

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

SPECIAL SITE REVIEW COMMITTEE MEETING TOWN OF HUDSON, NH MAY 8, 2020

COVID-19 Meeting Procedure

Due to the Covid-19 pandemic, and pursuant to Governor Sununu's Executive Order #12, the Special Site Review Committee will be using remote technology with limited physical presence. Accordingly, public input on agenda items will be heard only in advance by written comment or by phone during the meeting.

To provide input to the committee, please email planning@hudsonnh.gov with your name, address, phone number and the agenda item you wish to speak on. If you don't have access to email, please call 603-886-6008.

If you have any questions, please contact planning@hudsonnh.gov or 603-886-6008.

The Town of Hudson Special Site Review Committee will hold a meeting on Friday, May 8, 2020 at 2:00 P.M. in the "Buxton Community Development Conference Room" at Town Hall. The following item will be on the agenda:

- I. CALL TO ORDER BY CHAIRPERSON AT 2:00 P.M.
- II. ROLL CALL

III. PUBLIC HEARINGS

- | | | |
|----|---|---------------------------------------|
| A. | 18 Hampshire Drive Minor Site Plan
MS# 01-20 | 18 Hampshire Drive
Map 216/Lot 005 |
|----|---|---------------------------------------|

Purpose of Plan: to construct a patio & seat wall with enhanced landscaping. Application acceptance & hearing.

IV. ADJOURNMENT

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

Brian Groth
Town Planner

POSTED: Web – www.hudsonnh.gov – 04-28-20

MINOR SITE PLAN APPLICATION

Date of Application: 9/12/20 Tax Map #: 216 Lot #: 5
Site Address: 18 HAMPHIRE DRIVE, HUDSON, N.H.
Name of Project: PROPOSED PATIO & PLANTING PLAN
Zoning District: INDUSTRIAL General SP#: _____
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: _____
Address: _____
Address: _____
Telephone # _____
Email: _____

DEVELOPER:

MATHEW LEAHY
LEAHY LANDSCAPING, INC
56 SANDERSON AVE, LYNN, MA
781-581-3489
mleahy@leahylandscaping.com

PROJECT ENGINEER:

Name: _____
Address: _____
Address: _____
Telephone # _____
Email: _____

SURVEYOR:

PURPOSE OF PLAN:

TO SHOW PROPOSED PATIO & SEAT WALL WITH
ENHANCED LANDSCAPING

(For Town Use Only)

Routing Date: _____ Deadline Date: _____ Meeting Date: _____

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

(Initials) Title: _____ Date: _____

Department: _____

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

SITE DATA SHEET

PLAN NAME: PROPOSED PATIO & PLANTING PLANS

PLAN TYPE: MINOR SITE PLAN

LEGAL DESCRIPTION: MAP 216 LOT 5

DATE: 4/12/20

Location by Street: 18 HAMPSHIRE DRIVE

Zoning: INDUSTRIAL

Proposed Land Use: N/A

Existing Use: N/A

Surrounding Land Use(s): INDUSTRIAL

Number of Lots Occupied: 1

Existing Area Covered by Building: 50,197 SF

Existing Buildings to be removed: Ø

Proposed Area Covered by Building: PROPOSED PATIO & SEAT WALL 980 SF

Open Space Proposed: Ø

Open Space Required: Ø

Total Area: S.F.: 145,526 Acres: 3,340

Area in Wetland: Ø Area Steep Slopes: Ø

Required Lot Size: 30,000 SF

Existing Frontage: 471 LF

Required Frontage: 150 LF

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

SITE DATA SHEET
(Continued)

Flood Zone Reference: _____
Width of Driveways: _____ N/A _____
Number of Curb Cuts: _____
Proposed Parking Spaces: _____
Required Parking Spaces: _____
Basis of Required Parking (Use): _____
Dates/Case #/Description/Stipulations
of ZBA, Conservation Commission,
NH Wetlands Board Actions:
(Attach stipulations on separate sheet) _____

