

ATWOOD AVENUE 3-LOT SUBDIVISION

SB# 09-23

STAFF REPORT

January 24, 2024

SITE: 26 Atwood Avenue / Map 203 Lot 001

ZONING: Town Residence (TR)

PURPOSE OF PLAN: To subdivide Map 203/Lot 001 into three (3) single-family residential lots.

PLANS UNDER REVIEW:

Sojka Woods Subdivision SB# 09-23, Map 203/Lot 001, 26 Atwood Avenue, Hudson, New Hampshire; prepared by: Meisner Brem Corporation, 202 Main Street, Salem, NH 03079; prepared for: KLN Construction Company, Inc., 70 Bridge Street, Unit 1 Pelham, NH consisting of six sheets, and general notes 1-17 on sheet 2; dated December 14, 2023, last revised January 9, 2024.

ATTACHMENTS:

- 1) Subdivision Application date stamped December 15, 2023 – Attachment “A”.
- 2) Department Comments – Attachment “B”.
- 3) Peer Review, prepared by Fuss & O’Neill, dated January 3, 2024 – Attachment “C”
- 4) Applicant Response to Peer Review, prepared by Consultant, dated January 10, 2024 – Attachment “D”.
- 5) CAP Fee Worksheet – Attachment “E”.
- 6) Subdivision plans

REQUESTED WAIVER:

- 1) HTC 289-20.C - Stormwater Management Plan

APPLICATION TRACKING:

1. December 15, 2023 – Application received.
2. January 3, 2024 – Peer review received.
3. January 10, 2024 – Revisions and responses received.
4. January 24, 2024 – Public hearing scheduled

COMMENTS & RECOMMENDATIONS:

BACKGROUND

The subject lot is approximately 1.12 acres with approximately 290 feet of frontage along Atwood Avenue. The lot is in the Town Residential (TR) zone, and is bordered by General (G) on one side. The site contains no known wetlands and little to no water table. The site is served by municipal water and requires private septic. The applicant proposes subdividing Map 203 Lot 001 into three

lots sized 15,521 sqft. (Sublot 000), 16,214 sqft. (Sublot 001), and 16,985 sqft. (Sublot 002). All lots would have no less than 96.5 linear feet of frontage along Atwood Avenue.

STAFF COMMENTS

The lot meets all subdivision requirements of the town outside of a waiver that has been requested for a stormwater drainage report. The applicant states that due to the standard nature of the site and lack of water-related concerns, the site would not benefit from a drainage report. Some concerns held by the Town Engineer in relation to drainage of the roof have been resolved in planset revision 1.

PEER REVIEW

Fuss & O’Neill reviewed the subdivision plan on January 3, 2024 (**Attachment “C”**). The Applicant responded to the Peer Review comments in **Attachment “D”**.

The Applicant has submitted a revised planset addressing comments provided by Fuss & O’Neill alongside their response letter.

DEPARTMENT COMMENTS

Engineering provided the following comment:

The applicant has not address the drainage comment. Drainage features will be proposed to handle roof runoffs.

This comment has been resolved in planset revision 1.

Assessing has provided the following comment:

In reviewing the proposed subdivision plan I would offer the following map/lot/sublot numbers to be utilized, if the proposed layout of the lots does not change after Planning Board consideration. The submitted plan proposes Tax Map 203 Lot 001 Sublot 000 to be subdivided into a total of 3 lots, recommended map/lot assignments as per below.

<i>CURRENT-From Plan</i>	<i>Assigned Map/Lot to be used on plan</i>
<i>Map 203 Lot 001</i>	<i>Map 203 Lot 001 Sublot 000</i>
<i>Map 203 Lot A</i>	<i>Map 203 Lot 001 Sublot 001</i>
<i>Map 203 Lot B</i>	<i>Map 203 Lot 001 Sublot 002</i>

This comment has been implemented in planset revision 1.

No comments remain outstanding, and full comments are provided in **Attachment “D”**.

RECOMMENDATIONS

Staff recommends accepting the application and holding a public hearing, followed by deliberation and consideration of the waiver required. Presuming the waiver is granted, staff recommends the board’s consideration for approval.

The Applicant has addressed all comments issued by Peer Review and Town Staff, the application meets applicable zoning and land use regulation criteria.

DRAFT MOTIONS:

ACCEPT the subdivision application:

I move to accept the subdivision application for the Atwood Avenue Subdivision SB# 09-23, Map 203 Lot 001.

DEFER the subdivision application:

I move to defer the further consider this subdivision application to the specific date of the February _____, 2024 Planning Board meeting.

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

To GRANT a waiver:

- 1) HTC 289-20.C - Stormwater Management Plan

I move to grant the requested waiver **HTC 289-20.C - Stormwater Management Plan**, to not require a stormwater management plan where one would typically be required, 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: _____

APPROVE the subdivision application:

I move to approve the subdivision plan entitled: Sojka Woods Atwood Subdivision, SB# 09-23, Tax Map 203/Lot 001, 26 Atwood Avenue, Hudson, NH; prepared by: Meisner Bred Corporation, 202 Main Street, Salem, NH 03079; prepared for: KLN Construction Company, Inc., 70 Bridge Street, Unit 1 Pelham, NH consisting of six sheets, and general notes 1-17 on sheet 2; dated December 14, 2023, last revised January 9, 2024; and:

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

Subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Plan.
2. A cost allocation procedure (CAP) amount of \$6,136.00 per single-family residential unit shall be paid prior to the issuance of a Certificate of Occupancy for the new house lots.
3. All monumentation shall be set or bonded for prior to Planning Board endorsement of the Plan-of-Record.

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. Construction activities involving the proposed undeveloped lots shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.

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

SUBDIVISION APPLICATION

Date of Application: _____ Tax Map #: 203 Lot #: 001

Site Address: 26 Atwood Avenue

Name of Project: _____

Zoning District: TR-Town Residence General SB#: 09-23
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: Sojka Revocable Trust

Address: 11 Atwood Avenue

Address: Hudson, NH 03051

Telephone # _____

Email: _____

DEVELOPER:

KLN Construction Co., Inc.

70 Bridge Street, Unit 1

Pelham, NH 03076

PROJECT ENGINEER:

Name: Meisner Brem Corporation

Address: 202 Main Street

Address: Salem, NH 03079

Telephone # 603-893-3301

Email: kdm@meisnerbrem.com

SURVEYOR:

Meisner Brem Corporation

202 Main Street

Salem, NH 03079

603-893-3301

kdm@meisnerbrem.com

PURPOSE OF PLAN:

Subdivide Map 203, lot 002 into 3 single family residential lots

(For Town Use Only)

Routing Date: 12/18/23 Deadline Date: 12/26/23 Meeting Date: TBD

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

_____ Title: _____ Date: _____

(Initials)

Department:

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

SUBDIVISION PLAN DATA SHEET

PLAN NAME: Sojka Woods

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

LEGAL DESCRIPTION: MAP 203 LOT 001

DATE: _____

Address: 26 Atwood Avenue

Total Area: S.F. 48,720 Acres: 1.12

Zoning: TR-Town Residence

Required Lot Area: 10,000 S.F.

