

# **JMD INDUSTRIES**

SP# 07-21

## **STAFF REPORT**

June 22, 2022

**SITE:** 1 Park Avenue; Map 161 Lot 036-000

**ZONING:** Industrial (I)

**PURPOSE OF PLAN:** To construct additional 3,200 S.F. parking area with 10 parking spaces.

### **PLANS UNDER REVIEW:**

Site Plan, Map 161 / Lot 36, JMD Industries, One Park Avenue, Hudson, New Hampshire; prepared by Maynard & Paquette Engineering Associates, LLC, 31 Quincy Street, Nashua, N.H. 03060; prepared for One Park Avenue, LLC, One Park Avenue, Hudson, New Hampshire 03051; consisting of 3 sheets with Notes 1-17 on Sheet 1; dated May 13, 2022.

### **ATTACHMENTS:**

- A. Department Comments

### **APPLICATION TRACKING:**

- May 23, 2022 – Application received.
- June 22, 2022 – Public hearing scheduled.

### **COMMENTS & RECOMMENDATIONS:**

#### **BACKGROUND**

The existing site is an industrial building with a parking lot with driveway access off Park Avenue and a drainage area along Central Street. There is a stream running along the northerly lot line. The areas along the stream and the westerly lot line are wooded.

The Applicant is proposing to expand the existing parking area toward Industrial Drive with 10 additional parking spaces to accommodate the parking need of the facility. The new parking area will have access through the existing driveway off Park Avenue.

#### **STAFF COMMENTS**

1. **Waiver Requests:** The proposed parking expansion will intrude the lot setback and, thus, the Applicant is requesting waivers for the following requirements:
  - a. § 276-11.1.B (22), to waive the 35' green space setback for the proposed parking

- b. § 276-11.1.B (25), to allow the proposed parking to be located within the side/rear setback. Note: the parking area is shown in the front setback therefore this waiver is not required.
2. **Frontages** – This corner lot has three frontages, on Route 111, Park Avenue, and Industrial Drive. The existing parking lot is partially within the frontage along Park Avenue.
3. **Green Area Distance [§ 276-11.1.B.(22)]**: Even though the Applicant has requested a waiver request on this requirement, the Applicant should show on plan the distance between proposed parking and lot line.
4. **Parking Space and Aisles Dimensions [§ 275-8.C.(4) & (5)]**: The existing space is shown to be typical 9' x 20' but no dimensions are shown for the proposed new spaces. The Applicant shall show on the plan that the proposed spaces, as well as the proposed aisle, are in compliance or request a waiver.
5. **Missing Required Plan Information (§ 276-11.1)**: The plan is missing the following required information:
  - a. Existing topography;
  - b. Proposed topography; and
  - c. Delineated Wetland (unlabeled —...— lines on the northern end of the lot)?

Spot grades are currently provided in lieu of contours and the Applicant has supplemented their submittal with a waiver request from the topography.

*DRAFT MOTIONS ON THE FOLLOWING PAGE*

**DRAFT MOTIONS**

**ACCEPT the site plan application:**

I move to accept the site plan application for JMD Industries, 1 Park Avenue; Map 161 Lot 036-000.

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

**CONTINUE the public hearing to a date certain:**

I move to continue the site plan application for JMD Industries, 1 Park Avenue; Map 161 Lot 036-000, to date certain, \_\_\_\_\_, 2022.

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

**DEFER the public hearing to a date certain:**

I move to defer the site plan application for JMD Industries, 1 Park Avenue; Map 161 Lot 036-000, to date certain, \_\_\_\_\_, 2022.

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

**To GRANT a waiver:**

I move to grant a waiver from § 276-11.1.B (22), to waive the 35’ green space setback for the proposed parking, based on the Board’s discussion, the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

**To GRANT a waiver:**

I move to grant a waiver from § 276-11.1.B (17) & (18), to waive the requirement for existing and proposed topography at 2-foot contours, based on the Board’s discussion, the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

**APPROVE the site plan application:**

I move to approve the site plan application for JMD Industries, 1 Park Avenue; Map 161 Lot 036-000, as depicted in:

Site Plan, Map 161 / Lot 36, JMD Industries, One Park Avenue, Hudson, New Hampshire; prepared by Maynard & Paquette Engineering Associates, LLC, 31 Quincy Street, Nashua, N.H. 03060; prepared for One Park Avenue, LLC, One Park Avenue, Hudson, New Hampshire 03051; consisting of 3 sheets with Notes 1-17 on Sheet 1; dated May 13, 2022;

subject to, and revised per, 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. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
3. Prior to application for a building permit, the Applicant shall schedule a pre-construction meeting with the Town Engineer.
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.

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

**SITE PLAN APPLICATION**

Date of Application: May 20, 2022 Tax Map #: 161 Lot #: 36

Site Address: 1 Park Avenue

Name of Project: JMD Industries

Zoning District: I-Industrial General SP#: \_\_\_\_\_

(For Town Use Only)

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

**PROPERTY OWNER:**

**DEVELOPER:**

Name: One Park avenue, LLC

\_\_\_\_\_

Address: One Park Avenue

\_\_\_\_\_

Address: Hudson, NH 03051

\_\_\_\_\_

Telephone # 603-765-0282

\_\_\_\_\_

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

\_\_\_\_\_

**PROJECT ENGINEER:**

**SURVEYOR:**

Name: Maynard & Paquette

\_\_\_\_\_

Address: 31 Quincy Street

\_\_\_\_\_

Address: Nashua, NH 03060

\_\_\_\_\_

Telephone # 603-883-8433

\_\_\_\_\_

Email: mpeallc@aol.com

\_\_\_\_\_

**PURPOSE OF PLAN:**

To construct additional 3,200 S.F. parking area with 10 parking spaces

\_\_\_\_\_

\_\_\_\_\_

**(For Town Use Only)**

Routing Date: \_\_\_\_\_ Deadline Date: \_\_\_\_\_ Meeting Date: \_\_\_\_\_

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

\_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

(Initials)

Department:

Zoning: \_\_\_\_\_ Engineering: \_\_\_\_\_ Assessor: \_\_\_\_\_ Police: \_\_\_\_\_ Fire: \_\_\_\_\_ DPW: \_\_\_\_\_ Consultant: \_\_\_\_\_

**SITE DATA SHEET**

PLAN NAME:           JMD Industries          

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION:     MAP   161              LOT   36  

DATE:   May 20, 2022  

-----  
Location by Street:                     One Park Avenue  

Zoning:                                 I - Industrial  

Proposed Land Use:                     Industrial  

Existing Use:                           Industrial  

Surrounding Land Use(s):             Industrial  

Number of Lots Occupied:             1  

Existing Area Covered by Building:   23,330 S.F.  

