

# **FARMHOUSE SALON SUITES**

MSP# 01-22

## **STAFF REPORT**

March 4, 2022

**SITE:** 9 River Road; Tax Map 234 Lot 001-000

**ZONING:** General-One (G-1), Residential-Two (R-2)\*

\*Only a small fraction of the property is within the R-2 district. All of the existing buildings and the proposed use are within the G-1 district.

**PURPOSE OF PLAN:** To amend the previously approved site plan to show two (2) additional salon operators (personal service establishments) within the existing building.

### **PLANS UNDER REVIEW:**

Master Site Plan (Map 234, Lot 1), Proposed Site Plan, 9 River Road, Hudson, New Hampshire; prepared by: Hayner/Swanson, Inc (HSI), 3 Congress Street, Nashua, NH 03062 & 131 Middlesex Turnpike, Burlington, MA 01803; prepared for: Steele Farm, LLC, 2 Friel Golf Road, Hudson, New Hampshire 03051; consisting of 2 sheets with 1-23 general notes on Sheet 1; dated February 7, 2022.

### **APPLICATION TRACKING:**

- February 11, 2022 – Application received.
- March 4, 2022 – Public hearing scheduled.

### **COMMENTS & RECOMMENDATIONS:**

#### **BACKGROUND**

The 42.2±-acre property currently contains a 20,000-s.f. retail operation known as “Golf and Ski Warehouse”, a golf driving range, a detached 4,180-s.f. barn, and a 4,024 s.f. two-story building with a storage addition. Two driveways currently access from River Road and a private drive, Friel Golf Road, has access from both River Road and Steele Road.

Aside from developed buildings, driveways, and parking lots, the property has an open driveway range green in the western half, two separate patches of woods along Limit Brook (one on the north side along Steele Road, and the other on the west side along the lot line), and landscaped open lawn along River Road.

The submitted plan is proposing to increase the number of hair-care/salon operators from 10 to 12 allowed to operate from the existing 4,024-s.f. building. No exterior changes are proposed in the plan. The property is currently and will continue to be serviced by municipal water and a private septic system.

STAFF COMMENTS

1. **Use (§ 334-21):** The proposed use would fall under personal service establishment (D.3), and is permitted in the G-1 district.
2. **Dimensional Requirements (§ 334-27, § 334-14):** The submitted plan includes an existing and nonconforming building that is partially located within the 50' front setback along River Road. The plan is conforming to all other dimensional requirements.
3. **Waiver for Parking Space Requirement [§ 275-8 C (2)]:** The Applicant is requesting a waiver to reduce the number of required parking spaces, from 186 to 180, the existing number of parking spaces on-site. The Applicant stated that the 30 spaces that specifically serve the two-story personal service establishment building will be adequate to support 12 operators, given that:
  - It is unlikely that all operators will be seeing clients at once for any extended period of time,
  - Most of the operators book their clients through appointments as opposed to walk-in customers,
  - The 150 parking spaces that serve the Golf and Ski Warehouse could be used as backup parking, and
  - Eighteen vehicles are the most that have been seen using this 30-space lot at any one time.
  - The Applicant has shown adequate room for 6 additional spaces to be constructed, if needed in the future.
4. **Parking Space Dimensions [§ 275-8 C (4)]:** Not noted on the submitted plan but staff verified the existing parking spaces are 10' x 20', which meet the required dimensions.

DEPARTMENT COMMENTS

Town staff, including the Fire Chief and Town Engineer, had reviewed the application and had no comments.

**DRAFT MOTIONS**

**ACCEPT the minor site plan application:**

I move to accept the minor site plan application for the Farmhouse Salon Suites, 9 River Road; Tax Map 234 Lot 001.

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

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

I move to continue the minor site plan application for the Farmhouse Salon Suites, 9 River Road; Tax Map 234 Lot 001, to date certain, \_\_\_\_\_, 2022.

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

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

I move to defer the minor site plan application for the Farmhouse Salon Suites, 9 River Road; Tax Map 234 Lot 001, to date certain, \_\_\_\_\_, 2022.

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

**To GRANT a waiver:**

I move to grant a waiver from § 275-8.c.(2)(b), to reduce the parking requirement from 186 to 180 spaces, 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: \_\_\_\_\_

*(MOTION TO APPROVE ON FOLLOWING PAGE)*

**APPROVE the minor site plan application:**

I move to approve the minor site plan application for the Master Site Plan (Map 234, Lot 1), Proposed Site Plan, 9 River Road, Hudson, New Hampshire; prepared by: Hayner/Swanson, Inc (HSI), 3 Congress Street, Nashua, NH 03062 & 131 Middlesex Turnpike, Burlington, MA 01803; prepared for: Steele Farm, LLC, 2 Friel Golf Road, Hudson, New Hampshire 03051; consisting of 2 sheets with 1-23 general notes on Sheet 1; dated February 7, 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. This approval is to add two additional salon operators to the establishment known as Farmhouse Salons for a total of twelve operators. Approval is also granted for the construction of six additional parking spaces in the event the Town of Hudson's Planning Department finds they are necessary for the safe operation of the site.
3. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
4. Prior to application for a building permit, the Applicant shall schedule a pre-construction meeting with the Town Engineer.
5. 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.
6. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday only.

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



**MINOR SITE PLAN APPLICATION**

Date of Application: February 11, 2022 Tax Map #: 234 Lot #: 001

Site Address: 2 Friel Golf Road

Name of Project: Proposed Site Plan

Zoning District: G-1 General/R-2 Residential General MSP#: \_\_\_\_\_  
(For Town Use Only)

Z.B.A. Action: N/A

**PROPERTY OWNER:**

Name: Steele Farm, LLC

Address: 2 Friel Golf Road

Address: Hudson, NH 03051

Telephone # 603-882-8893

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

**DEVELOPER:**

Same as Owner

**PROJECT ENGINEER:**

Name: Hayner/Swanson, Inc.

Address: 3 Congress Street

Address: Nashua, NH 03062

Telephone # 603-882-2057

Email: jpetropulos@hayner-swanson.com

**SURVEYOR:**

Hayner/Swanson, Inc.

3 Congress Street

Nashua, NH 03062

603-882-2057

jpetropulos@hayner-swanson.com

**PURPOSE OF PLAN:**

To amend the previously approved site plan to show two (2) additional salon operators (personal service establishments) within the existing building.

