

ROBINSON ROAD 2-LOT SUBDIVISION

SB# 06-24

STAFF REPORT

January 22, 2025

SITE: 52 Robinson Road/ Map 135 / Lots 004

ZONING: General – One (G-1)

PURPOSE OF PLAN: To depict a subdivision of Map 135 / Lot 004 into two lots, proposing a 5.02 acre Lot 004-001 containing the existing fire station, appurtenances, and the remaining undeveloped Lot 004-000 containing 40.3 acres.

PLANS UNDER REVIEW:

Subdivision Plan SB# 06-24, Map 135 Lot 004-000, 52 Robinson Road, Hudson, New Hampshire; prepared by: Vanasse Hangen Brustlin, Inc. (VHB), 2 Bedford Farms Drive, Suite 200, Bedford, NH 03110; prepared for: Town of Hudson, 12 School Street, Hudson, NH 03051; consisting of 1 sheet and general notes 1-10 on Sheet 1; dated December 3, 2024.

ATTACHMENTS:

- 1) Subdivision Application, date received December 13, 2024 – Attachment “A”.
- 2) Department Comments – Attachment “B”.
- 3) Subdivision Plan, dated December 3, 2024.

APPLICATION TRACKING:

- December 13, 2024 – Subdivision Application received.
- January 22, 2025 – Public hearing scheduled.

WAIVERS REQUESTED:

- §276-11.1.B.(2) – Plan scale no less than that of 1”=50’

COMMENTS & RECOMMENDATIONS:

BACKGROUND

Map 135 Lot 004-000 is a 45.36 acre lot within the G-1 zone, owned by the Town of Hudson. Currently, the lot is home to the Robinson Road Fire Station on a small section of the parcel, with the majority remaining undeveloped and covered primarily by wetlands and flood zones. The Conservation Commission, with the backing of the Board of Selectmen, is attempting to provide improvements for the boat launch and swimming beach areas at Robinson Pond, alongside granting credit towards federal MS4 permits held by the town every 5 years. Pursuant to these goals the Conservation Commission is proposing a subdivision of the property, a section of

approximately 5 acres to house the fire department substation, with the remainder to be used for Town owned recreation.

DEPARTMENT COMMENTS

No department had comments of note, comment forms may be found in attachment “B”.

WAIVERS REQUESTED

The applicant has requested one wavier as part of their application, as listed below:

- §276-11.1.B.(2) – Plan scale no less than that of 1”=50’

The stated reason for this waiver is that a 1”=100’ scale is easier to read and makes the proposal more understandable for the public. A 1”=50’ detail has been provided for the corner abutting the waterline and neighboring plot.

STAFF COMMENTS

The plot of land is primarily composed of either wetland or flood zones. By subdividing the land, the Town becomes eligible for additional grants and funding streams it would otherwise not be eligible for redevelopment of the existing boat launch and public beach area on the parcel. Staff has no issue with the waiver requested, as the majority of the parcel is empty/undeveloped and does not require greater detail.

RECOMMENDATIONS

Staff recommends acceptance of the application and holding of a public hearing, and has not identified any studies required to render a decision on this application. Following discussion of the waivers and materials provided, staff recommends consideration of approval.

DRAFT MOTIONS:

TO ACCEPT:

I move to accept the subdivision application for Subdivision Plan SB# 06-24, Map 135 / Lot 004-000, 52 Robinson Road, Hudson, New Hampshire.

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

TO DEFER:

I move to defer further consider of the subdivision application for Subdivision Plan SB# 06-24, Map 135 / Lot 004-000, to date specific, _____, 2025.

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

TO GRANT WAIVERS:

I move to grant a waiver from §289-26.B.(3), Location of watercourses, ponds, or standing water (wetlands), to not require delineation of jurisdictional wetlands for the portion of land being

transferred from Map 150 lot 013 to Map 142 Lot 024, 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: _____

TO APPROVE:

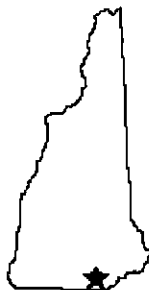
I move to approve the Subdivision Plan entitled: Subdivision Plan Robinson Road 2-Lot Subdivision SB# 06-24, Map 135 / Lot 004-000, 52 Robinson Road, Hudson, New Hampshire 03051; prepared by: Vanasse Hangen Brustlin, Inc. (VHB), 2 Bedford Farms drive, Suite 200, Bedford, NH 03110; prepared for: Town of Hudson, 12 School Street, Hudson, NH 03051; consisting of 1 sheet and general notes 1-10 on Sheet 1; dated December 3, 2024; and:

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

Subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the Hillsborough County Registry of Deeds (HCRD), together with the Plan.
2. 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.
3. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of-Record.
4. Note 1 should be amended to indicate that proposed lot 135-4-1 would have 5.019± acres in area rather than 3.068 acres.