Existing Buildings to be removed:   0  

Proposed Area Covered by Building:   23,330 S.F.  

Open Space Proposed:                 44%  

Open Space Required:                 40%  

Total Area:                         S.F.:   66,971     Acres:   1.54  

Area in Wetland:                                        Area Steep Slopes:                   

Required Lot Size:                     43,560  

Existing Frontage:                     119.65'  

Required Frontage:                     150.00'  

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

**SITE DATA SHEET**

(Continued)

Flood Zone Reference: \_\_\_\_\_ NFIP 33011CD517D not in zone \_\_\_\_\_

Width of Driveways: \_\_\_\_\_ 26' & 40' \_\_\_\_\_

Number of Curb Cuts: \_\_\_\_\_ 2 \_\_\_\_\_

Proposed Parking Spaces: \_\_\_\_\_ 33 \_\_\_\_\_

Required Parking Spaces: \_\_\_\_\_ 25 \_\_\_\_\_

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

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>
276-11.1 B (22)	35' Green space setback
276-11.1 B (25)	Parking in side or rear setback
_____	_____
_____	_____
_____	_____

(For Town Use Only)

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

**SITE PLAN APPLICATION AUTHORIZATION**

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 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: *Richard J. Hayward (AUTH REP)* Date: *5/15/22*  
Print Name of Owner: *RICHARD HAYWARD*

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

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

Print Name of Developer: \_\_\_\_\_

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



**WAIVER REQUEST FORM**

Name of Subdivision/Site Plan: JMD Industries

Street Address: One Park Avenue

I Richard A. Maynard / Authorized agent \_\_\_\_\_ hereby request that the Planning Board waive the requirements of item 276-11.1 B (22) 35' Green space setback of the Hudson Land Use Regulations

in reference to a plan presented by Maynard & Paquette Engineering Assoc., LLC \_\_\_\_\_ (name of surveyor and engineer) dated May 13, 2022 for property tax map(s) 161 and lot(s) 36 in the Town of Hudson, NH.

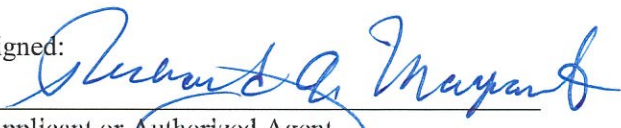
As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver 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):

\_\_\_\_\_  
Facility needs additional parking for it's operations and this location is the only suitable  
spot on the property.  
\_\_\_\_\_  
\_\_\_\_\_

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):

\_\_\_\_\_  
Not preserving the green space in front has minimal impact in this industrial area.  
It is not out of character with the area.  
\_\_\_\_\_  
\_\_\_\_\_

Signed:   
Applicant or Authorized Agent

**WAIVER REQUEST FORM**

Name of Subdivision/Site Plan: JMD Industries

Street Address: One Park Avenue

I Richard A. Maynard / Authorized agent hereby request that the Planning Board waive the requirements of item 276-11.1 B (25) parking in side/rear setback    of the Hudson Land Use Regulations

in reference to a plan presented by Maynard & Paquette Engineering Assoc., LLC  
   (name of surveyor and engineer) dated May 13, 2022 for property tax map(s) 161 and lot(s) 36 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):

Facility needs additional parking for it's operations and this location is the only suitable spot on the property.

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):

Intruding into the setbacks will have minimal impact in this industrial area.  
It is not out of character with the area.

Signed:   
Applicant or Authorized Agent

**WAIVER REQUEST FORM**

Name of Subdivision/Site Plan: JUD INDUSTRIES

Street Address: ONE PARK AVE

I RICHARD MAYNARD (AUTH REP) hereby request that the Planning Board waive the requirements of item 276-11.1.B (17)(18) of the Hudson Land Use Regulations in reference to a plan presented by Maynard & Paquette

(name of surveyor and engineer) dated May 13 2022 for property tax map(s) 161 and lot(s) 36 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):

           No grading, paving or change in surface water flow or impervious surfaces are proposed.

           Having to acquire and present this information would serve no purpose.

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):

           This is not contrary to the regulation because the intent of the regulation is to properly allow for construction that alters the drainage patterns and landforms of the property.

           No such proposal is being made so requiring this information serves no purpose

Signed  
Richard A Maynard AUTH REP  
Applicant or Authorized Agent



**Maynard & Paquette**  
**Engineering Associates, LLC**  
Consulting Engineers and Land Surveyors  
31 Quincy Street, Nashua, NH 03060  
Phone (603)883-8433 Fax (603)883-7227  
mpeallc@aol.com

April 22, 2022  
One Park Ave, LLC  
Allison D Viger, Manager  
1 Park Avenue  
Hudson, NH 03051

To Whom It May Concern:

Please be advised that Richard A. Maynard and the firm of Maynard & Paquette Engineering Associates, LLC are fully authorized to represent One Park Avenue, LLC with regard to property at 1 Park Avenue, Hudson, NH (Map 161/Lot 36) before any and all local and state Boards and Agencies including the, Planning Board, Zoning Board, NH Department of Environmental Services, NH Department of Transportation, etc.

Very Truly Yours,

One Park Avenue, LLC  
Allison D Viger, Manager

Cc: Maynard & Paquette  
Engineering Assoc., LLC

**ABUTTERS:**

Map 161 Lot 29  
K&M DEVELOPERS,  
46 LOWELL RD.  
HUDSON, NH 03051

Map 161 Lot 30  
JNS HUDSON LLC  
23 MAIN ST. TERRACE LEVEL  
ANDOVER, MA 01810

Map 161 Lot 35  
JUHARA, LLC  
21 INDUSTRIAL DRIVE  
HUDSON, NH 03051

Map 161 Lot 36  
ONE PARK AVENUE,  
1 PARK AVE.  
HUDSON, NH 03051?

