

**LOWELL/CENTRAL STREET LOT LINE**  
**RELOCATION**  
**SUBDIVISION APPLICATION SB #07-20**  
**STAFF REPORT**

**SITE:** 73 Central Street, Map 182 Lot 218

**ZONING:** Business (B)

**PURPOSE OF PLANS:** to adjust the lot line on the corner of Central Street and Lowell Road.

**PLANS UNDER REVIEW:** Lot Line Adjustment Plan lands of State of New Hampshire; prepared by: Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: State of New Hampshire, PO Box 483, 7 Hazen Drive, Concord, NH, 03302; consisting of 1 sheet and notes 1-11 on Sheet 1, dated August 10, 2020.

**ATTACHMENTS:**

- A. Chronological Sketch

**APPLICATION TRACKING:**

- March 3, 2020 – Application received.
- August 11, 2020 – Revised site plan received.
- August 19, 2020 – Public hearing scheduled.

**COMMENTS & RECOMMENDATIONS:**

The subject parcels are located at the intersection of Lowell Road and Central Street. In 1880, the two parcels included an “old cut-over” roadway that ran parallel with Central Street. Then in 1920, a railroad ROW was then established upon the old cut-over location. A realignment of Central Street in the last 1940s further altered the area layout and left a less than ideal lot configuration. The applicant was asked to provide a chronological sketch to illustrate the various changes, see **Attachment A**.

Lot 218 currently hosts Hammond Park, a memorial dedicated to Firefighters, named after Mr. Leon Hammond. The site allows for pedestrian access only and is mainly comprised of the memorial, a sign, landscaping, and grassy areas. This application proposes to adjust the lot line to encompass the memorial and to be deeded to the Town.

Previously, there had been discussions of relocating the memorial in the event this corner was developed. In discussion with the Board of Selectmen, the Town Planner suggested that the memorial provides a civic presence to this highly visible corner, which, in his opinion benefits pride within our community and would prefer it be preserved in its current location. With the

Board in agreement, the Town Planner then asked the applicant to also provide a restrictive easement on Lot 218-1 that surrounds the memorial lot to further preserve the integrity of Hammond Park.

Additionally, it is recommended that a view easement be requested on the foreground of Hammond Park. Such an easement from DOT would protect the memorial from obstructions like signage and equipment.

When DOT decides to dispose of land, they are required to give the Town the first right of refusal. However, the application indicates that DOT intends to sell these lands to the owner of Lots 217 & 219.

If approved, this application has the following effects:

1. Preservation of Hammond Park
2. Facilitates the development of Lots 217 and 219 which are under common ownership. NH DOT has indicated their intention to sell the “remnant” pieces to the owner of 217 & 219, which provides frontage on Central Street as well as additional lot area.

#### DEPARTMENT REVIEW

The **Zoning Administrator** reviewed the application and had concerns about the lots (218-1 and 218-2) which do not show up within Town records, files, or GIS mapping. It is also unclear as to whether or not lot 218-2 is being reduced in size or not- the lot area table should include this information. In addition, the administrator states “my underlying concern is existing non-conforming lots being ‘lot line adjusted’ with [the] resultant of more (qty) or increased non-conforming lot with reduced area”.

The **Chief Assessor** reviewed the application and also stated a concern that assessing records and tax maps to not indicate the existence of lots 218-1 or 218-2. Additional detail would be needed so that future tax maps can be accurately reflected. Additionally, assessing records indicate that lot 218 as being owned by the Town of Hudson, not the State of New Hampshire.

This has been reviewed by Town Counsel and it is acknowledged that the Town simply did not have record of these various ROW remnants.

#### **DRAFT MOTIONS**

##### **ACCEPT the lot line relocation application:**

I move to accept the lot line relocation application 73 Central Street, Map 182 Lots 218 & 218-1.

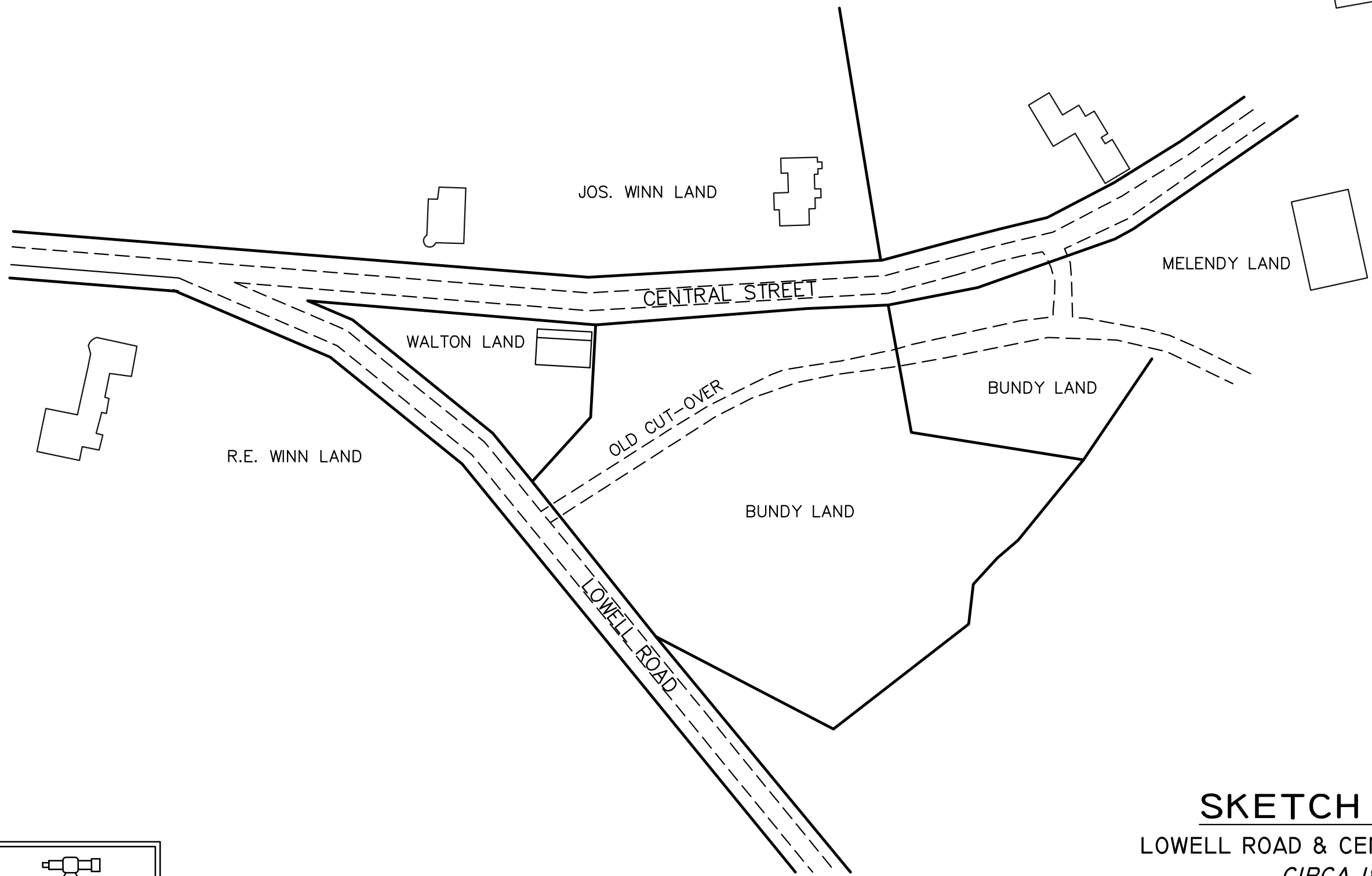
Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_

