

48 FRIARS DRIVE SITE PLAN AMENDMENT

SP# 01-24

STAFF REPORT

February 14, 2024

SITE: 48 Friars Drive, Map 209/Lot 001

ZONING: Business (B)

PURPOSE OF PLAN: To amend the conditions of approval as set forth in Stipulation No. 5 of the Site Plan Development Agreement dated July 8, 2022 to allow the Applicant to bond the remaining necessary work to complete the offsite improvement (installation of a right-turn slip lane that exits Lowell Road onto Friars Drive) in an amount approved by the Town Engineer prior to the issuance of a building Certificate of Occupancy conditioned upon the slip lane improvements to be completed prior to May 1, 2024. Also request for bonding of final on-site improvements including final paving, landscaping prior to issuance of a Certificate of Occupancy.

PLANS UNDER REVIEW:

Site Plan Amendment SP# 01-24, Map 209 Lot 001, 48 Friars Drive, Hudson, New Hampshire; prepared by: The Dubai Group, Inc., 136 Harvey Road, Bldg B101, Londonderry, NH 03053; prepared for: GFI Partners, 133 Pearl Street #300, Boston, MA 02110; consisting of 1 sheet and general notes 1-7 on Sheet 1; dated November 20, 2023.

ATTACHMENTS:

- 1) Site Plan Application, date received November 15, 2023 – Attachment “A”.
- 2) Project Narrative Attachment “B”
- 3) Department Comments – Attachment “C”.
- 4) Traffic Memo prepared by TF Moran, Inc. dated January 24, 2024 – Attachment “D”.
- 5) Bond estimates for Slip Lane and On-site work – Attachment “E”.
- 6) Amended Site Plan.

APPLICATION TRACKING:

- January 24, 2024 – Application received.
- February 14, 2024 – Public hearing scheduled.

COMMENTS & RECOMMENDATIONS:

BACKGROUND

The lot is located within the Sagamore Industrial Park. In building process is a new 504,000-SF industrial facility, planned and designed to attract local and industrial users including but not limited to warehouse distribution, light industrial, and light manufacturing. One of two vacancies

is slated to be filled by Life is Good for warehousing. The facility is serviced by a driveway off of Friars Drive.

STAFF COMMENTS

The traffic memo provided by TF Moran takes a very conservative approach to estimating potential change in traffic due to life is good opening early. As the project was previously approved under the assumption of two businesses being located at the site, the total level of traffic entering and exiting the site early is not in addition to prior estimates from the base approval. All of the truck traffic inbound to the site was slated to use Executive Drive in the original traffic reports, and TF Moran added an additional truck per hour as an additional buffer. The conclusions reached by TF Moran are reasonable in nature.

DEPARTMENT COMMENTS

Engineering provided the following comment:

The main concern from the Engineering Department stand point is what if there are other outstanding items beyond what they are asking for.

To make sure that doesn't happened, below is one stipulation to be added, in case of a Planning Board approval

- 1. The Planning Board approval shall not supersede Engineering Department determination of sign off on a certificate of occupancy, based on items related to access, safety, utilities, pedestrian and traffic movements within the site.*

A draft stipulation has been added in line with this comment.

Fire provided the following comments:

If the Planning Board approves the proposed site plan changes, the approval shall not supersede the requirements of the State Adopted Building Code, Fire Code and all ADA Requirements to be complete prior to Inspectional Services issuing a Certificate of Occupancy.

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

RECOMMENDATIONS

Staff recommends accepting the application and holding a public hearing, followed by deliberation and consideration of approval. The Applicant has addressed all comments issued Town Staff.

DRAFT MOTIONS:

ACCEPT the site plan application:

I move to accept the site plan amendment application 48 Friars Drive SP# 01-24, Map 209/ Lot 001, 48 Friars Drive, Hudson, NH.

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

DEFER the site plan application:

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

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

APPROVE the site plan application:

I move to approve the site plan for the 48 Friars Drive Site Plan Development Agreement Amendment SP# 01-24, Map 209 Lot 001, 48 Friars Drive, Hudson, NH; prepared by: The Dubai Group, Inc., 136 Harvey Road, Bldg. B101, Londonderry, NH 03053; prepared for: GFI Partners, 133 Pearl Street #300, Boston, MA 02110; consisting of 1 sheet and general notes 1-7 on Sheet 1; dated November 20, 2023; and:

That the Planning Board finds that 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 the approval granted on March 23, 2022 shall remain in effect except for the amendment approved for Stipulation No. 5 of the Site Plan Development Agreement dated July 8, 2022 and said amended Stipulation No. 5 shall be incorporated into the Development Agreement which shall be recorded at the HCRD, together with the Plan.
2. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
3. The Planning Board approval shall not supersede Engineering Department determination of sign off on a certificate of occupancy, based on items related to access, safety, utilities, pedestrian and traffic movements within the site.

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

SITE PLAN APPLICATION

Date of Application: January 17, 2024 Tax Map #: 209 Lot #: 001-000

Site Address: 48 Friars Drive Hudson, NH

Name of Project: 48 Friars Drive

Zoning District: Industrial & General General SP#: 01-24
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Lowell Road Property Owner DE, LLC

same as owner

Address: 133 Pearl Street Suite 300

Address: Boston, MA 02110

Telephone # 617-292-0101

Email: hpalazola@gfipartners.com

PROJECT ENGINEER:

SURVEYOR:

Name: Karl Dubay, The Dubay Group , Inc.