**(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: \_\_\_

**MINOR SITE PLAN DATA SHEET**

PLAN NAME: Proposed Site Plan

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 234 LOT 001

DATE: 7 February 2022

-----  
Location by Street: 2 Friel Golf Road

Zoning: G-1 General, R-2 Residential

Proposed Land Use: Personal Service Establishment (salon)

Existing Use: Personal Service Establishment (salon)

Surrounding Land Use(s): Commercial/Residential

Number of Lots Occupied: One

Existing Area Covered by Building: 35,994 SF

Existing Buildings to be removed: None

Proposed Area Covered by Building: 35,994 SF

Open Space Proposed: 91%

Open Space Required: 40%

Total Area: S.F.: 1,838,559 Acres: 42.208

Area in Wetland: 135,438 SF Area Steep Slopes: None

Required Lot Size: G-1: 87,200 SF, R-2: 60,000 SF

Existing Frontage: Steele Road: 1,304 LF, River Road: 1,082 LF

Required Frontage: G-1: 200 FT, R-2: 150 FT

Building Setbacks:	<u>Required*</u>	<u>Proposed (Existing)</u>
Front:	<u>30 &amp; 50 FT</u>	<u>18.3 FT</u>
Side:	<u>15 FT</u>	<u>251.07 FT</u>
Rear:	<u>15 FT</u>	<u>261.88 FT</u>

**MINOR SITE PLAN DATA SHEET**

(Continued)

Flood Zone Reference:	<u>FEMA Maps: 33011C0656D &amp; 33011C0658D</u>
Width of Driveways:	<u>See Plan</u>
Number of Curb Cuts:	<u>3 (existing)</u>
Proposed Parking Spaces:	<u>180</u>
Required Parking Spaces:	<u>186* (see waiver)</u>
Basis of Required Parking (Use):	<u>Salon: 3 spaces/operator, Retail: 1SP/200 SF,</u> <u>Driving Range: 1SP/2 Tees</u>
Dates/Case #/Description/Stipulations of ZBA, Conservation Commission, NH Wetlands Board Actions: (Attach stipulations on separate sheet)	<u>None</u> <u>_____</u> <u>_____</u>

Waiver Requests

*Town Code Reference:*                      *Regulation Description:*

275-8c(2)(b) - Minimum Required Parking Spaces  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**(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 *Minor Site Plan* specifications or application form are incomplete, the application will be considered rejected.

Pursuant to RSA 674:1-IV, the owner(s) by the filing of this application as indicated above, hereby given permission for any member of the 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: David E. Friel Date: 2.9.22

Print Name of Owner: DAVID E. FRIEL

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

Signature of Developer: David E. Friel Date: 2.9.22

Print Name of Developer: DAVID E. FRIEL

- ❖ 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: Proposed Site Plan

Street Address: 2 Friel Golf Road

I \_\_\_\_\_ hereby request that the Planning Board waive the requirements of item 275-8c(2)(b) of the Hudson Land Use Regulations in reference to a plan presented by Hayner/Swanson, Inc. \_\_\_\_\_ (name of surveyor and engineer) dated 7 February 2022 for property tax map(s) 234 and lot(s) 001 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.

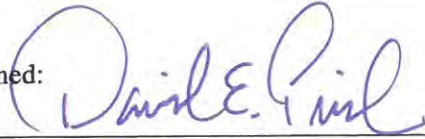
Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):  
(See attached waiver letter)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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):

(See attached waiver letter)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed:   
Applicant or Authorized Agent



## **PROJECT NARRATIVE**

The project area under consideration for this application is located at 2 Friel Golf Road in Hudson, NH. The site is known to the Hudson Assessors Department as Map 234, Lot 1. The parcel is split over two zones; G-1: General and R-2: Residential. The location of this property is just south of where Lowell Road splits into River Road and Dracut Road. The parcel is 42.2+/- acres in size and has frontage along River Road and Steele Road. It is abutted by residential homes to the north, south, and east and Green Meadow Golf Course to the west.

The lot currently contains a 20,000 square foot retail operation known as “Golf and Ski Warehouse, a golf driving range, a detached 4,180 square foot barn, and a 4,024 square foot, 2-story building with a storage addition, located along River Road. This particular building has been used in the past as offices for the Friel Golf Management Company and, most recently, by a limousine business. As can be seen on the site drawings the property has three curb cuts onto River Road. Two driveways are in close proximity to the front building and the other access is a private drive known as Friel Golf Road, which runs from River Road through the lot and connects with Steele Road. The site is currently serviced by municipal water, a subsurface sewage disposal system, telecommunications and power utilities. Wetlands associated with Limit Brook exist in the northeastern and western part of the property. Test pits were performed on the site. There result was that sandy soils, with deep depths to groundwater are present.

In 2018 Steele Farm, LLC successfully changed the use of the existing 4,024 square foot building to a personal service establishment which will include up to ten (10) hair-care/salon operators. The existing garage adjacent to the office building and the current 7-space parking lot were razed so that a new thirty (30) space parking lot could be constructed in its place to service the salon. Stormwater runoff from this small parking lot was directed into a grassed swale located on the north side of the lot that eventually reaches a rain garden (bio-retention basin) located just off the paved surface. Rain gardens provide qualitative treatment by the vertical movement of

runoff through a soil filter layer. The free-draining sandy soils on this property are ideal for promoting recharge of rainwater runoff. Other site improvements associated with that project include the construction of a new subsurface sewage disposal system for the proposed salon use, a new water service and a new ADA compliant access ramp leading into the building. The lot currently has 91% open space, where 40% is required. The hours of operation for the business is Monday-Saturday from approximately 8 AM to 6 PM.

It is being proposed to add two (2) salon operators on the second floor of the existing building. The expansion of these two personal service establishments should not have an impact to the every-day use of this facility. Even though the addition of the two (2) salons does technically require six (6) additional parking spaces; a waiver is being requested since recent parking counts of the facility show that there has never been more than eighteen (18) spaces occupied at any one time. No building or site improvements are proposed as part of this application.

Given the size of the existing building, the type of business and the number of operators for this facility, impacts to traffic, utilities and to local schools are not anticipated.



## **WAIVER REQUEST MEMORANDUM**

### **WAIVER REQUEST #1:**

**Site Plan Regulation: Hudson Site Plan Regulation Chapter 275-8 C (2)** – Required number of Parking Spaces.

**Waiver Request:** A waiver is requested from **Chapter 275-8 C (2)** to allow 180 parking spaces on a lot where 186 spaces are required per the regulation.

### **Basis of Waiver:**

This section of the Hudson Site Plan regulations grants the Planning Board the authority to vary the parking requirements if the applicant can demonstrate that fewer spaces are consistent with the land uses. The subject site is a large tract of land that contains a golf-related retail store, driving range, and a former office building, which is being proposed to change to a personal service establishment (hair salon). As can be seen on the Master Site Plan, the breakdown of uses and their required parking totals 186 spaces. There currently exists 150 spaces adjacent to the Golf & Ski Warehouse building/driving range and another 30 spaces located north of the existing 2-story building located along River Road. It is being proposed to add two (2) salon operators to the existing farm house building. This expansion, which is proposed within the existing building, would, by code, require six (6) additional parking spaces to be constructed. Our client is of the opinion that the existing 30 parking spaces is sufficient to serve all 12 operators (personal service establishments) of this building.

