

MONUMENT CONSTRUCTION SITE PLAN

SP# 16-22

STAFF REPORT

January 24, 2024

SITE: 149 Lowell Road, Map 204 Lot 003

ZONING: Business (B)

PURPOSE OF PLAN: To remodel existing buildings, add additional gravel storage areas, reconfigure parking and add small defined areas for employee parking.

PLANS UNDER REVIEW:

Monument Construction SP# 16-22, Map 240 Lot 003, 149 Lowell Road, Hudson, New Hampshire; prepared by: Meisner Brem Corporation, 202 Main Street, Salem, NH 03079; prepared for: Monument Construction, LLC, 21 Factory Street, Suite 1, Nashua, NH 03960; consisting of 4 sheets including a separate cover sheet and general notes 1-18 on Sheet 2; dated November 9, 2022; last revised December 27, 2023.

ATTACHMENTS:

- 1) Site Plan Application with Waivers, date received November 15, 2023 – Attachment “A”.
- 2) Department Comments – Attachment “B”.
- 3) Peer Reviews, prepared by Fuss & O’Neill, dated September 28, 2023, and November 30, 2023 – Attachment “C”.
- 4) Applicant Responses to Peer Review, prepared by Meisner Brem Corporation, dated October 31, 2023, and December 19, 2023 – Attachment “D”.
- 5) Drainage Report, prepared by Meisner Brem Corporation, last revised October 31, 2023 – Attachment “E” (digital only)
- 6) CAP Fee worksheet – Attachment “F”.
- 7) Site Plan.

REQUESTED WAIVERS:

- 1) HR 275-8.C.(6)(a) – Off-street loading spaces
- 2) HE 276-11.1.B.(12)(c) – Minimum distance from residential uses

APPLICATION TRACKING:

- November 9, 2022 – Application received.
- April 27, 2023 – Variance granted by ZBA.
- November 30, 2023 – Final Peer Review received.
- December 19, 2023 – Final revised plans received.
- January 24, 2024 – Public hearing scheduled.

COMMENTS & RECOMMENDATIONS:

BACKGROUND

The site is a 1.59-acre lot in the Business district with two former residences located on site, now converted to offices. Access to the site is provided via a paved driveway on Lowell road, with 244 linear feet of frontage. Both buildings are currently serviced by Town water, with on-site septic system. The site is not within the 100-year flood plain, nor does it contain any wetlands.

STAFF COMMENTS

This lot was purchased in 2020 and used as a business from then on. The plan proposes no major new structures, and instead is primarily to rectify the operation of a business with no approved site plan. Proposed improvements are minor in nature, primarily those of formal parking spaces, ADA accommodations, fencing, and a gravel area to store storage containers and equipment that is already being stored on site. Of note, the zoning variance granted on April 27, 2023 (as marked on sheet 1) notates the following stipulations:

1. No heavy equipment to be on site, day or night.
Staff notes that the loading or removal of shipping/storage containers generally requires heavy equipment.
2. No more than 3 pieces of smaller equipment to be on site, day or night.
Staff notes that "smaller equipment" refers to equipment such as skid steers and bobcats that are smaller than the heavy vehicle classification of >13,000 lbs.
3. Proposed gravel areas, as identified on the site plan prepared by Meisner Brem Corporation dated November 9, 2022, to be paved unless otherwise directed by the Planning Board during site plan review.

DEPARTMENT COMMENTS

Engineering provided the following comments:

1. *Applicant shall provide the total area of proposed impervious surface*
2. *Applicant shall provide BMPs and drainage improvements to meet pre versus post drainage requirements*
3. *Applicant shall provide snow storage area*
4. *Applicant shall provide existing water utility information or well location.*

These comments have been resolved in Plan Set Rev. 5.

Fire provided the following comments:

1. *Building permits are required and shall be obtained for renovations to both structures.*
2. *The State Adopted Building and Fire Codes including the ADA Accessibility Codes shall be followed. 2015/2018 JBC, 2015/2018 NFPA 1, A117.1-2009*

In follow-up communication on January 17, 2024, Fire Marshal Dave Hebert reiterates prior comments and submits the following:

The applicant needs to understand that building permits are required to renovate both spaces, handicap accessibility is required and inspections are required. This is a place of business with employees. We have not seen any permit applications come in for the proposed renovations. Please submit my comments as part of the package. I know they have been operating without approval and without permits. The plan design needs to comply with all State Adopted Building and Fire Codes as well as the ADA requirements. The plan does show a handicap ramp however no construction details. What about the garage that shows two offices for accessibility? Are there exterior doors out of each office that wouldn't require a ramp? These details typically show up on a building permit application submittal.

Full comments are provided in **Attachment B**.

PEER REVIEW

Fuss & O'Neill completed a peer review on September 28, 2023. Meisner Brem Corporation provided a response on behalf of the applicant on October 31, 2023. Fuss & O'Neill completed a second peer review on November 30, 2023 (**Attachment C**) and Meisner Brem Corporation provided a response on behalf of the applicant on December 18, 2023 (**Attachment D**).

Previous comments have been resolved, with one outstanding pending Planning Board input:

Former Fuss & O'Neill Comment: HR 275-9.E. The applicant has shown the location of an existing well on adjacent lot #004. We note that this well is located approximately 65 feet from the existing leach field on the subject site, which is less than the NHDES protective well radii requirement.

Current Fuss & O'Neill Comment: The applicant has stated that the location is approximate and suggests it be verified as a condition of approval. We note that the applicant has not provided any information as to the age, condition, or capacity of the existing system. The applicant should verify that the system is adequately sized for the proposed use. If replacement is needed then a location meeting NHDES requirements would need to be identified under separate permitting.

Applicant Response: There is no record of the existing septic system at the town or state. The designer notes that commercial septic flows are generally less than residential septic flows for similarly sized buildings, therefore it is expected that the existing system would support the conversion from residential to commercial. The designer suggests a condition of approval stating that the property owner shall immediately design and construct a new system for the proposed use if the existing system fails.

WAIVERS REQUESTED

1. **HR 275-8.C.(6)(a)** – Off-street loading spaces, to allow 0 loading spaces where 1 is required. The Applicant states that the property is primarily an office space, and will not require the loading and unloading of inventory or supplies.

- 2. HE 276-11.1.B.(12)(c) – 100’ residential buffer, to allow development within 100’ of a residential use where a distance of greater than 100’ would be required. The applicant states that due to the surrounding residential areas, development would not be possible, and that both screening and 100’ of distance building-to-building are being provided.

RECOMMENDATIONS

Staff recommends accepting the application and holding a public hearing, followed by deliberation and consideration of waiver requests and approval. The Applicant has addressed all comments issued by Peer Review and Town Staff, with the two noted comments outstanding for discussion.

DRAFT MOTIONS:

ACCEPT the site plan application:

I move to accept the site plan application Monument Construction SP# 16-22, Map 240 Lot 003, 149 Lowell Road.

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

DEFER the site plan application:

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

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

To GRANT a waiver:

- 1. I move to grant a waiver from **HR 275-8.C.(6)(a)**, Off-street loading spaces, to allow 0 loading spaces where 1 is 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: _____

- 2. I move to grant a waiver from **§ 276-11.1.B(12)(c)**, 100’ Residential Buffer, 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 site plan application:

I move to approve the site plan for the Non-Residential Site Plan / Monument Construction SP# 16-22, Map 240 / Lot 003, 149 Lowell Road, Hudson, New Hampshire; prepared by: Meisner Brem Corporation, 202 Main Street, Salem, NH 03079; prepared for: Monument Construction, LLC, 21 Factory Street, Suite 1, Nashua, NH 03960; consisting of 4 sheets including a separate

cover sheet and general notes 1-18 on Sheet 2; dated November 9, 2022; last revised December 27, 2023; and:

That the Planning Board finds that this application complies with the Zoning Ordinances with consideration of the variance granted by the Zoning Board of Adjustment from Article VIII – Nonconforming Uses, Structures and Lots, §334-Table of Permitted Uses, 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 Development Agreement, which shall be recorded at the HCRD, together with the Plan.
2. A cost allocation procedure (CAP) amount of \$7,891.36 shall be paid prior to the issuance of a Certificate of Occupancy for the business.
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. 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.
6. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday only.
7. Proposed gravel areas, as identified on the site plan, shall be paved.
8. The property owner shall immediately design and construct a new septic systems for the proposed use, should the existing system fail, including all required NHDES, and Town approvals.
9. In accordance with RSA 676:12, this approval is subject to the express condition precedent that the proposed moratorium on issuing new building permits and approving subdivision or site plans in Zones B, I, G, and G-1, is not adopted by the voters at the Annual Town Meeting on March 12, 2024. For purposes of RSA 674:21, V (h), the assessment of impact fees shall likewise be subject to the same express condition precedent. If the proposed moratorium passes, this approval will be vacated, and the application will be deemed denied without prejudice to the applicant’s right to submit a new application after the moratorium expires.