Joel Connolly, The Dubay Group , Inc.

Address: 136 Harvey Rd Bldg B101

136 Harvey Rd Bldg B101

Address: Londonderry, NH 03053

Londonderry, NH 03053

Telephone # 603-247-8766

603-315-8763

Email: karl@thedubaygroup.com

joel@thedubaygroup.com

PURPOSE OF PLAN:

To amend Stipulation No. 5 from the Site Plan Development Agreement dated July 8, 2021 that the off site improvements (slip lane on Lowell Road) can be alternatively bonded with specific conditions prior to the issuance of a Building Certificate of Occupancy. Also request for bonding of final on-site improvements including final paving, landscaping that are weather dependent prior to issuance of a Certificate of Occupancy.

(For Town Use Only)

Routing Date: 1/25/24 Deadline Date: 1/31/24 Meeting Date: 2/14/24

_____ 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: Site Plan Amendment, Development Agreement Addendum, 48 Friars Drive

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 209 LOT 001-000

DATE: 11/20/2023

Location by Street: 48 Friars Drive

Zoning: Industrial & General

Proposed Land Use: Industrial (unchanged)

Existing Use: Industrial (approved & under construction)

Surrounding Land Use(s): Industrial, commercial and residential

Number of Lots Occupied: one

Existing Area Covered by Building: 523,320 SF (under construction)

Existing Buildings to be removed: none

Proposed Area Covered by Building: 523,320 SF (under construction)

Open Space Proposed: 66% (includes 23 acres within protective covenant area, unchanged)

Open Space Required: 35% min required (26 acres)

Total Area: S.F.: 3,260,249 Acres: > 74 acres

Area in Wetland: unchanged - per previous approved plans
Area Steep Slopes: _____

Required Lot Size: 1 acre (per previous approvals)

Existing Frontage: 468 LF (unchanged) per previous approved plans

Required Frontage: 150 LF (min) per previous approved plans

Building Setbacks:	<u>Required*</u>	<u>Proposed</u>
Front:	<u>30 ft</u>	<u>431 ft (unchanged)</u>
Side:	<u>15 ft</u>	<u>287 ft (unchanged)</u>
Rear:	<u>15 ft</u>	<u>246 ft (unchanged)</u>
	<u>200 ft to certain residential districts (complies, unchanged)</u>	

SITE DATA SHEET
(Continued)

Flood Zone Reference: (no work proposed in flood plain)
Maps 33011C0652

Width of Driveways: (24' to 32' per approved plans- unchanged)

Number of Curb Cuts: one per approved plans (unchanged)

Proposed Parking Spaces: 431 per approved plans (unchanged)

Required Parking Spaces: 873 (Waiver was granted)

Basis of Required Parking (Use): Basis is typical industry standards for use.

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

Waiver Requests

Town Code Reference:

Regulation Description:

275-8 (C)2 Allows a reduction in required parking spaces to those outlined on the plans. The parking waiver was granted in December 2021 on previously approved plans. Refer to previously granted approvals on file with the Town and registry. No new waivers for this amendment are known to be required.

(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: 1/19/2024

Print Name of Owner: Steven Goodman, Manager of Lowell Road Property Owner DE, LLC

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

Signature of Developer: _____ Date: _____

Print Name of Developer: _____

- ❖ The developer/individual in charge must have control over all project work and be available to the Code Enforcement Officer/Building Inspector during the construction phase of the project. The individual in charge of the project must notify the Code Enforcement Officer/Building Inspector within two (2) working days of any change.

SCHEDULE OF FEES

A. REVIEW FEES:

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

CONSULTANT REVIEW FEE: (Separate Check)

Total _____ acres @ \$600.00 per acre, or \$1,250.00, whichever is greater. \$ N/A

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>22</u>	Direct Abutters Applicant, Professionals, etc. as required by RSA 676:4.1.d @\$5.01 (or Current Certified Mail Rate)	\$ <u>110.22</u>
<u>23</u>	Indirect Abutters (property owners within 200 feet) @\$0.66 (or Current First Class Rate)	\$ <u>15.18</u>

C. TAX MAP UPDATING FEE: (FLAT FEE) \$ N/A 275.00

TOTAL \$ 125.40

SCHEDULE OF FEES
(Continued)

(For Town Use)			
AMOUNT RECEIVED: \$	125.40	DATE RECEIVED:	1/24/24
RECEIPT NO.:	760,654	RECEIVED BY:	BROOKE

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.*****

PROJECT NARRATIVE

Date: January 22, 2024

To: Jay Minkarah, Interim Town Planner

Cc: Hudson Planning Board

From: Hayley Palazola, Project Manager, Lowell Road Property Owner DE, LLC

Subject: Site Plan Modification, 48 Friars Drive, Friars Drive Industrial Facility

Site Plan Application

On behalf of the property owner and applicant, Lowell Road Property Owner DE, LLC, we are pleased to submit the Site Plan Application for a minor modification to the previously approved 523,320 square foot, warehouse facility located at Lot 209-001-000, also referred to as 48 Friars Drive Hudson, NH.