Required Lot Frontage: 90'

Number of Lots Proposed: 3

Water and Waste System
Proposed: Municipal Water Supply and Individual Septic Systems

Area in Wetlands: None

Existing Buildings
To Be Removed: None

Flood Zone Reference: None

Proposed Linear Feet
Of New Roadway: No New Road Proposed

SUBDIVISION PLAN DATA SHEET

Dates/Case #/Description/
Stipulations of ZBA,
Conservation Commission,
NH Wetlands Board Action:

(Attach Stipulations on
Separate Sheet)

List Permits Required:

NHDES Subdivision: eSA2023101301 10/13/2023

<u>*Waivers Requested:</u>	<u>Hudson Town Code Reference</u>	<u>Regulation Description</u>
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	1.	
	2.	
	3.	
	4.	
	5.	
	6.	
	7.	

**(Left Column for Town Use)*

(For Town Use Only)

Data Sheets Checked By: _____ Date: _____

SUBDIVISION PLAN APPLICATION AUTHORIZATION

I hereby apply for *Subdivision Plan* Review and acknowledge I will comply with all of the Ordinances of the Town of Hudson, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the items listed under the *Subdivision Plan* specifications or application form are incomplete, the application will be considered rejected.

Pursuant to RSA 674:1-IV, the owner(s) by the filing of this application as indicated above, hereby given permission for any member of the Hudson Planning Board, the Town Planner, the Town Engineer, and such agents or employees of the Town or other persons as the Planning Board may authorize, to enter upon the property which is the subject of this application at all reasonable times for the purpose of such examinations, surveys, tests and inspections as may be appropriate. The owner(s) release(s) any claim to or right he/she (they) may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and/or inspections conducted on his/her (their) property in connection with this applications.

Signature of Owner: *Anne L. Sojka Trustee* dotloop verified
11/27/23 10:53 AM EST
CTPZ-LZBT-7G42-3ULW Date: 11/27/2023

Print Name of Owner: Anne L. Sojka

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

Signature of Developer: *Donald Nicolls* Date: 11/27/23

Print Name of Developer: Donald Nicolls

❖ 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.

WAIVER REQUEST FORM

Name of Subdivision/Site Plan: Sojka Woods

Street Address: 26 Atwood Avenue

I Kurt Meisner, of Meisner Brem Corporation hereby request that the Planning Board waive the requirements of item 289-20.C/Chapter 290 of the Hudson Land Use Regulations in reference to a plan presented by Kurt Meisner of Meisner Brem Corporation

Kurt Meisner, LLS / Ian Ainslie, PE (name of surveyor and engineer) dated 1-8-24 for property tax map(s) 203-001 and lot(s) 000, 001 & 002 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):

Soils type is a Hinckley (excessively well drained) and the applicant has provided drip trenches along the building lines. There are no proposed new roads. Additional impermeable area is minimal and drainage calculations are unnecessary overkill.

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):

The intent of a stormwater report and drainage calculations is to protect the health, safety & general welfare of town residents. This is only a 3 lot subdivision with no proposed road. Erosion controls measure, ie: silt fence will be installed prior to the start of construction to ensure the proposed construction will not contribute to the degradation of surface or groundwater quality

Signed:


Applicant or Authorized Agent

SCHEDULE OF FEES

A. REVIEW FEES:

1. \$170.00 per proposed lot \$ 510.00

CONSULTANT REVIEW FEE: (Separate Check)

Total 1.12 acres @ \$600.00 per acre, or \$1,250.00, \$ 1,250.00
whichever is greater.

This is an estimate for cost of consultant review. The fee is expected to cover the amount. A complex project may require additional funds. A simple project may result in a refund.

LEGAL FEE:

The applicant shall be charged attorney costs billed to the Town for the Town's attorney review of any application plan set documents.

B. POSTAGE:

 Direct Abutters Applicant, Professionals, etc. as required \$ 35.07
by RSA 676:4.1.d @\$5.01 (or Current Certified Mail Rate)

 Indirect Abutters (property owners within 200 feet) \$ 0.66
@\$0.66 (or Current First Class Rate)

C. TAX MAP UPDATE FEE

2 to 7 lots (# of lots x \$30.00) + \$25.00 (min. \$85.00) \$ 115.00
8 lots or more (min. \$325.00) \$

TOTAL \$ 1,910.73

(For Town Use Only)	
AMOUNT RECEIVED: \$ <u> </u>	DATE RECEIVED: <u> </u>
RECEIPT NO.: <u> </u>	RECEIVED BY: <u> </u>

NOTE: fees below apply only upon plan approval, NOT collected at time of application.

D. RECORDING:

*****The applicant shall be responsible for the recording of the approved plan, and all documents as required by an approval, at the Hillsborough County Registry of Deeds (HCRD), located at 19 Temple Street, Nashua, NH 03061. Additional fees associated with recording can be found at HCRD.*****

E. COST ALLOCATION PROCEDURE AMOUNT CONTRIBUTION AND OTHER IMPACT FEE PAYMENTS:

To be determined by the Planning Board at time of plan approval and shall be paid by the applicant at the time of submittal of the Certificate of Occupancy Permit requests.

*****The applicant shall be responsible for all fees incurred by the town for processing and review of the applicant's application, plan and related materials.*****

**TOWN OF HUDSON
SUBDIVISION PLAN REVIEW CHECKLIST**

This checklist is intended to help the applicant and staff to ensure application completeness. Please refer to the regulations on the exact language of each requirement.

Key: Y=Yes P =Pending W=Waiver Request

Relevant Regulations:

§ 276-11.1 General Plan Requirements

§§ 289-26 – 289-27 Subdivision Plan Requirements

- | | <u>Y</u> | <u>P</u> | <u>W</u> | |
|-----|-------------------------------------|--------------------------|--------------------------|--|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - A list of the names and addresses of the owner(s) of the property, the applicant(s), and all abutters as indicated in the office of the Town Assessor records not more than five (5) days prior to the day of filing [§ 276-11.1.A.] |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Sets of plans and copies as indicated on application. |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Scale no smaller than 50 feet to the inch (1" = 50') [§ 276-11.1.B.(2)] |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Title block in the lower right-hand corner of the plan, containing: [§ 276-11.1.B.(3)] |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Title, including the term "site plan" or "subdivision plan" |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - The name for whom the plan was prepared |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Preparer of the plan |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - The scale(s) of the plan |
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Date of the plan |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Appropriate revision block |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Approval block (2"x6") located on the lower left corner of each sheet, with the required language and signature lines [§ 276-11.1.B.(4) & § 289-27.A] |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - A space (2"x1.5") adjacent to the approval block containing the required statement [§ 276-11.1.B.(5)] |
| 13. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Owner's printed name and address and signature [§ 276-11.1.B.(6)] |
| 14. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Name and address of all abutting property owners [§ 276-11.1.B.(7)] |
| 15. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - A locus plan at one inch equals 1,000 feet (1" = 1,000') [§ 276-11.1.B.(8)] |

Notes

(Continue next page)