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



MEISNER BREM CORPORATION
ENGINEERS • PLANNERS • LAND SURVEYORS

November 9, 2022

Brian Groth
Hudson Planning Board
12 School Street
Hudson, NH 03051

Re: Site Plan Application
149 Lowell Road, Hudson, NH

Dear Mr. Groth:

On behalf of the applicant, Monument Construction, we hereby submit the following as a Site Plan pursuant to Chapter 275, Hudson Site Plan Regulations.

Monument Construction is a construction company led by a disabled veteran. They purchased this property for use as their home office and propose to simply remodel the existing house and garage bays into offices for its staff and others. There is no plan to enlarge the existing structures or construct any additional buildings.

The site will be slightly improved to utilize the existing paved areas as much as possible to create formal parking primarily for staff totaling 11 spaces (including 1 accessible space). Two small gravel areas will also be created to serve as container and equipment storage as part of the operations. Landscaping will be amended as shown on the plans. Lighting will be added to the facia of the buildings as shown, primarily for security.

This is a small project to enhance the existing developed site for the proposed professional office use as a Site Plan. This project would conform to the Minor Site Plan standards with the exception that no previous Site Plan was ever submitted for this property.

Brian Groth
Re: 149 Lowell Road
November 4, 2022
Page 2

Please find the following accompanying this application:

1. One original completed application with original signatures and one copy of the completed application.
2. Three full size plan sheets
3. One original and one copy of this letter serving as the project narrative
4. A list of direct abutters and a list of indirect abutters and 3 sets of mailing labels for abutter notification
5. Filing Fee in the amount of \$811.17.

Additionally, we will submit the above application and plans in electronic form as pdf's.

Thank you for your anticipated fair consideration. Please contact me if you have any questions.

Sincerely
MEISNER BREM CORPORATION

A handwritten signature in blue ink that reads "Jeffrey A. Brem". The signature is written in a cursive style with a large initial "J" and "B".

Jeffrey A. Brem
Principal Engineer

Cc: Dan Proulx

SITE PLAN APPLICATION

Date of Application: November 4, 2022 Tax Map #: 204 Lot #: 003

Site Address: 149 Lowell Rd.

Name of Project: 149 Lowell Road Site Plan

Zoning District: Business General SP#: 16-22
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Monument Construction, LLC

Same as Owner

Address: 149 Lowell Rd.

Address: Hudson, N.H. 03051

Telephone # 978-512-0403 cell

Email: dproutx@monumentnh.com

PROJECT ENGINEER:

SURVEYOR:

Name: Meisner Brem Corporation

Same as Project Engineer

Address: 142 Littleton Rd.

Address: Westford, MA 01886

Telephone # 978-692-1313

Email: jabrem@meisnerbrem.com

PURPOSE OF PLAN:

Remodel existing buildings, add additional gravel storage areas, reconfigure parking and add small defined areas for employee parking

(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: 149 Lowell Road

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 204 LOT 003

DATE: _____

Location by Street: 149 Lowell Road

Zoning: Business

Proposed Land Use: Business

Existing Use: Business - previous use residential

Surrounding Land Use(s): Business - Retail, manuf. facturing, office, ^{Residential} Condo

Number of Lots Occupied: 1

Existing Area Covered by Building: 2356 SF

Existing Buildings to be removed: 0

Proposed Area Covered by Building: 2356 SF

Open Space Proposed: N/A

Open Space Required: N/A

Total Area: S.F.: 69,238 SF Acres: 1.589 Ac.

Area in Wetland: 0 Area Steep Slopes: 0

Required Lot Size: 30,000 SF

Existing Frontage: 244 FT.

Required Frontage: 150 FT.

Building Setbacks:	Required*	Proposed
Front:	<u>50'</u>	<u>54.6'</u>
Side:	<u>15'</u>	<u>74.0'</u>
Rear:	<u>15'</u>	<u>127.5'</u>

SITE DATA SHEET

(Continued)

Flood Zone Reference: N/A

Width of Driveways: 32'

Number of Curb Cuts: 1

Proposed Parking Spaces: 11

Required Parking Spaces: 11

Basis of Required Parking (Use): office

Dates/Case #/Description/Stipulations
of ZBA, Conservation Commission,
NH Wetlands Board Actions: None Required
(Attach stipulations on separate sheet)

Waiver Requests

<i>Town Code Reference:</i>	<i>Regulation Description:</i>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

(For Town Use Only)

Data Sheets Checked By: _____ Date: _____

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: • 11-9-2022

Print Name of Owner: DAN PROULX

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

Signature of Developer: •  Date: • 11-9-2022

Print Name of Developer: DAN PROULX

- ❖ 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: Monument Construction LLC

Street Address: 149 Lowell Road

I Ian Ainslie, PE hereby request that the Planning Board waive the requirements of item 276-8.C.(6)(a) of the Hudson Land Use Regulations in reference to a plan presented by Meisner Brem Corporation

(name of surveyor and engineer) dated 11-9-22 ^{rev.} 10-25-23 for property tax map(s) 204 and lot(s) 3 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):

This property is in the business zone and a commercial use is proposed. The lot was previously developed for a residential use. The pre-existing residential use creates a hardship by limiting the area available for development associated with a commercial use.

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 loading space regulation is intended for business loading and unloading inventory and supplies. This business is an office use and will not require the loading and unloading of inventory or supplies.

Signed: 
Applicant or Authorized Agent

WAIVER REQUEST FORM

Name of Subdivision/Site Plan: Monument Construction LLC

Street Address: 149 Lowell Road

I Ian Ainslie, PE hereby request that the Planning Board waive the requirements of item 276-11.1, B(12)(c) of the Hudson Land Use Regulations in reference to a plan presented by Meisner Brem Corporation

(name of surveyor and engineer) dated 11-9-22, Rev. 12-18-23 for property tax map(s) 204 and lot(s) 3 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):

This property is in the Business Zone and a Commercial Use is proposed. The lot was previously developed for a residential use. If the 100' setbacks are applied from all 3 surrounding residential properties then the remaining area would be too small for the uses allowed by zoning. Several of the surrounding residential uses are not allowed by zoning.

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):

Most of the on-site improvements are pre-existing. Screening is provided from abutting residential buildings. At least 100' is provided from all residential buildings to the on-site buildings. Therefore appropriate separation is provided.

Signed:



Applicant or Authorized Agent

SCHEDULE OF FEES

A. REVIEW FEES:

1. <u>Site Plan Use</u>	<u>Project Size/Fee</u>	
Multi-Family	\$105.00/unit for 3-50 units \$78.50/unit for each additional unit over 50	\$ _____
Commercial/Semi Public/Civic or Recreational	- 3182 \$157.00/1,000 sq. ft. for first 100,000 sq.ft. (bldg. area): \$78.50/1,000 sq.ft. thereafter.	\$ <u>499.57</u>
Industrial	\$150.00/1,000 sq.ft for first 100,000 sq.ft. (bldg. area); \$78.50/1,000 sq.ft thereafter.	\$ _____
No Buildings	\$30.00 per 1,000 sq.ft. of proposed developed area	\$ _____

CONSULTANT REVIEW FEE: (Separate Check)

Total _____ acres @ \$600.00 per acre, or \$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:

<u>1</u> Direct Abutters Applicant, Professionals, etc. as required by RSA 676:4.1.d @\$4.60 (or Current Certified Mail Rate)	\$ <u>32.20</u>
<u>5</u> Indirect Abutters (property owners within 200 feet) @\$0.60 (or Current First Class Rate)	\$ <u>4.40</u>

C. <u>TAX MAP UPDATING FEE:</u> (FLAT FEE)	\$ <u>275.00</u>
TOTAL	\$ <u>811.17</u>

SCHEDULE OF FEES

(Continued)

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

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
SITE 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

§§ 275-8 – 275-9 Site 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

Added 1 per Admin.

