



TOWN OF HUDSON

Planning Board

Timothy Malley, Chairman

Roger Coutu, Selectmen Liaison



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

PUBLIC MEETING TOWN OF HUDSON, NH NOVEMBER 14, 2018 (Amended 11/2/18)

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, November 14, 2018 at 7:00 p.m. in the “Buxton Community Development Conference Room” at Town Hall. The following items will be on the agenda:

- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES

- V. MINUTES OF PREVIOUS MEETING(S)
 - 24 October 2018 Meeting Minutes – Decisions

VI. CASES REQUESTED FOR DEFERRAL

A. Cumberland Farms, Inc.
SP# 17-18

225-227 Lowell Rd., 2 Flagstone Dr.
Map 222/Lots 3, 4, 5 and 6

Purpose of Plan: To develop a retail fuel facility including a 5,814 sq. ft. convenience store with fuel dispensing facilities under an overhead canopy, landscaping and other associated improvements.

- VII. CORRESPONDENCE
- VIII. PERFORMANCE SURETIES
- IX. ZBA INPUT ONLY
- X. OLD BUSINESS/PUBLIC HEARINGS
- XI. DESIGN REVIEW PHASE
- XII. CONCEPTUAL REVIEW ONLY
- XIII. NEW BUSINESS/PUBLIC HEARINGS

A. 86 Central Street Subdivision
SB# 12-18

86 Central Street
Map 182/Lot 200

Purpose of Plan: To depict the subdivision of existing Lot 200 into two separate parcels.

B. S.L. Chasse Steel-Change of Use
CUSP# 02-18

3 Christine Drive
Map 105/Lot 013

Purpose of Plan: To change the use of the property to a proposed machine assembly and welding facility for S. L. Chasse Steel.

XIV. OTHER BUSINESS

- Suggested Modifications from The Zoning Board of Adjustment to the Planning Board for possible Zoning Ordinance Amendments.

XV. ADJOURNMENT

All plans and applications are available for review in the Planning Office. Comments may be submitted in writing until 10:00 a.m. on the Tuesday prior to the day of the meeting. The public is invited to attend.

Brian Groth
Town Planner

POSTED: Town Hall, Library & Post Office – 11-2-18



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**PUBLIC MEETING
TOWN OF HUDSON, NH
NOVEMBER 14, 2018
(Addendum#1)**

In addition to items already scheduled and posted for review at the November 14, 2018 Planning Board Meeting, the following item is scheduled to be heard:

VII. CORRESPONDENCE

- A. Roadway Width for Straight and Offset Cul-de-sac (Interoffice Memorandum from Jess Florence, Director of Public Works and Elvis Dhima P.E., Town Engineer dated 10-29-18 to Brian Groth, Town Planner)

All plans and applications are available for review in the Planning Office. Comments may be submitted in writing until 10:00 a.m. on the Tuesday prior to the day of the meeting.

The public is invited to attend.

Brian Groth
Town Planner

POSTED: Town Hall, Library, Post Office – 11/09/18

**MINUTES/DECISIONS OF THE PLANNING BOARD
MEETING DATE: OCTOBER 24, 2018**

In attendance = X; Alternates Seated = S; Partial Attendance = P; Excused Absence = E

Vacant Chairman_____	Timothy Malley Vice-Chair <u> X </u>	William Collins Secretary <u> X </u>	Charles Brackett Member <u> X </u>
Jordan Ulery Member <u> X </u>	Dillon Dumont Member <u> X </u>	Ed Van der Veen Alternate <u> X </u>	Elliott Veloso Alternate <u> X </u>
Roger Coutu Select. Rep. <u> X </u>	David Morin Alt. Select. Rep. <u> E </u>		

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Meeting called to order at approximately 7:00 p.m.

- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES
Mr. Van der Veen seated for Mr. Della-Monica.
- V. ELECTION OF OFFICERS
- VI. MINUTES OF PREVIOUS MEETING(S)
 - 12 September 18 Meeting Minutes – Decisions
Mr. Coutu motioned to approve the 12 SEPTEMBER 18 Meeting Minutes (as written/amended).

Motion seconded by Mr. Dumont. Motion carried 5/0/2 (Mr. Ulery and Mr. Brackett abstained)
 - 26 September 18 Meeting Minutes – Decisions
Mr. Coutu motioned to approve the 26 SEPTEMBER 18 Meeting Minutes (as written/amended).

Motion seconded by Mr. Van der Veen. Motion carried 5/0/2 (Mr. Dumont and Mr. Brackett abstained)

VII. CASES REQUESTED FOR DEFERRAL- No cases requested for deferral.

VIII. CORRESPONDENCE

A. Street Acceptance – Lucier Park Drive

Reference interoffice memo dated 27 September 18 from Elvis Dhima, Town Engineer, to Brian Groth, Town Planner

Mr. Coutu motioned to recommend acceptance of Lucier Park Drive per recommendation of the Town Engineer.

Motion seconded by Mr. Dumont. All in favor – motion carried 7/0/0.

IX. PERFORMANCE SURETIES – None

X. ZBA INPUT ONLY– None

XI. OLD BUSINESS/PUBLIC HEARINGS

XII. DESIGN REVIEW PHASE – None

XIII. CONCEPTUAL REVIEW ONLY–

A. Mansfield Drive Subdivision
SB# 05-18

Mansfield Drive
Map 147/Lot 024

Purpose of Plan: to Subdivide 1 lot into 8 residential building lots on an extension of existing Mansfield Drove (off Derry Lane). Responses to CLD/Fuss & O’Neill Review including various existing & proposed easements and drainage/Storm Water Analysis. Conceptual Review only.

The Applicant asked for feedback regarding sidewalks and width of street. The Board indicated consensus that they would not require sidewalks but preferred the street to be 28 feet in width.

XIV. NEW BUSINESS/PUBLIC HEARINGS

A. Mal-Mar, LLC Amended Site Plan
SP# 16-18

2 Tracy Lane
Map 101/Lot 011

Purpose of Plan: the applicant is seeking site plan approval for a change of use from an automotive fuel station with general retail to motor vehicle light service, sales and rental per Zoning Ordinance §334-16.1. The application also seeks approval for a 20’ x 60’ building addition. Application Acceptance & Hearing. Deferred from September 26, 2018.

Plan Under Review Entitled: Revised Site Plan, Mal-Mar, LLC, Map 101 Lot 11, 2 Tracy Ln., Hudson, NH, prepared by Joseph M. Wichert, LLS, Inc. dated: October 17, 2018, consisting of one sheet.

Mr. Dumont recused himself from the 2 Tracy Lane Site Plan. Mr. Veloso seated for Mr. Dumont @ 7:26 PM. After hearing, Dumont seated back at table @ 8:21 PM and Mr. Veloso back to alternate.

Public Hearing opened at 7:37 PM. No public comments. Closed at 7:37 PM

MOTION TO ACCEPT THE APPLICATION:

Mr. Ulery motioned to accept the Site Plan application for 2 Tracy Lane, Map 101/Lot 11. Motion was seconded by Mr. Veloso. All in favor – motion carried 7/0/0.

WAIVER MOTIONS:

1) §HTC 275-8.C.7 – Landscaping Requirements.

Mr. Veloso motioned to grant the requested waiver HTC 275-8.C.7 – Landscaping Requirements based on the testimony of the Applicant's representative here this evening, and in accordance with the language included in the submitted Waiver Request Form.

Motion was seconded by Mr. Van der Veen. All in favor- motion carried 7/0/0.

2) §HTC 275-8.9.A – Stormwater Management Plan.

Mr. Veloso motioned to grant the requested waiver HTC 275-8.9.A – Stormwater Management Plan based on the testimony of the Applicant's representative here this evening, and in accordance with the language included in the submitted Waiver Request Form.

Motion was seconded by Mr. Van der Veen. All in favor- motion carried 7/0/0.

3) §HTC 276-11.1.B.12 – no display in setbacks.

Mr. Veloso motioned to grant the requested waiver HTC 276-11.1.B.12 – No buildings, parking or display areas maybe located in this setback, based on the testimony of the Applicant's representative here this evening, and in accordance with the language included in the submitted Waiver Request Form.

Motion was seconded by Mr. Van der Veen. All in favor- motion carried 7/0/0.

4) §HTC 276-11.1.B.22 – 35' Landscaped Area.

Mr. Veloso motioned to grant the requested waiver HTC 276-11.1.B.22 – 35' Landscaped Area based on the testimony of the Applicant's representative here this evening, and in accordance with the language included in the submitted Waiver Request Form.

Motion was seconded by Mr. Van der Veen. All in favor- motion carried 7/0/0.

MOTION to APPROVE:

Mr. Veloso motioned to approve Site Plan, Mal-Mar, LLC, Map 101 Lot 11, 2 Tracy Ln., Hudson, NH, prepared by Joseph M. Wichert, LLS, Inc. dated: October 17, 2018, consisting of one sheet, subject to the following conditions:1-5 with additional conditions 6-10.

Motion was seconded by Mr. Brackett. All in favor – motion carried 7/0/0.

1. All improvements shown on the Site Plan-of-Record, including Notes 1- 15 together with any additional notes added to comply with these conditions of approval, shall be completed in their entirety and at the expense of the Applicant or his assigns.
2. A cost allocation procedure (CAP) amount of \$1,548.00 shall be paid prior to the issuance of a Certificate of Occupancy.
3. Prior to the issuance of a final certificate of occupancy, a L.L.S. certified "As Built" site plan shall be provided to the Town of Hudson Land Use Department, confirming that the site conforms to the Planning Board approved site plan.
4. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M. No exterior construction activities shall be allowed on Sundays.
5. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M. Monday through Saturday only.
6. All Rental equipment to be placed on paved surfaces, only along Tracy Lane rear of lot.
7. Fencing to be placed along Tracy Lane in a proposed 15 ft. setback where 50 ft. setback is required.
8. No equipment to be parked on slope of drainage swale running parallel to Route 102.
9. Change grass display area to gravel display area on the approved site plan.
10. Only new equipment will be allowed to be parked in gravel display area.

B. Eagles Nest Estates (Extension)
SB# 11-18

Bush Hill Road
Map 186/Lot 24
Map 194/Lots 9 & 10
Map 195/Lot 1

Purpose of Plan: To request a One (1) year extension to the Planning Board approved Subdivision Plan on 08/12/15. Application acceptance & hearing.

PLAN UNDER REVIEW: Open Space Development Eagles Nest Estates, Map 186; Lots 20 –4 & 24, Map 194; Lots 9 & 10, Map 195; Lot 1 and Map 201; Lot 7, Bush Hill Road, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc. dated: 7 JAN 2015, last revised 20 APR 2015, consisting of Sheets 1 – 101, Sheets L1 – L8, S1 – S5 and Y1 – Y5, together with Notes 1– 42 on Sheet 2 of 102 (said plans are attached hereto).

MOTION TO ACCEPT THE APPLICATION:

Mr. Ulery motioned to accept the Subdivision Plan Extension Request for Eagles Nest Estates, Bush Hill Road - Map 186, Lot 24 Map 194, Lots 9 & 10 Map 195, Lot 1.

Motion was seconded by Mr. Collins. All in favor – motion carried 7/0/0.

WAIVER MOTIONS:

- 1) HTC 276-9, A – Plan and Permit Validity.

Mr. Ulery motioned to grant the requested waiver HTC 276-9, A – Plan and Permit Validity based on the testimony of the Applicant’s representative here this evening, the Applicant’s supporting documentations, and in accordance with the language included in the submitted Waiver Request Form.

Motion was seconded by Mr. Dumont. Motion carried 6/0/1 (Mr. Coutu abstained).

DRAFT MOTION TO GRANT THE EXTESION:

Mr. Ulery motioned to grant a one-year extension (i.e., from October 24, 2018 to October 24, 2019) of the subdivision approval for the Eagles Nest Estates Open Space Development Subdivision Plan, located at Bush Hill Road - Map 186, Lot 24 Map 194, Lots 9 & 10 Map 195, Lot 1 with the following conditions:

1. The property will be posted with No Trespassing/No Hunting Signs.

2. No further development extensions for the Eagles Nest Development by Force Majeure.

Motion was seconded by Mr. Dumont. Motion carried 6/0/1 (Mr. Coutu abstained).

XV. OTHER BUSINESS –

A. Wason Road Subdivision/Site Plan
SB# 09-18, SP# 13-18

Wason Road
Map 206/L001

PURPOSE OF MOTIONS: the conditions of approval for the Site Plan and Subdivision for this project contained a CAP Fee calculation error and redundancy. The fees were calculated for the single family, detached homes where this project proposes duplex, apartment units. Further, the CAP Fees were included in both the subdivision and site plan decision where it may only be included in one. The motions presented below will correct this clerical/administrative error.