**APPROVE the lot line relocation application:**

I move to approve the Lot Line Adjustment Plan: Lands of State of New Hampshire; prepared by: Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: State of New Hampshire, PO Box 483, 7 Hazen Drive, Concord, NH, 03302; consisting of 1 sheet and notes 1-11 on Sheet 1, dated August 10, 2020; subject to, and revised per, the following stipulations:

1. The Notice of Decision and plan shall be recorded at the HCRD.
2. A favorable review of the restrictive easement by Town Counsel.

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

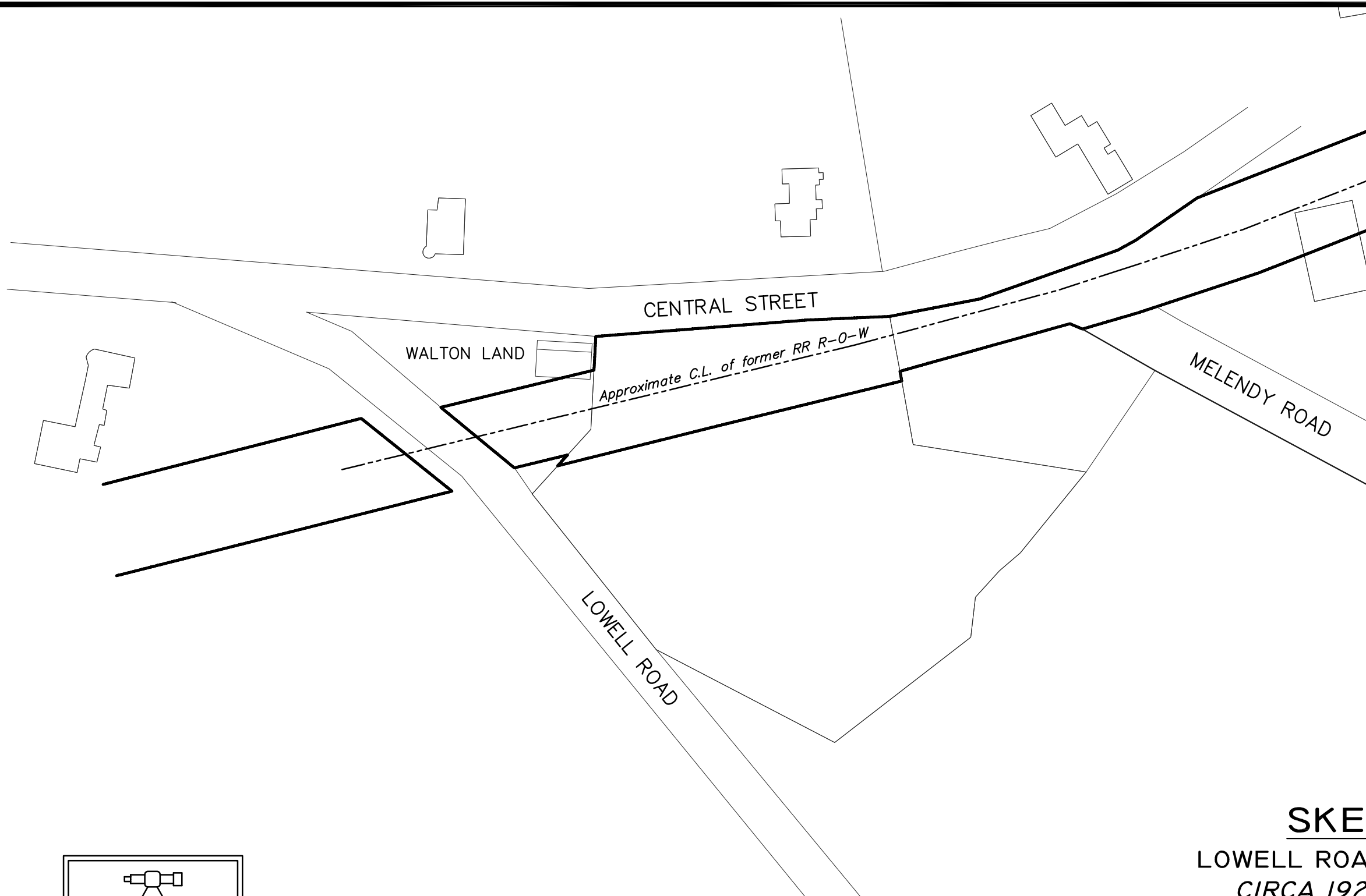


### SKETCH PLAN

LOWELL ROAD & CENTRAL STREET  
CIRCA 1880  
HUDSON, NEW HAMPSHIRE


STATE OF NEW HAMPSHIRE  
LAND SURVEYOR  
No. 714  
MICHAEL R. DAHLBERG  
SIGNATURE

**KMA** KEACH-NORDSTROM ASSOCIATES, INC.  
Civil Engineering Land Surveying Landscape Architect  
10 Commerce Park North, Suite 3B, Bedford, NH 03110  
Phone (603) 627-2881