Waiver Requests

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

(For Town Use Only)	
Data Sheets Checked By: _____	Date: _____

MINOR SITE PLAN APPLICATION AUTHORIZATION

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

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

Signature of Owner: _____ Date: _____

Print Name of Owner: RUSS LYON

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

Signature of Developer: _____ Date: 4/12/20

Print Name of Developer: MATTHEW LEAHY

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

WAIVER REQUEST FORM

Name of Subdivision/Site Plan: _____ N/A _____

Street Address: _____ N/A _____

I _____ hereby request that the Planning Board waive the requirements of item _____ of the Hudson Land Use Regulations in reference to a plan presented by _____

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

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

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

Reason(s) for granting this waiver, relative to not being contrary to the spirit and intent of the Land Use Regulations: (if additional space is needed please attach the appropriate documentation hereto):

Signed:

Applicant or Authorized Agent

MINOR SITE PLAN - SCHEDULE OF FEES

A.	<u>APPLICATION FEE:</u>	\$ <u>100.00</u>
B.	<u>POSTAGE:</u>	
	_____ Direct Abutters @\$6.90 (or Current Verified Mail Rate)	\$ _____
	_____ Indirect Abutters (property owners within 200 feet) @\$0.55 (or Current First Class Rate)	\$ _____
C.	<u>ON-SITE SIGNAGE:</u>	\$ <u>15.00</u>
D.	<u>TAX MAP UPDATING FEE:</u> (FLAT FEE)	\$ <u>275.00</u>
		TOTAL \$ <u>375.00</u>

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

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

E. RECORDING FEES:

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

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

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

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

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



TOWN OF HUDSON

Land Use Division



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

Zoning Compliance

April 10, 2020

Mary Ann O'Neill
Landscape Architect R.L. A.
Leahy Landscaping
56 Sanderson Ave
Lynn, MA 01902

Re: **18 Hampshire Dr** **Map 216 Lot 005-000**
District: Industrial (I)

Dear Ms. O'Neil,

Your request: Have there been any code violations on this property w/in the last 24 months?

Zoning Review / Determination:

There have been no code violations w/in the past 24 months on this property.

Sincerely,

Bruce Buttrick

Bruce Buttrick, MCP
Zoning Administrator/Code Enforcement Officer
(603) 816-1275
bbuttrick@hudsonnh.gov

cc: Public Folder
B. Groth – Town Planner
File

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

18 HAMPSHIRE DRIVE LANDSCAPING **MINOR SITE PLAN APPLICATION MSP#1-20**

STAFF REPORT

May 8, 2020

SITE: 18 Hampshire Drive, Map 216 Lot 5

ZONING: Industrial (I)

PURPOSE OF PLANS: to show proposed patio and seat wall with enhanced landscaping.

PLANS UNDER REVIEW: Proposed Patio & Planting Plan; prepared by: Leahy Landscaping, Inc., 56 Sanderson Ave, Lynn, MA 01902; prepared for: New England Performance Cars, LLC, 18 Hampshire Dr., Hudson, NH 03051; consisting of two sheets; dated January 28, 2020.

APPLICATION TRACKING:

- April 22, 2020 – Application received.
- May 8, 2020 – Special Site Review Committee meeting scheduled.

COMMENTS & RECOMMENDATIONS:

The application proposes to enhance the landscaping along the public way of the site, and to install a seat wall and patio around the building entrance for the enjoyment of employees. These enhancements will improve the aesthetics of Hampshire Drive and the comfort of those who work in Hudson at this location.

No relief is needed from the Zoning Ordinance nor the Land Use Regulations.

In staff's opinion, beautification efforts by businesses along public streets should be encouraged as it improves the "public realm" of Hudson's thoroughfares. Encouragement of such efforts may be accomplished by establishing an administrative review process that would expedite property owners' ability to enhance their sites.

DRAFT MOTIONS

ACCEPT the minor site plan application:

I move to accept the minor site plan application for 18 Hampshire Drive, Map 216 Lot 5.

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

(CONTINUED ON FOLLOWING PAGE)

APPROVE the minor site plan application:

I move to approve the Minor Site Plan Application for Proposed Patio & Planting Plan; prepared by: Leahy Landscaping, Inc., 56 Sanderson Ave, Lynn, MA 01902; prepared for: New England Performance Cars, LLC, 18 Hampshire Dr., Hudson, NH 03051; consisting of two sheets; dated January 28, 2020.subject to, and revised per, the following stipulations:

1. Construction activities involving the proposed hardscape enhancements 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: _____.

