





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

## **MINOR SITE PLAN APPLICATION**

Revised April 3, 2020

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

1. One (1) original completed application with original signatures, and three (3) copies.
2. One (1) original copy of the project narrative, and three (3) copies.
3. One (1) full plan set (sheet size: 22" x 34"), and one (1) 11" x 17" plan set.
4. A letter from the Zoning Department stating that the development site has not had any code violation(s) within the previous twenty-four (24) months. Note: the exception is if the Minor Site Plan application seeks to correct any outstanding violation(s) or any outstanding Site Plan compliance/requirement issues.
5. A list of direct abutters and a list of indirect abutters, and three (3) sets of mailing labels for abutter notifications.
6. All plans shall be folded and all pertinent data shall be attached to the plans with an elastic band or other enclosure. All of the above application materials, including plans, shall also be submitted in electronic form as a PDF.
7. All plan revisions and supporting documentation must be submitted to the Planning *Department no later than 10:00 A.M., Monday, the week prior to the scheduled Planning meeting.*

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

**MINOR SITE PLAN APPLICATION**

Date of Application: \_\_\_\_\_ Tax Map #: 190 Lot #: 012

Site Address: 35 Lowell Rd

Name of Project: Kendall Pond Plaza

Zoning District: B - BUSINESS General SP#: \_\_\_\_\_  
(For Town Use Only)

Z.B.A. Action: \_\_\_\_\_

PROPERTY OWNER:

DEVELOPER:

Name: Patrick McDermott

Address: 7 Mammoth Rd

Address: Windham, NH 03087

Telephone # 603 553-1080

Email: kppizza@ptd.comcast.net

PROJECT ENGINEER:

SURVEYOR:

Name: Michael A Gardinger

Address: 220 Dennet Rd

Address: Hudson, NH 03051

Telephone # 603 882-4259

Email: mjgardinger@eng@gmail.com

PURPOSE OF PLAN:

A minor site plan to show the addition of a walk-in cooler attached to the north side of the building

(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: Kondall Pond Pizza

PLAN TYPE: MINOR SITE PLAN

LEGAL DESCRIPTION: MAP 190 LOT 12

DATE: \_\_\_\_\_

Location by Street: 35 Lowell Rd

Zoning: Business

Proposed Land Use: shop center / pizza shop

Existing Use: " "

Surrounding Land Use(s): Business

Number of Lots Occupied: \_\_\_\_\_

Existing Area Covered by Building: 5264 SF

Existing Buildings to be removed: N/A

Proposed Area Covered by Building: additional 275 SF

Open Space Proposed: EXISTING

Open Space Required: 35%

Total Area: S.F.: 40,249 Acres: 0.924

Area in Wetland: NONE Area Steep Slopes: NONE

Required Lot Size: 30,000

Existing Frontage: 420' corner lot

Required Frontage: 150'

Building Setbacks:	Required*	Proposed
Front:	<u>50</u>	<u>80 Lowell Rd 60 Winn Ave</u>
Side:	<u>15</u>	<u>EXISTING - 20'</u>
Rear:	<u>15</u>	<u>EXISTING - 50'</u>

**SITE DATA SHEET**  
**(Continued)**

Flood Zone Reference: \_\_\_\_\_

Width of Driveways: 1 driveway 40' @ pavement

Number of Curb Cuts: 1

Proposed Parking Spaces: EXISTING

Required Parking Spaces: EXISTING

Basis of Required Parking (Use): \_\_\_\_\_

Dates/Case #/Description/Stipulations  
of ZBA, Conservation Commission,  
NH Wetlands Board Actions:  
(Attach stipulations on separate sheet)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Waiver Requests**

<i>Town Code Reference:</i>	<i>Regulation Description:</i>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

(For Town Use Only)

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

## MINOR SITE PLAN APPLICATION AUTHORIZATION

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

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

Signature of Owner:  Date: 11-17-2008

Print Name of Owner: PATRICK McDERMOTT

- ❖ 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.