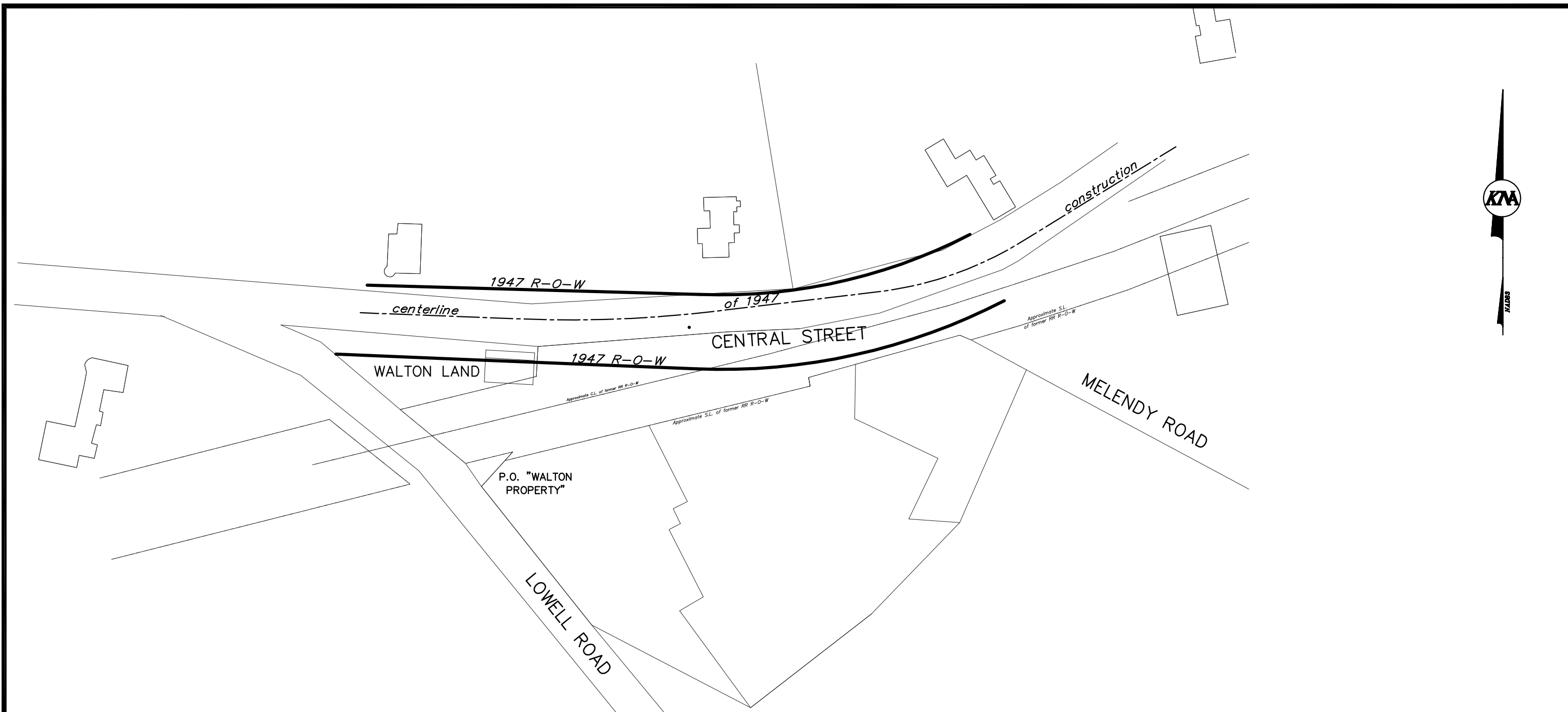


**SKETCH PLAN**  
 LOWELL ROAD & CENTRAL STREET  
 CIRCA 1920 - RAILROAD LAND  
 HUDSON, NEW HAMPSHIRE

STATE OF NEW HAMPSHIRE  
 LICENSED LAND SURVEYOR  
 No. 714  
 MICHAEL R. DAHLBERG  
 SIGNATURE



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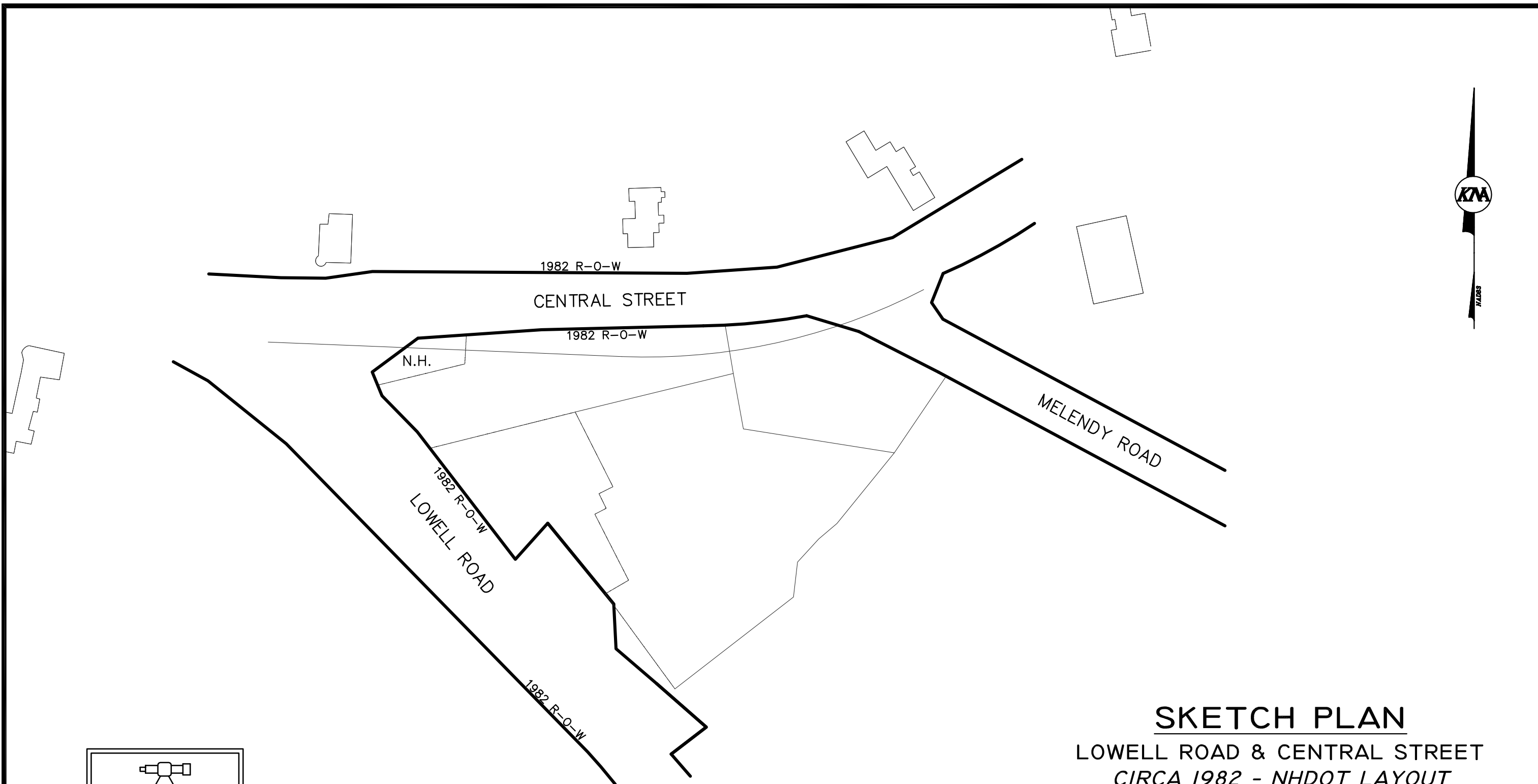


