

CENTRAL GAS
CONCEPTUAL SITE PLAN# 01-22
STAFF REPORT
September 14, 2022

SITE: Lowell Road & Central Street; Tax Map 182 Lots 218-1, 218-2, 219, 217 & 216

ZONING: Business District (B)

PURPOSE OF PLAN: To show a proposed gas station and convenience store.

PLANS UNDER REVIEW:

Master Plan/Central Gas, Map 182 Lot 217, Lowell Road and Central Street, Hudson, New Hampshire, Hillsborough County; prepared by Keach-Nordstrom Associates, Inc. 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: Nottingham Square Corporation 46 Lowell Road Hudson, NH 03051; consisting of Sheet 1 and Sheet 6 with General Notes 1-33 on Sheet 1; dated August 19, 2022.

ATTACHMENTS:

- A. Town Department Comments

APPLICATION TRACKING:

- August 16, 2022 – Application received.
- September 14, 2022 – Conceptual hearing scheduled

COMMENTS & RECOMMENDATIONS:

BACKGROUND

The submitted application proposes to build a 24/7 gas station with 10 gas pumps and 4,560 SF convenience store with a coffee drive-through window. The plan proposes two driveways: one off Central Street and the second off Lowell Road.

DEPARTMENT COMMENTS

- Assessing: As noted in the Chief Assessor's comments, the lots to be consolidated need to be clearly specified and documented appropriately. The Assessor's comments also relate to an issue related to the memorial discussed further below.
- Engineering: The Town Engineer identified a number of issues related to traffic, circulation and wetlands. This includes the need for a full traffic report, a wheel pattern movement for emergency vehicles and fuel delivery vehicles and the removal or reconfiguration of the Lowell Road access point.

- Police: Captain Bianchi also noted the potential traffic issue of the Lowell Road entrance/exit.

OTHER COMMENTS

Town Parcel: On an adjacent lot to the west of the site is Hammond Park, a Hudson Firefighters Memorial. In discussions with the property owner, the Board of Selectmen voted to relocate the memorial to sit adjacent to the 9/11 Memorial at Benson Park. It is believed there was an intent to leave a garden and flag poles at this town owned site. The applicant previously submitted a Lot Line Relocation plan to encompass the garden site onto town land. The application was postponed indefinitely on October 14, 2020. The Applicant should address their intention of the previously submitted, and indefinitely deferred, Lot Line Relocation application.

In the event this proposal is constructed, it would serve as the backdrop to the memorial garden remaining at the corner of Lowell and Central. It would be in the public's interest therefore, that the landscape, architecture and general aesthetic, particularly from this vantage point, be compatible with the Town garden.

On May 11, 2021 the Board of Selectmen passed the following motion:

Selectman Morin made a motion, seconded by Selectman Gagnon to approve the draft agreement with Sousa Realty to facilitate the relocation of the Firefighter's Memorial to Benson Park and to authorize the Fire Chief to sign the agreement on behalf of the Town. Carried 5-0.

It would benefit the Planning Board and the understanding of this site plan for the Applicant to discuss the agreement and what will remain on the Town parcel at this location.

Use (§334-20): Category D.12 Automotive Fuel Station with General Retail is a permitted use in the Business District.

Dimensional (§334-27): The proposed site plan appears to conform to all dimensional requirements.

Open Space [§276-11.1.B(24)(a)]: 40% open space is required and 62% open space is proposed.

Off-Street Parking [§275-8.C]: There are no provisions shown for safe access into the site other than by automobile.

Pedestrian and bicycle safety access [§275-6.C(2)]: The proposed site plan shows calculations for 41 parking spaces. It does not appear that two spaces for each working bay were included in the calculations. Additionally, the number of vehicle stacking spaces for the drive-through window is not specified.

Stormwater Management [§275-9.A]: As noted in the Town Engineer's comments, the applicant shall relocate the storm water discharge pipe away from the existing sewer manhole.

Additional Studies [§275-9]: As noted in the Town Engineer's comments, the applicant shall provide a full traffic report as well as a wheel pattern movement for emergency vehicles and fuel delivery vehicles.

Parcels: As noted in the Chief Assessor’s comments, the lots to be consolidated need to be clearly specified and documented appropriately. The previously submitted and deferred Lot Line Relocation application should be addressed.

Wetlands: The applicant shall consider providing a conservation easement related to First Brook and the wetland buffer.

Driveway Location: Staff recommends that due to the proximity of the intersection, steepness and geometry of the access road, the applicant should consider removing the entrance from Lowell Road. As noted in the Town Engineer’s comments, for the Lowell entrance, the applicant shall provide a profile, right turn only lane and indicate the entrance is right in right out only.

Off Site Improvements: The applicant should consider offsite improvements at the intersection of Lowell and Central.

RECOMMENDATION

This process resembles the Design Review Phase defined by RSA 676:4.II.b. The Board should offer the applicant input on the application. When the Board feels that their review of this proposal has concluded, the Board should formally acknowledge so.

DRAFT MOTIONS

ACCEPT the conceptual site plan application:

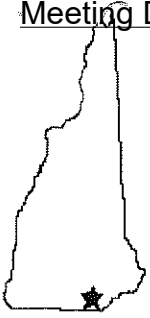
I move to accept the conceptual site plan application CSP #01-22, for Lowell Road & Central Street; Tax Map 182 Lots 218-1, 218-2, 219, 217 & 216.

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

CLOSE the conceptual site plan application review:

I move to close review of the conceptual site plan application CSP#01-22 for Lowell Road & Central Street; Tax Map 182 Lots 218-1, 218-2, 219, 217 & 216.

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



TOWN OF HUDSON

Office of the Chief Assessor




Jim Michaud
Chief Assessor, CAE
email: jmichaud@hudsonnh.gov
www.hudsonnh.gov

12 School Street · Hudson, New Hampshire 03051 · Tel: 603-886-6009 · Fax: 603-598-6481

To: Brian Groth, Town Planner

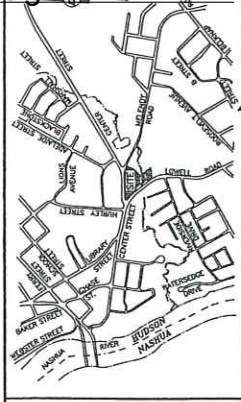
August 18, 2022

From: Jim Michaud, Chief Assessor 

Re: Central Gas Site Plan proposal– Corner of Central/Lowell

In reviewing the proposed subdivision plan I would offer the following comments;