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



TOWN OF HUDSON

Engineering Department



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

TO: Planning Board

FROM: Elvis Dhima, P.E., Town Engineer

DATE: December 13, 2024

RE: 52 Robinson Road Subdivision
NH State Parks Land & Water Conservation Fund Request Grant

The New Hampshire Department of State Parks has funds available which can be utilized for a Robinson Pond recreational boat launch and swimming beach area. In addition, these projects will provide credit to the Town towards our MS4 permitting requirements, which are due in 2026.

Currently, the Conservation Commission is spearheading the efforts for the design and permitting of these projects. The grant amount could be up to one million dollars, with a 50% cost match from the Town, which will require Town approval in March 2025. The funds will be used for the construction phase of the boat launch and swimming beach area, while supporting our MS4 permit obligations.

At this time, the Robinson Pond boat launch, beach area and Fire Department substation are all located on one parcel and to improve the chances of receiving the grant we need to subdivide the parcel into two, one dedicated to the Hudson Fire Department and the rest for the parcel for the recreational use, which will be mentioned on the grant application.

The Conservation Commission is currently vested in the improvements of this pond and design of the boat launch and beach area. The Board of Selectmen is also supporting the efforts related to improving Robinson Pond Recreational use area.



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

SUBDIVISION APPLICATION

Revised August 2024

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

Revised plans and other application material must 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 *folded*, revised if applicable.
2. Submission of one (1) full plan set *folded* (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: Dec. 3, 2024 Tax Map #: 135 Lot #: 4

Site Address: 52 Robinson Road

Name of Project: 52 Robinson Road

Zoning District: G-1 (General 1) General SB#: _____
(For Town Use Only)

Z.B.A. Action: N/A

PROPERTY OWNER:

DEVELOPER:

Name: Town of Hudson

N/A

Address: 12 School Street, Hudson NH 03051

Address: c/o Elvis Dhima

Telephone # (603) 886-6008

Email: edhima@hudsonnh.gov

PROJECT ENGINEER:

SURVEYOR:

Name: N/A

VHB c/o Mike Hammer LLS

Address: _____

2 Bedford Farms Ln, Bedford NH 03110

Address: _____

Suite 200

Telephone # _____

603-391-3870

Email: _____

mhammer@vhb.com

PURPOSE OF PLAN:

The purpose of this plan is to depict a proposed frontage lot subdivision of Tax Map 135 Lot 4 into two lots, proposed Lot 135-4-1 containing the existing fire station, appurtenances, and 5.02 acres of land, and the remaining undeveloped Lot 135-4 containing 40.3 acres

(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: Subdivision Plan of Land - 52 Robinson Road in Hudson New Hampshire

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

LEGAL DESCRIPTION: MAP 135 LOT 4

DATE: December 3, 2024

Address: 52 Robinson Road

Total Area: S.F. 1,975,739 Acres: 45.36

Zoning: General 1

Required Lot Area: 87,120 s.f.

Required Lot Frontage: 200 ft.

Number of Lots Proposed: two

Water and Waste System Proposed: Existing well and SSDS on proposed lot 135-4-1 - non proposed on remaining lot 135-4

Area in Wetlands: Lot 135-4-1 (40,645 s.f.) Lot 135-4 remainder (256,999 s.f.)

Existing Buildings To Be Removed: None

Flood Zone Reference: Zone A and X as shown; reference FEMA Map Panel 33011C051

Proposed Linear Feet Of New Roadway: None

SUBDIVISION PLAN DATA SHEET

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

(Attach Stipulations on
 Separate Sheet) N/A

List Permits Required:

NHDES Approval of Subdivision of Land

<u>*Waivers Requested:</u>	<u>Hudson Town Code Reference</u>	<u>Regulation Description</u>
	1. § 276-11.1.B.(2)	plan scale no smaller than of 50'=1"
	2.	
	3.	
	4.	
	5.	
	6.	
	7.	

**(Left Column for Town Use)*

(For Town Use Only)

Data Sheets Checked By: _____ Date: _____

SUBDIVISION PLAN APPLICATION AUTHORIZATION

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

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

Signature of Owner: _____ Date: _____

Print Name of Owner: _____

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

Signature of Developer: _____ Date: _____

Print Name of Developer: _____

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

SCHEDULE OF FEES

A. REVIEW FEES:

1. \$170.00 per proposed lot \$ _____

CONSULTANT REVIEW FEE: (Separate Check)

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

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

LEGAL FEE:

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

B. POSTAGE:

_____ Direct Abutters Applicant, Professionals, etc. as required \$ _____
by RSA 676:4.1.d @\$5.58 (or Current Certified Mail Rate)

_____ Indirect Abutters (property owners within 200 feet) \$ _____
@\$0.73 (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) \$ _____