Map 161 Lot 37  
CLAPP, ROBERT W  
58 JONSPIN ROAD  
WILMINGTON, MA 01887

Map 161 Lot 38 \*  
TOWN OF HUDSON  
12 SCHOOL STREET  
HUDSON, NH 03051

Map 161 Lot 39 \*  
HUDSON, TOWN OF  
12 SCHOOL STREET  
HUDSON, NH 03051

Maynard & Paquette  
Eng. Assoc., LLC  
31 Quincy Street  
Nashua, NH 03060

\* Abutters within 200'

**PLAN REFERENCES:**

1. CLEMENT INDUSTRIAL PARK OF HUDSON ROUTE 111, HUDSON, NEW HAMPSHIRE, SCALE 1" = 200', SEPT. 3, 1969, BY A.E. MAYNARD. FILED HCRD AS PLAN No. 4479.
2. SITE PLAN MAP 32 / LOT 10-1 JMD INDUSTRIES, ONE PARK AVE., HUDSON, NH DATED AUGUST 25, 1999 BY MAYNARD AND PAQUETTE. FILED HCRD AS PLAN No. 30449.

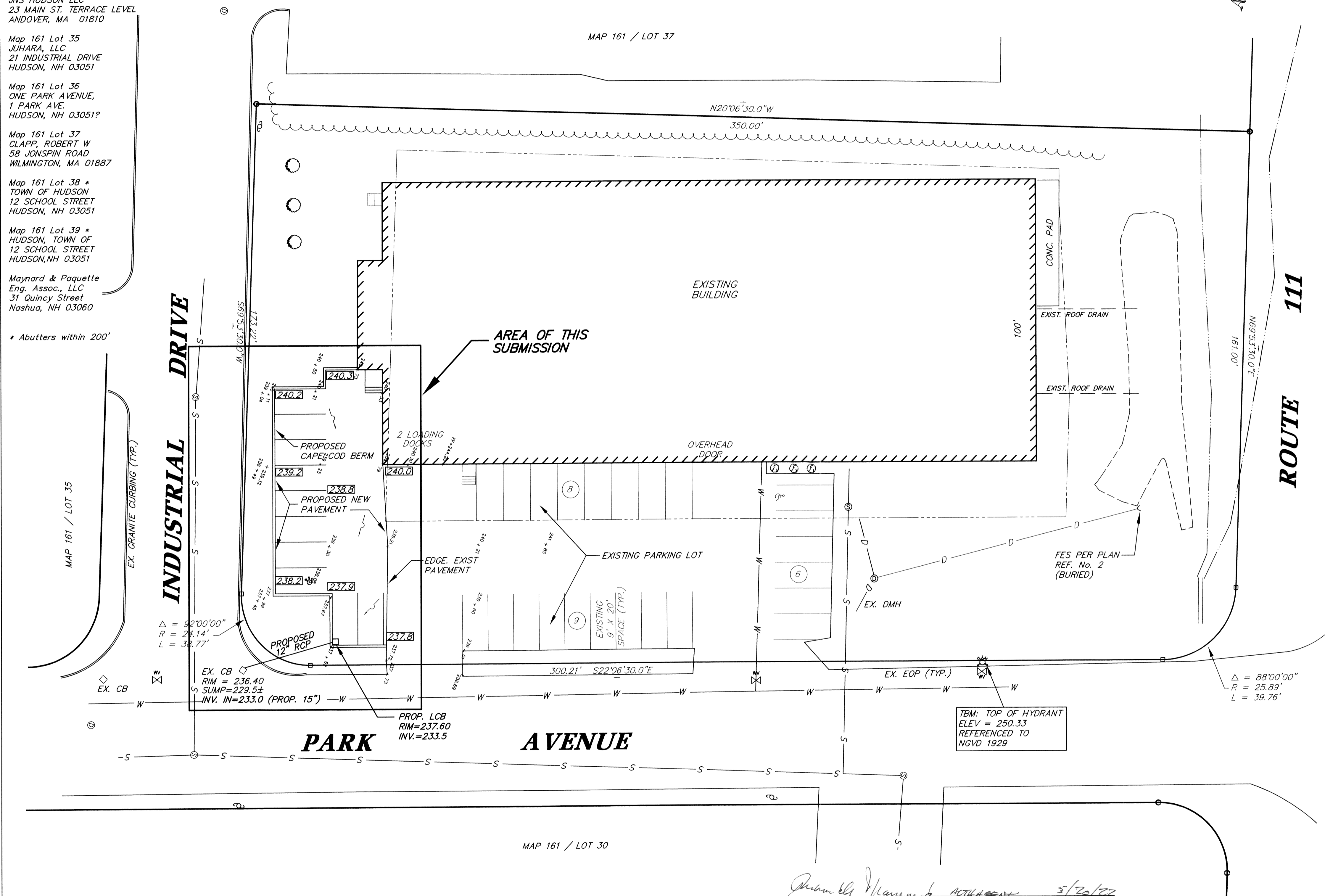
■ STONE BOUND FOUND  
□ STONE BOUND TO BE SET  
● IRON PIPE FOUND  
○ IRON PIN TO BE SET  
- - - - - MINIMUM BUILDING SETBACK  
▨ EXISTING BUILDING  
- - - - - DRAINAGE FLOW