There are several reasons to approve this waiver request. First, it is highly unlikely that all twelve (12) operators will be seeing clients at once for any extended period of time. Thus, there should almost always be vacant spaces in the parking lot. Secondly, most of the operators book their clients through appointments as opposed to walk-in customers. Third, in the event that the salon does experience a high volume of clients, there are 150 parking spaces a short walk away adjacent to the Golf and Ski Warehouse on Friel Golf Road that could be used by employees of this building. The Golf & Ski Warehouse and driving range has operated for almost twenty years without a parking problem. Fourth, the building has operated in this manner for almost three (3) years. Eighteen (18) vehicles is the most that has been seen using this lot at any one time. Lastly, if parking became an issue, there is plenty of land area to add six (6) spaces.

### **Waiver Request Form Standards**

The hardship reason for granting this waiver is the financial burden of constructing the six additional spaces required to comply with the Site Plan Regulation. Should the salon discover that the two additional operators, and their accompanying clientele, create a consistent parking shortage, six parking spaces could be constructed at the end of the existing lot. Those six future spaces were shown on the original site plan as part of the Site Plan approval from 2018.



Granting this waiver will not be contrary to the spirit and intent of the Town's Land Use Regulations because the spirit and intent of Chapter 275-8 C (2) is that adequate parking is provided for the intended use. As has been stated above, given the lack of parking issues since the site has functioned as a salon and the additional spaces at the Golf & Ski Warehouse for salon employees to park, adequate parking is provided.

### **Chapter 276-7 Waivers**

#### **The requirements of Chapter 275-8 C (2) are unnecessary.**

The purpose of Chapter 275-8 C (2) is to ensure adequate number of parking spaces are provided for a particular use. Given the above stated reasons, it is Steele Farm, LLC's opinion that ample parking is provided for this business operation.

#### **Granting the waiver will not violate the purposes or general standards of the Land Use Regulations.**

This waiver will not violate the public safety purposes of Chapter 275-8 C (2), in that the plan represents good planning principles and is balanced with regard to parking, building and open spaces.

#### **Granting the waiver shall result in a general benefit to the Town and surrounding properties.**

Granting the waiver will support the salon business expansion and increase annual tax revenue. It will not impact any of the surrounding businesses or residential homes as there is no proposed construction with this plan. The change is strictly internal to the existing building. As a result, the waiver will result in a general benefit to the Town.

In summary, it is our opinion the above waiver request is reasonable and meets the criteria outlined in Section 275-15, Waivers of the Hudson Site Plan Regulations. Given that this request does not adversely impact any abutting properties and that there is already ample parking spaces and land area available for future parking if needed, it is our opinion the above request meets the spirit and intent of the Town of Hudson Site Plan Regulations. A strict enforcement of the above regulation would simply be adding pavement where it is not needed.

Thank you for your consideration of this waiver request.

Respectfully,



Steven J. Auger  
Project Manager  
Hayner/Swanson, Inc.

cc: Brian Groth – Hudson Planning Department





02/09/2022 15:04





02/09/2022 15:01





02/09/2022 15:03





02/09/2022 15:01





02/09/2022 15:07




# 2 Friel Golf Road



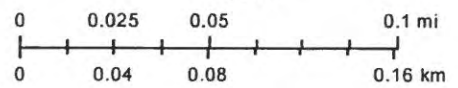
January 9, 2018

Legend

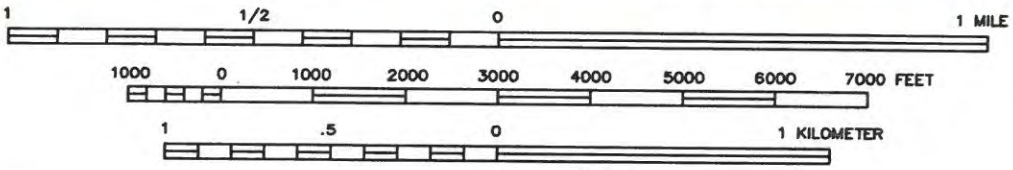
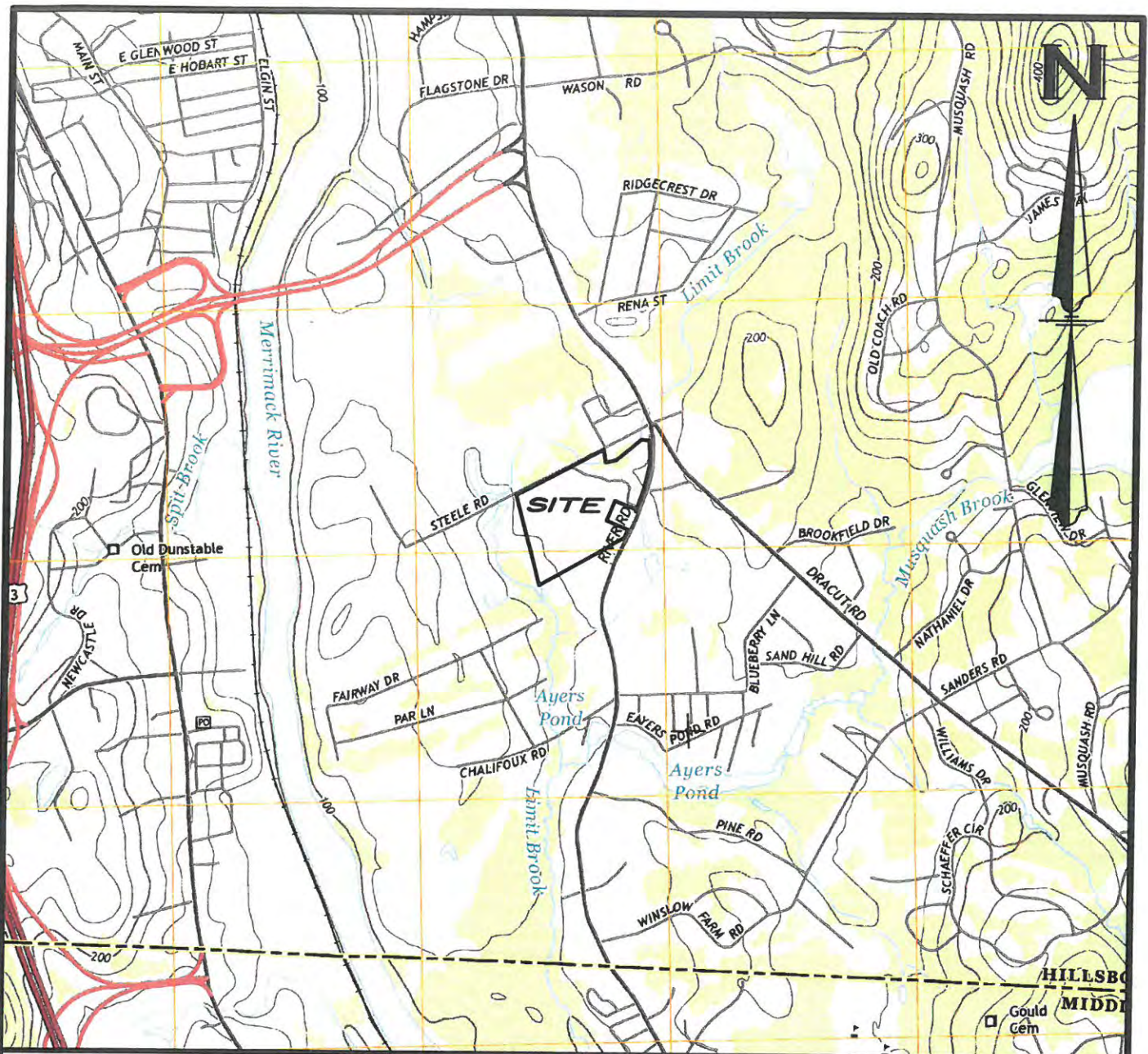
 Parcels - Aerials