MOTION to APPROVE:

Mr. Ulery motioned to amend the September 9, 2018 subdivision approval for the subject case **SB# 09-18 “Wason Road 2-Lot Subdivision** in the following manner:

1. To remove the second condition of approval which states: A cost allocation procedure (CAP) amount of \$5,244 per residential lot shall be paid prior to the issuance of a Certificate of Occupancy for the new house lot.

Motion was seconded by Mr. Dumont. Motion carried 6/0/0 (Mr. Brackett stepped down on this matter).

Mr. Ulery motioned to amend the September 9, 2018 site plan approval for the **SP# 13-18 “Wason Road 2-Lot Subdivision & Site Plan”** in the following manner:

1. To replace the second condition of approval which states: “A cost allocation procedure (CAP) amount of \$5,759 per residential lot shall be paid prior to the issuance of a Certificate of Occupancy for the new house lot,” with, “A cost allocation procedure (CAP) amount of \$4,701 per residential unit shall be paid prior to the issuance of a Certificate of Occupancy.”

Motion was seconded by Mr. Dumont. Motion carried 6/0/0 (Mr. Brackett stepped down on this matter).

B. Election of New Planning Board Officers

MOTION FOR CHAIRMAN:

Mr. Collins moved to nominate Mr. Timothy Malley to be Chairperson.

If there are no other nominations for this office, the next motion is:

MOTION:

There being no other nominations, Mr. Collins moved to close the nominations and to elect Mr. T. Malley as Chairperson by acclamation.

Motion seconded by R. Coutu. Motion carried 6/0/1. (Mr. Malley abstained)

MOTION FOR VICE-CHAIRPERSON:

Mr. Coutu moved to nominate Jordan Ulery to be Vice-Chairperson.

If there are no other nominations for this office, the next motion is:

MOTION:

There being no other nominations, Mr. Coutu moved to close the nominations and to elect Jordan Ulery as Vice-Chairman by acclamation.

Motion seconded by Mr. C. Brackett. Motion carried 6/0/1. (Mr. Ulery abstained)

XVI. ADJOURNMENT

Motion to adjourn by Mr. R. Coutu. Seconded by Mr. D. Dumont. All in favor – motion carried.

Meeting adjourned at 9:22 p.m.

William Collins
Secretary

November 1, 2018

VIA EMAIL

Brian Groth
Town Planner
Town of Hudson
Town Hall
12 School Street
Hudson, New Hampshire 03051

Re: Property: 225-227 Lowell Road, 2 Flagstone Drive
(Map 222, Lots 3, 4, 5 and 6)
Site Plan Approval Application
Request to Defer or Table Hearing To December 12

Dear Brian:

As we discussed today, and on behalf of the Applicant, TMC CF New England LLC, we hereby request that the hearing and meeting originally scheduled for Wednesday, November 14, 2018, be deferred to the Board's December 12, 2018 meeting. The reason for the request is due to schedule conflicts.

We look forward to meeting with the Planning Board on this application. Please contact our office if you have any questions or need additional information.

Sincerely,



John T. Smolak

JTS/

cc: Tracey Roll, Project Manager, T.M. Crowley, Inc.
Chris Tymula, MHF Design Consultants, Inc.



TOWN OF HUDSON
Engineering Department &
Department of Public Works



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

INTEROFFICE MEMORANDUM

TO: Brian Groth, Town Planner
Planning Board

FROM: Jess Florence, Director of Public Works
Elvis Dhima P.E., Town Engineer

DATE: October 29, 2018

RE: Roadway Width for Straight and Offset Cul-de-sac

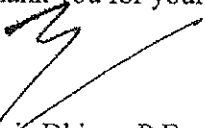
Please be advised that Engineering Technical Guideline and Typical Detail, revised August 2007, refer to 28 feet wide road and 24 feet wide cul-de-sac of maximum proposed road length up to 1,000 feet.

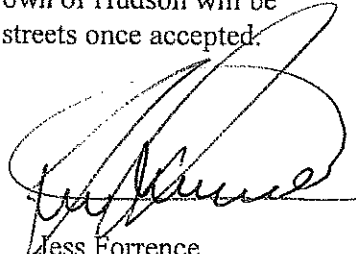
Department of Public Works and Engineering Department are requesting at this time that this standard be revised to 24 feet wide for the road and cul-de-sac.

The reduction of the width will reduce the snow removal time and better serve the Public Works Department staff. In addition, the reduction of the width will reduce the water runoff and reduce the impervious footprint as we adjust with the new rules and regulation of the MS4 permit.

The most recent case the Planning Board is processing with is Mansfield Drive and the applicant has been advised to provide 28 feet wide road. We respectfully ask the Planning Board to reconsider this case and future ones as we the Town of Hudson will be responsible for maintaining, plowing and repaving these streets once accepted.

Thank you for your consideration.


Elvis Dhima, P.E.
Town Engineer


Jess Florence
Director of Public Works

86 Central Street Subdivision

STAFF REPORT

November, 8 2018

SITE: 86 Central Street -- SB# 12-18

ZONING: TR – Town Residence: Minimum lot size 10,000 sq. ft. and 90 ft. of frontage.

PURPOSE OF PLAN: to subdivide an existing lot into two separate parcels. Application Acceptance & Hearing.

PLAN UNDER REVIEW ENTITLED: Residential Subdivision Plan – 86 Central Street, Map 182 Lot 200, prepared for K&M Developers, LLC by Keach-Nordstrom Associates, Inc. dated September 12, 2018, consisting of sheets 1-2 and Notes 1-15 on Sheet 1 of 2 (said plans are attached hereto).

ATTACHMENTS:

- 1) Subdivision Application date stamped October 5, 2018 including – “A”.
- 2) Project Narrative - “B”.
- 3) Comments from Town Engineer Elvis Dhima – “C”.
- 4) CAP Fee Worksheet – Attachment “D”

STAFF COMMENTS:

The applicant seeks to subdivide one residential lot into two residential lots. Both lots meet zoning requirements of the TR zone. Proposed Lot 200-1 achieves its required frontage on Adelaide Street, while Lot 200 has adequate frontage on Central Street. The Town Engineer has asked the applicant to provide sight distance for the proposed driveway serving Lot 200-1. Lot 200 has a pre-existing driveway within the sideyard setback, which is not typically permitted, but the driveway appears to have a shared arrangement with neighboring Map/Lot 183-1.

APPLICATION TRACKING:

- October 5, 2018 – Subdivision application submitted
- November 14, 2018 – Public hearing scheduled.

RECOMMENDED ACTION: Staff recommends application acceptance, conduct of the public hearing, and consideration of subdivision approval in accordance with the below DRAFT MOTIONS. In the event that the Board determines more time is needed to review the application, a motion for deferment is provided after the draft acceptance motion.

DRAFT MOTION TO ACCEPT:

I move to accept the Subdivision application for 86 Central Street, Map 182/Lot 200.

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

DRAFT MOTION TO DEFER:

I move to defer the further consider of the Subdivision application for 86 Central Street, Map 182/Lot 200 to a date specific, the December 12, 2018 Planning Board meeting.

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

DRAFT MOTION to APPROVE:

I move to approve the subdivision entitled: Residential Subdivision Plan – 86 Central Street, Map 182 Lot 200, prepared for K&M Developers, LLC by Keach-Nordstrom Associates, Inc. dated September 12, 2018, consisting of sheets 1-2 and Notes 1-15 on Sheet 1 of 2 subject to the following stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Plan.
2. A cost allocation procedure (CAP) amount of \$5,759 per residential lot shall be paid prior to the issuance of a Certificate of Occupancy for the new house lot.
3. All monumentation shall be set or bonded for prior to the Planning Board endorsing the Plan-of-Record.
4. A note shall be added to the plan confirming compliance with MS4 requirements.
5. Approval of this plan shall be subject to final engineering review.
6. Construction activities involving the proposed undeveloped lots shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.

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



SUBDIVISION PLAN APPLICATION FOR PLAN REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE

Date of Application: 10/1/18 Tax Map # 182 Lot # 200

Name of Project: 86 Central Street Subdivision

Zoning District: TR General SB# 12-18
(For Town Use) (For Town Use)

ZBA Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: K&M Developers, LLC

Same as Owner

Address: 46 Lowell Road

Address: Hudson, NH 03051

Telephone # 603-880-7799

Fax # _____

Email: msousa@sousarealtynh.com

PROJECT ENGINEER

Name: Keach-Nordstrom Assoc., Inc.

Telephone # (603) 627-2881

Address: 10 Commerce Park No., Suite 3

Fax # (603) 627-2915

Address: Bedford, NH 03110

Email: pchisholm@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to depict the subdivision of existing Lot 200 into two separate parcels.

(FOR TOWN USE)

Plan Routing Date: 10/23/18 Sub/Site Date: 11/14/18

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

Title: _____ Date: _____
(Initials)

DEPT:

Zoning Engineering Assessor Police Fire Planning
 Consultant Highway Department

Fees Paid \$544.30

SITE DATA SHEET

Plan Name: 86 Central Street Subdivision

Plan Type: Subdivision Plan

Legal Description: Map 182 Lot 200
 Map 182 Lot 200-1

Date: 10/1/18

Location: 86 Central Street

Total Area: S.F. 32,639 Acres: 0.749

Area in Wetlands: None

Zoning: Town Residential (TR)

Lots Not Meeting
Required Dimensions: _____

Required Area: 10,000 SF

Required Frontage: 90 FT

Water and Waste System
Proposed: Municipal water & sewer

Number of Lots With
Existing Buildings: One

Existing Buildings
To Be Removed: All existing structures

Flood Zone Reference: FIRM Map 33011C0518D

Proposed Linear Feet
Of New Roadway: 0 FT

LOT AREA CALCULATION TABLE

LOT #	TOTAL AREA	WETLAND AREA	AREA > 25% SLOPE	BUILDABLE AREA (net contiguous upland useable)	FRONTAGE
200	19,371 sf	0 sf	626 sf	18,745 sf	90 ft
200-1	13,268 sf	0 sf	3,075 sf	10,193 sf	190.03 ft
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					

Data Sheets Checked By: _____ Date: _____

SUBDIVISION PLAN DATA SHEET

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

(Attach Stipulations on
 Separate Sheet)

List Permits Required: N/A

<u>*Waivers Requested:</u>	<u>Hudson Town Code Reference</u>	<u>Regulation Description</u>
	1.	
	2.	
	3.	
	4.	
	5.	
	6.	
	7.	