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- | <u>Y</u> | <u>P</u> | <u>W</u> | |
|---|--------------------------|--------------------------|--|
| 16. <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Boundary of the entire parcel held in single ownership with boundary dimensions and bearings
[§ 276-11.1.B.(9)] |
| 17. <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Error of closure shown and certified by a licensed land surveyor |
| 18. <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - North point arrow |
| 19. <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Zoning classification note of the tract and location of the zoning district boundaries if the property is located in two or more zoning district
[§ 276-11.1.B.(10)] |
| 20. <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - The location of all buildings within 50 feet of the tract
[§ 276-11.1.B.(15)] |
| 21. <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - The location of roadways, driveways, travel areas or parking areas within 200 feet of the tract, in accordance with § 276-11.1.B.(16) |
| 22. <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Existing topography at two-foot contour intervals of that portion of the tract being proposed for development from a topographic survey and contours on the remainder of the tract from a reliable plan source [§ 276-11.1.B.(17)] |
| 23. <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Proposed topography at two-foot contour intervals [§ 276-11.1.B.(18)] |
| 24. <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - A note identifying the Tax Map and Lot Number of the tract [§ 276-11.1.B.(19)] |
| 25. <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - The location of all existing buildings (including size and height), driveways, sidewalks, parking spaces, loading area, open spaces, large trees, open drainage courses, signs, exterior lighting, service areas, easements landscaping and other pertinent items. [§ 276-11.1.B.(20)] |
| 26. <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - The location of all proposed construction, buildings, structures, pavement, etc. [§ 276-11.1.B.(21)] |
| 27. <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - A green area shown between the right-of-way line and any pavement, gravel or structure meeting the required minimum width [§ 276-11.1.B.(22)] |
| 28. <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Note any pertinent highway projects.
[§ 276-11.1.B.(23)] |

Notes

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**TOWN OF HUDSON
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Key: Y=Yes P =Pending W=Waiver Request NA=Not Applicable (please explain)

- | | <u>Y</u> | <u>P</u> | <u>W</u> | <u>NA</u> | |
|-----|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--|
| 29. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Proposed subdivision name [§ 289-26.B.(1)] |
| 30. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Names of owners of record of abutting properties [§ 289-26.B.(2)] |
| 31. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Location of property lines and their approximate dimensions [§ 289-26.B.(3)] |
| 32. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Location and description of each permanent monument and benchmark, including primary control points and reference to a USGS benchmark [§ 289-27.B.(7)] |
| 33. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Existing and proposed easements shown on plan, as applicable [§ 289-26.B.(3)] |
| 34. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Buildings, watercourses, ponds or standing water, rock ledges and other essential features [§ 289-26.B.(3)] |
| 35. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | -Existing water mains, sewers, culverts, drains and proposed connections or alternative means of providing water supply and disposal of sewage and surface / stormwater drainage [§ 289-26.B.(4) & § 289-27.B.(4)] |
| 36. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Location of each percolation test hole and the results, each proposed septic tank and drainage field, each proposed well and typical designs of proposed on-lot water and sewerage systems [§ 289-26.B.(4)] |
| 37. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Location, name, and right-of-way widths of existing and proposed streets within 200 feet, as described in § 289-26.B.(5) |
| 38. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Preliminary designs of any bridges or culverts which may be required [§ 289-26.B.(8)] |
| 39. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Street cross sections [§ 289-27.B.(3)] |
| 40. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Proposed lots, approximate square foot size of each lot and setback lines. [§ 289-26.B.(6)] |
| 41. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Location of all parcels of land proposed to be dedicated to public use and the conditions of such dedication [§ 289-26.B.(7)] |

Notes

33. No easements proposed

38. No bridges or culverts proposed

39. No new streets proposed

41.No land proposed to be dedicated to public use

(Continue next page)

**TOWN OF HUDSON
SUBDIVISION PLAN REVIEW CHECKLIST**

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Y P W NA
42. - Where the plan submitted covers only a part of the subdivider's entire holding, a sketch of the prospective future street system of the unsubmitted part [§ 289-26.B.(9)]

Notes

42. Plan includes subdivider's entire holding

(End of checklist)

SOJKA WOODS HUDSON, NH

NARRATIVE

The purpose of the plan is to subdivide an existing 1.12 acre tract known as Map 203 Lot 001 into three (3) new single-family residential lots. The existing tract has 290 feet of frontage along Atwood Road. All of the three lots meet the Town of Hudson Zoning Requirements of 10,000 contiguous square feet of uplands. All of the homes being built will have a separate driveway and meet all the setback requirements. These three homes would also be serviced by municipal water and on site septic systems, which are shown on the plan. The State of NH DES has approved the “subdivision” for the purposes of waste water disposal.

Site Conditions: The site is generally flat site with good soils and wooded. The SCS soils type are group 1 drainage class (Hinkley) with little to no water table. There are no wetlands or floodplain on this site.

Permits: NHDES subdivision approval has been issued #eSA 2023101301 in October of 2023
No other state permits are required.



MEISNER BREM CORPORATION
ENGINEERS • PLANNERS • LAND SURVEYORS

List of Abutters
Map 203 Lot 001
26 Atwood Avenue

Direct Abutters:

<u>Map/Lot#</u>	<u>Owner Name/Address</u>
197-206	Scott Schneider 27 Atwood Avenue Hudson, NH 03051
197-207	William & Diane Seaman & Lillian Labonte 25 Atwood Avenue Hudson, NH 03051
197-214 203-001 & 002	Anne L. Sojka, Trustee Sojka Revocable Trust 11 Atwood Avenue Hudson, NH 03051
203-019	Town of Hudson 12 School Street Hudson, NH 03051
203-020	Julia Paquin & Sean Conroy 29 Atwood Avenue Hudson, NH 03051
204-006	Fox Hollow Condominium Assoc. c/o Great North Property Mgmt. 636 Daniel Webster Highway Merrimack, NH 03054

Additional People to Notify:

Kurt Meisner
Meisner Brem Corporation
202 Main Street
Salem, NH 03079

KLN Construction Co., Inc.
70 Bridge Street, Unit 1
Pelham, NH 03076



MEISNER BREM CORPORATION
ENGINEERS • PLANNERS • LAND SURVEYORS

List of Abutters
Map 203 Lot 001
26 Atwood Avenue

Indirect Abutters:

<u>Map/Lot#</u>	<u>Owner Name/Address</u>
197-201 thru 205 & 209 203-021	Town of Hudson 12 School Street Hudson, NH 03051
197-208	Karen Wojtaszek 21 Atwood Avenue Hudson, NH 03051

Parcel name: Lot A

	North: 89582.2314	East : 1046217.3312
Line	Course: N 41-26-22 W	Length: 164.03
	North: 89705.1974	East : 1046108.7715
Line	Course: S 48-33-38 W	Length: 96.50
	North: 89641.3310	East : 1046036.4298
Line	Course: S 41-26-22 E	Length: 172.01
	North: 89512.3828	East : 1046150.2708
Line	Course: N 43-49-47 E	Length: 96.83
	North: 89582.2360	East : 1046217.3273

Perimeter: 529.37 Area: 16,214 sq. ft. 0.37 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0060 Course: N 40-21-11 W
Error North: 0.00460 East : -0.00391
Precision 1: 88,228.33

