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# **Wetland Conservation District Conditional Use Permit Application**

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## **MIARA TRANSPORTATION**

**Tax Map 136; Lot 1  
12 Bockes Road  
Hudson, New Hampshire  
May 13, 2024  
KNA Project No. 16-0223-1**

Prepared For: Joseph A. Miara Jr., Trustee  
Granite Reality Trust  
12 Bockes Road  
Hudson, NH 03051

Prepared By: Keach-Nordstrom Associates, Inc.  
10 Commerce Park North, Suite 3  
Bedford, New Hampshire 03110  
(603) 627-2881  
(603) 627-2915 (fax)

***KNA*** 

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*KEACH-NORDSTROM ASSOCIATES, INC.*

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(11"x17")**

**1. WETLAND CONDITIONAL USE PERMIT APPLICATION**

**CONDITIONAL USE PERMIT APPLICATION**

Date of Application: 5/13/2024 Tax Map #: 136 Lot #: 1

Site Address: 12 Bockes Road

Name of Project: Miara Transportation

Zoning District: R-2 General CUP#: \_\_\_\_\_  
(For Town Use Only)

Z.B.A. Action: 4/27/2023, Case # 136-001 Variance for expansion of non-conforming use.

**PROPERTY OWNER:**

**DEVELOPER:**

Name: Granite Realty Trust, c/o Joseph Miara Jr.

Address: 12 Bockes Road

Address: Hudson, NH 03051

Telephone # 1-978-658-3616

Email: joe@jamiara.com

**PROJECT ENGINEER or SURVEYOR:**

**CERTIFIED WETLANDS SCIENTIST:**

Name: Keach Nordstrom Assoc., Allison Lewis

Keach Nordstrom Assoc., Chris Hickey

Address: 10 Commerce Park North, Suite 3

10 Commerce Park North, Suite 3

Address: Bedford, NH 03110

Bedford, NH 03110

Telephone # 603-627-2881

603-627-2881

Email: alewis@keachnordstrom.com

chickey@keachnordstrom.com

**PURPOSE OF PLAN:**

This project proposes to construct a 9,600 sf garage with attached 3,600 sf awning in the rear of the property. The proposed structure will be used for trailer storage to keep snow and weather away from trailers and equipment.

(For Town Use Only)

Routing Date: \_\_\_\_\_ Deadline Date: \_\_\_\_\_ Meeting Date: \_\_\_\_\_

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

\_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

(Initials)

Department:

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

**SITE DATA SHEET**

PLAN NAME: Miara Transportation

PLAN TYPE: (Site Plan, Subdivision, or other) Site Plan

LEGAL DESCRIPTION: MAP 136 LOT 1

DATE: 5/13/2024

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Location by Street: 12 Bockes Road

Zoning: R-2

Proposed Land Use: Transportation Company

Existing Use: Transportation Company

Total Site Area: S.F.: 401,449 Acres: 9.21

Total Wetland Area (SF): 61,666.3 sf

Permanent Wetland Impact Area (SF): 5,500 sf (previously approved in 2016)

Permanent Wetland Buffer Impact Area (SF): 31,700 sf (previously approved in 2016)

Temporary Wetland Impact Area (SF): 0 sf

Temporary Wetland Buffer Impact Area (SF): 0 sf

Flood Zone Reference: 300920536D

Proposed Mitigation:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**(For Town Use Only)**

Data Sheets Checked By: \_\_\_\_\_ Date: \_\_\_\_\_

**SCHEDULE OF FEES**

(Fee covers both Conservation Commission & Planning Board)

**A. REVIEW FEES:**

1. Conditional Use Permit  
\$100 Flat Fee \$ 100.00

**LEGAL FEE:**

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

**B. POSTAGE:**

Direct Abutters Applicant, Professionals, etc. as required by RSA 676:4.1.d @\$5.08 (or Current Certified Mail Rate)	\$ <u>Included in Site Plan Application Fee</u>
Indirect Abutters (property owners within 200 feet) @\$0.68 (or Current First Class Rate)	\$ _____
<b>TOTAL</b>	<b>\$ <u>100</u></b>

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

**2. WETLAND CONDITIONAL USE PERMIT CHECKLIST**

## WETLAND CONDITIONAL USE PERMIT CHECKLIST

Yes	No	NA	QUESTIONS/INFORMATION NEEDED	HCC Comments
<b>NARRATIVE REPORT</b>				
Existing Conditions				
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Has a DES Dredge and Fill Permit been issued for any part of this site? If yes, provide number, date, and description.	Wetlands Permit from NHDES
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Is there evidence of altered wetlands or surface waters on site?	Associated w/ previous permit
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	All prime and other wetlands in the vicinity, plus any wetlands/watersheds past the immediate vicinity affected by this project	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Description of each wetland and associated values	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Wetland mapping results – Including the flagging date and technique plus the name, company and qualifications of the wetland scientist	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Was property surveyed? If yes, the date of survey. (Please attach the survey plan)	
<b>National Wetland Inventory</b>				
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Vegetative cover types	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	• Existence of vernal pools and associated habitat	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	• Unique geological and cultural features	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• NH Natural Heritage inventory – For list of rare and endangered species, contact the NH Division of Forests and Lands (603)271-3623	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	• Wildlife and fauna species, including estimated number and locations (large projects)	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Public or private wells located within the vicinity	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Monitoring well(s) located on site	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Current land use and zoning district	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Photos of existing area (please use color photos)	
<b>Proposed Project Description</b>				
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Entire project and associated activities	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Time table of project and anticipated phasing	Single phase, timing unknown
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Land use	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Grading plan	
<b>Impact to Wetlands and/or Buffers</b>				
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	• Depending on size and proposed impacts, a report from a biologist may be appropriate	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Removing, filling, dredging, or altering (Area square ft. and locations)	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Intercepting or diverging of ground or surface water (Locations and size)	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	• Change in run-off characteristics	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Delineation of drainage area contributing to each discharge point	



Yes	No	NA	Questions/Information Needed	HCC COMMENTS
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Estimated water quality characteristics of runoff at each point of discharge for both pre- and post-development	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Erosion control practices	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>If using rip-rap, attach documentation explaining why other erosion control methods are not feasible</li> </ul>	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<ul style="list-style-type: none"> <li>How storm water runoff will be handled</li> </ul>	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	If backyards or lots include a buffer area, buffer restriction wording shall be included in each deed (A physical marker may be requested to designate buffer boundaries at site)	
<b>Mitigation</b>				
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Square footage of mitigation – wetland and upland areas	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Wetland or upland plants identified to replace any losses	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Restoration plan for planting and vegetation</li> </ul>	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Conservation easements, including location and aesthetic, wildlife and vegetative values	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>If easement is on or added to the site(s), a copy of the legal document shall be given to the HCC (HCC conservation easement markers may also be required along the easement)</li> </ul>	

### **CONCEPTUAL SITE PLAN/DRAWING**

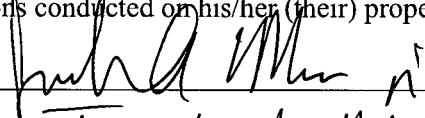
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Locus map depicting project site and vicinity within approximately ½ mile and also on a larger scale	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	All prime and other wetlands in the vicinity	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Wetland(s) impacted (identified as prime or other) and the wetland boundaries with 50', buffer areas highlighted in color	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Assessor's sheet(s), lot(s), and property account number(s)	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Existing and proposed structures	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Square footage listed for temporary and permanent impact	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Erosion control plan (Suggested: Biodegradable silt fences so area won't be disturbed again and no hay to avoid invasive species)	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Topographical map with contours	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Storm water treatment swales and basins highlighted in color if in buffer area	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Conservation and utility easements	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Grading plan	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Culvert, arch, bridge - sizes, material, etc.	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Vegetative cover types	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Vernal pools	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Existing and proposed stone walls, tree lines, and unusually large, rare or beautiful trees, and other notable site features	

**3. CONDITIONAL USE PERMIT APPLICATION AUTHORIZATION**

**CONDITIONAL USE PERMIT APPLICATION AUTHORIZATION**

I hereby apply for *Conditional Use Permit* 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 *Conditional Use Permit* specifications or application form are incomplete, the application will be considered rejected.

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

Signature of Owner:  Date: 5/15/24  
Print Name of Owner: Joseph A Miara jr

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

Signature of Developer: \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name of Developer: \_\_\_\_\_

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

#### **4. OWNER AFFIDAVIT**

## Owner Affidavit

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I, Joseph A. Miara Jr., authorized representative of Granite Realty Trust, and owner of the property referenced on Tax Map 136 as Lot 1, located at 12 Bockes Road, Hudson, New Hampshire, hereby verify that I have authorized Keach-Nordstrom Associates, Inc. to submit on my behalf, any and all applicable State and local permit applications as they pertain to improvements on said property.

