

**FAT KATZ**  
**MINOR SITE PLAN REVIEW**  
**STAFF REPORT**  
July 16, 2019

**SITE:** 76 Derry St. Unit #8 – Map 165 Lot 147

**ZONING:** Business (B)

**PURPOSE OF PLANS:** to create outdoor seating in front of the storefront.

**PLANS UNDER REVIEW:** MSP# 03-19 Special Site Review Committee Application & supplementary materials.

**ATTACHMENTS:**

- A. Applicant Diagrams
- B. Site Plan of Record

**APPLICATION TRACKING:**

- June 2019 – Applicant met with Planner for preliminary consultation.
- July 1, 2019 – Application received.
- July 16, 2019 – Special Site Review Committee meeting scheduled.

**FINDINGS/RECOMMENDATIONS:**

The application conforms to the zoning ordinance. With one minor revision with respect to pedestrian access and safety, the application will conform to the land use regulations. It also presents no conflicts with the site-plan-of-record (*Attachment B*).

The applicant has been cooperatively working with the Town Planner in refining the proposal and to anticipate requirements of the state. For outdoor service of alcohol, the NH Liquor Commission requires: town approval; permit of assembly, and; the service area be separated from the general public (fence, planter, stanchions, etc.).

*Attachment A* shows the stanchions placed at the edge of the sidewalk, encompassing an area larger than needed for the seating area. This arrangement also precludes pedestrian travel through the plaza without having to step into the parking lot. Therefore, Staff recommends the applicant move the stanchions closer to the seating area in order to allow pedestrian cross-traffic to move freely and to more adequately enclose the seating area. This will also ensure the area is used for outdoor seating as proposed, and not an outdoor standing-room-only patio.

The Planner met with Fire Chief to review the application from a public safety & capacity perspective, who found the application acceptable. Engineering, Zoning, Assessing and Police had no comment.

Last, Staff recommends the Committee and applicant travel to the site as part of the meeting and ask the applicant to demonstrate the arrangement of tables, chairs and stanchions.

**DRAFT MOTION TO APPROVE:**

I move to approve the application for outdoor seating along the storefront of 76 Derry St. Unit #8, subject to the following stipulations:

1. The Notice of Decision shall be recorded at the HCRD.
2. The stanchions shall be relocated to allow for a minimum pedestrian travel width of 24"-30" through the plaza, while appropriately enclosing the seating area as required by the Liquor Commission.
3. Tables and chairs shall be stored indoors when the restaurant is closed.

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_.

SPECIAL SITE REVIEW COMMITTEE  
TOWN OF HUDSON, NEW HAMPSHIRE

Date of Application: 6/28/19 Tax Map # 165 Lot # 147

Name of Project: Fat Katz Outdoor Seating

Zoning District: B General MSP# 08-19

(For Town Use)

RECEIVED  
JUL 01 2019

ZBA Action: N/A

TOWN OF HUDSON  
PLANNING DEPARTMENT

PROPERTY OWNER:

DEVELOPER:

Name: 102 PLAZA, INC.

Tom Vaughan

Address: PO BOX 188

76 Derry St. # 8

Address: Beverly, MA 01915

HUDSON, NH 03051

Telephone # \_\_\_\_\_

Fax # \_\_\_\_\_

Email: \_\_\_\_\_

PROJECT ENGINEER

Name: \_\_\_\_\_

Telephone # 603-738-2113

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

Fax # \_\_\_\_\_

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

Email: tomvaughan@gamestop.com

PURPOSE OF PLAN:

Create outdoor seating in front of store.

(FOR TOWN USE)

Plan Routing Date: \_\_\_\_\_ Sub/Site Date: \_\_\_\_\_

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

\_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_  
(Initials)

DEPARTMENT:

\_\_\_\_\_ Zoning \_\_\_\_\_ Engineering \_\_\_\_\_ Assessor \_\_\_\_\_ Police \_\_\_\_\_ Fire \_\_\_\_\_ Planning

\_\_\_\_\_ Highway Dept. \_\_\_\_\_ Consultant

Fees Paid: \_\_\_\_\_

SITE DATA SHEET

PLAN NAME: FAT KATZ - OUTSIDE SEATING

PLAN TYPE: MINOR SITE PLAN

LEGAL DESCRIPTION: MAP 165 LOT 147

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

• Location by Street 76 DERRY ST #8

• Zoning: BUSINESS

• Proposed Land Use: RESTAURANT

• Existing Use: RESTAURANT

Surrounding Land Use(s): \_\_\_\_\_

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

Existing Area Covered by Building: \_\_\_\_\_

Existing Buildings to be Removed: \_\_\_\_\_

Proposed Area Covered by Building: \_\_\_\_\_

Open Space Proposed: \_\_\_\_\_

Open Space Required: \_\_\_\_\_

Total Area: S.F.: \_\_\_\_\_ Acres: \_\_\_\_\_

Area in Wetland: \_\_\_\_\_ Area Steep Slopes: \_\_\_\_\_

Required Lot Size: \_\_\_\_\_

Existing Frontage: \_\_\_\_\_

Required Frontage: \_\_\_\_\_

Building Setbacks: Required\* Proposed

Front: \_\_\_\_\_

Side: \_\_\_\_\_

Rear: \_\_\_\_\_

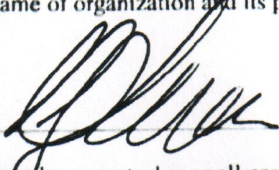
**APPLICATION FOR MINOR SITE PLAN REVIEW  
TOWN OF HUDSON, NEW HAMPSHIRE**

I hereby apply for Minor Site Plan Review and acknowledge I will comply with all of the Ordinances of the Town of Hudson, New Hampshire State Laws, as well as any stipulations of the Special Site Review Committee, in development and construction of this project. I understand that if any of the items listed under the Minor 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 Special Site Review Committee, 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 (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:  \_\_\_\_\_

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

Signature of Developer:  \_\_\_\_\_

- ❖ The developer/individual in charge must have control over all project work and be available to the Code Enforcement Officer/Building Inspector during the construction phase of the project. The 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 10 A.M. 30 days prior to the Special Site Review Committee Meeting. (The date the Agenda is CLOSED.) Any applications received after that time will be deferred until the next available meeting.