TOTAL \$ _____

(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.*****

TOWN OF HUDSON
SUBDIVISION PLAN REVIEW CHECKLIST

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

Key: Y=Yes P =Pending W=Waiver Request NA=Not Applicable

§ 276-11.1 General Plan Requirements

- | | <u>Y</u> | <u>P</u> | <u>W</u> | <u>NA</u> | |
|-----|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - A list of the names and addresses of the owner(s) of the property, the applicant(s), and all abutters as indicated in the office of the Town Assessor records not more than five (5) days prior to the day of filing [§ 276-11.1.A.] |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - One (1) set of Plans on size 22" x 34" sheet [§ 276-11.1.B.(1)] |
| 3. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | - Scale no smaller than 50 feet to the inch (1" = 50') [§ 276-11.1.B.(2)] |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Title block in the lower right-hand corner of the plan, containing: [§ 276-11.1.B.(3)] |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | -Title, including the term "site plan" or "subdivision plan" |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - The name for whom the plan was prepared |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Preparer of the plan |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - The scale(s) of the plan |
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Date of the plan |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Appropriate revision block |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Approval block located on the lower left corner of each sheet, with the require language and signature lines [§ 276-11.1.B.(4)] |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Owner's printed name and address and signature [§ 276-11.1.B.(6)] |
| 13. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Name and address of all abutting property owners [§ 276-11.1.B.(7)] |
| 14. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - A locus plan at one inch equals 1,000 feet (1" = 1,000') [§ 276-11.1.B.(8)] |
| 15. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | -Boundary of the entire parcel held in single ownership with boundary dimensions and bearings [§ 276-11.1.B.(9)] |
| 16. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Error of closure shown and certified by a licensed land surveyor |
| 17. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - North point arrow |

Notes

[Empty box for notes]

18. - Zoning classification note of the tract and location of the zoning district boundaries if the property is located in two or more zoning district [§ 276-11.1.B.(10)]
19. - The location of all building setback lines as required by Chapter 334, Zoning, or as listed under § 276-11.1.B.(12), whichever is more stringent [§ 276-11.1.B.(12)].
20. - The location size and character of all signs or a note* stating "All signs are subject to approval by the Hudson Zoning Administrator prior to installation thereof." [§ 276-11.1.B.(13)] *The discrepancy on the note language is correct – reference to the Planning Board in the regulations is outdated.
21. - The location, detail and character of all exterior lighting or a note stating: "There will be no exterior lighting." [§ 276-11.1.B.(14)]
22. - The location of all buildings within 50 feet of the tract [§ 276-11.1.B.(15)]
23. - The location of roadways, driveways, travel areas or parking areas within 200 feet of the tract, with the use of an additional sheet, aerial photography, or Town topographic mapping as necessary [§ 276-11.1.B.(16)]
24. - Existing topography at two-foot contour intervals of that portion of the tract being proposed for development from a topographic survey and contours on the remainder of the tract from a reliable plan source [§ 276-11.1.B.(17)]
25. - Proposed topography at two-foot contour intervals [§ 276-11.1.B.(18)]
26. - A note identifying the Tax Map and Lot Number of the tract [§ 276-11.1.B.(19)]
27. - The location of all existing buildings (including size and height), driveways, sidewalks, parking spaces, loading area, open spaces, large trees, open drainage courses, signs, exterior lighting, service areas, easements landscaping and other pertinent items. [§ 276-11.1.B.(20)]

- Y P W NA
28. - The location of all proposed construction, buildings, structures, pavement, etc. [§ 276-11.1.B.(21)]
29. - A green area shown between the right-of-way line and any pavement, gravel or structure meeting the required minimum width [§ 276-11.1.B.(22)]
30. - Highway protects listed on the transportation improvement program adopted by the Nashua Regional Planning Commission, shown in the Hudson Master Plan, or listed in the Corridor Study adopted by the Hudson Planning Board [§ 276-11.1.B.(23)]
31. - Required open space, including the calculation showing the requirement is met [§ 276-11.1.B.(24)]

Notes

§§ 275-8 – 275-9 Site Plan Requirements

(If this checklist is for a subdivision plan application, skip to the next section on page 5)

- Y P W NA
33. - Parking space calculation showing and a statement stating the required parking spaces are provided [§ 275-8.C.(2) & (3)]
34. - Required dimensions for parking space [§ 275-8.C.(4)]
35. - Required dimensions for aisle/access drive [§ 275-8.C.(5)]
36. - Required off-street loading spaces, including calculation showing the required loading spaces are provided [§ 275-8.C.(6)]
37. - Required landscaping for the parking lot, including calculation shown the planting requirement is met [§ 275-8.C.(7)]
38. - Required screening for visual separation of incompatible uses [§ 275-8.C.(8)]