**(Left Column for Town Use)*

	<u>Amount</u>	<u>Account</u>
Impact Fees	TBD	_____
	_____	_____
	_____	_____
Cap Fees	TBD	_____
	_____	_____
Development Agreement Proposed:	<input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes Endorsed	<input type="checkbox"/> Yes Date _____ <input type="checkbox"/> No	

**APPLICATION FOR SUBDIVISION PLAN REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE**

Twenty one (21) days prior to Planning Board Meeting, a complete subdivision plan to include all supporting materials/documents must be submitted in final form. The subdivision plan shall comply with the following specifications/requirements:

Applicant Initials		Staff Initials
<u>PC</u>	a) Submission of eight (8) full sets of Site Plans (sheet size: 22" x 34") shall be submitted at the time of application filing, followed by the submission of seventeen (17) 11" X 17" plan sets (revised if applicable) to the Community Development Department no later than 10:00 A.M. Tuesday the week prior to the scheduled public hearing/conceptual review date.	_____
<u>PC</u>	b) Seventeen (17)-subdivision narratives, describing the project.	_____
<u>PC</u>	c) Plan scale at not less than one inch equals fifty feet (example: 1" = 50' acceptable).	_____
<u>PC</u>	d) Locus plan with 1,000 minimum radius of site to surrounding area.	_____
<u>PC</u>	e) Plan dated by day/month/year.	_____
<u>PC</u>	f) Revision block.	_____
<u>PC</u>	g) Planning Board approval block.	_____
<u>PC</u>	h) Title of project inscribed on plan.	_____
<u>PC</u>	i) Name(s) and address of property owner(s) and signature(s) shall be inscribed on plan.	_____
<u>PC</u>	j) North point shall be inscribed on plan.	_____
<u>PC</u>	k) Property lines-exact locations and dimensions.	_____
<u>PC</u>	l) Acreage/sq. ft. of entire subdivision.	_____
<u>PC</u>	m) Proposed lots, with lot numbers and area of each lot. Note: each proposed Lot shall be listed on the plan, in chart form, indicating in square feet/ acreage the total lot area, wetland, slope area greater than 25% and total net contiguous useable upland area.	_____

Applicant
Initials

Staff
Initials

- | | | |
|----------------|--|-------|
| <u>PC</u> n) | Certified list of names and addresses of bordering abutters, shown on Tax Assessor's records not more than five (5) days prior to application date to be listed on plan. | _____ |
| <u>PC</u> o) | Location of all structures, roads, wetlands, hydrants, wells, septic systems, 4k reserve area, floodways/floodplains, driveways, travel areas, parking areas, natural features within 200 feet of the tract. | _____ |
| <u>PC</u> p) | Locations of existing and proposed permanent monuments and benchmarks within 200 feet of the tract. | _____ |
| <u>N/A</u> q) | Pertinent highway projects. | _____ |
| <u>PC</u> r) | Assessor map and lot number. | _____ |
| <u>N/A</u> s) | Waiver application form shall be submitted with subdivision application, Note on plan listing waivers requested/granted; and all waivers granted to the subdivision regulations shall be listed on the final plan. | _____ |
| <u>PC</u> t) | Delineate zoning. | _____ |
| <u>N/A</u> u) | Storm water drainage plan. | _____ |
| <u>PC</u> v) | Topographical contours at 2-foot intervals existing and proposed. | _____ |
| <u>PC</u> w) | Utilities: existing and proposed. | _____ |
| <u>PC</u> x) | Building and wetland setback lines. | _____ |
| <u>PC</u> y) | Rights of way, existing and proposed. | _____ |
| <u>N/A</u> z) | Location of dedicated recreational public use land(s) proposed. | _____ |
| <u>N/A</u> aa) | Detailed designs of bridges and culverts. | _____ |
| <u>N/A</u> ab) | Typical roadway cross-section, road profile, stationing, and curve data, etc. | _____ |

Applicant
Initials

Staff
Initials

- PC ac) Proposed location of water supply and sewage disposal systems, including perk test data, test-pit logs and locations; wells, (proposed and existing) 75' protective well radii and attached copies of any required well protection easements. _____
- PC ad) All notes from plats. _____
- PC ae) Buffers as required by subdivision regulations. _____
- PC af) Soil types and boundaries, Note: If site contains marginal or questionable soils, a High Intensity Soil Survey (HISS) may be deemed necessary to submit as part of the application. Said HISS, if required, shall be performed by a State of New Hampshire Certified Soil Scientist, who shall affix his/her stamp and signature and this shall be inscribed on the plan. _____
- N/A ag) Wetlands (and poorly-drained and very poorly-drained soils), also identified as Class 5 and Class 6 High Intensity Soil Survey (HISS soils), and permanent and seasonal wetlands shall be identified on the plan by a New Hampshire Certified Wetland or Soil Scientist, who shall affix his/her stamp and signature to the respective plan. _____
- PC ah) Easements, existing and proposed. _____
- PC ai) State of New Hampshire Engineer's seal and signature.
Surveyor's seal and signature. _____
- PC aj) Error of closure (1 in 10,000 or better). _____
- N/A ak) Drafting errors/omissions. _____
- N/A al) Note outlining phasing schedule. _____
- PC am) Narrative description stating the purpose, location, long range plans impacts on traffic, schools, and utilities. _____
- PC an) Aerial photograph of site and area within 200 feet of the subdivision parcel. _____
- N/A ao) Fiscal impact study. _____
- N/A ap) Traffic study. _____
- N/A aq) Drainage calculations and supporting data. _____

Applicant
Initials

Staff
Initials

PC ar) Copies of any proposed or existing easements, covenants, deed restrictions, right of way agreements or other similar documents. _____

N/A as) Copy of applicable town, state, federal approval/permits to include but not limited to the following: _____

- sewer applications
- flood plain permit
- wetlands special exception
- variance
- erosion control permit (149:8a)
- WSPCC subdivision approval (septic)
- dredge and fill permit
- curb cut/driveway permit
- shore land protection certification in accordance with RSA483-B.
- if applicable, review application with Lower Merrimack River Local Advisory Committee (LMRLAC) and attach LMRLAC project comments hereto.

N/A at) Off-site agreement(s). _____

N/A au) Presentation plan (colored, with color-coded bar chart). _____

PC av) Fees paid to clerk. _____

PC aw) Plans that include relocation of lot lines shall clearly delineate the former (old) lot lines from proposed (new) lot lines. _____

- Any or all items may be waived under the purview of the Planning Board.

**APPLICATION FOR SUBDIVISION PLAN REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE**

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 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 (their) property in connection with this applications.

Signature of Owner: Manuel D Sousa

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

Signature of Developer: Manuel D Sousa

- ❖ 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 Code Enforcement Officer/Building Inspector must be notified within two (2) working days of any change by the individual in charge of the project.

Technical Review Signature: _____

Planner Approval Signature: _____

**APPLICATION FOR SUBDIVISION PLAN REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE**

SCHEDULE OF FEES

A. REVIEW FEES

- | | |
|---|------------------|
| 1. \$170.00 per lot | \$ <u>340.00</u> |
| 2. <u>Consultant review fee</u> :(separate check)
Linear feet of roadway (including cul-de-sac).
Length of roadway _____ feet, @ \$1.25 per linear foot or \$1,250.00, whichever is greater.
<i>This is an estimate for the 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.</i> | |
| | \$ _____ |
| <u>Legal Fees.</u>
The applicant shall be charged attorney costs billed to the Town for Town's attorney review of any application plan set documents. | |
| | \$ _____ |
| 3. Conceptual Review Only - \$100.00 | \$ _____ |
| 4. ZBA Input Only - \$100.00 | \$ _____ |

B. POSTAGE

Current "certified mail" postage rate per abutter to proposed site plan and current first class postage rate per property owner within 200 feet of proposed site plan.

$\frac{9}{8} \text{ abutters @ } \overset{6.70}{\cancel{\$6.74}} \text{ (certified mail)}$	\$ <u>60.30</u>
$\frac{8}{8} \text{ property owners within 200 feet @ } \overset{.50}{\cancel{\$4.00}} \text{ (first class)}$	\$ <u>4.00</u>

C. ON SITE SIGNS

\$ 15.00

D. ADVERTISING

(PUBLIC NOTICE) For all subdivisions

\$ 40.00

E. 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)

\$ 85.00
\$ _____

TOTAL \$ 544.30

APPLICATION FOR SUBDIVISION PLAN REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE

SCHEDULE OF FEES
(CONTINUED)

AMOUNT DUE	\$ <u>544.30</u>	DATE RECEIVED	<u>10-05-18</u>
AMOUNT RECEIVED	\$ <u>544.30</u>	RECEIPT NO.	<u>525,283</u>
		RECEIVED BY	<u>TSB</u>

F. RECORDING FEES

The applicant shall pay the costs of recording the final plan layout prior to final subdivision recording, in accordance with fees established by the County.

Recording of Plan	@ \$24.00/sheet	\$ _____
	+ \$2.00/surcharge/Plan	_____
Land & Community Heritage Investment Program (LCHIP) fee	\$25.00	\$ _____
Easements/Agreements (if applicable)	@ \$10.00/first sheet	\$ _____
	@ 4.00/each sheet thereafter	\$ _____
	+ \$2.00/surcharge/doc.	\$ _____
	+ first class return postage rate	\$ _____
TOTAL		\$ _____

PLEASE NOTE: Recording fees shall be computed when plans are finalized for recording. The applicant must pay recording fees prior to recording.

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. All such fees must be paid prior to recording.

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

To be determined by vote of the Planning Board and paid by the applicant at the time of submittal of the Certificate of Occupancy Permit request, subject to annual inflation as permitted by the impact fee methodology.

**APPLICATION FOR SUBDIVISION PLAN REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE**

FOOTNOTES:

1. In the event of the denial of a plan, the recording fees collected will not be reimbursed, but will instead be used as an additional fee to help defray administrative costs associated with a denial.

2. The "Review Fees" are fees (estimated) necessary to offset costs incurred to review and/or compile plans, data, or other information relative to the proposal.

3. The "Amount Due" does not include fees for studies or reviews as authorized in Section G-2 of this regulation.

4. Fees must be paid in full prior to the commencement of any formal subdivision review performed by the Town of Hudson.

STATUS:

DATE:

_____	1.	Application incomplete	_____
_____	2.	Application complete. Include any applicable requested waivers, fees paid, routing sheet returned	_____
_____	3.	Application formally accepted or denied by Planning Board.	_____
_____	4.	Final approval granted or denied	_____
_____	5.	Comments	_____

Abutters List
86 Central Street Land
Hudson, NH
KNA# 18-0613-2

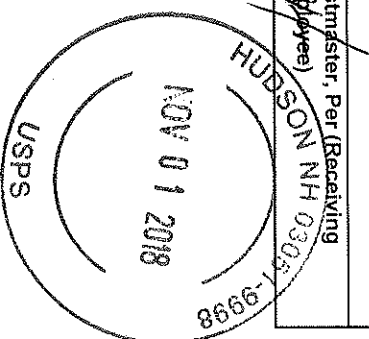
Tax Map	Lot	Owner/Applicant
182	200	K & M Developers 46 Lowell Road Hudson, NH 03051
Tax Map	Lot	Direct Abutters
182	199	Ryan Cail 7 Adelaide Street Hudson, NH 03051
182	201	Gayle E. Delaney 7 Mead Drive Brookline, NH 03033-2156
182	198	Joseph T. Manning, Trustee & Jennie T. Manning Joseph & Jennie Manning Family Trust 11 Adelaide Street Hudson, NH 03051
182	214	Town of Hudson 12 School Street Hudson, NH 03051
183	098	Sun Cay Realty, LLC P.O. Box 331 Nashua, NH 03061
182	213	Robert Nazzaro, Trustee The New Hampshire Trust 84 Central Street Hudson, NH 03051
183	001	Kenneth J. Hudson 88 Central Street Hudson, NH 03051

Tax Map	Lot	Indirect Abutters
182	196	Richard S. Seymour, Annette O. Seymour & Diane M. Conway Co-Trustees Seymour Family Trust Agreement 12 Adelaide Street Hudson, NH 03051
183	097	Deborah Mehr 89 Central Street Hudson, NH 03051
182	197	Joshua J. Kopec 13 Adelaide Street Hudson, NH 03051
182	202	Michelle E. Vachon 11 Raymond Street Hudson, NH 03051
183	099	Kelly J. Wisnosky 12 Melendy Road Hudson, NH 03051
182	195	Leo P. Demers, Trustee & Penny Demers, Trustee The Demers Family Revocable Trust 8 Raymond Street Hudson, NH 03051
183	021	William James Eaton Jr. 14 Adelaide Street Hudson, NH 03051
183	002	Marcel J. Pouliot 164 Wire Road Merrimack, NH 03054

Professionals to be notified:

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

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	86 Central St. 2 Lot Subdivision SB# 12-18, Map 182/Lot 200-000 - ABUTTERS NOTICES
ARTICLE NUMBER		Name of Addressee, Street, and post office address	11/14/2018 OWNER/APPLICANT
7016 3010 0000 6167 0257		K & M DEVELOPERS 46 LOWELL RD., HUDSON, NH 03051	
7016 3010 0000 6167 0264		CALL, RYAN 7 ADELAIDE ST., HUDSON, NH 03051	
7016 3010 0000 6167 0271		DELANEY, GAYLE E. 7 MEAD DR., BROOKLINE, NH 03033-2156	
7016 3010 0000 6167 0263		MANNING, JOSEPH T., TR. & MANNING, JENNIE M. JOSEPH & JENNIE MANNING FAMILY TRUST	
7016 3010 0000 6167 0295		11 ADELAIDE ST., HUDSON, NH 03051 TOWN OF HUDSON 12 SCHOOL ST., HUDSON, NH 03051	
7016 3010 0000 6167 0301		SUN CAY REALTY, LLC. P.O. BOX 331, NASHUA, NH 03061	
7016 3010 0000 6167 0318		NAZZARO, ROBERT, TR., THE NEW HAMPSHIRE TRUST 84 CENTRAL ST., HUDSON, NH 03051	
7016 3010 0000 6167 0325		HUDSON, KENNETH, J. 88 CENTRAL ST., HUDSON, NH 03051	
7016 3010 0000 6167 0356		KEACH-NORDSTROM ASSOCIATES, INC. 10 COMMERCE PARK NORTH, SUITE 3, BEDFORD, NH 03110	
10			
Total Number of pieces listed by sender 9		Total number of pieces rec'd at Post Office	Postmaster, Per (Receiving Employee) HUDSON NH 03051-9998