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

SCHEDULE OF FEES

**A. Review Fees**

1. Minor Site Plan Use      Project Size/Fee      \$ 100.00

~~Plus consultant review fee (if applicable):~~

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

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

~~Legal Fee (if applicable):~~

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

**B. Postage**

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.

10 abutters @ <sup>6.85</sup> ~~\$6.74~~ (Certified Mail)      \$ 68.50

3 property owners within 200 feet @ <sup>.55</sup> ~~.49~~ (First class)      \$ 1.65

~~BG C. On-Site Signs      \$ 15.00~~

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

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

TOTAL      \$ 210.15

<u>For Town Use</u>		
AMOUNT DUE	\$ _____	DATE RECEIVED _____
AMOUNT RECEIVED	\$ _____	RECEIPT NO. _____
		RECEIVED BY: _____

Printed  
6/28/2019  
11:06AM  
Created  
6/28/2019  
11:05 AM

**Transaction Receipt**  
**Town of Hudson, NH**  
12 School Street  
Hudson, NH 03051-4249

Receipt# 557,728  
bdubowik

<u>Description</u>		<u>Current Invoice</u>	<u>Payment</u>	<u>Balance Due</u>	
1.00	Minor Site Plan Application Fat Katz - 76 Derry Street Map 165/Lot 147 Application Fee	0.00	210.1500	0.00	
			<b>Total:</b>	<b>210.15</b>	
<u>Remitter</u>	<u>Pay Type</u>	<u>Reference</u>	<u>Tendered</u>	<u>Change</u>	<u>Net Paid</u>
Tom V.	CSH	CASH	210.15	0.00	210.15
			<b>Total Due:</b>		<b>210.15</b>
			<b>Total Tendered:</b>		<b>210.15</b>
			<b>Total Change:</b>		<b>0.00</b>
			<b>Net Paid:</b>		<b>210.15</b>

Fat Fatz Minor Site Plan - Outdoor Seating  
Abutter List

**Direct Abutters**

Map/Lot:	Owner:	Mailing Address:
165/147	102 Plaza, Inc.	Po Box 188, Beverly MA 01915
165/142	Richard & Elaine Burton	77 Webster Street, Hudson NH 03051
165/144	73 Webster Properties, LLC	44 West Broadway, Derry NH 03038
173/025	Willow Creek Condo Association	636 Daniel Webster Hwy, Merrimack NH 03054
165/146	DT Retail Properties, LLC	500 Volvo Park Way, Chesapeake VA 23320
165/141	Great North Property Management	3 Holland Way Ste 201, Exeter NH 03833
165/148	Bank of New Hampshire	380 Wellington St. TWR B Fl 12, London ON N6A 4S4
165/149	Global Co, LLC	PO Box 2440, Spokane WA 99210
165/155	Hudson-Vickery, LLC	25 Orchard View Dr., Londonderry NH 03053
166/001	St. Patricks Cemetery	153 Ash St., Manchester NH 03104

**Indirect Abutters**

Map/Lot:	Owner:	Mailing Address:
165/143	Eugene & Patricia Simard	75 Webster St., Hudson NH 03051
165/145	Vulcan, LLC	PO Box 9167, Springfield MO 65801
165/150	Cañua Realty Tr. IX, LLC	280 Merrimack St., Methuen MA 01844