Parcel name: Lot B

North:	89605.3859	East :	1045977.9920
Line Course:	S 48-33-38 W	Length:	96.50
	North: 89541.5195		East : 1045905.6502
Line Course:	S 41-26-22 E	Length:	180.00
	North: 89406.5815		East : 1046024.7793
Line Course:	N 43-49-47 E	Length:	96.83
	North: 89476.4348		East : 1046091.8357
Line Course:	N 41-26-22 W	Length:	172.01
	North: 89605.3830		East : 1045977.9947

Perimeter: 545.34 Area: 16,985 sq. ft. 0.39 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0040 Course: S 43-05-41 E
Error North: -0.00289 East : 0.00271
Precision 1: 136,335.00

Dubowik, Brooke

From: Dhima, Elvis
Sent: Monday, December 18, 2023 3:59 PM
To: Dubowik, Brooke; Gradert Benjamin; Hebert, David; Kirkland, Donald; McElhinney, Steven; Michaud, Jim; Sullivan, Christopher; Malley, Tim; Twardosky, Jason
Subject: RE: DEPT SIGN OFF - SB# 09-23 Atwood Ave 3-Lot Subdivision Plan
Attachments: RE: Atwood Avenue - 3 Lot Subdivision

Brooke

The applicant has not address the drainage comment

Drainage features will be proposed to handle roof runoffs

E

Elvis Dhima, P.E.
Town Engineer

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



From: Dubowik, Brooke <bdubowik@hudsonnh.gov>
Sent: Monday, December 18, 2023 11:03 AM
To: Dhima, Elvis <edhima@hudsonnh.gov>; Gradert Benjamin <bgradert@hudsonnh.gov>; Hebert, David <dhebert@hudsonnh.gov>; Kirkland, Donald <dkirkland@hudsonnh.gov>; McElhinney, Steven <smcelhinney@hudsonnh.gov>; Michaud, Jim <jmichaud@hudsonnh.gov>; Sullivan, Christopher <csullivan@hudsonnh.gov>; Malley, Tim <tmalley@hudsonnh.gov>; Twardosky, Jason <jtwardosky@hudsonnh.gov>
Subject: DEPT SIGN OFF - SB# 09-23 Atwood Ave 3-Lot Subdivision Plan

Good morning,

Attached is a sign off for a 3-Lot Subdivision at 26 Atwood Ave.
Please reply to this email with your comments, or "no comment", no later than December 26, 2023.

Thank you,

Brooke Dubowik

Planning Administrative Aide



12 School Street
Hudson, NH 03051

603-816-1267 (Direct)

From: [Dhima, Elvis](#)
To: [Dubowik, Brooke](#); [Gradert Benjamin](#); [Hebert, David](#); [Kirkland, Donald](#); [McElhinney, Steven](#); [Michaud, Jim](#); [Sullivan, Christopher](#); [Malley, Tim](#); [Twardosky, Jason](#)
Subject: RE: DEPT SIGN OFF - SB# 09-23 Atwood Ave 3-Lot Subdivision Plan
Date: Monday, December 18, 2023 3:56:57 PM
Attachments: [image002.png](#)
[image003.png](#)

No further comments from ENG

E

Elvis Dhima, P.E.
Town Engineer

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



Town of Hudson
NEW HAMPSHIRE 03051

From: Dubowik, Brooke <bdubowik@hudsonnh.gov>
Sent: Monday, December 18, 2023 11:03 AM
To: Dhima, Elvis <edhima@hudsonnh.gov>; Gradert Benjamin <bgradert@hudsonnh.gov>; Hebert, David <dhebert@hudsonnh.gov>; Kirkland, Donald <dkirkland@hudsonnh.gov>; McElhinney, Steven <smcelhinney@hudsonnh.gov>; Michaud, Jim <jmichaud@hudsonnh.gov>; Sullivan, Christopher <csullivan@hudsonnh.gov>; Malley, Tim <tmalley@hudsonnh.gov>; Twardosky, Jason <jtwardosky@hudsonnh.gov>
Subject: DEPT SIGN OFF - SB# 09-23 Atwood Ave 3-Lot Subdivision Plan

Good morning,

Attached is a sign off for a 3-Lot Subdivision at 26 Atwood Ave.
Please reply to this email with your comments, or "no comment", no later than December 26, 2023.

Thank you,

Brooke Dubowik

Planning Administrative Aide



Town of Hudson
12 School Street
Hudson, NH 03051
603-816-1267 (Direct)

SUBDIVISION APPLICATION

Date of Application: _____ Tax Map #: 203 Lot #: 001

Site Address: 26 Atwood Avenue

Name of Project: _____

Zoning District: TR-Town Residence General SB#: 09-23
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: Sojka Revocable Trust

Address: 11 Atwood Avenue

Address: Hudson, NH 03051

Telephone # _____

Email: _____

DEVELOPER:

KLN Construction Co., Inc.

70 Bridge Street, Unit 1

Pelham, NH 03076

PROJECT ENGINEER:

Name: Meisner Brem Corporation

Address: 202 Main Street

Address: Salem, NH 03079

Telephone # 603-893-3301

Email: kdm@meisnerbrem.com

SURVEYOR:

Meisner Brem Corporation

202 Main Street

Salem, NH 03079

603-893-3301

kdm@meisnerbrem.com

PURPOSE OF PLAN:

Subdivide Map 203, lot 002 into 3 single family residential lots

(For Town Use Only)

Routing Date: 12/18/23 Deadline Date: 12/26/23 Meeting Date: TBD

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

JA Title: Chief Assessor Date: 12-18-23
(Initials)

Department: _____

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



TOWN OF HUDSON

Office of the Chief Assessor

Jim Michaud
Chief Assessor, CAE
email: jmichaud@hudsonnh.gov
www.hudsonnh.gov



12 School Street · Hudson, New Hampshire 03051 · Tel: 603-886-6009 · Fax: 603-598-6481

To: Planning

December 18, 2023

From: Jim Michaud, Chief Assessor

Re: Sojka Woods - Tax Map 203 Lot 001 Sublot 000

In reviewing the proposed subdivision plan I would offer the following map/lot/sublot numbers to be utilized, if the proposed layout of the lots does not change after Planning Board consideration. The submitted plan proposes Tax Map 203 Lot 001 Sublot 000 to be subdivided into a total of 3 lots, recommended map/lot assignments as per below.

CURRENT-From Plan	Assigned Map/Lot to be used on plan
Map 203 Lot 001	Map 203 Lot 001 Sublot 000
Map 203 Lot A	Map 203 Lot 001 Sublot 001
Map 203 Lot B	Map 203 Lot 001 Sublot 002

Dubowik, Brooke

From: McElhinney, Steven
Sent: Thursday, December 21, 2023 7:08 AM
To: Dubowik, Brooke
Subject: RE: DEPT SIGN OFF - SB# 09-23 Atwood Ave 3-Lot Subdivision Plan

No comment

From: Dubowik, Brooke <bdubowik@hudsonnh.gov>
Sent: Monday, December 18, 2023 11:03 AM
To: Dhima, Elvis <edhima@hudsonnh.gov>; Gradert Benjamin <bgradert@hudsonnh.gov>; Hebert, David <dhebert@hudsonnh.gov>; Kirkland, Donald <dkirkland@hudsonnh.gov>; McElhinney, Steven <smcelhinney@hudsonnh.gov>; Michaud, Jim <jmichaud@hudsonnh.gov>; Sullivan, Christopher <csullivan@hudsonnh.gov>; Malley, Tim <tmalley@hudsonnh.gov>; Twardosky, Jason <jtwardosky@hudsonnh.gov>
Subject: DEPT SIGN OFF - SB# 09-23 Atwood Ave 3-Lot Subdivision Plan

Good morning,

Attached is a sign off for a 3-Lot Subdivision at 26 Atwood Ave.
Please reply to this email with your comments, or “no comment”, no later than December 26, 2023.