SENDER: TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	86 Central St. 2 Lot Subdivision SB# 12-18, Map 182/L of 200-000 ABUTTERS NOTICES
ARTICLE NUMBER	Name of Addressee, Street, and post office address	11/14/2018
1	SEYMOUR, RICHARD S. & ANNETTE O. & CONWAY DIANE M., CO-TRUSTEES, SEYMOUR FAMILY TRUST AGREEMENT	
	12 ADELAIDE ST., HUDSON, NH 03051	
2	MEHR, DEBORAH	
	89 CENTRAL ST., HUDSON, NH 03051	
3	KOPEC, JOSHUA J.	
	13 ADELAIDE ST., HUDSON, NH 03051	
4	VACHON, MICHELLE E.	
	11 RAYMOND ST., HUDSON, NH 03051	
5	WISNOSKY, KELLY J.	
	12 MELENDY ROAD, HUDSON, NH 03051	
6	DEMERS, LEO P., TR. & DEMERS, PENNY, TR., THE DEMERS FAMILY REVOCABLE TRUST	
	8 RAYMOND ST., HUDSON, NH 03051	
7	EATON JR., WILLIAM JAMES	
	14 ADELAIDE ST., HUDSON, NH 03051	
8	POULIOT, MARCEL J.	
	164 WIRE RD., MERRIMACK, NH 03054	
9		
10		
Total Number of pieces listed by sender 8	Total number of pieces rec'd at Post Office 8	Postmaster, Per Receiving Employee <i>Boles</i>



Indirect



**TOWN OF HUDSON
PLANNING BOARD**

APPLICANT NOTIFICATION



12 School Street

Hudson, New Hampshire 03051

603/886-6008

DATE: NOVEMBER 1, 2018

SUBJECT: 86 CENTRAL STREET – SUBDIVISION
SB# 12-18

PURPOSE OF PLAN: TO DEPICT THE SUBDIVISION OF EXISTING
LOT 200 INTO TWO SEPARATE PARCELS. APPLICATION
ACCEPTANCE & HEARING.

LOCATION: 86 CENTRAL STREET – MAP 182/LOT 200

NOTICE OF A PUBLIC HEARING ON THE SUBJECT PLAT

YOU ARE HEREBY NOTIFIED OF THE SUBJECT PLAT THAT WILL BE PRESENTED
BEFORE THE PLANNING BOARD FOR REVIEW AND/OR ACTION ON
WEDNESDAY, NOVEMBER 14, 2018 AT 7:00 P.M., TOWN HALL, 12 SCHOOL STREET,
HUDSON, NH.

OWNER OR APPLICANT: K & M DEVELOPERS
46 LOWELL ROAD
HUDSON, NH 03051

PLEASE BE ADVISED, THE ABOVE NOTICE IS BEING SENT TO ALL ABUTTERS
LISTED ON THE APPLICATION. YOU, OR A REPRESENTATIVE, ARE EXPECTED TO
ATTEND THE MEETING, AND MAKE A PRESENTATION.

RESPECTFULLY,

BRIAN GROTH
TOWN PLANNER



**TOWN OF HUDSON
PLANNING BOARD**

ABUTTER NOTIFICATION



12 School Street

Hudson, New Hampshire 03051

603/886-6008

DATE: NOVEMBER 1, 2018

**SUBJECT: 86 CENTRAL STREET – SUBDIVISION
SB# 12-18**

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OWNER OR APPLICANT: K & M DEVELOPERS
46 LOWELL ROAD
HUDSON, NH 03051

PLEASE BE ADVISED, THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOUR ATTENDANCE IS NOT REQUIRED; HOWEVER, YOU MAY ATTEND THIS MEETING FOR THE PURPOSE OF PLACING YOUR COMMENTS ON ANY ACTION PROPOSED ON THIS PLAT.

RESPECTFULLY,

BRIAN GROTH
TOWN PLANNER

October 1, 2018

Subject: **86 Central Street – Residential Subdivision Application**
Map 182; Lot 200
86 Central Street, Hudson NH
KNA Project No. 18-0613-2



PROJECT NARRATIVE

The subject parcel is located at 86 Central Street and is referenced on Hudson’s Tax Map 182 as Lot 200. The 0.749-acre (32,639-sf) parcel is in Hudson’s Town Residential (TR) Zoning District. The site is partially developed with a single-family home. The remaining undeveloped portions of the site consist mainly of grass and woodlands. There are no wetlands onsite, however there are areas of steep slopes adjacent to the Central Street and Adelaide Street frontages.

The project proposes to subdivide the existing parcel into two lots. Proposed Lot 200 is approximately 19,371-sf in area and Lot 200-1 is approximately 10,193-sf. Both lots will be serviced by municipal water and sewer. It is our professional opinion that, given the scale of the proposed development, an increase in one single-family housing lot will not adversely impact the Town’s roads, schools, or other infrastructure now or over a longer period of time.



Property Information

Property ID 182-200|7170|229
Location 86 CENTRAL ST
Owner OUELLETTE, PAULINE



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Nashua Regional Planning Commission makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 07/26/2018
Properties updated 08/22/2018

Owner Affidavit

I, Manuel Sousa, authorized representative of K&M Developers, LLC, and owner of the property referenced as Tax Map 182; Lot 200 located at 86 Central Street, 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:

Manuel D. Sousa

Address of Owner: 46 Lowell Road
Hudson, New Hampshire 03051

Date:

10/3/10

Signed, sealed and delivered in presence of:

Allan M. Wilson

Daniel S. Kimball

seal.

Clara N. Kimball

seal.

STATE OF NEW HAMPSHIRE. HILLSBOROUGH SS. October 8th, 1920. Personally appeared the above-named Daniel S. Kimball and Clara N. Kimball and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Allan M. Wilson, Justice of the Peace.

HILLSBOROUGH SS. Rec'd and recorded 1-20 P. M. Oct. 13, 1920.

Examined by Frank A. Gay Register.

THE STATE OF NEW HAMPSHIRE. HILLSBOROUGH SS. At the term of the Superior Court holden at Manchester within and for said County of Hillsborough, on the first Tuesday of January in the year of our Lord one thousand nine hundred and seventeen.

Present The Hon. Oliver W. Branch, Presiding Justice.

3751/190 Marshall v. Lacquerre. George W. Marshall of Hudson, in said County, plaintiff against Telesphore Lacquerre of said Hudson, defendant:

STATE OF NEW HAMPSHIRE. HILLSBOROUGH SS. September Term, 1913.

TO THE SUPERIOR COURT: GEORGE W. MARSHALL of Hudson in the County of Hillsborough and State of New Hampshire complains against TELESOPHORE LACQUERRE of said Hudson, and says that he is the owner of a certain tract of land with the buildings thereon, situated on the northerly side of the road leading from Hudson Bridge to Hudson Center, which said tract of land is immediately east of a tract owned by said defendant; that leading from said highway is a road which for more than fifty years has been open to the public use and has been used by the public, which road runs in a northerly direction to Smith's Siding, so called, on the Hudson, Pelham and Salem Street Railway; that the most southerly end of said road crosses the easterly side of the defendant's land at a point about twenty-five feet west of the east line thereof and continuing across said defendant's land for about eighty feet, it then crosses the plaintiff's land in a northerly direction; that for fifty years last/past the plaintiff has continuously, openly and notoriously used said road as a drive way from his premises to the highway above mentioned; that no objection was ever made to such use, and that further no objection was ever made to the public use thereof until the acts hereinafter complained of were performed on the part of the defendant; that the defendant has recently erected and still maintains across said road at two points, a solid fence without a gate, which he has erected with the definite purpose of preventing the plaintiff from having his lawful use of said road; that the plaintiff has a legal right of way over and upon said road, acquired by fifty years' useage as above set forth, and the defendant's acts as above set forth constitute in infringement of his legal rights in the premises and the plaintiff says that he is effectually prevented from exercising this right by means of the erection and maintenance of the fence in question and that great damage is being done him in that he is obliged to pass over other land of his, to wit, a graded lawn, in order to travel to and upon said highway and the plaintiff says the defendant is doing him a great and irreparable wrong and injury and that the maintenance of said fence is detrimental to him and the public.

LACQUERRE

to

MARSHALL

DECREE

Wherefore your petitioner prays that the said Telesphore Lacquerre, his agents, aiders and abettors, be restrained and enjoined from maintaining said fences or any other barrier, designed to prevent your petitioner from exercising his legal rights, to wit: to travel over said road; that they be ordered to remove the same at once and restore said road and premises to their original condition and for such other relief as may be just.

George W. Marshall.

STATE OF NEW HAMPSHIRE. HILLSBOROUGH SS. August 8, 1913.

Then the above-named George W. Marshall personally appearing, made oath that the foregoing allegations by him subscribed are true.

Before me, A. J. Lucier, Justice of the Peace.

The foregoing bill was filed in the office of the clerk of the Superior Court August 6, 1913, when the following order was issued: It is ordered that the plaintiff notify the defendant to appear at the next term of said court to be held at Nashua in said County of Hillsborough, on the third Tuesday of September next, and answer the said bill of complaint, by giving to him or leaving at his abode a true and attested copy of said bill and this order at least fourteen days before said return day.

It is further ordered that said defendant file with the clerk of said court on or before said return day, his plea, answer or demurrer and deliver a copy to Doyle & Lucier, esquires, plaintiff's solicitors, otherwise, said bill shall be taken as confessed. When and where said bill was entered, the parties appeared. and said bill was continued from term to term to the January Term, 1915, when the parties appeared and on the 1st day of April the entry of decree by agreement was made.

At the May term, 1915 on the 30th day of June this bill was brought forward, the marking of "decree by agreement" was stricken off, and it was ordered that the defendant pay the plaintiff the amount of witness fees by July 6. and Thos. D. Luce of Nashua in the County of Hillsborough was appointed a master in chancery, and thereupon commission issued. and said bill was continued from term to term to the September term, 1916. when the parties appeared and on the 17th day of November the following report of the master was filed: The master before named being first duly sworn having given notice to the parties that he would attend to the duties of said appointment on the twenty-seventh day of August 1915 at the court house in Nashua in said County of Hillsborough at ten o'clock in the forenoon, and having attended at said time and place reports that the parties appeared and were heard upon that day and two other days in August 1915 and September 1916. and having heard and considered all the evidence and allegations of the parties he finds as follows:

Bill in equity in which plaintiff alleges a right of way across defendant's land and prays for an injunction restraining defendant from maintaining any fence or other barrier, designed to obstruct or to prevent its use. The parties own adjoining premises on the Hudson Center Road as indicated in a general way on the chalk filed herewith. The defendant has a warrantee deed dated October 6, 1907, in which no right of way is mentioned. At that time there was and for over fifty years had been a well defined road two rods wide leading from the Hudson Center Road across defendant's land and across plaintiff's land parts of which are now plainly indicated by the old

ruts. Relying upon the terms of his deed defendant has filled up a portion of the old road, has built a cement wall, and has erected a wire fence between his premises and those of the plaintiff, and has thus prevented all use of the old road over his land. It is found that such parts of these obstructions as interfere with the right of way should be removed. It is not necessary, however, that the lines of the old road should be wholly restored or followed. Plaintiff should have a right of way sixteen feet wide beginning at the Hudson Center Road at the bound between the premises and running parallel with the wire fence until it reaches the ruts of the old road; thence along the center of old road until it passes out of defendant's land. and said bill was continued to this term, when the parties appear and on the 25th day of April the following decree is filed: This cause came on for hearing at this term when the parties appear, and the report of the master being seen and examined by the court, the same is accepted and judgment ordered thereon. It is therefore ordered, adjudged and decreed by the Court that the prayer of the bill be granted; that the plaintiff have a right of way sixteen feet wide, beginning at the Hudson Center Road at the bound between the premises and running parallel with the wire fence until it reaches the ruts of the old road; thence along the center of the old road until it passes out of defendant's land, and that such parts of the obstructions as interfere with such right of way be removed. It is further considered by the court that the plaintiff recover against said defendant his costs of suit taxed at eighty-five dollars and two cents. It is further ordered that a copy of this judgment be recorded in the Registry of Deeds for the County of Hillsborough, and the Register is hereby authorized and directed to record and index it, as he would record and index a deed from said Telesphore Lacquerre to said Geo. W. Marshall, and he is further directed to make suitable cross references and notations upon the margin of the record of deed from New Hampshire Savings Bank to said defendant, recorded Vol. 654, Page 449, and upon the margin of the record of an agreement recorded Vol. 720, Page 309, of said Registry and upon the margin of the record of this judgment, in order that each record will plainly indicate the existence of the other.