Additionally, I authorize Keach-Nordstrom Associates, Inc. to aid in the representation of these applications throughout the approval process.

Signature of Owner:

Joseph A Miara Jr

Printed Name of Owner:

Joseph A Miara Jr

Address of Owner:

12 Bockes Road

Hudson, NH 03051

Date:

5/15/24

## 5. ABUTTERS LIST

**Abutters List**  
**Miara Transportation**  
**Hudson, NH**  
**KNA#16-0223-1**  
Updated 5/12/24

<b>Tax Map</b>	<b>Lot</b>	<b>Owner/Applicant</b>
136	001	Joseph A. Miara, Jr., Trustee Granite Realty Trust 12 Bockes Road Hudson, NH 03051
<b>Tax Map</b>	<b>Lot</b>	<b>Abutter</b>
136	2	Morris Rev. Trust Peter J. & Tammy L. Morris, Trustees 16 Bockes Road Hudson, NH 03051
136	036	VFW-Hudson Memorial Post 5791 15 Bockes Road Hudson, NH 03051
145	003	Joseph M. Donahue, Trustee
145	002	Joseph Ireland 2016 Family Trust 70 Ferry Street Hudson, NH 03051
145	001	1 Bockes Road, LLC 25 Pelham Road, Suite 103 Salem, NH 03079
144&135	021 & 032	Rolling Woods HOA c/o James Weaver 27 Rollings Woods Dr. Hudson, NH 03051
144	21-08	Garret D. Santos & Melissa F. Pierce 21 Rolling Woods Dr. Hudson, NH 03051
135	37	James R. & Varinia G. Weaver 27 Rolling Woods Dr. Hudson, NH 03051

135	36	Stefan and Diane R. Mikolajczuk, Trustees Mikolajczuk Rev. Trust 29 Rolling Woods Dr. Hudson, NH 03051
<b>Tax Map</b> 135	<b>Lot</b> 35	<b>Abutter Within 200-ft</b> Brian T. & Jill C. Leonard 37 Rolling Woods Drive Hudson, NH 03051
136	3	Donald J. & Georgia F. Brussard 18 Bockes Road Hudson, NH 03051
136	4	Zachary Jason Tancrell-Stueve & Danielle Mary MacDonald 20 Bockes Road Hudson, NH 03051
136	5	Shane Howard 4A York Road Hudson, NH 03051

Professional to be notified:

Engineer & Survey  
Keach-Nordstrom Associates, Inc.  
10 Commerce Park North, Suite 3  
Bedford, NH 03110



## **6. PROJECT NARRATIVE**



**Miara Transportation**  
12 Bockes Road  
Tax Map 136; Lot1  
KNA Project No. 16-0223-1

May 13, 2024

Project Location

The subject property is located at 12 Bockes Road and referenced as Hudson Tax Map 136 as Lot 1.

Project Intent

The project proposes a garage of approximately 13,600-sf (165-ft by 80-ft), southwest of the existing development, in the rear of the property. The proposed garage will sit within an existing gravel yard that was approved in 2017 for wetland impacts. A paved access lane will connect the garage with the other paved portions of the site. The proposed design will enhance the existing on-site stormwater management system and include installation of a new catch basin. Landscaping and other site appurtenances are also proposed to enhance not only the appearance but also the wetland complexes on the site.

Existing Conditions

The subject property is 9.216-acres in total area and partially developed with the existing Miara Transportation site. The developed portion is situated in the northern side of the parcel, with undeveloped areas to the south of the development. Two separate wetland complexes exist onsite and are located mainly within the undeveloped portion of the property to the south and a small wetland complex is located to the west. There are a total of three buildings currently onsite and the largest of which has a footprint of approximately 23,188-sf. Parking is located along the frontage of Bockes Road, east of the main building, while the rear of the parcel is currently utilized for vehicle storage and loading. Undeveloped portions of the site are covered by woodlands, with topography sloping from west to east.

In 2016, this parcel came before the Conservation Commission seeking to expand the gravel yard in the rear of the site and included the stormwater management pond and a building addition. This resulted in a buffer impact of 31,700 square-feet and a wetland impact of 5,500 square-feet. The Commission at that time recommended approval of this impact. Since that recommendation and later Planning Board and state approval, the gravel yard has been constructed and associated stormwater pond was constructed and is now being finalized. This wetland and wetland buffer impact resulted in a smaller wetland area of 2,092 square-feet remaining on the western property line. This project proposes the 13,600-sf garage within the previously approved and impacted area.

Soil data and information was taken from the NRCS Web Soil Survey. The predominant on-site soil types are identified as Deerfield loamy fine sand, 3-8% slopes, Hinckley loamy sand, 8-15%

slopes, Windsor loamy sand, 3-8% slopes, and Scituate stony fine sandy loam, 3-8% slopes. Windsor, Hinckley, and Deerfield are Hydrologic Group 'A' soils and Scituate is a Type 'C' soil.

### Site Research

The New Hampshire Natural Heritage Bureau (NHB) was contacted and asked to check their database for records of threatened or endangered species, and species of special concern within or around the project area. In 2016 NHB identified four species of concern in the proximity of the site. KNA is in the process of obtaining up to date information from the NHB and will forward a copy of their correspondence upon receipt.

### Storm Water Management

In 2017 the proposed project designed a pocket pond upholding the Town of Hudson and the State of New Hampshire design guidelines as well as common engineering practice. The treatment practices were provided following the recommended design practices outlined in the publication entitled New Hampshire Department of Environmental Services Best Management Practices for Stormwater Management and Erosion and Sediment Control. Due to the proposed layout of the garage, no additional impervious cover is proposed with this application, and therefore the current stormwater management system can be utilized. Proper erosion control will ensure no adverse downstream impacts to sensitive wetland areas and abutting lands.

### Erosion and Sediment Control

As an integral part of the engineering design of this site, an erosion and sedimentation control plan is developed with the intent of limiting the potential for soil loss and associated receiving water quality degradation, both during and after the construction period. Traditional temporary erosion and sedimentation control devices and practices, such as siltation fencing, check dam, and seeding will be specified. Reference is made to the Stormwater Management and Erosion and Sediment Control Handbook for Urban and Developing Areas in New Hampshire manual to appropriately provide and design for erosion control practices. Also, in an effort to account for abnormal adverse building conditions, common engineering practices attempt to further protect all affected areas through caution to the future contractor that any indicated erosion control practices are a minimum standard and serve as a guide only. Notes to this effect are typically added to the design plans and further state more extensive erosion control measures are, by mention, incorporated as field conditions warrant or as directed by the appropriate Local or State authority.

### Wetland Impacts

Christopher K. Danforth (C.W.S. #077) mapped two onsite jurisdictional wetlands in January, 2022, which were field located by this office during on ground survey efforts. The site has a bordering vegetated wetland located along the southwest and southern property line that runs through the property and continues offsite. This wetland is a palustrine system, non tidal. The dominant wetland species include trees, shrubs, and persistent emergent. The predominant

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*Civil Engineering*

*Land Planning*

*Landscape Architecture*

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10 Commerce Park North, Suite 3B

Bedford, NH 03110

Phone (603) 627-2881

Fax (603) 627-2915

wetland species include red maple (*Acer rubrum*), highbush blueberry (*Vaccinium corymbosom*) and cinnamon fern (*Osmunda cinnamomea*).

An offsite wetland system crosses the western property line and was part of the 2017 approved wetland impacts. The current size of the wetland projecting onto the site is about 2,092 square-feet. This wetland is also a palustrine (non tidal) and dominated by red maple (*Acer rubrum*). Please reference the attached plan set for all current wetland locations.

Additionally, in submitting the enclosed application for conditional use permit, the applicant recognizes the need to successfully demonstrate to the satisfaction of the Town of Hudson Conservation Commission, that each of following criteria have been or will be fulfilled. Specifically:

**A. Support fish and wildlife;**

The wetlands are characterized as a palustrine system, and the large existing wetland to the south supports a variety of wildlife and plant life. There will be no adverse impacts to fish or wildlife due to the work for this project being within a previous permanently impacted wetland buffer.

**B. Attenuate flooding;**

There is an existing swale that connects the small wetland complex on the western side of the property with the larger wetland to the south. Therefore, existing wetland flooding will occur in same manner as it does today and not be impacted by this proposal.