1. The Project Narrative from KNA states that Tax Map 182 Lot's 216, 217, 218-1, 218-2 and 219 will be consolidated. It would be helpful to have a plan that shows all of those lots as they exist today, prior to the State of NH, conditions of sale, required consolidations. It is possible that the existing "Surplus Land Disposal Plan" #41384 could be used for that purpose, if KNA would in turn say which "Parcels" are associated with which lot numbers on that plan.
2. In regards to their textual description of the lots to be prospectively consolidated, the "Notes" area on the plan does not effectuate that, and there is no caveat/lot consolidation form recorded at HCRD from what I have seen. I believe their needs to be either a statement with clarity on which lot numbers are being consolidated in the "notes" section of the plan, or, a formal caveat/lot consolidation with clarity and recorded at the HCRD.
3. There appears to be an encroachment of structures, Firefighter Memorial, from Tax Map 182 Lot 218. I believe this is to be rectified (by prior formal agreement?) by the moving of that memorial to Benson Park, however, the "Notes" do not indicate any of that.
4. "Notes" #4 indicates that "Other easements, rights, and restrictions may exist which a title examination of the subject premises may determine." I am unsure if it is in the purview of Planning Board responsibilities and authority to request/require that such a title examination be done, so as to avoid any possible taint at a later date, dependent upon possible site plan approvals.



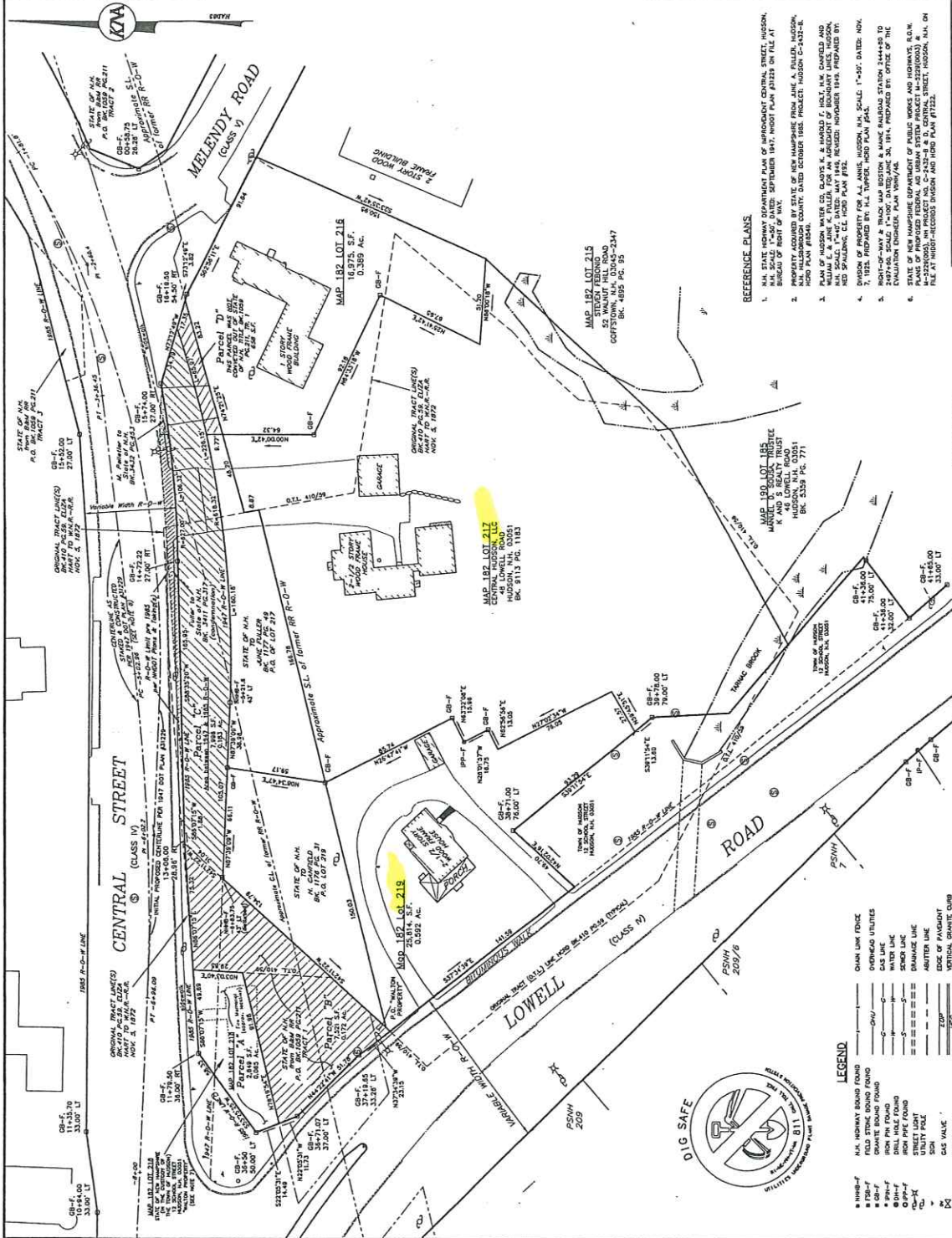
VICINITY PLAN
SCALE: 1"=1,000'

SURPLUS LAND AREA TABLE

BARCEL 2C	1,838 S.F.	BARCEL 2E	538 S.F.
0.172 AC.	0.183 AC.	0.015 AC.	

NOTES:

1. THE SURPLUS LAND IS THAT WHICH IS NOT NEEDED TO CONSTRUCT THE PROJECT AND IS NOT TO BE CONSIDERED AS BEING PART OF THE PROJECT. THE SURPLUS LAND IS THAT WHICH IS NOT NEEDED TO CONSTRUCT THE PROJECT AND IS NOT TO BE CONSIDERED AS BEING PART OF THE PROJECT.
2. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY THIS OFFICE DURING AUC THROUGH OCTOBER OF 2011.
3. WITHOUT PREJUDICE TO THE CLAIMS OF ANY PARTY, THE SURPLUS LAND IS THAT WHICH IS NOT NEEDED TO CONSTRUCT THE PROJECT AND IS NOT TO BE CONSIDERED AS BEING PART OF THE PROJECT.
4. EXAMINATION OF THE FEDERAL AERONAUTICS ADMINISTRATION (FAA) FLIGHT INFORMATION DATABASE (FIDB) FOR THE PROJECT AREA REVEALS NO OBSTACLES TO THE PROJECT. THE SURPLUS LAND IS THAT WHICH IS NOT NEEDED TO CONSTRUCT THE PROJECT AND IS NOT TO BE CONSIDERED AS BEING PART OF THE PROJECT.
5. EXAMINATION OF THE FEDERAL AERONAUTICS ADMINISTRATION (FAA) FLIGHT INFORMATION DATABASE (FIDB) FOR THE PROJECT AREA REVEALS NO OBSTACLES TO THE PROJECT. THE SURPLUS LAND IS THAT WHICH IS NOT NEEDED TO CONSTRUCT THE PROJECT AND IS NOT TO BE CONSIDERED AS BEING PART OF THE PROJECT.
6. EXAMINATION OF THE FEDERAL AERONAUTICS ADMINISTRATION (FAA) FLIGHT INFORMATION DATABASE (FIDB) FOR THE PROJECT AREA REVEALS NO OBSTACLES TO THE PROJECT. THE SURPLUS LAND IS THAT WHICH IS NOT NEEDED TO CONSTRUCT THE PROJECT AND IS NOT TO BE CONSIDERED AS BEING PART OF THE PROJECT.
7. THE SURPLUS LAND IS THAT WHICH IS NOT NEEDED TO CONSTRUCT THE PROJECT AND IS NOT TO BE CONSIDERED AS BEING PART OF THE PROJECT.
8. THE SURPLUS LAND IS THAT WHICH IS NOT NEEDED TO CONSTRUCT THE PROJECT AND IS NOT TO BE CONSIDERED AS BEING PART OF THE PROJECT.
9. THE SURPLUS LAND IS THAT WHICH IS NOT NEEDED TO CONSTRUCT THE PROJECT AND IS NOT TO BE CONSIDERED AS BEING PART OF THE PROJECT.