Attest: Thomas D. Luce, Clerk

THE STATE OF NEW HAMPSHIRE. HILLSBOROUGH SS. I, Thomas D. Luce, Clerk of the Superior Court of the State of New Hampshire for the County of Hillsborough, the same being a court of record having a seal, and having custody of the records of the late Supreme Court, do hereby certify that the foregoing is a true copy of the record in Equity 190, George W. Marshall v Telesphore Lacquerre, at the January term, 1917 of said Superior Court. Reference is also made to 3540, civil action between the same parties.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the seal of said Superior Court this thirteenth day of October A. D. 1920.

Thos. D. Luce, Clerk. (Official Seal)

HILLSBOROUGH SS. Rec'd and recorded 4-40 P. M. Oct. 13, 1920.

Examined by Frank A. Gay Register.

Dhima, Elvis

From: Dhima, Elvis
Sent: Tuesday, October 30, 2018 2:00 PM
To: Groth, Brian
Cc: Goodwyn, Tracy
Subject: 86 Central Street Technical Review

Brian

I have one comment

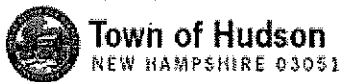
1. Applicant should provide sight distance plan for the proposed driveway on Adelaide Ave

Thanks

E

Elvis Dhima, P.E.
Town Engineer

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



"D"



TOWN OF HUDSON

Planning Board



Timothy Malley, Chairman

Roger Coutu, Selectmen Liaison

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

CAP FEE WORKSHEET - 2018

Date: 11/8/2018 Zone # TR Map/Lot: 182/200
(Address)

Project Name: 86 Central Street

Proposed ITE Use #1: 2-lot residential subdivision (+1 Net Housing Unit)

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

CAP FEES: (ONE CHECK NEEDED)

1.	(Bank 09) 2070-701	Traffic Improvements	<u>\$ 1,781 (\$1,781x1)</u>
2.	(Bank 09) 2050-182	Recreation	<u>\$ 400 (\$400x1)</u>
3.	(Bank 09) 2080-051	School	<u>\$ 3,578 (\$3,578x1)</u>
		Total CAP Fee	<u>\$ 5,759</u>

Check should be made payable to the Town of Hudson.

Thank you,

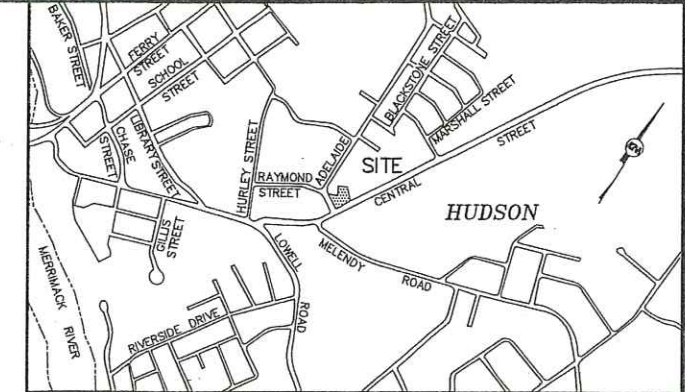
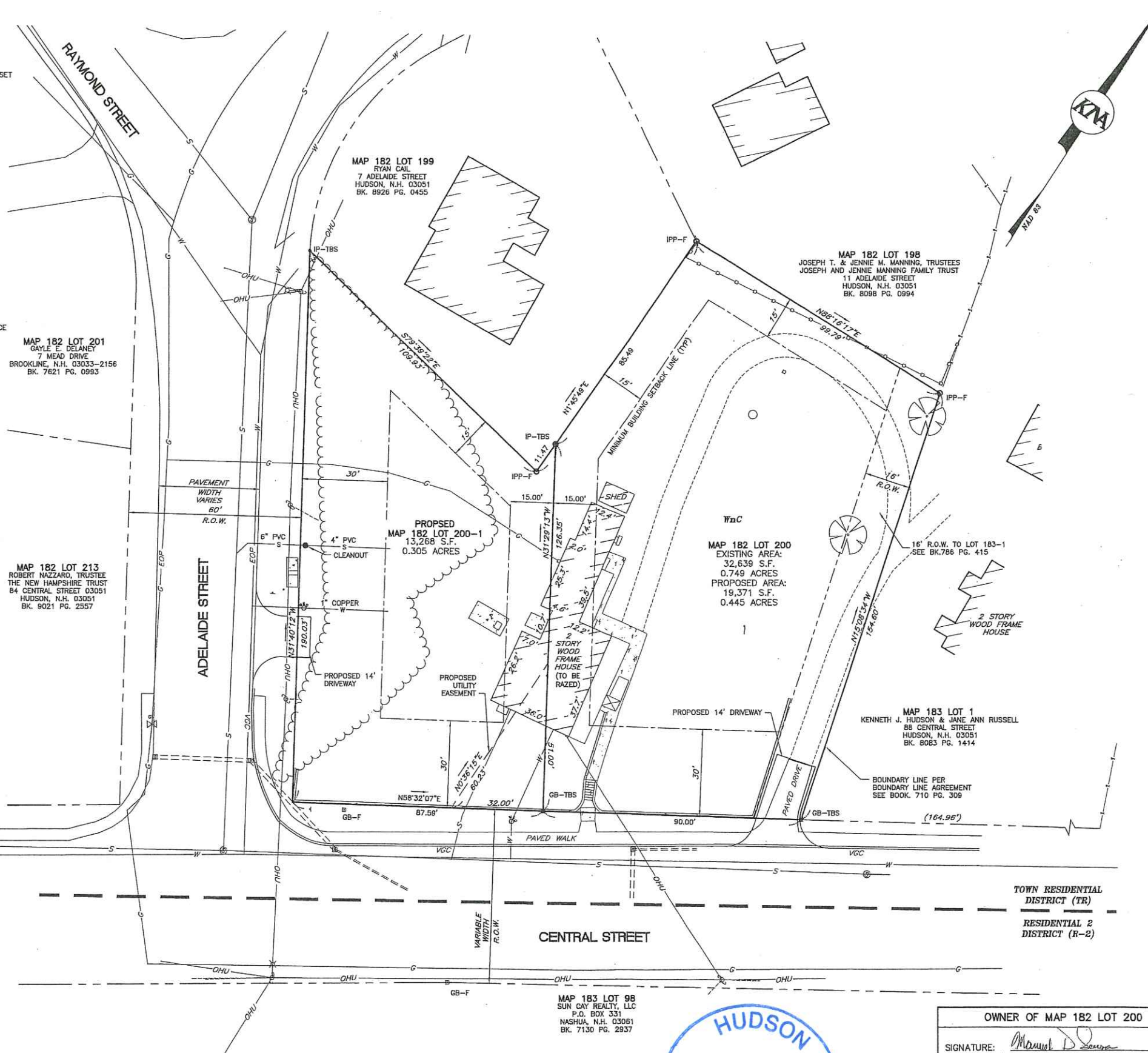
Brian Groth
Town Planner

LEGEND

- GB-F GRANITE BOUND FOUND
- IP-F IRON PIN FOUND
- IPP-F IRON PIPE FOUND
- GB-TBS GRANITE BOUND TO BE SET
- IP-TBS IRON PIN TO BE SET
- UTILITY POLE SIGN
- GAS VALVE
- WATER VALVE
- HYDRANT
- DRAINAGE MANHOLE
- CATCH BASIN
- ABUTTER LINE
- PROPERTY LINE
- OHU OVERHEAD UTILITIES
- GAS LINE
- WATER LINE
- DRAINAGE LINE
- TREELINE
- EOP EDGE OF PAVEMENT
- SOIL LINE
- SETBACK
- WOODEN STOCKADE FENCE
- PVC FENCE
- CHAIN LINK FENCE
- TRACT LINE
- WnC SOILS TYPE INDICATOR
- CONCRETE
- CONIFEROUS TREE

SOILS LEGEND

- MAP UNIT SOIL TYPE
- WnC WINDSOR-URBAN LAND COMPLEX
3 TO 15 PERCENT SLOPES
- SOURCE: USDA-SCS WEB SOIL SURVEY
HILLSBOROUGH COUNTY



VICINITY PLAN
SCALE: 1" = 1,000±

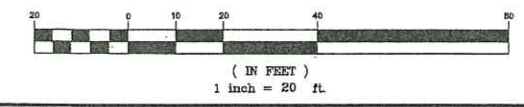
NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED SUBDIVISION OF MAP 182 LOT 200 INTO TWO (2) LOTS AS SHOWN HEREON AND NO OTHER PURPOSE.
- REFERENCE THIS PARCEL AS HUDSON ASSESSOR'S MAP 182 LOT 200.
- EXISTING AREA OF PARCEL IS = 32,639 SF, OR 0.749 ACRES
- OWNER OF RECORD:
K&M DEVELOPERS, LLC
46 LOWELL ROAD
HUDSON, N.H. 03051
BK. 9105 PG. 283
- THE SUBJECT PARCEL IS SITUATED ENTIRELY WITHIN THE TOWN RESIDENTIAL (TR) ZONING DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:
- MINIMUM LOT AREA 10,000 SF (WITH WATER & SEWER)
- MINIMUM LOT FRONTAGE 90 FT (LOCAL ROADS)
MINIMUM BUILDING SETBACKS:
- FRONT 30 FT
- REAR 15 FT
- SIDE 15 FT
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE IN AUGUST OF 2018.
- HORIZONTAL DATUM IS NAD83. VERTICAL DATUM IS NGVD29 FROM GPS SURVEY METHODS POST PROCESSED THROUGH NOAA-OPUS.
- SUBJECT PARCEL IS SERVICED BY MUNICIPAL WATER AND SEWER SERVICES.
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, MAP NUMBER 3301C0518D, PANEL NUMBER 518 OF 701, EFFECTIVE DATE: SEPTEMBER 25, 2009, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR OR OWNER SHALL CONTACT DIG SAFE AT 811.
- A CAP IN THE AMOUNT OF \$ _____ PER RESIDENTIAL UNIT IN HUDSON, SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- A PUBLIC SCHOOL IMPACT FEE IN THE AMOUNT OF \$ _____ IN HUDSON, PER RESIDENTIAL UNIT, SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- A RECREATION CONTRIBUTION IN THE AMOUNT OF \$ _____ IN HUDSON, PER RESIDENTIAL UNIT, SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- STONE BOUNDS (5"x5"x30") TO BE SET AT ALL BOUNDARY INTERSECTIONS AND POINTS OF CURVATURE ON THE RIGHT-OF-WAY AND IRON PINS (5/8" x 30") TO BE SET AT ALL OTHER BOUNDARY CORNERS.
- SHEET 1 SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AND A FULL PLAN SET IS LOCATED AT THE HUDSON PLANNING OFFICES.

REFERENCE PLANS:

- "HOUSE LOTS IN HUDSON, N.H." FOR SALE BY: J.E. DEARBORN. SCALE: 1"=200'. RECORDED AT THE H.C.R.D. AS PLAN #202-1A.
- "PROPERTY OF ROGER LAQUERRE" 11 ADELAIDE AVENUE, HUDSON, N.H. DATED: MARCH 29, 1989. SCALE: 1"=50'. PREPARED BY: DONALD T. JEAN, SURVEYOR. RECORDED AT THE H.C.R.D. AS PLAN #1440.
- "SURVEY FOR A.R. OUELLETTE & PAUL OUELLETTE" 86 CENTRAL STREET, HUDSON, N.H. DATED: MARCH 29, 1977. SCALE: 1"=20'. PREPARED BY: DONALD T. JEAN, SURVEYOR. RECORDED AT THE H.C.R.D. AS PLAN #10049.
- STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION IMPROVEMENT PLAN "CENTRAL STREET" HUDSON, N.H. DATED: MAY 11, 1986. RECORDED AT THE H.C.R.D. AS PLAN #19222.