**SKETCH PLAN**  
 LOWELL ROAD & CENTRAL STREET  
 CIRCA 1947 - NHDOT LAYOUT  
 HUDSON, NEW HAMPSHIRE

STATE OF NEW HAMPSHIRE  
 LICENSED LAND SURVEYOR  
 No. 714  
 MICHAEL R. DAHLBERG  
 SIGNATURE

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**SKETCH PLAN**  
 LOWELL ROAD & CENTRAL STREET  
 CIRCA 1982 - NHDOT LAYOUT  
 HUDSON, NEW HAMPSHIRE

STATE OF NEW HAMPSHIRE  
 LICENSED LAND SURVEYOR  
 No. 714  
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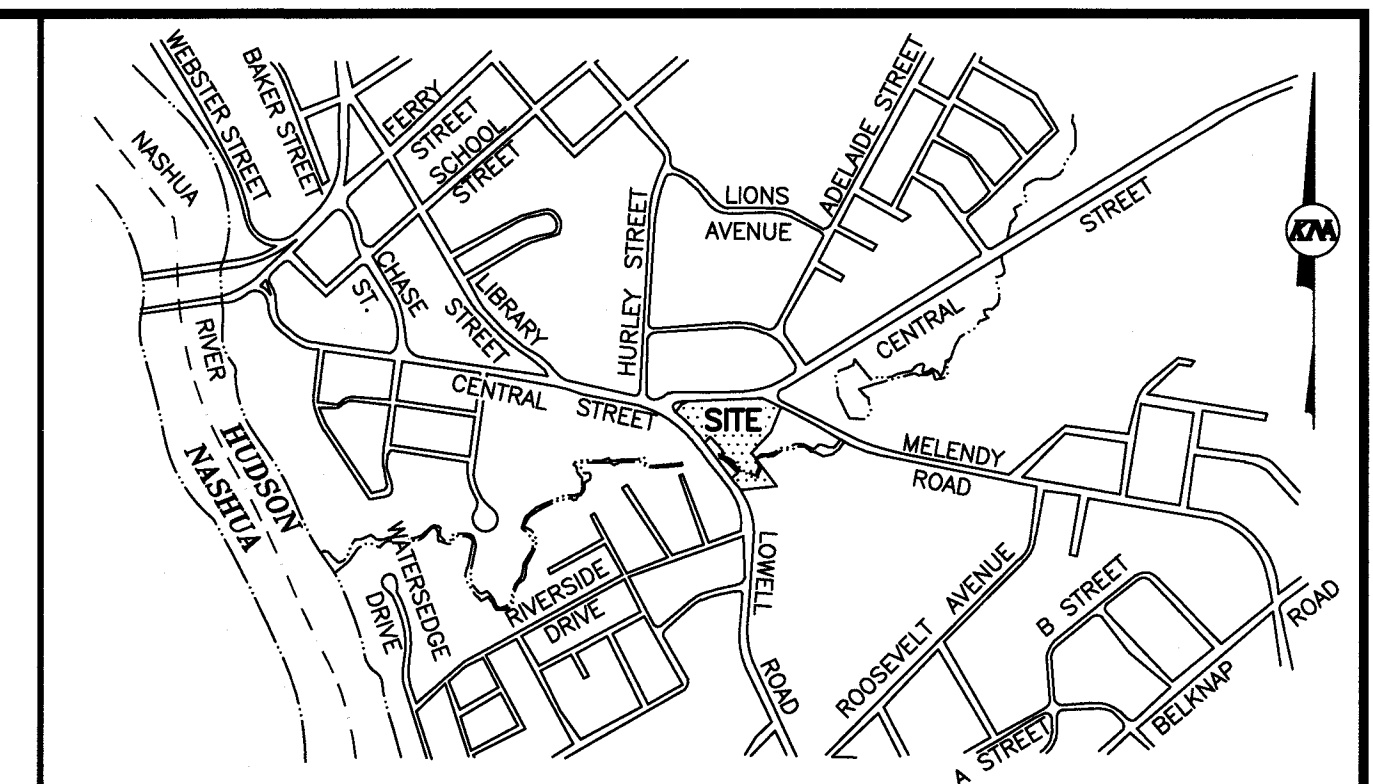
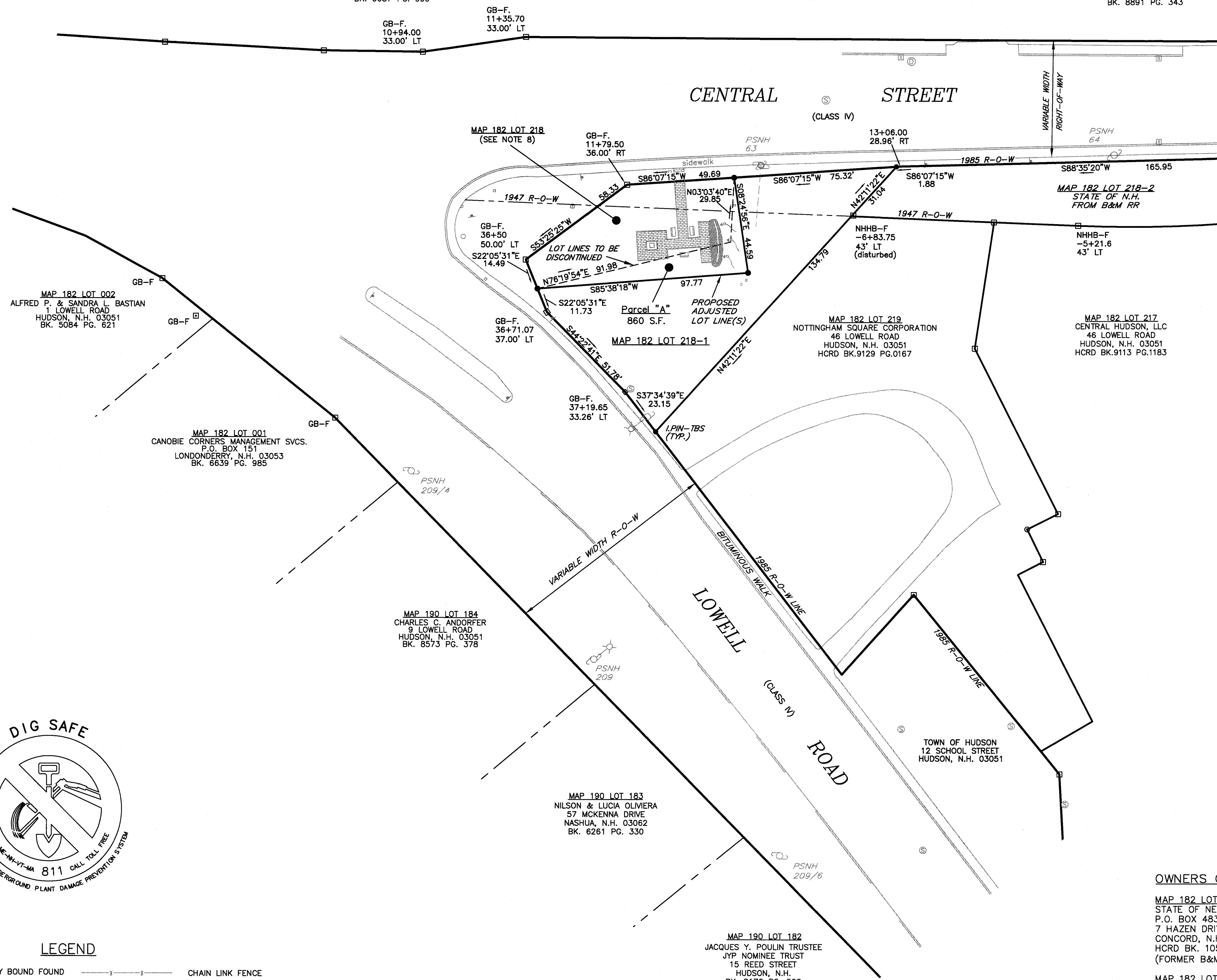
MAP 182 LOT 208  
YVETTE N. DUBE  
ANGELA M. LEVESQUE  
70 CENTRAL STREET  
HUDSON, N.H. 03051  
BK. 6602 PG. 1598