Thank you,

Brooke Dubowik

Planning Administrative Aide



12 School Street
Hudson, NH 03051
603-816-1267 (Direct)

SUBDIVISION APPLICATION

Date of Application: _____ Tax Map #: 203 Lot #: 001

Site Address: 26 Atwood Avenue

Name of Project: _____

Zoning District: TR-Town Residence General SB#: 09-23
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: Sojka Revocable Trust

Address: 11 Atwood Avenue

Address: Hudson, NH 03051

Telephone # _____

Email: _____

DEVELOPER:

KLN Construction Co., Inc.

70 Bridge Street, Unit 1

Pelham, NH 03076

PROJECT ENGINEER:

Name: Meisner Brem Corporation

Address: 202 Main Street

Address: Salem, NH 03079

Telephone # 603-893-3301

Email: kdm@meisnerbrem.com

SURVEYOR:

Meisner Brem Corporation

202 Main Street

Salem, NH 03079

603-893-3301

kdm@meisnerbrem.com

PURPOSE OF PLAN:

Subdivide Map 203, lot 002 into 3 single family residential lots

(For Town Use Only)

Routing Date: 12/18/23 Deadline Date: 12/26/23 Meeting Date: TBD

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

DRH Title: Fire Marshal Date: 12/19/23
(Initials)

Department: _____

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

SUBDIVISION APPLICATION

Date of Application: _____ Tax Map #: 203 Lot #: 001

Site Address: 26 Atwood Avenue

Name of Project: _____

Zoning District: TR-Town Residence General SB#: 09-23
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: Sojka Revocable Trust

Address: 11 Atwood Avenue

Address: Hudson, NH 03051

Telephone # _____

Email: _____

DEVELOPER:

KLN Construction Co., Inc.

70 Bridge Street, Unit 1

Pelham, NH 03076

PROJECT ENGINEER:

Name: Meisner Brem Corporation

Address: 202 Main Street

Address: Salem, NH 03079

Telephone # 603-893-3301

Email: kdm@meisnerbrem.com

SURVEYOR:

Meisner Brem Corporation

202 Main Street

Salem, NH 03079

603-893-3301

kdm@meisnerbrem.com


PURPOSE OF PLAN:

Subdivide Map 203, lot 002 into 3 single family residential lots

(For Town Use Only)

Routing Date: 12/18/23 Deadline Date: 12/26/23 Meeting Date: TBD

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

 Title: Public Works Director Date: 12/19/23
(Initials)

Department: _____

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

SUBDIVISION PLAN DATA SHEET

PLAN NAME: Sojka Woods

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

LEGAL DESCRIPTION: MAP 203 LOT 001

DATE: _____

Address: 26 Atwood Avenue

Total Area: S.F. 48,720 Acres: 1.12

Zoning: TR-Town Residence

Required Lot Area: 10,000 S.F.

Required Lot Frontage: 90'

Number of Lots Proposed: 3

Water and Waste System
Proposed: Municipal Water Supply and Individual Septic Systems

Area in Wetlands: None

Existing Buildings
To Be Removed: None

Flood Zone Reference: None

Proposed Linear Feet
Of New Roadway: No New Road Proposed

SUBDIVISION PLAN DATA SHEET

Dates/Case #/Description/
Stipulations of ZBA,
Conservation Commission,
NH Wetlands Board Action:

(Attach Stipulations on
Separate Sheet)

List Permits Required:

NHDES Subdivision: eSA2023101301 10/13/2023

<u>*Waivers Requested:</u>	<u>Hudson Town Code Reference</u>	<u>Regulation Description</u>
----------------------------	---------------------------------------	-------------------------------

	1.	
	2.	
	3.	
	4.	
	5.	
	6.	
	7.	

**(Left Column for Town Use)*

(For Town Use Only)

Data Sheets Checked By: _____ Date: _____

SUBDIVISION PLAN APPLICATION AUTHORIZATION

I hereby apply for *Subdivision Plan* Review and acknowledge I will comply with all of the Ordinances of the Town of Hudson, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the items listed under the *Subdivision Plan* specifications or application form are incomplete, the application will be considered rejected.

Pursuant to RSA 674:1-IV, the owner(s) by the filing of this application as indicated above, hereby given permission for any member of the Hudson Planning Board, the Town Planner, the Town Engineer, and such agents or employees of the Town or other persons as the Planning Board may authorize, to enter upon the property which is the subject of this application at all reasonable times for the purpose of such examinations, surveys, tests and inspections as may be appropriate. The owner(s) release(s) any claim to or right he/she (they) may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and/or inspections conducted on his/her (their) property in connection with this applications.

Signature of Owner: *Anne L. Sojka Trustee* dotloop verified
11/27/23 10:53 AM EST
CTPZ-LZBT-7G42-3ULW Date: 11/27/2023

Print Name of Owner: Anne L. Sojka

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

Signature of Developer: *Donald Nicolls* Date: 11/27/23

Print Name of Developer: Donald Nicolls

❖ 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.

WAIVER REQUEST FORM

Name of Subdivision/Site Plan: _____

Street Address: _____

I _____ hereby request that the Planning Board waive the requirements of item _____ of the Hudson Land Use Regulations in reference to a plan presented by _____ (name of surveyor and engineer) dated _____ for property tax map(s) _____ and lot(s) _____ 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):

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):

Signed:

Applicant or Authorized Agent

SCHEDULE OF FEES

A. REVIEW FEES:

1. \$170.00 per proposed lot \$ 510.00

CONSULTANT REVIEW FEE: (Separate Check)

Total 1.12 acres @ \$600.00 per acre, or \$1,250.00, \$ 1,250.00
whichever is greater.

This is an estimate for cost of consultant review. The fee is expected to cover the amount. A complex project may require additional funds. A simple project may result in a refund.

LEGAL FEE:

The applicant shall be charged attorney costs billed to the Town for the Town's attorney review of any application plan set documents.

B. POSTAGE:

7 Direct Abutters Applicant, Professionals, etc. as required \$ 35.07
by RSA 676:4.1.d @\$5.01 (or Current Certified Mail Rate)

1 Indirect Abutters (property owners within 200 feet) \$ 0.66
@\$0.66 (or Current First Class Rate)

C. TAX MAP UPDATE FEE

2 to 7 lots (# of lots x \$30.00) + \$25.00 (min. \$85.00) \$ 115.00
8 lots or more (min. \$325.00) \$ _____

TOTAL \$ 1,910.73

(For Town Use Only)

AMOUNT RECEIVED: \$ <u>1910.73</u>	DATE RECEIVED: <u>12/15/23</u>
RECEIPT NO.: <u>755,273</u>	RECEIVED BY: <u>Brooke</u>

NOTE: fees below apply only upon plan approval, NOT collected at time of application.