GRAPHIC SCALE



RESIDENTIAL SUBDIVISION PLAN

86 CENTRAL STREET
MAP 182 LOT 200
86 CENTRAL STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER AND APPLICANT
K&M DEVELOPERS, LLC
46 LOWELL ROAD
HUDSON, N.H. 03051
BK. 9105 PG. 283

K&M KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 8B, Bedford, NH 03110 Phone (603) 627-2881



PURSUANT TO THE SUBDIVISION REGULATIONS OF THE HUDSON PLANNING BOARD, THE SUBDIVISION APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL

APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____

SIGNATURE _____ SIGNATURE DATE _____

SIGNATURE _____ SIGNATURE DATE _____

SUBDIVISION 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.

LOT AREA TABLE

LOT NUMBER	TOTAL LOT AREA (SF)	WETLAND AREA (SF)	AREA (SF) >25% SLOPE	BUILDABLE AREA (SF)	FRONTAGE (FT)
200	19,371	0	626.0	16,745.0	90.00
200-1	13,268	0	3,075.0	10,193.0	190.03

MAP 183 LOT 98
SUN CAY REALTY, LLC
P.O. BOX 331
NASHUA, N.H. 03061
BK. 7130 PG. 2937

OWNER OF MAP 182 LOT 200

SIGNATURE: *Manuel D. Souza*

DATE: 10/3/18

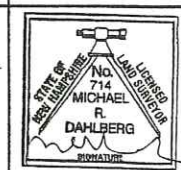


CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING AUGUST OF 2018. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

Michael R. Dahlberg
LICENSED LAND SURVEYOR

10-5-18
DATE



REVISIONS

No.	DATE	DESCRIPTION	BY

DATE: SEPTEMBER 12, 2018
PROJECT NO: 18-0613-2
SCALE: 1"=20'
SHEET 1 OF 2

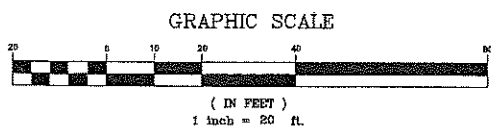
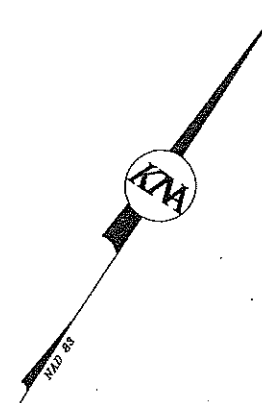
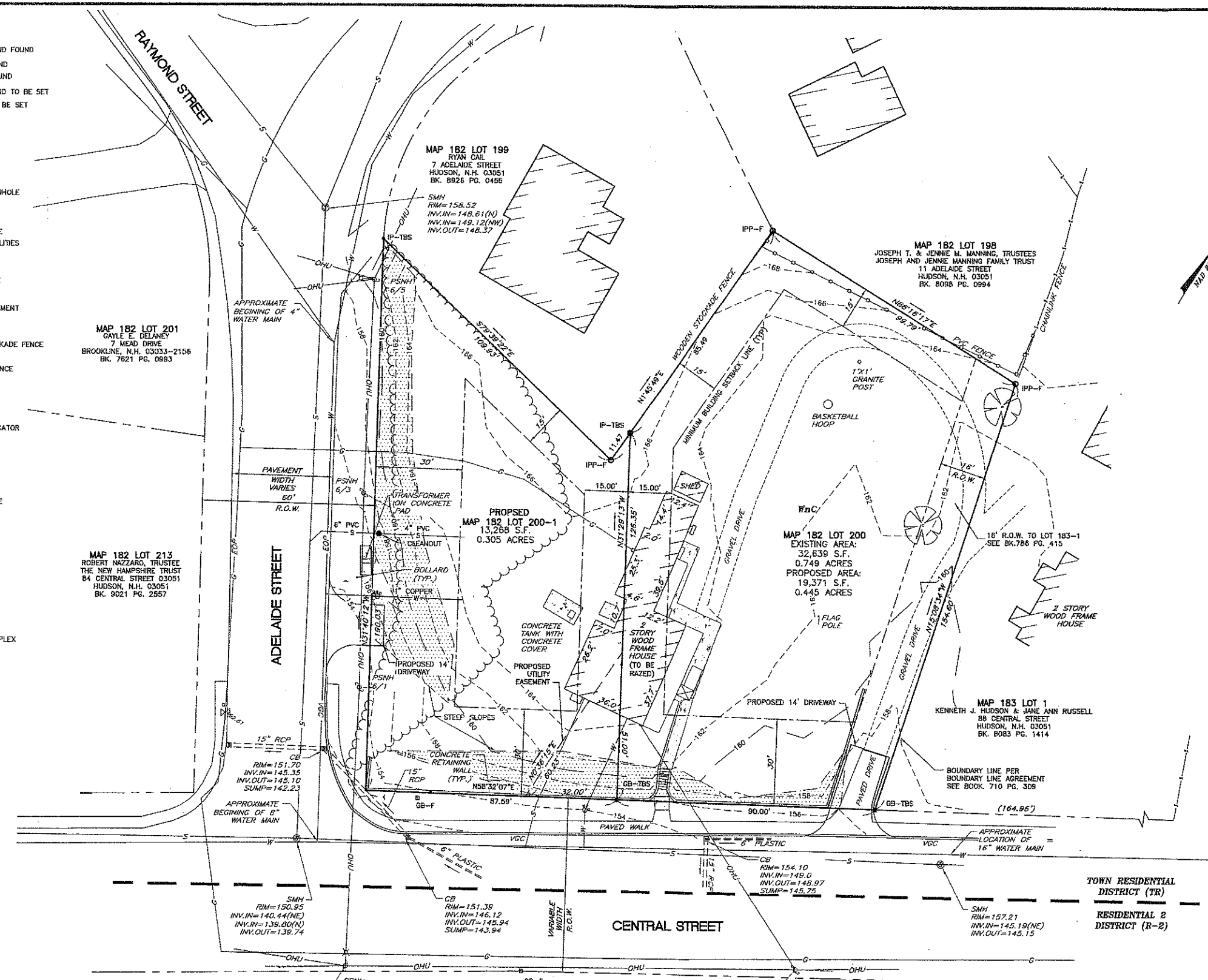
LEGEND

- GB-F GRANITE BOUND FOUND
- IP-F IRON PIN FOUND
- IPP-F IRON PIPE FOUND
- GB-TBS GRANITE BOUND TO BE SET
- IPP-F IRON PIPE TO BE SET
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- TREELINE
- EOP EDGE OF PAVEMENT
- SOIL LINE
- SETBACK
- WOODEN STOCKADE FENCE
- PVC FENCE
- CHAIN LINK FENCE
- TRACT LINE
- 10' CONTOUR
- 2' CONTOUR

- WdC SOILS TYPE INDICATOR
- CONCRETE
- CONIFEROUS TREE
- STEEP SLOPES

SOILS LEGEND

MAP UNIT SOIL TYPE
 WdC WINDSOR-URBAN LAND COMPLEX
 3 TO 15 PERCENT SLOPES
 SOURCE: USDA-SCS WEB SOIL SURVEY
 HILLSBOROUGH COUNTY



PURSUANT TO THE SUBDIVISION REGULATIONS OF THE HUDSON PLANNING BOARD, THE SUBDIVISION APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

APPROVED BY THE HUDSON, NH PLANNING BOARD
 DATE OF MEETING: _____
 SIGNATURE _____ SIGNATURE DATE _____
 SIGNATURE _____ SIGNATURE DATE _____

SUBDIVISION PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

SEE SHEET 1 FOR NOTES

OWNER OF MAP 182 LOT 200
 SIGNATURE: *Michael Dahlberg*
 DATE: 10/9/18

CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING AUGUST OF 2018. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

Michael Dahlberg 10-5-18
 LICENSED LAND SURVEYOR DATE

TOPOGRAPHIC SUBDIVISION PLAN
86 CENTRAL STREET
 MAP 182 LOT 200
 86 CENTRAL STREET
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER AND APPLICANT
 K&M DEVELOPERS, LLC
 46 LOWELL ROAD
 HUDSON, N.H. 03051
 BK. 9105 PG. 283

K&M 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: SEPTEMBER 12, 2018 SCALE: 1"=20'
 PROJECT NO: 18-0513-2 SHEET 2 OF 2

3 Christine Dr. Change of Use

STAFF REPORT

November, 8 2018

SITE: 3 Christine Drive - Map 105/Lot 13 - CUSP# 02-18

ZONING: B-Business

PURPOSE OF PLAN: to change the use of the property to a proposed machine assembly and welding facility for S.L. Chasse Steel.

PLAN UNDER REVIEW ENTITLED: Non-Residential Site Plan – S.L. Chasse Steel, Map 105 Lot 13, 3 Christine Dr., prepared for SLC Development, LLC by Keach-Nordstrom Associates, Inc. dated October 16, 2018, consisting of sheets 1-4 and cover sheet and Notes 1-30 on Sheet 1 of 4 (said plans are attached hereto).

ATTACHMENTS:

- 1) Change of Use Application for 3 Christine Drive, Map 105/Lot 13, date stamped October 19, 2018 – Attachment “**A**”
- 2) Project Narrative - “**B**”
- 3) Zoning Determination by Bruce Buttrick, Zoning Administrator/Code Enforcement Officer dated October 5, 2018, – Attachment “**C**”
- 4) Notice of Decision to Grant a Variance, October 25, 2018 – Attachment “**D**”

REQUESTED WAIVERS:

None Requested

PROJECT DESCRIPTION:

Located at the Corner of Christine Drive and Robinson Road, the subject parcel is 1.44 acres and in the Business (B) Zoning District. A 6,455 square foot building, parking lot and other improvements have been on site since the early 1980’s. The site is served by municipal water and a private septic system.

Most recently, the building was occupied by a circuit board manufacturer. This change of use application seeks approval for machine assembly (CNC operation) and light welding. The applicant was granted a variance to conduct the proposed use on October 25, 2018.

To accommodate the new tenant, the applicant seeks approval to construct a 12-foot wide overhead loading door, while replacing a portion of sidewalk with concrete to access said door. Also proposed is a handicap accessible ramp at the front entrance.

APPLICATION TRACKING:

- 19 OCT 2018 – Application submitted.
- 14 NOV 2018 – Public hearing scheduled.

RECOMMENDATION: Staff recommends acceptance of the plan and discussion for approval. Motions to accept or to defer are included in case the Board determines that acceptance is warranted or that that more time is needed to review the application.

DRAFT MOTIONS:

I move to accept the Change of Use Site Plan application for 3 Christine Drive, Hudson, NH, Tax Map 105/Lot 013:

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

I move to defer further review of the Change of Use Site Plan application for 3 Christine Drive, Hudson, NH, Tax Map 105/Lot 013:

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

DRAFT MOTION to APPROVE:

I move to approve the Non-Residential Site Plan – S.L. Chasse Steel, Map 105 Lot 13, 3 Christine Dr., prepared for SLC Development, LLC by Keach-Nordstrom Associates, Inc. dated October 16, 2018, consisting of sheets 1-4 and cover sheet and Notes 1-30 on Sheet 1 of 4 subject to the following stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Plan.
2. Approval of this plan shall be subject to final engineering review.
3. Construction activities involving the proposed building improvements shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall occur on Sunday.

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



PRELIMINARY & FINAL SITE PLAN APPLICATION
FOR PLAN REVIEW (Also for Wireless)
TOWN OF HUDSON, NEW HAMPSHIRE

Date of Application: October 19, 2018 Tax Map # 105 Lot # 13

Name of Project: S.L. Chasse Steel

Zoning District: Business (B) General SP# CUSP# 02-18
(For Town Use) (For Town Use)

ZBA Action: Variances Applied for from Sections 334-21 & 334-30

PROPERTY OWNER:

DEVELOPER:

Name: SLC Development, LLC

Same as Owner

Address: 8 Christine Drive

Address: Hudson, NH 03051

Telephone # 603-886-3436

Fax # N/A

Email: steve@slchassesteelfab.com

PROJECT ENGINEER

SURVEYOR

Name: Brenton Cole, PE - KNA

Michael Dahlberg, LLS - KNA

Address: 10 Commerce Park No., 3

10 Commerce Park No., 3

Address: Bedford, NH 03110

Bedford, NH 03110

Telephone # 603-627-2881

603-627-2881

Fax # 603-627-2915

603-627-2915

Email: bcole@keachnordstrom.com

mdahlberg@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to change the use of the property to a proposed machine assembly and welding facility for S.L. Chasse Steel.