The requested modification is of stipulation number 5 as documented on the project's original Site Plan Development Agreement dated July 8, 2022 and recorded in the Hillsborough County Registry of Deeds, Book 9636, Page 392. As detailed in the Site Development Agreement Stipulation No. 5, the Applicant Lowell Road Property Owner DE, LLC, was to provide the design and installation of a right-turn slip lane that exits Lowell Road onto Friars Drive to be completed prior to the issuance of a certificate of occupancy.

After design of the slip lane was completed, it was discovered multiple utility poles needed to be relocated onto private property. To move forward with the slip lane as approved, the Applicant was required to obtain an easement from the current property owners, FC Owner, LLC and FC2 Owner, LLC (the Developer of the Friars Court Apartment project known as "Dakota Partners") granting the rights to Eversource for the utility pole relocation and to coordinate with Eversource and five other utility providers to install new utility poles and move their lines over from the old poles.

The majority of the work for the slip lane has been completed with the remaining work anticipated to be completed within the next month to month and one-half, in time for the planned completion of the building for occupancy by Life is Good. However, work within the Town's right-of-way is not permitted to be completed until after March 15, 2024, at the earliest, weather dependent. The applicant expects the remaining work inside the Town's right-of-way would take approximately three to four weeks after its start date.

We request the Hudson Planning Board amend Stipulation No. 5 of the conditions of approval as set forth in the Site Plan Development Agreement to allow the Applicant to bond the remaining necessary work to complete the offsite improvement in an amount approved by the Town Engineer prior to the issuance of a building Certificate of Occupancy conditioned upon the slip lane improvements to be completed prior to May 1, 2024. Further, the applicant agrees to perform work on Saturdays and agrees to a liquidated damages penalty of \$500.00 per day if work is not completed by May 1, 2024. With bonding in place, this would allow the Applicant's tenant, Life is Good, to move into the warehouse on time and limit interruptions to business operations.

In connection with this application for amendment to the conditions of approval, we asked our traffic engineer, Robert Duval of TF Moran, to analyze the impacts and road safety of the roadways into the Sagamore Industrial Park without the slip lane in place for Life is Good's initial occupancy. The traffic

analysis, a copy of which is attached, concluded that occupancy of the warehouse is expected to generate limited additional traffic resulting in minimal to no impact on Lowell Road in advance of completion of the slip lane.

Additionally, we understand historically the Town of Hudson has allowed applicants to bond final landscape and paving improvements due to weather constants and timing of building delivery. The Applicant requests the board allow for the bonding of final paving, landscaping improvements and on-site work that is weather dependent, prior to the issuance of a building certificate of occupancy. We estimated these final on-site improvements to be completed no later than July 1, 2024, weather dependent. Again, this would allow for the issuance of a certificate of occupancy and provide Life is Good the ability to move into the property without interruptions to their business.

Dubowik, Brooke

From: Dhima, Elvis
Sent: Thursday, January 25, 2024 12:52 PM
To: Dubowik, Brooke; Gradert Benjamin; Hebert, David; Kirkland, Donald; McElhinney, Steven; Michaud, Jim; Sullivan, Christopher; Malley, Tim; Twardosky, Jason
Cc: Malley, Tim
Subject: RE: Dept Sign Off - SP# 01-24 Friars Drive Dev. Agreement Amendment

Brooke

The main concern from the Engineering Department stand point is what if there are other outstanding items beyond what they are asking for.

To make sure that doesn't happened, below is one stipulation to be added , in case of a Planning Board approval

1. The Planning Board approval shall not supersede Engineering Department determination of sign off on a certificate of occupancy , based on items related to access, safety ,utilities, pedestrian and traffic movements within the site.

Thanks

E

Elvis Dhima, P.E.
Town Engineer

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



From: Dubowik, Brooke <bdubowik@hudsonnh.gov>
Sent: Thursday, January 25, 2024 10:38 AM
To: Dhima, Elvis <edhima@hudsonnh.gov>; Gradert Benjamin <bgradert@hudsonnh.gov>; Hebert, David <dhebert@hudsonnh.gov>; Kirkland, Donald <dkirkland@hudsonnh.gov>; McElhinney, Steven <smcelhinney@hudsonnh.gov>; Michaud, Jim <jmichaud@hudsonnh.gov>; Sullivan, Christopher <csullivan@hudsonnh.gov>; Malley, Tim <tmalley@hudsonnh.gov>; Twardosky, Jason <jtwardosky@hudsonnh.gov>
Cc: Malley, Tim <tmalley@hudsonnh.gov>
Subject: Dept Sign Off - SP# 01-24 Friars Drive Dev. Agreement Amendment

Good morning,
48 Friars Drive is requesting an amendment to their Development Agreement at the Life is Good Warehouse.
Please return no later than January 31, 2024.
Thank you,

Brooke Dubowik

SITE PLAN APPLICATION

Date of Application: January 17, 2024 Tax Map #: 209 Lot #: 001-000

Site Address: 48 Friars Drive Hudson, NH

Name of Project: 48 Friars Drive

Zoning District: Industrial & General General SP#: 01-24
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: Lowell Road Property Owner DE, LLC

Address: 133 Pearl Street Suite 300

Address: Boston, MA 02110

Telephone # 617-292-0101

Email: hpalazola@gfipartners.com

DEVELOPER:

same as owner

PROJECT ENGINEER:

Name: Karl Dubay, The Dubay Group , Inc.

