

CAMPBELLO STREET EXTENSION

SUBDIVISION PLAN

SB# 07-23

STAFF REPORT

March 27, 2024

SITE: 36 Campbello Street/Map 165/Lot 049

ZONING: Town Residential (TR)

PURPOSE OF PLAN: to depict the subdivision of Map 165, Lot 049 into eleven (11) single-family residential lots, extending the existing Campbello Street roadway which terminates into a Cul-de-Sac, and constructing three (3) stormwater infiltration features.

PLANS UNDER REVIEW:

Subdivision Plan Campbello Street Extension SB# 07-23, Map 165 Lot 049, 36 Campbello Street, Hudson, New Hampshire; prepared by: Greenman-Pedersen, Inc. (GPI), 44 Stiles Road Suite One, Salem, NH 03079; prepared for: Sousa Realty & Development Corporation, 46 Lowell Road, Hudson, NH 03051; consisting of sheets 1-16 and general notes 1-11 on Sheet 2; dated November 20, 2023; last revised March 1, 2024.

ATTACHMENTS:

- 1) Site Plan Application with Waivers, date received November 21, 2023 – Attachment “A”.
- 2) Department Comments – Attachment “B”.
- 3) Peer Review, prepared by Fuss & O’Neill, dated December 29, 2023 – Attachment “C”.
- 4) Applicant Response to Peer Review, prepared by Greenman-Pedersen, Inc. (GPI), dated March 1, 2024 – Attachment “D”.
- 5) Applicant Response to Town Engineer, prepared by Greenman-Pedersen, Inc. (GPI), dated March 1, 2024 – Attachment “E”.
- 6) Shoreland Permit Application, prepared by Greenman-Pedersen, Inc. (GPI), dated January 8, 2024 – Attachment “F”.
- 7) CAP Fee Worksheet – Attachment “G”.
- 8) Subdivision Plan, dated November 20, 2023, last revised March 1, 2024.

REQUESTED WAIVERS:

- 1) §289-18.A – Right of Way Width
- 2) §289-28.G – Sidewalk Requirement

APPLICATION TRACKING:

- November 20, 2023 – Original Application received.
- January 4, 2023 – Revised/Updated application received.

- January 8, 2024 – Conservation Commission Motion to Recommend CUP Approval.
- March 4, 2024 – Revised Site Plan received.
- March 27, 2024 – Public hearing scheduled.

COMMENTS & RECOMMENDATIONS:

BACKGROUND

The site is a 4.74-acre lot in the Town Residential district with one single family home on the property. Access to the site is provided via a paved road on Campbello Street. The property is currently serviced by Town sewer, with water to be connected via extension of pre-existing lines on Federal and Merrimack Street. The site directly abuts the Merrimack River and is entirely within the 500-year flood plain, with an approximately 25 foot wide band of high flood risk area spanning the direct riverfront.

STAFF COMMENTS

Initially, the applicants proposed an 11-lot subdivision on a public street. In response to concerns expressed by the Town Engineer, the applicant has since amended the plan to change the public street to a private street as stated on Plan Sheet 4 Note 11. As such, the proposed lots would lack legal frontage on a public right of way and therefore, cannot be subdivided into individual lots.

DEPARTMENT COMMENTS

Engineering provided the following comments:

- 1. Applicant shall increase the sewer slope. There is room to provide more than minimum 0.005 ft/ft slope*
- 2. Applicant shall add the proposed water main to the profile sheets*
- 3. All utilities shall be 5' minimum in separation, except water and sewer (10' min). DMH 1 to DMH 2 pipe layout needs to be revised.*
- 4. Fire hydrant location shall be determined by the FH prior to final approval and will include one at the end of the cul-de-sac for flushing purposes*
- 5. Drainage pipe will be no less than 2 foot of cover and no less than 2% slope on proposed Right of Way*
- 6. Stop signs at Campbello/Merrimack Street intersection and Campbello/Federal Street intersection*

Engineering made comment on the proposition of the road remaining private on a later date:

ENG & DPW have no objections to the private road approach.

DPW has provided the following comments:

- 1. Drainage pipe needs to be at least 2% slope.*

2. Drainage pipe needs at least 2' of cover.
3. Increase sewer slope to double the minimum.

Fire has provided the following comments:

1. Add one new fire hydrant at the intersection of Merrimack Street and Campbello Street extension.
2. Add one new fire hydrant at STA 1+00 on the proposed new section of Campbello Street.
3. Add one new fire hydrant at the end of the proposed cul-de-sac STA 6+70+/- of proposed new section of Campbello Street.
4. Total of three fire hydrants to be added to the water main extension.
5. Provide revised plan showing the three fire hydrants.

Assessing has provided the following comment:

In reviewing the proposed subdivision plan I would offer the following map/lot/sublot numbers to be utilized, if the proposed layout of the lots does not change after Planning Board consideration. The submitted plan proposes Tax Map 165 Lot 049 Sublot 000 to be subdivided into a total of 11 lots, recommended map/lot assignments as per below.

CURRENT-From Plan	Assigned Map/Lot to be used on plan
Map 165 Lot 1	Map 165 Lot 049 Sublot 001
Map 165 Lot 2	Map 165 Lot 049 Sublot 002
Map 165 Lot 3	Map 165 Lot 049 Sublot 003
Map 165 Lot 4	Map 165 Lot 049 Sublot 004
Map 165 Lot 5	Map 165 Lot 049 Sublot 005
Map 165 Lot 6	Map 165 Lot 049 Sublot 006
Map 165 Lot 7	Map 165 Lot 049 Sublot 007
Map 165 Lot 8	Map 165 Lot 049 Sublot 008
Map 165 Lot 9	Map 165 Lot 049 Sublot 009
Map 165 Lot 10	Map 165 Lot 049 Sublot 010
Map 165 Lot 11	KEEP AS Map 165 Lot 049 Sublot 000

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

PEER REVIEW

Fuss & O’Neill reviewed the subdivision plan on December 29, 2023 (**Attachment “C”**). The Applicant responded on March 1, 2024 to the Peer Review comments in **Attachment “D”**. Additionally, the Applicant has provided a response to engineering comments (**Attachment “E”**).

The Applicant has submitted a revised planset addressing comments provided by Fuss & O’Neill as well as Town comments, alongside their response letters.

WAIVERS REQUESTED

The applicant has applied for two waivers related to the subdivision plan set, as follows:

§289-18.A – Streets – The applicant states that due to the shape of the parcel and the fact that none of the adjoining roadways have a 50’ wide Right of way, the requirement would impose an undue hardship on the applicant, in addition to resulting in built homes being closer to pre-existing residences.

§289-28.G – Sidewalk Requirement – The applicant states that due to none of the adjoining roadways having sidewalks, a sidewalk within the subdivision will connect to nowhere. The applicant is requesting to man an in-lieu contribution to the Town equal to the cost of constructing the sidewalk so that a sidewalk in another location in town can be constructed or repaired.

Since the proposed development cannot be accepted as a subdivision plan, the waivers requested are irrelevant.

RECOMMENDATIONS

Staff does not recommend application acceptance. The Planning cannot accept an application for a subdivision that would create lots without frontage on a public right of way.

DRAFT MOTIONS:

NOT TO ACCEPT the subdivision application:

I move not to accept the subdivision application for the Subdivision Plan Campbello Street SB# 07-23, Map 165 Lot 049.

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

ACCEPT the subdivision application:

I move to accept the subdivision application for the Subdivision Plan Campbello Street SB# 07-23, Map 165 Lot 049.

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

CONTINUE the public hearing on the subdivision application:

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

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

WAIVER MOTIONS:

1) §289-18.A – Streets

I move to grant the requested waiver **§289-18.A – Streets**, to not require a 50 foot right of way where one would typically be required, based on the Board’s discussion, the testimony of the

Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

2) §289-28.G – Sidewalk Requirement

I move to grant the requested waiver **§289-28.G – Sidewalk Requirement**, to not require the construction of a 4-foot sidewalk on one side of the road where one would typically be required, based on the Board’s discussion, the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

APPROVE the subdivision application:

I move to approve the subdivision plan entitled: Subdivision Plan Campbello Extension SB# 07-23, Map 165 / Lot 049, 36 Campbello Street, Hudson, NH; prepared by: Greenman-Pedersen, Inc. (GPI), 44 Stiles Road Suite One, Salem, NH 03079; prepared for: Sousa Realty & Development Corporation, 46 Lowell Road, Hudson, NH 03051; consisting of sheets 1-16 and general notes 1-11 on Sheet 2; dated November 20, 2023; last revised March 1, 2024; and:

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

Subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the Hillsborough County Registry of Deeds (HCRD), together with the Plan.
2. Prior to Planning Board endorsement of the Plan, Town Counsel shall favorably recommend on the Development Agreement and Municipal Water and Drainage Easement Deeds pertaining to such easements as shown on the Plan.
3. Upon the appropriate surety sum receiving a majority vote of the board, the Applicant or his assigns, shall submit the surety in the form of an irrevocable letter of credit to the Planning Board. This action shall be completed prior to the Final Plat and Development Agreement being endorsed and recorded at the HCRD.
4. A cost allocation procedure (CAP) amount of \$6,194.00 per single-family residential unit shall be paid prior to the issuance of a Certificate of Occupancy for the new house lot.
5. All monumentation shall be set or bonded for prior to Planning Board endorsement of the Plan-of-Record.
6. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by the Interim Town Planner and Town Engineer.

7. Construction activities involving the proposed undeveloped lots shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.
8. The roadway shown on the Plan is approved, herein, as a private road and shall remain as such in perpetuity, and under no circumstances shall the Town be responsible for any repairs, maintenance, or snow plowing thereto.

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



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

SUBDIVISION APPLICATION

Revised July 24, 2023

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

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

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

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

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

SUBDIVISION APPLICATION

Date of Application: November 20, 2023 Tax Map #: 165 Lot #: 49

Site Address: 36 Campbello Street

Name of Project: Campbello Street Extension

Zoning District: Town Residence (TR) General SB#: _____
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: A. Jack Atkinson, Trustee

Address: 36 Campbello Street

Address: Hudson, NH 03051

Telephone # _____

Email: _____

DEVELOPER:

Sousa Realty & Development Corp.

46 Lowell Road

Hudson, NH 03051

(603) 880-7799

msousa@sousarealtynh.com

PROJECT ENGINEER:

Name: Greenman-Pedersen, Inc.

Address: 44 Stiles Road, Suite One

Address: Salem, NH 03079

Telephone # (603) 893-0720

Email: djordan@gpinet.com

SURVEYOR:

Greenman-Pedersen, Inc.

44 Stiles Road, Suite One

Salem, NH 03079

(603) 893-0720

djordan@gpinet.com

PURPOSE OF PLAN:

A subdivision of land at 36 Campbello Street to create 11 single family house lots.