June 28, 2019

----- Easement\_Lines

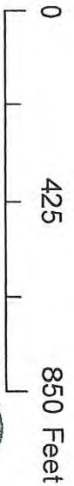
▭ Parcels



13 Abutters

- 10 Direct @ 6.85
- 3 Indirect @ 0.55

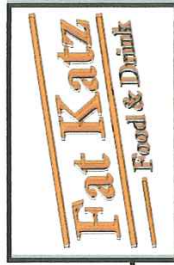
1 inch = 387 feet



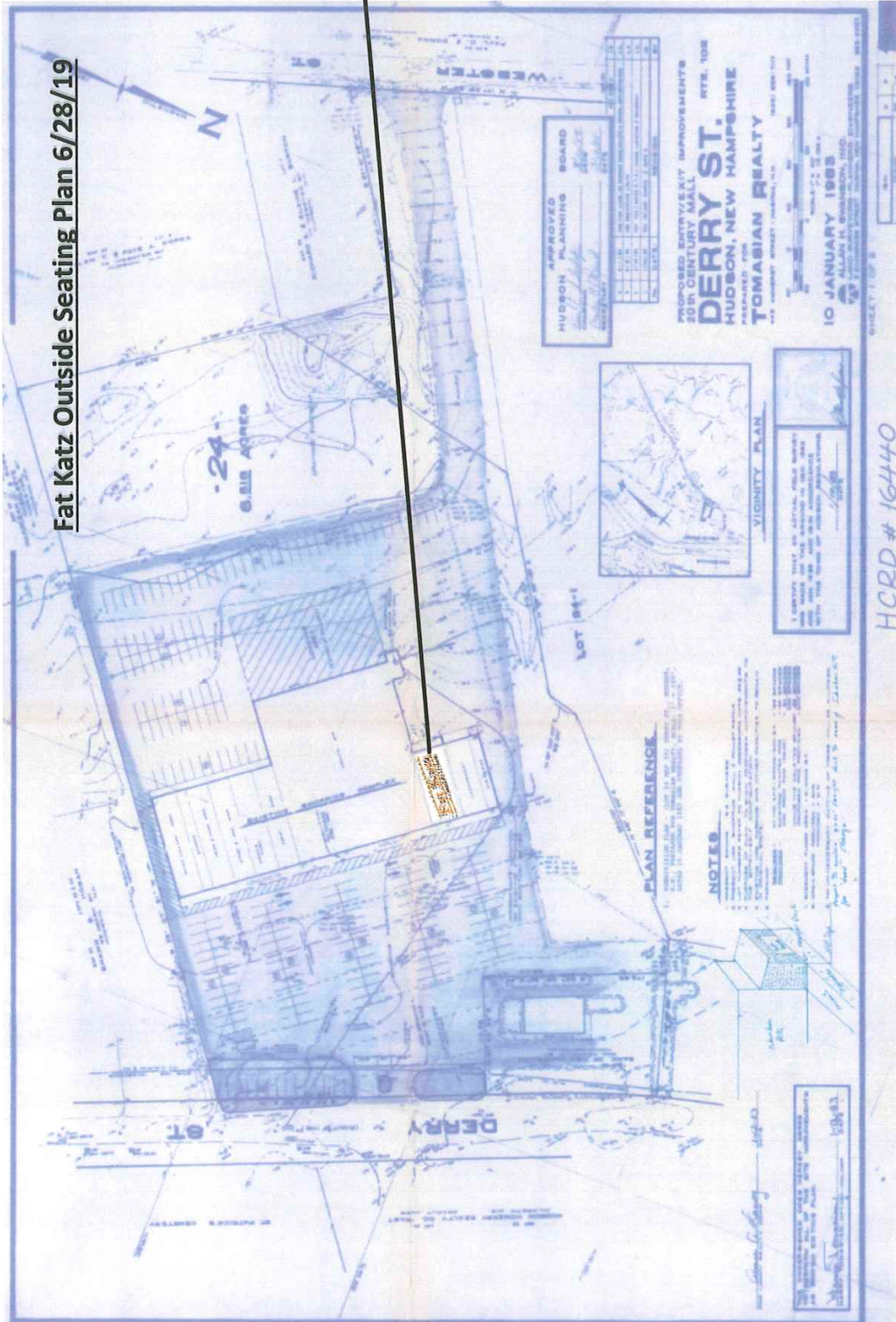


Fat Katz Outside Seating Plan 6/28/19

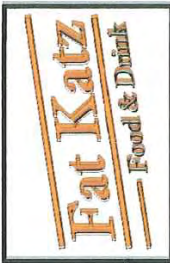
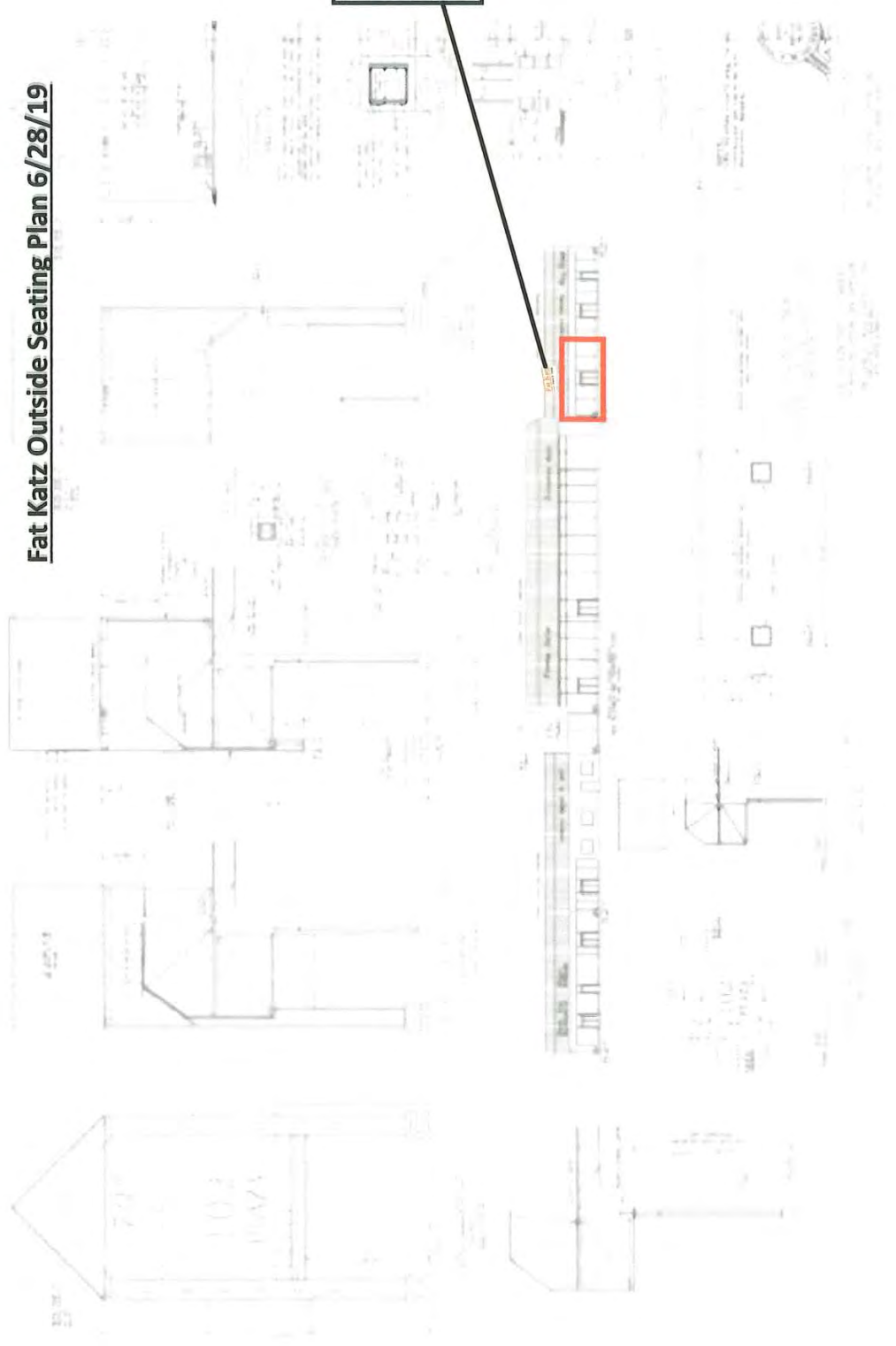
- Purpose: Maximize the seating capacity of Fat Katz by adding outside seating.
- Scope: Add four 28" bistro tables with two bistro chairs with each table along the front window facade that flanks the 6' entryway space.
- Dimensions: The outside area is a rectangular space that measures 7'10" by 30' (approximately 234 sq'). Seating will be situated so as to leave approximately 4' of egress between the seating apparatus and the curb that abuts the fire lane.
- Barriers: The seating area will be fronted by rope/chain stanchions that will act as a visual and physical barrier designed to contain patrons' activity within the seating area. The seating apparatus and barriers will be brought inside during non-serving hours.