 Parcels

1:3,079







CONTOUR INTERVAL 20 FEET  
 NORTH AMERICAN VERTICAL DATUM OF 1988



VICINITY PLAN  
**PROPOSED SITE PLAN**  
 2 FRIEL GOLF ROAD  
 HUDSON, NH

PREPARED FOR:  
**STEELE FARM, LLC**  
 2 FRIEL GOLF ROAD HUDSON, NH 03051  
 JANUARY 2018

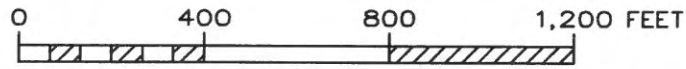
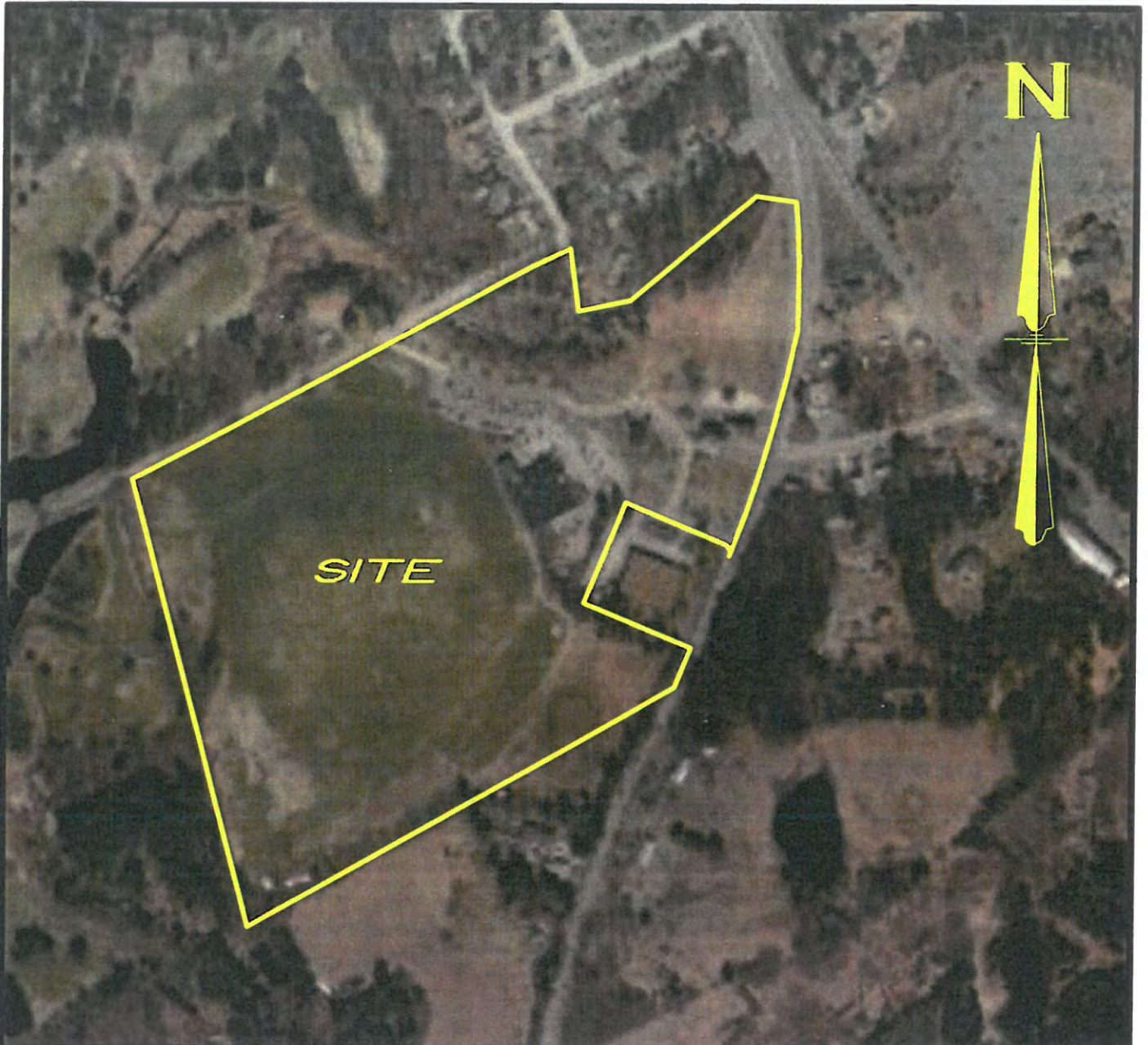
FIG. 1

**HSI** Hayner/Swanson, Inc.  
 Three Congress Street Nashua, New Hampshire 03062-3301  
 Tel (603) 883-2057 www.haynerswanson.com Fax (603) 883-5057