**LEGEND**

**VICINITY**

**NOTES:**

1. PRESENT ZONING: "I" INDUSTRIAL
2. PROPOSED USE: INDUSTRIAL
3. THE PURPOSE OF THIS PLAN IS TO CONSTRUCT AN ADDITIONAL 3,200 S.F. PARKING AREA, PROVIDING 10 ADDITIONAL SPACES.
4. TOTAL AREA OF PARCEL: 66,971 SQ. FT. OR 1.54 AC.
5. LOT NUMBERS REFER TO HUDSON ASSESSOR'S MAP 161.
6. LOT SERVICED BY EXISTING TOWN WATER AND SEWER
7. STREET ADDRESS TO BE ACQUIRED FROM THE HUDSON FIRE DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
8. MINIMUM BUILDING REQUIREMENTS:  
LOT SIZE = 43,560 SQ. FT.  
ROAD FRONTAGE = 150 FT.  
BUILDING SETBACKS: FRONT YARD = 50 FT  
SIDE AND REAR YARD = 15 FT.
9. SOIL CONSERVATION SERVICE MAP 29 LISTS SOILS AS:  
"CmB" & "CmC" - CANTON STONY FINE SANDY LOAM
10. GREEN SPACE REQUIRED: 40%  
GREEN SPACE EXISTING: 49%  
GREEN SPACE PROPOSED: 44%
11. PARKING REQUIREMENTS:  
INDUSTRIAL 1 SP / 600 SF X 15,000 SF = 25 SP  
TOTAL EXISTING PARKING INC. 1 HC = 23 SP  
TOTAL PARKING PROPOSED INCL. H/C = 33 SP
12. APPROPRIATE EROSION CONTROL MEASURES (HAY BALES, SILT SCREEN FENCE, ETC.) SHALL BE INSTALLED PRIOR TO INITIATION OF ANY SITE WORK AND SHALL BE MAINTAINED UNTIL ADEQUATE VEGETATIVE COVER IS ESTABLISHED ON ALL GRADED AREAS.
13. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED UPON COMPLETION OF SITE GRADING.
14. N.F.I.P. F.I.R.M. FLOOD MAP NUMBER 33011CD517D INDICATES THAT THIS SITE IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND TO BE INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.
16. NO OUTSIDE STORAGE OR PARKING OF VEHICLES IN AREAS NOT DESIGNATED FOR THAT PURPOSE.
17. ALL SIGHT LIGHTING TO BE HOODED AND DIRECTED ON SITE. - NO NEW PROPOSED



NO.	DATE	REVISION	BY

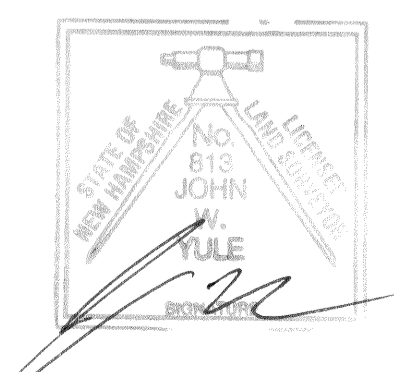
APPROVED BY THE HUDSON, N.H. PLANNING BOARD  
DATE OF MEETING: \_\_\_\_\_

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

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

SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO (2) YEARS FROM DATE OF APPROVAL.



*Richard A. Maynard* 5/20/22  
ONE PARK AVENUE, LLC - OWNER LOT 10-1  
AUTHORIZED AGENT

I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCES 1 - 2 AND A FIELD SURVEY LAST MADE ON THE GROUND IN MARCH 2022 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000

SITE PLAN MAP 161 / LOT 36  
**JMD INDUSTRIES**  
**ONE PARK AVENUE**  
**HUDSON, NEW HAMPSHIRE**

PREPARED FOR:  
ONE PARK AVENUE, LLC  
ONE PARK AVENUE  
HUDSON, NEW HAMPSHIRE 03051

SCALE: 1"=20'  
DATE: MAY 13, 2022

**Maynard & Paquette**  
Engineering Associates, LLC  
Consulting Engineers and Land Surveyors  
31 Quincy Street, Nashua, NH. 03060  
Phone: (603)883-8433 Fax: (603)883-7227

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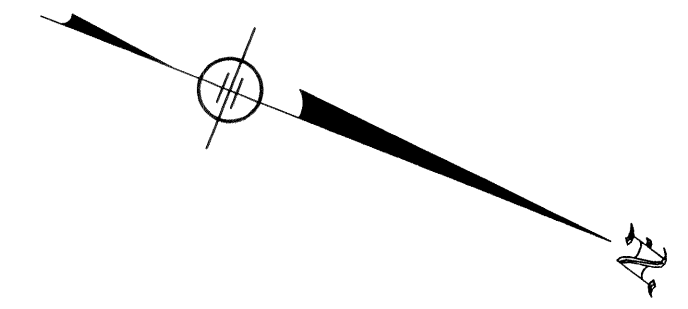
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21 INDUSTRIAL DRIVE  
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ONE PARK AVENUE,  
1 PARK AVE.  
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- Maynard & Paquette  
Eng. Assoc., LLC  
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\* Abutters within 200'