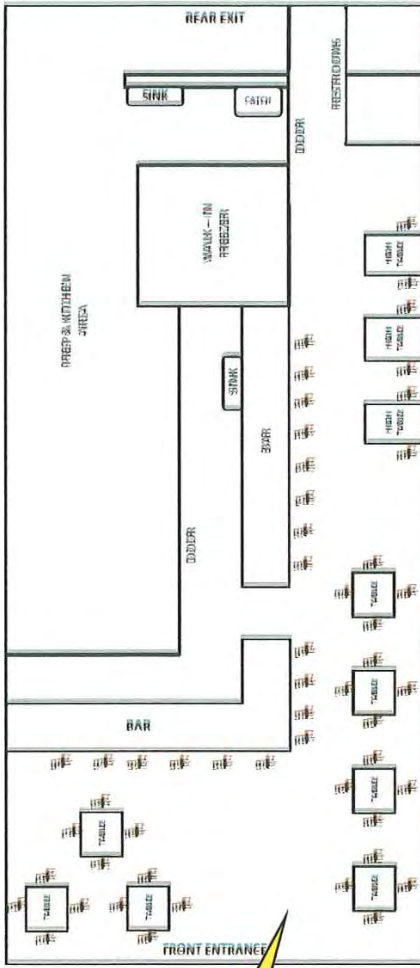


**Fat Katz Outside Seating Plan 6/28/19**



**Fat Katz Outside Seating Plan 6/28/19**





**52 Seats (Inside)**

**60 Seated**

**8 Seats (Outside)**

Permit Number: 2275-10522  
 Date of Issue: 5/17/2019  
 Expiration Date: 5/17/2020  
 Renewal: 5/17/2019

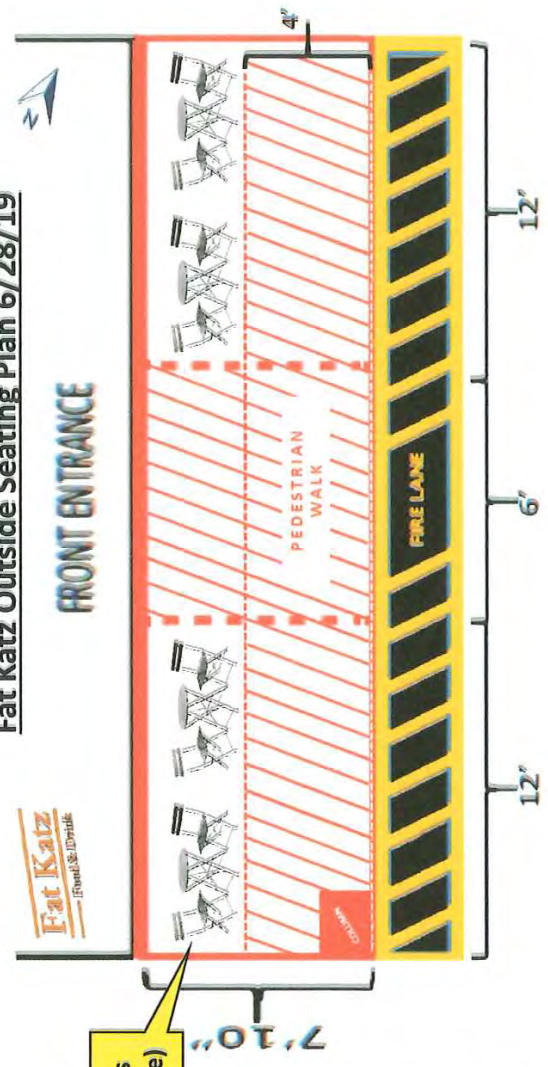
Town of Hudson, NH  
**PLACE OF ASSEMBLY**  
 PLANNING & INSPECTION SERVICES DIVISION  
 10 SOUTH STREET  
 HUDSON, NH 03051  
 603-888-5000

Owner: THOMAS WOLFGANG  
 Applicant: FAT KATZ  
 Location of Work: 75 DEERVALE ST (Ne and Street)  
 Description of Work: TO BE RE-CONFIGURED WITH 2275  
 ZONING DATA: District: Mag. Loc: 005-00100