1" = 30' or

(Continue next page)

**TOWN OF HUDSON
SITE 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> | | |
|----------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---|
| 30. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | - The location of all building setback lines as required by Chapter 334, Zoning, and setback lines as required by § 276-11.1.B.(12). |
| 31. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | - The location size and character of all signs or a note* stating "All signs are subject to approval by the Hudson Zoning Administrator prior to installation thereof." [§ 276-11.1.B.(13)]
*The discrepancy on the note language is correct – reference to the Planning Board in the regulations is outdated. |
| 32. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | - The location, detail and character of all exterior lighting or a note stating: "There will be no exterior lighting." [§ 276-11.1.B.(14)] |
| 33. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Required open space, including the calculation showing the requirement is met [§ 276-11.1.B.(24)] |
| 34. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Parking space calculation showing and a statement stating the required parking spaces are provided [§ 275-8.C.(2) & (3)] |
| 35. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Required dimensions for parking space [§ 275-8.C.(4)] |
| 36. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Required dimensions for aisle/access drive [§ 275-8.C.(5)] |
| 37. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Required off-street loading spaces [§ 275-8.C.(6)] |
| 38. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Required landscaping for the parking lot, including calculation shown the planting requirement is met [§ 275-8.C.(7)] |
| 39. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Required screening for visual separation of incompatible uses [§ 275-8.C.(8)] |
| 40. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Handicap accessibility provided in accordance with the latest ADA Regulations [§ 275-8.C.(11)] |
| 41. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Stormwater Management Plan [§ 275-9.A] |
| 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Traffic Study, if required [§ 275-9.B] |
| 43. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Noise Study, if required [§ 275-9.C] |

Notes

N/A

10' x 20'

(Continue next page)

**TOWN OF HUDSON
SITE 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> | |
|-----|--------------------------|--------------------------|--------------------------|-------------------------------------|---|
| 44. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Fiscal Impact Study, if required [§ 275-9.D] |
| 45. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Utility Study [§ 275-9.E] |
| 46. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Copies of any proposed or existing easements, covenants, deed restrictions or any other similar document pertinent to the Site Plan [§ 275-9.F] |
| 47. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - A copy of all applicable Town, state, county or federal approvals or applications [§ 275-9.G] |
| 48. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Environmental Impact Study, if required [§ 275-9.I] |

Notes

(End of checklist)



MEISNER BREM CORPORATION
ENGINEERS • PLANNERS • LAND SURVEYORS

List of Abutters
Map 204 Lot 3
149 Lowell Road

Direct Abutters:

<u>Map/Lot#</u>	<u>Owner Name/Address</u>
204-002	Richard George Demers 22 Lisa Lane Lowell, MA 01854
204-003	Monument Construction, LLC. 149 Lowell Road Hudson, NH 03051
204-004	DBV, Inc. P.O. Box 1435 North Hampton, NH 03862
204-073	Manuel & Kathleen Sousa 46 Lowell Road Hudson, NH 03051
204-074 204-074-001	Richard Charbonneau Mark Charbonneau 1 Continental Drive Londonderry, NH 03053
209-001-001	Friars Court Condominium 235 Bear Hill Road, Suite 400 Waltham, MA 02451

Additional People to Notify:

Jeffrey Brem
Meisner Brem Corporation
142 Littleton Road, Suite 16
Westford, MA 01886



List of Abutters
Map 204 Lot 3
149 Lowell Road

Indirect Abutters:

<u>Map/Lot#</u>	<u>Owner Name/Address</u>
204-001	Lowell Road, LLC. P.O. Box 1435 North Hampton, NH 03862
204-005	143 Lowell Road, LLC. 4 Paula Circle Hudson, NH 03051
204-006	Fox Hollow Condominium Association c/o Great North Property Management 636 Daniel Webster Hwy. Merrimack, NH 03054
204-075	Boyer Associates 65 Plateau Ridge Road Loudon, NH 03307
209-001-000	5 Way Realty Trust P.O. Box 1435 North Hampton, NH 03862

Dubowik, Brooke

From: Dhima, Elvis
Sent: Friday, November 18, 2022 3:44 PM
To: Dubowik, Brooke
Cc: Groth, Brian
Subject: RE: Dept. Sign Off - SP# 16-22 Monument Construction Site Plan

Please see below

1. Applicant shall provide the total area of proposed impervious surface
2. Applicant shall provide BMPs and drainage improvements to meet pre versus post drainage requirements
3. Applicant shall provide snow storage area
4. Applicant shall provide existing water utility information or well location.

Thanks

E

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: November 4, 2022 Tax Map #: 204 Lot #: 003

Site Address: 149 Lowell Rd.

Name of Project: 149 Lowell Road Site Plan

Zoning District: Business General SP#: 16-22
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: Monument Construction, LLC

Address: 149 Lowell Rd.

Address: Hudson, N.H. 03051

Telephone # 978-512-0403 cell

Email: dprelx@monumentnh.com

DEVELOPER:

Same as Owner

PROJECT ENGINEER:

Name: Messner Brem Corporation

Address: 142 Littleton Rd.

Address: Westford, MA 01886

Telephone # 978-692-1313

Email: jbrem@messnerbrem.com

SURVEYOR:

Same as Project Engineer

PURPOSE OF PLAN:

Remodel existing buildings, add additional gravel storage areas, reconfigure parking and add small defined areas for employee parking

(For Town Use Only)

Routing Date: 11/18/22 Deadline Date: 11/25/22 Meeting Date: TBD

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

DRH Title: Fire Marshal Date: 11/23/22
(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: November 23, 2022

RE: 149 Lowell Rd. Site Plan. Change of use from residential occupancy to Business occupancy

Building permits are required and shall be obtained for renovations to both structures.

The State Adopted Building and Fire Codes including the ADA Accessibility Codes shall be followed. 2015/2018 IBC, 2015/2018 NFPA 1, A117.1-2009

David Hebert
Fire Marshall

Gradert Benjamin

From: Hebert, David
Sent: Wednesday, January 17, 2024 2:20 PM
To: Gradert Benjamin
Cc: Dubowik, Brooke
Subject: RE: 149 Lowell Monument Construction

Ben, The applicant needs to understand that building permits are required to renovate both spaces, handicap accessibility is required and inspections are required. This is a place of business with employees. We have not seen any permit applications come in for the proposed renovations. Please submit my comments as part of the package. I know they have been operating without approval and without permits. The plan design needs to comply with all State Adopted Building and Fire Codes as well as the ADA requirements. The plan does show a handicap ramp however no construction details. What about the garage that shows two offices for accessibility? Are there exterior doors out of each office that wouldn't require a ramp? These details typically show up on a building permit application submittal.



Dave Hebert
Fire Marshal
Hudson Fire Department
Inspectional Services Division

Town of Hudson | 12 School Street | Hudson, NH 03051
603-886-6005 (Main) | 603-816-1271 (Direct)

SITE PLAN APPLICATION

Date of Application: November 4, 2022 Tax Map #: 204 Lot #: 003
Site Address: 149 Lowell Rd.
Name of Project: 149 Lowell Road Site Plan
Zoning District: Business General SP#: 16-22
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Monument Construction, LLC
Address: 149 Lowell Rd.
Address: Hudson, N.H. 03051
Telephone # 978-512-0403 cell
Email: dproutx@monumentnh.com

Same as Owner

PROJECT ENGINEER:

SURVEYOR:

Name: Messner Brem Corporation
Address: 142 Littleton Rd.
Address: Westford, MA 01886
Telephone # 978-692-1313
Email: jbrem@messnerbrem.com

Same as Project Engineer

PURPOSE OF PLAN:

Remodel existing buildings, add additional gravel storage areas, reconfigure parking and add small defined areas for employee parking

(For Town Use Only)

Routing Date: 11/18/22 Deadline Date: 11/25/22 Meeting Date: TBD

I have no comments I have comments (attach to form)
BBB Title: Zoning Administrator Date: 11-21-22
(Initials)

Department: _____

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

SITE PLAN APPLICATION

Date of Application: November 4, 2022 Tax Map #: 204 Lot #: 003
Site Address: 149 Lowell Rd.
Name of Project: 149 Lowell Road Site Plan
Zoning District: Business General SP#: 16-22
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Monument Construction, LLC
Address: 149 Lowell Rd.
Address: Hudson, N.H. 03051
Telephone # 978-512-0403 cell
Email: dprentice@monumentnh.com

Same as Owner

PROJECT ENGINEER:

SURVEYOR:

Name: Messner Brem Corporation
Address: 142 Littleton Rd.
Address: Westford, MA 01886
Telephone # 978-692-1313
Email: jbrem@messnerbrem.com


Same as Project Engineer

PURPOSE OF PLAN:

Remodel existing buildings, add additional gravel storage areas, reconfigure parking and add small defined areas for employee parking

(For Town Use Only)

Routing Date: 11/18/22 Deadline Date: 11/25/22 Meeting Date: TBD

 I have no comments _____ I have comments (attach to form)
Title: Chief Assessor Date: 11-21-22

Department: _____

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



September 28, 2023

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

Re: Town of Hudson Planning Board Review
Monument Construction Site Plan, 149 Lowell Road
Tax Map 204 Lot 003; Acct. #1350-547
Reference No. 20030249.2250

Dear Mr. Groth:

Fuss & O'Neill (F&O) has reviewed the first submission of the materials received between December 19, 2022, and September 7, 2023, related to the above-referenced project. Authorization to proceed was received on December 14, 2022, and September 20, 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.