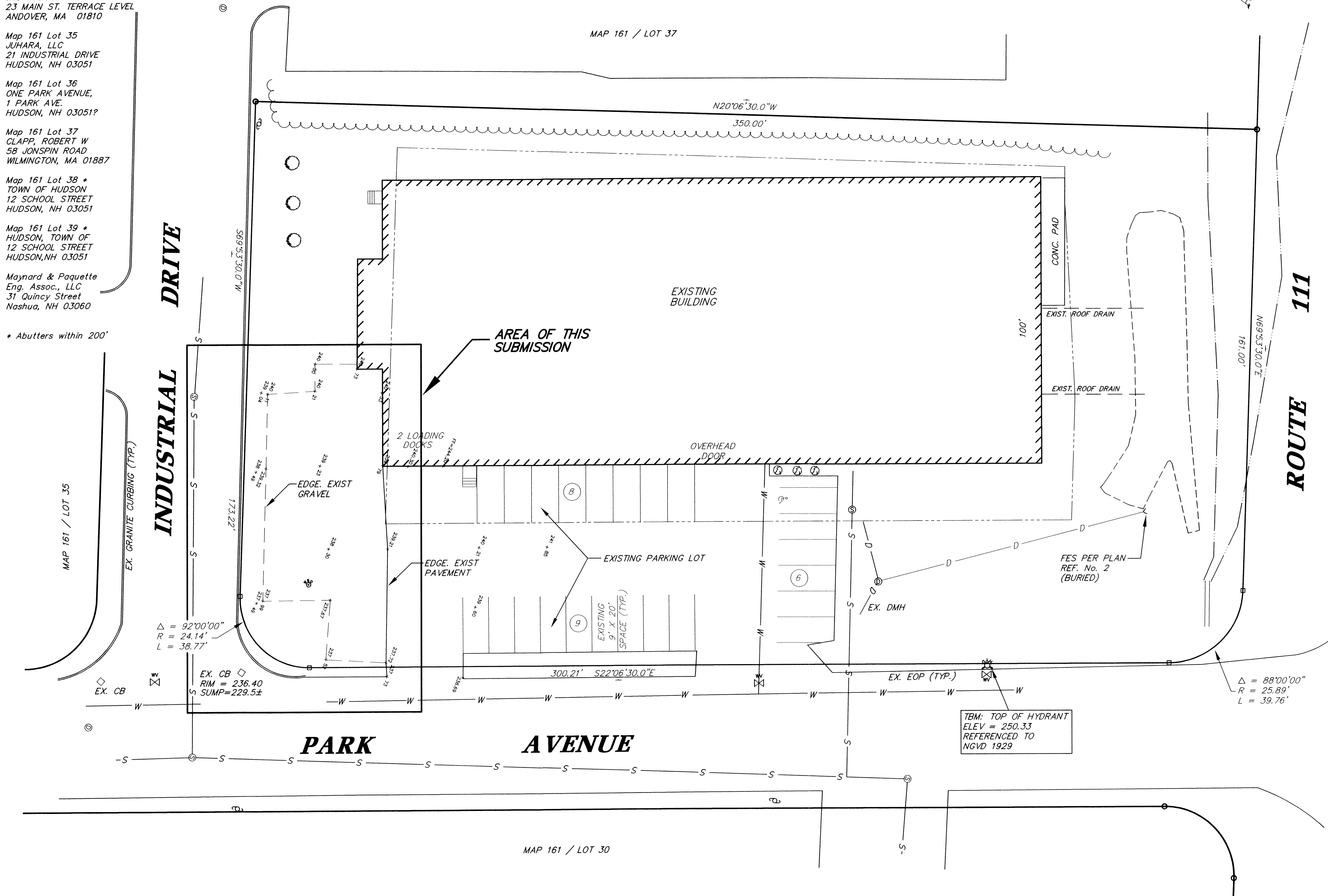
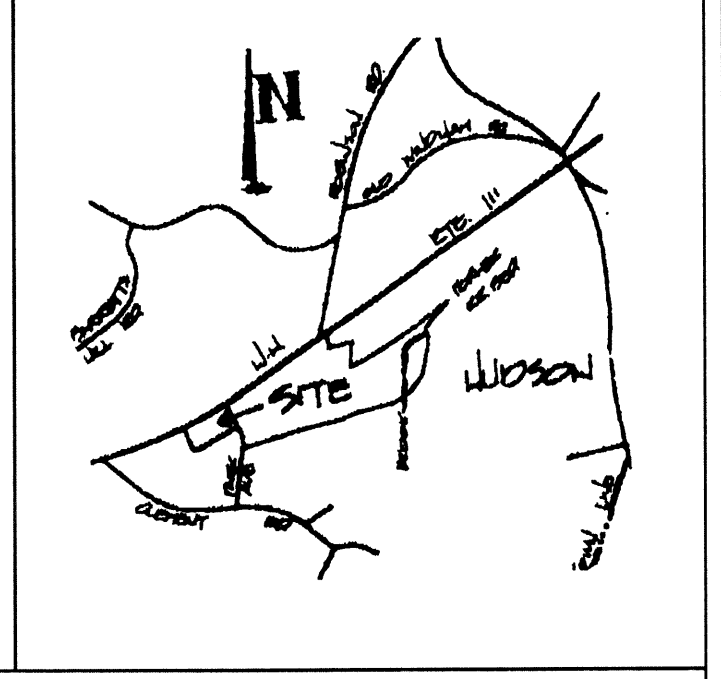
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**LEGEND**

- STONE BOUND FOUND
- STONE BOUND TO BE SET
- IRON PIPE FOUND
- IRON PIN TO BE SET
- MINIMUM BUILDING SETBACK
- /// EXISTING BUILDING
- - - DRAINAGE FLOW



NO.	DATE	REVISION	BY

EXISTING CONDITIONS PLAN MAP 161 / LOT 36

**JMD INDUSTRIES**  
**ONE PARK AVENUE**  
**HUDSON, NEW HAMPSHIRE**

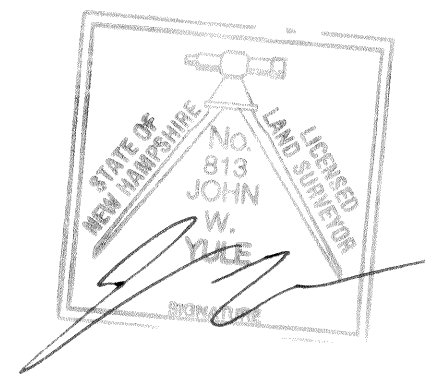
PREPARED FOR:  
ONE PARK AVENUE, LLC  
ONE PARK AVENUE  
HUDSON, NEW HAMPSHIRE 03051

SCALE: 1"=20'