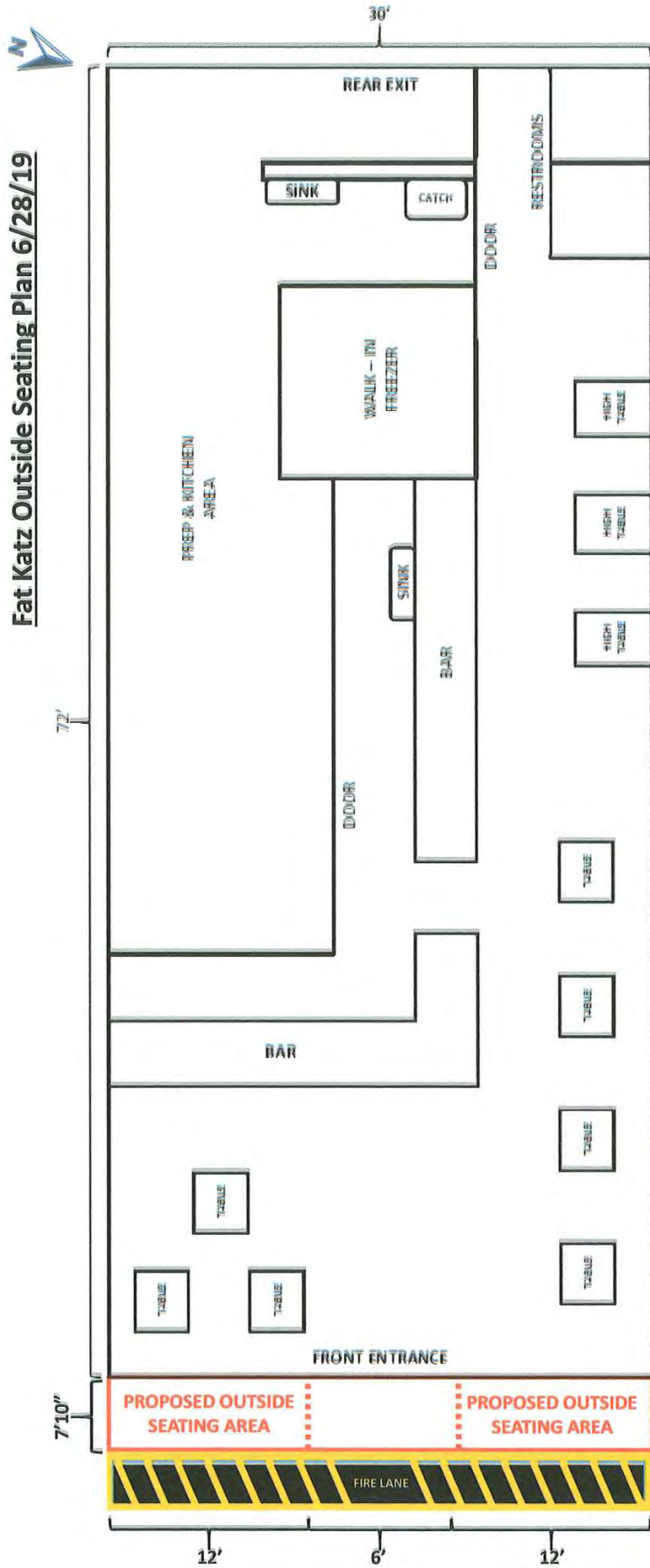
REMARKS:  
 ESTABLISHMENT: RESTAURANT  
 NUMBER OF PEOPLE NOT TO EXCEED: 60 - 50 SEATED, 8 WAITING

This permit is accepted on condition that all local ordinance provisions and State of New Hampshire RSA's are adopted, or that hereafter may be adopted, shall be complied with. This permit does not take the place of any license required by law and is not transferable. Any change in the use, occupancy or ownership of these premises shall require a new permit. THIS PERMIT SHALL BE POSTED NEAR THE MAIN ENTRANCE AT ALL TIMES.

**Fat Katz Outside Seating Plan 6/28/19**



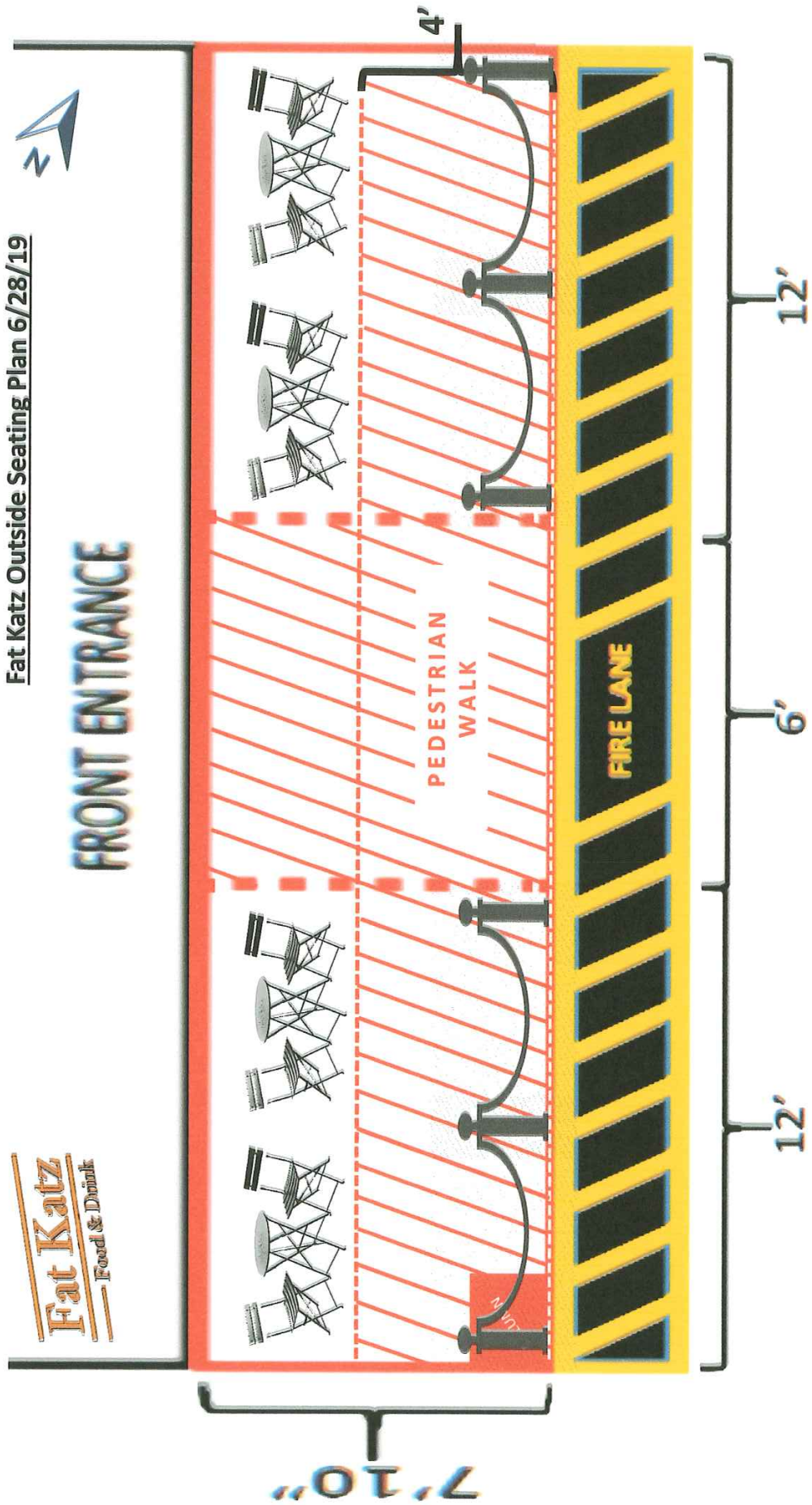
Permit Holder: FAT KATZ	(Signing Responsibility for this work)	Job Site Phone Number:
Company Address:	Permit Fee: \$22.00	Check No.:
Contract Date: 5/17/19	Cash: \$0.00	
The Permit Card Shall Be Posted and Visible From the Street During Construction		
THIS BUILDING PERMIT AUTHORIZES ALL CODE OFFICIALS, BUILDING INSPECTOR AND ASSESSOR OR THEIR AGENTS TO CONDUCT INSPECTIONS FROM TIME TO TIME DURING AND UPON COMPLETION OF THE WORK FOR WHICH THIS PERMIT IS ISSUED.		
Code Official: <i>R. M. D.</i>	Permit Holder: <i>[Signature]</i>	Date: 5/17/2019