For Town Use

Plan Routing Date: 10-23-18

Sub/Site Date: 11-14-18 PB Mtg

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

_____ Title: _____ Date: _____
(Initials)

DEPT:

_____ Zoning _____ Engineering _____ Assessor _____ Police _____ Fire _____ Planning
_____ Consultant _____ Highway Department

Fees Paid: \$1099.05

SITE DATA SHEET

PLAN NAME: S.L. Chasse Steel

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 105 LOT 13

DATE: October 19, 2018

Location by Street 3 Christine Drive

Zoning: Business (B)

Proposed Land Use: Assembly of machines & welding

Existing Use: Industrial

Surrounding Land Use(s): Industrial/Commercial

Number of Lots Occupied: One

Existing Area Covered by Building: 6,455 square feet

Existing Buildings to be removed: None

Proposed Area Covered by Building: 6,455 square feet

Open Space Proposed: 60.5%

Open Space Required: 40%

Total Area: S.F.: 62,595 Acres: 1.44

Area in Wetland: 0 SF Area Steep Slopes: 3,505 SF

Required Lot Size: 30,000 square feet

Existing Frontage: 516.63 feet

Required Frontage: 150 feet

Building Setbacks:	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50 feet</u>	<u>68.6 feet</u>
Side:	<u>15 feet</u>	<u>24.9 feet</u>
Rear:	<u>15 feet</u>	<u>N/A</u>

SITE PLAN DATA SHEET
(Continued)

Flood Zone Reference: FIRM Map 33011C0508D, 9/25/09

Width of Driveways: 24-feet & 30-feet

Number of Curb Cuts: Two (2) - Existing


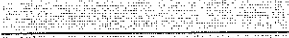
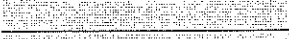





Proposed Parking Spaces: 13 spaces

Required Parking Spaces: 11 spaces

Basis of Required Parking (Use): 1 space per 600-sf gross floor space

Dates/Case #/Description/Stipulations
of ZBA, Conservation Commission,
NH Wetlands Board Actions: Variances requested from Sections
(Attach stipulations on separate sheet) 334-24 & 334-30

Hudson Town Code

<u>Waivers Requested:</u>	<u>Reference</u>	<u>Regulation Description</u>
	1. _____	_____
	2. _____	_____
	3. _____	_____
	4. _____	_____
	5. _____	_____
	6. _____	_____
	7. _____	_____
	8. _____	_____
(Left column for Town Use)		

Impact Fees:
C.A.P Fee: N/A

Development Agreement
Proposed: N/A

<i>For Town Use</i>	
Data Sheet Checked By: _____	Date: _____

**APPLICATION FOR SITE PLAN REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE**

Thirty (30) days prior to Planning Board Meeting, a complete site plan to include all supporting materials/documents must be submitted in final form. The site plan shall comply with the following specifications/requirements:

Applicant Initials		Staff Initials
<u>BC</u>	a) Submission of nine (9) full sets of Site Plans (sheet size: 22" x 34") shall be submitted at the time of application filing, followed by the submission of seventeen (17) 11" X 17" plan sets (revised if applicable) to the Community Development Department no later than 10:00 A.M., Tuesday the week prior to the scheduled public hearing/conceptual review date.	_____
<u>BC</u>	b) A Site Plan narrative, describing the purpose, locations, long-range plans, impacts on traffic, schools, and utilities	_____
<u>BC</u>	c) Plan scale at not less the one inch equals fifty feet (1" = 50')	_____
<u>BC</u>	d) Locus plan with 1,000' minimum radius of site to surrounding area	_____
<u>BC</u>	e) Plan date by day/month/year	_____
<u>BC</u>	f) Revision block inscribed on the plan	_____
<u>BC</u>	g) Planning Board approval block inscribed on the plan	_____
<u>BC</u>	h) Title of project inscribed on the plan	_____
<u>BC</u>	i) Names and addresses of property owners and their signatures inscribed on the plan	_____
<u>BC</u>	j) North point inscribed on the plan	_____
<u>BC</u>	k) Property lines: exact locations and dimensions	_____
<u>BC</u>	l) Square feet and acreage of site	_____
<u>BC</u>	m) Square feet of each building (existing and proposed)	_____
<u>BC</u>	n) Names and addresses of bordering abutters, as shown on Tax Assessor's records not more than five (5) days prior to application date to be listed on the plan.	_____

Applicant
Initials

Staff
Initials

- | | | | |
|------------|-----|--|-------|
| <u>BC</u> | o) | Location of all structures, roads, wetlands, hydrants, wells, septic systems, 4k reserve areas, floodways/floodplains, driveways, travel areas, parking areas and natural features within 200 feet of the tract | _____ |
| <u>BC</u> | p) | Locations of existing and proposed permanent monuments and bench marks within 200 feet of the development tract | _____ |
| <u>N/A</u> | q) | Pertinent highway projects | _____ |
| <u>BC</u> | r) | Assessor's Map and Lot number(s) | _____ |
| <u>N/A</u> | s) | Waiver application form shall be submitted with the site plan application, note on plan listing waivers requested/granted; and all waivers granted to the site plan regulations shall be listed on the final plan; waivers to checklist shall be reduced to writing and be signed by the Planning Board Chairman and Planning Board Secretary and recorded with the plan | _____ |
| <u>BC</u> | t) | Delineate zoning district on the plan | _____ |
| <u>N/A</u> | u) | Storm water drainage plan | _____ |
| <u>BC</u> | v) | Topographical elevations at 2-foot intervals contours: existing and proposed | _____ |
| <u>BC</u> | w) | Utilities: existing and proposed | _____ |
| <u>BC</u> | x) | Parking: existing and proposed | _____ |
| <u>BC</u> | y) | Parking space: length and width | _____ |
| <u>BC</u> | z) | Aisle width/maneuvering space | _____ |
| <u>BC</u> | aa) | Landscaping: existing and proposed | _____ |
| <u>BC</u> | ab) | Building and wetland setback lines | _____ |
| <u>BC</u> | ac) | Curb cuts | _____ |
| <u>BC</u> | ad) | Rights of way: existing and proposed | _____ |
| <u>BC</u> | ae) | Sidewalks: existing and proposed | _____ |
| <u>N/A</u> | af) | Exterior lighting plan | _____ |
| <u>N/A</u> | ag) | Sign locations: size and design | _____ |
| <u>BC</u> | ah) | Water mains and sewerage lines | _____ |
| <u>N/A</u> | ai) | Location of dumpsters on concrete pads | _____ |
| <u>BC</u> | aj) | All notes from plats | _____ |

Applicant Initials		Staff Initials
<u>BC</u>	ak) Buffer as required by site plan regulations	_____
<u>BC</u>	ai) Green and open space requirements met with both types of spaces inscribed on the plan	_____
<u>N/A</u>	am) Soil types and boundaries, Note: If site contains marginal or questionable soils, a High Intensity Soil, Survey (HISS) may be deemed necessary to submit as part of the application. Said HISS, if required, shall be performed by a State of New Hampshire Certified Soil Scientist, who shall affix his/her stamp and signature shall be inscribed on the plan.	_____
<u>N/A</u>	an) Wetlands (and poorly-drained and very poorly-drained soils, also identified as Class 5 and Class 6 High Intensity Soil Survey (HISS soils), and permanent and seasonal wetlands shall be identified on the plan by a New Hampshire certified wetland or soil scientist, who shall affix his/her stamp and signature to the respective plan.	_____
<u>BC</u>	ao) "Valid for one year after approval" statement inscribed on the plan.	_____
<u>BC</u>	ap) Loading bays/docks	_____
<u>BC</u>	aq) State of New Hampshire engineer's stamp, signature, surveyor's stamp, and signature	_____
<u>BC</u>	ar) Error of closure (1 in 10,000 or better)	_____
<u>BC</u>	as) Drafting errors/omissions	_____
<u>BC</u>	at) Developer names, addresses, telephone numbers and signatures	_____
<u>BC</u>	au) Photographs, electronic/digital display or video of site and area	_____
<u>BC</u>	av) Attach one (1) copy of the building elevations	_____
<u>N/A</u>	aw) Fiscal impact study	_____
<u>N/A</u>	ax) Traffic study	_____
<u>N/A</u>	ay) Noise study	_____

Applicant
Initials

Staff
Initials

BC az) Copies of any proposed or existing easements, covenants, deed restrictions,
right of way agreements or other similar documents _____

BC ba) Copy of applicable Town, State, Federal approval/permits to include but
not limited to the following: _____

- industrial discharge application
- sewer application
- flood plain permit
- wetlands special exception
- variance
- erosion control permit (149:8a)
- septic construction approval
- dredge and fill permit
- curb cut permit
- shore-land protection certification in
in accordance with RSA483-B
- if applicable, review application with Lower Merrimack River Local
Advisory Committee (LMRLAC) and attach LMRLAC project
comments hereto.

BC bb) Presentation plan (colored, with color-coded bar chart) _____

BC bc) Fees paid to clerk _____

BC bd) Five (5) 22" x 34" copies of the plan shall be brought to the Planning
Board meeting and distributed to the Planning Board members at the
meeting. Note: for all subsequent meetings involving revised plans,
five 22" x 34" copies of said plan shall be brought to the meeting for
distribution to the board members. _____

*Under the purview of the Planning Board, any and all items may be waived.

APPLICATION FOR SITE PLAN REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE

I hereby apply for 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 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 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: Stephen L. Cleaver

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

Signature of Developer: Stephen L. Cleaver

- ❖ 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 Code Enforcement Officer/Building Inspector must be notified within two (2) working days of any change by the individual in charge of the project.

APPLICATION IS DUE AT NOON 21 days prior to the Planning Board Meeting. (The date the Agenda is CLOSED.) Any applications received after that time will be deferred until the next available meeting.

**APPLICATION FOR SITE PLAN REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE**

FOOTNOTES:

1. In the event of the denial of a plan, the recording fees collected will not be reimbursed, but will instead be used as an additional fee to help defray administrative costs associated with a denial.
2. The "Review Fees" are fees estimated necessary to offset costs incurred to review and/or compile plans, data, or other information relative to the proposal.
3. The "Amount Due" does not include fees for studies or reviews as authorized in Section G-2 of this regulation.
4. Fees must be paid in full prior to the commencement of any formal review by the Town of Hudson.

STATUS:

DATE:

- | | | |
|----------|--|-------|
| _____ 1. | Application incomplete | _____ |
| _____ 2. | Application complete. Include any applicable requested waivers, fees paid, routing sheet returned | _____ |
| _____ 3. | Application formally accepted or denied by Planning Board (90-day review clock by RSA 674:43 to start upon acceptance granted) | _____ |
| _____ 4. | Final approval granted or denied | _____ |
| _____ 5. | Comments: | |
| | _____ | |
| | _____ | |
| | _____ | |
| | _____ | |
| | _____ | |
| | _____ | |
| | _____ | |

**APPLICATION FOR SITE PLAN REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE**

SCHEDULE OF FEES

A. Review Fees

<u>1. Site Plan Use</u>	<u>Project Size/Fee</u>	
Multi-Family	\$105/unit for 3-50 units \$78.50/unit for each additional unit over 50	\$ <u> N/A </u>
Commercial/Semi Public/Civic or Recreational	\$157/1,000 sq. ft. for first 100,000 sq.ft. (bldg area); \$78.50/1,000 sq.ft. thereafter.	\$ <u> N/A </u>
Industrial	\$150/1,000 sq.ft for first 100,000 sq.ft. (bldg. area);\$78.50/1,000 sq.ft thereafter	\$ <u> N/A </u>
No Buildings 24,720 SF	\$30.00 per 1,000 sq.ft. of proposed developed area	\$ <u> 741.60 </u>
<u>Plus Consultant Review Fee:</u>		
Total _____ acres @ \$600.00 per acre or \$1,250.00, whichever is greater		\$ <u> N/A </u>

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.

2. Conceptual Review Only \$100.00		\$ <u> N/A </u>
3. ZBA Input Only \$100.00		\$ <u> N/A </u>

**APPLICATION FOR SITE PLAN REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE**

SCHEDULE OF FEES
(Continued)

B. Postage

Current "certified mail" postage rate per abutter to proposed Site Plan and current first class postage rate per property Owner within 200 feet of proposed site plan.

4	Abutters @\$6.74 (Certified Mail)	\$ 26.96
1	Property owners within 200 feet @.49 (First class)	\$ 0.49

C. On Site Signs \$ 15.00

D. Advertising (PUBLIC NOTICE) For all site plans \$ 40.00

E. Tax Map Updating Fee (FLAT FEE) \$ 275.00

TOTAL \$ 1,099.05

	<i>For Town Use</i>		
AMOUNT DUE	\$ 1099.05	DATE RECEIVED	10/19/18
AMOUNT RECEIVED	\$ 1099.05	RECEIPT NO.	525, 240
		RECEIVED BY:	<i>J Hudson</i>

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

APPLICATION FOR SITE PLAN REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE

SCHEDULE OF FEES
(Continued)

PLEASE NOTE: RECORDING FEES SHALL BE COMPUTED WHEN PLANS ARE FINALIZED FOR RECORDING. RECORDING FEES MUST BE PAID BY THE APPLICANT PRIOR TO RECORDING.

