

To:
 Brian Groth, Town Planner
 Town of Hudson Planning Dept.
 12 School Street
 Hudson, NH

Date: February 17, 2021	Job #3867-SUB
Attn:	
Re: LOT LINE RELOCATION/CONSOLIDATION PLAN	
Lowell and Steele Roads	
Hudson, NH	

WE ARE SENDING YOU

- Attached Under separate cover via _____ the following items:
- Shop drawings Prints Plans Samples Specifications
- Copy of letter Change order Fed Ex Standard Delivery _____

Scope:

COPIES	DATE	NO.	DESCRIPTION
3			Lot Line Relocation/Consolidation Plan Sets
2			Lot Line Relocation Plan Applications
1			Abutter List/Gummed Mailing Labels (2 sets)
1			Submittal FEE
2			Project Narratives
			Electronic (PDF) Set – Submitted via Email to Brian Groth

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit ____ copies for approval
- For your use Approved as noted Submit ____ copies for distribution
- As requested Returned for corrections Return ____ corrected prints
- For review and comment _____
- FOR BIDS DUE _____, 19 ____ PRINTS RETURNED AFTER LOAN TO US

REMARKS: PLEASE NOTE THAT COPIES OF EXISTING DEED AND EASEMENT INFORMATION FOR THESE PROPERTIES WERE SUBMITTED TO THE TOWN IN APRIL OF 2020. ADDITIONAL COPIES CAN BE PROVIDED UPON REQUEST.

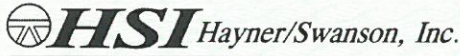


James N. Petropulos, P.E.
 President/Principal Engineer

Hayner/Swanson, Inc.

023746

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
02/16/2021	021621			827.30
DATE 02/16/21			TOTAL	827.30
VENDOR TOWN OF HUDSON				



Civil Engineers/Land Surveyors

Three Congress Street Nashua, New Hampshire 03062-3399
Tel (603) 883-2057

CITIZENS BANK, NA
88 SOUTH ST
CONCORD, NH 03301
54-153/114

023746

PAY **Eight Hundred Twenty Seven and 30/100**

DATE 02/16/21 CHECK 23746 CHECK AMOUNT \$827.30

TO THE ORDER OF
**TOWN OF HUDSON
12 SCHOOL STREET
HUDSON NH 03051**


AUTHORIZED SIGNATURE

⑈023746⑈ ⑆011401533⑆ 3304131029⑈

Hayner/Swanson, Inc.

023746

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

LOT LINE RELOCATION APPLICATION

Revised September 14, 2020

The following information must be filed with the Planning Department *at the time of lot line relocation application.*

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

The following information is required to be filed with the Planning Department *no later than 10:00 A.M., Tuesday the week prior to the scheduled Planning meeting:*

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

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

LOT LINE RELOCATION APPLICATION

239

1

Date of Application: February 8, 2021 Tax Map #: 234 Lot #: 5 & 34

Name of Project: Lowell and Steele Roads

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

Z.B.A. Action: N/A

PROPERTY OWNER:

Name: Greenmeadow Golf Club, Inc.

Address: 55 Marsh Road

Address: Hudson, NH 03051

Telephone #: 603-882-8893

Fax #: _____

Email: tjleonard@lawyersnh.com

PROJECT ENGINEER:

Name: Hayner/Swanson, Inc.

Address: 3 Congress Street

Address: Nashua, NH 03062

Telephone #: 603-882-2057

Email: jpetropulos@hayner-swanson.com

DEVELOPER:

Thomas P. Friel & Phillip J. Friel, III

55 Marsh Road

Hudson, NH 03051

603-882-8893

tjleonard@lawyersnh.com

SURVEYOR:

Hayner/Swanson, Inc.

3 Congress Street

Nashua, NH 03062

603-882-2057

jpetropulos@hayner-swanson.com

PURPOSE OF PLAN:

To relocate a lot line between Map 234, Lot 5 and Map 234, Lot 34 and then to consolidate Map 234, Lot 5 with Map 239, Lot 1.