(For Town Use Only)

Routing Date: _____ Deadline Date: _____ Meeting Date: _____

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

_____ Title: _____ Date: _____

(Initials)

Department:

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

SUBDIVISION PLAN DATA SHEET

PLAN NAME: Campbello Street Extension

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

LEGAL DESCRIPTION: MAP 165 LOT 49

DATE: November 20, 2023

Address: 36 Campbello Street

Total Area: S.F. 206,400 Acres: 4.74

Zoning: Town Residence (TR)

Required Lot Area: 10,000 sq. ft.

Required Lot Frontage: 90 feet

Number of Lots Proposed: 11

Water and Waste System Proposed: Municipal water and sewer

Area in Wetlands: 0

Existing Buildings To Be Removed: 0

Flood Zone Reference: Zone AE

Proposed Linear Feet Of New Roadway: 715 feet

SUBDIVISION PLAN DATA SHEET

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

(Attach Stipulations on
 Separate Sheet)

List Permits Required:

NH DES Alteration of Terrain

NH DES Shoreland

<u>*Waivers Requested:</u>	<u>Hudson Town Code Reference</u>	<u>Regulation Description</u>
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	1. 289-18 A. Streets	50' R.O.W. Required
	2. 289-28 G. Requirements	Sidewalk Required
	3.	
	4.	
	5.	
	6.	
	7.	

**(Left Column for Town Use)*

(For Town Use Only)

Data Sheets Checked By: _____ Date: _____

SUBDIVISION PLAN APPLICATION AUTHORIZATION

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

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

Signature of Owner: JB Date: 11/21/23
Print Name of Owner: James Bernard

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

Signature of Developer: Manuel D Sousa Jr Date: 11/21/23
Print Name of Developer: Manuel D Sousa Jr

- ❖ 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: Campbello Street Extension

Street Address: 36 Campbello Street

I, Sousa Realty & Development Corp. hereby request that the Planning Board waive the requirements of item 289-18 A. Streets of the Hudson Land Use Regulations in reference to a plan presented by Greenman-Pedersen, Inc.

_____ (name of surveyor and engineer) dated November 20, 2023 for property tax map(s) 165 and lot(s) 49 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):
The regulations require a 50' wide right-of-way width. Given the shape of the parcel and the fact that none of the adjoining roadways have 50' wide R.O.W., an unnecessary hardship is imposed. Compliance with the requirements would push the new homes further back towards the existing homes along Merrimack Street and Kenyon Street .

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):
Granting the waiver will still allow for construction of the road in full compliance with town requirements. Further, the 40' wide R.O.W. proposed is the same width as the Merrimack Street and Kenyon Street R.O.W. widths and wider than the 30' R.O.W. width for the existing portion of Campbello Street.

Signed:



Applicant or Authorized Agent
David R. Jordan, PE, LLS
Greenman-Pedersen, Inc.
Applicant's Representative

WAIVER REQUEST FORM

Name of Subdivision/Site Plan: Campbello Street Extension

Street Address: 36 Campbello Street

I, Sousa Realty & Development Corp. hereby request that the Planning Board waive the requirements of item 289-28 G. Requirements of the Hudson Land Use Regulations in reference to a plan presented by Greenman-Pedersen, Inc. _____ (name of surveyor and engineer) dated November 20, 2023 for property tax map(s) 165 and lot(s) 49 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):
The regulations require a 4' wide bituminous concrete sidewalk on one side of the road. Given that none of the adjoining roadways have sidewalks, a sidewalk within the subdivision will connect to nowhere resulting in an unnecessary hardship to the applicant. The applicant is requesting to make an in-lieu contribution to the Town equal to the cost of constructing the sidewalk so that a sidewalk in another location in town can be constructed or repaired.

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):
Granting the waiver will allow sidewalk construction or repair in another location in town where the purpose of having sidewalks can be better fulfilled.

Signed:



Applicant or Authorized Agent
David R. Jordan, PE, LLS
Greenman-Pedersen, Inc.
Applicant's Representative

SCHEDULE OF FEES

A. REVIEW FEES:

1. \$170.00 per proposed lot \$ 1,870.00

CONSULTANT REVIEW FEE: (Separate Check)

Total _____ acres @ \$600.00 per acre, or \$1,250.00, \$ TBD
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:

11 Direct Abutters Applicant, Professionals, etc. as required \$ 55.11
by RSA 676:4.1.d @\$5.01 (or Current Certified Mail Rate)

24 Indirect Abutters (property owners within 200 feet) \$ 15.84
@\$0.66 (or Current First Class Rate)

C. TAX MAP UPDATE FEE

2 to 7 lots (# of lots x \$30.00) + \$25.00 (min. \$85.00) \$ _____
8 lots or more (min. \$325.00) \$ 355.00

TOTAL \$ 2,295.95

(For Town Use Only)	
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.*****

SUBDIVISION APPLICATION

Date of Application: November 20, 2023 Tax Map #: 165 Lot #: 49
Site Address: 36 Campbello Street
Name of Project: Campbello Street Extension
Zoning District: Town Residence (TR) General SB#: 07-23
(For Town Use Only)
Z.B.A. Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: A. Jack Atkinson, Trustee
Address: 36 Campbello Street
Address: Hudson, NH 03051
Telephone # _____
Email: _____

Sousa Realty & Development Corp.
46 Lowell Road
Hudson, NH 03051
(603) 880-7799
msousa@sousarealtynh.com

PROJECT ENGINEER:

SURVEYOR:

Name: Greenman-Pedersen, Inc.
Address: 44 Stiles Road, Suite One
Address: Salem, NH 03079
Telephone # (603) 893-0720
Email: djordan@gpinet.com

Greenman-Pedersen, Inc.
44 Stiles Road, Suite One
Salem, NH 03079
(603) 893-0720
djordan@gpinet.com

PURPOSE OF PLAN:

A subdivision of land at 36 Campbello Street to create 11 single family house lots.

(For Town Use Only)

Routing Date: 11/27/23 Deadline Date: 12/3/23 Meeting Date: TBD

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

EN Title: TOWN ENGINEER Date: 11/27/23
(Initials)

Department: _____

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

Dhima, Elvis

From: Dhima, Elvis
Sent: Monday, November 27, 2023 4:25 PM
To: Dubowik, Brooke
Cc: Groth, Brian; Hebert, David; Tice, Scott
Subject: RE: DEPT SIGN OFF - SB# 07-23 Campbello St Extension Subdivision

Please see below

1. Applicant shall increase the sewer slope. There is room to provide more than minimum 0.005 ft/ft slope
2. Applicant shall add the proposed water main to the profile sheets
3. All utilities shall be 5' minimum in separation , except water and sewer (10' min). DMH 1 to DMH 2 pipe layout needs to be revised.
4. Fire hydrant location shall be determined by the FH prior to final approval and will include one at the end of the cul-de-sac for flushing purposes
5. Drainage pipe will be no less than 2 foot of cover and no less than 2% slope on proposed Right of Way
6. Stop signs at Campello/ Merrimack Street intersection and Campello/ Federal Street intersection

Thanks

E

Elvis Dhima, P.E.
Town Engineer

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



Town of Hudson
NEW HAMPSHIRE 03051

Dubowik, Brooke

From: Dhima, Elvis
Sent: Wednesday, March 20, 2024 1:18 PM
To: Dubowik, Brooke
Subject: RE: Campbello Plan Set

Thank you Brooke

ENG & DPW have no objections to the private road approach

E

Elvis Dhima, P.E.
Town Engineer

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



Dubowik, Brooke

From: Twardosky, Jason
Sent: Thursday, November 30, 2023 2:40 PM
To: Dubowik, Brooke
Subject: RE: DEPT SIGN OFF - SB# 07-23 Campbello St Extension Subdivision
Attachments: SB# 07-23 CAMPBELLO ST EXT SUBD.pdf; CUP# 03-23 CAMPBELLO ST EXT CUP.pdf

- 1) Drainage pipe needs to be at least 2% slope.
 - 2) Drainage pipe needs at least 2' of cover.
 - 3) Increase sewer slope to double the minimum.
-

SUBDIVISION APPLICATION

Date of Application: November 20, 2023 Tax Map #: 165 Lot #: 49

Site Address: 36 Campbello Street

Name of Project: Campbello Street Extension

Zoning District: Town Residence (TR) General SB#: 07-23
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: A. Jack Atkinson, Trustee

Address: 36 Campbello Street

Address: Hudson, NH 03051

Telephone # _____

Email: _____

DEVELOPER:

Sousa Realty & Development Corp.

46 Lowell Road

Hudson, NH 03051

(603) 880-7799

msousa@sousarealtynh.com

PROJECT ENGINEER:

Name: Greenman-Pedersen, Inc.

Address: 44 Stiles Road, Suite One

Address: Salem, NH 03079

Telephone # (603) 893-0720

Email: djordan@gpinet.com

SURVEYOR:

Greenman-Pedersen, Inc.

44 Stiles Road, Suite One

Salem, NH 03079

(603) 893-0720

djordan@gpinet.com

PURPOSE OF PLAN:

A subdivision of land at 36 Campbello Street to create 11 single family house lots.

(For Town Use Only)

Routing Date: 11/27/23 Deadline Date: 12/3/23 Meeting Date: TBD

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

DRH Title: Fire Marshal Date: 11/28/23
(Initials)

Department: _____

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



TOWN OF HUDSON

FIRE DEPARTMENT

INSPECTIONAL SERVICES DIVISION



12 SCHOOL STREET, HUDSON, NEW HAMPSHIRE 03051

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

Scott Tice
Chief of Department

TO: Brian Groth
Town Planner

FR: David Hebert
Fire Marshal

DT: November 28, 2023

RE: 36 Campbello Street

- Add one new fire hydrant at the intersection of Merrimack Street and Campbello Street extension.
- Add one new fire hydrant at STA 1+00 on the proposed new section of Campbello Street.
- Add one new fire hydrant at the end of the proposed cul-de-sac STA 6+70 +/- of proposed new section of Campbello Street.
- Total of three fire hydrants to be added to the water main extension.
- Provide revised plan showing the three fire hydrants.

David Hebert
Fire Marshal

SUBDIVISION APPLICATION

Date of Application: November 20, 2023 Tax Map #: 165 Lot #: 49

Site Address: 36 Campbello Street

Name of Project: Campbello Street Extension

Zoning District: Town Residence (TR) General SB#: 07-23
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: A. Jack Atkinson, Trustee

Address: 36 Campbello Street

Address: Hudson, NH 03051

Telephone # _____

Email: _____

DEVELOPER:

Sousa Realty & Development Corp.

46 Lowell Road

Hudson, NH 03051

(603) 880-7799

msousa@sousarealtynh.com

PROJECT ENGINEER:

Name: Greenman-Pedersen, Inc.

Address: 44 Stiles Road, Suite One

Address: Salem, NH 03079

Telephone # (603) 893-0720

Email: djordan@gpinet.com

SURVEYOR:

Greenman-Pedersen, Inc.