**C. Supply and protect surface and groundwater resources;**

The proposed project seeks to remove 13,600 sf of gravel and replace that area with a roofed garage. This roof run-off will be cleaner and will enhance the overall surface run-off coming from the site.

**D. Remove sediments;**

Wetlands and wetland buffer areas will be protected by erosion and sediment control features during construction, in accordance with all local, state and federal standards. Run-off from the site is directed to the constructed pocket pond, which is equipped with a sediment forebay. The sediment forebay and pocket pond work in conjunction to treat and remove sediment from the site run-off. Post construction there will be no impact to groundwater, runoff characteristics or quality of the wetland sediments.

**E. Remove pollutants;**

No additional pollutant loading is anticipated. The current ground covers will be restored in areas affected by the proposed work, and will be improved by the addition of the garage.

**F. Support wetland vegetation;**

*Civil Engineering*

*Land Planning*

*Landscape Architecture*

Vegetation within the wetland will be left untouched and all work is within proximity of a wetland buffer that has previously been impacted.

**G. Promote public health and safety.**

The proposed garage will result in cleaner run-off from the site and will allow for storage of trailers and trucks. This storage area will benefit the public health and safety by helping to remove run-off from the vehicles previously being stored in the open gravel yard and captured by the stormwater management system.

**H. Moderate fluctuations in surface water levels.**

After water main extension area will remain same as existing with no change in runoff or surface water levels. This proposed design will not be adding any more run-off than is already contributing to this wetland.

**I. No increase to potential for erosion, siltation, and turbidity of surface waters.**

During construction, erosion control measures will be implemented in accordance with local, state and federal regulations to minimize impacts. There will be no additional impervious surfaces added to the site and thus no additional potential to increase erosion, siltation or turbidity.

**J. No loss of fish and wildlife habitat.**

Wetlands will remain unaltered during the construction of the proposed garage and therefore there will be no adverse impacts to fish habitat. Wildlife habitat will remain unaffected as the proposed land disturbance is within the previously constructed gravel yard.

**K. No loss of unique habitat having demonstrable natural, scientific, or educational value.**

There will be no loss of unique habitat because there will be no work within the wetlands. All work is contained within the previously constructed gravel yard.

**L. No loss or decrease of beneficial aquatic organisms and wetland plants and their habitat.**

Wetlands will remain unaltered during construction. There will be no adverse impacts aquatic organisms, wetland plants or their habitat.

**M. No increased danger of flooding and/or transport of pollutants**

The work will be done within the existing gravel yard. During construction proper erosion control measures will be implemented. As such, there is no increased danger of flooding or transportation of pollutants.

**N. No destruction of the economic, aesthetic, recreational, and other public and private uses and values of the wetland to the community**

No destruction of the economic, aesthetic, recreational, and other public and private uses and values of the wetland to the community is anticipated during or after construction of the garage.

## **7. SURFACE WATER IMPAIRMENTS**

# Surface Water Impairments

The screenshot displays a web-based GIS application interface. At the top, there is a navigation bar with the text "Department of Environmental Services" and "12 bockes road hudson nQ". Below this is a toolbar with various icons for navigation and map interaction. The main map area shows a satellite-style view of a rural landscape with a red polygon highlighting a specific site. The map includes labels for roads such as "Bockes Rd", "York Rd", "Haverhill Rd", and "McCrady Dr", and a water feature labeled "Lakeside Brook". A scale bar in the bottom right corner indicates distances of 100m and 300ft, along with coordinates: "LAT: 42.9373° N" and "LON: 71.3714° W".

The left sidebar contains a "Layers" panel with the following items:

- Groundwater Classification
- Areas GA1
- Groundwater Classification
- Areas GA2
- Groundwater Classification
- Areas GAA
- Outstanding Resource Water
- Watersheds
- Source Water Protection Areas
- Surface Waters with impairments
- Water Supply Intake Protection Areas
- Wellhead Protection Areas
- Utilities and Water Supply
- Base Layers

The "Filter Layers..." panel is currently active, showing a search bar and a "Filter" button. The "Sources" section is expanded, showing the following items:

- Groundwater Classification
- Areas GA1
- Groundwater Classification
- Areas GA2
- Groundwater Classification
- Areas GAA
- Outstanding Resource Water
- Watersheds
- Source Water Protection Areas
- Surface Waters with impairments
- Water Supply Intake Protection Areas
- Wellhead Protection Areas
- Utilities and Water Supply
- Base Layers



## 8. NHDES WELL INVENTORY MAP

# Map by NH GRANIT

## Legend

- Public\_Water\_Supply\_En
- Water Well Inventory



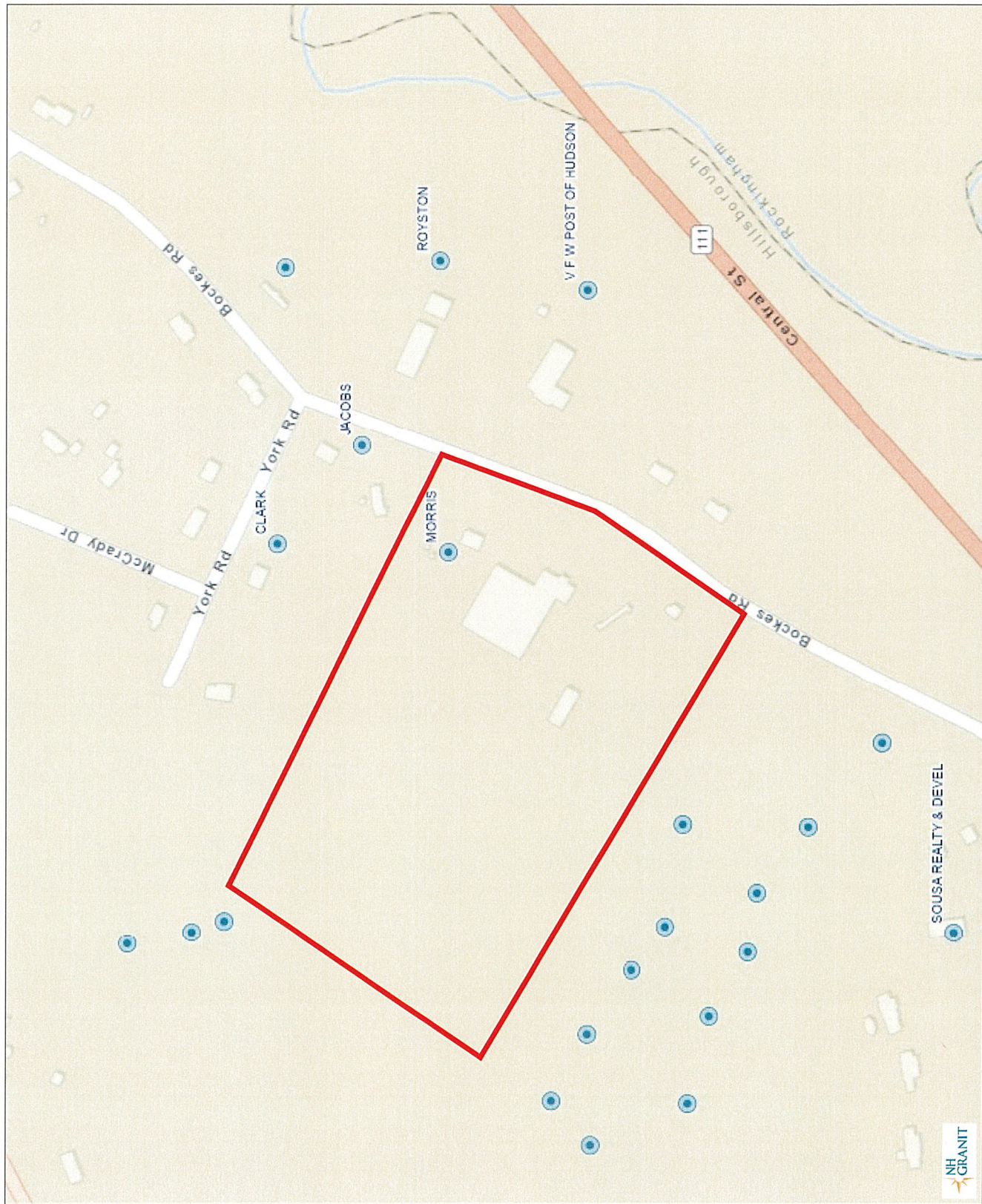
Map Scale

1:3,247

© NH GRANIT, [www.granit.unh.edu](http://www.granit.unh.edu)

Map Generated: 5/16/2024

## Notes



**9. NEW HAMPSHIRE NATURAL HERITAGE INVENTORY LETTER**

# Memo



## NH NATURAL HERITAGE BUREAU NHB DATACHECK RESULTS LETTER

**To:** Kate Basso  
10 Commerce Park No.  
Suite 3  
Bedford, NH 03110

**From:** Amy Lamb, NH Natural Heritage Bureau

**Date:** 6/6/2016 (valid for one year from this date)

**Re:** Review by NH Natural Heritage Bureau

**NHB File ID:** NHB16-1737      **Town:** Hudson

**Description:** The project proposes a gravel parking/vehicle storage area for the existing site.      **Location:** Tax Maps: Map 136; Lot 1

**cc:** Kim Tuttle

As requested, I have searched our database for records of rare species and exemplary natural communities, with the following results.