MAP 182 LOT 209  
JACOB J. MARYNICZ  
ANGELA M. LEVESQUE  
72 CENTRAL STREET  
HUDSON, N.H. 03051  
BK. 9087 PG. 999

MAP 182 LOT 210  
KIRK C. STEPANIAN  
74 CENTRAL STREET  
HUDSON, N.H. 03051  
BK. 7148 PG. 2559

MAP 182 LOT 211  
CHRISTOPHER F. & JILLIAN M. FLEMINGS  
76 CENTRAL STREET  
HUDSON, N.H. 03051  
BK. 8661 PG. 577

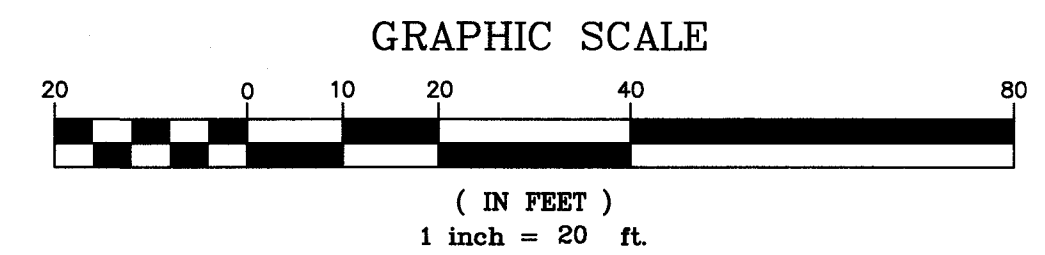
MAP 182 LOT 212  
RHONY D. CARDENAS AGUDELO  
78 CENTRAL STREET APT. 3  
HUDSON, N.H. 03051  
BK. 8891 PG. 343



VICINITY PLAN  
SCALE: 1"=1,000±

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO ADJUST THE LOT LINE BETWEEN ASSESSORS MAP 182 LOTS 218 & 218-1 ON CENTRAL STREET & LOWELL ROAD IN HUDSON, NEW HAMPSHIRE AND NO OTHER PURPOSE.
  - PARCEL "A" SHALL BE CONSOLIDATED WITH MAP 182 LOT 218 AND SHALL NOT BE CONSIDERED A SEPARATE LOT.
  - BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY THIS OFFICE DURING JUNE THROUGH OCTOBER OF 2018.
  - HORIZONTAL DATUM IS NAD83, VERTICAL DATUM IS NAVD88 FROM GPS SURVEY METHODS POST PROCESSED THROUGH NOAA-OPUS.
  - EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (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 A PORTION OF THE SUBJECT PARCEL IS LOCATED IN A ZONE A, AREA OF 1% ANNUAL CHANCE OF FLOOD WITH NO BASE FLOOD ELEVATION DETERMINED.
  - 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.
  - EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.
  - THE TOWN OF HUDSON, NEW HAMPSHIRE PARTICIPATED IN THE PURCHASE OF THE "WALTON PROPERTY" IN ITS ENTIRETY PER LETTER DATED JANUARY 27, 1947 FROM W.J. PHILLIPS, PRINCIPAL ACCOUNTANT FOR THE STATE HIGHWAY DEPARTMENT. THREE HUNDRED DOLLARS WAS THE PRICE AGREED TO BY THE SELECTION OF HUDSON WITH THE STATE OF N.H., THE STATE OF N.H. THEN PAID THE WALTON ESTATE (MINUS BACK TAXES) A CHECK TOTALING \$224.64. A DEED WAS TRANSFERRED TO THE STATE OF N.H. IN BOOK 1111 PAGE 207. A DEED WAS TRANSFERRED TO THE TOWN OF HUDSON HAS NOT BEEN FOUND ON RECORD.
  - PER REFERENCE PLAN #1 THE 1947 ALIGNMENT WAS STAKED-OUT AND CONSTRUCTED ALONG THE CENTERLINE INDICATED. CONFIRMATION WAS MADE PER NHDOT SURVEY FIELD BOOK #3025, PAGES 61-68, DATED 4-23-47 THROUGH 9-10-47.
  - THE RESEARCH CONTACT AT THE BUREAU OF RIGHT-OF-WAY IS RESPONSIBLE FOR ASSISTING KNA IS MR. GREGORY SMITH.
  - A RESTRICTIVE EASEMENT ON MAP 182 LOT 218-1 WILL BE GRANTED FOR THE BENEFIT OF THE TOWN OF HUDSON. FOR MORE INFORMATION, REFER TO RESTRICTIVE EASEMENT PLAN, LANDS OF STATE OF NEW HAMPSHIRE, PREPARED BY KEACH-NORDSTROM ASSOCIATES, INC. DATED AUGUST 10, 2020.