Notes

Notes

- | | <u>Y</u> | <u>P</u> | <u>W</u> | <u>NA</u> | |
|-----|--------------------------|--------------------------|--------------------------|-------------------------------------|--|
| 39. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Handicap accessibility provided in accordance with the latest ADA Regulations
[§ 275-8.C.(11)] |
| 40. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Stormwater Management Plan [§ 275-9.A] |
| 41. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Traffic Study, if required [§ 275-9.B] |
| 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Noise Study, if required [§ 275-9.C] |
| 43. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Fiscal Impact Study, if required [§ 275-9.D] |
| 44. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Utility Study [§ 275-9.E] |
| 45. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Copies of any proposed or existing easements, covenants, deed restrictions or any other similar document pertinent to the Site Plan
[§ 275-9.F] |
| 45. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - A copy of all applicable Town, state, county or federal approvals or permits [§ 275-9.G] |
| 46. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Chapter 270, Sewers |
| 47. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Floodplain permit |
| 48. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Special exception to the Wetland Ordinance |
| 49. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Septic system construction approval from the New Hampshire Water Supply and Pollution Control Commission |
| 50. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Approval of the New Hampshire Wetland Bureau for relocation, filling, dredging or rechanneling |
| 51. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Approval of the New Hampshire Department of Public Works and Highways for any required driveway permits or curb cuts |
| 52. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - NH RSA 149:9-a Permit |
| 53. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Environmental Impact Study, if required [§ 275-9.I] |

(End here if this checklist is for a site plan application).

TOWN OF HUDSON
SUBDIVISION PLAN REVIEW CHECKLIST

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

Key: Y=Yes P =Pending W=Waiver Request NA=Not Applicable

§§ 289-26 – 289-27 Subdivision Plan Requirements
(Not applicable if this checklist is for a site plan application)

- | | | | | | |
|-----|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---|
| | <u>Y</u> | <u>P</u> | <u>W</u> | <u>NA</u> | |
| 54. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Proposed subdivision name [§ 289-26.B.(1)] |
| 55. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Abutting subdivision names, streets, easements, setbacks, alleys, parks and public open spaces and similar facts regarding abutting property [§ 289-26.B.(2)] |

Notes

SUBDIVISION APPLICATION

Date of Application: Dec. 3, 2024 Tax Map #: 135 Lot #: 4

Site Address: 52 Robinson Road

Name of Project: 52 Robinson Road

Zoning District: G-1 (General 1) General SB#: 06-24
(For Town Use Only)

Z.B.A. Action: N/A

PROPERTY OWNER:

DEVELOPER:

Name: Town of Hudson

N/A

Address: 12 School Street, Hudson NH 03051

Address: c/o Elvis Dhima

Telephone # (603) 886-6008

Email: edhima@hudsonnh.gov

PROJECT ENGINEER:

SURVEYOR:

Name: N/A

VHB c/o Mike Hammer LLS

Address: _____

2 Bedford Farms Ln, Bedford NH 03110

Address: _____

Suite 200

Telephone # _____

603-391-3870

Email: _____

mhammer@vhb.com

PURPOSE OF PLAN:

The purpose of this plan is to depict a proposed frontage lot subdivision of Tax Map 135 Lot 4 into two lots, proposed Lot 135-4-1 containing the existing fire station, appurtenances, and 5.02 acres of land, and the remaining undeveloped Lot 135-4 containing 40.3 acres

(For Town Use Only)

Routing Date: 12/17/24 Deadline Date: 12/24/24 Meeting Date: 1/22/25

[Signature] I have no comments _____ I have comments (attach to form)

(Initials) Title: Chief Assessor Date: 12-17-24

Department: _____

Zoning: ___ Engineering: ___ Assessor: 8 Police: ___ Fire: ___ DPW: ___ Consultant: ___

Dubowik, Brooke

From: Twardosky, Jason
Sent: Tuesday, December 17, 2024 12:57 PM
To: Dubowik, Brooke
Subject: RE: Dept. Sign Off - 52 Robinson Rd. Subdivision SB# 06-24

No comments

SUBDIVISION APPLICATION

Date of Application: Dec. 3, 2024 Tax Map #: 135 Lot #: 4
Site Address: 52 Robinson Road
Name of Project: 52 Robinson Road
Zoning District: G-1 (General 1) General SB#: 06-24
(For Town Use Only)
Z.B.A. Action: N/A

PROPERTY OWNER:

DEVELOPER:

Name: Town of Hudson
Address: 12 School Street, Hudson NH 03051
Address: c/o Elvis Dhima
Telephone # (603) 886-6008
Email: edhima@hudsonnh.gov

N/A

PROJECT ENGINEER:

SURVEYOR:

Name: N/A
Address: _____
Address: _____
Telephone # _____
Email: _____

VHB c/o Mike Hammer LLS
2 Bedford Farms Ln, Bedford NH 03110
Suite 200
603-391-3870
mhammer@vhb.com