**Comments: Please contact NH Fish & Game to address wildlife concerns.**

Vertebrate species	State <sup>1</sup>	Federal	Notes
American Eel ( <i>Anguilla rostrata</i> )	SC	--	Contact the NH Fish & Game Dept (see below).
Blanding's Turtle ( <i>Emydoidea blandingii</i> )	E	--	Contact the NH Fish & Game Dept (see below).
Spotted Turtle ( <i>Clemmys guttata</i> )	T	--	Contact the NH Fish & Game Dept (see below).
Wood Turtle ( <i>Glyptemys insculpta</i> )	SC	--	Contact the NH Fish & Game Dept (see below).

<sup>1</sup>Codes: "E" = Endangered, "T" = Threatened, "SC" = Special Concern, "--" = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list. An asterisk (\*) indicates that the most recent report for that occurrence was more than 20 years ago.

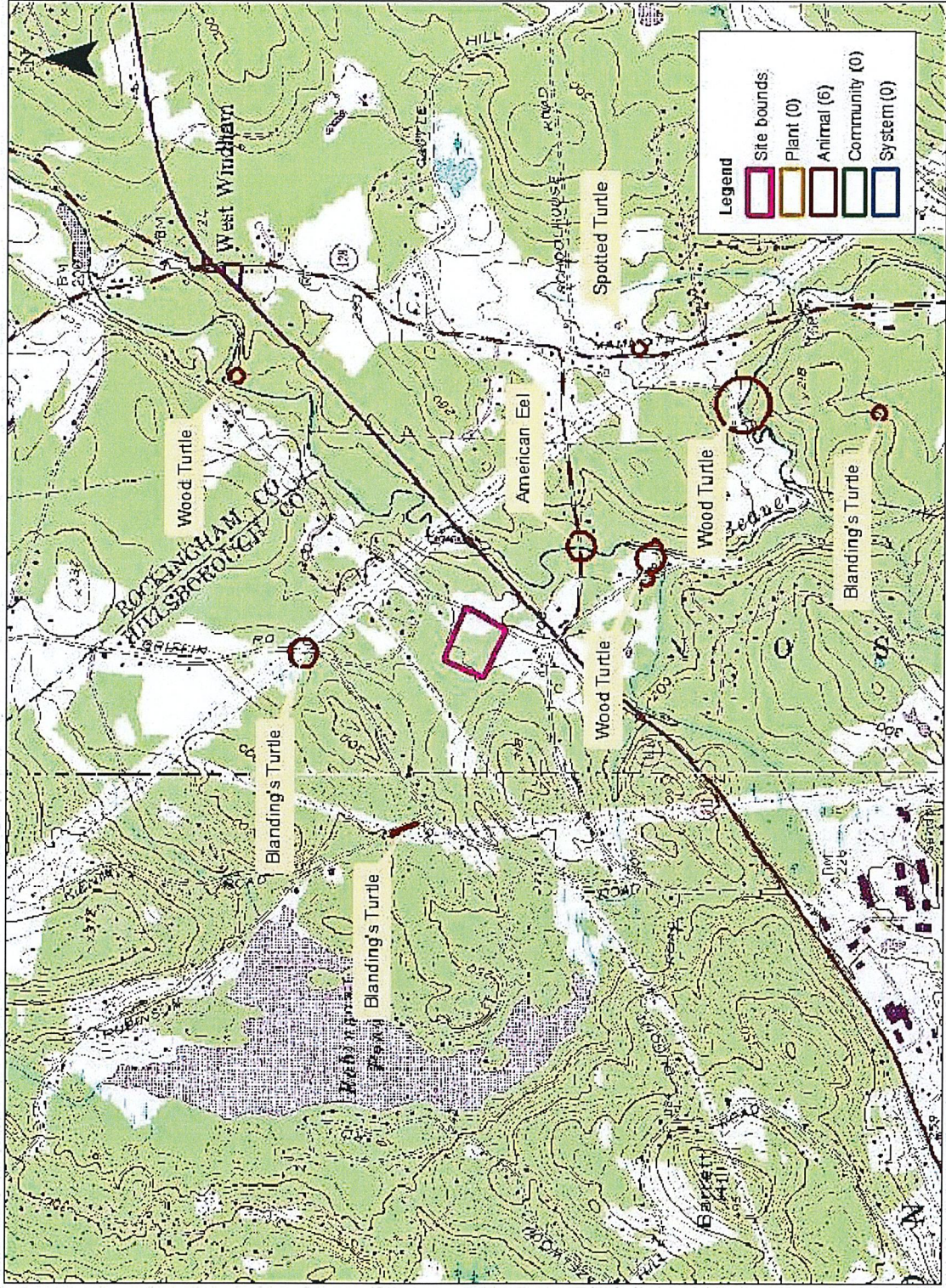
Contact for all animal reviews: Kim Tuttle, NH F&G, (603) 271-6544.

A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

Department of Resources and Economic Development  
Division of Forests and Lands  
(603) 271-2214 fax: 271-6488

DRED/NHB  
172 Pembroke Rd.  
Concord, NH 03301

NHB16-1737



## New Hampshire Natural Heritage Bureau - Animal Record

### American Eel (*Anguilla rostrata*)

#### Legal Status

Federal: Not listed  
 State: Special Concern

#### Conservation Status

Global: Apparently secure but with cause for concern  
 State: Rare or uncommon

#### Description at this Location

Conservation Rank: Not ranked  
 Comments on Rank:

Detailed Description: 1999: Area 13394: Not enumerated.

General Area:

General Comments:

Management

Comments:

#### Location

Survey Site Name: Upper Beaver Brook  
 Managed By:

County: Rockingham

Town(s): Windham

Size: 1.9 acres

Elevation:

Precision: Within (but not necessarily restricted to) the area indicated on the map.

Directions: 1999: Beaver Brook

#### Dates documented

First reported: 1999

Last reported: 1999

The New Hampshire Fish & Game Department has jurisdiction over rare wildlife in New Hampshire. Please contact them at 11 Hazen Drive, Concord, NH 03301 or at (603) 271-2461.



## New Hampshire Natural Heritage Bureau - Animal Record

**Blanding's Turtle (*Emydoidea blandingii*)****Legal Status**

Federal: Not listed  
State: Listed Endangered

**Conservation Status**

Global: Apparently secure but with cause for concern  
State: Critically imperiled due to rarity or vulnerability

**Description at this Location**

Conservation Rank: Not ranked  
Comments on Rank:

Detailed Description: 2010: Area 12822: 1 adult observed, shell 7" long.  
General Area: 2010: Area 12822:: Coniferous forest. Wooded area bisected by a powerline clearing and outlet stream from a beaver pond with culvert under road.

General Comments:  
Management  
Comments:

**Location**

Survey Site Name: Robinson Pond  
Managed By: Griffin Road Lot

County: Hillsborough  
Town(s): Hudson  
Size: 1.9 acres  
Elevation:

Precision: Within (but not necessarily restricted to) the area indicated on the map.

Directions: 2010: Area 12822: Griffin Road at crossing of powerline corridor, Hudson.

**Dates documented**

First reported: 2010-05-05  
Last reported: 2010-05-05

The New Hampshire Fish & Game Department has jurisdiction over rare wildlife in New Hampshire. Please contact them at 11 Hazen Drive, Concord, NH 03301 or at (603) 271-2461.



## New Hampshire Natural Heritage Bureau - Animal Record

### Blanding's Turtle (*Emydoidea blandingii*)

#### Legal Status

Federal: Not listed  
 State: Listed Endangered

#### Conservation Status

Global: Apparently secure but with cause for concern  
 State: Critically imperiled due to rarity or vulnerability

#### Description at this Location

Conservation Rank: Not ranked  
 Comments on Rank:

Detailed Description: 2013: Area 13458: 1 adult observed, sex unknown.