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. ALL SUCH FEES MUST BE PAID PRIOR TO RECORDING.

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

TO BE DETERMINED BY VOTE OF THE PLANNING BOARD AND SHALL BE PAID BY THE APPLICANT AT THE TIME OF SUBMITTAL OF CERTIFICATE OF OCCUPANCY PERMIT REQUEST.

**Abutter's List
SL Chasse Steel
Hudson, NH
KNA#18-1010-3**

Tax Map	Lot(s)	Owner/Applicant
105 110	13, 14 & 15 39	SLC Development, LLC 8 Christine Drive Hudson, NH 03051
Tax Map 105	Lot(s) 16 & 17	Abutter (Direct) Noury Investments, LLC 17 Elnathans Way Hollis, NH 03049
105	12	GNM Corporation 172 Kinsley Street Nashua, NH 03060
Tax Map 105	Lot(s) 8	Abutter (200') B & D Properties, LP c/o Tate Bros Paving Co., Inc. 72 Old Derry Road Hudson, NH 03051

Professionals to be notified:

Engineer/Surveyor
Keach-Nordstrom Associates Inc.
10 Commerce Park North, Suite 3B
Bedford, NH 03110

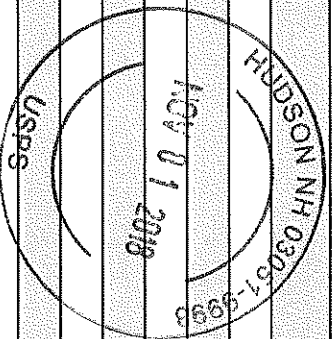
SENDER: TOWN OF HUDSON
 12 SCHOOL STREET
 HUDSON, NH 03051

US POSTAL SERVICE - FIRST CLASS MAIL

NAME OF ADDRESSEE, STREET, AND POST OFFICE ADDRESS
 B & D PROPERTIES, LP C/O TATE BROS. PAVING CO.
 72 OLD DERRY RD, HUDSON, NH 03051

SL CHASSE STEEL, Change of Use CUSP
 #: 02-18 3 Christine Dr.
 105/LOT 013 MAP
 1 OF 1

ARTICLE NUMBER	US POSTAL SERVICE - FIRST CLASS MAIL	NAME OF ADDRESSEE, STREET, AND POST OFFICE ADDRESS	SL CHASSE STEEL, Change of Use CUSP #: 02-18 3 Christine Dr. 105/LOT 013 MAP 1 OF 1
1		B & D PROPERTIES, LP C/O TATE BROS. PAVING CO. 72 OLD DERRY RD, HUDSON, NH 03051	
2			
3			
4			
5			
6			
7			
8			
9			
10			
Total Number of pieces listed by sender		Total number of pieces rec'd at Post Office	Postmaster, Per (Receiving Employee)
1		1	PH





**TOWN OF HUDSON
PLANNING BOARD**

APPLICANT NOTIFICATION



12 School Street

Hudson, New Hampshire 03051

603/886-6008

DATE: NOVEMBER 1, 2018

**SUBJECT: S.L. CHASSE STEEL – CHANGE OF USE SITE PLAN
CUSP# 02-18**

**PURPOSE OF PLAN: TO CHANGE THE USE OF THE PROPERTY TO
A PROPOSED MACHINE ASSEMBLY AND WELDING FACILITY FOR
S.L. CHASSE STEEL. APPLICATION ACCEPTANCE & HEARING.**

LOCATION: 3 CHRISTINE DRIVE – MAP 105/LOT 013

NOTICE OF A PUBLIC HEARING ON THE SUBJECT PLAT

YOU ARE HEREBY NOTIFIED OF THE SUBJECT PLAT THAT WILL BE PRESENTED BEFORE THE PLANNING BOARD FOR REVIEW AND/OR ACTION ON WEDNESDAY, NOVEMBER 14, 2018 AT 7:00 P.M., TOWN HALL, 12 SCHOOL STREET, HUDSON, NH.

**OWNER OR APPLICANT: SLC DEVELOPMENT, LLC
8 CHRISTINE DRIVE
HUDSON, NH 03051**

PLEASE BE ADVISED, THE ABOVE NOTICE IS BEING SENT TO ALL ABUTTERS LISTED ON THE APPLICATION. YOU, OR A REPRESENTATIVE, ARE EXPECTED TO ATTEND THE MEETING, AND MAKE A PRESENTATION.

RESPECTFULLY,

BRIAN GROTH
TOWN PLANNER



**TOWN OF HUDSON
PLANNING BOARD**

ABUTTER NOTIFICATION



12 School Street

Hudson, New Hampshire 03051

603/886-6008

DATE: NOVEMBER 1, 2018

**SUBJECT: S.L. CHASSE STEEL – CHANGE OF USE SITE PLAN
CUSP# 02-18**

**PURPOSE OF PLAN: TO CHANGE THE USE OF THE PROPERTY TO
A PROPOSED MACHINE ASSEMBLY AND WELDING FACILITY FOR
S.L. CHASSE STEEL. APPLICATION ACCEPTANCE & HEARING.**

LOCATION: 3 CHRISTINE DRIVE – MAP 105/LOT 013

NOTICE OF A PUBLIC HEARING ON THE SUBJECT PLAT

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**OWNER OR APPLICANT: SLC DEVELOPMENT, LLC
8 CHRISTINE DRIVE
HUDSON, NH 03051**

PLEASE BE ADVISED, THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOUR ATTENDANCE IS NOT REQUIRED; HOWEVER, YOU MAY ATTEND THIS MEETING FOR THE PURPOSE OF PLACING YOUR COMMENTS ON ANY ACTION PROPOSED ON THIS PLAT.

RESPECTFULLY,

BRIAN GROTH
TOWN PLANNER



October 19, 2018

SL Chasse Steel – Change of Use Non-Residential Site Plan Application
Tax Map 105; Lot 13
3 Christine Drive, Hudson, NH
KNA Project No. 18-1010-3

Project Narrative

The subject property, referenced on Hudson Tax Map 105 as Lot 13, is located at the corner of Christine Drive and Robinson Road in Hudson, New Hampshire. The 1.44-acre parcel, located entirely within the Business (B) Zoning District, is developed with an existing 6,455-square foot (GFA) building and all associated site appurtenances. The remaining land area consists of grass/landscaped areas, and woodlands. The building is serviced with municipal water and a private septic system. The parcel has frontage along Christine Drive & Robinson Road.

The project proposes to change the use of the property to allow machine assembly and welding activities onsite. SL Chasse Steel will utilize the existing building for its operations proposing only minor changes to the exterior. Improvements will include construction of additional pavement extending to the building to provide access to a proposed 12-ft wide overhead door on the east side of the building, and a handicap accessible ramp at the front entrance. The existing parking lot will be re-stripped to accommodate handicap parking spaces as well.

3 Christine Drive - Map 105; Lot 13



Property Information

Property ID 105-13|5346|229
 Location 3 CHRISTINE DR
 Owner B AND D LAND DEV. INC.



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

Nashua Regional Planning Commission makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 10/11/2018
 Properties updated 10/11/2018



Looking northwest at the front entrance of the existing building and parking area.

Civil Engineering

Land Planning

Landscape Architecture



Looking north at the existing conditions of the site.

Civil Engineering

Land Planning

Landscape Architecture

10 Commerce Park North, Suite 3B

Bedford, NH 03110

Phone (603) 627-2881

Fax (603) 627-2915



Looking west at the location of the proposed 12-ft wide overhead door.

Civil Engineering

Land Planning

Landscape Architecture

10 Commerce Park North, Suite 3B

Bedford, NH 03110

Phone (603) 627-2881

Fax (603) 627-2915



Looking along the back of the existing building.

Civil Engineering

Land Planning

Landscape Architecture

10 Commerce Park North, Suite 3B

Bedford, NH 03110

Phone (603) 627-2881

Fax (603) 627-2915



Looking at the western side of the building adjacent to the existing loading area.

Civil Engineering

Land Planning

Landscape Architecture

10 Commerce Park North, Suite 3B

Bedford, NH 03110

Phone (603) 627-2881

Fax (603) 627-2915



Looking at the first entrance driveway to the site from Christine Drive.

Civil Engineering

Land Planning

Landscape Architecture

10 Commerce Park North, Suite 3B

Bedford, NH 03110

Phone (603) 627-2881

Fax (603) 627-2915



Looking toward Christine Drive from the existing paved loading area at the second entrance driveway to the site.

Civil Engineering

Land Planning

Landscape Architecture

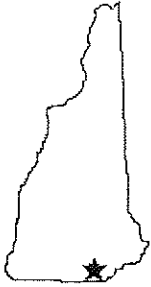
10 Commerce Park North, Suite 3B

Bedford, NH 03110

Phone (603) 627-2881

Fax (603) 627-2915

"C"



TOWN OF HUDSON

Land Use Division



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

Zoning Determination #18-118

October 5, 2018

Brenton Cole
KNA
10 Commerce Park No Suite 3
Bedford, NH 03110

Re: 3 Christine Drive Map 105 Lot 013
District: Business (B)

Dear Mr. Cole,

Your request:

Can the owner initiate new uses of:

- 1) Assembly of machines,
- 2) Welding

And installation of an overhead door?

Zoning Review / Determination:

Our records indicate a building permit was issued in Aug 28, 1981 for a 125ft x 50ft building for "industrial". Currently this property is zoned Business where assembly and welding activities are not permitted in Hudson Zoning Ordinance §334-21 *Table of Permitted Principal Uses*, and is therefore an existing non-conforming use per §334-30 *"Changes to or discontinuance of nonconforming uses."* A variance would need to be granted by the Zoning Board of Adjustment for both cited sections of the Zoning Ordinance.

A site plan approval by the Planning Board would also be needed due to the change of use (category) per §334-16.1 Site plan approval, *"....For the purpose of this chapter, change of use occurs when the use of any land or building is changed from one land use classification to another or from one category to another category within a land use classification as specified in this chapter...."*

The installation of the overhead door would follow normal building permit procedures.

NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.

Sincerely,



Bruce Buttrick, MCP

Zoning Administrator/Code Enforcement Officer

(603) 816-1275

bbuttrick@hudsonnh.gov

cc: Public Folder
B. Groth - Town Planner
Owner
File

NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.

"D"

Hudson Town Hall
Hudson Zoning Board
12 School Street
Hudson, NH 03051

Town of Hudson

Zoning Board of Adjustment

Decision to Grant a Variance

On **10/25/18**, the members of the Hudson Zoning Board of Adjustment, as part of its regular public meeting for that date, heard **Case 105-013**, pertaining to a request by **Brenton Cole, of Keach-Nordstrom Associates, Bedford, NH** for two (2) Variances at **SL Chasse Steel, 3 Christine Drive, Hudson, NH to: (A) change from an existing non-conforming use to another non-conforming use, and (B) to allow non-permitted uses.** [Map 105, Lot 013, Zoned B; HZO Article VIII, §334-30, Changes to or discontinuance of nonconforming uses, and Article V, §334-21, Table of Permitted Principal Uses].

Following review of the testimony and deliberation, a majority of the members of this Zoning Board voted that the two (2) variances should be granted.

For details of specific discussion relative to this decision, please consult the public minutes recorded during this hearing.

All representations of fact or intention made by the applicant or any applicant's representative(s) during testimony before the Zoning Board of Adjustment relative to the obtaining of these Variance permits shall be considered conditions of these Variances, regardless of the fact that such facts or intentions may not have been specifically stated as stipulations of the motion to grant.

In the event that the requested use subsequently is found by the Hudson Zoning Administrator to demonstrate deliberate or preventable lack of compliance with any applicable stipulation or restriction, including the verbally specified restrictions described in the preceding paragraph, such use shall be held to be in violation of the covenant made with the Board, and corrective action(s) will be enforced under N.H. R.S.A. 676:17, as well as recovery of costs and reasonable attorney's fees.

Signed: 
Chairman, Hudson Zoning Board of Adjustment

Date: 11/5/18

Signed: 
Zoning Administrator

Date: 11-1-18