PURPOSE OF PLAN:

The purpose of this plan is to depict a proposed frontage lot subdivision of Tax Map 135 Lot 4 into two lots, proposed Lot 135-4-1 containing the existing fire station, appurtenances, and 5.02 acres of land, and the remaining undeveloped Lot 135-4 containing 40.3 acres

(For Town Use Only)		
Routing Date: <u>12/17/24</u>	Deadline Date: <u>12/24/24</u>	Meeting Date: <u>1/22/25</u>
<input checked="" type="checkbox"/> I have no comments <input type="checkbox"/> I have comments (attach to form)		
<u>DRH</u> (Initials)	Title: <u>Fire Marshal</u>	Date: <u>12/17/24</u>
Department: _____		
Zoning: _____	Engineering: _____	Assessor: _____
Police: _____	Fire: <input checked="" type="checkbox"/>	DPW: _____
Consultant: _____		

SUBDIVISION APPLICATION

Date of Application: Dec. 3, 2024 Tax Map #: 135 Lot #: 4

Site Address: 52 Robinson Road

Name of Project: 52 Robinson Road

Zoning District: G-1 (General 1) General SB#: 06-24
(For Town Use Only)

Z.B.A. Action: N/A

PROPERTY OWNER:

DEVELOPER:

Name: Town of Hudson

N/A

Address: 12 School Street, Hudson NH 03051

Address: c/o Elvis Dhima

Telephone # (603) 886-6008

Email: edhima@hudsonnh.gov

PROJECT ENGINEER:

SURVEYOR:

Name: N/A

VHB c/o Mike Hammer LLS

Address: _____

2 Bedford Farms Ln, Bedford NH 03110

Address: _____

Suite 200

Telephone # _____

603-391-3870

Email: _____

mhammer@vhb.com

PURPOSE OF PLAN:

The purpose of this plan is to depict a proposed frontage lot subdivision of Tax Map 135 Lot 4 into two lots, proposed Lot 135-4-1 containing the existing fire station, appurtenances, and 5.02 acres of land, and the remaining undeveloped Lot 135-4 containing 40.3 acres

(For Town Use Only)		
Routing Date: <u>12/17/24</u>	Deadline Date: <u>12/24/24</u>	Meeting Date: <u>1/22/25</u>
<input checked="" type="checkbox"/> I have no comments _____ <input type="checkbox"/> I have comments (attach to form)		
<u>SCM</u> (Initials)	Title: <u>Captain Steve McElhinney</u>	Date: <u>12/17/24</u>
Department: _____		
Zoning: ___ Engineering: ___ Assessor: ___ Police: <input checked="" type="checkbox"/> Fire: ___ DPW: ___ Consultant: ___		

SUBDIVISION APPLICATION

Date of Application: Dec. 3, 2024 Tax Map #: 135 Lot #: 4

Site Address: 52 Robinson Road

Name of Project: 52 Robinson Road

Zoning District: G-1 (General 1) General SB#: 06-24
(For Town Use Only)

Z.B.A. Action: N/A

PROPERTY OWNER:

Name: Town of Hudson

Address: 12 School Street, Hudson NH 03051

Address: c/o Elvis Dhima

Telephone # (603) 886-6008

Email: edhima@hudsonnh.gov

DEVELOPER:

N/A

PROJECT ENGINEER:

Name: N/A

Address: _____

Address: _____

Telephone # _____

Email: _____

SURVEYOR:

VHB c/o Mike Hammer LLS

2 Bedford Farms Ln, Bedford NH 03110

Suite 200

603-391-3870

mhammer@vhb.com

PURPOSE OF PLAN:

The purpose of this plan is to depict a proposed frontage lot subdivision of Tax Map 135 Lot 4 into two lots, proposed Lot 135-4-1 containing the existing fire station, appurtenances, and 5.02 acres of land, and the remaining undeveloped Lot 135-4 containing 40.3 acres

(For Town Use Only)