44 Stiles Road, Suite One

Salem, NH 03079

(603) 893-0720

djordan@gpinet.com

PURPOSE OF PLAN:

A subdivision of land at 36 Campbello Street to create 11 single family house lots.

(For Town Use Only)

Routing Date: 11/27/23 Deadline Date: 12/3/23 Meeting Date: TBD

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

 Jm Title: Chief Assessor Date: 11-28-23
(Initials)

Department: _____

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



TOWN OF HUDSON

Office of the Chief Assessor




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

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

To: Brian Groth, Town Planner

November 28, 2023

From: Jim Michaud, Chief Assessor 

Re: Campbello Street Extension Plan - Tax Map 165 Lot 049

In reviewing the proposed subdivision plan I would offer the following map/lot/sublot numbers to be utilized, if the proposed layout of the lots does not change after Planning Board consideration. The submitted plan proposes Tax Map 165 Lot 049 Sublot 000 to be subdivided into a total of 11 lots, recommended map/lot assignments as per below.

CURRENT-From Plan	Assigned Map/Lot to be used on plan
Map 165 Lot 1	Map 165 Lot 049 Sublot 001
Map 165 Lot 2	Map 165 Lot 049 Sublot 002
Map 165 Lot 3	Map 165 Lot 049 Sublot 003
Map 165 Lot 4	Map 165 Lot 049 Sublot 004
Map 165 Lot 5	Map 165 Lot 049 Sublot 005
Map 165 Lot 6	Map 165 Lot 049 Sublot 006
Map 165 Lot 7	Map 165 Lot 049 Sublot 007
Map 165 Lot 8	Map 165 Lot 049 Sublot 008
Map 165 Lot 9	Map 165 Lot 049 Sublot 009
Map 165 Lot 10	Map 165 Lot 049 Sublot 010
Map 165 Lot 11	KEEP AS Map 165 Lot 049 Sublot 000

SUBDIVISION APPLICATION

Date of Application: November 20, 2023 Tax Map #: 165 Lot #: 49
Site Address: 36 Campbello Street
Name of Project: Campbello Street Extension
Zoning District: Town Residence (TR) General SB#: 07-23
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:
Name: A. Jack Atkinson, Trustee
Address: 36 Campbello Street
Address: Hudson, NH 03051
Telephone # _____
Email: _____

DEVELOPER:
Sousa Realty & Development Corp.
46 Lowell Road
Hudson, NH 03051
(603) 880-7799
msousa@sousarealtynh.com

PROJECT ENGINEER:
Name: Greenman-Pedersen, Inc.
Address: 44 Stiles Road, Suite One
Address: Salem, NH 03079
Telephone # (603) 893-0720
Email: djordan@gpinet.com

SURVEYOR:
Greenman-Pedersen, Inc.
44 Stiles Road, Suite One
Salem, NH 03079
(603) 893-0720
djordan@gpinet.com

PURPOSE OF PLAN:
A subdivision of land at 36 Campbello Street to create 11 single family house lots.

(For Town Use Only)		
Routing Date: <u>11/27/23</u>	Deadline Date: <u>12/3/23</u>	Meeting Date: <u>TBD</u>
<input checked="" type="checkbox"/> I have no comments <input type="checkbox"/> I have comments (attach to form)		
SCM (Initials)	Title: <u>Captain Steve McElhinney</u>	Date: <u>12/01/23</u>
Department: _____		
Zoning: ___ Engineering: ___ Assessor: ___ Police: <input checked="" type="checkbox"/> Fire: ___ DPW: ___ Consultant: ___		

SUBDIVISION APPLICATION

Date of Application: November 20, 2023 Tax Map #: 165 Lot #: 49
Site Address: 36 Campbello Street
Name of Project: Campbello Street Extension
Zoning District: Town Residence (TR) General SB#: 07-23
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: A. Jack Atkinson, Trustee
Address: 36 Campbello Street
Address: Hudson, NH 03051
Telephone # _____
Email: _____

DEVELOPER:

Sousa Realty & Development Corp.
46 Lowell Road
Hudson, NH 03051
(603) 880-7799
msousa@sousarealtynh.com

PROJECT ENGINEER:

Name: Greenman-Pedersen, Inc.
Address: 44 Stiles Road, Suite One
Address: Salem, NH 03079
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SURVEYOR:

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PURPOSE OF PLAN:

A subdivision of land at 36 Campbello Street to create 11 single family house lots.

(For Town Use Only)

Routing Date: 11/27/23 Deadline Date: 12/3/23 Meeting Date: TBD

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

CS Title: ZONING ADMINISTRATOR Date: 11/23/23
(Initials)

Department: ZONING

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



December 29, 2023

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

Re: Town of Hudson Planning Board Review
Campbello Street Subdivision Plan
Tax Map 165, Lot 49; Acct. #1350-133
Reference No. 20030249.2320

Dear Mr. Minkarah:

Fuss & O'Neill, Inc. has reviewed the first submission of the materials received on November 28, 2023, related to the above-referenced project. Authorization to proceed was received on December 15, 2023. A list of items reviewed is enclosed. The scope of our review is based on the Subdivision Plan Review Codes, Stormwater Codes, Driveway Review Codes, Sewer Use Ordinance 77, Zoning Regulations, and criteria outlined in the CLD Consulting Engineers Proposal approved September 16, 2003, revised September 20, 2004, June 4, 2007, September 3, 2008, and October 2015.

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

The project appears to consist of subdividing the existing 4.74-acre existing lot to create an eleven (11)-lot subdivision. A new roadway with a cul-de-sac is proposed as part of the subdivision. The new subdivision lots are proposed to be serviced by public water and sewer.

The following items are noted:

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

- a. Hudson Regulation (HR)276-11.1.B.(6). The owner's signature was not provided on the plan set.
- b. HR 276-11.1.B.(13). The applicant has not shown any sign locations or details on the plan set other than traffic signs.
- c. HR 276-11.1.B.(14). The applicant has not shown any lighting on the plan set. The applicant should confirm if any lighting is proposed and provide locations and details, or add the required note if lighting is not proposed.
- d. HR 276-11.1.B.(16). The applicant has not included information on driveways, parking areas and travel ways within 200 feet of the site.

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www.fando.com

California
Connecticut
Maine
Massachusetts
New Hampshire
Rhode Island
Vermont

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- e. HR 276-11.1.B.(20). The applicant has not noted existing building heights on the plan set.
- f. HR 289-15. & 334-83. The applicant had noted that a portion of the site is located within the flood hazard area along the Merrimack River. We note that no proposed development is within this area.
- g. HR 289-26.B.(3). The applicant has shown an existing sewer easement on the plan set. A copy of this easement was not included in the review documents. No other existing are shown. Also, the applicant is proposing drainage easements, which should be provided to the Town for their review.
- h. HR 289-27.A.(2). The applicant has noted the Subdivision is valid for one year instead of the two noted in the Regulation.
- i. HR 289-28.A. The applicant should provide a detail for the proposed granite bounds to be set.
- j. HR 289-37.A. The applicant has not provided any information on the phasing of subdivision construction on the plan set. We note that subdivisions with six or more lots must be developed over two years per the Regulation.

2. Driveway Review Codes (HR 193-10)

- a. HR 193-10. The applicant has not provided any proposed driveway locations for the new lots.
- b. HR 193-10.E. The applicant should provide sight distance information for the existing reconfigured driveway on the plan set.

3. Roadway Design

- a. HR 289-18.A. The applicant has requested a waiver to reduce the required Right-of-Way width from 50 feet to 40 feet. We note the this would allow eight feet from the front of the curb to be within the Town Right-of-Way.
- b. HR 289-18.B.(5). The applicant should add the dead-end sign location to the plan set. Sign details should also be provided.
- c. The applicant should show a stop bar location and detail on the plan set along with a stop sign detail.
- d. HR 289-18.C.(1). The applicant should show horizontal curve information on the plan set.
- e. HR 289-18.R.(b). & 289-28.G. The applicant has requested a waiver from providing sidewalks.
- f. HR 289-28.F. The applicant has provided a detail for sloped granite curb and noted it on the Typical Roadway Profile. The applicant should revise the driveway cross sections to show sloped granite curb and revise the Typical Roadway Profile as well because it appears to show bituminous curb graphically.
- g. HR 289-Attachment 3. The applicant should review the gravel subbase requirement and revise the Typical Roadway Section accordingly. The applicant has shown two nine-inch lifts of crushed gravel while the Regulation requires six inches of crushed gravel and 12 inches of gravel. The applicant should also review the proposed cross slope of the roadway as it does not meet the slope required.

Mr. Jay Minkarah
December 29, 2023
Page 3 of 6

- h. The applicant should label the curb curve radii on the plan set.

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

- a. HR 290-7.B.21. The site should not negatively affect the downstream system. The existing HydroCAD model does not consider two low points located on the site. The applicant should include the low points in the model, as this may reduce the existing peak flows. The low points may not have an impact for larger storm events, but this should be confirmed.
- b. It is general engineering practice to provide one foot of freeboard for stormwater ponds. The proposed design provides the following freeboard for each BMP for the 50-year event. The applicant should confirm with the Town that the proposed freeboard is adequate.
 - i. Infiltration Basin 1 – 3.25” freeboard
 - ii. Infiltration Basin 2 – 2.4” freeboard
 - iii. Infiltration Basin 3 – 3.7” freeboard
- c. It is general engineering practice to use a minimum time of concentration of 6 minutes. The applicant should update the HydroCAD models accordingly.
- d. Per Env-Wq 1508.02, Infiltration System #2 is located within a well protection zone. The applicant should confirm that the intent is to connect the existing home to the new waterline and that the well will be abandoned.
- e. The applicant is proposing to remove trees within the 150’ Woodland Buffer. The applicant should confirm that the existing Woodland buffer contains more than 25% Natural Woodland and that the existing trees can be removed.
- f. The applicant should update Note 3 under the Inspection & Maintenance Plan For Stormwater System on sheet 2 to say Town of Hudson, rather than the City of Methuen.
- g. HR 290.6.A.8. The applicant should add a note to the plans stating that, “An on-site preconstruction meeting shall be held with the TOWN ENGINEER or designated representative prior to initiating earth moving activities and after perimeter erosion control measures, protective fencing, waste disposal and construction access pads have been installed.”
- h. HR 290.6.A.5. The applicant should add a note to the plans stating, “Disturbed soil areas that will remain idle for more than 30 days shall be temporarily stabilized as soon as practicable but no later than five days from the initial disturbance with seed and mulch, erosion control blankets or crushed stone or other suitable measures approved by the TOWN ENGINEER or designated representative. All disturbed soil areas that have achieved final grading shall be permanently stabilized within three days following final grading.”
- i. HR 290.6.A.9. The applicant should add note stating that, “Disturbed area not to exceed 30 Days, temporary stabilized within 5 days of initial disturbance.”
- j. HR 290.6.A.12. The applicant should add a note stating, “Disturbed areas that will remain idle over the winter period shall employ winter stabilization measures as described in Section 4-3 of the NH Stormwater Manual, Volume 3, as amended.”
- k. HR 290.7.A.6 The applicant should provide calculations that account for frozen ground conditions, when these devices may not function at their optimal design.