Address: 136 Harvey Rd Bldg B101

Address: Londonderry, NH 03053

Telephone # 603-247-8766

Email: karl@thedubaygroup.com

SURVEYOR:

Joel Connolly, The Dubay Group , Inc.

136 Harvey Rd Bldg B101

Londonderry, NH 03053

603-315-8763

joel@thedubaygroup.com

PURPOSE OF PLAN:

To amend Stipulation No. 5 from the Site Plan Development Agreement dated July 8, 2021 that the off site improvements (slip lane on Lowell Road) can be alternatively bonded with specific conditions prior to the issuance of a Building Certificate of Occupancy. Also request for bonding of final on-site improvements including final paving, landscaping that are weather dependent prior to issuance of a Certificate of Occupancy.

(For Town Use Only)

Routing Date: 1/25/24 Deadline Date: 1/31/24 Meeting Date: 2/14/24

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

DRH Title: Fire Marshal Date: 1/25/24
(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: Acting Town Planner

FR: David Hebert
Fire Marshal

DT: January 25, 2024

RE: Proposed Site Plan Modification

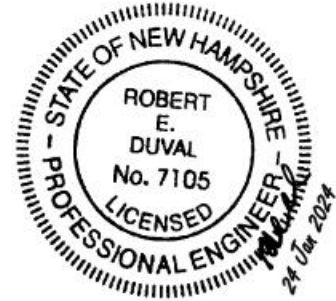
If the Planning Board approves the proposed site plan changes, the approval shall not supersede the requirements of the State Adopted Building Code, Fire Code and all ADA Requirements to be complete prior to Inspectional Services issuing a Certificate of Occupancy.

David Hebert
Fire Marshal



TRAFFIC MEMORANDUM

Date: 24 January 2024
 To: Morgan Hollis
 From: Robert Duval, PE
 Project: HCW Warehouse – 2024 LIG Tenant Update
 Friars Drive, Hudson
 Subject: No Right Turn Lane (RTL)
 TFM# 16415.16



This memo evaluates the effects of opening the “Life is Good” portion of the new warehouse on Friars Drive before the proposed SB right turn lane on Lowell Road is open to traffic. Final plans for that turn lane have been submitted for approval under separate cover.

The Build traffic volumes are based on the analysis prepared for Tenant #1 (Life is Good) and contained in the memo entitled “Tenant #1 Update” by TFMoran, dated 11/22/2022. That analysis is based on full occupancy of the warehouse, that is, it also includes trips from a second tenant in the remaining space. Thus the analysis is conservative (assumes more trips) than anticipated from Life is Good alone.

The figures and tables in this memo compare Build condition operating conditions after opening of Life is Good with and without the right turn lane in place. Because of the limited amount of trucks expected during peak hours, all such trucks are expected to come from the south, and none are expected from the north. Car traffic is expected from both directions, as presented in the approved Traffic Study Update.

Figure 1 - SITE TRIPS (From Tenant #1 Update Memo)

Tenant #1 trip generation is based on Life is Good shift schedule; Tenant #2 is based on ITE LUC 154 (High Cube Warehouse). Total AM and PM weekday peak hour trips are shown below.

AM Site Trips

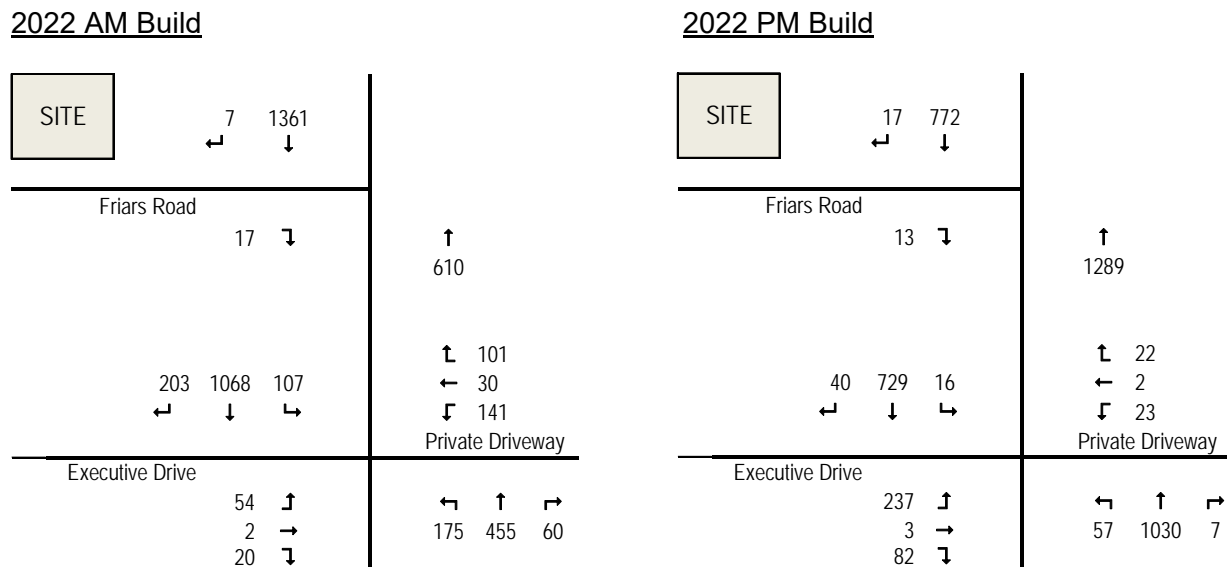
SITE	0	0		
	3	0	↙	↓
Friars Road				
	0	2	↘	↑
	0	0	↖	0
	0	2	↔	0
	↙	↓	↘	↘
				0
Private Driveway				
Executive Drive				
	0	0	↗	↙
	0	0	→	↑
	2	0	↘	↘
	↙	↑	↗	0
	6	0	↔	0
	2	0	↖	0