DRAWING: 3867FRIEL USGS2  
 LOCATION: R:\3867FRIEL\DWG\3867-SF

**3867 SF**  
 File Number





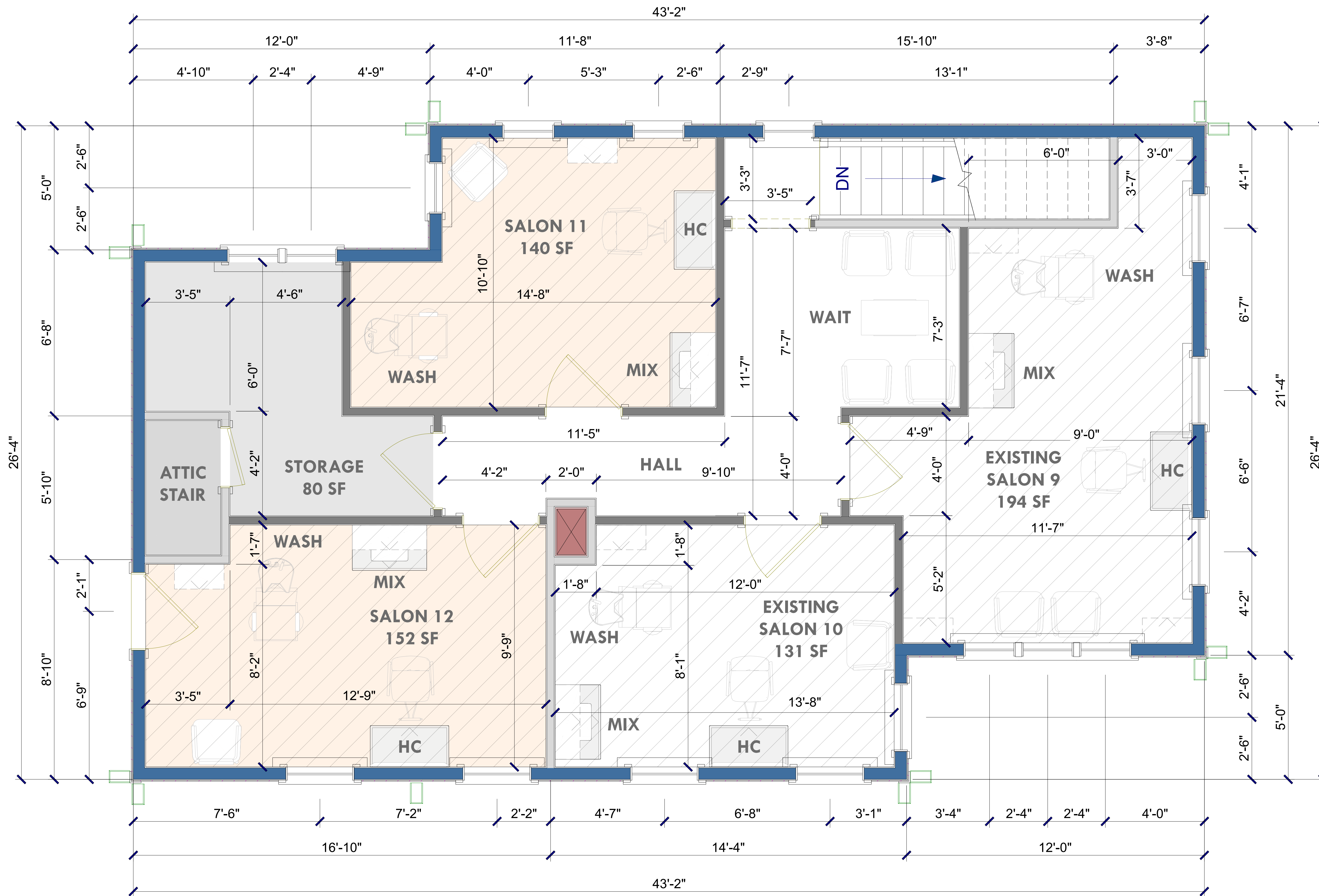
AERIAL VIEW  
**PROPOSED SITE PLAN**  
 2 FRIEL GOLF ROAD  
 HUDSON, NH

FIG. 3  
 PREPARED FOR:  
**STEELE FARM, LLC**  
 2 FRIEL GOLF ROAD HUDSON, NH 03051  
 JANUARY 2018

**HSI** Hayner/Swanson, Inc.  
 Three Congress Street Nashua, New Hampshire 03062-3301  
 Tel (603) 883-2057 www.haynerswanson.com Fax (603) 883-5057

DRAWING: 3867FRIEL USGS2  
 LOCATION: R: \3867FRIEL\DWG\3867-SF

**3867 SF**  
 File Number



PROPOSED SECOND FLOOR PLAN  
 SCALE: 1/2" = 1'-0"



ABUTTERS LIST:

- MAP 234 LOT 2 STATE OF NH DIVISION OF PUBLIC WORKS 7 HAZEN DRIVE CONCORD, NH 03302-0483 BK 4816 PG 66
MAP 234 LOT 3 MARILYN R. SPENCE 87 CONCORD STREET NASHUA, NH 03080 BK 3708 PG 200
MAP 234 LOT 4 DEREK J. PEREIRA SHAWNA BASSETT 6 STEELE ROAD HUDSON, NH 03051 BK 9567 PG 1921
MAP 234 LOT 23 RICHARD & JOANN BUSHONG 8 BRUCE STREET HUDSON, NH 03051 BK 4258 PG 204
MAP 234 LOT 24 THE LEONARD & DENISE KINGSLEY REVOCABLE TRUST AGRMT OF FEBRUARY 21, 2012 LEONARD E. & DENISE KINGSLEY, TRS 10 BRUCE STREET HUDSON, NH 03051 BK 7074 PG 1815
MAP 234 LOT 25 MISSOUM & FETHIA FADELA MOUMENE 7 STEELE ROAD HUDSON, NH 03051 BK 9125 PG 2639
MAP 235 LOT 6 KEVIN G. MASON 9 DRACUT ROAD HUDSON, NH 03051 BK 5774 PG 6111
MAP 240 LOT 18-1 SANDRA L. MEAD GLENN R. EMERSON 18A RIVER ROAD HUDSON, NH 03051 BK 7585 PG 1442
MAP 240 LOT 18-2 TREVOR E. REGIS MELANIE L. CLOW 18B RIVER ROAD HUDSON, NH 03051 BK 7297 PG 2378
MAP 234 LOT 5 GREENMEADOW GOLF CLUB, INC. 55 MARSH ROAD HUDSON, NH 03051 BK 5581 PG 800
MAP 234 LOT 7 KENNETH MURPHY 2 LINDA STREET HUDSON, NH 03051 BK 5283 PG 1842
MAP 234 LOT 8 THE GERALD R. DESROCHES FAMILY TRUST OF c/o J. SCOTT DESROCHES, Tr. 228 DERRY ROAD HUDSON, NH 03051 BK 6278 PG 194
MAP 234 LOT 27 ERIC EASTMAN 1 STEELE ROAD HUDSON, NH 03051 BK 8417 PG 2436
MAP 234 LOT 28 FRANCIS HARDY FAMILY TRUST c/o FRANCIS HARDY, TR. 15 STEELE ROAD HUDSON, NH 03051 BK 8235 PG 802
MAP 234 LOT 29 RALPH M. HOWARD 8 RIVER ROAD HUDSON, NH 03051 BK 6177 PG 1926
MAP 234 LOT 30 GERARD T. O'NEILL 8 RIVER ROAD HUDSON, NH 03051 BK 6556 PG 1081
MAP 234 LOT 31 LORI MCGIBBON 4 STUART STREET HUDSON, NH 03051 BK 7965 PG 1719
MAP 240 LOT 16 ANAYA'S AND SONS, LLC 14 RIVER ROAD HUDSON, NH 03051 BK 9227 PG 1532
MAP 240 LOT 17 KIMBERLEY D. SHEA 16B RIVER ROAD HUDSON, NH 03051 BK 9429 PG 2847
MAP 240 LOT 18 LOUISE SARAH ANN HYLAND c/o LOUISE SARAH ANN HYLAND, TR. 5 BOLLING STREET NASHUA, NH 03080 BK 8159 PG 1245
MAP 240 LOT 19 LOUISE SARAH ANN HYLAND c/o LOUISE SARAH ANN HYLAND, TR. 5 BOLLING STREET NASHUA, NH 03080 BK 8159 PG 1245
MAP 240 LOT 20-1 SERKAN AKPOUT 12B RIVER ROAD HUDSON, NH 03051 BK 8612 PG 1241
MAP 240 LOT 20-2 SERKAN AKPOUT 12B RIVER ROAD HUDSON, NH 03051 BK 8612 PG 1241
MAP 240 LOT 21 J. MIGUEL QUINTAL 28 RIVER ROAD HUDSON, NH 03051 BK 8871 PG 2128
MAP 240 LOT 13 VINCENT F. & DEBRA BRACCIO 27 RIVER ROAD HUDSON, NH 03051 BK 9165 PG 2666
MAP 240 LOT 14 STEELE FARM, LLC 2 FRIEL GOLF ROAD HUDSON, NH 03051 BK 8002 PG 1065
MAP 240 LOT 13-1 DWARKAMAI, INC. 2340 LEXINGTON LANE NAPERVILLE, IL 60540 BK 8849 PG 2437
MAP 240 LOT 6 JOSEPH E. DIPLIATO LAUREN E. SAKALE HUDSON, NH 03051 BK 8374 PG 592

