ <u>36,720.00</u>
		<b>Total CAP Fee</b>	\$ <u>51,488.00</u>

Check should be made payable to the Town of Hudson.

Thank you,  
Brian Groth  
Town Planner