SURPLUS LAND DISPOSAL PLAN
 LAND OF N.H. DEPARTMENT OF TRANSPORTATION
 C/O BUREAU OF RIGHT OF WAY
 ADJACENT TO MAP 182 LOTS 216 & 219
 CENTRAL STREET & MELENDY ROAD
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNERS OF RECORD:
 OWNER: BUREAU OF RIGHT OF WAY
 P.O. BOX 483
 HILLSBOROUGH COUNTY
 CONCORD, N.H. 03302-0483
 HODD BK. 9129 PG. 0107

MAP 182 LOT 216
 NOTTINGHAM SQUARE CORPORATION
 P.O. BOX 483
 HILLSBOROUGH COUNTY
 CONCORD, N.H. 03302-0483
 HODD BK. 1111 PG. 207

KNM
 KEVIN ROBERTSON ASSOCIATES, INC.
 10 Cushman Street, North Andover, MA 01861 Phone (978) 887-8841

NO.	DATE	REVISION	DESCRIPTION
1	4/14/22	REVISED LINE	REVISED LINE
2	4/14/22	REVISED LINE	REVISED LINE

DATE: MARCH 29, 2022 SCALE: 1" = 30'
 PROJECT NO: 18-052-3 SHEET 1 OF 1

REFERENCE PLANS:

1. N.H. STATE HIGHWAY DEPARTMENT PLAN OF IMPROVEMENT CENTRAL STREET, HUDSON, BUREAU OF RIGHT OF WAY, SEPTEMBER 1947, NO. 100 PLAN PAGES 10-14 AT BUREAU OF RIGHT OF WAY.
2. PROPERTY ACQUIRED BY STATE OF NEW HAMPSHIRE FROM JANE A. FULLER, HUDSON, HILLSBOROUGH COUNTY, DATED OCTOBER 1988, PROJECT HUDSON C-432-B, MAP 182 LOT 216, HODD BK. 9129 PG. 0107.
3. PLAN OF HUDSON WATER CO. CHARTER # 8, MARSHALL F. HOLT, W.K. CARROLL AND WILLIAM E. JANE, F. FULLER, FOR AN AGREEMENT OF BOUNDARY LINES, HUDSON, NEW HAMPSHIRE, DATED OCTOBER 1918, PROJECT HUDSON C-432-B, MAP 182 LOT 216, HODD BK. 9129 PG. 0107.
4. DIVISION OF PROPERTY FOR A.J. JANE, HUDSON, N.H. SCALE: 1"=30'. DATE: NOV. 1913. PREPARED BY: T.L. TAPPAN, HODD PLAN #44.
5. BUREAU OF RIGHT OF WAY RECORD MAP OF THE STATE OF NEW HAMPSHIRE, PROJECT HUDSON C-432-B, MAP 182 LOT 216, HODD BK. 9129 PG. 0107.
6. STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, R.O.W. MAP 182 LOT 216, HODD BK. 9129 PG. 0107, PROJECT HUDSON C-432-B, MAP 182 LOT 216, HODD BK. 9129 PG. 0107.

SURVEYOR'S CERTIFICATION:

I, THE UNDERSIGNED, HAVE MADE A CAREFUL EXAMINATION OF THE RECORD MAP AND THE ORIGINAL SURVEY RECORDS AND HAVE FOUND THAT THE SAME ACCURATELY REPRESENT THE TRUE AND CORRECT BOUNDARIES AND ARE ACCURATELY LOCATED IN ACCORDANCE WITH THE RECORD MAP AND THE ORIGINAL SURVEY RECORDS. I HAVE NOT DETECTED ANY ERRORS OR OMISSIONS IN THE RECORD MAP OR THE ORIGINAL SURVEY RECORDS. I HAVE NOT DETECTED ANY ERRORS OR OMISSIONS IN THE RECORD MAP OR THE ORIGINAL SURVEY RECORDS.

DATE: 4/15/22

UTILITY NOTE:

THE UNDERSIGNED HAS MADE A CAREFUL EXAMINATION OF THE RECORD MAP AND THE ORIGINAL SURVEY RECORDS AND HAS FOUND THAT THE SAME ACCURATELY REPRESENT THE TRUE AND CORRECT BOUNDARIES AND ARE ACCURATELY LOCATED IN ACCORDANCE WITH THE RECORD MAP AND THE ORIGINAL SURVEY RECORDS. I HAVE NOT DETECTED ANY ERRORS OR OMISSIONS IN THE RECORD MAP OR THE ORIGINAL SURVEY RECORDS.

LEGEND

—	OVERHEAD UTILITIES
—	CAS LINE
—	WATER LINE
—	SEWER LINE
—	BRASS LINE
—	UTILITY POLE
—	EDGE OF PAVEMENT
—	VERTICAL CURVE
—	STONERAIL
—	PROPERTY LINE
—	ENCLOSURE
—	BUILDING SETBACK
—	ENCLOSURE
—	100 YEAR FLOOD
—	100 YEAR FLOOD
—	WETLAND

Plan# 41384 Dwr 189

Dhima, Elvis

From: Dhima, Elvis
Sent: Thursday, August 18, 2022 10:46 AM
To: Dubowik, Brooke; Groth, Brian
Subject: RE: Sign Off - Central Gas Conceptual Site Plan CSP#01-22