**Fat Katz Outside Seating Plan 6/28/19**

102 Plaza - 76 Derry Road Space #8, Hudson, NH 03051



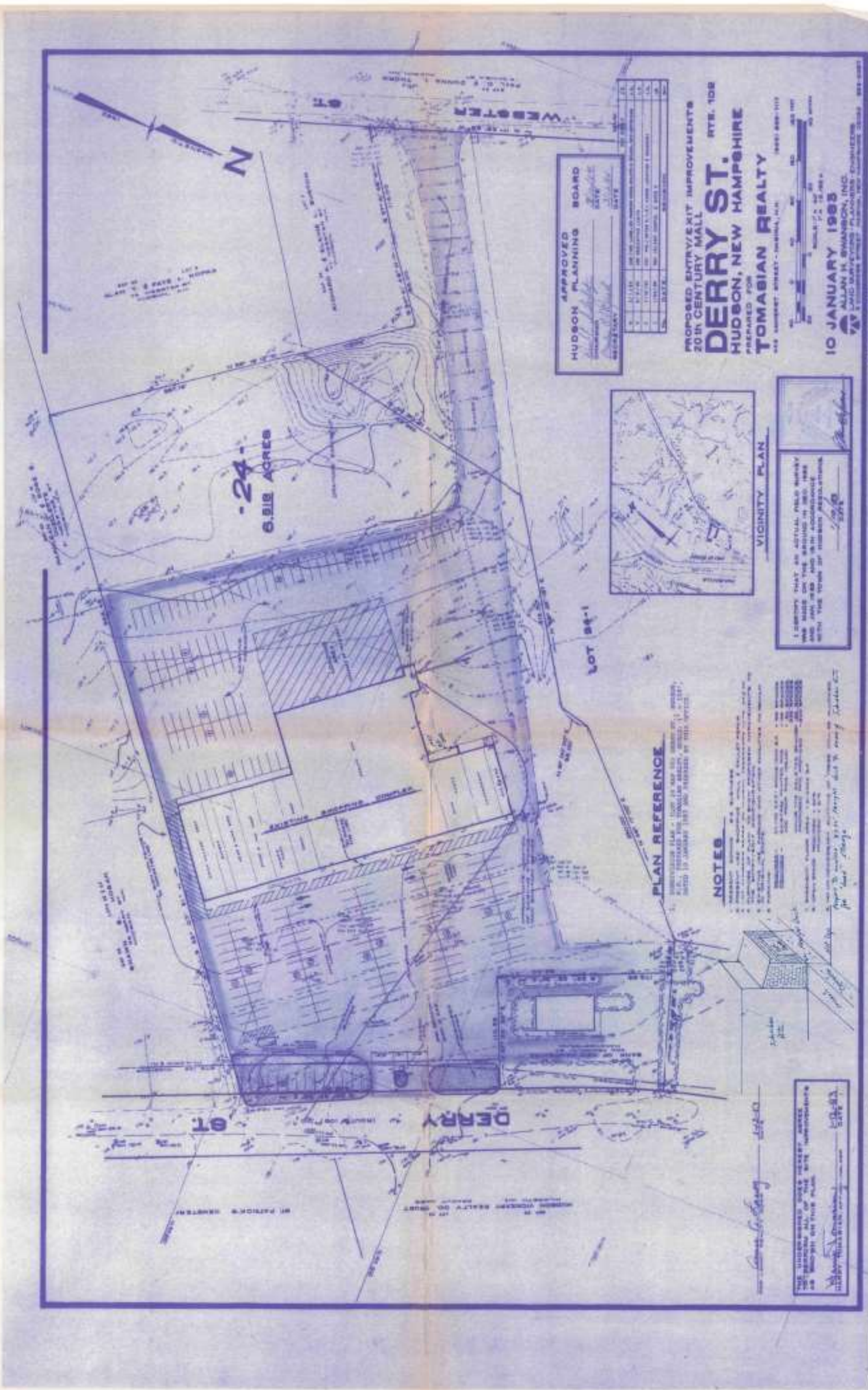


**Fat Katz Outside Seating Plan 6/28/19**



**PARKING LOT**





SEE PLAN 100-16440 FOR  
 PLAN OF SUBDIVISION FOR  
 LOTS 4 & 5 MAP 111

**-24-  
 6.918 ACRES**

**LOT 84-1**

**APPROVED PLANNING BOARD**

**HUDSON PLANNING BOARD**

DATE	DESCRIPTION
11-11-82	FOR THE LOTS 84-1 AND 84-2 AND 84-3 AND 84-4 AND 84-5 AND 84-6 AND 84-7 AND 84-8 AND 84-9 AND 84-10 AND 84-11 AND 84-12 AND 84-13 AND 84-14 AND 84-15 AND 84-16 AND 84-17 AND 84-18 AND 84-19 AND 84-20 AND 84-21 AND 84-22 AND 84-23 AND 84-24
11-12-82	FOR THE LOTS 84-1 AND 84-2 AND 84-3 AND 84-4 AND 84-5 AND 84-6 AND 84-7 AND 84-8 AND 84-9 AND 84-10 AND 84-11 AND 84-12 AND 84-13 AND 84-14 AND 84-15 AND 84-16 AND 84-17 AND 84-18 AND 84-19 AND 84-20 AND 84-21 AND 84-22 AND 84-23 AND 84-24
11-13-82	FOR THE LOTS 84-1 AND 84-2 AND 84-3 AND 84-4 AND 84-5 AND 84-6 AND 84-7 AND 84-8 AND 84-9 AND 84-10 AND 84-11 AND 84-12 AND 84-13 AND 84-14 AND 84-15 AND 84-16 AND 84-17 AND 84-18 AND 84-19 AND 84-20 AND 84-21 AND 84-22 AND 84-23 AND 84-24
11-14-82	FOR THE LOTS 84-1 AND 84-2 AND 84-3 AND 84-4 AND 84-5 AND 84-6 AND 84-7 AND 84-8 AND 84-9 AND 84-10 AND 84-11 AND 84-12 AND 84-13 AND 84-14 AND 84-15 AND 84-16 AND 84-17 AND 84-18 AND 84-19 AND 84-20 AND 84-21 AND 84-22 AND 84-23 AND 84-24
11-15-82	FOR THE LOTS 84-1 AND 84-2 AND 84-3 AND 84-4 AND 84-5 AND 84-6 AND 84-7 AND 84-8 AND 84-9 AND 84-10 AND 84-11 AND 84-12 AND 84-13 AND 84-14 AND 84-15 AND 84-16 AND 84-17 AND 84-18 AND 84-19 AND 84-20 AND 84-21 AND 84-22 AND 84-23 AND 84-24
11-16-82	FOR THE LOTS 84-1 AND 84-2 AND 84-3 AND 84-4 AND 84-5 AND 84-6 AND 84-7 AND 84-8 AND 84-9 AND 84-10 AND 84-11 AND 84-12 AND 84-13 AND 84-14 AND 84-15 AND 84-16 AND 84-17 AND 84-18 AND 84-19 AND 84-20 AND 84-21 AND 84-22 AND 84-23 AND 84-24
11-17-82	FOR THE LOTS 84-1 AND 84-2 AND 84-3 AND 84-4 AND 84-5 AND 84-6 AND 84-7 AND 84-8 AND 84-9 AND 84-10 AND 84-11 AND 84-12 AND 84-13 AND 84-14 AND 84-15 AND 84-16 AND 84-17 AND 84-18 AND 84-19 AND 84-20 AND 84-21 AND 84-22 AND 84-23 AND 84-24
11-18-82	FOR THE LOTS 84-1 AND 84-2 AND 84-3 AND 84-4 AND 84-5 AND 84-6 AND 84-7 AND 84-8 AND 84-9 AND 84-10 AND 84-11 AND 84-12 AND 84-13 AND 84-14 AND 84-15 AND 84-16 AND 84-17 AND 84-18 AND 84-19 AND 84-20 AND 84-21 AND 84-22 AND 84-23 AND 84-24
11-19-82	FOR THE LOTS 84-1 AND 84-2 AND 84-3 AND 84-4 AND 84-5 AND 84-6 AND 84-7 AND 84-8 AND 84-9 AND 84-10 AND 84-11 AND 84-12 AND 84-13 AND 84-14 AND 84-15 AND 84-16 AND 84-17 AND 84-18 AND 84-19 AND 84-20 AND 84-21 AND 84-22 AND 84-23 AND 84-24
11-20-82	FOR THE LOTS 84-1 AND 84-2 AND 84-3 AND 84-4 AND 84-5 AND 84-6 AND 84-7 AND 84-8 AND 84-9 AND 84-10 AND 84-11 AND 84-12 AND 84-13 AND 84-14 AND 84-15 AND 84-16 AND 84-17 AND 84-18 AND 84-19 AND 84-20 AND 84-21 AND 84-22 AND 84-23 AND 84-24