LEGAL DESCRIPTION:

(PER SCHEDULE A - EXHIBIT A OF THE COMMITMENT FOR TITLE INSURANCE NO. 2018-564 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND DATED AUGUST 8, 2018)

A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ANY BUILDINGS OR IMPROVEMENTS THEREON, SITUATED IN HUDSON, HILLSBOROUGH COUNTY, STATE OF NEW HAMPSHIRE AND BEING KNOWN AS LOT 11-2/ MAP 10 AS SHOWN ON A PLAN ENTITLED "LOT LINE RELOCATION - LOTS 11-2 & 11-3/ MAP 10, HAMPSHIRE DRIVE, HUDSON, N.H." PREPARED FOR NASH FAMILY INVESTMENT PROPERTIES, 40 TEMPLE STREET, NASHUA, N.H., SCALE 1"=40', DATED NOVEMBER 1982, MAYNARD & PAQUETTE CONSULTING ENGINEERS AND LAND SURVEYORS, 12 PROGRESS AVE., NASHUA, N.H. AND RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN #15352, DRAWER #70, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKING THE SOUTH-WESTERLY CORNER OF THE WITHIN DESCRIBED PREMISES ON THE NORTHERLY SIDE OF HAMPSHIRE DRIVE, THENCE RUNNING ALONG SAID HAMPSHIRE DRIVE IN A CURVE TO THE LEFT HAVING A RADIUS OF 675 FEET A DISTANCE OF 146.30 FEET TO A POINT, THENCE CONTINUING ALONG SAID HAMPSHIRE DRIVE N 31°11'22" E A DISTANCE OF 324.88 FEET TO A POINT MARKING THE SOUTH-EASTERLY CORNER OF THE WITHIN DESCRIBED PREMISES; THENCE TURNING AND RUNNING ALONG LOT 11-3, AS SHOWN ON SAID PLAN, N 58°48'38" W A DISTANCE OF 350 FEET TO A POINT MARKING THE NORTH-EASTERLY CORNER OF THE WITHIN DESCRIBED PREMISES; THENCE TURNING AND RUNNING ALONG A STONE WALL AND LOT 13, AS SHOWN ON SAID PLAN, S 31°11'22" W A DISTANCE OF 259.73 FEET TO A POINT, AS SHOWN ON SAID PLAN, THENCE CONTINUING ALONG SAID STONE WALL AND LOT 12, AS SHOWN ON SAID PLAN, S 44°39'07" W A DISTANCE OF 90.46 FEET TO A POINT MARKING THE NORTH-WESTERLY CORNER OF THE WITHIN DESCRIBED PREMISES; THENCE TURNING AND RUNNING S 39°48'34" E A DISTANCE OF 375.74 FEET TO THE POINT OF BEGINNING.

THE PARCEL DESCRIBED BELOW IS THE SAME PARCEL AS DESCRIBED IN SCHEDULE A - EXHIBIT A OF THE COMMITMENT FOR TITLE INSURANCE NO. 2018-564 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND DATED AUGUST 8, 2018)

LEGAL DESCRIPTION:

(PER SURVEY)

A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ANY BUILDINGS OR IMPROVEMENTS THEREON, SITUATED IN HUDSON, HILLSBOROUGH COUNTY, STATE OF NEW HAMPSHIRE AND BEING KNOWN AS LOT 11-2/ MAP 10 AS SHOWN ON A PLAN ENTITLED "LOT LINE RELOCATION - LOTS 11-2 & 11-3/ MAP 10, HAMPSHIRE DRIVE, HUDSON, N.H." PREPARED FOR NASH FAMILY INVESTMENT PROPERTIES, 40 TEMPLE STREET, NASHUA, N.H., SCALE 1"=40', DATED NOVEMBER 1982, MAYNARD & PAQUETTE CONSULTING ENGINEERS AND LAND SURVEYORS, 12 PROGRESS AVE., NASHUA, N.H. AND RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN #15352, DRAWER #70, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE SOUTHERLY CORNER OF THE WITHIN DESCRIBED PREMISES ON THE NORTH-WESTERLY SIDELINE OF HAMPSHIRE DRIVE AT LAND OF NH BUSINESS PROPERTIES LLC, THENCE BY SAID SIDELINE OF HAMPSHIRE DRIVE BY THE FOLLOWING TWO COURSES:

NORTH-EASTERLY BY A CURVE TO THE LEFT HAVING A RADIUS OF 675.00 FEET, A DELTA OF 12°25'06" AND AN ARC DISTANCE OF 146.30 FEET TO A STONE BOUND, THENCE

- N 31°11'22" E A DISTANCE OF 324.88 FEET TO AN IRON PIN AT LAND OF 22-24 HAMPSHIRE DRIVE, LLC, THENCE
- N 58°48'38" W A DISTANCE OF 350.00 FEET, ALONG SAID 22-24 HAMPSHIRE DRIVE, LLC LAND, TO AN IRON PIN AT LAND OF INNOVATIVE ASSOCIATES LLC, THENCE
- S 31°11'22" W A DISTANCE OF 259.73 FEET, ALONG SAID INNOVATIVE ASSOCIATES LLC LAND AND LAND OF 6 WENTWORTH DRIVE REALTY CORP., TO AN IRON PIN, THENCE
- S 44°39'07" W A DISTANCE OF 90.46 FEET, ALONG SAID 6 WENTWORTH DRIVE REALTY CORP. LAND, TO AN IRON PIN AT SAID NH BUSINESS PROPERTIES LLC LAND, THENCE
- S 39°48'34" E A DISTANCE OF 375.74 FEET, ALONG SAID NH BUSINESS PROPERTIES LLC LAND, TO THE POINT OF BEGINNING.

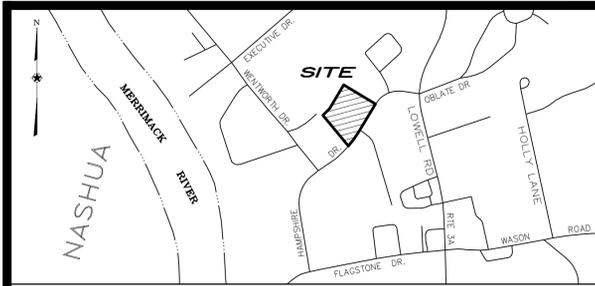
CONTAINING 3.340 ACRES (145,526 SF), MORE OR LESS.

PLAN REFERENCES:

- LOT LINE RELOCATION - LOTS 11-2 & 11-3/ MAP 10, HAMPSHIRE DRIVE, HUDSON, N.H., PREPARED FOR: NASH FAMILY INVESTMENT PROPERTIES, SCALE: 1" = 40', DATED: NOVEMBER, AND PREPARED BY: MAYNARD & PAQUETTE INC. RECORDED: HCRD - PLAN No. 15352.
- CONSOLIDATION & SUBDIVISION PLAN, LOWELL ROAD, HUDSON, N.H., PREPARED FOR: G.O. NASH & S.A. TAMPOSI, SCALE: 1" = 100', DATED: DEC. 1980 AND PREPARED BY: A. E. MAYNARD CIVIL ENGINEER. RECORDED: HCRD - PLAN No. 13870.

PLAN REFERENCES (CONTINUED):