Below are my preliminary comments

1. Applicant shall provide a full traffic report
2. Applicant should consider removing the entrance from Lowell Road, due to the proximity of the intersection, steepness and geometry of the access road
3. Applicant shall provide profile of Lowell Road entrance
4. Applicant shall provide a slip lane /right turn only lane on Lowell Road to the site
5. Applicant shall revise the Lowell Road entrance indicating right in right out only
6. Applicant shall relocate the storm water discharge pipe away from the existing sewer manhole
7. Applicant shall consider offsite improvements at the intersection of Lowell & Central
8. Applicant should consider providing a conservation easement related to First Brook and wetland buffer
9. Applicant shall provide wheel pattern movement for emergency vehicle and fuel delivery vehicles

Elvis Dhima, P.E.
Town Engineer

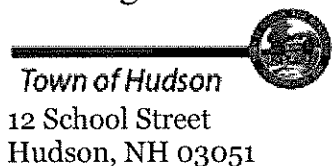
12 School Street
Hudson, NH 03051
Phone: (603) 886-6008
Mobile: (603) 318-8286



From: Dubowik, Brooke <bdubowik@hudsonnh.gov>
Sent: Thursday, August 18, 2022 9:13 AM
To: Bianchi, Dave <dbianchi@hudsonnh.gov>; Buttrick, Bruce <bbuttrick@hudsonnh.gov>; Buxton, Robert <RBuxton@hudsonnh.gov>; Dhima, Elvis <edhima@hudsonnh.gov>; Rearick, Emma <rearick@hudsonnh.gov>; Forrence, Jess <jforrence@hudsonnh.gov>; Groth, Brian <bgroth@hudsonnh.gov>; Kirkland, Donald <dkirkland@hudsonnh.gov>; Michaud, Jim <jmichaud@hudsonnh.gov>
Subject: Sign Off - Central Gas Conceptual Site Plan CSP#01-22

Good morning,
Attached is a Conceptual Site Plan for the corner of Central & Lowell.
Please return no later than Wednesday, August 24, 2022.
Thank you,

Brooke Dubowik
Planning Administrative Aide II



Dubowik, Brooke

From: Bianchi, Dave
Sent: Thursday, August 18, 2022 9:24 AM
To: Dubowik, Brooke
Cc: Dhima, Elvis
Subject: Lowell and Central Sign off
Attachments: Central Lowell sign off..pdf

Hi Brooke,

Sign off is attached. The only concern I have is the Lowell Road entrance/exit. I wonder if the island down the center should be extended so southbound traffic can't turn in there. Or both entrances should be on Central Street.

Captain David Bianchi
Services Division
Crash/Crime Scene Commander
ACTAR#1243
dbianchi@hudsonnh.gov : best way to contact me.
603-816-2244
Hudson Police Department
1 Constitution Dr.
Hudson NH. 03051

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August 16, 2022

Town of Hudson
Planning Department
12 School Street
Hudson, New Hampshire 03051

Subject: Central Gas Station
Tax Map 182; Lots 216, 217, 218-1, 218-2 & 219
Central Street and Lowell Road, Hudson, NH
KNA Project No. 18-0612-3

Project Narrative

The subject property is located at the corner of Central Street and Lowell Road in Hudson, NH.. The parcel is referenced on Hudson's Tax Map 182 as Lots 216, 217, 218-1, 218-2 & 219 and is located within the Business (B) Zoning District. These lots will be consolidated into a single lot of approximately 2.90 acres in total area to accommodate the proposed site improvements. Surrounding land uses include commercial, single family residential, and mutli-family residential.

The project proposes to construct a gas station and convenience store with a drive-thru along with an associated parking lot and the required utility connections and drainage improvements. Site access will be provided from two new driveways off Central Street Lowell Road. There will be 10 gas pumps and the convenience store/drive-thru building will be 4,560 square feet.

CONCEPTUAL SITE PLAN APPLICATION

Date of Application: 8/16/2022 Tax Map #: 182 Lot #: 218-1, 218-2, 219, 217 & 216

Site Address: Lowell Road & Central Street

Name of Project: Central Gas

Zoning District: Business District General CSP#: _____
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: Nottingham Square Corporation

Address: 46 Lowell Road

Address: Hudson, NH 03051

Telephone # (603) 880-7799

Email: msousa@sousarealtynh.com

DEVELOPER:

PROJECT ENGINEER:

Name: Peter Madsen

Address: 10 Commerce Park North, Suite 3B

Address: Bedford, NH 03110

Telephone # (603) 627-2881

Email: pmadsen@keachnordstrom.com

SURVEYOR:

Anthony Basso

10 Commerce Park North, Suite 3B

Bedford, NH 03110

(603) 627-2881

abasso@keachnordstrom.com

PURPOSE OF PLAN:

To show a proposed gas station and convenience store

(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: ___

CONCEPTUAL SITE DATA SHEET

PLAN NAME: Central Gas

PLAN TYPE: CONCEPTUAL SITE PLAN

LEGAL DESCRIPTION: MAP 182 LOT 218-1, 218-2,
219, 217 & 216

DATE: 8/16/2022

Location by Street: Lowell Road & Central Street

Zoning: Business District

Proposed Land Use: Gas Station/Convenience Store

Existing Use: Single-family houses

Surrounding Land Use(s): Commercial/Residential

Number of Lots Occupied: 1 after lot consolidation

Existing Area Covered by Building: 6,321 sf

Existing Buildings to be removed: 5

Proposed Area Covered by Building: 4,560 sf

Open Space Proposed: 78,316 sf

Open Space Required: 40% or 50,643 sf

Total Area: S.F.: 126,607 Acres: 2.90

Area in Wetland: 2,881 sf Area Steep Slopes: 10,899 sf

Required Lot Size: 30,000 sf

Existing Frontage: 982.2 lf

Required Frontage: 150 lf

Building Setbacks:	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50 ft</u>	<u>72.7 ft</u>
Side:	<u>15 ft</u>	<u>N/A</u>
Rear:	<u>15 ft</u>	<u>331.6 ft</u>

CONCEPTUAL SITE PLAN DATA SHEET
(Continued)