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 the change of use of a building site into office space and contractor's yard on the previously developed building site. Proposed improvements to the site also include the construction of parking areas, landscaping, and other associated site improvements. The existing building appears to be serviced by public water and a private subsurface disposal system.

The following items are noted:

1. Site Plan Review Codes (HR 275)

- a. Hudson Regulation (HR) 275-6.C. The site currently does not have a sidewalk and the applicant has not proposed to add any sidewalks as part of this project.
- b. HR 275-6.I. The scope of this review does not include the adequacy of any fire protection provisions for the proposed building renovations. The applicant has not shown the existing water connection to the building on the plan set.
- c. HR 275-6.T. The applicant is not proposing any offsite improvements on the plan set.
- 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 11 parking spaces are required for the office use and that 11 spaces are provided, not including the proposed equipment storage area.

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. Brian Groth
September 28, 2023
Page 2 of 5

- e. HR 275-8.C.(6). The applicant has not shown any loading areas on the plan set. The Regulations require one space be provided. We also note that based on the small nature of the site trucks may be required to back into or onto Lowell Road because there are not areas large enough to permit trucks turning around on site.
- f. HR 275-9.C.(11). The applicant has provided one handicap accessible parking space for the site which meets the minimum requirement. We note that no grading or entrance location is shown on the plan for the proposed office.
- g. HR 275-9.F. The applicant provided copies of easements and deeds as part of the package received for review.

2. Administrative Review Codes (HR 276)

- a. HR 276-7.C. The applicant has not noted any waiver requests on the plan.
- b. HR 276-11.1.B.(6). The applicant should add the owner's signature to the plan set.
- c. HR 276-11.1.B.(9). The plan has not been certified by a licensed land surveyor.
- d. HR 276-11.1.B.(12). The applicant has shown the building setback lines on the plan set. We note that a parking space is shown within the front building setback which is not allowed by this Regulation.
- e. HR 276-11.1.B.(12).(c). The applicant has not shown any additional setbacks due to the residential abutting uses. It appears that lot 4 to the north and lot 1-1 to the west have residential uses.
- f. HR 276-11.1.B.(13). The applicant should update the sign note to match the Regulation.
- h. HR 276-11.1.B.(18). The applicant has not provided any proposed topography on the plan set.
- i. HR 276-11.1.B.(20). The applicant has not provided the height of the existing building on the plan set. The applicant has also not shown existing features such as landscaping or exterior lighting on the plan set.
- j. HR 276-11.1.B.(24). The applicant has noted in the open space calculations that the site does not meet the minimum percentage required by the Regulation, and has not requested a waiver from this Regulation.

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

- a. HR 193.10. The applicant has not proposed any changes to the location of the existing driveway. The site will continue to have one driveway onto Lowell Road. The applicant has proposed to narrow the driveway width to 32 feet wide instead of the existing 50-foot driveway.
- b. HR 193.10.E. The applicant did not provide any sight distance information on the plan set.

4. Traffic (HR 275-9.B)

- a. HR 275-9.B. The applicant did not provide any traffic information with the review documents.

Mr. Brian Groth
September 28, 2023
Page 3 of 5

5. Utility Design/Conflicts

- a. HR 275-9.E. The applicant has not shown all the existing utility locations on the site. We note that the applicant has shown the approximate location of the leach field. Locations for the water, gas and electrical services are not shown on the plan set.
- b. HR 275-9.E. The applicant has shown the location of an existing well on adjacent lot #004. We note that this well is located approximately 65 feet from the existing leach field on the subject site, which is less than the NHDES protective well radii requirement.

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

- a. HR 275. We note the project disturbs less than the 20,000 square foot threshold required for the Stormwater Management Plan Section 290 of the regulations. The project is still subject to the Site Plan Section 275 drainage requirements. The review utilizes Site Plan Regulation 275 and general engineering practices for the information provided.
- b. HR 275. The applicant has not provided existing contours upon the Existing Conditions and Site Plan sheets.
- c. HR 275. The applicant should provide proposed spot shots for the pavement and stone pad, to ensure that the proper area of stormwater runoff is directed into the infiltration system.
- d. HR 275.6.F. The applicant should provide the NHDES GRV worksheet to illustrate that the required groundwater recharge is met.
- e. HR 275.6.F. The applicant should provide a detail for the isolator row to be utilized within the infiltration system.
- f. HR 275.6.F. The applicant should coordinate with Cultec for a review of the current system design. Limitations of items such as inlets, angles, inspection ports, etc., may alter the design from what is illustrated upon the plan set.
- g. HR 275-9.A. The applicant should note all depressions, catch basins, and pond nodes upon the Pre- and Post-Development Drainage Maps.
- h. HR 275-9.A. The HydroCAD for the Small Depression 3P node does not properly represent the existing conditions. There is storage below the outlet, utilizing volume that will be technically occupied by water at all times, since infiltration is not accounted for. The applicant should revise the depression design, setting a starting elevation of the basin or accounting for infiltration.
- i. HR 275-9.A. The applicant should review the stormwater maintenance write-up within the Drainage Report with the Town or if a full I&M manual is required for the landowner to follow.
- j. HR 275-9.A.1. The applicant should note where the rainfall data utilized for the calculations is gathered from. The 25-year and 50-year rainfall is lower than the Cornell Extreme Precipitation for the 24-hour precipitation estimates typically utilized by the Town's Stormwater Regulations Section 290.
- k. HR 275-9.A.3. The applicant should provide the existing ground surface elevation in the vicinity of the test pit. This will ensure the 3' separation illustrated is met for proper treatment.

Mr. Brian Groth
September 28, 2023
Page 4 of 5

- l. 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.
- m. 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 the 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. ZO 334-17 & 334-21. The applicant has noted that the subject parcel is located within the Business (B) zoning district. The proposed office use is permitted within this district, and there also is a contractor's yard proposed which is not permitted by the Ordinance within this district. The applicant received a Zoning Variance on April 27, 2023, to allow the contractor's yard use.
- b. ZO 334-60. The applicant has not shown any sign information on the plan set.
- c. ZO 334-83 and HR 218-4.E. The applicant has noted that the site is not located within a Flood Hazard Area.

8. Erosion Control/Wetland Impacts

- a. The applicant has not shown any erosion control measures on the plan set.
- b. The Town of Hudson should 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))

- a. HR 275-8.C.(8). The applicant has proposed new landscaping areas on the site around the building. We note that there is no screening proposed for the equipment storage area and what appears to be the residential home to the north.
- b. HR 276-11.1.B.(14). The applicant should provide additional information regarding proposed exterior lighting on the plan set. We note that no details or hours of operation were provided.

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

- a. HR 275-9.G. The applicant has not listed required permits and their status on the plan set.
- b. HR 275-9.G. The applicant did not provide copies of any applicable Town, State or Federal approvals or permits in the review package.
- c. Additional local and state permitting may be required.

Mr. Brian Groth
September 28, 2023
Page 5 of 5

11. Other

- a. The applicant has not provided many details for construction on the plan set. We recommend that at a minimum details should be provided for landscape plantings, proposed fencing, lighting, handicap parking signs and striping.