PM Site Trips

SITE	0	0		
	1	0	↙	↓
Friars Road				
	0	8	↘	↑
	0	0	↖	1
	0	8	↔	0
	↙	↓	↘	↘
				0
Private Driveway				
Executive Drive				
	0	1	↗	↙
	0	0	→	↑
	2	0	↘	↘
	↙	↑	↗	0
	1	0	↔	0
	0	0	↖	0

Adding the peak hour full-build site trips to background trip volumes from the previous report yields the following Build condition traffic volumes:

Figure 2 – FULL-BUILD TRIPS (From Tenant #1 Update Memo)



Using the full-build volumes from Figure 2 above, the following tables provide a comparison of peak hour trips with (“Approved”) and without (“No RTL”) the right turn lane in place at Friars Drive.

Table 1A – Operational Analysis AM Peak Hour

*2022 AM Peak Hour
 Level of Service Analysis Summary*

Location/ Peak Hour	TENANT #1 UPDATE APPROVED				TENANT #1 UPDATE [No RTL]			
	2022 Build				2022 Build Mit			
	v/c ^a	Del. ^b	LOS ^c	Q ^d	v/c ^a	Del. ^b	LOS ^c	Q ^d

10: Lowell Road (3A) at Friars Drive

PM OVERALL	---	0.3	A	---	---	0.3	A	---
SB T[R]	0.00	0.0	A	0	0.00	0.0	A	0
SB R	0.00	0.0	A	0	---	---	---	---
EB R	0.13	32.6	D	10	0.13	32.9	D	10

7: Lowell Road (3A) at Executive Drive/PMA Drive

PM OVERALL	0.82	29.5	C	---	0.82	29.5	C	---
EB LT	0.52	37.2	D	82	0.52	37.3	D	82
EB R	0.02	18.6	B	12	0.02	18.6	B	12
WB LT	0.86	61.6	E	227	0.86	61.6	E	227
WB R	0.15	33.4	C	51	0.15	33.4	C	51
NB L	0.83	61.9	E	265	0.83	62.0	E	265
NB TTR	0.30	12.7	B	133	0.30	12.7	B	133
SB L	0.72	54.8	D	172	0.72	54.9	D	172
SB TTR	0.81	24.2	C	477	0.81	24.2	C	478

Table 1B – Operational Analysis PM Peak Hour

*2022 PM Peak Hour
 Level of Service Analysis Summary*

	TENANT #1 UPDATE APPROVED				TENANT #1 UPDATE [No RTL]			
Location/ Peak Hour	2022 Build				2022 Build Mit			
Movement	v/c ^a	Del. ^b	LOS ^c	Q ^d	v/c ^a	Del. ^b	LOS ^c	Q ^d

10: Lowell Road (3A) at Friars Drive

PM OVERALL	---	0.1	A	---	---	0.1	A	---
SB T[R]	0.00	0.0	A	0	0.00	0.0	A	0
SB R	0.00	0.0	A	0	---	---	---	---
EB R	0.04	15.4	C	3	0.04	15.6	C	3

7: Lowell Road (3A) at Executive Drive/PMA Drive

PM OVERALL	0.76	20.3	C	---	0.76	20.3	C	---
EB LT	0.85	39.8	D	190	0.85	39.8	D	190
EB R	0.11	11.3	B	32	0.11	11.4	B	32
WB LT	0.09	18.7	B	27	0.09	18.7	B	27
WB R	0.02	18.3	B	0	0.02	18.3	B	0
NB L	0.44	31.3	C	61	0.44	31.4	C	61
NB TTR	0.67	16.3	B	316	0.67	16.2	B	316
SB L	0.61	56.8	E	27	0.61	56.9	E	27
SB TTR	0.61	18.1	B	246	0.61	18.1	B	247

Conclusions:

The tables above demonstrate that operating conditions at the affected intersections are essentially unchanged by the absence of a SB right turn lane at Friars Drive.

Although the Traffic Study showed no site-related trucks coming from the north, for purposes of this analysis we did assume one SB truck during each peak hour would be diverted to Executive Drive during the period before the right turn lane is put in service.

- Delays for exiting Friars Drive traffic (EB right turn) increase by less than one second, and queues remain negligible (less than one car length).
- Executive Drive shows similar results, with nearly identical delays and queues for all movements, even with truck diversion during peak hours.
- Off-peak volumes overall are significantly less at all corridor intersections, therefore operations at these intersections will be improved over the results shown above.

Based on the analyses presented above, we conclude there will be minimal effects on the adjacent roadway network by opening the Life is Good facility during the brief period before the right turn lane is in service.

TFMoran, Inc.