DATE: MAY 13, 2022

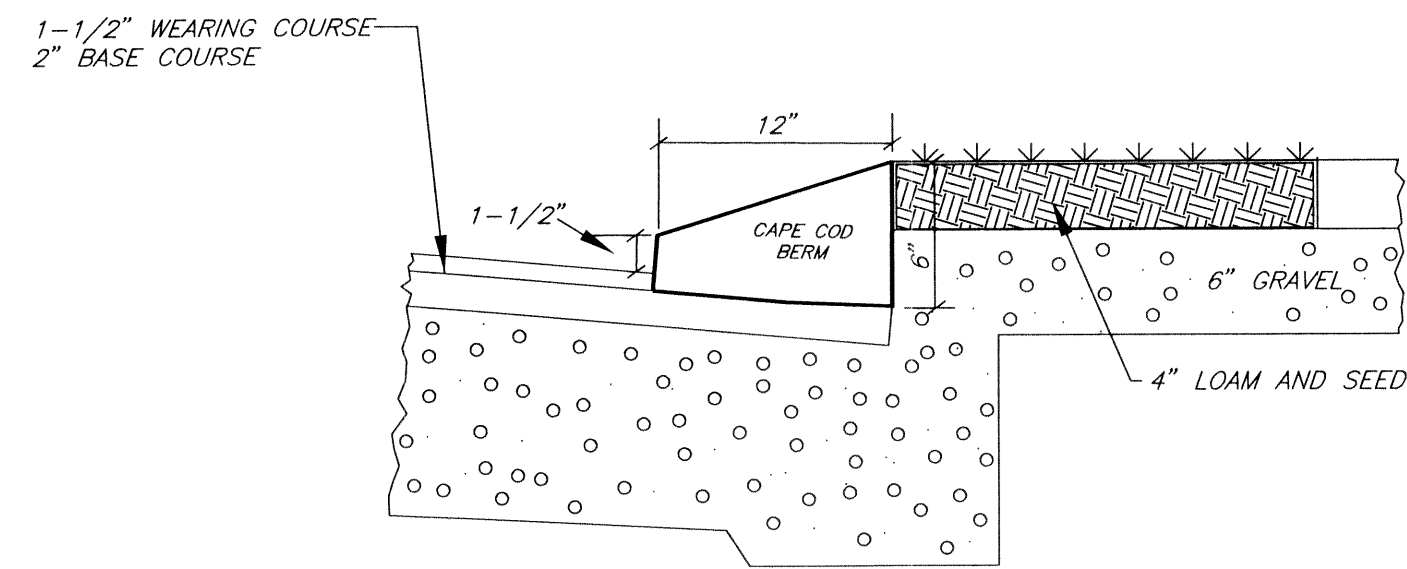
**ENGINEERING**  
**MP**  
**ASSOCIATES**

**Maynard & Paquette**  
Engineering Associates, LLC  
Consulting Engineers and Land Surveyors  
31 Quincy Street, Nashua, N.H. 03060  
Phone: (603)883-8433 Fax: (603)883-7227



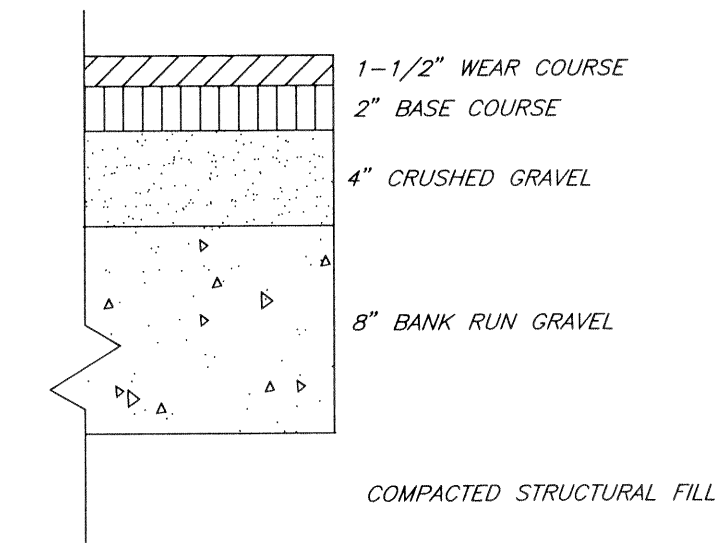
I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCES 1 - 2 AND A FIELD SURVEY LAST MADE ON THE GROUND IN MARCH 2022 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000

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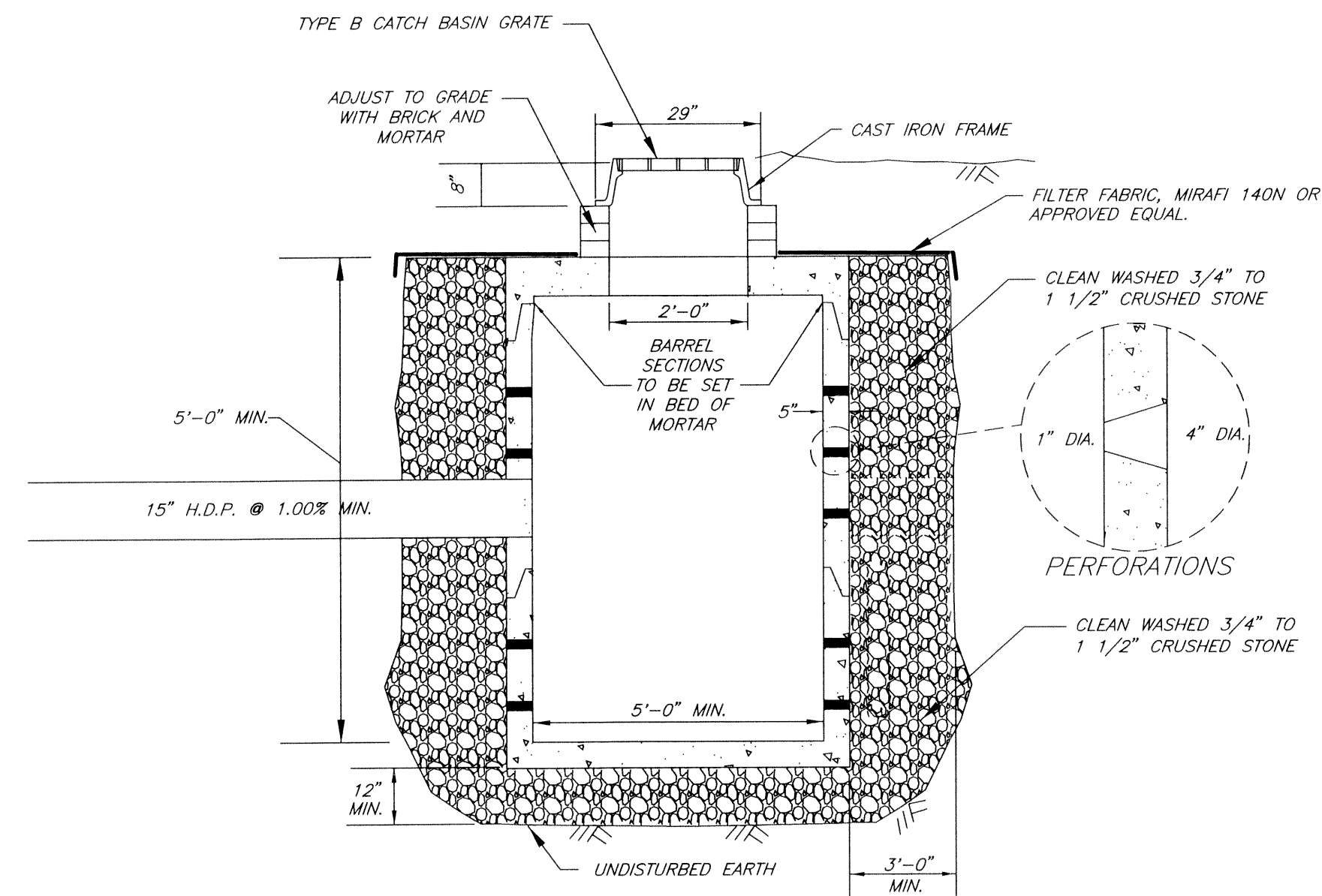
**CAPE COD BERM**