Mr. Jay Minkarah
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- l. HR 290.7.B.16. The applicant should show locations of post-construction snow storage areas and temporary snow storage areas during construction.
- m. Hudson Engineering Technical Guidelines Typical Details (ETGTD) Section 920.3.13 The minimum velocity in a closed drainage system for the design storm is 2 fps. The applicant should revise the pipe from CB#1 to CB#2, as it currently has a velocity of 1.02 fps.
- n. ETGTD 920.4.2. The applicant should show the area for equipment storage, including refueling areas on the plans.
- o. ETGTD 920.4.3. The applicant should note the method of stump disposal.
- p. ETGTD 920.4.6/7. The applicant should confirm that all areas of poorly/very poorly drained soils are depicted on the plans.
- q. ETGTD 920.4.17. The applicant should provide a proposed schedule for the inspection and maintenance of all erosion control measures. The only measure that currently specifies an inspection frequency is the erosion control blanket.
- r. ETGTD 920.4.20. The applicant should show all temporary solid waste and sanitary waste storage and disposal locations.
- s. ETGTD 930.1. All stormwater drainage pipes shall have a minimum cover of four (4) feet, over the top of the bell, under pavement. All the pipes in the proposed system have less than 4 feet of cover. The pipe from CB-1 to CB-2 only has 1.5 feet of cover. The applicant should revise the design accordingly.
- t. ETGTD 930.4. All stormwater drainage pipes shall be 2% or greater, unless otherwise approved by the Town Engineer. All the pipes in the proposed system have less than a 2% slope. The applicant should revise the design or obtain approval from the Town Engineer.
- u. ETGTD 930.10. A curb inlet drainage structure is required in the low point of the proposed roadway. The applicant is proposing the use of a Rain Guardian Turret, in combination with a curb cut. The applicant should confirm with the Town that the use of the Rain Guardian Turret is adequate in the locations proposed.
- v. ETGTD 930.15. The applicant should provide a note or detail stating that all drain manhole covers shall be East Jordan Iron Works 30-Inch cover, or approved equal, and have "DRAIN" imprinted into the cover.
- w. 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.
- x. 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.

Mr. Jay Minkarah
December 29, 2023
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5. Zoning (HR 334)

- a. HR 334-14 and HR 276-11.1.B.(20). The applicant has not noted the maximum proposed building heights on the plan set. The applicant should note the maximum building height of 38 feet on the plan set.
- b. HR 334-20. The site is located in the Town Residence (TR) District. The applicant has noted that single family homes are the proposed use.
- c. HR 334-27. We note that the subdivision design appears to meet the lot size requirements for the district. The applicant should include the required table with calculations illustrating that each lot meets the contiguous lot requirements excluding wetland areas and slopes greater than 25%.
- d. HR 334-27. The lots do not all appear to meet the 90-foot lot frontage requirement. We note that lot 10 and lot 5 appear to be under the minimum required frontage.
- e. HR 334-35. The applicant should clearly show the fifty-foot wetlands buffer on the plan set. We note that the applicant has submitted a Conditional Use Permit for a stormwater infiltration basin located within the wetlands buffer.

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

- a. HR 276-13. The applicant has proposed one fire hydrant within the subdivision. The applicant should coordinate with the Hudson Fire Department to verify that there is adequate fire protection coverage for the proposed lots. We also note that the applicant is proposing an extension of the existing Federal Street and Campbello Street water mains to connect to the new subdivision. The applicant should coordinate with the Fire Department to determine if additional off-site fire hydrants are required.
- b. HR 289-27.B.(5). The applicant should show proposed water and sewer service connections for each lot, including curb stop and sewer cleanout locations.
- c. ETGTD Section 801. The applicant should verify with the Town that the existing water mains in Campbello Street and Federal Street have adequate flow and pressure to meet both domestic and fire hydrant requirements for the proposed subdivision.
- d. ETGTD Section 825.2.13. The fire hydrant detail should state the specific Mueller hydrant model required by the Town standard (Mueller Super Centurion A-423).
- e. The applicant has not shown all utility service connections to Lot 11. The applicant should verify if this lot is already connected to Town sewer and show any new service locations on the plan set. We note that the lot has an existing well. The applicant should confirm if the well will be capped or if it is proposed to still be used and therefore a protective well radius should be shown. We also note that the apparent sewer connection for this lot is proposed to have drainage built on top of it. The applicant should review this conflict.
- f. The applicant is connecting the proposed water service to existing mains on Campbello Street and Federal Street. We note that the plans do not show proposed connections to any of the existing lots along Campbello Street that are not currently connected to Town water. The applicant should coordinate with the Town to determine if facilities for future

Mr. Jay Minkarah
December 29, 2023
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connections (corporations/piping/curbstops) should be provided for these lots on the new water main.

7. Erosion Control/Wetland Impacts

- a. The Town should reserve the right to require additional erosion control measures.

8. State and Local Permits

- a. The applicant has noted that NHDES Shoreland Protection and Alteration of Terrain permits are required on the plan.
- b. HR 290-10.B. The applicant has noted the need for an NPDES Notice of Intent and a SWPPP on the plan.
- c. The applicant should review the need for a NHDES Sewer Connection permit and list the requirement on the plan.
- d. Additional local permitting may be required.

9. Other

- a. ETGTD Section 565.1.1. The applicant is reminded that the Town of Hudson has specific requirements for the importing of off-site fill materials for use in constructing this project. We recommended that these requirements be stated on the plans for the Contractors attention.

Please feel free to call if you have any questions.

Very truly yours,



Steven W. Reichert, PE

SWR:elc

Enclosure

cc: Town of Hudson Engineering Division – File
Greenman-Pedersen, Inc. - djordan@gpinet.com

March 1, 2024

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

SUBJECT: Fuss & O'Neill Peer Review Comments
Campbello Street Subdivision Plan
36 Campbello Street
Map 165 Lot 49

Dear Mr. Minkarah:

Greenman-Pedersen, Inc. (GPI) is in receipt of review comments from Steven W. Reichert, PE of Fuss & O'Neill, Inc. dated December 29, 2023 regarding the above referenced subdivision application. Our responses to the comments contained in that letter are as follows:

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

- a. Hudson Regulation (HR)276-11.1.B.(6). The owner's signature was not provided on the plan set.
The owner's signature will be added to the final plan prior to endorsement by the Town.
- b. HR 276-11.1.B.(13). The applicant has not shown any sign locations or details on the plan set other than traffic signs.
No other signs are proposed other than traffic signs.
- c. HR 276-11.1.B.(14). The applicant has not shown any lighting on the plan set. The applicant should confirm if any lighting is proposed and provide locations and details, or add the required note if lighting is not proposed.
There is an existing streetlight at the intersection of Campbello Street and Merrimack Street. A proposed streetlight has been added at the cul-de-sac. A detail of the streetlight has been added to sheet 11.
- d. HR 276-11.1.B.(16). The applicant has not included information on driveways, parking areas and travel ways within 200 feet of the site.
In accordance with HR 276-11.1.B.(16), an aerial image at a scale of one inch equals one hundred feet has been added to the title sheet.
- e. HR 276-11.1.B.(20). The applicant has not noted existing building heights on the plan set.
The only existing building on the property is a 2-story residential dwelling. While not measured, the height is less than the 38-foot maximum height requirement.
- f. HR 289-15. & 334-83. The applicant had noted that a portion of the site is located within the flood hazard area along the Merrimack River. We note that no proposed development is within this area.
Informational only, no response needed.
- g. HR 289-26.B.(3). The applicant has shown an existing sewer easement on the plan set. A copy of this easement was not included in the review documents. No other existing are shown. Also, the applicant is proposing drainage easements, which should be provided to the Town for their review.
As noted on the plan, the existing sewer easement is shown was taken from HCRD Plan No. 13132 along with the location of the existing sewer manholes. No recorded easement document was found. To address this, the plans have been revised to show a proposed sewer easement to be conveyed to the Town of Hudson. Draft easement documents for all proposed easements will be provided to the Town for review prior to endorsement of the subdivision plan.

- h. HR 289-27.A.(2). The applicant has noted the Subdivision is valid for one year instead of the two noted in the Regulation.

The signature block has been revised to state two years as noted in the Regulation.

- i. HR 289-28.A. The applicant should provide a detail for the proposed granite bounds to be set.

HR 289-28.A. does not require providing a detail. We have noted on the plan that the granite bounds are to be 4" x 4" x 3 feet.

- j. HR 289-37.A. The applicant has not provided any information on the phasing of subdivision construction on the plan set. We note that subdivisions with six or more lots must be developed over two years per the Regulation.

By necessity, the entire road and all associated infrastructure will be constructed at one time. Lots will be developed in accordance with the requirements set forth by the town.

2. Driveway Review Codes (HR 193-10)

- a. HR 193-10. The applicant has not provided any proposed driveway locations for the new lots.

Driveway locations will be provided at time of building permit application.

- b. HR 193-10.E. The applicant should provide sight distance information for the existing reconfigured driveway on the plan set.

A site distance exhibit plan for the reconfigured driveway has been added to the plan set.

3. Roadway Design

- a. HR 289-18.A. The applicant has requested a waiver to reduce the required Right-of-Way width from 50 feet to 40 feet. We note the this would allow eight feet from the front of the curb to be within the Town Right-of-Way.

Informational only, no response needed.

- b. HR 289-18.B.(5). The applicant should add the dead-end sign location to the plan set. Sign details should also be provided.

A Dead End sign has been added where Campbello Street meets Merrimack Street. Details of all proposed signs have been added to Sheet 7.

- c. The applicant should show a stop bar location and detail on the plan set along with a stop sign detail.

A stop bar has been added to the plans on Sheet 7 and a detail provided on Sheet 16.

- d. HR 289-18.C.(1). The applicant should show horizontal curve information on the plan set.

Horizontal curve information has been added on Sheet 7 as requested.

- e. HR 289-18.R.(b). & 289-28.G. The applicant has requested a waiver from providing sidewalks.

Informational only, no response needed.

- f. HR 289-28.F. The applicant has provided a detail for sloped granite curb and noted it on the Typical Roadway Profile. The applicant should revise the driveway cross sections to show sloped granite curb and revise the Typical Roadway Profile as well because it appears to show bituminous curb graphically.

The intent of the applicant is that the road remain a private road. For that reason, the curbing type proposed is cape cod berm. We have labeled the curbing shown on the Roadway Cross Sections and the Typical Roadway Section detail as "Cape Cod Berm (Typ.)" and have provided a corresponding detail.

- g. HR 289-Attachment 3. The applicant should review the gravel subbase requirement and revise the Typical Roadway Section accordingly. The applicant has shown two nine-inch lifts of crushed gravel while the Regulation requires six inches of crushed gravel and 12 inches of gravel. The applicant should also review the proposed cross slope of the roadway as it does not meet the slope required.