\* ZONING NOTE \*

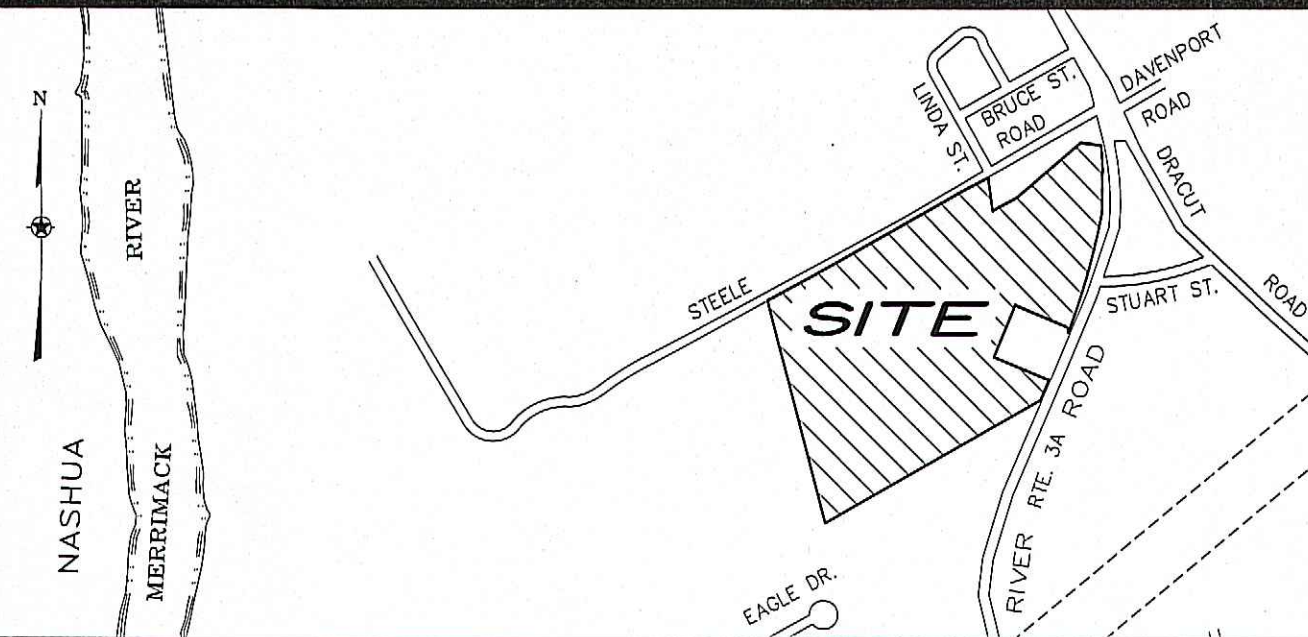
THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HAYNER/SWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE 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.

WAIVER REQUESTED:

HSPR 275-8C (2) REQUIRED PARKING

PERMIT:

THE STATE OF NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES, APPROVAL FOR CONSTRUCTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS) APPROVAL NO.: eCA201804212.



PLAN REFERENCES:

- 1. PLAN OF LAND OF GORDON B. TATE, LOWELL ROAD, HUDSON, NEW HAMPSHIRE, SCALE: 1"= 50', DATED: MAY 1986 WITH AMENDMENTS THRU FEBRUARY 1989, PREPARED BY: NED SPAULDING, CIVIL ENGINEER. RECORDED: HCRD - PLAN No. 1701.
2. PLAN OF PART OF LAND OF HAROLD G., RUTH M. & HELEN STEELE, STEELE ROAD, HUDSON, NEW HAMPSHIRE, SCALE: 1"= 50', DATED: APRIL 1963, PREPARED BY: NED SPAULDING, CIVIL ENGINEER. RECORDED: HCRD - PLAN No. 2438.
3. SUBDIVISION PLAN, RIVER ROAD, HUDSON, NEW HAMPSHIRE, FOR: PHILIP J. FRIEL, SCALE: 1"= 100', DATED: JUNE 1984, AND PREPARED BY: MAYNARD & PAQUETTE INC. RECORDED: HCRD - PLAN No. 17170.
4. SITE PLAN, STEELE HOUSE COMMERCIAL CENTER, RIVER RD. & STEELE RD., HUDSON, NEW HAMPSHIRE, SCALE: 1"= 100', DATED: DECEMBER 8, 1997, AND PREPARED BY: MAYNARD & PAQUETTE INC. RECORDED: HCRD - PLAN No. 29363.
5. THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS, PROJECT STP-X-000S(217), N.H. PROJECT NO. 12461, N. H. ROUTE 3A, HUDSON, NEW HAMPSHIRE, SCALE: 1"= 20'. RECORDED: HCRD - PLAN No. 31211.
6. THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAN OF HUDSON-MG-M-5229(009), N.H. PROJECT NO. C-2432-H, NH ROUTE 3A, HUDSON, NEW HAMPSHIRE, SCALE: 1"= 50'. RECORDED: HCRD - PLAN No. 31211.
7. 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, SCALE: 1"= 100', DATED 24 FEBRUARY 2016, REVISED 03/30/16 AND PREPARED BY THIS OFFICE. RECORDED: HCRD - PLAN No. 38855.