D. RECORDING:

*****The applicant shall be responsible for the recording of the approved plan, and all documents as required by an approval, at the Hillsborough County Registry of Deeds (HCRD), located at 19 Temple Street, Nashua, NH 03061. Additional fees associated with recording can be found at HCRD.*****

E. COST ALLOCATION PROCEDURE AMOUNT CONTRIBUTION AND OTHER IMPACT FEE PAYMENTS:

To be determined by the Planning Board at time of plan approval and shall be paid by the applicant at the time of submittal of the Certificate of Occupancy Permit requests.

*****The applicant shall be responsible for all fees incurred by the town for processing and review of the applicant's application, plan and related materials.*****

**TOWN OF HUDSON
SUBDIVISION PLAN REVIEW CHECKLIST**

This checklist is intended to help the applicant and staff to ensure application completeness. Please refer to the regulations on the exact language of each requirement.

Key: Y=Yes P =Pending W=Waiver Request

Relevant Regulations:

§ 276-11.1 General Plan Requirements

§§ 289-26 – 289-27 Subdivision Plan Requirements

- | | <u>Y</u> | <u>P</u> | <u>W</u> | |
|-----|-------------------------------------|--------------------------|--------------------------|--|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - A list of the names and addresses of the owner(s) of the property, the applicant(s), and all abutters as indicated in the office of the Town Assessor records not more than five (5) days prior to the day of filing [§ 276-11.1.A.] |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Sets of plans and copies as indicated on application. |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Scale no smaller than 50 feet to the inch (1" = 50') [§ 276-11.1.B.(2)] |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Title block in the lower right-hand corner of the plan, containing: [§ 276-11.1.B.(3)] |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Title, including the term "site plan" or "subdivision plan" |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - The name for whom the plan was prepared |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Preparer of the plan |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - The scale(s) of the plan |
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Date of the plan |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Appropriate revision block |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Approval block (2"x6") located on the lower left corner of each sheet, with the required language and signature lines [§ 276-11.1.B.(4) & § 289-27.A] |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - A space (2"x1.5") adjacent to the approval block containing the required statement [§ 276-11.1.B.(5)] |
| 13. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Owner's printed name and address and signature [§ 276-11.1.B.(6)] |
| 14. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Name and address of all abutting property owners [§ 276-11.1.B.(7)] |
| 15. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - A locus plan at one inch equals 1,000 feet (1" = 1,000') [§ 276-11.1.B.(8)] |

Notes

(Continue next page)

**TOWN OF HUDSON
SUBDIVISION PLAN REVIEW CHECKLIST**

This checklist is intended to help the applicant and staff to ensure application completeness. Please refer to the regulations on the exact language of each requirement.

Key: Y=Yes P =Pending W=Waiver Request

- | <u>Y</u> | <u>P</u> | <u>W</u> | |
|---|--------------------------|--------------------------|---|
| 16. <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Boundary of the entire parcel held in single ownership with boundary dimensions and bearings
[§ 276-11.1.B.(9)] |
| 17. <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Error of closure shown and certified by a licensed land surveyor |
| 18. <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - North point arrow |
| 19. <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Zoning classification note of the tract and location of the zoning district boundaries if the property is located in two or more zoning district
[§ 276-11.1.B.(10)] |
| 20. <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - The location of all buildings within 50 feet of the tract
[§ 276-11.1.B.(15)] |
| 21. <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - The location of roadways, driveways, travel areas or parking areas within 200 feet of the tract, in accordance with § 276-11.1.B.(16) |
| 22. <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Existing topography at two-foot contour intervals of that portion of the tract being proposed for development from a topographic survey and contours on the remainder of the tract from a reliable plan source [§ 276-11.1.B.(17)] |
| 23. <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Proposed topography at two-foot contour intervals [§ 276-11.1.B.(18)] |
| 24. <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - A note identifying the Tax Map and Lot Number of the tract [§ 276-11.1.B.(19)] |
| 25. <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - The location of all existing buildings (including size and height), driveways, sidewalks, parking spaces, loading area, open spaces, large trees, open drainage courses, signs, exterior lighting, service areas, easements landscaping and other pertinent items. [§ 276-11.1.B.(20)] |
| 26. <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - The location of all proposed construction, buildings, structures, pavement, etc. [§ 276-11.1.B.(21)] |
| 27. <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - A green area shown between the right-of-way line and any pavement, gravel or structure meeting the required minimum width [§ 276-11.1.B.(22)] |
| 28. <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Note any pertinent highway projects.
[§ 276-11.1.B.(23)] |

Notes

(Continue next page)

**TOWN OF HUDSON
SUBDIVISION PLAN REVIEW CHECKLIST**

This checklist is intended to help the applicant and staff to ensure application completeness. Please refer to the regulations on the exact language of each requirement.

Key: Y=Yes P =Pending W=Waiver Request NA=Not Applicable (please explain)

- | | <u>Y</u> | <u>P</u> | <u>W</u> | <u>NA</u> | |
|-----|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--|
| 29. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Proposed subdivision name [§ 289-26.B.(1)] |
| 30. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Names of owners of record of abutting properties [§ 289-26.B.(2)] |
| 31. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Location of property lines and their approximate dimensions [§ 289-26.B.(3)] |
| 32. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Location and description of each permanent monument and benchmark, including primary control points and reference to a USGS benchmark [§ 289-27.B.(7)] |
| 33. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Existing and proposed easements shown on plan, as applicable [§ 289-26.B.(3)] |
| 34. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Buildings, watercourses, ponds or standing water, rock ledges and other essential features [§ 289-26.B.(3)] |
| 35. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | -Existing water mains, sewers, culverts, drains and proposed connections or alternative means of providing water supply and disposal of sewage and surface / stormwater drainage [§ 289-26.B.(4) & § 289-27.B.(4)] |
| 36. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Location of each percolation test hole and the results, each proposed septic tank and drainage field, each proposed well and typical designs of proposed on-lot water and sewerage systems [§ 289-26.B.(4)] |
| 37. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Location, name, and right-of-way widths of existing and proposed streets within 200 feet, as described in § 289-26.B.(5) |
| 38. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Preliminary designs of any bridges or culverts which may be required [§ 289-26.B.(8)] |
| 39. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Street cross sections [§ 289-27.B.(3)] |
| 40. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Proposed lots, approximate square foot size of each lot and setback lines. [§ 289-26.B.(6)] |
| 41. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Location of all parcels of land proposed to be dedicated to public use and the conditions of such dedication [§ 289-26.B.(7)] |

Notes

33. No easements proposed

38. No bridges or culverts proposed

39. No new streets proposed

41.No land proposed to be dedicated to public use

(Continue next page)

**TOWN OF HUDSON
SUBDIVISION PLAN REVIEW CHECKLIST**

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Key: Y=Yes P =Pending W=Waiver Request NA=Not Applicable (please explain)

Y P W NA
42. - Where the plan submitted covers only a part of the subdivider's entire holding, a sketch of the prospective future street system of the unsubmitted part [§ 289-26.B.(9)]

Notes

42. Plan includes subdivider's entire holding

(End of checklist)

SOJKA WOODS HUDSON, NH

NARRATIVE

The purpose of the plan is to subdivide an existing 1.12 acre tract known as Map 203 Lot 001 into three (3) new single-family residential lots. The existing tract has 290 feet of frontage along Atwood Road. All of the three lots meet the Town of Hudson Zoning Requirements of 10,000 contiguous square feet of uplands. All of the homes being built will have a separate driveway and meet all the setback requirements. These three homes would also be serviced by municipal water and on site septic systems, which are shown on the plan. The State of NH DES has approved the “subdivision” for the purposes of waste water disposal.