The Typical Roadway Section detail has been revised to match the information shown on Attachment 3. A slope of 3/8" per foot is 3.125% as shown on the detail.

- h. The applicant should label the curb curve radii on the plan set.

The centerline curve information has been added to the plans. The curb line is consistently 12 feet off centerline. Adding the curb radii information just clutters the plan further.

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

- a. HR 290-7.B.21. The site should not negatively affect the downstream system. The existing HydroCAD model does not consider two low points located on the site. The applicant should include the low points in the model, as this may reduce the existing peak flows. The low points may not have an impact for larger storm events, but this should be confirmed.

The HydroCAD model has been updated to account for the two low points located on site. An updated stormwater report has been prepared and still indicates a reduction in peak runoff rates and volumes at each design point for all design storms.

- b. It is general engineering practice to provide one foot of freeboard for stormwater ponds. The proposed design provides the following freeboard for each BMP for the 50-year event. The applicant should confirm with the Town that the proposed freeboard is adequate.
- i. Infiltration Basin 1 – 3.25" freeboard
 - ii. Infiltration Basin 2 – 2.4" freeboard
 - iii. Infiltration Basin 3 – 3.7" freeboard

Unlike stormwater detention basins, the New Hampshire Stormwater Manual does not require one foot of freeboard for the 50-year storm. For infiltration basins the design discharge capacity is stated as "50-year, 24-hour storm without overtopping".

- c. It is general engineering practice to use a minimum time of concentration of 6 minutes. The applicant should update the HydroCAD models accordingly.

HydroCAD allows for the computation of actual times of concentration, which results in a more accurate stormwater model (the 6 minute minimum is a holdover from TR-20 when calculations were done manually and the table with the shortest Tc values was 0.1 hours).

- d. Per Env-Wq 1508.02, Infiltration System #2 is located within a well protection zone. The applicant should confirm that the intent is to connect the existing home to the new waterline and that the well will be abandoned.

That is correct, the existing well will be abandoned and a note stating such has been added to the plans. The existing house will be connected to the new waterline.

- e. The applicant is proposing to remove trees within the 150' Woodland Buffer. The applicant should confirm that the existing Woodland buffer contains more than 25% Natural Woodland and that the existing trees can be removed.

Compliance with the Shoreland regulations is demonstrated in the Shoreland Permit Application, which is currently under review by the NHDES.

- f. The applicant should update Note 3 under the Inspection & Maintenance Plan For Stormwater System on sheet 2 to say Town of Hudson, rather than the City of Methuen.

Note 3 has been corrected as requested.

- g. HR 290.6.A.8. The applicant should add a note to the plans stating that, "An on-site preconstruction meeting shall be held with the TOWN ENGINEER or designated representative prior to initiating earth moving activities and after perimeter erosion control measures, protective fencing, waste disposal and construction access pads have been installed."

The requested note has been added as Note 1 under Construction Sequence on Sheet 2.

- h. HR 290.6.A.5. The applicant should add a note to the plans stating, "Disturbed soil areas that will remain idle for more than 30 days shall be temporarily stabilized as soon as practicable but no later than five days from the initial disturbance with seed and mulch, erosion control blankets or crushed stone or other suitable measures approved by the TOWN ENGINEER or designated representative. All disturbed soil areas that have achieved final grading shall be permanently stabilized within three days following final grading."

Notes 5, 6, and 9 under Temporary Erosion Control Measures on Sheet 2 have been removed and replaced with the requested note.

- i. HR 290.6.A.9. The applicant should add note stating that, "Disturbed area not to exceed 30 Days, temporary stabilized within 5 days of initial disturbance."

This note is covered by the note that we added above.

- j. HR 290.6.A.12. The applicant should add a note stating, "Disturbed areas that will remain idle over the winter period shall employ winter stabilization measures as described in Section 4-3 of the NH Stormwater Manual, Volume 3, as amended."

The requested wording has been added to the end of what is now Note 8 under Temporary Erosion Control Measures on Sheet 2.

- k. HR 290.7.A.6 The applicant should provide calculations that account for frozen ground conditions, when these devices may not function at their optimal design.
If the review engineer can point us to a method for providing such calculations, we would be happy to do so.
- l. HR 290.7.B.16. The applicant should show locations of post-construction snow storage areas and temporary snow storage areas during construction.
Post-construction the snow will be plowed by the Town to the edge of the road. During construction, snow will be moved as needed from whatever are is being worked on at the time.
- m. Hudson Engineering Technical Guidelines Typical Details (ETGTD) Section 920.3.13 The minimum velocity in a closed drainage system for the design storm is 2 fps. The applicant should revise the pipe from CB#1 to CB#2, as it currently has a velocity of 1.02 fps.
Based on a meeting with the Town Engineer, with the road remaining a private road, the pipe velocity noted is not a concern for the Town.
- n. ETGTD 920.4.2. The applicant should show the area for equipment storage, including refueling areas on the plans.
The area for equipment storage and refueling is now shown on Sheet 6.
- o. ETGTD 920.4.3. The applicant should note the method of stump disposal.
Construction Note 28 has been added on Sheet 2 stating the methods for stump disposal.
- p. ETGTD 920.4.6/7. The applicant should confirm that all areas of poorly/very poorly drained soils are depicted on the plans.
The Existing Conditions Plan, Sheet 3, has been updated to include the applicable wetland delineation notes and the stamp of the Certified Wetland Scientist who flagged the wetlands.
- q. ETGTD 920.4.17. The applicant should provide a proposed schedule for the inspection and maintenance of all erosion control measures. The only measure that currently specifies an inspection frequency is the erosion control blanket.
This information will be included in the Storm Water Pollution Prevention Plan (SWPPP) that will be prepared prior to construction as required by the US EPA 2022 CGP.
- r. ETGTD 920.4.20. The applicant should show all temporary solid waste and sanitary waste storage and disposal locations.
These areas are now shown on Sheet 6.
- s. ETGTD 930.1. All stormwater drainage pipes shall have a minimum cover of four (4) feet, over the top of the bell, under pavement. All the pipes in the proposed system have less than 4 feet of cover. The pipe from CB-1 to CB-2 only has 1.5 feet of cover. The applicant should revise the design accordingly.
Based on a meeting with the Town Engineer, with the road remaining a private road, the pipe cover provided due to the topographic constraints of the property is not a concern for the Town.
- t. ETGTD 930.4. All stormwater drainage pipes shall be 2% or greater, unless otherwise approved by the Town Engineer. All the pipes in the proposed system have less than a 2% slope. The applicant should revise the design or obtain approval from the Town Engineer.
Based on a meeting with the Town Engineer, with the road remaining a private road, the pipe slopes provided due to the topographic constraints of the property is not a concern for the Town.
- u. ETGTD 930.10. A curb inlet drainage structure is required in the low point of the proposed roadway. The applicant is proposing the use of a Rain Guardian Turret, in combination with a curb cut. The applicant should confirm with the Town that the use of the Rain Guardian Turret is adequate in the locations proposed.
Based on a meeting with the Town Engineer, with the road remaining a private road, the use of rain guardian turrets is not a concern for the Town.
- v. ETGTD 930.15. The applicant should provide a note or detail stating that all drain manhole covers shall be East Jordan Iron Works 30-Inch cover, or approved equal, and have "DRAIN" imprinted into the cover.
A note has been added to the Standard Drainage Manhole detail on Sheet 16.
- w. 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.
Informational only, no response needed.

- x. 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.
Informational only, no response needed.

5. Zoning (HR 334)

- a. HR 334-14 and HR 276-11.1.B.(20). The applicant has not noted the maximum proposed building heights on the plan set. The applicant should note the maximum building height of 38 feet on the plan set.
The Zoning Table on Sheet 4 has been revised to include the maximum building height requirement.
- b. HR 334-20. The site is located in the Town Residence (TR) District. The applicant has noted that single family homes are the proposed use.
Informational only, no response needed.
- c. HR 334-27. We note that the subdivision design appears to meet the lot size requirements for the district. The applicant should include the required table with calculations illustrating that each lot meets the contiguous lot requirements excluding wetland areas and slopes greater than 25%.
The contiguous buildable area of each lot has been added to Sheet 5.
- d. HR 334-27. The lots do not all appear to meet the 90-foot lot frontage requirement. We note that lot 10 and lot 5 appear to be under the minimum required frontage.
Lots 5 and 10 have been revised to provide the proper frontage.
- e. HR 334-35. The applicant should clearly show the fifty-foot wetlands buffer on the plan set. We note that the applicant has submitted a Conditional Use Permit for a stormwater infiltration basin located within the wetlands buffer.
The wetland and the 50' buffer are shown on Sheets 5, 6, and 7. This information has also been added to Sheet 4.

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

- a. HR 276-13. The applicant has proposed one fire hydrant within the subdivision. The applicant should coordinate with the Hudson Fire Department to verify that there is adequate fire protection coverage for the proposed lots. We also note that the applicant is proposing an extension of the existing Federal Street and Campbello Street water mains to connect to the new subdivision. The applicant should coordinate with the Fire Department to determine if additional off-site fire hydrants are required.
The applicant is coordinating the review of these plans by the Hudson Fire Department.
- b. HR 289-27.B.(5). The applicant should show proposed water and sewer service connections for each lot, including curb stop and sewer cleanout locations.
Sewer and water service locations for each lot have been added to Sheet 7 as requested.
- c. ETGTD Section 801. The applicant should verify with the Town that the existing water mains in Campbello Street and Federal Street have adequate flow and pressure to meet both domestic and fire hydrant requirements for the proposed subdivision.
The applicant is verifying this information with the Town.
- d. ETGTD Section 825.2.13. The fire hydrant detail should state the specific Mueller hydrant model required by the Town standard (Mueller Super Centurion A-423).
This is already noted on the town standard detail.
- e. The applicant has not shown all utility service connections to Lot 11. The applicant should verify if this lot is already connected to Town sewer and show any new service locations on the plan set. We note that the lot has an existing well. The applicant should confirm if the well will be capped or if it is proposed to still be used

and therefore a protective well radius should be shown. We also note that the apparent sewer connection for this lot is proposed to have drainage built on top of it. The applicant should review this conflict.

The existing sewer service for the house on Lot 11 is to remain. The drainage has been adjusted to avoid any conflict with the existing service. The existing well has been noted a being abandoned and a new water service location shown.

- f. The applicant is connecting the proposed water service to existing mains on Campbello Street and Federal Street. We note that the plans do not show proposed connections to any of the existing lots along Campbello Street that are not currently connected to Town water. The applicant should coordinate with the Town to determine if facilities for future connections (corporations/piping/curbstops) should be provided for these lots on the new water main.

The applicant will coordinate with the Town regarding the need for providing service laterals for the existing homes.