NOTES:

- 1. TOTAL SITE AREA: 42.213 ACRES (1,838,809 SF)
2. PRESENT ZONING: G-1; GENERAL - 1 R-2; RESIDENTIAL - 2
MINIMUM LOT REQUIREMENTS:
- LOT AREA: 87,120 SF 60,000 SF
- LOT FRONTAGE: 200 FT 150 FT
MINIMUM BUILDING SETBACKS REQUIREMENTS:
- FRONT YARD (LOCAL STREETS) 30 FT 30 FT
- FRONT YARD (ARTERIAL STREETS) 50 FT 50 FT
- SIDE YARD 15 FT 15 FT
- REAR YARD 15 FT 15 FT
3. PURPOSE OF PLAN:
[A] TO SHOW PROPOSED CHANGE OF A PERSONAL SERVICE ESTABLISHMENT (SALON) FROM A LIMIT OF 10 OPERATORS TO A LIMIT OF 12 OPERATORS.
[B] TO SHOW POTENTIAL PARKING LOT IMPROVEMENTS, IF NEEDED
4. LOT NUMBERS REFER TO THE TOWN OF HUDSON ASSESSORS MAPS 234, 235, 239 & 240.
5. SITE IS CURRENTLY SERVICED BY MUNICIPAL WATER, SUBSURFACE SEWAGE DISPOSAL SYSTEMS, TELECOMMUNICATIONS AND POWER.
6. BUILDING AREAS:
GOLF & SKI WAREHOUSE: 20,000 SF
EXISTING BARN: 4,180 SF
FRONT BUILDING (STORAGE): 2,790 SF
FRONT BUILDING (PERSONAL SERVICE): 4,024 SF
TOTAL BUILDING AREA: 30,994 SF

MAP 234 LOT 1 42.213 ACRES (1,838,809 SF) 'GOLF DRIVING RANGE'

LEGEND

- N.H. HIGHWAY BOUND
FIELD STONE BOUND
STONE BOUND
IRON PIN
STONE BOUND TO BE SET
IRON PIN TO BE SET
BUILDING SETBACK LINE
WETLAND FLAGGING LIMIT 2017
WETLAND FLAGGING LIMIT 2006
WETLAND BUFFER LINE
WIRE FENCE
CHAINLINK FENCE
CURBING
TOTAL PARKING SPACE COUNT

NOTES - CONT'D:

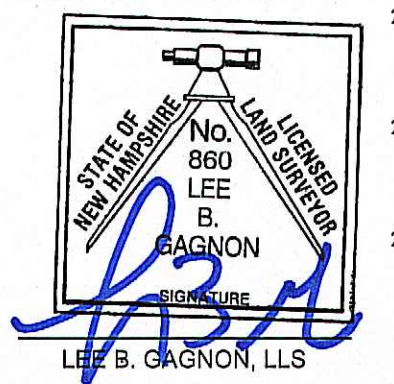
- 7. PARKING (ENTIRE LOT):
REQUIRED: 1 SPACE/200 SF RETAIL x 20,000 SF = 100 SPACES
1 SPACE/2 TEES x 100 TEES = 50 SPACES
3 SPACES/12 OPERATORS x 12 OPERATORS = 36 SPACES
TOTAL REQUIRED: = 186 SPACES
PROVIDED: (INCLUDES 7 HANDICAP SPACES) = 180 SPACES\*
8. OPEN SPACE (ENTIRE LOT):
REQUIRED: 40%
PROVIDED: 91%
9. LOADING: PER PLAN REFERENCE No. 4 THERE ARE TWO (2) LOADING SPACES ON THIS LOT.
10. ALL SIGNS, INCLUDING THE FREE-STANDING SIGN, ARE SUBJECT TO ALL REQUIREMENTS OF THE ZONING ORDINANCE AS DETERMINED DURING THE SIGN PERMIT APPLICATION PROCESS.
11. SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III OF THE 2010 AMERICANS WITH DISABILITIES ACT (OR LATEST EDITION).
12. SITE LIGHTING SHALL BE SHOWN ON THE PLAN, DIRECTED ONTO THE SITE, AND SHALL CONFORM WITH ALL APPLICABLE TOWN OF HUDSON ZONING REGULATIONS.
13. 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 WITH THE EXCEPTION OF DECKS AND PORCHES (PROVIDED THEY CONFORM WITH THE REQUIREMENTS OF THE TOWN OF HUDSON ZONING BY-LAWS), OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE TOWN OF HUDSON PLANNING BOARD.
14. TRASH PICK-UP SHALL NOT OCCUR EARLIER THAN 7:00 AM NOR LATER THAN 7:00 PM, MONDAY THRU FRIDAY ONLY.
15. CONSTRUCTION HOURS ARE MONDAY THRU SATURDAY, 7:00 AM TO 7:00 PM, WITH NO CONSTRUCTION ACTIVITIES OCCURRING ON SUNDAYS. IF LOT DEVELOPMENT INVOLVES BLASTING AND/OR RAMMING OF BEDROCK MATERIALS, SAID ACTIVITIES SHALL BE LIMITED TO THE HOURS OF 7:00 AM AND 5:00 PM, MONDAY THRU FRIDAY ONLY. SAID BLASTING/RAMMING ACTIVITIES SHALL BE PROHIBITED ON SATURDAYS AND SUNDAYS.
16. SHEET 1 OF 2 SHALL BE RECORDED AT THE HILLSBOROUGH REGISTRY OF DEEDS. A COMPLETE SET OF PLANS IS ON FILE WITH THE TOWN OF HUDSON COMMUNITY DEVELOPMENT DEPARTMENT.
17. PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY A LICENSED LAND SURVEYOR CERTIFIED 'AS-BUILT' SITE PLAN SHALL BE PROVIDED TO TOWN OF HUDSON COMMUNITY DEVELOPMENT DEPARTMENT, CONFIRMING THAT THE SITE CONFORMS WITH THE PLANNING BOARD APPROVED SITE PLAN.
18. SNOW REMOVAL TO BE PLACED IN OPEN AREAS OF THE SITE AS SHOWN ON SHEET 2 OF 7. IF NEEDED, EXCESS SNOW SHALL BE TRUCKED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
19. A CAP FEE IN THE AMOUNT OF \$0.00 SHALL BE PAID PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
20. THE DEVELOPMENT AGREEMENT FOR THIS PROJECT SHALL BE PLACED ON FILE WITH THE TOWN OF HUDSON PLANNING DEPARTMENT AND THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
21. THE PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP (FIRM), HILLSBOROUGH COUNTY, TOWN OF HUDSON, NEW HAMPSHIRE, COMMUNITY No. 330082, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBERS: 3301100656D & 3301100658D, DATED: SEPTEMBER 25, 2009.
22. AS REQUIRED BY THE ADMINISTRATIVE RULES FOR LAND SURVEYORS, LAN 502.01; EASEMENTS, RIGHTS AND RESTRICTIONS DEPICTED ON THIS PLAN ARE THOSE OF PUBLIC RECORD, FOUND DURING THE RESEARCH PROCESS FOR DETERMINING THE BOUNDARY LINES, WHICH MAY AFFECT THE SURVEYED PROPERTY. THE SURVEYOR MAKES NO GUARANTEE AS TO TITLE, RIGHTS OR OWNERSHIP OF PROPERTY.
23. PRESENT OWNERS OF RECORD:
MAP 234, LOT 1 STEELE FARM, LLC 2 FRIEL GOLF ROAD HUDSON, NEW HAMPSHIRE 03051 BK 8002, PG 1066

EASEMENTS, RIGHTS AND RESTRICTIONS:

- 1. SUBJECT TO RIGHT TO CONSTRUCT AND MAINTAIN RESERVOIRS AS DESCRIBED AT BK 1803, PG 006.
2. SUBJECT TO DEVELOPMENT AGREEMENT WITH THE TOWN OF HUDSON RECORDED AT BK 5982, PG 65.
3. SUBJECT TO A SLOPE RELEASE TO THE STATE OF NEW HAMPSHIRE AS DESCRIBED AT BK 2379, PG 200.