Site Conditions: The site is generally flat site with good soils and wooded. The SCS soils type are group 1 drainage class (Hinkley) with little to no water table. There are no wetlands or floodplain on this site.

Permits: NHDES subdivision approval has been issued #eSA 2023101301 in October of 2023
No other state permits are required.

Parcel name: Lot 1

North:	89818.8154	East :	1046235.4341
Line Course:	S 48-33-38 W	Length:	97.00
	North: 89754.6181	East :	1046162.7175
Line Course:	S 41-26-22 E	Length:	164.03
	North: 89631.6521	East :	1046271.2772
Line Course:	N 43-49-47 E	Length:	97.33
	North: 89701.8661	East :	1046338.6799
Line Course:	N 41-26-22 W	Length:	156.00
	North: 89818.8123	East :	1046235.4347

Perimeter: 514.36 Area: 15,521 sq. ft. 0.36 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0032 Course: S 11-11-28 E
Error North: -0.00309 East : 0.00061
Precision 1: 160,737.50

Parcel name: Lot A

	North: 89582.2314	East : 1046217.3312
Line	Course: N 41-26-22 W	Length: 164.03
	North: 89705.1974	East : 1046108.7715
Line	Course: S 48-33-38 W	Length: 96.50
	North: 89641.3310	East : 1046036.4298
Line	Course: S 41-26-22 E	Length: 172.01
	North: 89512.3828	East : 1046150.2708
Line	Course: N 43-49-47 E	Length: 96.83
	North: 89582.2360	East : 1046217.3273

Perimeter: 529.37 Area: 16,214 sq. ft. 0.37 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0060 Course: N 40-21-11 W
Error North: 0.00460 East : -0.00391
Precision 1: 88,228.33

Parcel name: Lot B

North:	89605.3859	East :	1045977.9920
Line Course:	S 48-33-38 W	Length:	96.50
	North: 89541.5195		East : 1045905.6502
Line Course:	S 41-26-22 E	Length:	180.00
	North: 89406.5815		East : 1046024.7793
Line Course:	N 43-49-47 E	Length:	96.83
	North: 89476.4348		East : 1046091.8357
Line Course:	N 41-26-22 W	Length:	172.01
	North: 89605.3830		East : 1045977.9947

Perimeter: 545.34 Area: 16,985 sq. ft. 0.39 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0040 Course: S 43-05-41 E
Error North: -0.00289 East : 0.00271
Precision 1: 136,335.00

SUBDIVISION APPLICATION

Date of Application: _____ Tax Map #: 203 Lot #: 001

Site Address: 26 Atwood Avenue

Name of Project: _____

Zoning District: TR-Town Residence General SB#: 09-23
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: Sojka Revocable Trust

Address: 11 Atwood Avenue

Address: Hudson, NH 03051

Telephone # _____

Email: _____

DEVELOPER:

KLN Construction Co., Inc.

70 Bridge Street, Unit 1

Pelham, NH 03076

PROJECT ENGINEER:

Name: Meisner Brem Corporation

Address: 202 Main Street

Address: Salem, NH 03079

Telephone # 603-893-3301

Email: kdm@meisnerbrem.com

SURVEYOR:

Meisner Brem Corporation

202 Main Street

Salem, NH 03079

603-893-3301

kdm@meisnerbrem.com

PURPOSE OF PLAN:

Subdivide Map 203, lot 002 into 3 single family residential lots

(For Town Use Only)

Routing Date: 12/18/23 Deadline Date: 12/26/23 Meeting Date: TBD

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

CJS Title: ZONING ADMINISTRATOR Date: 12/18/23
(Initials)

Department: _____

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



January 3, 2024

Mr. Jay Minkarah
Acting Town Planner
Town of Hudson
12 School Street
Hudson, NH 03051

Re: Town of Hudson Planning Board Review
Atwood Avenue/Sojka Woods Subdivision Plan
Tax Map 203, Lot 1, Acct. #1350-087
Reference No. 20030249.2350

Dear Mr. Minkarah:

Fuss & O'Neill, Inc. has reviewed the first submission of the materials received on December 19, 2023, related to the above-referenced project. Authorization to proceed was received on December 19, 2023. A list of items reviewed is enclosed. The scope of our review is based on the Subdivision 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.

We have included a copy of Fuss & O'Neill's evaluation of the checklist for your reference. We note that several items could not be verified by Fuss & O'Neill and require action by the Town.

The project appears to consist of subdividing an existing lot and creating a three (3)-lot subdivision out of the 1.12-acre site. The lots are proposed to be serviced by municipal water and private subsurface disposal systems. No new roadways are proposed as part of the subdivision plan.

The following items are noted:

1. Administrative and Subdivision Review Codes (HR 276 & HR 289)

- a. Hudson Regulation (HR) 276-7. The applicant has not noted any waivers requested on the plan set.
- b. HR 276-11.B.(4). & 289-27.A.(1). The applicant should revise the approval block to match the Regulation (additional Signature Date line should be removed).
- c. HR 276-11.B.(6). The applicant has not provided the owner's signature on the plan set but has added a location for this signature.
- d. HR 276-11.1.B.(14). The applicant has not shown any lighting on the plan set or provided a note stating that none is proposed.

The Gateway Building
50 Commercial Street
Manchester, NH
03101
† 603.668.8223
800.286.2469
www.fando.com

California
Connecticut
Maine
Massachusetts
New Hampshire
Rhode Island
Vermont

Mr. Minkarah
January 3, 2024
Page 2 of 4

- e. HR 276-11.B.(16). The applicant has not shown all driveways, parking areas and travel ways within 200 feet of the site.
- f. HR 276-11.1.B.(17). The applicant has not provided a benchmark on the plans.
- g. HR 289-18.X. and 289-28.G. The applicant has not proposed a sidewalk to be constructed as part of this project, and there isn't an existing sidewalk along Atwood Avenue. The applicant should confirm with the Town that a sidewalk is not required.
- h. HR 289-22. The applicant has not proposed any specific open spaces on the plan set.
- i. HR 289-26.B.(3). The applicant has not shown any existing easements on the plan set.
- j. HR 289-26.B.(5). The applicant has not noted the Right-of-Way width of existing streets on the plan set.
- k. HR 289-28.A. The applicant has provided a stone bound detail and should label the proposed property corners with "Stone Bnd TBS" (to be set) where required.