(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: ___

LOT LINE RELOCATION DATA SHEET

PLAN NAME: Hudson Logistics Center

PLAN TYPE: LOT LINE RELOCATION PLAN

LEGAL DESCRIPTION: Map 239 Lot 1
 Map 234 Lot 5 & 34

DATE: February 5, 2021

Location: Lowell and Steele Roads

Total Area: S.F. 16,808,497.20 Acres: 385.87

Area in Wetlands: 40.5 +/- Acres (all 3 parcels)

Zoning: G-1/B

Lots Not Meeting
Required Dimensions: None

Required Area: 87,120 SF

Required Frontage: 200 Feet

Water and Waste System
Proposed: Town Water and Town Sewer

Number of Lots With
Existing Buildings: One

Existing Buildings
To Be Removed: Yes (2 structures on Map 239, Lot 1)

Flood Zone Reference: Town of Hudson, NH F.I.R.M. Community Panels #33011C0656D
and 33011C0658D, dated: Sept. 25, 2009

Proposed Linear Feet
Of New Roadway: None

LOT LINE RELOCATION APPLICATION AUTHORIZATION

I hereby apply for *Lot Line Relocation 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 *Lot Line Relocation 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 give permission for any member of the Hudson Planning Board, the Town Engineer, the Conservation Commission 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 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 inspections conducted on his/her (their) property in connection with this applications.

Signature of Owner: See Attached Date: 2/17/21
Print Name of Owner: See Attached

- ❖ 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.

Signature Page for Lot Line Relocation Plan

The undersigned hereby signs as owners in the application for Lot Line Relocation/Consolidation as shown on the plans entitled "Lot Line Relocation/Consolidation Plan, Hudson Logistics Center, Lowell and Steele Roads, Hudson, NH, prepared for LANGAN dated 16 February, 2021, scale: 1" = 100' and prepared by Hayner/Swanson, Inc., 3 Congress Street, Nashua, NH".

Thomas P. Friel by
Wms J. Howard atty in fact

Thomas P. Friel

2/17/21

Date

Philip J. Friel III by
Wms J. Howard atty agent

Philip J. Friel, III

2/17/21

Date

Wms Amanda director

Greenmeadow Golf Club, Inc. (duly authorized director)

2/17/21

Date

LOT LINE RELOCATION WAIVER REQUEST FORM

Name of the Lot Line Relocation Plan: _____

Street Address: _____

I _____ hereby request that the Planning Board waive the requirements of item NONE REQUESTED of the Lot Line Relocation Plan Checklist in reference to a plan presented by _____

_____ (name of surveyor and engineer) dated _____

for property tax map(s) _____ and lot(s) _____ in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Subdivision/Site Plan regulations.

Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):

Reason(s) for granting this waiver, relative to not being contrary to the Spirit and Intent of the Subdivision/Site Plan regulations: (if additional space is needed please attach the appropriate documentation hereto):

Signed: James M. Stovel, Pres. X151
~~Applicant~~ or Authorized Agent

SCHEDULE OF FEES

A. REVIEW FEES

1. \$170.00 per lot (3 lots) \$ 510.00

LEGAL FEES:

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

B. POSTAGE

48 Direct Abutters @ \$4.10 each (or Current Certified Mail Rate) \$ 196.80

10 Indirect Abutters (property owners w/in 200 feet) \$ 5.50
@ \$0.55 each (or Current First Class Rate)

C. TAX MAP UPDATE FEE

2 to 7 lots (# of lots x \$30.00) + \$25.00 (min. \$85.00) \$ 115.00
8 lots or more (min. \$325.00) \$

TOTAL \$ 827.30

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

NOTE: fees below apply only upon plan approval, NOT collected at time of application.