Flood Zone Reference: Map No. 33011C0518D, Panel 518

Width of Driveways: 24 ft

Number of Curb Cuts: 2

Proposed Parking Spaces: 41 spaces

Required Parking Spaces: 41 spaces

Basis of Required Parking (Use): Gas Station & Convenience Store

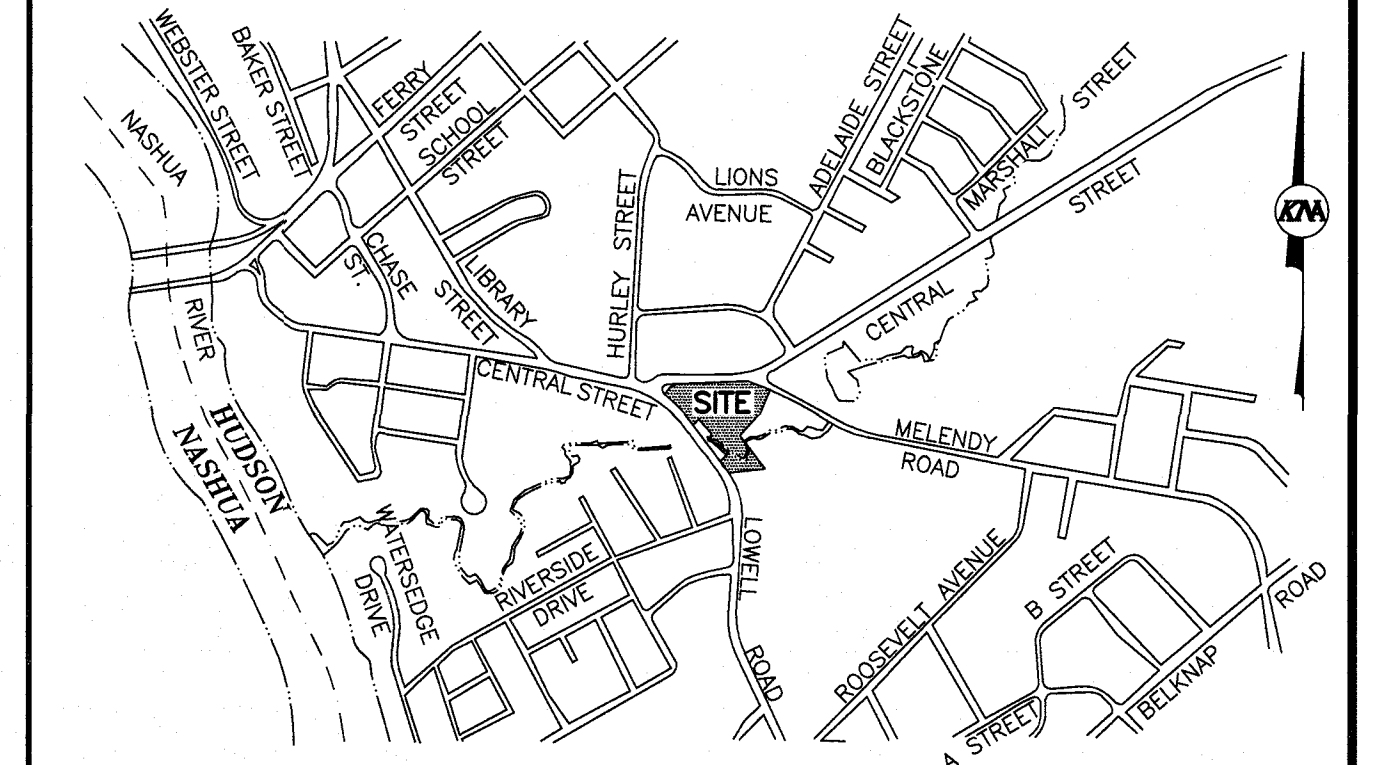
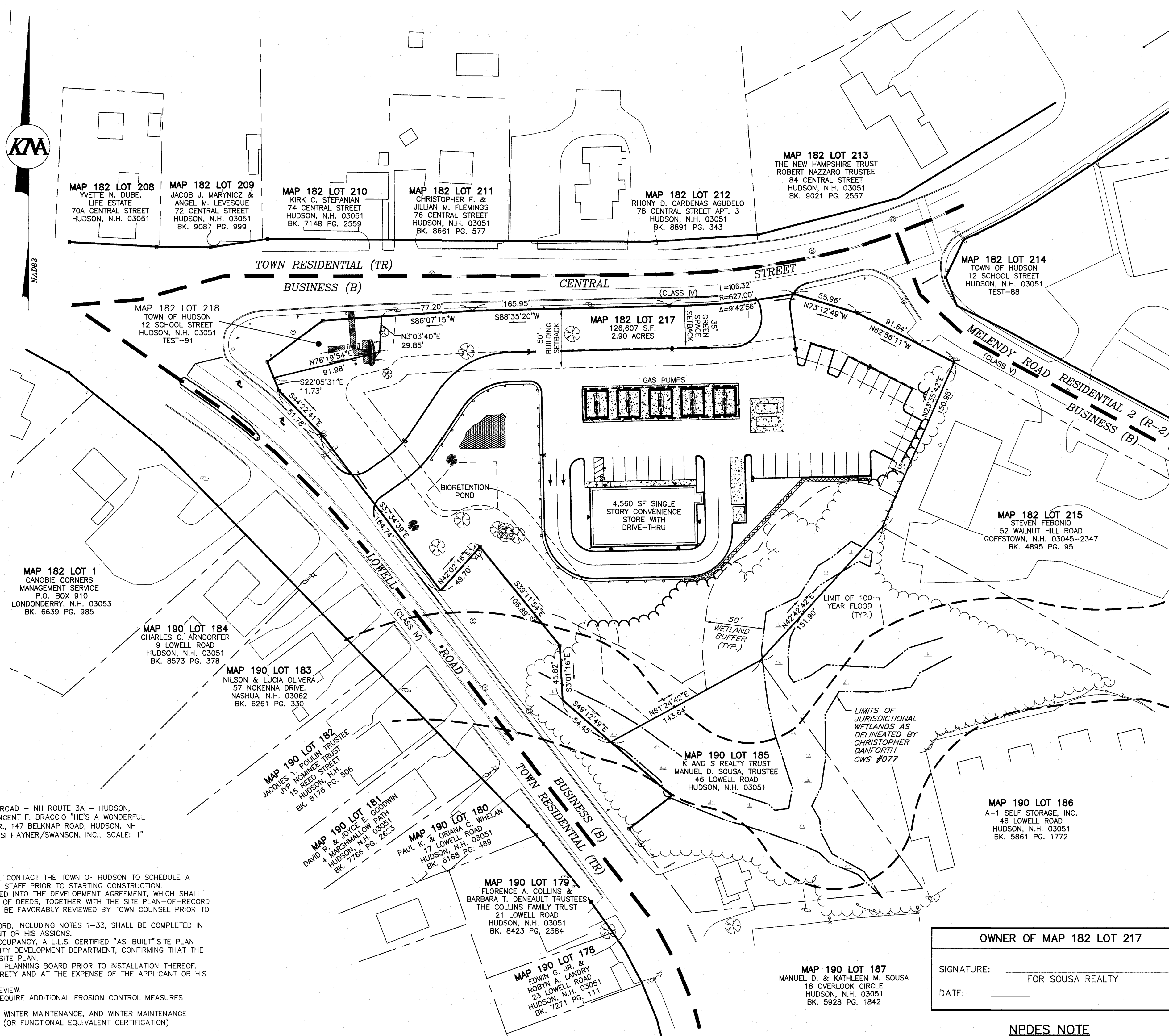
Dates/Case #/Description/Stipulations
of ZBA, Conservation Commission,
NH Wetlands Board Actions: _____
(Attach stipulations on separate sheet) _____