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
Meisner Brem Corporation – jabrem@meisnerbrem.com



November 30, 2023

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

Re: Town of Hudson Planning Board Review
Monument Construction Site Plan, 149 Lowell Road
Tax Map 204 Lot 003; Acct. #1350-547
Reference No. 20030249.2250

Dear Mr. Groth:

Fuss & O'Neill (F&O) has reviewed the second submission of the materials received on November 1, 2023, related to the above-referenced project. Authorization to proceed was received on November 20, 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 appears to consist of the change of use of a building site into office space and contractor's yard on the previously developed building site. Proposed improvements to the site also include the construction of parking areas, landscaping, and other associated site improvements. The existing building appears to be serviced by public water and a private subsurface disposal system.

The following items have outstanding issues:

1. Site Plan Review Codes (HR 275)

- f. *Former Fuss & O'Neill Comment: HR 275-9.C.(11). The applicant has provided one handicap accessible parking space for the site which meets the minimum requirement. We note that no grading or entrance location is shown on the plan for the proposed office.*

Current Fuss & O'Neill Comment: The applicant has stated that the building will be accessed by the ramp at the rear of the building. We note that the applicant has not provided any spot grades or a detail showing that the ramp and path to the ramp meet handicap accessibility requirements.

2. Administrative Review Codes (HR 276)

- c. *Former Fuss & O'Neill Comment: HR 276-11.1.B.(9). The plan has not been certified by a licensed land surveyor.*

Current Fuss & O'Neill Comment: The applicant has added the land surveyors' signature and certification to the plan set. We note that the surveyor's stamp was not provided.

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. Brian Groth
November 30, 2023
Page 2 of 7

- e. *Former Fuss & O'Neill Comment: HR 276-11.1.B.(12).(c). The applicant has not shown any additional setbacks due to the residential abutting uses. It appears that lot 4 to the north and lot 1-1 to the west have residential uses.*

Current Fuss & O'Neill Comment: The applicant has shown the setback from the building to the property line. We note that the Regulations require 100 feet between any residential use and any improved part of the nonresidential development, not just the building. We recommend the applicant review the need for a waiver.

5. Utility Design/Conflicts

- b. *Former Fuss & O'Neill Comment: HR 275-9.E. The applicant has shown the location of an existing well on adjacent lot #004. We note that this well is located approximately 65 feet from the existing leach field on the subject site, which is less than the NHDES protective well radii requirement.*

Current Fuss & O'Neill Comment: The applicant has stated that the location is approximate and suggests it be verified as a condition of approval. We note that the applicant has not provided any information as to the age, condition, or capacity of the existing system. The applicant should verify that the system is adequately sized for the proposed use. If replacement is needed then a location meeting NHDES requirements would need to be identified under separate permitting.

8. Erosion Control/Wetland Impacts

- a. **Former/Current Fuss & O'Neill Comment:** The applicant has not shown any erosion control measures on the plan set.

The following items require Town evaluation or input:

1. Site Plan Review Codes (HR 275)

- e. *Former Fuss & O'Neill Comment: HR 275-8.C.(6). The applicant has not shown any loading areas on the plan set. The Regulations require one space be provided. We also note that based on the small nature of the site trucks may be required to back into or onto Lowell Road because there are not areas large enough to permit trucks turning around on site.*

Current Fuss & O'Neill Comment: The applicant has requested a waiver for loading spaces. We note that the waiver request form references the office space but not the equipment storage area. With the intended use the applicant may need to load trucks with equipment/materials within the site that are to be brought to construction sites.

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 does not have a sidewalk and the applicant has not proposed to add any sidewalks as part of this project.*

Mr. Brian Groth
November 30, 2023
Page 3 of 7

- 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 renovations. The applicant has not shown the existing water connection to the building on the plan set.*

Current Fuss & O'Neill Comment: The applicant as shown the approximate location of the existing water service on the plan set. No further Fuss & O'Neill comment.

- c. *Former Fuss & O'Neill Comment: HR 275-6.T. The applicant is not proposing any offsite improvements on the plan set.*
- 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 11 parking spaces are required for the office use and that 11 spaces are provided, not including the proposed equipment storage area.*
- g. *Former Fuss & O'Neill Comment: HR 275-9.F. The applicant provided copies of easements and deeds as part of the package received for review.*

2. Administrative Review Codes (HR 276)

- a. *Former Fuss & O'Neill Comment: HR 276-7.C. The applicant has not noted any waiver requests on the plan.*

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

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

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

- d. *Former Fuss & O'Neill Comment: HR 276-11.1.B.(12). The applicant has shown the building setback lines on the plan set. We note that a parking space is shown within the front building setback which is not allowed by this Regulation.*

Current Fuss & O'Neill Comment: The applicant has revised the parking spaces to move them out of the setback. No further Fuss & O'Neill comment.

- f. *Former Fuss & O'Neill Comment: HR 276-11.1.B.(13). The applicant should update the sign note to match the Regulation.*

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

- h. *Former Fuss & O'Neill Comment: HR 276-11.1.B.(18). The applicant has not provided any proposed topography on the plan set.*

Current Fuss & O'Neill Comment: The applicant has provided some grading and spot grades on the plan. See comment 1.f above regarding grading in the area of the handicap space and surrounding pavement. No further Fuss & O'Neill comment.

- i. *Former Fuss & O'Neill Comment: HR 276-11.1.B.(20). The applicant has not provided the height of the existing building on the plan set. The applicant has also not shown existing features such as landscaping or exterior lighting on the plan set.*

Current Fuss & O'Neill Comment: The applicant has added the required information on the plan set. No further Fuss & O'Neill comment.

Mr. Brian Groth
November 30, 2023
Page 4 of 7

- j. *Former Fuss & O'Neill Comment: HR 276-11.1.B.(24). The applicant has noted in the open space calculations that the site does not meet the minimum percentage required by the Regulation, and has not requested a waiver from this Regulation.*

Current Fuss & O'Neill Comment: The applicant has revised the open space calculation note showing that it does meet the regulations. No further Fuss & O'Neill comment.

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

- a. *Former Fuss & O'Neill Comment: HR 193.10. The applicant has not proposed any changes to the location of the existing driveway. The site will continue to have one driveway onto Lowell Road. The applicant has proposed to narrow the driveway width to 32 feet wide instead of the existing 50-foot driveway.*
- b. *Former Fuss & O'Neill Comment: HR 193.10.E. The applicant did not provide any sight distance information on the plan set.*

Current Fuss & O'Neill Comment: The applicant has noted that the sight distance is adequate and added it to the plan. No further Fuss & O'Neill comment.

4. Traffic (HR 275-9.B)

- a. *Former Fuss & O'Neill Comment: HR 275-9.B. The applicant did not provide any traffic information with the review documents.*

5. Utility Design/Conflicts

- a. *Former Fuss & O'Neill Comment: HR 275-9.E. The applicant has not shown all the existing utility locations on the site. We note that the applicant has shown the approximate location of the leach field. Locations for the water, gas and electrical services are not shown on the plan set.*

Current Fuss & O'Neill Comment: The applicant has added approximate utility locations to the plan set. 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. We note the project disturbs less than the 20,000 square foot threshold required for the Stormwater Management Plan Section 290 of the regulations. The project is still subject to the Site Plan Section 275 drainage requirements. The review utilizes Site Plan Regulation 275 and general engineering practices for the information provided.*
- b. *Former Fuss & O'Neill Comment: HR 275. The applicant has not provided existing contours upon the Existing Conditions and Site Plan sheets.*

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

- c. *Former Fuss & O'Neill Comment: HR 275. The applicant should provide proposed spot shots for the pavement and stone pad, to ensure that the proper area of stormwater runoff is directed into the infiltration system.*