N.T.S.



**PAVEMENT SECTION**

N.T.S.



- NOTES:
1. LOCATION OF DRAIN LINE OPENINGS MAY VARY; CORE TO JOB SPECIFICATIONS.
  2. STRUCTURE DESIGN AND REINFORCEMENT SHALL CONFORM TO ASTM C478 AND A185. CONCRETE SHALL BE 4000 PSI MINIMUM.
  3. FILTER FABRIC MUST BE PLACE OVER CRUSHED STONE AND OVERLAP CAP SLAB BY 12" TO PREVENT FINES FROM MIGRATING INTO THE CRUSHED STONE.

**LEACHING CATCH BASIN**

N.T.S.

APPROVED BY THE HUDSON, N.H. PLANNING BOARD  
DATE OF MEETING: \_\_\_\_\_

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

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

SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES TWO (2) YEARS FROM DATE OF APPROVAL.

NO.	DATE	REVISION	BY

SITE PLAN MAP 161 / LOT 36

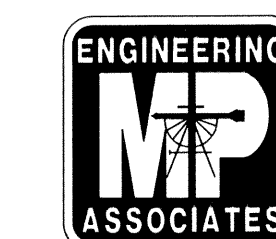
**JMD INDUSTRIES**  
**ONE PARK AVENUE**  
**HUDSON, NEW HAMPSHIRE**

PREPARED FOR:

ONE PARK AVENUE, LLC  
ONE PARK AVENUE  
HUDSON, NEW HAMPSHIRE 03051

SCALE: 1"=20'

DATE: MAY 13, 2022



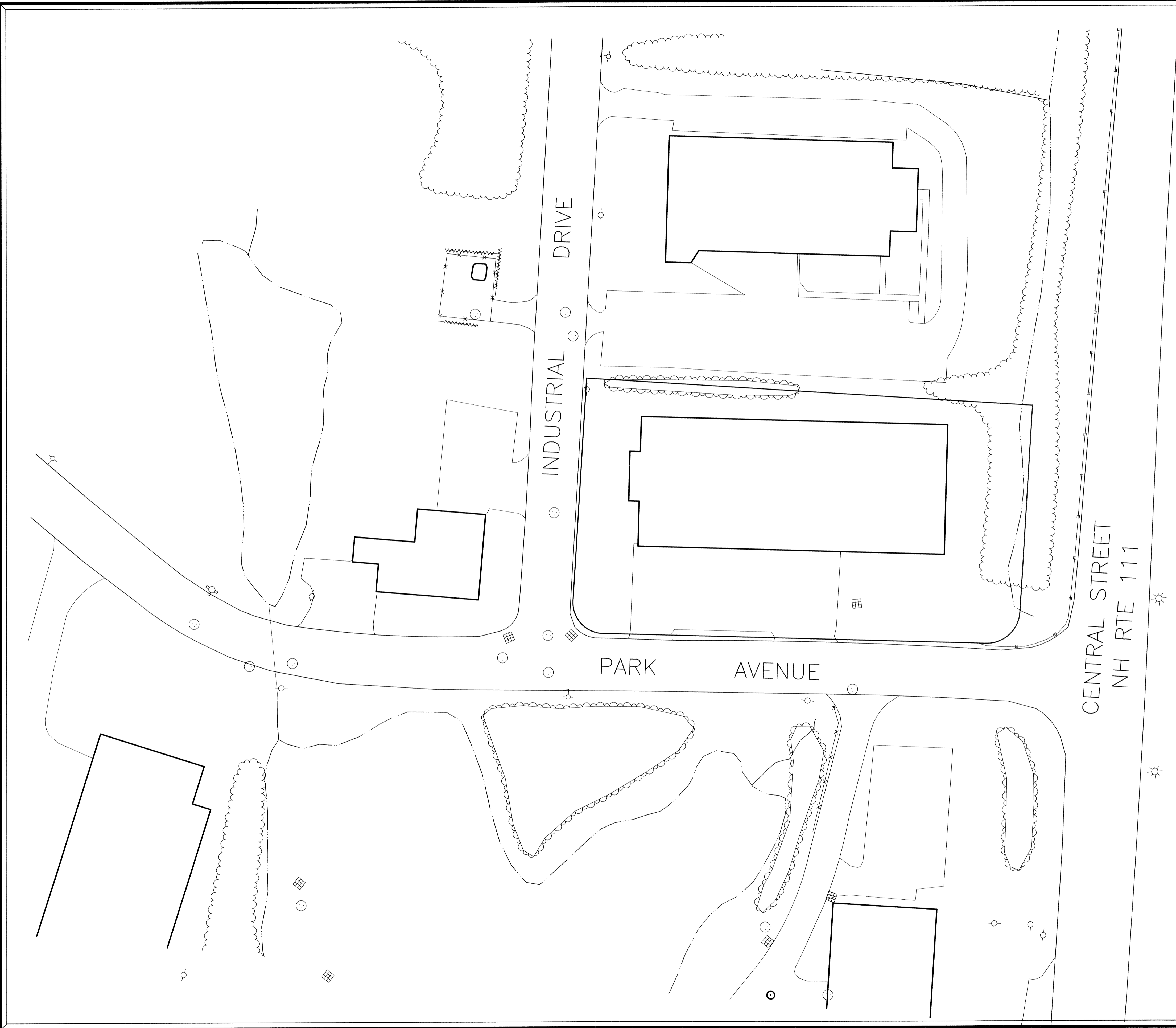
**Maynard & Paquette**  
**Engineering Associates, LLC**  
Consulting Engineers and Land Surveyors  
31 Quincy Street, Nashua, N.H. 03060  
Phone: (603)883-8433 Fax: (603)883-7227