- REFERENCE PLANS**
- SURPLUS LAND DISPOSAL PLAN - LAND OF N.H. DEPARTMENT OF TRANSPORTATION ADJACENT TO MAP 182 LOTS 216, 217 & 219. CENTRAL STREET & MELENDY ROAD, HUDSON, N.H. DATED: JANUARY 14, 2019. SCALE: 1"=30'. PREPARED BY THIS OFFICE. NOT YET RECORDED.
  - N.H. STATE HIGHWAY DEPARTMENT PLAN OF IMPROVEMENT CENTRAL STREET, HUDSON, N.H. SCALE: 1"=50', DATED: SEPTEMBER 1947. NHDOT PLAN #31229 ON FILE AT BUREAU OF RIGHT OF WAY.
  - PROPERTY ACQUIRED BY STATE OF NEW HAMPSHIRE FROM JUNE A. FULLER. HUDSON, N.H. HILLSBOROUGH COUNTY. DATED OCTOBER 1985. PROJECT: HUDSON C-2432-B. HCRD PLAN #18549.
  - PLAN OF HUDSON WATER CO. GLADYS K. & HAROLD F. HOLT, H.W. CANFIELD AND WILLIAM E. & JUNE K. FULLER. FOR AN AGREEMENT OF BOUNDARY LINES, HUDSON, N.H. SCALE: 1"=40'. DATED: MAY 1949, REVISED: NOVEMBER 1949. PREPARED BY: NED SPAULDING, C.E. HCRD PLAN #192.
  - DIVISION OF PROPERTY FOR A.J. ANNIS, HUDSON, N.H. SCALE: 1"=50'. DATED: NOV. 7, 1925. PREPARED BY: H.J. TUPPER. HCRD PLAN #545.
  - RIGHT-OF-WAY & TRACK MAP BOSTON & MAINE RAILROAD STATION 2444+80 TO 2497+60. SCALE: 1"=100'. DATED: JUNE 30, 1914. PREPARED BY: OFFICE OF THE EVALUATION ENGINEER. PLAN 6VNH/48.
  - STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, R.O.W. PLANS OF PROPOSED FEDERAL AID URBAN SYSTEM PROJECT M-5229(0003) & M-5229(005), NH PROJECT NO. C-2432-B & D, CENTRAL STREET, HUDSON, N.H. ON FILE AT NHDOT-RECORDS DIVISION AND HCRD PLAN #17222.



**LEGEND**

- |             |                          |           |                       |
|-------------|--------------------------|-----------|-----------------------|
| ▣ NHHB-F    | N.H. HIGHWAY BOUND FOUND | — — — — — | CHAIN LINK FENCE      |
| ▣ FSB-F     | FIELD STONE BOUND FOUND  | — — — — — | OVERHEAD UTILITIES    |
| ▣ GB-F      | GRANITE BOUND FOUND      | — — — — — | GAS LINE              |
| ● I.PIN-TBS | IRON PIN TO BE SET       | — — — — — | WATER LINE            |
| ● DH-F      | DRILL HOLE FOUND         | — — — — — | SEWER LINE            |
| ● IPP-F     | IRON PIPE FOUND          | — — — — — | DRAINAGE LINE         |
| ▣ GB-TBS    | GRANITE BOUND TO BE SET  | — — — — — | ABUTTER LINE          |
| ⊕           | UTILITY POLE             | — — — — — | EDGE OF PAVEMENT      |
| ⊕           | SIGN                     | — — — — — | VERTICAL GRANITE CURB |
| ⊕           | GAS VALVE                | — — — — — | PROPERTY LINE         |
| ⊕           | WATER VALVE              | — — — — — | STONEWALL             |
| ⊕           | HYDRANT                  | — — — — — | BUILDING SETBACK      |
| ⊕           | WATER SHUT OFF           | — — — — — | EASEMENT              |
| ⊕           | SEWER MANHOLE            | — — — — — | 100 YEAR FLOOD        |
| ⊕           | DRAINAGE MANHOLE         | — — — — — | WETLAND               |
| ⊕           | CATCH BASIN              | — — — — — |                       |
| ⊕           | O.T.L.                   | — — — — — |                       |
|             | ORIGINAL TRACT LINE      | — — — — — |                       |

**UTILITY NOTE**

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

**LOT AREA TABLE**

PRE-LLA	LOT 218	LOT 218-1
	2,849 S.F.	7,521 S.F.
	0.065 AC.	0.172 AC.
POST-LLA	LOT 218	LOT 218-1
	3,709 S.F.	6,661 S.F.
	0.085 AC.	0.152 AC.

**OWNERS OF RECORD**

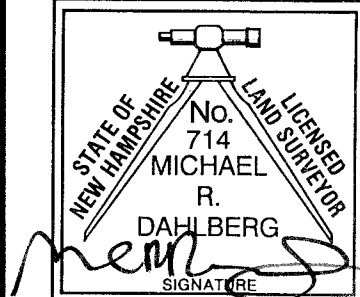
MAP 182 LOT 218-1  
STATE OF NEW HAMPSHIRE  
P.O. BOX 483  
7 HAZEN DRIVE  
CONCORD, N.H. 03302-0483  
HCRD BK. 1059 PG. 211, TR.1  
(FORMER B&M RR R-O-W)

MAP 182 LOT 218  
STATE OF NEW HAMPSHIRE  
P.O. BOX 483  
7 HAZEN DRIVE  
CONCORD, N.H. 03302-0483  
HCRD BK. 1111 PG. 207

**SURVEYOR CERTIFICATION:**

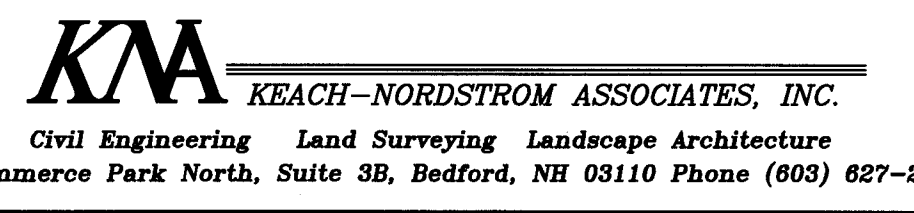
I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING JULY AND AUGUST OF 2018. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF NOT LESS ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000).