(For Town Use Only)

Data Sheets Checked By: _____ Date: _____

LEGEND

- NHHB-F N.H. HIGHWAY BOUND FOUND
- FSB-F FIELD STONE BOUND FOUND
- GB-F GRANITE BOUND FOUND
- IPIN-F IRON PIN FOUND
- DH-F DRILL HOLE FOUND
- IPP-F IRON PIPE FOUND
- STREET LIGHT
- UTILITY POLE
- SIGN
- HYDRANT
- WATER SHUT OFF
- SEWER MANHOLE
- DRAINAGE MANHOLE
- CATCH BASIN
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- CHAIN LINK FENCE
- OHU OVERHEAD UTILITIES
- TREELINE
- EOP EDGE OF PAVEMENT
- VGC VERTICAL GRANITE CURB
- BUILDING SETBACK
- EASEMENT
- 100 YEAR FLOOD
- ZONE LINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED GRANITE CURB



VICINITY PLAN
SCALE: 1" = 1,000'

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE LAYOUT OF A PROPOSED GAS STATION AND ACCOMPANYING 4,560 SQUARE FOOT CONVENIENCE STORE WITH A COFFEE DRIVE-THRU WINDOW ON MAP 182 LOT 217 IN HUDSON, NEW HAMPSHIRE AND NO OTHER PURPOSE.
 2. MAP 182 LOT 217 INDICATES TOWN OF HUDSON, NEW HAMPSHIRE TAX ASSESSOR'S MAP AND LOT NUMBER.
 3. AREA OF PARCEL IS 126,607 SF OR 2.90 ACRES
 4. THE SUBJECT PARCEL IS LOCATED WITHIN THE BUSINESS (B) ZONING DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:
- | TABLE OF ZONING REQUIREMENTS | | | |
|------------------------------|-----------|------------|------------|
| DESCRIPTION | REQUIRED | EXISTING | PROPOSED |
| MINIMUM LOT SIZE | 30,000 SF | 126,607 SF | 126,607 SF |
| MINIMUM LOT FRONTAGE | 150 FT | 982.2 FT | 982.2 FT |
| FRONT YARD SETBACK | 50 FT | N/A | 72.7 FT |
| SIDE YARD SETBACK | 15 FT | N/A | N/A |
| REAR YARD SETBACK | 15 FT | N/A | 331.6 FT |
| MAXIMUM BUILDING HEIGHT | 38 FT | N/A | <38 FT |
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY THIS OFFICE DURING JUNE THROUGH OCTOBER OF 2018.
 6. HORIZONTAL DATUM IS NAD83, VERTICAL DATUM IS NAVD88 FROM GPS SURVEY METHODS POST PROCESSED THROUGH NOAA-OPUS.
 7. EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, MAP NUMBER 33011C0518D, 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 ELEVATIONS DETERMINED.
 8. THE LOT IS SERVICED BY MUNICIPAL WATER AND SEWER.
 9. 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.
 10. 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.
 11. OPEN SPACE REQUIRED = 40%
 12. OPEN SPACE PROPOSED = 62%
 13. PARKING CALCULATIONS:
REQUIRED PARKING:
GAS PUMPS @ 1 SPACE/PUMP X 10 PUMPS = 10 SPACES
CONVENIENCE STORE:
1 SPACE/EMPLOYEE ON THE LARGEST SHIFT X 4 EMPLOYEES = 4 SPACES
1 SPACE/200 SF OF GROSS LEASABLE AREA X 3,760 SF = 19 SPACES
DRIVE-THRU @ 1 SPACE/100 SF OF GROSS LEASABLE AREA X 800 SF = 8 SPACES
TOTAL REQUIRED PARKING SPACES = 10 SPACES + 4 SPACES + 19 SPACES + 8 SPACES = 41 SPACES
PROVIDED PARKING:
10 PUMP SPACES + 31 SPACES = 41 PROPOSED SPACES (INCLUDES 2 HANDICAP SPACES)
 14. ONE LOADING SPACE IS REQUIRED FOR NON-RESIDENTIAL BUILDINGS UNDER 5,000 SF.
 15. PERMITS REQUIRED:
-NH07 DRIVEWAY STATUS 05-229-0033 - AMENDMENT PENDING
-NH07 EXCAVATION PERMIT PENDING
-NPDES NOTICE OF INTENT REQUIRED PRIOR TO CONSTRUCTION
 16. SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH 2010 TITLE III OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION AND GRADE.
 17. IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN IN ANYWAY WHATSOEVER, OR CONVERT OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE TOWN OF HUDSON PLANNING BOARD.
 18. CONSTRUCTION ACTIVITIES ON THE SITE SHALL BE LIMITED TO BETWEEN 7:00 AM AND 7:00 PM MONDAY THROUGH SATURDAY. NO CONSTRUCTION ACTIVITIES SHALL BE ALLOWED ON SUNDAYS.
 19. IF LOT DEVELOPMENT INVOLVES BLASTING AND/OR RAMMING OF BEDROCK MATERIALS, SAID ACTIVITIES SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 AM AND 5:00 PM MONDAY THROUGH FRIDAY ONLY. SAID BLASTING/RAMMING ACTIVITIES SHALL BE PROHIBITED ON WEEKENDS.
 20. SITE LIGHTING SHALL BE AS SHOWN ON THE PLAN, DIRECTED ONTO SITE, AND SHALL CONFORM WITH ALL APPLICABLE TOWN OF HUDSON ZONING REGULATIONS.
 21. HOURS FOR REFUSE REMOVAL AND DELIVERIES OF SUPPLIES SHALL BE NO EARLIER THAN 7:00 AM AND NO LATER THAN 7:00 PM, MONDAY THROUGH FRIDAY ONLY. SAID ACTIVITIES SHALL BE PROHIBITED ON SATURDAY AND SUNDAY.
 22. THE GAS STATION AND CONVENIENCE STORE WILL BE OPEN 24/7.
 23. PLOWED SNOW FROM THE FACILITIES, DRIVEWAY, PARKING LOTS AND SIDEWALK SHALL BE STORED IN THE DESIGNATED AREAS SHOWN IN THIS PLAN SET. NO SNOW MAY BE PLOWED OR STORED ON THE ADJUTING PARCELS. WHEN THE SNOW STORAGE AREAS ARE AT CAPACITY, SUBSEQUENT SNOW SHALL BE HAULED OFF-SITE AND DISPOSED OF IN AN ENVIRONMENTALLY SOUND FASHION AND IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

REFERENCE PLANS:

1. "SUBDIVISION PLAN - (MAP 240, LOT 13) - 27 RIVER ROAD - NH ROUTE 3A - HUDSON, NEW HAMPSHIRE - PREPARED FOR/RECORD OWNER: VINCENT F. BRACCIO "HE'S A WONDERFUL FATHER" REVOCABLE TRUST - KENNETH J. BRACCIO, TR., 147 BELKNAP ROAD, HUDSON, NH 03051"; DATED: FEBRUARY 24, 2016; PREPARED BY: HSI HAYNER/SWANSON, INC.; SCALE: 1" = 100'; H.C.R.D. PLAN NO. 38855

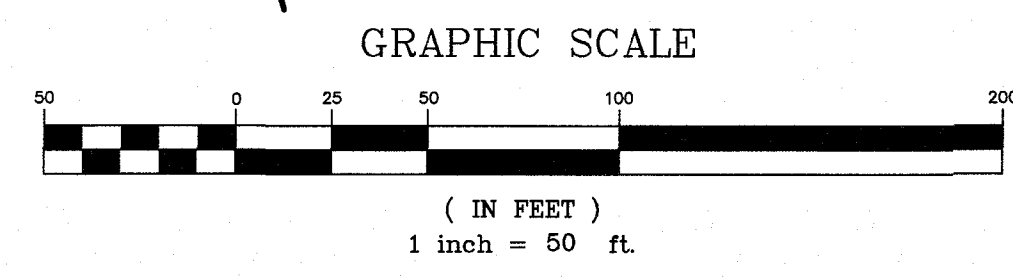
NOTES (CONTINUED):

23. THE APPLICANT'S ENGINEER AND/OR CONTRACTOR SHALL CONTACT THE TOWN OF HUDSON TO SCHEDULE A PRE-CONSTRUCTION MEETING, WHICH WILL BE HELD WITH STAFF PRIOR TO STARTING CONSTRUCTION.
24. ALL STIPULATIONS OF APPROVAL SHALL BE INCORPORATED INTO THE DEVELOPMENT AGREEMENT, WHICH SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS, TOGETHER WITH THE SITE PLAN-OF-RECORD AND ALL AGREED UPON EASEMENT DEEDS, WHICH SHALL BE FAVORABLY REVIEWED BY TOWN COUNSEL PRIOR TO PLANNING BOARD ENDORSEMENT OF PLAN.
25. ALL IMPROVEMENTS SHOWN ON THE SITE PLAN-OF-RECORD, INCLUDING NOTES 1-33, SHALL BE COMPLETED IN THEIR ENTIRETY AND AT THE EXPENSE OF THE APPLICANT OR HIS ASSIGNS.
26. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, A L.L.S. CERTIFIED "AS-BUILT" SITE PLAN SHALL BE PROVIDED TO THE TOWN OF HUDSON COMMUNITY DEVELOPMENT DEPARTMENT, CONFIRMING THAT THE SITE CONFORMS WITH THE PLANNING BOARD APPROVED SITE PLAN.
27. ALL SIGNS ARE SUBJECT TO APPROVAL BY THE HUDSON PLANNING BOARD PRIOR TO INSTALLATION THEREOF.
28. ALL IMPROVEMENTS SHALL BE COMPLETED IN THEIR ENTIRETY AND AT THE EXPENSE OF THE APPLICANT OR HIS ASSIGNS.
29. THIS PLAN SHALL BE SUBJECT TO FINAL ENGINEERING REVIEW.
30. THE TOWN OF HUDSON SHALL RESERVE THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES DURING CONSTRUCTION.
31. NO SALT OR CHEMICAL DE-ICERS ARE TO BE USED FOR WINTER MAINTENANCE, AND WINTER MAINTENANCE SHALL BE PERFORMED BY A GREEN SNO-PRO CERTIFIED (OR FUNCTIONAL EQUIVALENT CERTIFICATION) CONTRACTOR.
32. THE RESPONSIBILITY OF MAINTAINING THE STORMWATER FEATURES ON-SITE SHALL BE SOLELY THE OWNER'S.
33. THE OWNER WILL BE REQUIRED TO COMPLY WITH ALL PROVISIONS OF THE TOWN OF HUDSON'S MS4 PERMIT, INCLUDING BUT NOT LIMITED TO ANNUAL REPORTING REQUIREMENTS, CONSTRUCTION SITE STORMWATER RUNOFF CONTROL, AND RECORD KEEPING REQUIREMENTS.

OWNER OF MAP 182 LOT 217
SIGNATURE: _____ FOR SOUSA REALTY
DATE: _____

NPDES NOTE

THIS PROJECT DISTURBS IN EXCESS OF 1-ACRE OF LAND, THEREFORE IT WILL BE REQUIRED TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND "OPERATOR" (GENERAL CONTRACTOR) SHALL EACH BE REQUIRED TO PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEETING THE REQUIREMENTS OF THE CURRENT CONSTRUCTION GENERAL PERMIT.



APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING: _____
SIGNATURE DATE: _____
SIGNATURE DATE: _____
SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FOR 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 YEARS FROM DATE OF APPROVAL.

JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED IN JUNE OF 2022 BY CHRISTOPHER K. DANFORTH CWS #077. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHERN/CENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING "FIELD INDICATORS OF HYDRIC SOILS OF THE UNITED STATES" A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.1, 2017. DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE USACE 2020 NATIONAL WETLAND PLANT LIST, NWPL 2020 VERSION 3.5 HTTP://WETLAND-PLANTS.USACE.ARMY.MIL.

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND BY THIS OFFICE DURING JUNE THROUGH OCTOBER OF 2018. SAID SURVEY HAS AN ERROR OF CLOSURE BETTER THAN ONE PART IN TEN THOUSAND (1:10,000).
LICENSED LAND SURVEYOR _____ DATE _____