2. Driveway Review Codes (HR 193-10)

- a. HR 193-10.A. & 193-10.E. The applicant has shown the location of a proposed driveway for each proposed lot on the plan set. The applicant has provided sight distance information on the plan set for the driveway locations.
- b. HR 193-10.J. The applicant has included a driveway detail on the plan set. We note that the detail shows sidewalks that are not proposed on the plan set and it does not show any pavement or gravel details. The applicant should revise the detail.

3. Roadway Design

- a. HR 289-18. The applicant is not proposing any new roadways or changes to the existing roads.

4. Drainage Design /Stormwater Management (HR 289-20.C. /Chapter 290)

- a. HR 289-20. and 290-3.A.(1). The applicant has not shown any drainage improvements on the plans other than infiltration trenches at the proposed houses. The applicant has not provided a stormwater report or any drainage calculations in the package received for review.

5. Zoning (HR 334)

- a. HR 334-14 The applicant has not noted any proposed building heights on the plan set.
- b. HR 334-20. The site is located in the Town Residential (TR) District. The applicant has noted that the proposed use is single family residential.
- c. HR 334-27. The applicant has proposed frontages and shown setbacks that meet the minimum requirements of Attachment 4 of the Ordinance.
- c. HR 334-33. The applicant has noted that no wetlands are located on the site.
- d. HR 334-62. There are no sign installations proposed as a part of this project.

Mr. Minkarah
January 3, 2024
Page 3 of 4

- e. HR 334-83. The site is not located in a designated flood hazard area. The applicant has noted this on the plans.

6. Sewer/Water Design/Conflicts & Utility Design/Conflicts (HR 276-13.E.)

- a. HR 276-13.A. The applicant has not shown the location of any electric, telephone, television or other utility services on the plan set.
- b. HR 276-13.G. & 289-26.B.(4). The applicant has shown test pit information on the plan. The applicant has not provided any typical details for the septic system.
- c. HR 276-13.G. The applicant has not shown the location of the existing septic system for adjacent lot 2. The applicant should confirm that this system doesn't encroach onto lot B.
- d. HR 276-13.H. & 289-26.B.(4). The applicant should review the need for a well radius easement on lot B for the benefit of lot 2 adjacent to the site.
- e. HR 276-13.H. The applicant has not shown curb stops for the proposed water services nor provided a water service connection detail. Curb stops should be located outside the ROW line.
- f. HR 276-15. The applicant should add a Dig Safe logo and phone number to the plan set.
- g. HR 289-21. The applicant has not shown any existing or proposed utility easements on the plan set.
- h. The applicant should confirm whether there is an underground gas service on Atwood Avenue to avoid conflicts during water service installation. The plans do not show gas in the road but the existing house at lot 203/002 appears to have a gas meter at the front of the structure.

7. Erosion Control/Wetland Impacts

- a. HR 290-6. The applicant has not shown any proposed erosion and sedimentation control measures on the plan set.
- b. The Town should reserve the right to require additional erosion control measures.

8. State and Local Permits

- a. The applicant has noted a NHDES Subdivision plan approval number on the plan set.
- b. Additional local permitting may be required.

9. Other

- a. The applicant refers to Atwood Avenue as Atwood Road in several places within the review documents (plan sheet title block, project narrative, etc).

Mr. Minkarah
January 3, 2024
Page 4 of 4

Please feel free to call if you have any questions.

Very truly yours,



Steven W. Reichert, PE

SWR:elc

Enclosure

cc: Town of Hudson Engineering Division – File
Meisner Brem Corporation
202 Main Street
Salem, NH 03079
kdm@meisnerbrem.com



MEISNER BREM CORPORATION
ENGINEERS • PLANNERS • LAND SURVEYORS

January 9, 2024

Mr. Steven Reichert
Fuss & O'Neill Inc.
50 Commercial Street, Unit 2S
Manchester, NH 03101

RE: Atwood Avenue/Sojka Woods Subdivision Plan

In reference to your review letter dated January 3, 2024, please find our responses in ***bold italics*** below.

1. Administrative and Subdivision Review Codes (HR 276 & HR 289)

- a. ***We are not requesting any waivers.***
- b. ***Signature line has been removed.***
- c. ***Owner has signed letter of authorization and will sign final approved plans prior to recording.***
- d. ***Note 15 referencing lighting has been added to plans, see sheets 2 & 3.***
- e. ***Driveways within 200' added to plans, see sheets 3, 4 & 5.***
- f. ***Benchmarks have been added to plans, see sheets 3, 4 & 5.***
- g. ***There is no sidewalk proposed. Town to confirm is required.***
- h. ***There are no proposed open spaces.***
- i. ***There are no existing easements on this parcel.***
- j. ***Right of way widths are shown on plans, see sheets 2, 3, 4, & 5.***
- k. ***Label added to stone bounds to be set, see sheets 2, 3, 4, & 5.***

2. Driveway Review Codes (HR 193-10)

- a. ***No comment or revision required.***
- b. ***Driveway detail has been revised, driveway pavement and gravel detail has been added to plans, see sheet 3.***

3. Roadway Design

- a. ***No comment or revision required.***

4. Drainage Design/Stormwater Management (HR 289-20.C. / Chapter 290)

- a. ***No other drainage improvements are proposed. Waiver requested for drainage report.***



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5. Zoning (HR 334)
 - a. *Note 15 referencing height of proposed buildings added to plans, see sheets 2 & 3.*
 - b. *No comment or revision required.*
 - c. *No comment or revision required.*
 - d. *No comment or revision required.*
 - e. *No comment or revision required.*

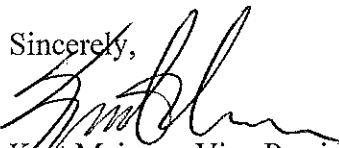
6. Sewer/Water Design/Conflicts & Utility Design/Conflicts (HR 276-13.E)
 - a. *Note 17 referencing utilities has been added to plan.*
 - b. *Typical septic detail added to plan, see sheet 3.*
 - c. *Approximate location of existing septic system shown on plan, see sheet 3.*
 - d. *Existing well is pre1967.*
 - e. *Water service detail has been added to plan, see sheet 3.*
 - f. *Dig Safe logo added to plans see sheets 3, 4, & 5.*
 - g. *Note 17 referencing utilities easements has been added to plan.*
 - h. *Gas line has been added to plans, see sheets 3, 4, & 5.*

7. Erosion Control/Wetland Impacts
 - a. *Erosion/sedimentation control and detail added to plans, see sheet 3.*
 - b. *No comment or revision required.*

8. State and Local Permits
 - a. *No comment or revision required.*
 - b. *No comment or revision required.*

9. Other
 - a. *Road name has been corrected, see all sheets and Narrative Letter.*

Please feel free to call our office with any questions or comments.

Sincerely,

Kurt Meisner, Vice President
Meisner Brem Corporation



TOWN OF HUDSON

Planning Board

Timothy Malley, Chairman



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

CAP FEE WORKSHEET - 2024

Date: 01-16-24 Zone # 1 Map/Lot: 203/001-000

26 Atwood Avenue

Project Name: Sojka Woods 3-Lot Subdivision

Proposed ITE Use #1: Single Family

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

CAP FEES: (ONE CHECK NEEDED)

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

Check should be made payable to the Town of Hudson.

Thank you,

Brocke Dubowik

Planning Administrative Aid II