*Michael R. Dahlberg*  
MICHAEL R. DAHLBERG  
LICENSED LAND SURVEYOR DATE



**LOT LINE ADJUSTMENT PLAN**

lands of  
**STATE OF NEW HAMPSHIRE**  
MAP 182 LOTS 218 & 218-1  
CENTRAL STREET & LOWELL ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY



REVISONS			
No.	DATE	DESCRIPTION	BY
1	07/21/2020	ADD RESTRICTIVE EASEMENT	PDC

DATE: JANUARY 14, 2020 SCALE: 1" = 30'  
PROJECT NO: 18-0612-3 SHEET 1 OF 1



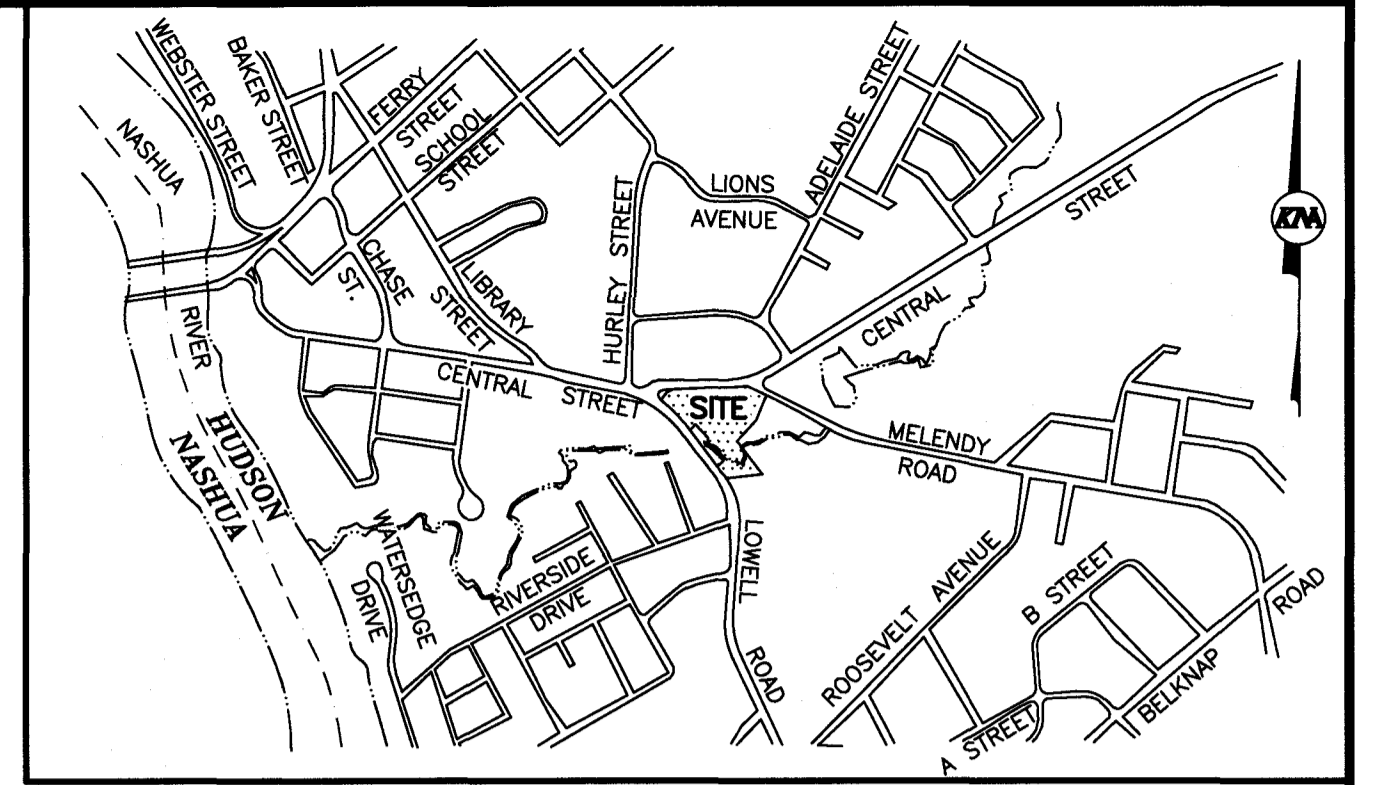
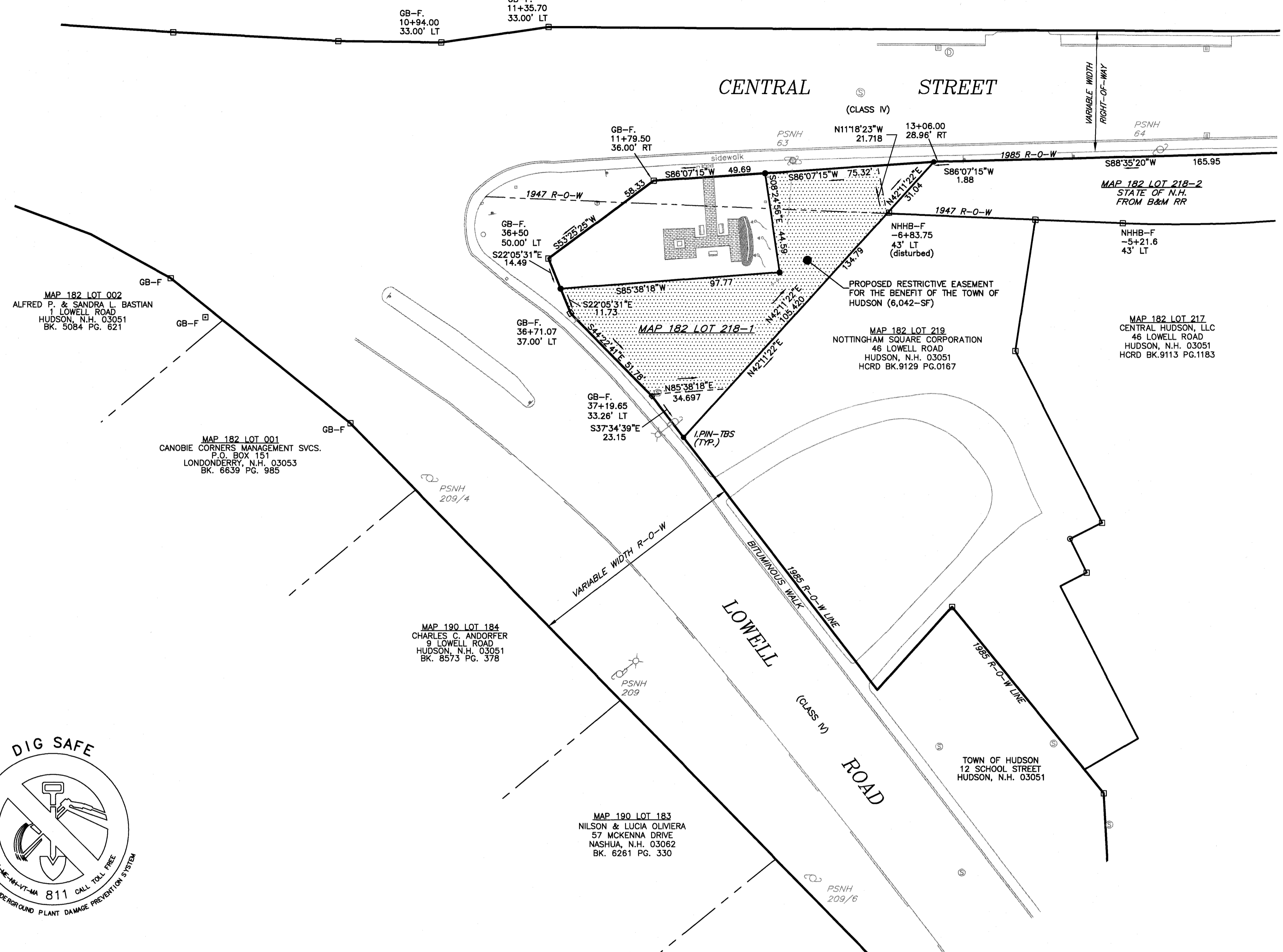
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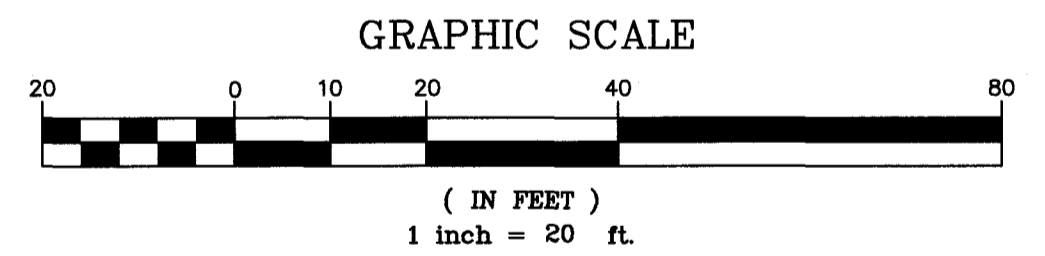
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HUDSON, N.H. 03051  
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MAP 182 LOT 212  
RHONY D. CARDENAS AGUDELO  
78 CENTRAL STREET APT. 3  
HUDSON, N.H. 03051  
BK. 8891 PG. 343