- RESUBDIVISION & CONSOLIDATION PLAN, EXECUTIVE DRIVE & WENTWORTH DRIVE, HUDSON, N.H., PREPARED FOR: PROLMAN/STABLE, SCALE: 1" = 40', DATED: FEBRUARY 24, 1982 WITH REVISIONS THRU 05/18/83 AND PREPARED BY: THOMAS F. MORAN INC. RECORDED: HCRD - PLAN No. 15646.
- AMENDED SITE PLAN, 22 HAMPSHIRE DRIVE, HUDSON, NEW HAMPSHIRE, PREPARED FOR: 22-24 HAMPSHIRE DRIVE, LLC, SCALE: 1" = 40', DATED: JANUARY 11, 2016 WITH REVISIONS THRU 02/16/16 AND PREPARED BY: MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC. RECORDED: HCRD - PLAN No. 38838.
- SUBDIVISION PLAN, LOWELL ROAD, HUDSON, N.H., PREPARED FOR: JOHN HARDY, SCALE: 1" = 100', DATED: OCT. 1979 AND PREPARED BY: A. E. MAYNARD CIVIL ENGINEER. RECORDED: HCRD - PLAN No. 12707.
- PLAN OF LAND, ASSOCIATION OF FRANCO-AMERICAN OBLATE FATHERS FOR MISSIONS, HUDSON, N.H., SCALE: 1" = 100', DATED: JULY 15, 1974 AND PREPARED BY: THOMAS F. MORAN INC. RECORDED: HCRD - PLAN No. 8188.
- SITE PLAN - LOT 11-2/ MAP 10, HAMPSHIRE DRIVE, SAGAMORE PARK, HUDSON, N.H., PREPARED FOR: NASH FAMILY INVESTMENT PROPERTIES, SCALE: 1" = 20', DATED: FEBRUARY 1983, AND PREPARED BY: MAYNARD & PAQUETTE INC. RECORDED: HCRD - PLAN No. 15483.



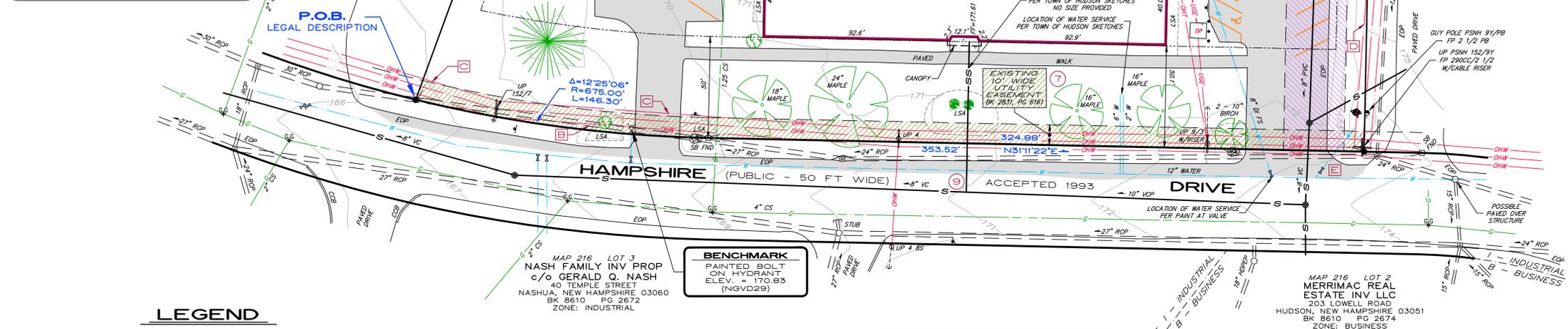
SURVEY NOTES:

- SITE AREA: LOT 5 3.340 ACRES
- PRESENT ZONING: I; INDUSTRIAL SAGAMORE INDUSTRIAL PARK (PER CURRENT TOWN OF HUDSON TOWN CODE: SECTION 334 - ZONING AND CURRENT ZONING MAP DATED 11/25/2013)
- MINIMUM LOT REQUIREMENTS: INDUSTRIAL
 - LOT AREA 30,000 SF
 - LOT FRONTAGE 150 FT
- MINIMUM BUILDING SETBACKS REQUIREMENTS:
 - FRONT YARD 50 FT
 - SIDE YARD 15 FT
 - REAR YARD 15 FT
- LOT NUMBERS REFER TO THE TOWN OF HUDSON ASSESSORS MAPS 215 & 216.
- THE LOT IS SERVICED BY MUNICIPAL SEWER AND WATER, NATURAL GAS, AND UNDERGROUND POWER AND OVERHEAD COMMUNICATIONS.
- THE SITE IS LOCATED WITHIN A FLOOD DESIGNATION AREA OF ZONE X AS DETERMINED FROM THE TOWN OF HUDSON, NH, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 3301100560, DATED: SEPTEMBER 25, 2009.
- SURVEY CONTROL:
 - HORIZONTAL PROJECTION (BEARING SYSTEM); MAGNETIC BEARINGS FROM PLAN REFERENCE NO. 1.
 - VERTICAL DATUM: NGVD29; SCALE FACTOR APPLIED: 1.000000
 - UNITS: US SURVEY FEET
- * VERTICAL DATUM WAS VERIFIED USING GPS (KEYNET NETWORK) BY TAKING OBSERVATIONS ON SITE AND ON NGS (FORMERLY USGS) DISK D-26; LOCATED ON THE NORTHERLY SIDE OF RTE 101A APPROXIMATELY 4.5 MILES WEST OF THE NASHUA LIBRARY.
- THE SUBJECT PARCEL WAS INSPECTED BY A CERTIFIED WETLAND SCIENTIST (ROBERT PROKOP, C.W.S.#063) ON SEPTEMBER 2, 2018 AND IT WAS DETERMINED THAT, AT THE DATE OF THE INSPECTION, THERE ARE NO WETLANDS OR ASSOCIATED BUFFERS AFFECTING THIS PROPERTY.
- THE RECORD DISTANCE OF 90.16' WAS A SCRIVENER'S ERROR ON HCRD PLAN #15352. THE CORRECT DISTANCE OF 90.46' WAS CORRECTLY LABELLED ON THE ORIGINAL SUBDIVISION PLAN HCRD PLAN #13870.
- THERE ARE CURRENTLY SIXTY ONE (61) STANDARD PARKING SPACES AND TWO (2) HANDICAPPED SPACES.
- PRESENT OWNER OF RECORD:
 - MAP 216, LOT 5
 - ACORN LEASING COMPANY, INC.
 - P.O. BOX 28
 - DRACUT, MA 01826
 - BK 5109, PG 1903

SCHEDULE B EXCEPTIONS:

- (PER SCHEDULE B - PART II OF THE COMMITMENT FOR TITLE INSURANCE NO. 2018-564 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND DATED AUGUST 8, 2018)
- AN EASEMENT TO NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY AND PUBLIC SERVICE OF NEW HAMPSHIRE, DATED MARCH 25, 1981 AND RECORDED MARCH 30, 1981 IN BOOK 2831, PAGE 181 OF THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. (PLOTTED HEREON)
 - A SEWER UTILITY EASEMENT IN FAVOR OF THE TOWN OF HUDSON, DATED MAY 25, 1989 AND RECORDED MAY 31, 1989 IN BOOK 5108, PAGE 1898 OF THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. (PLOTTED HEREON)
 - A SEWER EASEMENT AS SET FORTH IN A DEED FROM THE NASH FAMILY INVESTMENT PROPERTIES TO ACORN LEASING CO., INC. DATED MAY 26, 1989 AND RECORDED ON MAY 31, 1989 IN BOOK 5108, PAGE 1903 OF THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. (NOT PLOTTED HEREON, AS IT APPEARS THE SUBJECT PROPERTY IS CURRENTLY TIED DIRECTLY TO THE MUNICIPAL SEWER SYSTEM IN HAMPSHIRE DRIVE, THUS TERMINATING THIS EASEMENT)
 - ALL EASEMENTS, NOTES, EXCEPTIONS, RIGHTS OF WAY AND ANY OTHER FACTS AS SHOWN ON PLAN #15352 OF THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. (DETAILS ARE INCORPORATED HEREON, IF PLOTTABLE)

ZONING NOTE
THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HAYNER/SWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.



LEGEND

	EXISTING GROUND CONTOUR		IRON PIN - SET 9/6/2018
	EXISTING SPOT ELEVATION		IRON PIPE
	STORM DRAIN & CATCH BASIN		STONE BOUND
	STORM DRAIN & MANHOLE		SIGN
	SANITARY SEWER & MANHOLE		STUMP
	WATER MAIN & HYDRANT		CONIFEROUS TREE
	WATER MAIN & GATE VALVE		SHRUB
	GAS LINE & GATE VALVE		TREE LINE
	UTILITY POLE WITH GUY SUPPORT		STREET LIGHT
	OVERHEAD ELECTRIC & TELEPHONE		BOULDER
	UNDERGROUND ELECTRIC		POSSIBLE ENCROACHMENT IDENTIFIER
	CONCRETE		POSSIBLE ENCROACHMENT IDENTIFIER