General Area: Area 13458: Commercial development.

General Comments:

Management

Comments:

#### Location

Survey Site Name: Second Brook  
 Managed By:

County: Hillsborough

Town(s): Pelham

Size: .4 acres

Elevation:

Precision: Within (but not necessarily restricted to) the area indicated on the map.

Directions: 2013: Area 13458: 4 Dick Tracy Lane (Eastern Vent Systems, Inc.), Pelham.

#### Dates documented

First reported: 2013-07-01                      Last reported: 2013-07-01

The New Hampshire Fish & Game Department has jurisdiction over rare wildlife in New Hampshire. Please contact them at 11 Hazen Drive, Concord, NH 03301 or at (603) 271-2461.

## New Hampshire Natural Heritage Bureau - Animal Record

**Spotted Turtle (*Clemmys guttata*)****Legal Status**

Federal: Not listed  
 State: Listed Threatened

**Conservation Status**

Global: Demonstrably widespread, abundant, and secure  
 State: Imperiled due to rarity or vulnerability

**Description at this Location**

Conservation Rank: Not ranked  
 Comments on Rank:

Detailed Description: 2015: 1 adult observed, sex unknown.

General Area: 2015: Observed walking through leaf litter on edge of small, permanently-flooded wooded pond

General Comments:  
 Management  
 Comments:

**Location**

Survey Site Name: Mammoth Road, Windham  
 Managed By:

County:

Town(s):

Size: .4 acres

Elevation:

Precision: Within (but not necessarily restricted to) the area indicated on the map.

Directions: 2015: Wetland adjacent to Mammoth Road [north of intersection with Glance Road], Windham.

**Dates documented**

First reported: 2015-05-13

Last reported: 2015-05-13

The New Hampshire Fish & Game Department has jurisdiction over rare wildlife in New Hampshire. Please contact them at 11 Hazen Drive, Concord, NH 03301 or at (603) 271-2461.

## New Hampshire Natural Heritage Bureau - Animal Record

### Wood Turtle (*Glyptemys insculpta*)

#### Legal Status

Federal: Not listed  
State: Special Concern

#### Conservation Status

Global: Apparently secure but with cause for concern  
State: Rare or uncommon

#### Description at this Location

Conservation Rank: Good quality, condition and landscape context ('B' on a scale of A-D).  
Comments on Rank:

Detailed Description: 2015: Area 14108M: 1 adult male and 1 adult female observed on 4/18. 1 adult observed, sex unknown, on 5/6. 2014: Area 13637: 2 adults observed, mating. Area 13650: 2 adult males and 1 adult, sex unknown, observed. 2013: Area 13463: 1 adult male observed. 2007: Area 11774: 1 observed. 2001: Area 11774a: 1 turtle observed.

General Area: 2015: Area 14108M: Slow moving stream surrounded by woods and some houses. 2014: Area 13637: Slow moving stream surrounded by woods and some houses. Area 13650: In backyard at edge of Beaver Brook. 2013: Area 13463: Residential yard, coniferous forest. 2007: Area 11774: Basking on a log in Beaver Brook. 2001: Area 11774a: Wooded level area immediately adjacent to and within floodplain of Beaver Brook.

General Comments: 2007: Area 11774a: "Turtle had blood suckers in its wheel wells." 2001: Area 11774a: SPNHF is coordinating a protection effort which, if successful, will result in purchase of this 31.7 acre parcel, as an addition to the adjacent 16.4 acre Andrew Town Forest.

Management  
Comments:

#### Location

Survey Site Name: West Windham  
Managed By: Ingersoll Family Trust

County: Rockingham  
Town(s): Windham  
Size: 10.7 acres

Elevation:

Precision: Within (but not necessarily restricted to) the area indicated on the map.

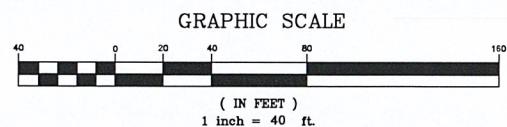
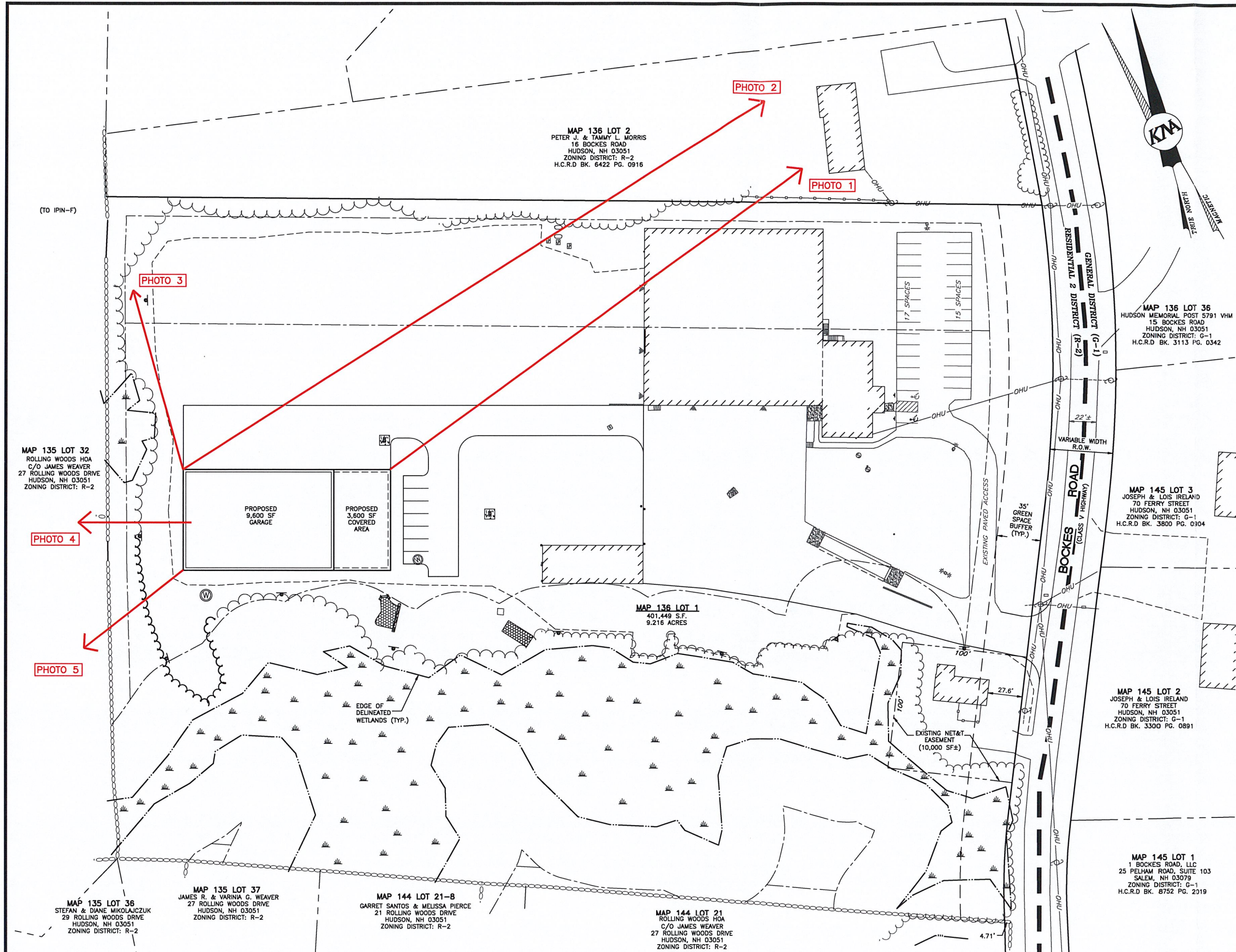
Directions: 2015: Area 14108M: Beaver Brook, on Windham/Hudson town line. 2014: Area 13650: Beaver Brook, Windham. Area 13637: 18 Sullivan Road, Hudson. 2013: Area 13463: 18 Sullivan Road, Hudson. 2007: Area 11774: Hudson/Pelham town line near townhouses and Rte. 128. 2001: Area 11774a: From West Windham go west on Indian Rock Rd. 0.25 miles. Observed near the eastern bank of Beaver Brook at a sharp bend north of the road.

#### Dates documented

First reported: 2001-08-22 Last reported: 2015-05-06

The New Hampshire Fish & Game Department has jurisdiction over rare wildlife in New Hampshire. Please contact them at 11 Hazen Drive, Concord, NH 03301 or at (603) 271-2461.