7. Erosion Control/Wetland Impacts

- a. The Town should reserve the right to require additional erosion control measures.

Informational only, no response needed.

8. State and Local Permits

- a. The applicant has noted that NHDES Shoreland Protection and Alteration of Terrain permits are required on the plan.

Informational only, no response needed.

- b. HR 290-10.B. The applicant has noted the need for an NPDES Notice of Intent and a SWPPP on the plan.

Informational only, no response needed.

- c. The applicant should review the need for a NHDES Sewer Connection permit and list the requirement on the plan.

This project will require a NHDES Sewer Connection Permit. This has been noted on the Title Sheet.

- d. Additional local permitting may be required.

Informational only, no response needed.

9. Other

- a. ETGTD Section 565.1.1. The applicant is reminded that the Town of Hudson has specific requirements for the importing of off-site fill materials for use in constructing this project. We recommended that these requirements be stated on the plans for the Contractors attention.

The requirements related to the import of off-site fill material have been added as Construction Note 29 on Sheet 2.

If you have any questions or need additional information, please do not hesitate to contact me either by phone at (603) 374-7912 or by email at djordan@gpinet.com.

Sincerely,

GREENMAN-PEDERSEN, INC.



David R. Jordan, P.E., L.L.S., LEED AP
Vice President
Director of Project Delivery – Land Development

Cc: Manny Sousa, Sousa Realty & Development Corp.

March 1, 2024

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

SUBJECT: Response to Engineering Department Review Comments
Campbello Street Subdivision Plan
36 Campbello Street, Map 165 Lot 49

Dear Mr. Minkarah:

Greenman-Pedersen, Inc. (GPI) is in receipt of review comments from Elvis Dihma, P.E. contained in an email dated November 29, 2023 regarding the above referenced subdivision application. Our responses to the comments contained in that email are as follows:

1. Applicant shall increase the sewer slope. There is room to provide more than minimum 0.005 ft/ft slope.
The sewer slope has been increased to 0.010 ft/ft.
2. Applicant shall add the proposed water main to the profile sheets.
The proposed water main has been added to the profile sheet.
3. All utilities shall be 5' minimum in separation, except water and sewer (10' min). DMH 1 to DMH 2 pipe layout needs to be revised.
The utility layout has been revised to provide the required separations.
4. Fire hydrant location shall be determined by the FH prior to final approval and will include one at the end of the cul-de-sac for flushing purposes.
A fire hydrant has been provided at the end of the cul-de-sac as requested.
5. Drainage pipe will be no less than 2 foot of cover and no less than 2% slope on proposed Right of Way.
It is the intent of the applicant that the new road remain private. We have provided the maximum drainage pipe cover and slope given the topographic restraints of this property.
6. Stop signs at Campello/ Merrimack Street intersection and Campello/ Federal Street intersection.
The plans have been revised to specify a stop sign at the Campbello / Merrimack Street intersection. The applicant will coordinate with the town to provide stop signs at additional locations as appropriate.

If you have any questions or need additional information, please do not hesitate to contact me either by phone at (603) 374-7912 or by email at djordan@gpinet.com.

Sincerely,
GREENMAN-PEDERSEN, INC.



David R. Jordan, P.E., L.L.S., LEED AP
Vice President
Director of Project Delivery – Land Development

Cc: Manny Sousa, Sousa Realty & Development Corp.

F:\Projects\NEX-2300191 - Hudson, NH - Sousa Realty\Correspondence\Response Letter to Town - Town Engineer Review Comments.docx

**MUNICIPALITY NOTIFICATION FOR
SHORELAND PERMIT APPLICATION**

RECEIVED

MAR 20 2024

TOWN OF HUDSON
PLANNING DEPARTMENT

VIA CERTIFIED MAIL

March 12, 2024

**RE: Shoreland Permit Application
Proposed Residential Subdivision
36 Campbello Street
Hudson, NH 03051
Assessors Map 165 Lot 49**

Dear Hudson Planning Department:

This letter is to inform you that a permit application has be filed with the NH Department of Environmental Services for a shoreland impact permit associated with the above referenced project. Under state law RSA 483-B:5-b, iv-a and Env-Wq 1406.12, I am required to notify you via certified mail about the application, which proposes work in the Town of Hudson.

Sincerely,

GREENMAN-PEDERSEN, INC.



Cory Mason, P.E.
Project Engineer

SHORELAND PERMIT APPLICATION

**PROPOSED RESIDENTIAL SUBDIVISION
ASSESSORS MAP 165 LOT 49
36 CAMPBELLO STREET
HUDSON, NEW HAMPSHIRE**

GPI

44 Stiles Road, Suite One
Salem, NH 03079
(603) 893-0720

Prepared For:

Sousa Realty & Development Corp.
46 Lowell Road
Hudson, NH 03051

January 8, 2024

(GPI Project No.: NEX-2300191)

GPI

***Sousa Realty & Development Corp.
Proposed Residential Subdivision
Shoreland Permit Application***

Shoreland Permit Application

36 Campbello Street
Hudson, New Hampshire
January 8, 2024

TABLE OF CONTENTS

- ✓ **Shoreland Permit Application**
- ✓ **Copy of Fee Check**
- ✓ **Copy of Recorded Deed**
- ✓ **USGS Map**
- ✓ **Photo Location Key Sheet**
- ✓ **Site Photographs**
- ✓ **Copy of Tax Maps**
- ✓ **List of Abutters**
- ✓ **Abutter Notification Letter**
- ✓ **Certified Mail Reciepts**
- ✓ **Natural Heritage Bureau NHB Data Check Results Letter**

Included Separately

Existing Conditions Shoreland Permit Plan (22"x34")

Proposed Conditions Shoreland Permit Plan (22"x34")



SHORELAND PERMIT APPLICATION
 Water Division/ Land Resources Management
 Shoreland Program
Check the Status of your Application



RSA/Rule: RSA 483-B, Env-Wq 1400

Administrative Use Only	Administrative Use Only	Administrative Use Only	File No.:
			Check No.:
			Amount:
			Initials:

This is an application for a permit to excavate, fill, construct new structures, or remove structures within the protected shoreland as regulated under RSA 483-B.

SECTION 1 - PROJECT DESCRIPTION (Env-Wq 1406.07)			
Provide a concise description of the proposed project: The project proposes to subdivide Map 165 Lot 49 to create 10 additional residential lots and construct a new 24' wide subdivision road with cul-de-sac and associated stormwater management improvements and utility services.			
SECTION 2 - PROJECT LOCATION (Env-Wq 1406.07)			
ADDRESS: 36 Campbello Street	TOWN/CITY: Hudson	STATE: NH	ZIP CODE: 03051
WATERBODY NAME: Merrimack River	TAX MAP/ BLOCK/LOT NUMBER : Map 165, Lot 49		
SECTION 3 - PROPERTY OWNER & DEED INFORMATION (Env-Wq 1406.07)			
The legal name of each property owner must be as it appears on the deed of record. If the owner is a trust or a company, then the name of the trust or company should be written as the owner's name.			
LAST NAME, FIRST NAME, M.I.: A. Jack Atkinson, Trustee of the A. Jack Atkinson Revocable Trust Agreement of February 25, 1983			
MAILING ADDRESS: 36 Campbello Street	TOWN/CITY: Hudson	STATE: NH	ZIP CODE: 03051
PHONE: <input type="text"/>	EMAIL (if available): msousa@sousarealtynh.com		
REGISTRY OF DEED COUNTY Hillsborough , BOOK NUMBER 9180 , PAGE NUMBER 1549			
SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER), IF DIFFERENT THAN OWNER (Env-Wq 1406.07)			
If the applicant is a trust or a company, then the name of the trust or company should be written as the applicant's name. If the applicant is the owner, leave blank and check the following box: <input type="checkbox"/> .			
LAST NAME, FIRST NAME, M.I.: Sousa Realty & Development Corp			
MAILING ADDRESS: 46 Lowell Road	TOWN/CITY: Hudson	STATE: NH	ZIP CODE: 03051

shoreland@des.nh.gov or (603) 271-2147

NHDES Shoreland Program, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

<http://www.des.nh.gov>

NHDES-W-06-037

PHONE: [REDACTED]	EMAIL (if available): msousa@sousarealtynh.com		
SECTION 5 - CONTRACTOR OR AGENT (OPTIONAL)			
LAST NAME, FIRST NAME, M.I: Greenman-Pedersen, Inc. c/o Mason, Cory			
ADDRESS: 44 Stiles Road, Suite One	TOWN/CITY: Salem	STATE: NH	ZIP CODE: 03079
PHONE: 603-827-4527	EMAIL (if available): cmason@gpinet.com		
SECTION 6 - CRITERIA (Env-Wq 1406.07)			
Please check at least one of the following criteria:			
<input checked="" type="checkbox"/> This shoreland permit application requires neither a proposal to make the property more nearly conforming nor a request for a waiver of a minimum standard.			
<input type="checkbox"/> This shoreland permit application includes a proposal to make the structures and/or the property <u>more nearly conforming</u> in accordance with RSA 483-B:11.			
<input type="checkbox"/> This shoreland permit application includes a <u>request for a waiver</u> of the following minimum standard(s): RSA 483-B:9, V [REDACTED].			
SECTION 7 - RELATED NHDES LAND RESOURCES MANAGEMENT PERMIT APPLICATIONS ASSOCIATED WITH THIS PROJECT (Env-Wq 1406.14)			
Please indicate if any of the following permits are required and, if required, the status of the application.			
Permit Type	Permit Required	File Number	Permit Application Status
Alteration of Terrain Permit per RSA 485-A:17	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	[REDACTED]	<input type="checkbox"/> APPROVED <input checked="" type="checkbox"/> PENDING <input type="checkbox"/> DENIED
Individual Sewerage Disposal per RSA 485-A:29	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	[REDACTED]	<input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED
Subdivision Approval per RSA 485-A:29	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	[REDACTED]	<input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED
Wetlands Permit per RSA 482-A	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	[REDACTED]	<input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED
SECTION 8 - REFERENCE LINE ELEVATION (Env-Wq 1406.07)			
Required for projects located on the protected shoreland of lakes or ponds. The reference line elevations for most lakes, ponds, and artificial impoundments greater than 10 acres in size are listed in the Consolidated List of Waterbodies Subject to the Shoreland Water Quality Protection Act. Please see RSA 483-B:4, XVII for the definition of reference line.			
REFERENCE LINE ELEVATION: [REDACTED] feet above sea level.			
SECTION 9 - APPLICATION FEE & SUBMITTAL (RSA 483-B:5-b, I(b); RSA 483-B:5-b, X)			
A non-refundable permit application fee of \$200 plus \$0.20 per total square feet of impact for restoration of water quality improvement projects, or \$400 plus \$0.20 per total square feet of impact for all other projects is required at the time the application is submitted. Applications for projects solely funded by municipal, county, state, or federal entities shall incur a permitting fee no greater than \$3,750.			
Please mail or hand deliver this application and all required attachments to the NHDES Wetlands Bureau, PO Box 95, Concord, NH 03302-0095. Missing information will delay processing your application and may result in denial of a shoreland permit application. Please make checks payable to the Treasurer, State of NH.			

shoreland@des.nh.gov or (603) 271-2147

NHDES Shoreland Program, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

<http://www.des.nh.gov>

NHDES-W-06-037

SECTION 10 - CALCULATING TOTAL IMPACT AREA/ PERMIT APPLICATION FEE (RSA 483-B:5-b, I(b); RSA 483-B:5-b, X)

Total impact area is calculated by determining the sum of all areas disturbed by regrading, excavating, filling, construction, or structure removal. Impacts often include, but are not limited to: constructing new driveways, constructing new structures, areas disturbed when installing septic systems and foundations, creating temporary access roads to drill a new well, and regrading associated with landscaping activities.