Robert Duval, PE
 Chief Engineer

**TOWN OF HUDSON, NH
ROAD GUARANTEE ESTIMATE FORM**

I hereby certify that, in addition to any work already completed, the following itemized statement and estimate unit costs will complete all improvements required by the Hudson, NH Planning Board for the following Streets:

Owner/Developer Name: LOWELL ROAD PROPERTY OWNER, LCC

Date: January 24, 2024

Project Name: SLIP LANE ON LOWELL ROAD

Map: 209

Lot: 001

Street Name: 48 Friars Drive

Street Length: _____

	Amount			Total	Bond Remaining	Date
Clearing, 50' width		A.C.	@ \$ 8,000.00 =	\$ -	_____	_____
Excavation		C.Y.	@ \$ 15.00 =	_____	_____	_____
Ledge Removal Mass		C.Y.	@ \$ 45.00 =	_____	_____	_____
Trench Ledge		C.Y.	@ \$ 65.00 =	_____	_____	_____
Drainage Swales		L.F.	@ \$ 15.00 =	_____	_____	_____
Drainage Swale w/Riprap		L.F.	@ \$ 15.00 =	\$ 15,000.00	_____	_____
Hay Bale Dike		EA	@ \$ 5.00 =	_____	_____	_____
Silt Fence		L.F.	@ \$ 5.00 =	\$ -	_____	_____
Storm Drains Size/Type						
12" RCP		L.F.	@ \$ 55.00 =	_____	_____	_____
12" HDPE	20	L.F.	@ \$ 50.00 =	\$ 5,000.00	_____	_____
15" RCP		L.F.	@ \$ 70.00 =	_____	_____	_____
15" HDPE		L.F.	@ \$ 65.00 =	\$ -	_____	_____
18" RCP		L.F.	@ \$ 48.00 =	_____	_____	_____
21" RCP		L.F.	@ \$ 50.00 =	_____	_____	_____
24" RCP		L.F.	@ \$ 60.00 =	_____	_____	_____
30" RCP		L.F.	@ \$ 70.00 =	_____	_____	_____
36" RCP		L.F.	@ \$ 90.00 =	_____	_____	_____
6" PVC		L.F.	@ \$30.00 =	_____	_____	_____
Stormtech Systems		U	@ \$85,000.00 =	\$ -	_____	_____
6" Underdrain		L.F.	@ \$ 25.00 =	_____	_____	_____
8" Underdrain		L.F.	@ \$ 30.00 =	_____	_____	_____
Additional Excavation for Structures		C.Y.	@ \$ 15.00 =	_____	_____	_____
Catch Basin Grate	1	U	@ \$ 1,000.00 =	\$ 2,500.00	_____	_____
4' Catch Basins	1	V.F.	@ \$ 400.00 =	\$ 400.00	_____	_____
5' Catch Basins		V.F.	@ \$ 500.00 =	\$ -	_____	_____
4' Drain Manholes		V.F.	@ \$ 500.00 =	\$ -	_____	_____
5' Drain Manholes		V.F.	@ \$ 550.00 =	\$ -	_____	_____
Drainage Manhole Covers	1	U	@ \$ 800.00 =	\$ 800.00	_____	_____
Headwalls		EA	@ \$ 1,500.00 =	\$ -	_____	_____
Rip-Rap		S.Y.	@ \$ 50.00 =	\$ -	_____	_____

Subdivision Name: _____

						Total	Bond Remaini	Date
Sanitary Sewer Size								
6" PVC Service Connection		L.F.	@	\$ 30.00	=	\$ -	_____	_____
8" PVC								
0' - 12' Depth		L.F.	@	\$ 80.00	=	\$ -	_____	_____
12' - 18' Depth		L.F.	@	\$ 90.00	=	_____	_____	_____
10" PVC		L.F.	@	\$ 95.00	=	_____	_____	_____
Sewer Manhole Grate and Cover		U	@	\$ 750.00	=	_____	_____	_____
Sanitary Sewer Manholes 4' dia.								
Sanitary Sewer Manholes 4' dia.		V.F.	@	\$ 450.00	=	\$ -	_____	_____
Sanitary Sewer Manholes 5' dia.		V.F.	@	\$ 550.00	=	_____	_____	_____
Service Cleanout		EA.	@	\$ 350.00	=	\$ -	_____	_____
Sewer Manhole Covers		U	@	\$ 800.00	=	\$ -	_____	_____
Water Main Size (valves included)								
4" DIP Class 52		L.F.	@	\$ 65.00	=	_____	_____	_____
6" DIP Class 52	20	L.F.	@	\$ 75.00	=	\$ 2,000.00	_____	_____
8" DIP Class 52		L.F.	@	\$ 85.00	=	\$ -	_____	_____
10" DIP Class 52		L.F.	@	\$ 95.00	=	_____	_____	_____
12" DIP Class 52		L.F.	@	\$ 105.00	=	_____	_____	_____
T/S&V		L.F.	@	\$4,000.00	=	_____	_____	_____
Hydrants	1	EA	@	\$ 5,000.00	=	\$ 5,000.00	_____	_____
1" Copper Service (stops included)		EA.	@	\$ 500.00	=	\$ -	_____	_____
Bank Run Gravel	800	C.Y.	@	\$ 25.00	=	\$ 20,000.00	_____	_____
Crushed Bank Run Gravel		C.Y.	@	\$ 30.00	=	\$ -	_____	_____
Sand Cushion		C.Y.	@	\$30.00	=	_____	_____	_____
Hot Bituminous Pavement 28' width								
2 1/2" or 2" Base Course	180	TONS	@	\$ 100.00	=	\$ 18,000.00	_____	_____
1 1/2" Wearing Course Type F	120	TONS	@	\$ 110.00	=	\$ 13,200.00	_____	_____
_____ Other			@		=		_____	_____
Tack Coat		GAL	@	\$ 50.00	=	\$ -	_____	_____
Curbing								
Granite Curbing	380	L.F.	@	\$ 50.00	=	\$ 19,000.00	_____	_____
Cape Cod		L.F.	@	\$ 30.00	=	_____	_____	_____
Street Light & Foundation		U	@	\$ 2,000.00	=	_____	_____	_____
Sidewalks								
5' Wide bituminous	0	S.Y.	@	\$ 75.00	=	\$ -	_____	_____
						\$ 15,000.00		
Loam and Seed								
Easement areas		L.F.	@	\$ 10.00	=	_____	_____	_____
R.O.W. areas		L.F.	@	\$ 10.00	=	\$ -	_____	_____
Wetland Boundary Markers		U	@	\$ 250.00	=	\$ -	_____	_____