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

Mr. Brian Groth
November 30, 2023
Page 5 of 7

- d. *Former Fuss & O'Neill Comment: HR 275.6.F. The applicant should provide the NHDES GRV worksheet to illustrate that the required groundwater recharge is met.*
Current Fuss & O'Neill Comment: The applicant has provided the calculations. No further Fuss & O'Neill comment.
- e. *Former Fuss & O'Neill Comment: HR 275.6.F. The applicant should provide a detail for the isolator row to be utilized within the infiltration system.*
Current Fuss & O'Neill Comment: The applicant has added details to the plan set. No further Fuss & O'Neill comment.
- f. *Former Fuss & O'Neill Comment: HR 275.6.F. The applicant should coordinate with Cultec for a review of the current system design. Limitations of items such as inlets, angles, inspection ports, etc., may alter the design from what is illustrated upon the plan set.*
Current Fuss & O'Neill Comment: the applicant has provided coordination information. No further Fuss & O'Neill comment.
- g. *Former Fuss & O'Neill Comment: HR 275-9.A. The applicant should note all depressions, catch basins, and pond nodes upon the Pre- and Post-Development Drainage Maps.*
Current Fuss & O'Neill Comment: The applicant has added the recommended information. No further Fuss & O'Neill comment.
- h. *Former Fuss & O'Neill Comment: HR 275-9.A. The HydroCAD for the Small Depression 3P node does not properly represent the existing conditions. There is storage below the outlet, utilizing volume that will be technically occupied by water at all times, since infiltration is not accounted for. The applicant should revise the depression design, setting a starting elevation of the basin or accounting for infiltration.*
Current Fuss & O'Neill Comment: The applicant has revised the calculations. No further Fuss & O'Neill comment.
- i. *Former Fuss & O'Neill Comment: HR 275-9.A. The applicant should review the stormwater maintenance write-up within the Drainage Report with the Town or if a full I&M manual is required for the landowner to follow.*
Current Fuss & O'Neill Comment: The applicant has revised the report as recommended. No further Fuss & O'Neill comment.
- j. *Former Fuss & O'Neill Comment: HR 275-9.A.1. The applicant should note where the rainfall data utilized for the calculations is gathered from. The 25-year and 50-year rainfall is lower than the Cornell Extreme Precipitation for the 24-hour precipitation estimates typically utilized by the Town's Stormwater Regulations Section 290.*
Current Fuss & O'Neill Comment: The applicant has provided the requested information. No further Fuss & O'Neill comment.
- k. *Former Fuss & O'Neill Comment: HR 275-9.A.3. The applicant should provide the existing ground surface elevation in the vicinity of the test pit. This will ensure the 3' separation illustrated is met for proper treatment.*
Current Fuss & O'Neill Comment: The applicant has added the elevation to the plan set. No further Fuss & O'Neill comment.
- l. *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.*
- m. *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*

Mr. Brian Groth
November 30, 2023
Page 6 of 7

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 the 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. The proposed office use is permitted within this district, and there also is a contractor's yard proposed which is not permitted by the Ordinance within this district. The applicant received a Zoning Variance on April 27, 2023, to allow the contractor's yard use.*
- b. *Former Fuss & O'Neill Comment: ZO 334-60. The applicant has not shown any sign information on the plan set.*
Current Fuss & O'Neill Comment: The applicant has noted that no sign is proposed at this time. No further Fuss & O'Neill comment.
- c. *Former Fuss & O'Neill Comment: ZO 334-83 and HR 218-4.E. The applicant has noted that the site is not located within a Flood Hazard Area.*

8. Erosion Control/Wetland Impacts

- b. *Former Fuss & O'Neill Comment: The Town of Hudson should 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))

- a. *Former Fuss & O'Neill Comment: HR 275-8.C.(8). The applicant has proposed new landscaping areas on the site around the building. We note that there is no screening proposed for the equipment storage area and what appears to be the residential home to the north.*
Current Fuss & O'Neill Comment: The applicant has added a stockade fence to provide screening for the property to the north. No further Fuss & O'Neill comment.
- b. *Former Fuss & O'Neill Comment: HR 276-11.1.B.(14). The applicant should provide additional information regarding proposed exterior lighting on the plan set. We note that no details or hours of operation were provided.*
Current Fuss & O'Neill Comment: The applicant has stated that no additional exterior lighting is proposed. The hours of operation have been added to the plan where they are stated as 9 AM to 5 PM. We note that contractors generally load equipment and start their workdays earlier than office staff. See comment 2.e above regarding improvements for a commercial use within the 100 foot buffer for a residential use. No further Fuss & O'Neill comment.

Mr. Brian Groth
November 30, 2023
Page 7 of 7

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

- a. *Former Fuss & O'Neill Comment: HR 275-9.G. The applicant has not listed required permits and their status on the plan set.*
Current Fuss & O'Neill Comment: The applicant has added the list to the plan. 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 in the review package.*
- c. *Former Fuss & O'Neill Comment: Additional local and state permitting may be required.*

11. Other

- a. *Former Fuss & O'Neill Comment: The applicant has not provided many details for construction on the plan set. We recommend that at a minimum, details should be provided for landscape plantings, proposed fencing, lighting, handicap parking signs and striping.*
Current Fuss & O'Neill Comment: The applicant has added details 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
Meisner Brem Corporation – jabrem@meisnerbrem.com



October 31, 2023

Brian Groth
 Town Planner
 12 School St
 Hudson, NH 03051

Re: Monument Construction - Site Plan
 149 Lowell Road

Dear Mr. Groth,

Meisner Brem Corporation has revised the Site Plan and Drainage Report for the above referenced property. These revisions are dated October 31, 2023 and are intended to address all of the comments received to-date from Fuss & O'Neill.

For ease of review, we have provided our responses using the organizational structure of Fuss and O'Neill's letter. Items not believed to require a response are not listed.

1. Site Plan Review Codes

- b) The existing water service connection is added to the plans. See sheet 2.
- e) A waiver from the loading area requirement is requested. See attached waiver request form.
- f) The existing accessible ramp at the rear of the main building is now shown. Entrances to both buildings are now depicted on the plans. See sheet 2.

2. Administrative Review Codes

- a) One waiver is requested for the loading area. This waiver request is added to sheet 1.
- b) Owner's signature is now added to sheets 1 and 2.
- c) Certification from a licensed land surveyor is added to sheet 2.
- d) The proposed parking spaces are re-configured and to comply with the zoning setbacks.
- e) Building setback from residential uses is now depicted on sheet 2. Both buildings on the subject property are pre-existing and no expansion of the buildings is proposed.

- f) Note 16 regarding signs is corrected to reference the Hudson Planning Board.
- h) Proposed topography (contours and spot grades) is depicted on sheet 2.
- i) The height of the existing buildings is now shown. Existing large trees, shrubs, and exterior lights are now shown. There are no existing free-standing lights. See sheet 2.
- j) The site does comply with the open space requirement. See corrected calculations under note 15, sheet 2.

3. Driveway Review Codes

- b) Sight distance in both directions is greater than or equal to 400 ft. This is now depicted on sheet 2. The AASHTO recommend sight distance for a 35 MPH design speed is 390 ft.

5. Utility Design

- a) Existing gas service, water service, and overhead electric service are now shown.
- b) The well and leach field are both pre-existing. The designer notes that the septic field location is approximate, thus it is possible the leach field does meet the 75 ft setback. The designer suggests a condition of approval that the existing leach field location is verified prior to construction.

6. Drainage Design

- b) Existing contours are now shown on sheet 2.
- c) Additional spot grades are now provided on the paved areas and stone pad. See sheet 2.
- d) NHDES GRV calculations are provided in Section 3.0 of the Drainage Report. The GRV is exceeded.
- e) The isolator row is now depicted as part of the Cultec Infiltrator System detail on sheet 3.
- f) The Cultec system is revised based on feedback received from Kyle Smiley of Cultec. Revisions include moving the system further from the existing building, changing the inlet location, and changing the row/column layout of the chambers. Printed e-mail correspondence is included with this letter.
- g) Each HydroCAD node is now labelled on the pre- and post-development drainage maps.
- h) Infiltration is added to node 3P within the HydroCAD model. Infiltration is likely more realistic than standing water due to the highly porous soils.

Letter to Brian Groth
Hudson Planning Department
149 Lowell Road Revision #3 – Response to Peer Review
October 31, 2023

- i) See included e-mail correspondence between Meisner Brem and Elvis Dhima of the Hudson Engineering Department regarding stormwater maintenance. Section 2.0 of the Drainage Report now includes a bold header designating the property owner as the responsible party for maintenance. An inspection form is added to the following page.
- j) Cornell Extreme Precipitation is now used for all storm events. See Appendix B of the Drainage Report for rainfall data.
- k) The existing elevation at the location of the soil test is added to sheet 2 of the plans.

7. Zoning

- b) No sign is proposed at this time.

9. Landscaping

- A) A 6 ft tall fence is provided along the north property line to provide screening for the property to the north.
- b) No additional exterior lighting is proposed. Hours of operation are provided in note 18 on sheet 2.

10. State and Local Permits

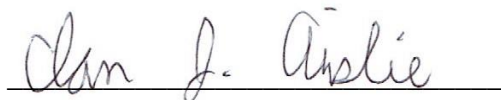
- a) Required permits are now listed on sheet 1.
- b) One permit has been obtained to date: the variance decision from the Zoning Board of Adjustment. The decision is provided with this submittal.