F. RECORDING FEES:

The applicant shall pay the costs of recording the final site plan layout prior to final site plan approval, in accordance with fees established by the County. Recording fees must be paid prior to recording.

Recording of Plan @ \$24.00/sheet + \$2.00/surcharge plan
Land & Community Heritage Investment Program (LCHIP) fee @ \$25.00
Easements/Agreements @\$10.00/first sheet, \$4.00/each sheet thereafter +
\$2.00/surcharge/doc. + First Class return postage rate

G. COST ALLOCATION PROCEDURE AMOUNT CONTRIBUTION AND OTHER IMPACT FEE PAYMENTS:

To be determined by the Planning Board at time of plan approval and shall be paid by the applicant at the time of submittal of the Certificate of Occupancy Permit requests.

*****The applicant shall be responsible for all fees incurred by the town for processing and review of the applicant's application, plan and related materials.*****

PROJECT NARRATIVE

Lot Line Relocation/Consolidation Plan Lowell and Steele Roads Map 234, Lots 5 & 34 and Map 239, Lot 1 Hudson, New Hampshire

Overview

It is being proposed to develop the Green Meadow Golf Course property into the "Hudson Logistics Center". A separate and distinct site plan application is being prepared to show the layout and details of the proposed development. As part of the overall project this application proposes a lot line relocation between the subject site and an abutting property and then the consolidation of two parcels into one to create the buildable lot for the proposed Hudson Logistics Center project, which would exist under a condominium form of ownership.

Existing Conditions

Currently, the Green Meadow Golf Course is located on two lots in Hudson, NH.; Map 239, Lot 1 and Map 234, Lot 5 per the Town Assessors Maps. In total, the lots contain 372.14+/- acres of land. As can be seen on the attached plans, the property is abutted by the Merrimack River to the west, Sagamore Bridge Road to the north, a mix of commercial and residential properties to the east and single-family homes to the south. Since 1961, this land has been the home of the Green Meadow Golf Course complex, which includes 36-holes, a clubhouse with parking and a maintenance facility for the club. Frontage and access to the golf course is from Steele Road, however the property has rights for access and utilities to Lowell Road through the abutting Sam's Club lot (Map 228/Lot 4) and the neighboring Mercury Systems (Map 234/Lot 35) property. The majority of the property is within the G-1: General-One zoning district, with the exception of a small triangle of land behind Sam's Club, which is in the B: Business zone.

With regard to topography, the property contains a very subtle ridge running north-south through the center of the parcel. From this ridge, the western part of the land slopes west towards the Merrimack River (with a 30-40-foot elevation change). The eastern side of the ridge slopes towards the undeveloped portions of the property (a 10-20-foot elevation change in this direction). Wetlands upon this site have been flagged by Gove Environmental Services, Exeter, NH and surveyed by Hayner/Swanson, Inc. There are numerous wetland areas located in the eastern part of this property. This area of the site is very flat; a portion of the mapped wetland flows north to a culvert located beneath the Sagamore Bridge Road (behind Sam's Club). The remaining portion of the wetland complex in the east half of the site is associated and hydraulically connected to Limit Brook, which flows through the property to the south. Additionally, top of the bank along the Merrimack River and several 'golf-course' ponds also qualify as wetlands.

Town sewer is located on the site in the northeast corner. Town water can be accessed through both the Sam's Club and Mercury Systems property, via existing easements. Power, telecommunications and gas utilities can be extended into the property to service the proposed development.

Purpose of the Lot Line Relocation/Consolidation Plan

As stated above, the proposed lot line relocation/consolidation plan serves to support the larger site plan application for the "Hudson Logistics Center". In doing so, a single parcel is being created. In detail, the purpose of the plan is:

1. To show the relocation of the lot line between Map 234, Lot 34 and Map 234, Lot 5 thereby transferring 3.229 acres of property from Lot 34 to Lot 5 and then;
2. The consolidation of newly formed lot Map 234, Lot 5 with existing lot Map 239, Lot 1 to form new lot Map 239, Lot 1.