TOTAL AREA IMPACTED WITHIN THE PROTECTED SHORELAND = 40,050 (A) square feet

- **For restoration of water quality improvement projects:**
Multiply line (A) by \$0.20 and add \$200. [(A) × \$0.20 + \$200] = \$ Permit fee¹
- **For all other projects:**
Multiply line (A) by \$0.20 and add \$400. [(A) × \$0.20 + \$400] = \$ 8,410 Permit fee¹

SECTION 11 - REQUIRED CERTIFICATIONS (Env-Wq 1406.08; Env-Wq 1406.10(a))

By initialing within the blank before each of the following statements, and signing below, you are certifying that:

Initials: CMN	The information provided is true, complete, and not misleading to the knowledge and belief of the signer.
Initials: CMN	I understand that: <ul style="list-style-type: none"> • Any permit or waiver granted based on false, incomplete, or misleading information shall be subject to revocation. • I am subject to the applicable penalties in RSA 641, Falsification in Official Matters. And • Obtaining a shoreland permit shall not exempt the work proposed from other state, local, or federal approvals.
Initials: CMN	I have notified the governing body of the municipality or municipalities in which the property is located by certified mail, in accordance with Env-Wq 1406.13.
Initials: CMN	I have notified all abutters ² of the proposed impacts via certified mail, in accordance with Env-Wq 1406.13.
Initials: CMN	<input checked="" type="checkbox"/> This project is within ¼ mile of a designated river and I have notified the Local River Management Advisory Committee (LAC) by providing the LAC with a copy of the complete application, including all supporting materials, via certified mail, in accordance with Env-Wq 1406.13. <input type="checkbox"/> This project is not within ¼ mile of a designated river.
Initials: CMN	For any project proposing that the impervious area be at least 15% but not more than 20% within the protected shoreland, I certify that the impervious area is not more than 20%. <input type="checkbox"/> N/A

SECTION 12 - REQUIRED SIGNATURES (Env-Wq 1406.08)

Both the property owner and applicant must sign the application.

SIGNATURE (OWNER): 	PRINT NAME LEGIBLY: Joseph W. Kenney	DATE: 1/16/23
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER): 	PRINT NAME LEGIBLY: Manuel D. Sousa Jr	DATE: 1/16/23

¹ Applications for projects solely funded by municipal, county, state, or federal entities shall incur a permitting fee no greater than \$3,750.

² "Abutter" means any person who owns property that is immediately contiguous to the property on which the proposed work will take place, or who owns flowage rights on such property. The term does not include those properties separated by a public road or more than ¼ mile from the limits of the proposed work. If contiguous properties are owned by the person who is proposing the work, then the term includes the person owning the next contiguous property, subject to the ¼ mile limitation.

SHORELAND APPLICATION WORKSHEET

This worksheet *must* be submitted to the NHDES Wetlands Bureau with every Shoreland Permit Application. **A separate shoreland application worksheet must be submitted for each individual lot of record where impacts are proposed.**

For the purposes of this worksheet, "pre-construction" impervious surface area³ means all human made impervious surfaces⁴ currently present within the protected shoreland of a lot, whether to be removed or to remain after the project is completed. "Post-construction" impervious area means all impervious surfaces that will exist within the protected shoreland of a lot upon completion of the project, including both new and any remaining pre-construction impervious surfaces. All answers shall be given in square feet.

Calculating the Impervious Area of a Lot

CALCULATING THE IMPERVIOUS AREA OF A LOT WITHIN 250 FEET OF THE REFERENCE LINE (Env-Wq 1406.12)			
	STRUCTURE DESCRIPTION	PRE-CONSTRUCTION IMPERVIOUS AREAS	POST-CONSTRUCTION IMPERVIOUS AREAS
PRIMARY STRUCTURE(S) House and all attached decks and porches.	House and Deck Area	2,820 FT ²	4,220 FT ²
ACCESSORY STRUCTURES All other impervious surfaces excluding lawn furniture, well heads, and fences. Common accessory structures include, but are not limited to: driveways, walkways, patios, and sheds.	Driveways/Roadway	3143 FT ²	8710 FT ²
	Shed	200 FT ²	200 FT ²
	Stairs	140 FT ²	140 FT ²
		FT ²	FT ²
		FT ²	FT ²
		FT ²	FT ²
TOTAL:		(A) 6303 FT²	(B) 13270 FT²
Area of the lot located within 250 feet of reference line:			(C) 67223 FT²
Percentage of lot covered by pre-construction impervious area within 250 feet of the reference line: <i>[divide (A) by (C) x 100]</i>			(D) 9 %
Percentage of lot to be covered by post-construction impervious area within 250 feet of the reference line upon completion of the project: <i>[divide (B) by (C) x 100]</i>			(E) 20 %

³ "Impervious surface area" as defined in Env-Wq 1402.13 means, for purposes of the impervious surface limitation specified in RSA 483-B:9, V(g), the sum total of the footprint of each impervious surface that is located within the protected shoreland.

⁴ "Impervious Surface" as defined in RSA 483-B:4, VII-b means any modified surface that cannot effectively absorb or infiltrate water. Examples of impervious surfaces include, but are not limited to, roofs, and unless designed to effectively absorb or infiltrate water, decks, patios, and paved, gravel, or crushed stone driveways, parking areas, and walkways.

Stormwater Management Requirements

THE IMPERVIOUS AREA THRESHOLDS (RSA 483-B:9, V(g))	
<input type="checkbox"/>	A net decrease or no net increase in impervious area is proposed (If line E is less than or equal to line D).
<input checked="" type="checkbox"/>	The percentage of post-construction impervious area (line E) is less than or equal to 20%. This project does not require a stormwater management plan and does not require a plan demonstrating that each waterfront buffer grid segment at least meets the minimum required tree and sapling point score.
<input type="checkbox"/>	A net increase in impervious area is proposed and the percentage of post-construction impervious area (line E) is greater than 20%, but less than 30%. This project requires a stormwater management but, does not require a plan demonstrating that each waterfront buffer grid segment at least meets the minimum required tree and sapling point score. <i>See details on the Application Checklist</i>
<input type="checkbox"/>	A net increase in impervious area is proposed and the percentage of post-construction impervious area (line E) is greater than 30%. This project requires a stormwater management plan designed and certified by a professional engineer and requires plans demonstrating that each waterfront buffer grid segment meets at least the minimum required tree and sapling point score. <i>See details on the Application Checklist</i>

Natural Woodland Area Requirement

DETERMINING THE AREA TO REMAIN AS NATURAL WOODLAND	
Total area of the lot between 50 feet and 150 feet of the reference line within which the vegetation currently exists as natural woodland ⁵ (see definition below).	(F) 0 FT ²
Total area of the lot between 50 feet and 150 feet from the reference line.	(G) 25464 FT ²
At least 25% of area (G) must remain in as natural woodland. $[0.25 \times G]$	(H) 6,366 FT ²
Place the lesser of area (F) and calculation (H) on this line. In order to remain compliant with the natural woodland area requirement, this is the minimum area that must remain as natural woodland between 50 feet and 150 feet from the reference line. This area must be represented on all plans and this area, exclusive of existing lawn, must remain in an unaltered state ⁶ .	(I) 0 FT ²
Name of person who prepared this worksheet: Sarah M. Simon	
Name and date of the plan this worksheet is based upon: Existing Conditions dated November 20, 2023	

⁵ "Natural Woodland" means a forested area consisting of various species of trees, saplings, shrubs, and ground covers in any combination and at any stage of growth (483-B:4, XI).

⁶ "Unaltered State" means native vegetation allowed to grow without cutting, limbing, trimming, pruning, mowing, or other similar activities except as needed for renewal or to maintain or improve plant health (483-B:4, XXIV-b).



Hamblett & Kerrigan, PA
20 Trafalgar Square, Ste. 505
Nashua, NH 03063
#535

FIDUCIARY DEED

A. JACK ATKINSON, TRUSTEE OF THE LUCILLE M. ATKINSON REVOCABLE TRUST AGREEMENT OF FEBRUARY 25, 1983 of Hudson, Hillsborough, County and State of New Hampshire, for consideration paid, grants to **A. JACK ATKINSON, TRUSTEE OF THE A. JACK ATKINSON REVOCABLE TRUST AGREEMENT OF FEBRUARY 25, 1983**, having a mailing address of 36 Campbello Street, Hudson, County of Hillsborough and State of New Hampshire with FIDUCIARY COVENANTS, the following described premises:

A certain tract or parcel of land with the buildings thereon situate on the southerly side of Campbello Street in Hudson, Hillsborough County, State of New Hampshire, being shown as Lot 17 on a plan entitled, "Subdivision Plan in HUDSON, N.H. for A. Jack & Lucille M. Atkinson Scale 1" = 50' Date January 1980," drawn by Hamilton Engineering Associates, Inc. and being recorded at Hillsborough County Registry of Deeds as Plan No. 13132.

Containing 4.69 Acres, plus or minus, according to said Plan.

Subject to flowage rights recorded in said Registry, Volume 470, Page 394.

Subject also to a sewer easement conveyed to Town of Hudson in Volume 2683, Page 136, in said Registry, as shown on said Plan, and to restrictions shown on said Plan: "Future subdivision of this parcel will require construction of cul-de-sac to Town of Hudson specifications."

Subjects to rights, reservations, restrictions, easements and mortgages of record, if any.

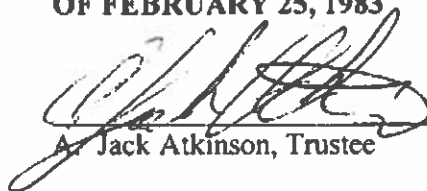
This deed was prepared from information provided by the Grantor herein and no independent title examination has been conducted.

Meaning and intending to describe and convey the same premises conveyed by deed to Lucille M. Atkinson dated August 28, 1981 and recorded in the Hillsborough County Registry of Deeds at Book 2870, Page 321. Lucille M. Atkinson died on January 8, 2017. See State of New Hampshire 9th Circuit Court Probate Division Docket Number: 316-2018-ET-01247.