11. Other

- a) Several details are added to sheet 3: landscape planting details, fencing, accessible parking sign, and pavement striping. No additional lighting is proposed.

Thank you for your fair consideration.
Very truly yours,

MEISNER BREM CORPORATION



Ian Ainslie, PE

WAIVER REQUEST FORM

Name of Subdivision/Site Plan: Monument Construction LLC

Street Address: 149 Lowell Road

I Ian Ainslie, PE hereby request that the Planning Board waive the requirements of item 276-8.C.(6)(a) of the Hudson Land Use Regulations in reference to a plan presented by Meisner Brem Corporation

(name of surveyor and engineer) dated 11-9-22 ^{rev.} 10-25-23 for property tax map(s) 204 and lot(s) 3 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):

This property is in the business zone and a commercial use is proposed. The lot was previously developed for a residential use. The pre-existing residential use creates a hardship by limiting the area available for development associated with a commercial use.

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 loading space regulation is intended for business loading and unloading inventory and supplies. This business is an office use and will not require the loading and unloading of inventory or supplies.

Signed: 
Applicant or Authorized Agent

Ian Ainslie

From: Dhima, Elvis <edhima@hudsonnh.gov>
Sent: Tuesday, October 24, 2023 7:51 AM
To: Ian Ainslie; Groth, Brian
Subject: RE: Monument Construction - First Site Plan Review (20030249.225)

Ian

I would add a form they can use every time they do an inspection / maintenance

I would add that it would be responsibility of the owner for record keeping of these forms

I'm good once you add these two items

E

Elvis Dhima, P.E.
Town Engineer

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



From: Ian Ainslie <iana@meisnerbrem.com>
Sent: Monday, October 23, 2023 5:16 PM
To: Dhima, Elvis <edhima@hudsonnh.gov>; Groth, Brian <bgroth@hudsonnh.gov>
Subject: FW: Monument Construction - First Site Plan Review (20030249.225)

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

Elvis, Brian,

We are working on review comments received from Fuss & O'Neill for 149 Lowell Road. Comment 6i on page 3 requests that we review the stormwater maintenance plan with the Town to determine if it is sufficient. So I am turning to you- is the write-up provided sufficient or is a more extensive O&M plan needed?

This project disturbs less than 20k square feet so we do not anticipate filing for a stormwater permit.

Ian Ainslie, PE
Meisner Brem Corporation
142 Littleton Road, Suite 16
Westford, MA 01886
Tel: (978) 692-1313
iana@meisnerbrem.com

Ian Ainslie

From: Kyle Smiley <kyle.smiley@cultec.com>
Sent: Wednesday, November 1, 2023 8:46 AM
To: Ian Ainslie
Subject: RE: 149 Lowell Rd, Hudson - Cultec System

Ian,

This design looks solid. I look forward to meeting you next week – do you have any preferences for lunch? I can pick up from anywhere. And it will just be you correct?

Regards,

Kyle



KYLE SMILEY, P.E.

Technical Engineer – New England

CULTEC

CONTACTOR® & RECHARGER® STORMWATER & SEPTIC CHAMBERS

Kyle.Smiley@cultec.com

Call • Text: 475-279-0502

Office: 203-775-4416 ext. 133

cultec.com



From: Ian Ainslie <iana@meisnerbrem.com>
Sent: Tuesday, October 31, 2023 3:21 PM
To: Kyle Smiley <kyle.smiley@cultec.com>
Subject: RE: 149 Lowell Rd, Hudson - Cultec System

Kyle,

Thank you for your feedback. All of your points make sense to me. I made the change that you suggested in #4, see attached. I added a seventh row due to another review comment which requested that we use a larger storm event. So the system is now 7 rows x 4 chambers = 28 chambers.

Let me know if you have any further recommendations.

Ian Ainslie, PE

Meisner Brem Corporation
142 Littleton Road, Suite 16
Westford, MA 01886
Tel: (978) 692-1313
iana@meisnerbrem.com



MEISNER BREM CORPORATION

142 LITTLETON ROAD, SUITE 16, WESTFORD, MA, 01886 • (978) 692-1313
151 MAIN STREET, SALEM, NH, 03079 • (603) 893-3301

Notice: The information contained in this email is intended only for the individual(s) addressed above. This information may be confidential for the benefit of the recipient only. If you are not the intended recipient, you are hereby notified that any use, disclosure, or copying of the email is strictly and expressly prohibited.

From: Kyle Smiley <kyle.smiley@cultec.com>
Sent: Wednesday, October 25, 2023 8:23 AM
To: Ian Ainslie <iana@meisnerbrem.com>
Subject: RE: 149 Lowell Rd, Hudson - Cultec System

Ian,

I have attached your plan with a couple of markups and a calculation spreadsheet for the system. I have a few recommendations:

1. The 12" HDPE into the system is too large to go into the side port of the 150 XLHD (10" HDPE Max). This pipe would need to be elbowed into the end cap of the chamber or a direct shot from the structure into the chamber.
2. For separator rows, we highly recommend a structure be in line with the row to be able to back flush the row for system maintenance.
3. We recommend at least a 10' separation from the chamber system to any buildings. If within 10' is unavoidable, we recommend a liner on the side of the system.
4. Taking 1, 2, and 3 into consideration, I would recommend a 6 row by 4 chamber system, shifted a few feet to the left of the current system location. This would resolve all of my above comments. The total system volume will drop approximately 60 CF. If this is unacceptable the stone border or cover stone can be increased to make up for the lost volume.

We would be happy to draft this system for you and send over a CAD file with the details.

Regards,

Kyle



KYLE SMILEY, P.E.

Technical Engineer – New England
CULTEC

CONTACTOR® & RECHARGER® STORMWATER & SEPTIC CHAMBERS

Kyle.Smiley@cultec.com

Call • Text: 475-279-0502

Office: 203-775-4416 ext. 133

cultec.com



From: Ian Ainslie <iana@meisnerbrem.com>
Sent: Tuesday, October 24, 2023 2:27 PM
To: Kyle Smiley <kyle.smiley@cultec.com>
Subject: 149 Lowell Rd, Hudson - Cultec System

Hello Kyle,

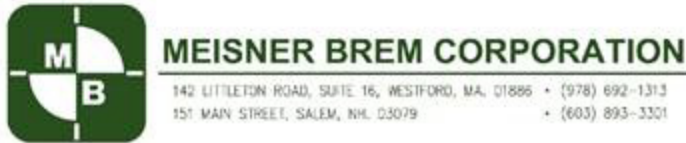
We have a site in Hudson NH that will be utilizing a 25-chamber system of 150XLHD chambers. The Town's review engineer requested that we review the design of the system with Cultec to ensure that the design is buildable and

drawn accurately. In their words: "limitations of items such as inlets, angles, inspection ports, etc may alter the design from what is illustrated upon the plan set".

Would you mind reviewing this? Thank you.

Ian Ainslie, PE

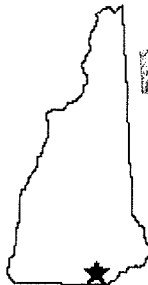
Meisner Brem Corporation
142 Littleton Road, Suite 16
Westford, MA 01886
Tel: (978) 692-1313
iana@meisnerbrem.com



Notice: The information contained in this email is intended only for the individual(s) addressed above. This information may be confidential for the benefit of the recipient only. If you are not the intended recipient, you are hereby notified that any use, disclosure, or copying of the email is strictly and expressly prohibited.

NOTICE: This email message is intended only for the person or entity to which it is addressed. This email message, including any attachments, may contain confidential and/or privileged information and other materials, and is protected by copyright law. Any unauthorized review, use, disclosure, or distribution is strictly prohibited. If you are not the intended recipient, then please contact the sender by reply email and delete/destroy all copies of the original email message and any attachments. This email message, including any attachments, also may contain technical, or similar types of, information and materials. The sender does not make any express or implied representations or warranties with respect to such information and materials, including, without limitation, fitness for a particular purpose or merchantability or as to the accuracy or completeness of any such information and materials, and any such representations and warranties are hereby expressly disclaimed.