The table below represents the lots involved in this plan and their lot areas before and after this lot line adjustment/consolidation.

Lot	Acreage (Currently)	Acreage (Proposed)
Map 234, Lot 34	13.729	10.500
Map 234, Lot 5	48.024	N/A
Map 239, Lot 1	324.12+/-	375.37+/-
Totals	385.87+/-	385.87+/-

ABUTTERS LIST
Hudson Logistics Center
Job #3867-L
February 16, 2021

Map	Lot No.	Name & Address
<i>OWNERS:</i>		
234	5	Greenmeadow Golf Club, Inc. 55 Marsh Road Hudson, NH 03051
239	1	Greenmeadow Golf Club, Inc. 55 Marsh Road Hudson, NH 03051
234	34	Thomas P. Friel & Philip J. Friel, III 55 Marsh Road Hudson, NH 03051
<i>ABUTTERS:</i>		
221	8	1987 Tamposi Limited Partnership 20 Trafalgar Square, Suite 602 Nashua, NH 03063
227	1	Flagstone31 Realty, LLC 31 Flagstone Drive Hudson, NH 03051
227	2	25 Sagamore Park, LLC 25 Sagamore Park Road Hudson, NH 03051
227	3	Cool Car Storage, LLC 13 Jones Road Pelham, NH 03076
227	4	Nash Family Investment Properties 91 Amherst Street Nashua, NH 03064
227	5	Robert Mirabella c/o CET Tech 27 Roulston Road Windham, NH 03087
227	6	41 Sagamore Park Road, LLC P.O. Box 669 Windham, NH 03087
227	7	Town of Hudson 12 School Street Hudson, NH 03051

228	1	M.R.J. Realty Trust c/o, Mark R. Jaffe & Alan G. Lampert, Trustees 261 Lowell Road Hudson, NH 03051
228	4	Sam's RE Business Trust c/o Wal-Mart Property Tax Dept. P.O. Box 8050, MS 0555 Bentonville, AR 72716-8050
228	7 & 8	Hudson Commercial Assoc., LLC c/o AHOLD Financial Services P.O. Box 6500 Carlisle, PA 17013
228	52	Karen Dexter & Jill Diaz 268A Lowell Road Hudson, NH 03051
228	54	New Life Christian Church 272 Lowell Road Hudson, NH 03051
234	1	Steele Farm, LLC 2 Friel Golf Road Hudson, NH 03051
234	6	Greenmeadow Golf Club, Inc. 55 Marsh Road Hudson, NH 03051
234	7	Kenneth Murphy 2 Linda Street Hudson, NH 03051
234	8	Gerald R. Desroches Family Trust c/o J. Scott Desroches, Trustee 296 Derry Road Hudson, NH 03051
234	9	Peter R., Jr., & Theresa B. Goyette 2 Dracut Road Hudson, NH 03051
234	10	David R. Dunn 8 Linda Street Hudson, NH 03051
234	11	Sean P. & Tina M. Stevens 10 Linda Street Hudson, NH 03051
234	12	Mark Tempesta & Kris Marcoccio 12 Linda Street Hudson, NH 03051