Subdivision Name: _____

				Total	Bond Remaini	Date
Bounds and Pins						
Property Pins	EA.	@	\$ 350.00 = \$	-	_____	_____
Road Bounds	EA.	@	\$ 500.00 = \$	-	_____	_____
Stop Signs	EA.	@	\$ 200.00 = \$	-	_____	_____
Street Signs	EA.	@	\$ 200.00 = \$	-	_____	_____
As-Built Plans	L.F.	@	\$ 10.00 = \$	10,000.00	_____	_____
Landscaping						
Trees	EA.	@	\$ 400.00 = \$	-	_____	_____
Bushes	EA.	@	\$ 250.00 =	_____	_____	_____
Guard Rails	0	L.F.	@ \$ 60.00 = \$	-	_____	_____
Utility Trench (Elec/Tel/TV)		L.F.	@ \$50.00 = \$	-	_____	_____
Other required improvements (itemize on separate sheet)		S.F.	@ \$1.00 =	_____	_____	_____
Subtotal:				\$ 125,900.00	_____	_____
Mobilization (10% subtotal):				\$ 12,590.00	_____	_____
Engineering & Contingencies (10% subtotal):				\$ 12,590.00	_____	_____
Total Estimate				\$ 151,080.00	_____	_____
Maintenance Level (10% of the Original Amount):				\$ 15,108.00	_____	_____
Total Estimate:				\$ 151,080.00	_____	_____

Prepares Name: _____ Date: _____

Prepared 1/25/24

**TOWN OF HUDSON, NH
ROAD GUARANTEE ESTIMATE FORM**

I hereby certify that, in addition to any work already completed, the following itemized statement and estimate unit costs will complete all improvements required by the Hudson, NH Planning Board for the following Streets:

Owner/Developer Name: LOWELL ROAD PROPERTY OWNER, LCC

Date: January 24, 2024

Project Name: Industrial Building- Onsite Work to be Completed

Map: 209

Lot: 001

Street Name: 48 Friars Drive

Street Length: _____ On Site

	Amount				Total	Bond Remaining	Date
Clearing, 50' width		A.C.	@	\$ 8,000.00 =	\$ -	_____	_____
Excavation		C.Y.	@	\$ 15.00 =	_____	_____	_____
Ledge Removal Mass		C.Y.	@	\$ 45.00 =	_____	_____	_____
Trench Ledge		C.Y.	@	\$ 65.00 =	_____	_____	_____
Drainage Swales		L.F.	@	\$ 15.00 =	_____	_____	_____
Drainage Swale w/Riprap		L.F.	@	\$ 15.00 =	_____	_____	_____
Hay Bale Dike		EA	@	\$ 5.00 =	_____	_____	_____
Silt Fence		L.F.	@	\$ 5.00 =	\$ -	_____	_____
Storm Drains Size/Type							
12" RCP		L.F.	@	\$ 55.00 =	_____	_____	_____
12" HDPE		L.F.	@	\$ 50.00 =	\$ -	_____	_____
15" RCP		L.F.	@	\$ 70.00 =	_____	_____	_____
15" HDPE		L.F.	@	\$ 65.00 =	\$ -	_____	_____
18" RCP		L.F.	@	\$ 48.00 =	_____	_____	_____
21" RCP		L.F.	@	\$ 50.00 =	_____	_____	_____
24" RCP		L.F.	@	\$ 60.00 =	_____	_____	_____
30" RCP		L.F.	@	\$ 70.00 =	_____	_____	_____
36" RCP		L.F.	@	\$ 90.00 =	_____	_____	_____
6" PVC		L.F.	@	\$30.00 =	_____	_____	_____
Stormtech Systems		U	@	\$85,000.00 =	\$ -	_____	_____
6" Underdrain		L.F.	@	\$ 25.00 =	_____	_____	_____
8" Underdrain		L.F.	@	\$ 30.00 =	_____	_____	_____
Additional Excavation for Structures		C.Y.	@	\$ 15.00 =	_____	_____	_____
Catch Basin Grate		U	@	\$ 1,000.00 =	\$ -	_____	_____
4' Catch Basins		V.F.	@	\$ 400.00 =	_____	_____	_____
5' Catch Basins		V.F.	@	\$ 500.00 =	\$ -	_____	_____
4' Drain Manholes		V.F.	@	\$ 500.00 =	\$ -	_____	_____
5' Drain Manholes		V.F.	@	\$ 550.00 =	\$ -	_____	_____
Drainage Manhole Covers		U	@	\$ 800.00 =	\$ -	_____	_____
Headwalls		EA	@	\$ 1,500.00 =	\$ -	_____	_____
Rip-Rap		S.Y.	@	\$ 50.00 =	\$ -	_____	_____