**10. PHOTO LOCATION PLAN AND ASSOCIATED PHOTOS**



**PHOTO LOCATION PLAN**  
**MIARA TRANSPORTATION**  
 MAP 136 LOT 1  
 12 BOCKES ROAD  
 HUDSON, NEW HAMPSHIRE  
 HILLSBOROUGH COUNTY

<b>OWNER OF RECORD:</b> JOSEPH A. MIARA JR., TRUSTEE GRANITE REALTY TRUST 12 BOCKES ROAD HUDSON, NH 03051 H.C.R.D. BK. 8410 PG. 2473	<b>APPLICANT:</b> JOSEPH A. MIARA JR., TRUSTEE GRANITE REALTY TRUST 12 BOCKES ROAD HUDSON, NH 03051
---	---

**KMA**  
**KEACH-NORDSTROM ASSOCIATES, INC.**  
 Civil Engineering Land Surveying Landscape Architecture  
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

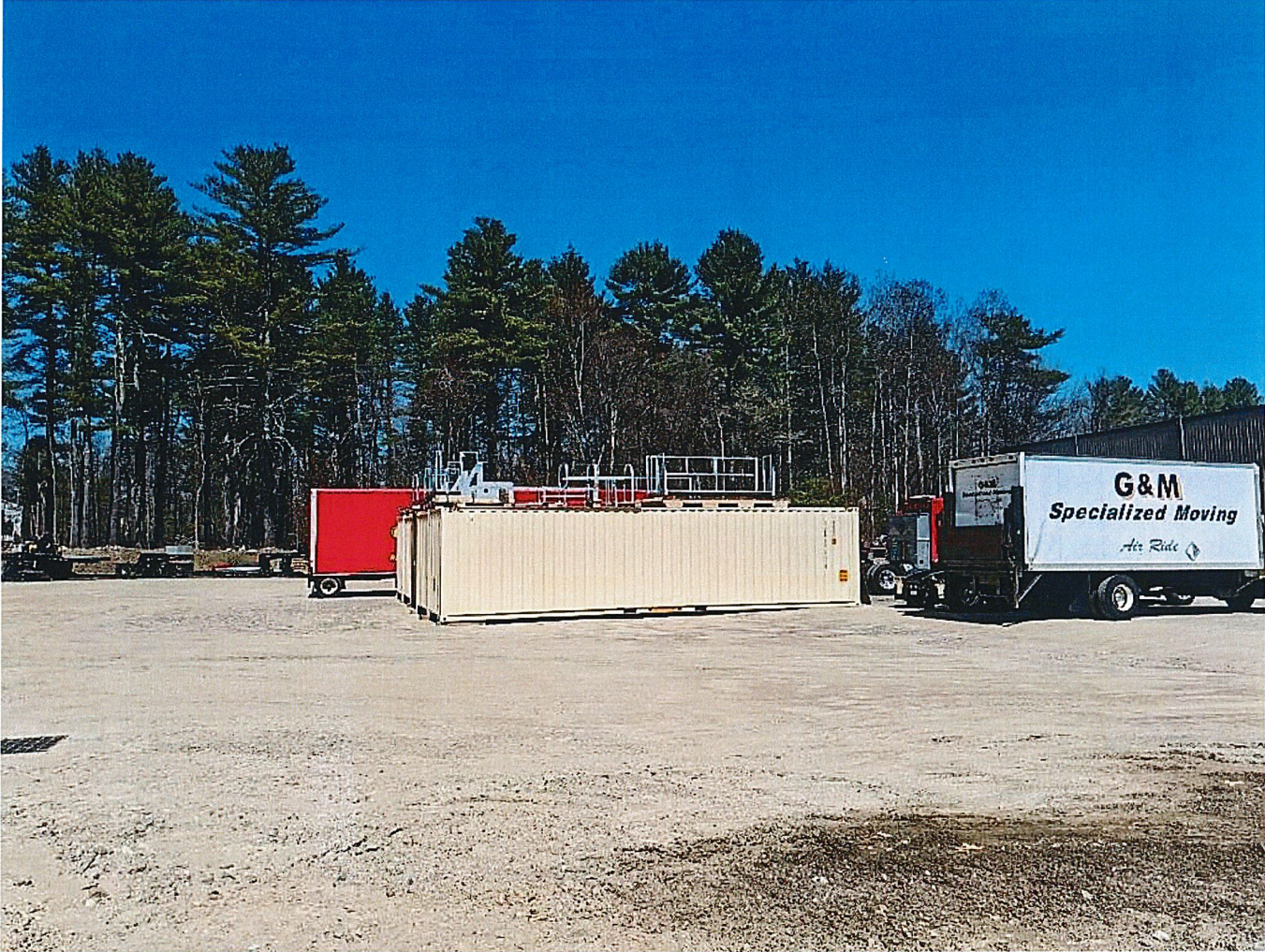
REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: MARCH 20, 2022      SCALE: 1" = 40'  
 PROJECT NO: 16-0223-1      SHEET 1 OF 1

**Photo No. 1:** Looking northeast at Map 136 Lot 2



**Photo No. 2:** Looking northeast at Map 136 Lot 2



**Photo No. 3:** Looking North at the corner of Lot 32 and Lot 2





**Photo No. 4:** Looking west towards lot 32



*Civil Engineering*

*Land Surveying*

*Landscape Architecture*

10 Commerce Park North, Suite 3B

Bedford, NH 03110

Phone (603) 627-2881

Fax (603) 627-2915

**Photo No. 5:** Looking southwest towards Rolling Woods Development



*Civil Engineering*

*Land Surveying*

*Landscape Architecture*

---

10 Commerce Park North, Suite 3B

Bedford, NH 03110

Phone (603) 627-2881

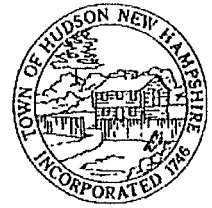
Fax (603) 627-2915

**11. JULY 11, 2016 MOTION TO RECOMMEND A WETLANDS SPECIAL  
EXCEPTION**



# TOWN OF HUDSON

## Conservation Commission



Ken Dickinson, Chairman

Pat Nichols, Selectmen Liaison

12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-816-1291

### Motion to Recommend a Wetlands Special Exception

**Date: July 11, 2016**

**Case:** Miara Transportation  
12 Bockes Road  
Hudson, New Hampshire  
Map 136, Lot 1 Zone R2

**Description of work to be performed:** The project proposes a vehicle and storage expansion area of approximately 56,000-sf in the rear of the property. The project also entails expanding an existing maintenance building by 2,430-sf along with improvements to the existing storm-water management, lighting and landscaping.

Members Present: Ken Dickinson, James Battis, Michael Tranfaglia, Raimundo Matos, William Collins, Jeff Beland and Randy Brownrigg

Conservation Members Stepping Down: None

Alternates Seated: None

**Motion is to recommend approval of the Wetlands Special Exception Application filed by Joseph A. Miara Jr., Trustee Granite Realty Trust. This approval is for the permanent wetlands buffer impact of approximately 31,700 square feet and permanent wetland impact of approximately 5,500 square feet as shown on the Wetland & Wetland Buffer Impact Plan, Miara Transportation Map 136 lot 1, 12 Bockes Road, Hudson, New Hampshire Hillsborough County. Project No: 16-0233-1 sheet 3 of 6 dated June 2, 2016 and revised June 23, 2016 with the following stipulations.**

1. Construction and restoration shall comply with: BEST MANAGEMENT PRACTICES TO CONTROL NON-POINT SOURCE POLLUTION: A GUIDE FOR CITIZENS AND TOWN OFFICIALS (NH Department of Environmental Services-Current Issue.)
2. During construction and restoration erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer.
3. Install approved "Do not cut/Do not disturb" Town conservation markers along the conservation district boundaries.

**(“Miara Transportation Wetlands Special Exception” motion stipulations continued from page 1)**

4. All notes found on the Construction Detail sheets 4 through 6 that pertain to alteration of terrain and storm-water runoff and management will be strictly adhered to during all phases of construction.