234	13	Roy & Sylvia M. Carroll 16 Linda Street Hudson, NH 03051
234	14	Don R. & Melissa E. Wong 18 Linda Street Hudson, NH 03051
234	33	The Gile Family Irrevocable Trust Annette Crawford & Brenda Dean, Trustees 277 Lowell Road Hudson, NH 03051
234	35	267 Lowell Rd Hudson, LLC c/o RAM Management Co., LLC 200 US Route One, Suite #200 Scarborough, ME 04070
234	36	Steven J. Gendron 94 Aaron Drive Manchester, NH 03109
234	37	Jeffrey S. & Milton Brown 3 Friar Tuck Lane Nashua, NH 03062
240	1	Joanne E. Walsh 2 Eagle Drive Hudson, NH 03051
240	2	James M. & Marie A. Dobens 4 Eagle Drive Hudson, NH 03051
240	3	Craig C. & Courtney M. Proulx 6 Eagle Drive Hudson, NH 03051
240	4	Jonathan & Laura L. Fontaine 8 Eagle Drive Hudson, NH 03051
240	5	Brian C. Noone 10 Eagle Drive Hudson, NH 03051
240	6	Joseph M. & Lauren E. DiPilato 12 Eagle Drive Hudson, NH 03051
240	13-1	DWARKAMAI, Inc. 1167 Lakewood Circle Naperville, IL 60540

245	12	Richard R. & Audrey S. Lebourdais 23 Fairway Drive Hudson, NH 03051
245	13	John & Samantha King 21 Fairway Drive Hudson, NH 03051
245	14	Leonard J. & Johannah M. Leone 19 Fairway Drive Hudson, NH 03051
245	15	Robert J. & Barbara Costello 17 Fairway Drive Hudson, NH 03051
245	16	Phillip G. & Angela M. Volk 15 Fairway Drive Hudson, NH 03051
245	17	Timothy A. & Mu-Jane L. Monk 13 Fairway Drive Hudson, NH 03051
246	36	Surri D. & Kathleen M. Sakati 11 Fairway Drive Hudson, NH 03051
246	37	David R. Gosselin & Susan Bates-Gosselin 9 Fairway Drive Hudson, NH 03051
246	38	Scott M. & Kimberly M. Ubele 7 Fairway Drive Hudson, NH 03051
246	39	Christopher D. Mulligan & Diane K. Sorgenfrei 5 Fairway Drive Hudson, NH 03051
246	40	The Marsch Family Trust c/o William H. & Martha E. Marsch, Trustees 3 Fairway Drive Hudson, NH 03051
246	41	Scott J. Wade Revocable Trust c/o Scott J. Wade, Trustee 1 Fairway Drive Hudson, NH 03051

ABUTTERS WITHIN 200 FT OF PROPERTY

228	9	Nicole J. Reed Zero Rita Avenue Hudson, NH 03051
234	4	Everett N. Jr., & Mitsu Cole 5036 Winged Foot Avenue Sarasota FL 34234
234	17	Arthur & Leslie A. Liakos 9 Linda Street Hudson, NH 03051
234	18	Alejandro Astacio P.O. Box 242 Hudson, NH 03051
234	24	The Leonard & Denise Kingsley Revocable Trust Agreement of February 21, 2002 Leonard E. & Denise Kingsley, Trustees 10 Bruce Street Hudson, NH 03051
234	25	Missoum Moumene & Fethia Fadela Medjahed 7 Steele Road Hudson, NH 03051
234	31	Michelle J. Robinson & Mark A. Ledoux 12 Shepherd Hill Road Bedford, NH 03110
234	32	Komma Holding, LLC 28 Winding Road Bedford, NH 03110
240	13	Vincent F. & Debra Braccio 27 River Road Hudson, NH 03051

NASHUA ABUTTERS

A	998 & 999	Boston & Maine Corp. c/o Guilford Transportation Ind. Iron Horse Park North Billerica, Ma 01862
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DESIGN PROFESSIONALS

Lee B. Gagnon, LLS
Hayner/Swanson, Inc.
3 Congress Street
Nashua, NH 03062-3301

Gove Environmental Services, Inc.
Attn: Brendan Quigley, CWS
8 Continental Drive
Building 2, Unit 'H'
Exeter, NH 03833-7507

John D. Plante, P.E.
Langan Engineering & Environmental Engineering
Services, Inc.
888 Boylston Street
Boston, MA 02116

Michael Szura, RLA
Langan Engineering & Environmental Engineering
Services, Inc
2700 Kelly Road, Suite 200
Warrington, PA 18976