11-21-82	FOR THE LOTS 84-1 AND 84-2 AND 84-3 AND 84-4 AND 84-5 AND 84-6 AND 84-7 AND 84-8 AND 84-9 AND 84-10 AND 84-11 AND 84-12 AND 84-13 AND 84-14 AND 84-15 AND 84-16 AND 84-17 AND 84-18 AND 84-19 AND 84-20 AND 84-21 AND 84-22 AND 84-23 AND 84-24
11-22-82	FOR THE LOTS 84-1 AND 84-2 AND 84-3 AND 84-4 AND 84-5 AND 84-6 AND 84-7 AND 84-8 AND 84-9 AND 84-10 AND 84-11 AND 84-12 AND 84-13 AND 84-14 AND 84-15 AND 84-16 AND 84-17 AND 84-18 AND 84-19 AND 84-20 AND 84-21 AND 84-22 AND 84-23 AND 84-24
11-23-82	FOR THE LOTS 84-1 AND 84-2 AND 84-3 AND 84-4 AND 84-5 AND 84-6 AND 84-7 AND 84-8 AND 84-9 AND 84-10 AND 84-11 AND 84-12 AND 84-13 AND 84-14 AND 84-15 AND 84-16 AND 84-17 AND 84-18 AND 84-19 AND 84-20 AND 84-21 AND 84-22 AND 84-23 AND 84-24
11-24-82	FOR THE LOTS 84-1 AND 84-2 AND 84-3 AND 84-4 AND 84-5 AND 84-6 AND 84-7 AND 84-8 AND 84-9 AND 84-10 AND 84-11 AND 84-12 AND 84-13 AND 84-14 AND 84-15 AND 84-16 AND 84-17 AND 84-18 AND 84-19 AND 84-20 AND 84-21 AND 84-22 AND 84-23 AND 84-24
11-25-82	FOR THE LOTS 84-1 AND 84-2 AND 84-3 AND 84-4 AND 84-5 AND 84-6 AND 84-7 AND 84-8 AND 84-9 AND 84-10 AND 84-11 AND 84-12 AND 84-13 AND 84-14 AND 84-15 AND 84-16 AND 84-17 AND 84-18 AND 84-19 AND 84-20 AND 84-21 AND 84-22 AND 84-23 AND 84-24
11-26-82	FOR THE LOTS 84-1 AND 84-2 AND 84-3 AND 84-4 AND 84-5 AND 84-6 AND 84-7 AND 84-8 AND 84-9 AND 84-10 AND 84-11 AND 84-12 AND 84-13 AND 84-14 AND 84-15 AND 84-16 AND 84-17 AND 84-18 AND 84-19 AND 84-20 AND 84-21 AND 84-22 AND 84-23 AND 84-24
11-27-82	FOR THE LOTS 84-1 AND 84-2 AND 84-3 AND 84-4 AND 84-5 AND 84-6 AND 84-7 AND 84-8 AND 84-9 AND 84-10 AND 84-11 AND 84-12 AND 84-13 AND 84-14 AND 84-15 AND 84-16 AND 84-17 AND 84-18 AND 84-19 AND 84-20 AND 84-21 AND 84-22 AND 84-23 AND 84-24
11-28-82	FOR THE LOTS 84-1 AND 84-2 AND 84-3 AND 84-4 AND 84-5 AND 84-6 AND 84-7 AND 84-8 AND 84-9 AND 84-10 AND 84-11 AND 84-12 AND 84-13 AND 84-14 AND 84-15 AND 84-16 AND 84-17 AND 84-18 AND 84-19 AND 84-20 AND 84-21 AND 84-22 AND 84-23 AND 84-24
11-29-82	FOR THE LOTS 84-1 AND 84-2 AND 84-3 AND 84-4 AND 84-5 AND 84-6 AND 84-7 AND 84-8 AND 84-9 AND 84-10 AND 84-11 AND 84-12 AND 84-13 AND 84-14 AND 84-15 AND 84-16 AND 84-17 AND 84-18 AND 84-19 AND 84-20 AND 84-21 AND 84-22 AND 84-23 AND 84-24
11-30-82	FOR THE LOTS 84-1 AND 84-2 AND 84-3 AND 84-4 AND 84-5 AND 84-6 AND 84-7 AND 84-8 AND 84-9 AND 84-10 AND 84-11 AND 84-12 AND 84-13 AND 84-14 AND 84-15 AND 84-16 AND 84-17 AND 84-18 AND 84-19 AND 84-20 AND 84-21 AND 84-22 AND 84-23 AND 84-24
11-31-82	FOR THE LOTS 84-1 AND 84-2 AND 84-3 AND 84-4 AND 84-5 AND 84-6 AND 84-7 AND 84-8 AND 84-9 AND 84-10 AND 84-11 AND 84-12 AND 84-13 AND 84-14 AND 84-15 AND 84-16 AND 84-17 AND 84-18 AND 84-19 AND 84-20 AND 84-21 AND 84-22 AND 84-23 AND 84-24