Routing Date: 12/17/24 Deadline Date: 12/24/24 Meeting Date: 1/22/25

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

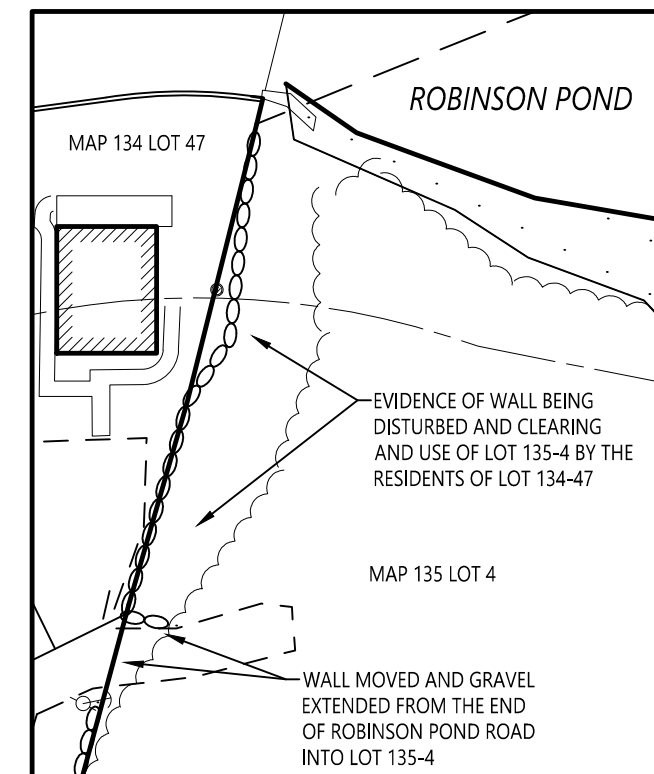
CJS Title: ZONING ADMINISTRATOR Date: 12/19/24
(Initials)