- POSSIBLE ENCROACHMENTS:**
- A** NO RECORD EASEMENTS FOUND FOR DRAINAGE FLOW FROM ABUTTING LOT 6 ONTO SUBJECT PARCEL OR FROM SUBJECT PARCEL ONTO ABUTTING LOT 4. PLEASE NOTE CERTAIN ENDS OF CULVERTS COULD NOT BE LOCATED AS PART OF THIS SURVEY. FURTHER EXCAVATION AND INVESTIGATION NEEDED TO CONFIRM ACTUAL LOCATIONS AND FLOW PATHS.
 - B** NO EASEMENT FOUND FOR 27" RCP DRAINAGE CULVERT THAT MAY CROSS THE FRONTAGE OF THE SUBJECT PROPERTY. FURTHER INVESTIGATION OF THE UNDERGROUND PORTION OF THIS CULVERT NEEDED TO CONFIRM ACTUAL LOCATION OR EXTENT OF ENCROACHMENT.
 - C** OVERHEAD ELECTRIC WIRES ALONG FRONTAGE EXTEND BEYOND THE EXISTING 10' WIDE UTILITY EASEMENT.
 - D** NO EASEMENT FOUND FOR OVERHEAD WIRES RUNNING FROM UTILITY POLE PSNH #1529Y TO UTILITY POLE PSNH #1529Y-1. REFERENCE SHOULD BE MADE TO THE EASEMENT DESCRIBED IN BK 8521, PG 1255 OVER ABUTTING LOT 6. THE GRANTOR IN SAID EASEMENT WAS NOT THE OWNER OF THE SUBJECT PROPERTY AT THE TIME OF THE GRANTING OF THE EASEMENT.
 - E** NO EASEMENT FOUND FOR A POSSIBLE WATERLINE CROSSING THE NORTHEAST CORNER OF THE SUBJECT PROPERTY, APPARENTLY SERVICING ABUTTING LOT 6.

UTILITY NOTE
OBSERVED EVIDENCE OF UTILITIES HAS BEEN SHOWN PURSUANT TO SECTION 5 PARAGRAPH E (IV) OF THE ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS IS COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DETERMINED. IN NEW HAMPSHIRE, BIT (DISKS) WILL NOT MARK UNDERGROUND UTILITIES FOR PLANNING PURPOSES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED.

UTILITY RESEARCH SOURCES:
SEWER/WATER/DRAINAGE: PER SKETCHES AND GIS DATA PROVIDED BY THE TOWN OF HUDSON.
NATURAL GAS: PER PLANS PROVIDED BY LIBERTY UTILITIES.

CERTIFICATION
TO: NEW ENGLAND PERFORMANCE CARS, LLC, VW CREDIT, INC., FIRST AMERICAN TITLE INSURANCE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6(a) & (b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 16, 18 AND 19 OF TABLE A THEREOF. THIS SURVEY AND FIELDWORK WAS COMPLETED ON SEPTEMBER 6, 2018.

DATE: DENNIS C. POLLOCK, LLS

ALTA / NSPS LAND TITLE SURVEY (MAP 216, LOT 5)
18 HAMPSHIRE DRIVE
HUDSON, NEW HAMPSHIRE
PREPARED FOR:
NEW ENGLAND PERFORMANCE CARS, LLC
c/o RS LYON PROPERTIES GROUP
14 MANCHESTER SQUARE, SUITE 245 PORTSMOUTH, NH 03801

RECORD OWNER:
ACORN LEASING COMPANY INC.
P.O. BOX 28 DRACUT, MASSACHUSETTS 01826

SCALE: 1"=30 Feet
1"=9.144 Meters

6 SEPTEMBER 2018

HSI Hayner/Swanson, Inc.
Civil Engineers/Land Surveyors
3 Congress Street
Nashua, NH 03062
(603) 883-2057
www.haynerswanson.com

131 Middlesex Turnpike
Burlington, MA 01803
(781) 203-1501

FIELD BOOK: 1235 | DRAWING NAME: 5585-F031 | 5585 | 1 OF 1
DRAWING LOCATION: Q:\5585\DWG\ALTA