**PROPOSED ENTRY/EXIT IMPROVEMENTS  
 20th CENTURY MALL Rte. 102  
 DERRY ST. HUDSON, NEW HAMPSHIRE  
 PREPARED FOR TOMABIAN REALTY**

445 MARKET STREET - FARMINGDALE, N.H. 03041 800-888-7113

10 JANUARY 1983  
 ALLAN H. SWANSON, INC.  
 LAND SURVEYING PLANNERS - ENGINEERS  
 200 CENTURY MALL - DERRY, N.H. 03041

**VICINITY PLAN**

I CERTIFY THAT AN ACTUAL FIELD SURVEY WAS MADE ON THE GROUND IN 1982 AND THAT THIS PLAN IS IN ACCORDANCE WITH THE TOWN OF HUDSON REGULATIONS.

*[Signature]*  
 [Title]

- PLAN REFERENCE**
- 1. SURVEYOR'S PLAN - 100-16440-1-1 AND 100-16440-1-2.
  - 2. S.D. THROUGH THE TOWN OF HUDSON, 100-16440-1-1 AND 100-16440-1-2.
  - 3. S.D. THROUGH THE TOWN OF HUDSON, 100-16440-1-1 AND 100-16440-1-2.
  - 4. S.D. THROUGH THE TOWN OF HUDSON, 100-16440-1-1 AND 100-16440-1-2.
  - 5. S.D. THROUGH THE TOWN OF HUDSON, 100-16440-1-1 AND 100-16440-1-2.
  - 6. S.D. THROUGH THE TOWN OF HUDSON, 100-16440-1-1 AND 100-16440-1-2.
  - 7. S.D. THROUGH THE TOWN OF HUDSON, 100-16440-1-1 AND 100-16440-1-2.
  - 8. S.D. THROUGH THE TOWN OF HUDSON, 100-16440-1-1 AND 100-16440-1-2.
  - 9. S.D. THROUGH THE TOWN OF HUDSON, 100-16440-1-1 AND 100-16440-1-2.
  - 10. S.D. THROUGH THE TOWN OF HUDSON, 100-16440-1-1 AND 100-16440-1-2.

**NOTES**

- 1. SEE PLAN 100-16440-1-1 AND 100-16440-1-2.
- 2. SEE PLAN 100-16440-1-1 AND 100-16440-1-2.
- 3. SEE PLAN 100-16440-1-1 AND 100-16440-1-2.
- 4. SEE PLAN 100-16440-1-1 AND 100-16440-1-2.
- 5. SEE PLAN 100-16440-1-1 AND 100-16440-1-2.
- 6. SEE PLAN 100-16440-1-1 AND 100-16440-1-2.
- 7. SEE PLAN 100-16440-1-1 AND 100-16440-1-2.
- 8. SEE PLAN 100-16440-1-1 AND 100-16440-1-2.
- 9. SEE PLAN 100-16440-1-1 AND 100-16440-1-2.
- 10. SEE PLAN 100-16440-1-1 AND 100-16440-1-2.

**ALLAN H. SWANSON, INC.**  
 LAND SURVEYING PLANNERS - ENGINEERS  
 200 CENTURY MALL - DERRY, N.H. 03041

*[Signature]*  
 [Title]