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  - PLAN OF HUDSON WATER CO, GLADYS K. & HAROLD F. HOLT, H.W. GANFIELD AND WILLIAM E. & JUNE K. FULLER. FOR AN AGREEMENT OF BOUNDARY LINES, HUDSON, N.H. SCALE: 1"=40'. DATED: MAY 1949, REVISED: NOVEMBER 1949. PREPARED BY: NED SPAULDING, C.E. HCRD PLAN #192.
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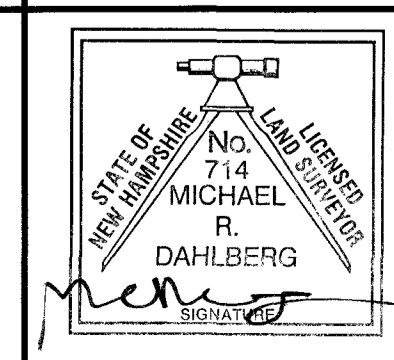


**LEGEND**

- |             |                          |           |                       |
|-------------|--------------------------|-----------|-----------------------|
| ■ NHHB-F    | N.H. HIGHWAY BOUND FOUND | — — — — — | CHAIN LINK FENCE      |
| ■ FSB-F     | FIELD STONE BOUND FOUND  | — — — — — | OVERHEAD UTILITIES    |
| ■ GB-F      | GRANITE BOUND FOUND      | — — — — — | GAS LINE              |
| ● I.PIN-TBS | IRON PIN TO BE SET       | — — — — — | WATER LINE            |
| ⊙ DH-F      | DRILL HOLE FOUND         | — — — — — | SEWER LINE            |
| ⊙ IPP-F     | IRON PIPE FOUND          | — — — — — | DRAINAGE LINE         |
| ■ GB±TBS    | GRANITE BOUND TO BE SET  | — — — — — | ABUTTER LINE          |
| — — — — —   | UTILITY POLE             | — — — — — | EDGE OF PAVEMENT      |
| — — — — —   | SIGN                     | — — — — — | VERTICAL GRANITE CURB |
| — — — — —   | GAS VALVE                | — — — — — | PROPERTY LINE         |
| — — — — —   | WATER VALVE              | — — — — — | STONEWALL             |
| — — — — —   | HYDRANT                  | — — — — — | BUILDING SETBACK      |
| — — — — —   | WATER SHUT OFF           | — — — — — | EASEMENT              |
| — — — — —   | SEWER MANHOLE            | — — — — — | 100 YEAR FLOOD        |
| — — — — —   | DRAINAGE MANHOLE         | — — — — — | WETLAND               |
| — — — — —   | CATCH BASIN              | — — — — — |                       |
| — — — — —   | ORIGINAL TRACT LINE      | — — — — — |                       |

**SURVEYOR CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING JULY AND AUGUST OF 2018. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF NOT LESS ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000).

*Michael R. Dahlberg* 8-10-2020  
LICENSED LAND SURVEYOR DATE



REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: AUGUST 10, 2020 SCALE: 1" = 30'  
PROJECT NO: 18-0612-3 SHEET 1 OF 1