**WAIVER REQUEST FORM**

Name of Subdivision/Site Plan: \_\_\_\_\_

Street Address: \_\_\_\_\_

I \_\_\_\_\_ hereby request that the Planning Board waive the requirements of item \_\_\_\_\_ of the Hudson Land Use Regulations 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 Land Use 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 Land Use Regulations: (if additional space is needed please attach the appropriate documentation hereto):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed:

\_\_\_\_\_  
Applicant or Authorized Agent

**MINOR SITE PLAN - SCHEDULE OF FEES**

<b>A.</b>	<b><u>APPLICATION FEE:</u></b>	\$ <u>100.00</u>
<b>B.</b>	<b><u>POSTAGE:</u></b>	
	<u>10</u> Direct Abutters @\$6.90 (or Current Verified Mail Rate)	\$ <u>66.90</u>
	<u>9</u> Indirect Abutters (property owners within 200 feet) @\$0.55 (or Current First Class Rate)	\$ <u>4.95</u>
<b>C.</b>	<b><u>ON-SITE SIGNAGE:</u></b>	\$ <u>15.00</u>
<b>D.</b>	<b><u>TAX MAP UPDATING FEE:</u></b> (FLAT FEE)	\$ <u>275.00</u>
	<b>TOTAL</b>	\$ <u>461.85</u>

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

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

**E. 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

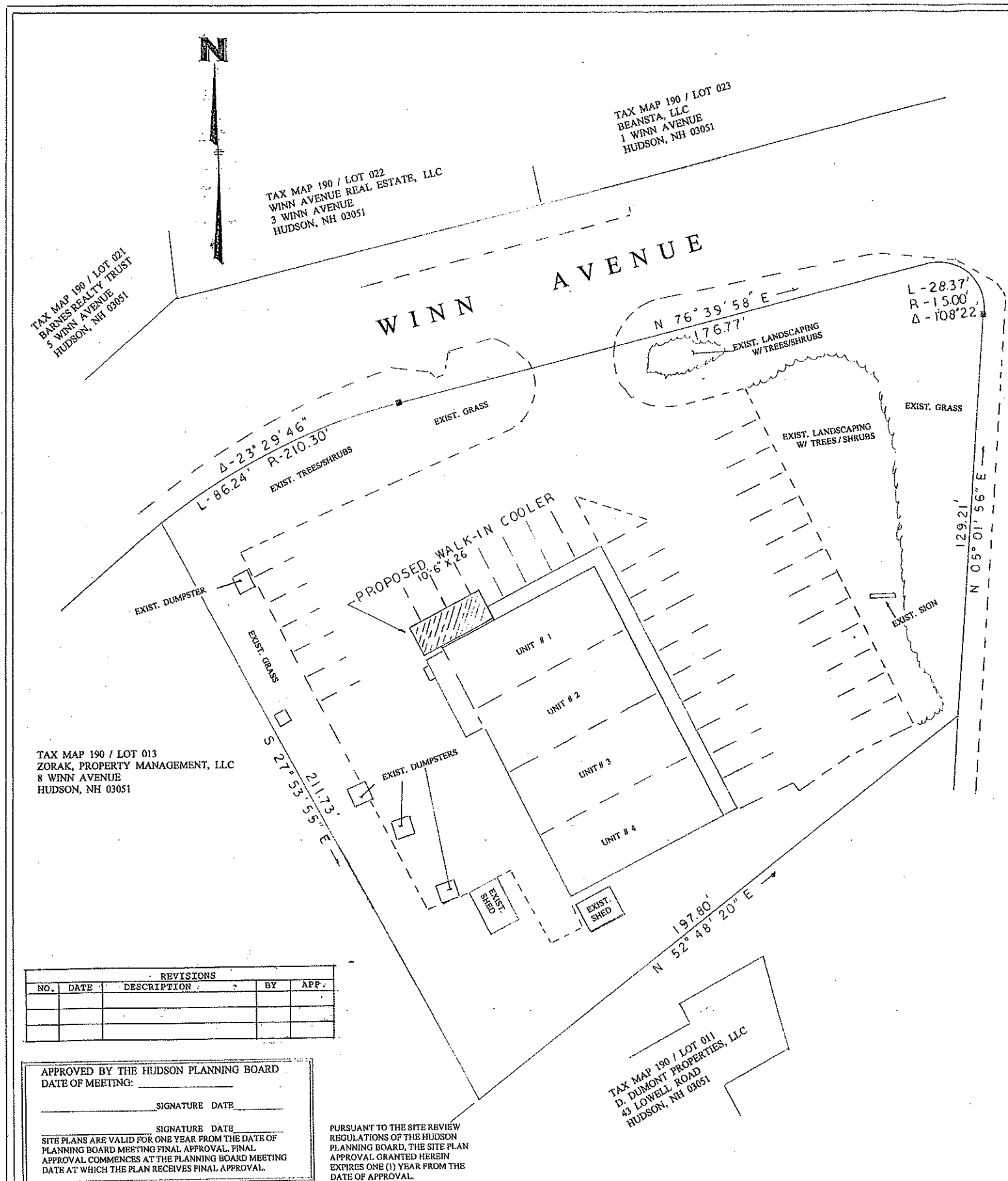
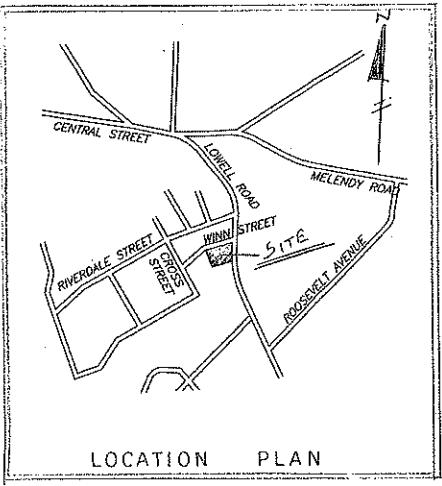
**F. COST ALLOCATION PROCEDURE AMOUNT CONTRIBUTION AND OTHER IMPACT FEE PAYMENTS:**