This transfer is exempt from taxation pursuant to N.H.R.S.A. 78-B:2, XI.

Witness my hand this 18th of June, 2019.

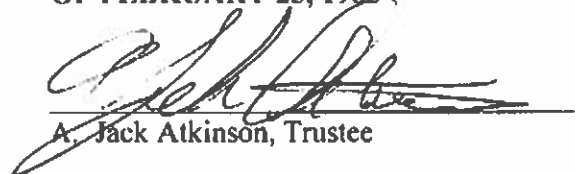
**LUCILLE M. ATKINSON
REVOCABLE TRUST AGREEMENT
OF FEBRUARY 25, 1983**


A. Jack Atkinson, Trustee

CERTIFICATE OF TRUSTEE

Pursuant to New Hampshire RSA 564-A:7 II, the undersigned Trustee under the **LUCILLE M. ATKINSON REVOCABLE TRUST AGREEMENT OF FEBRUARY 25, 1983**, created by Lucille M. Atkinson as Grantor, and any amendments thereto, hereby certifies that he has full and absolute power in said trust to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see the application of any trust assets paid or delivered to the Trustee for a conveyance thereof.

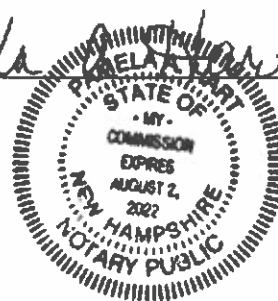
**LUCILLE M. ATKINSON
REVOCABLE TRUST AGREEMENT
OF FEBRUARY 25, 1983**


A. Jack Atkinson, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this the 18th day of June, 2019 before me, appeared A. Jack Atkinson, in his capacity as Trustee of the **LUCILLE M. ATKINSON REVOCABLE TRUST AGREEMENT OF FEBRUARY 25, 1983**, personally known to me, who being by me duly sworn (or affirmed), and acknowledged that he executed the foregoing instrument and Certificate of Trustee as his free and voluntary act and deed in the capacity therein and for the purposes contained therein on behalf of the Trust.

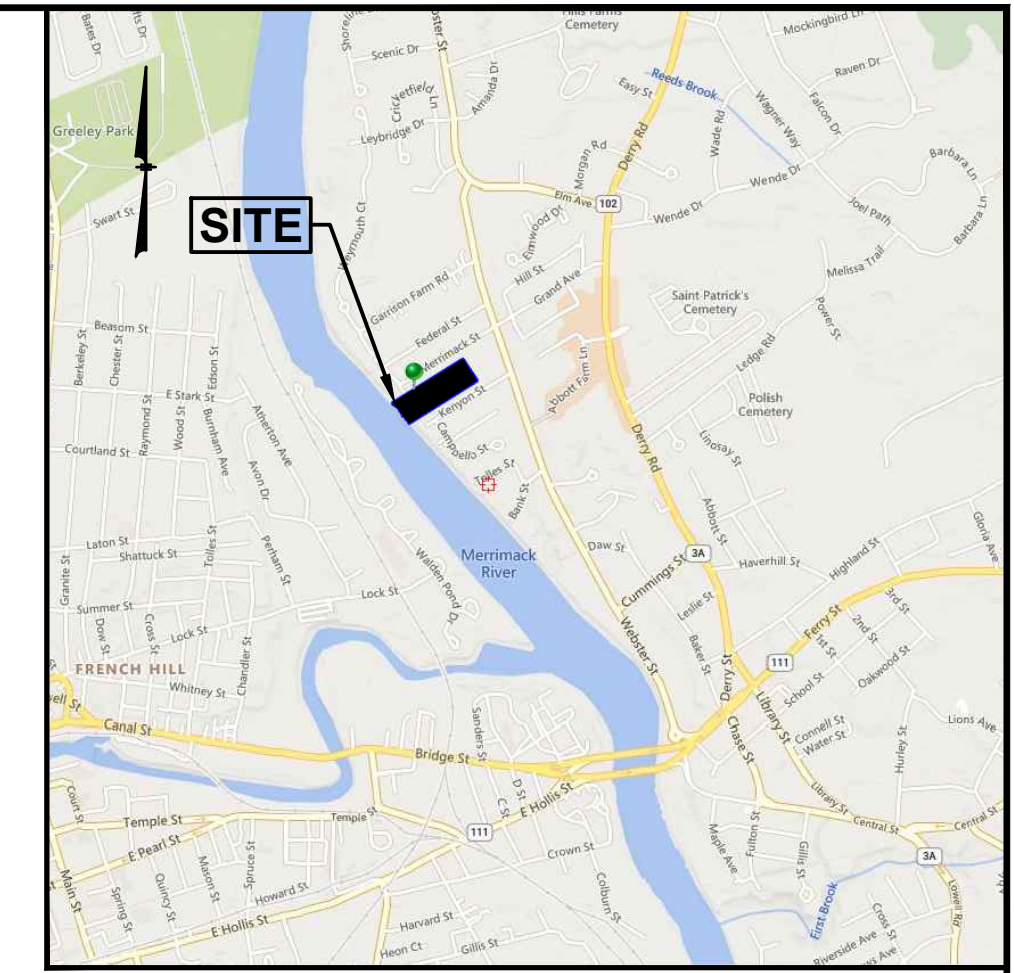

Notary Public



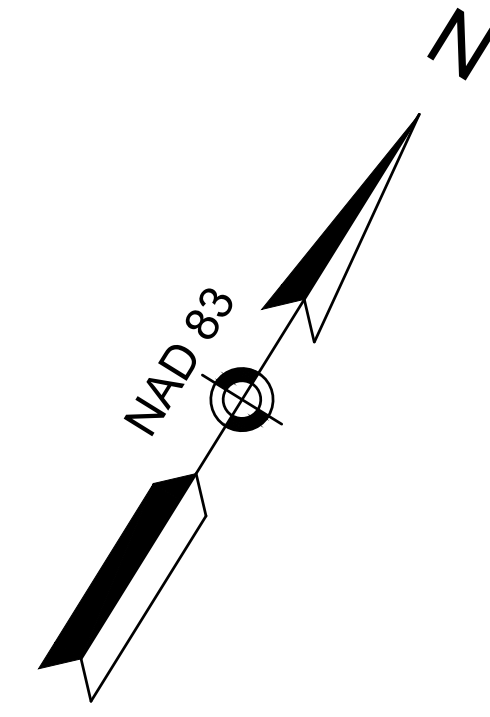
GPI Engineering
Design
Planning
Construction Management
603.893.0720 GPINET.COM
Greenman-Pedersen, Inc.
44 Stiles Road, Suite One
Salem, NH 03079

PREPARED FOR
SOUSA REALTY &
DEVELOPMENT CORP.
46 LOWELL ROAD
HUDSON, NH 03051

ASSESSOR MAP 165 LOT 49
36 CAMPBELLO STREET
HUDSON, NEW HAMPSHIRE



LOCATION MAP
(NOT TO SCALE)



EXISTING CONDITIONS

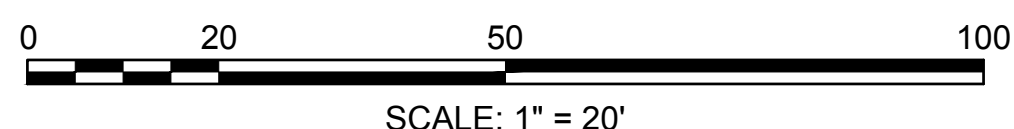
PLAN REFERENCES:
HILLSBOROUGH COUNTY REGISTRY OF DEEDS

- 1) PLAN NO. 13132
- 2) PLAN NO. 407
- 3) PLAN NO. 511
- 4) PLAN NO. 12135
- 5) PLAN NO. 13134
- 6) PLAN NO. 13218
- 7) PLAN NO. 25875
- 8) PLAN NO. 30647
- 9) PLAN NO. 31388
- 10) PLAN NO. 39078

IMPERVIOUS AREA SUMMARY	
DESCRIPTION	EXISTING
IMPERVIOUS AREA WITHIN PROTECTED SHORELAND	6,303 SF
IMPERVIOUS AREA WITHIN WATERFRONT BUFFER	390 SF

OWNER OF RECORD:

MAP 165 LOT 49
A. JACK ATKINSON REVOCABLE TRUST
AGREEMENT OF FEBRUARY 25, 1993
A. JACK ATKINSON, TRUSTEE
36 CAMPBELLO STREET
HUDSON, NH 03051
BOOK 9180 PAGE 1549



LEGEND

CCB	CAPE COD BERM	⊗	MANHOLE
G	GAS LINE	⊗	WATER VALVE
T	UNDERGROUND TELEPHONE	⊗	WATER SHUT OFF
W	WATER LINE	⊗	FIRE HYDRANT
E	UNDERGROUND ELECTRIC	⊗	BOLLARD
—○—	CHAIN LINK FENCE	⊗	GAS METER
—□—	STOCKADE FENCE	⊗	ELECTRIC METER
—90—	CONTOUR ELEVATION	⊗	MONITORING WELL
⊙	TREE	⊗	LIGHT POLE
⊙	UTILITY POLE	⊗	BORING
—	GUY WIRE	⊗	WETLAND LINE
—	OVERHEAD WIRE	⊗	WATER FEATURE
—	TREELINE	⊗	EASEMENT LINE
—	SIGN	⊗	PROPERTY LINE
—	SPOT ELEVATION	⊗	ABUTTER PROPERTY LINE
⊗	CATCH BASIN	⊗	BUILDING SETBACK
⊗	SEWER MANHOLE	⊗	FLOOD ZONE LINE

REVISIONS

NO.	REVISION	DATE

NOVEMBER 20, 2023
DRAWN/DESIGN BY: CNM
CHECKED BY: DRJ

EXISTING CONDITIONS SHORELAND PERMIT PLAN

SCALE: 1" = 20'
PROJECT NO. NEX-2300191

F:\Projects\NEX-2300191 - Hudson, NH - Sousa Realty\Shoreland\2300191_Shoreland_Permit_Plan.dwg EXISTING CONDITIONS 1/08/24 2:46pm ssimon



TOWN OF HUDSON

Planning Board

Timothy Malley, Chairman



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

CAP FEE WORKSHEET - 2024

Date: 03-21-24 Zone # 1 Map/Lot: 165/049-000

36 Campbello Street

Project Name: SP# 07-23 Campbello Street Extension Subdivision

Proposed ITE Use #1: Single Family

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

CAP FEES: (ONE CHECK NEEDED)

1.	(Bank 09) 2070-701	Traffic Improvements	\$ <u>2,216.00</u>
2.	(Bank 09) 2050-182	Recreation	\$ <u>400.00</u>
3.	(Bank 09) 2080-051	School	\$ <u>3,578.00</u>
		Total CAP Fee	\$ <u>6,194.00</u>

Check should be made payable to the Town of Hudson.

Thank you,

Brocke Dubowik

Planning Administrative Aid II