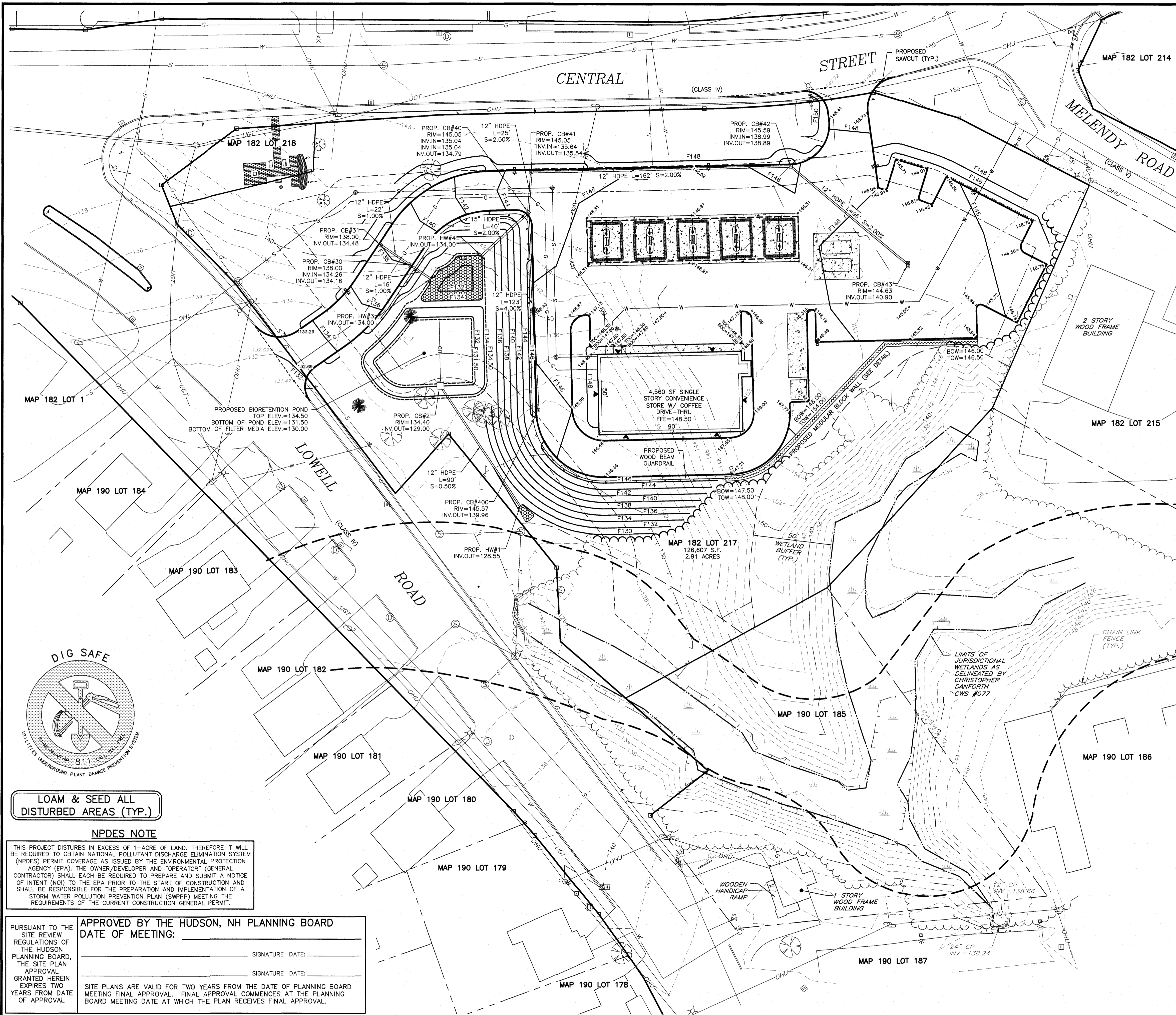
MASTER PLAN
CENTRAL GAS
MAP 182; LOT 217
LOWELL ROAD & CENTRAL STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER/APPLICANT:
NOTTINGHAM SQUARE CORPORATION
46 LOWELL ROAD
HUDSON, N.H. 03051

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

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: AUGUST 19, 2022 SCALE: 1" = 50'
PROJECT NO: 18-0612-3 SHEET 1 OF 18



- CONSTRUCTION NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED GRADING, DRAINAGE AND UTILITY SYSTEMS FOR THIS SITE.
 2. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF HUDSON, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, APPROVED AND ADOPTED 2016 ARE HEREBY INCORPORATED BY REFERENCE.
 3. PARKING LOT CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET THE REQUIREMENTS.
 4. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED.
 5. ALL DRAINAGE PIPE SHALL BE INSTALLED FOLLOWING MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 6. SEE DETAILS FOR DRAINAGE SPECIFICATIONS.
 7. ALL CATCH BASINS SHALL BE EQUIPPED WITH SNOOT DEBRIS AND OIL WATER SEPARATORS.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.

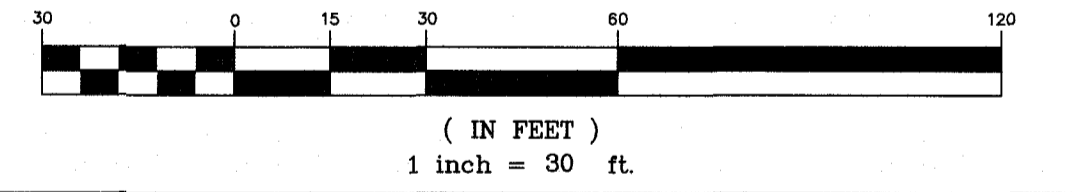
LEGEND

- NHHB-F N.H. HIGHWAY BOUND FOUND
- FSB-F FIELD STONE BOUND FOUND
- GB-F GRANITE BOUND FOUND
- IPIN-F IRON PIN FOUND
- DH-F DRILL HOLE FOUND
- IPP-F IRON PIPE FOUND
- STREET LIGHT
- UTILITY POLE
- SIGN
- GAS VALVE
- WATER VALVE
- HYDRANT
- WATER SHUT OFF
- SEWER MANHOLE
- DRAINAGE MANHOLE
- CATCH BASIN
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- CHAIN LINK FENCE
- OHU OVERHEAD UTILITIES
- G GAS LINE
- W WATER LINE
- S SEWER LINE
- TREELINE
- EOP EDGE OF PAVEMENT
- VGC VERTICAL GRANITE CURB
- 10' CONTOUR
- 2' CONTOUR
- STONEWALL
- BUILDING SETBACK
- EASEMENT
- 100 YEAR FLOOD
- UGU PROPOSED UNDERGROUND UTILITIES
- G PROPOSED GAS LINE
- W PROPOSED WATER LINE
- S PROPOSED SEWER LINE
- PROPOSED DRAINAGE LINE
- PROPOSED TREELINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED SLOPED GRANITE CURB
- PROPOSED 2' CONTOUR
- PROPOSED RETAINING WALL

SOILS LEGEND

- MAP UNIT SOIL TYPE
- WuC WINDSOR-URBAN LAND COMPLEX, 15 TO 35 PERCENT SLOPES

GRAPHIC SCALE



LOAM & SEED ALL DISTURBED AREAS (TYP.)

NPDES NOTE

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APPROVED BY THE HUDSON, NH PLANNING BOARD

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GRADING AND DRAINAGE PLAN
CENTRAL GAS
 MAP 182; LOT 217
 LOWELL ROAD & CENTRAL STREET
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER/APPLICANT:
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 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: AUGUST 19, 2022 SCALE: 1" = 30'
 PROJECT NO: 18-0612-3 SHEET 6 OF 18