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.\*\*\***



PLAN REFERENCE - SUBDIVISION PLAN ON LOWELL ROAD, HUDSON, NH PREPARED FOR EARLE LIBBY, SCALE: 1"=40', DATED: MARCH 1978 BY A. E. MAYNARD, CE AND RECORDED AT HCRD # 11348.



TAX MAP 190 / LOT 184  
SOUSA, MANUEL & KATHLEEN  
28 LOWELL ROAD  
HUDSON, NH 03051

TAX MAP 190 / LOT 188  
VT LOWELL PROPERTIES, LLC  
36 LOWELL ROAD  
HUDSON, NH 03051

TAX MAP 190 / LOT 189  
KEVMAR PROPERTIES, LLC  
42 LOWELL ROAD  
HUDSON, NH 03051

TAX MAP 190 / LOT 012  
D. DIMONT PROPERTIES, LLC  
43 LOWELL ROAD  
HUDSON, NH 03051

- NOTES
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED ADDITION OF A WALK-IN COOLER UNIT. THE COOLER IS APPROXIMATELY 10'-6" X 26' AND ATTACHED TO UNIT #1 AS SHOWN. (275 SF +/-).
  2. THE OWNER OF THIS PARCEL IS - PIZZAMAC REAL ESTATE HOLDINGS  
7 MAMMOTH ROAD  
WINDHAM, NH 03087
  3. PRESENT ZONING - BUSINESS
  4. PRESENT USE - BUSINESS
  5. DEED REFERENCE - HCRD - BOOK 8721 PAGE 1649
  6. TOTAL AREA OF PARCEL IS 40,249 SF / 0.924 AC.
  7. THERE WILL BE NO INCREASE IN IMPERVIOUS AREA AND THEREFORE NO INCREASED IN STORMWATER RUNOFF.
  8. THE BUILDING IS SERVICED BY MUNICIPAL WATER AND SEWER AND NATURAL GAS.
  9. MINIMUM BUILDING REQUIREMENTS-  
LOT SIZE - 30,000 SF  
FRONTAGE - 150 FT  
BUILDING SETBACKS - FRONT - 50 FT  
SIDE/REAR - 15 FT
  10. LOT NUMBERS REFER TO HUDSON ASSESSOR'S MAP 190.

*Patrick McDermott*  
OWNER: PIZZAMAC REAL ESTATE HOLDINGS  
7 MAMMOTH ROAD  
WINDHAM, NH 03087

11-17-2020  
DATE

TAX MAP 190 / LOT 012  
**KENDALL POND PIZZA**  
MINOR SITE PLAN  
35 LOWELL ROAD  
HUDSON, NEW HAMPSHIRE 03051

PREPARED FOR: PATRICK McDERMOTT  
7 MAMMOTH ROAD  
WINDHAM, NH 03087

OCTOBER 21, 2020 SCALE: 1" = 20'

I CERTIFY THAT THIS PLAN WAS PREPARED FROM THE PLAN REFERENCED AND A FIELD SURVEY MADE OCTOBER 2020, HAVING A MAXIMUM ERROR OF CLOSURE OF 1 IN 10,000, IN ACCORDANCE WITH THE TOWN REGULATIONS.

M. J. GRAINGER ENGINEERING, INC.  
PROFESSIONAL ENGINEERS - SURVEYORS - PLANNERS  
220 DERRY ROAD HUDSON, NH 03051 (603) 882-4359  
J. N. 20-140

REVISIONS				
NO.	DATE	DESCRIPTION	BY	APP.

APPROVED BY THE HUDSON PLANNING BOARD  
DATE OF MEETING: \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE (1) YEAR FROM THE DATE OF APPROVAL.