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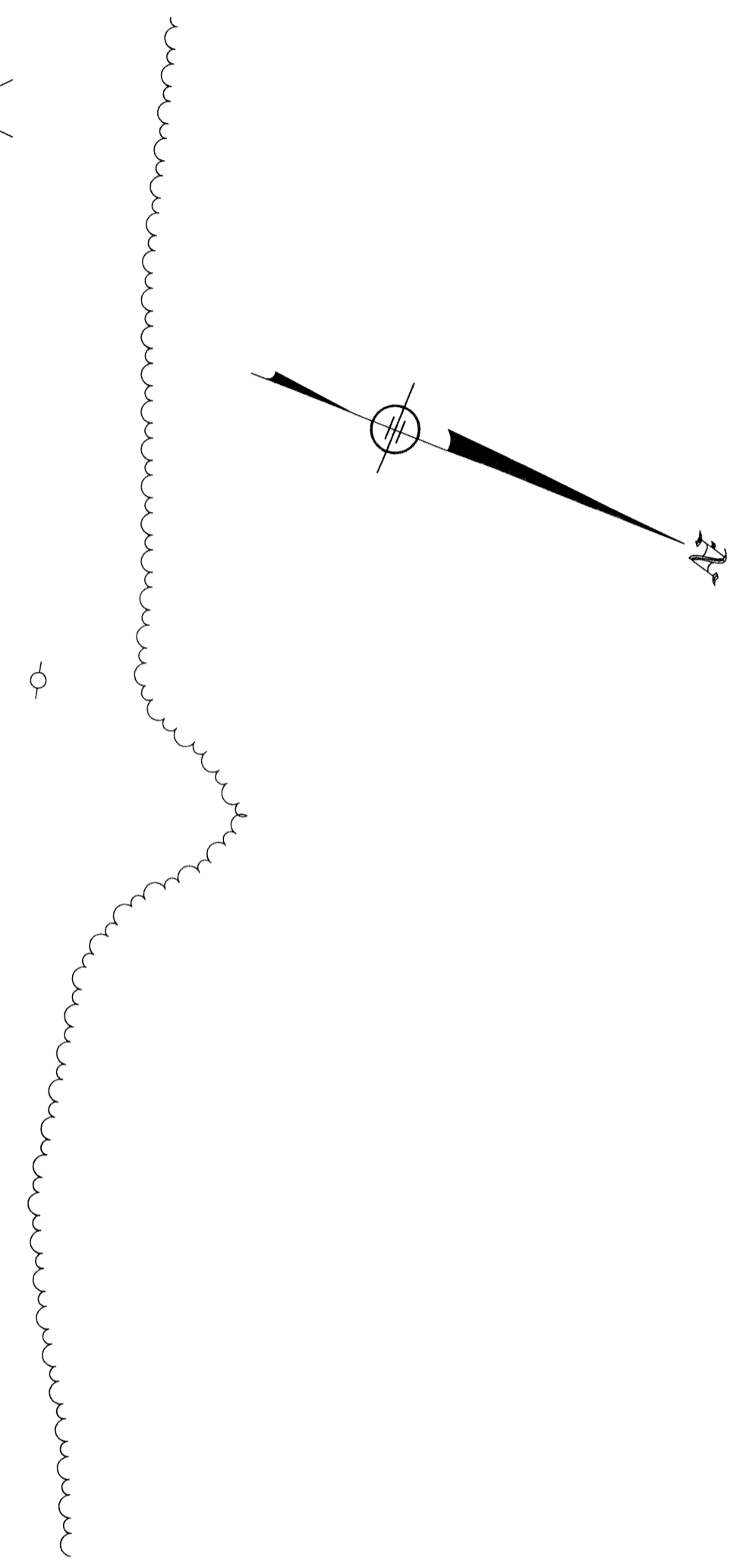
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MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC

DWG. NO.

**3**  
OF 3



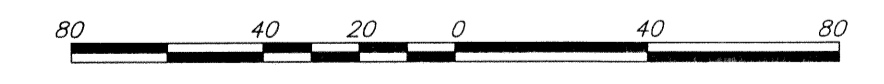
**NOTES:**  
 1. INFORMATION TAKEN FROM TOWN OF HUDSON GIS AND TOPOGRAPHICAL PLANS.



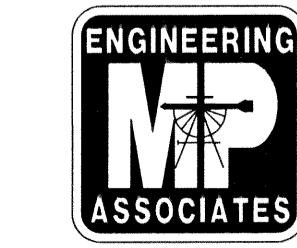
NO.	DATE	REVISION	BY

AREA PLAN MAP 161 / LOT 36  
**JMD INDUSTRIES**  
**ONE PARK AVENUE**  
**HUDSON, NEW HAMPSHIRE**

PREPARED FOR:  
 ONE PARK AVENUE, LLC  
 ONE PARK AVENUE  
 HUDSON, NEW HAMPSHIRE 03051



DATE: JUNE 10, 2022



**Maynard & Paquette**  
**Engineering Associates, LLC**  
 Consulting Engineers and Land Surveyors  
 31 Quincy Street, Nashua, N.H. 03060  
 Phone: (603)883-8433 Fax: (603)883-7227

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