Department: _____

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

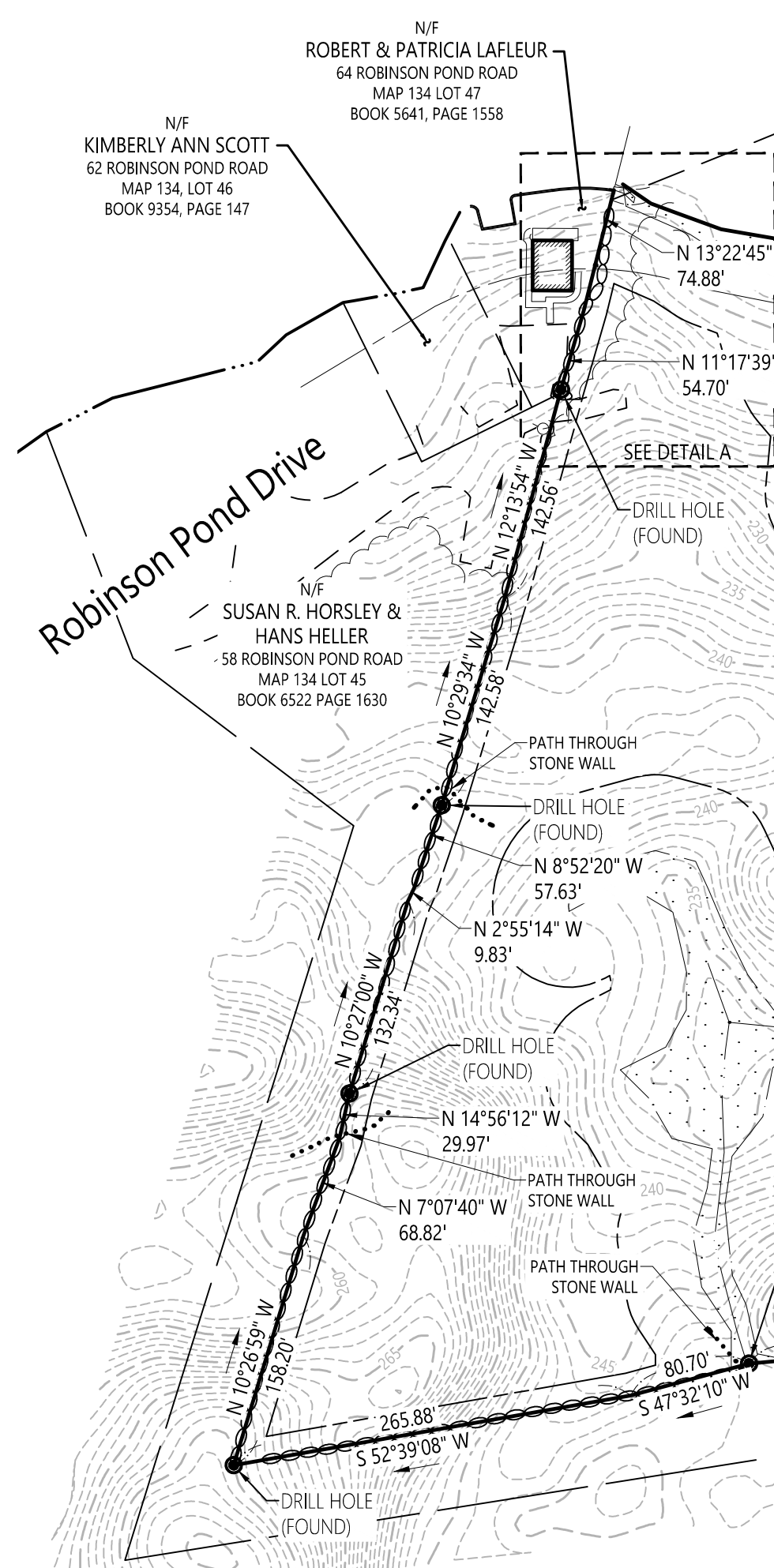
General Notes

- THE PURPOSE OF THIS PLAN IS TO DEPICT A PROPOSED FRONTAGE LOT SUBDIVISION OF TAX MAP 135 LOT 4 INTO TWO LOTS, PROPOSED LOT 135-4-1 CONTAINING THE EXISTING FIRE STATION, APPURTENANCES, AND 3.068 ACRES OF LAND, AND THE REMAINING UNDEVELOPED LOT 135-4 CONTAINING 40.295 ACRES OF LAND.
- THE OWNER OF RECORD OF TAX MAP 135 LOT 4 IS THE TOWN OF HUDSON, 12 SCHOOL STREET HUDSON, NEW HAMPSHIRE 03051, REFERENCE IS MADE TO HCRD DEED BOOK 1920 PAGE 120, DATED MARCH 23, 1967.
- THIS PLAN WAS PREPARED FROM GROUND SURVEYS MADE BY VHB IN SEPTEMBER 2023 AND OCTOBER 2024.
- HORIZONTAL DATUM IS BASED ON THE NH GRID SYSTEM, NAD83/11 PER STATIC GPS OBSERVATIONS OF CONTROL POINTS ON 9/20/23, POST PROCESSED USING TRIMBLE RTX-PP.
- WETLANDS ARE DEPICTED PER REFERENCE PLAN #4 AND ARE NOT A PRODUCT OF VHB.
- CONTOURS ARE DERIVED FROM NH GRANIT / USGS / FEMA 2011-2012 LIDAR DATASET AND ARE PROVIDED FOR INFORMATION PURPOSES ONLY. VERTICAL DATUM IS REPORTED TO BE NAVD88/2012B.
- THE SURVEY LIES PARTIALLY WITHIN ZONE A (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - NO BASE FLOOD ELEVATION DETERMINED) AND PARTIALLY WITHIN ZONE X (UNSHADED) (AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR HILLSBOROUGH COUNTY, NEW HAMPSHIRE, MAP NUMBER 33011C0517D, EFFECTIVE DATE SEPTEMBER 25, 2009. FEMA ZONE A WAS LATER DETERMINED TO BE 218.3 FT NAVD88 PER FEMA LETTER OF MAP AMENDMENT 10-01-0687A-330092.
- THE SURVEY LIES ENTIRELY WITHIN THE GENERAL 1 DISTRICT (G-1) AS SHOWN ON THE "TOWN OF HUDSON, NEW HAMPSHIRE ZONING" MAP, DATED 8/2/2021. DIMENSIONAL REQUIREMENTS FOR A (G-1) AT THE TIME OF THIS SURVEY ARE:
 MINIMUM LOT AREA 87,120 S.F.
 MINIMUM FRONTAGE 200 FEET
 MINIMUM FRONT YARD SETBACK 30 FEET
 MINIMUM SIDE YARD SETBACK 15 FEET
 MINIMUM REAR YARD SETBACK 15 FEET
- THE LOT IS SERVICED BY PRIVATE WELL AND SEPTIC SYSTEM.
- THE TREE SYMBOL OUTLINE SHOWN ON THIS PLAN DOES NOT REPRESENT THE ACTUAL TREE CANOPY.



Reference Plans

- "LAND OF HENRY J. ROBINSON, DECEASED, ROBINSON RD. & ROBINSON POND, HUDSON N.H. - GEORGE W. KEINIA, EXECUTOR. 5 NOEL STREET, HUDSON N.H." DATED JAN. 1982, PREPARED BY FRANK G. SPRAGUE, NH LLS NO. 99, RECORDED AS HCRD PLAN #14710.
- "BOUNDARY PLAN MAP 36 / LOT 2, ROBINSON ROAD, HUDSON, NEW HAMPSHIRE, PREPARED FOR PETER HELLER" DATED MARCH 7, 1995 BY MAYNARD & PAQUETTE, INC., RECORDED AS HCRD PLAN #27342.
- "LOT LINE RELOCATION PLAN, MAP 35 / LOTS 130 & 130-2, MAP 36 / LOT 2, ROBINSON ROAD, HUDSON, NEW HAMPSHIRE, PREPARED FOR PETER HELLER" DATED MARCH 17, 1995 BY MAYNARD & PAQUETTE, INC., RECORDED AS HCRD PLAN #27652.
- "WETLAND DELINEATION WORKSHEET - J-12104 - ROBINSON ROAD" DATED 12-30-08, PREPARED BY MAYNARD & PAQUETTE ENGINEERING ASSOCIATED, L.L.C., ON FILE WITH THE TOWN OF HUDSON ENGINEERING DEPARTMENT.
- "PLAN OF ROAD TO PUBLIC WATERS, ROBINSON POND ROAD, HUDSON, N.H." DATED MAY 1959, PREPARED BY NHDOT, ON FILE WITH THE NEW HAMPSHIRE DEPARTMENT OF FISH & GAME.