**Motion By:** J. Battis

**Second By:** R. Brownrigg

**Vote:** Favorable: 7 Unfavorable: 0 Abstaining: 0

**Dissent Reason(s):** None

**Approved,**

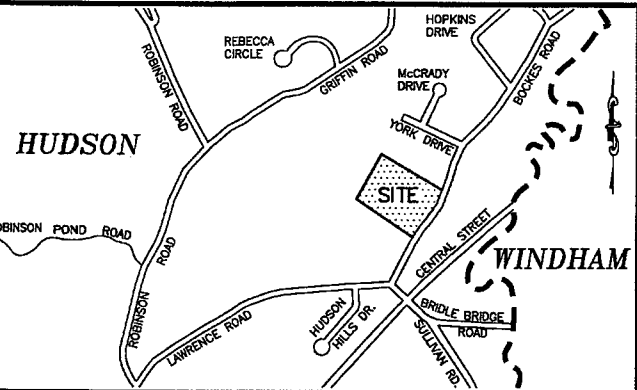
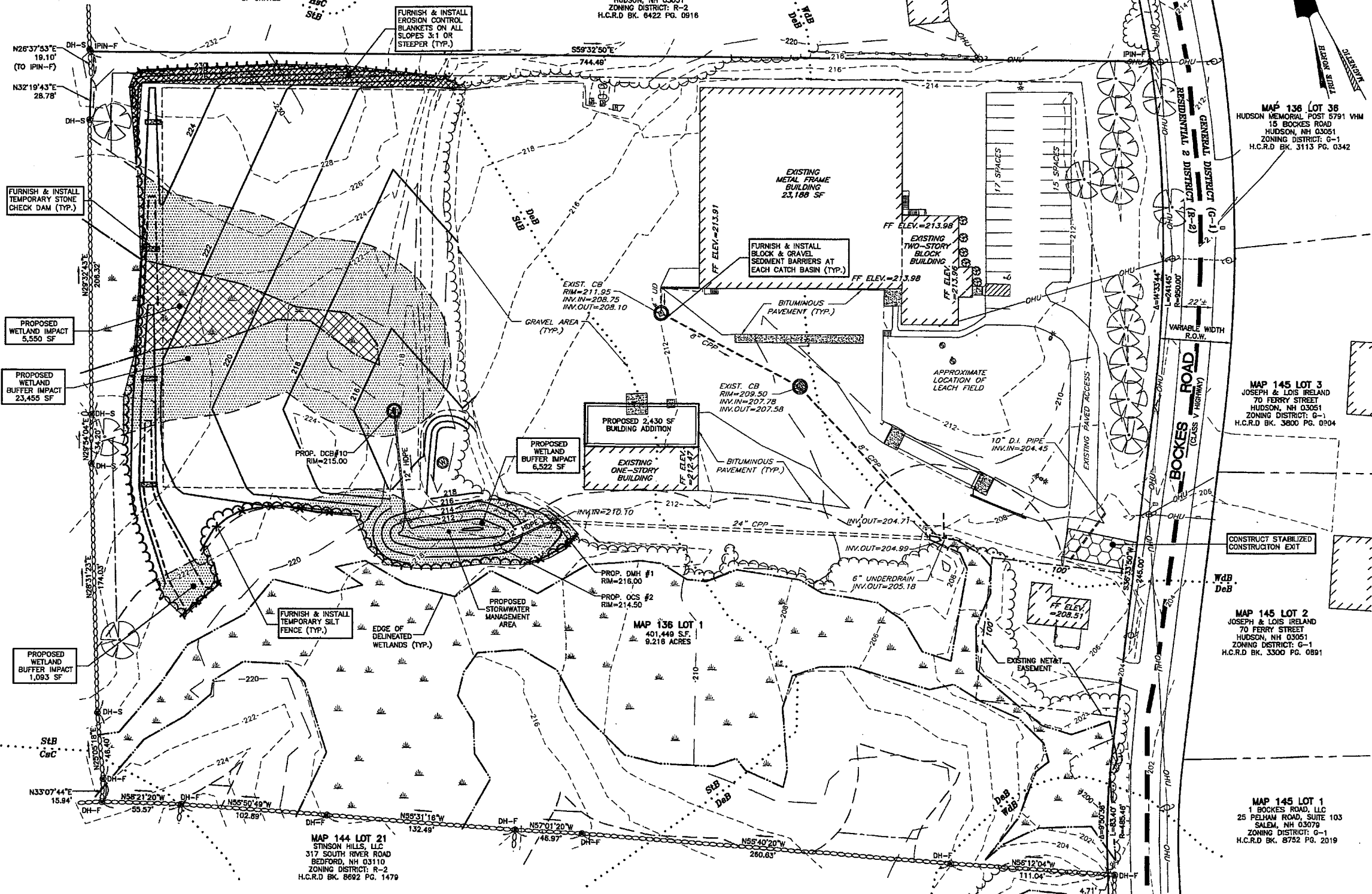
A handwritten signature in cursive script that reads "Ken Dickinson". The signature is written in black ink and is positioned below the word "Approved,".

Ken Dickinson, Chairman

**12. WETLAND & WETLAND BUFFER IMPACT PLAN, DATED JUNE 2, 2016**

### LEGEND

- IPIN-F IRON PIN FOUND
- ⊙ DH-F DRILL HOLE FOUND
- UTILITY POLE
- + SIGN
- ⊕ LIGHT
- ⊙ WELL
- ⊙ SEWER MANHOLE
- ⊙ DRAINAGE MANHOLE
- ⊙ CATCH BASIN
- OHU OVERHEAD UTILITIES
- DRAINAGE LINE
- TREELINE
- RETAINING WALL
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- STOCKADE FENCE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- 10' CONTOUR
- 2' CONTOUR
- STONEWALL
- SCS SOIL LINE
- BUILDING SETBACK
- WETLAND BUFFER
- EASEMENT
- PROPOSED EDGE OF GRAVEL
- [Cross-hatch] AREA OF WETLAND IMPACT
- [Dotted] AREA OF WETLAND BUFFER IMPACT



LOCUS PLAN  
SCALE: 1"=1,000'

SEE SHEET 2 FOR NOTES

### EROSION & SEDIMENT CONTROL LEGEND

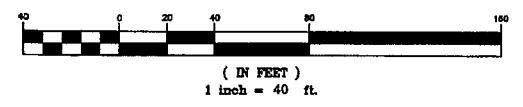
- TEMPORARY BLOCK AND GRAVEL SEDIMENT BARRIERS AT ALL CATCH BASINS
- TEMPORARY SILT FENCE
- TEMPORARY STONE CHECK DAM
- LIMITS OF CLEARING
- [Cross-hatch] STABILIZED CONSTRUCTION EXIT
- [Dotted] EROSION CONTROL BLANKETS



### SCS SOILS LEGEND

- CsC CHATFIELD-HOLLIS COMPLEX, 8-15% SLOPES
  - DeB DEERFIELD LOAMY FINE SAND, 3-8% SLOPES
  - HsC HINCKLEY LOAMY SAND, 8-15% SLOPES
  - SLB SCITUATE STONY FINE SANDY LOAM, 3-8% SLOPES
  - WdB WINDSOR LOAMY SAND, 3-8% SLOPES
- SOURCE: USDA-SCS WEB SOIL SURVEY

### GRAPHIC SCALE



### WETLAND & WETLAND BUFFER IMPACT PLAN

**MIARA TRANSPORTATION**  
MAP 136 LOT 1  
12 BOCKES ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

**OWNER OF RECORD:**  
JOSEPH A. MIARA JR., TRUSTEE  
GRANITE REALTY TRUST  
12 BOCKES ROAD  
HUDSON, NH 03051  
H.C.R.D BK. 2473

**APPLICANT:**  
JOSEPH A. MIARA JR., TRUSTEE  
GRANITE REALTY TRUST  
12 BOCKES ROAD  
HUDSON, NH 03051

**KMA** KEACH-NORDSTROM ASSOCIATES, INC.  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

MICHELE F. GRENIER, CERTIFIED WETLAND SCIENTIST  
#102, PERFORMED THE WETLAND MAPPING IN APRIL  
2016 ACCORDING TO THE CORPS OF ENGINEERS  
WETLAND DELINEATION MANUAL AND THE REGIONAL  
SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND  
DELINEATION MANUAL, NORTHCENTRAL AND  
NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US  
ARMY CORPS OF ENGINEERS.

**MICHELE F. GRENIER**  
Hudson Conservation Commission Chairman  
DATE \_\_\_\_\_

### REVISIONS

No.	DATE	DESCRIPTION	BY

DATE: JUNE 2, 2016 SCALE: 1" = 40'  
PROJECT NO: 16-0223-1 SHEET 3 OF 3

**13. NHDES WETLANDS BUREAU FILE 2016-02751 PERMIT**





The State of New Hampshire  
**DEPARTMENT OF ENVIRONMENTAL SERVICES**



Thomas S. Burack, Commissioner

December 6, 2016

Joseph A. Miara Trustee  
Granite Realty Trust  
12 Bockes Rd  
Hudson, NH 03051

RE: NH DES Wetlands Bureau File 2016-02751, 12 Bockes Rd, Hudson Tax Map 136 Lot 1

Dear Mr. Miara:

Attached please find Wetlands Permit 2016-02751 to impact 5,550 square feet of forested wetland for the expansion of the existing gravel surface for additional trailer and specialty trailer storage and construction of a 2,430 square foot commercial building.