NOTICE: This email message is intended only for the person or entity to which it is addressed. This email message, including any attachments, may contain confidential and/or privileged information and other materials, and is protected by copyright law. Any unauthorized review, use, disclosure, or distribution is strictly prohibited. If you are not the intended recipient, then please contact the sender by reply email and delete/destroy all copies of the original email message and any attachments. This email message, including any attachments, also may contain technical, or similar types of, information and materials. The sender does not make any express or implied representations or warranties with respect to such information and materials, including, without limitation, fitness for a particular purpose or merchantability or as to the accuracy or completeness of any such information and materials, and any such representations and warranties are hereby expressly disclaimed.



RECEIVED

JUN 14 2023

TOWN OF HUDSON

*F
Cm &
Dan*



BY: _____

Zoning Board of Adjustment

Gary M. Daddario, Chairman

Dillon Dumont, Selectmen Liaison

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

June 13, 2023

Applicant/Owner: Daniel Proulx, Jr., Managing Member
Monument Construction, LLC
149 Lowell Road
Hudson, NH 03051

Enclosed please find a copy of the Notice of Decision for the **Variance – Granted with 3 stipulations on 04/27/2023 for 149 Lowell Rd., Hudson, NH.** It will be filed with the Hillsborough County Registry of Deeds.

Sincerely,

Tracy Goodwyn

Tracy Goodwyn
Zoning and Code Enforcement
Administrative Aide

Cc: Robert M. Shepard, Esq.

Note-Per Town of Hudson Zoning Ordinance, § 334-82A., Time limit: A grant of a variance or special exception by the Hudson Zoning Board of Adjustment shall be valid if exercised within a period of two years following the vote of approval by the Zoning Board of Adjustment.



Send recorded copy to:

TOWN OF HUDSON
ZONING BOARD OF ADJUSTMENT
12 School Street, Hudson, New Hampshire 03051

NOTICE OF DECISION

Map 204, Lot 003-000, Zone B (Business), Case # 204-003

ZBA Decision 4/27/2023

Variance – GRANTED with 3 stipulations

Property Owner & Address: Monument Construction, LLC attn.: Daniel Proulx, Jr.
149 Lowell Road, Hudson, NH 03051

Legal Representative: Robert M. Shepard Esq., Smith-Weiss, Shepard, Kanakis & Spony, PC
47 Factory Street, PO Box 388, Nashua, NH 03061-0388

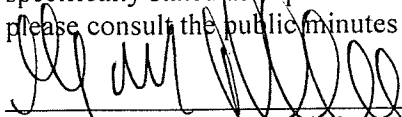
Property Location: 149 Lowell Road, Hudson, NH 03051

Action sought: Variance to allow a proposed gravel area for equipment storage in the rear of the existing garage (to be converted to office space) and three (3) 8' x 40' storage containers on a ¾" stone pad constituting an Industrial Use as a Contractor's Yard (E-15) where it is not permitted in the B Zone.


Zoning Ordinance Article: Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses.]

Action granted: After consideration of the testimony and discussion on stipulations needed to minimize the impact of a Contractor's Yard in the Business District; and after review of the Variance criteria and determining that each criterion was satisfied, motion made, seconded and voted 3:2 to grant the Variance with three (3) stipulations: (1) no heavy equipment (such as dump trucks, large trailers, tractor trailers/vehicles > 13,000 GVW) to be on site, day or night; (2) no more than 3 pieces of smaller equipment to be on site, day or night; and (3) proposed gravel area, as identified on Site Plan prepared by Meisner Brem Corporation dated November 9, 2022, to be paved unless otherwise directed by the Planning Board during Site Plan Review.

NOTE: All representations of fact or intention made by the applicant, owner and agent during testimony before the Zoning Board of Adjustment relative to the obtaining of this relief shall be considered conditions of this approval, regardless of the fact that such facts or intentions may not have been specifically stated as stipulations of the motion. For details of specific discussion relative to this decision, please consult the public minutes recorded during this hearing.



Gary M. Daddario, ZBA Chairman



Bruce Buttrick, Zoning Administrator

6/12/23

Date

6-8-23

Date



December 19, 2023

Brian Groth
Town Planner
12 School St
Hudson, NH 03051

Re: Monument Construction - Site Plan
149 Lowell Road

Dear Mr. Groth,

Meisner Brem Corporation has revised the Site Plan for the above referenced property. These revisions are dated December 18, 2023 and are intended to address all of the comments received from Fuss & O'Neill in their letter dated November 30, 2023.

For ease of review, we have provided our responses using the organizational structure of Fuss and O'Neill's letter. Items not believed to require a response are not listed.

1. Site Plan Review Codes

f) A detail of the accessible parking space, route, and ramp is added to sheet 4. The detail depicts elevations, dimensions, and slopes in accordance with ADA requirements.

l) The designer notes that no large trucks or equipment are allowed on the site in accordance with condition #1 of the variance granted by the Hudson Zoning Board. The loading space regulation implies large vehicles based on the size of the required loading space (60 ft long). The designer and applicant will discuss with the Planning Board.

2. Administrative Review Codes

c) A surveyor's stamp is added to sheet 2.

e) e) A waiver from the 100 ft residential setback requirement is requested. See attached waiver request form.

Letter to Brian Groth
Hudson Planning Department
149 Lowell Road Revision #4 – Response to Peer Review
December 19, 2023

5. Utility Design

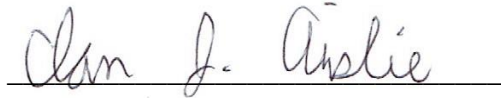
b) There is no record of the existing septic system at the town or state. The designer notes that commercial septic flows are generally less than residential septic flows for similarly sized buildings, therefore it is expected that the existing system would support the conversion from residential to commercial. The designer suggests a condition of approval stating that the property owner shall immediately design and construct a new system for the proposed use if the existing system fails.

8. Erosion Control/Wetland Impacts

a) Perimeter sedimentation control is added downslope of the proposed work. Catch basin “silt sack” inserts are also added for all on-site catch basins. See plan view on sheet 2 and details on sheet 4.

Thank you for your fair consideration.
Very truly yours,

MEISNER BREM CORPORATION

A handwritten signature in cursive script, reading "Ian J. Ainslie", is written over a horizontal line.

Ian Ainslie, PE

WAIVER REQUEST FORM

Name of Subdivision/Site Plan: Monument Construction LLC

Street Address: 149 Lowell Road

I Ian Ainslie, PE hereby request that the Planning Board waive the requirements of item 276-8.C.(6)(a) of the Hudson Land Use Regulations in reference to a plan presented by Meisner Brem Corporation

(name of surveyor and engineer) dated 11-9-22 ^{rev.} 10-25-23 for property tax map(s) 204 and lot(s) 3 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):

This property is in the business zone and a commercial use is proposed. The lot was previously developed for a residential use. The pre-existing residential use creates a hardship by limiting the area available for development associated with a commercial use.

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 loading space regulation is intended for business loading and unloading inventory and supplies. This business is an office use and will not require the loading and unloading of inventory or supplies.

Signed:



Applicant or Authorized Agent

WAIVER REQUEST FORM

Name of Subdivision/Site Plan: Monument Construction LLC

Street Address: 149 Lowell Road

I Ian Ainslie, PE hereby request that the Planning Board waive the requirements of item 276-11.1, B(12)(c) of the Hudson Land Use Regulations in reference to a plan presented by Meisner Brem Corporation

(name of surveyor and engineer) dated 11-9-22, Rev. 12-18-23 for property tax map(s) 204 and lot(s) 3 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):

This property is in the Business Zone and a Commercial Use is proposed. The lot was previously developed for a residential use. If the 100' setbacks are applied from all 3 surrounding residential properties then the remaining area would be too small for the uses allowed by zoning. Several of the surrounding residential uses are not allowed by zoning.

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):

Most of the on-site improvements are pre-existing. Screening is provided from abutting residential buildings. At least 100' is provided from all residential buildings to the on-site buildings. Therefore appropriate separation is provided.

Signed:



Applicant or Authorized Agent



TOWN OF HUDSON

Planning Department



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: 204-003-000

149 Lowell Road

Project Name: Monument Construction Site Plan

Proposed ITE Use #1: Contractors Yard

Proposed Building Area (square footage): 3,182 S.F.

CAP FEES: (ONE CHECK NEEDED)

1.	(Bank 09) 2070-701	(\$2.48 x 3,182 sqft) General Office Traffic Improve (Zone 2)	<u>\$ 7,891.36</u>
		Total CAP Fee	<u>\$ 7,891.36</u>

Check should be made payable to the Town of Hudson.

Thank you,
Brooke Dubowik
Administrative Aide