ROBINSON POND
(EL 210.3 - NGVD29)

REMAINING LOT 135-4
AREA = 1,755,249± SQ. FT.
(40.295± ACRES)

PROPOSED LOT 135-4-1
AREA = 218,615± SQ. FT.
(5.019± ACRES)
(UPLAND AREA=92,999± SQ. FT.)

Surveyor's Endorsement

I CERTIFY THAT THIS PLAN WAS PREPARED A FIELD SURVEY MADE UNDER MY SUPERVISION AND WAS MADE IN ACCORDANCE WITH THE ACCURACY STANDARDS OF AN URBAN CLASSIFICATION REAL PROPERTY SURVEY PROMULGATED UNDER NH LAN 503.04.

LICENSED LAND SURVEYOR _____ DATE _____

Approved by the Town of Hudson Planning Board
Date of Meeting: _____

Planning Board Chairman _____ Signature _____ Date _____

Planning Board Secretary _____ Signature _____ Date _____

Subdivisions are valid for two years from the date of Planning Board Final Approval. For an applicant to Gain an exemption from subsequent changes in subdivision regulations, site plan regulations and the Zoning Ordinance, see NH RSA 647:39



Owner's Endorsement

Town of Hudson _____ Date _____

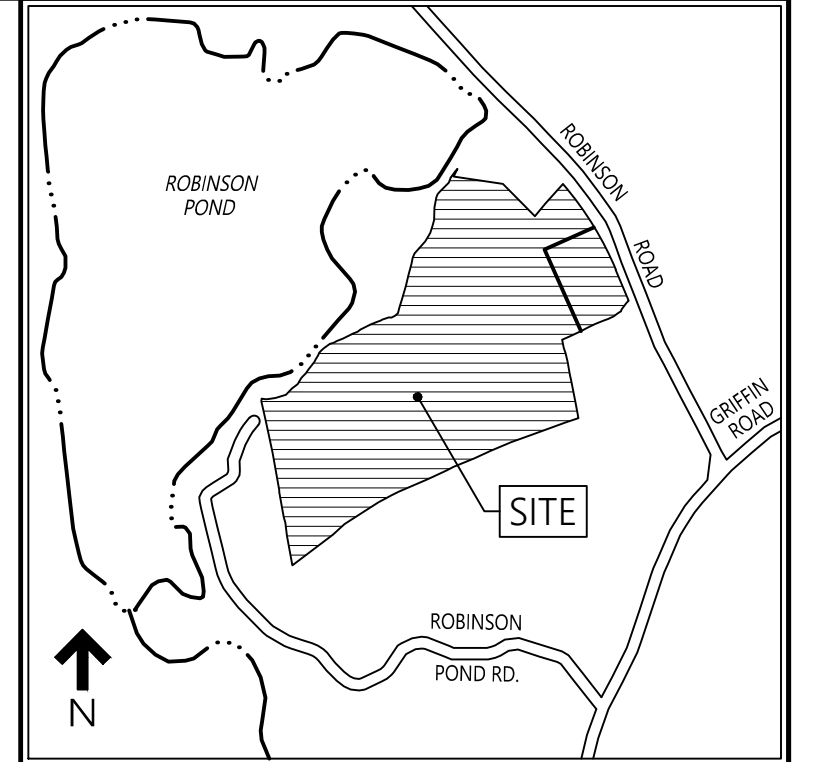
NO.	REVISION	DATE	APPVD.

SUBDIVISION PLAN OF LAND
52 ROBINSON ROAD
IN
Hudson
NEW HAMPSHIRE

RECORD OWNER/
PREPARED FOR: TOWN OF HUDSON
12 SCHOOL STREET
HUDSON, NEW HAMPSHIRE 03051

PREPARED BY: Vanasse Hangen Brustlin, Inc.
2 Bedford Farms Drive, Suite 200
Bedford, New Hampshire 03110
603.391.3900 • FAX 603.518.7495

SCALE: 1 INCH = 100 FEET
SHEET 1 OF 1
DATE: DECEMBER 3, 2024



- Legend**
- SEWER MANHOLE
 - STREET SIGN
 - LIGHT POLE
 - UTILITY POLE
 - GUY POLE
 - GUY WIRE
 - WELL
 - EDGE OF PAVEMENT
 - CHAIN LINK FENCE
 - STOCKADE FENCE
 - DRAINAGE LINE
 - SEWER LINE
 - OVERHEAD WIRE
 - TREE LINE
 - WETLAND BOUNDARY

*Progress Print
For Review Only
12/12/2024*