The decision to approve this application was based on the following findings:

1. This is a minor impact project per Administrative Rule Env-Wt 303.03(h) Projects involving less than 20,000 square feet of alteration in the aggregate in nontidal wetlands, nontidal surface waters, or banks adjacent to nontidal surface waters which exceed the criteria of Env-Wt 303.04(f).
2. The impacts are necessary to provide access to two buildable uplands; therefore, the need for the proposed impacts has been demonstrated by the applicant per Env-Wt 302.01.
3. The applicant has provided evidence which demonstrates that this proposal is the alternative with the least adverse impact to areas and environments under the department's jurisdiction per Env-Wt 302.03.
4. The applicant has demonstrated by plan and example that each factor listed in Env-Wt 302.04(a) Requirements for Application Evaluation, has been considered in the design of the project.
5. The application included NH Natural Heritage Bureau (NHB) Memo NHB16-1737 identifying five (5) vertebrate species in the vicinity of the project.
6. In response to these species, NH Fish and Game Nongame and Endangered Wildlife Program finds, "We do not expect impacts to the American Eel as there will be no impacts to Beaver Brook. We do not expect impacts to the Blanding's, spotted, or wood turtle as long as impacts to wetlands are minimized, no sumps will be placed in catch basins or other stormwater structures to entrap turtles, and the use of welded plastic or 'biodegradable plastic' erosion control netting is avoided."
7. NH DHR found "No Historic Properties Affected."

Any person aggrieved by this decision may appeal to the N.H. Wetlands Council ("Council") by filing an appeal that meets the requirements specified in RSA 482-A:10, RSA 21-O:14, and the rules adopted by the Council, Env-WtC 100-200. The appeal must be filed **directly with the Council within 30 days** of the date of this decision and must set forth fully **every ground** upon which it is claimed that the decision complained of is unlawful or unreasonable. Only those grounds set forth in the notice of appeal can be considered by the Council. Information about the Council, including a link to the Council's rules, is available at <http://nhec.nh.gov/> (or more directly at <http://nhec.nh.gov/wetlands/index.htm>.) Copies of the rules also are available from the DES Public Information Center at (603) 271-2975. Your permit must be signed, and a copy must be posted in a prominent location on site during construction. If you have any questions, please contact me at (603) 559-1515 or via email at [eben.lewis@des.nh.gov](mailto:eben.lewis@des.nh.gov).

Sincerely,

Eben M. Lewis  
Wetlands Inspector, Southeast Region Supervisor  
DES Wetlands Bureau

enclosures

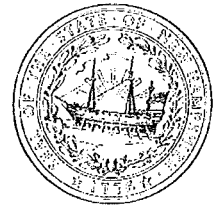
cc: Paul D. Chisholm, Keach-Nordstrom Assoc. Inc.  
Hudson Conservation Commission

[www.des.nh.gov](http://www.des.nh.gov)

222 International Drive • Suite 175 • Portsmouth, NH 03801 (603) 559-1500 • TDD Access: Relay NH 1-800-735-2964



The State of New Hampshire  
**DEPARTMENT OF ENVIRONMENTAL SERVICES**



Thomas S. Burack, Commissioner

**WETLANDS AND NON-SITE SPECIFIC PERMIT 2016-02751 PAGE 1 OF 2**

**Permittee:** Granite Realty Trust, Joseph A. Miara Trustee  
12 Bockes Rd  
Hudson, NH 03051  
**Project Location:** 12 Bockes Road, Hudson  
Hudson Tax Map 136 Lot 1  
**Waterbody:** Unnamed Wetland

**NOTE -  
CONDITIONS**

**APPROVAL DATE:** 12/06/2016

**EXPIRATION DATE:** 12/06/2021

Based upon review of the above referenced application, in accordance with RSA 482-A and RSA 485-A:17, a Wetlands Permit and Non-Site Specific Permit was issued. This permit shall not be considered valid unless signed as specified below.

**PERMIT DESCRIPTION:** Impact 5,550 square feet of forested wetland for the expansion of the existing gravel surface for additional trailer and specialty trailer storage and construction of a 2,430 square foot commercial building.

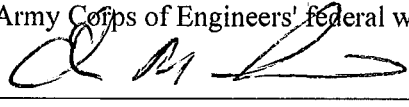
**THIS APPROVAL IS SUBJECT TO THE FOLLOWING PROJECT SPECIFIC CONDITIONS:**

1. All work shall be in accordance with the 'Wetland & Buffer Impact Plan' (Sheet 3 of 6) by Keach-Nordstrom, Inc. dated June 2, 2016 and revised through 06/23/16 as received by the NH Department of Environmental Services (DES) on September 23, 2016.
2. Appropriate siltation and erosion controls shall be in place prior to construction, shall be maintained during construction, and shall remain until the area is stabilized. Temporary controls shall be removed once the area has been stabilized.
3. All dredged and excavated material and construction-related debris shall be placed outside of the areas subject to RSA 482-A .
4. The contractor responsible for completion of the work shall use techniques described in the New Hampshire Stormwater Manual, Volume 3, Erosion and Sediment Controls During Construction (December 2008).
5. Construction equipment shall be inspected daily for leaking fuel, oil, and hydraulic fluid prior to entering surface waters or wetlands or operating in an area where such fluids could reach groundwater, surface waters, or wetlands.
6. The permittee's contractor shall maintain appropriate oil/diesel fuel spill kits on site that are readily accessible at all times during construction, and shall train each operator in the use of the kits.
7. All refueling of equipment shall occur outside of surface waters or wetlands during construction. Machinery shall be staged and refueled in upland areas only.
8. Faulty equipment shall be repaired immediately prior to entering areas that are subject to RSA 482-A jurisdiction.
9. Any fill used shall be clean sand, gravel, rock, or other suitable material.
10. No sumps shall be placed in catch basins or other stormwater structures to entrap turtles.
11. The use of welded plastic or 'biodegradable plastic' erosion control netting shall be avoided.
12. Within three days of final grading or temporary suspension of work in an area that is in or adjacent to wetlands or surface waters, all exposed soil areas shall be stabilized by seeding and mulching during the growing season, or if not within the growing season, by mulching with tackifiers on slopes less than 3:1 or netting and pinning on slopes steeper than 3:1.
13. Where construction activities occur between November 30 and May 1, all exposed soil areas shall be stabilized within 1 day of establishing the grade that is final or that otherwise will exist for more than 5 days. Stabilization shall include placing 3-inches of base course gravels, or loaming and mulching with tack or netting and pinning on slopes steeper than 3:1.

**GENERAL CONDITIONS THAT APPLY TO ALL DES WETLANDS PERMITS:**

1. A copy of this permit shall be posted on site during construction in a prominent location visible to inspecting personnel;
2. This permit does not convey a property right, nor authorize any injury to property of others, nor invasion of rights of others;
3. The Wetlands Bureau shall be notified upon completion of work;
4. This permit does not relieve the applicant from the obligation to obtain other local, state or federal permits, and/or consult with other agencies as may be required (including US EPA, US Army Corps of Engineers, NH Department of Transportation, NH Division of Historical Resources (NH Department of Cultural Resources), NHDES-Alteration of Terrain, etc.);
5. Transfer of this permit to a new owner shall require notification to and approval by DES;
6. This project has been screened for potential impacts to **known** occurrences of rare species and exemplary natural communities in the immediate area. Since many areas have never been surveyed, or have received only cursory inventories, unidentified sensitive species or communities may be present. This permit does not absolve the permittee from due diligence in regard to state, local or federal laws regarding such communities or species.
7. Review enclosed sheet for status of the US Army Corps of Engineers' federal wetlands permit.

APPROVED: \_\_\_\_\_



Eben M. Lewis  
DES Wetlands Bureau

=====

**BY SIGNING BELOW I HEREBY CERTIFY THAT I HAVE FULLY READ THIS PERMIT AND AGREE TO ABIDE BY ALL PERMIT CONDITIONS.**

\_\_\_\_\_  
OWNER'S SIGNATURE (required)

\_\_\_\_\_  
CONTRACTOR'S SIGNATURE (required)

**14. PLAN SET (11 X 17)**