Subdivision Name: _____

				Total	Bond Remaining	Date
Sanitary Sewer Size						
6" PVC Service Connection	L.F.	@	\$ 30.00 =	\$ -	_____	_____
8" PVC						
0' - 12' Depth	L.F.	@	\$ 80.00 =	\$ -	_____	_____
12' - 18' Depth	L.F.	@	\$ 90.00 =	_____	_____	_____
10" PVC	L.F.	@	\$ 95.00 =	_____	_____	_____
Sewer Manhole Grate and Cover	U	@	\$ 750.00 =	_____	_____	_____
Sanitary Sewer Manholes 4' dia.	V.F.	@	\$ 450.00 =	\$ -	_____	_____
Sanitary Sewer Manholes 5' dia.	V.F.	@	\$ 550.00 =	_____	_____	_____
Service Cleanout	EA.	@	\$ 350.00 =	\$ -	_____	_____
Sewer Manhole Covers	U	@	\$ 800.00 =	\$ -	_____	_____
Water Main Size (valves included)						
4" DIP Class 52	L.F.	@	\$ 65.00 =	_____	_____	_____
6" DIP Class 52	L.F.	@	\$ 75.00 =	_____	_____	_____
8" DIP Class 52	L.F.	@	\$ 85.00 =	\$ -	_____	_____
10" DIP Class 52	L.F.	@	\$ 95.00 =	_____	_____	_____
12" DIP Class 52	L.F.	@	\$ 105.00 =	_____	_____	_____
T/S&V	L.F.	@	\$4,000.00 =	_____	_____	_____
Hydrants	EA	@	\$ 5,000.00 =	\$ -	_____	_____
1" Copper Service (stops included)	EA.	@	\$ 500.00 =	\$ -	_____	_____
Bank Run Gravel	C.Y.	@	\$ 25.00 =	\$ -	_____	_____
Crushed Bank Run Gravel	C.Y.	@	\$ 30.00 =	\$ -	_____	_____
Sand Cushion	C.Y.	@	\$30.00 =	_____	_____	_____
Hot Bituminous Pavement 28' width						
2 1/2" or 2" Base Course	TONS	@	\$ 100.00 =	\$ -	_____	_____
1 1/2" Wearing Course Type F	4800 TONS	@	\$ 110.00 =	\$ 528,000.00	_____	_____
_____ Other		@	=	_____	_____	_____
Tack Coat	GAL	@	\$ 50.00 =	\$ -	_____	_____
Curbing						
Extruded	0	L.F.	@ \$ 50.00 =	\$ -	_____	_____
Cape Cod		L.F.	@ \$ 30.00 =	\$ -	_____	_____
Street Light & Foundation		U	@ \$ 2,000.00 =	_____	_____	_____
Sidewalks						
5' Wide bituminous	0	S.Y.	@ \$ 75.00 =	\$ -	_____	_____
Loam and Seed				\$ 75,000.00		
Easement areas	L.F.	@	\$ 10.00 =	_____	_____	_____
R.O.W. areas	L.F.	@	\$ 10.00 =	\$ -	_____	_____
Wetland Boundary Markers	U	@	\$ 250.00 =	\$ -	_____	_____

Subdivision Name: _____

					Total	Bond Remaining	Date
Bounds and Pins							
Property Pins	EA.	@	\$ 350.00 =	\$	-	_____	_____
Road Bounds	EA.	@	\$ 500.00 =	\$	-	_____	_____
Sigange and Striping					\$ 24,535.00		
Stop Signs	EA.	@	\$ 200.00 =	\$	-	_____	_____
Street Signs	EA.	@	\$ 200.00 =	\$	-	_____	_____
As-Built Plans	L.F.	@	\$ 10.00 =	\$	20,000.00	_____	_____
Landscaping					\$ 175,000.00		
Trees	EA.	@	\$ 400.00 =	\$	-	_____	_____
Bushes	EA.	@	\$ 250.00 =			_____	_____
Guard Rails	L.F.	@	\$ 60.00 =			_____	_____
Utility Trench (Elec/Tel/TV)	L.F.	@	\$50.00 =	\$	-	_____	_____
Other required improvements (itemize on separate sheet)	S.F.	@	\$1.00 =			_____	_____
					Subtotal:		
					\$ 822,535.00	_____	_____
					Mobilization (10% subtotal):		
					\$ 82,253.50	_____	_____
					Engineering & Contingencies (10% subtotal):		
					\$ 82,253.50	_____	_____
					Total Estimate		
					\$ 987,042.00	_____	_____
					Maintenance Level (10% of the Original Amount):		
					\$ 98,704.20	_____	_____
					Total Estimate:		
					\$ 987,042.00	_____	_____

Prepares Name: _____ Date: _____

Prepared 1/25/24