CERTIFICATION

PURSUANT TO RSA 676:18, III AND RSA 672:14
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.
I FURTHER CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 600.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 08/23/01, EFFECTIVE 01/01/09.
I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN FIFTEEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.
DATE: 2/15/22

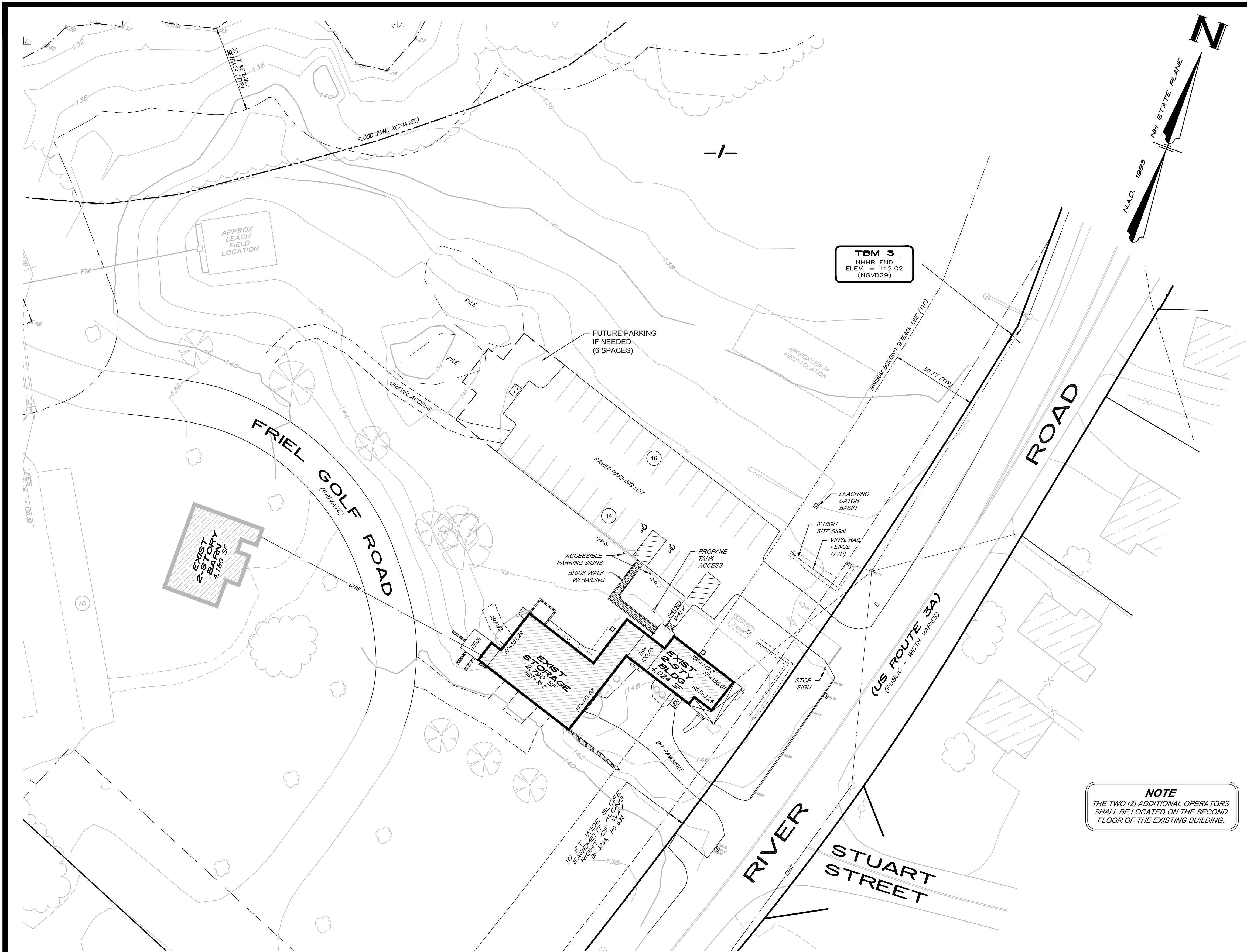


APPROVED BY THE HUDSON, NH PLANNING BOARD
DATE OF MEETING:
SIGNATURE DATE:
SIGNATURE DATE:
SITE PLANS ARE VALID FOR ONE (1) YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39.

MASTER SITE PLAN (MAP 234, LOT 1)
PROPOSED SITE PLAN
9 RIVER ROAD
HUDSON, NEW HAMPSHIRE
PREPARED FOR/RECORD OWNER:
STEELE FARM, LLC
2 FRIEL GOLF ROAD HUDSON, NEW HAMPSHIRE 03051 (603) 882-8893
7 FEBRUARY 2022

HSI Hayner/Swanson, Inc.
Civil Engineers/Land Surveyors
3 Congress Street Nashua, NH 03062 (603) 883-2057
131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501
www.haynerswanson.com
FIELD BOOK: 1269 DRAWING NAME: 3867SF-F071 3867-SF 1 OF 2
DRAWING LOC: J:\3000\3867\DWG\3867-SF File Number Sheet



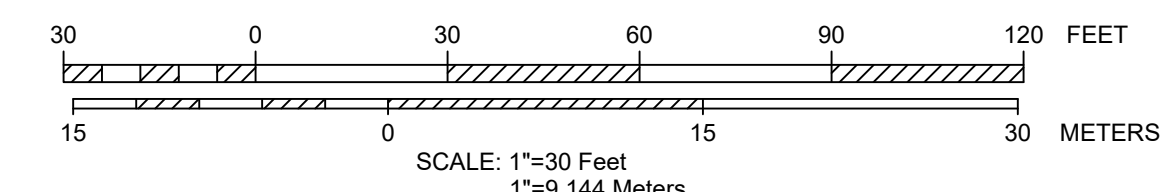


**TBM 3**  
 NHHB FND  
 ELEV. = 142.02  
 (NGVD29)

**NOTE**  
 THE TWO (2) ADDITIONAL OPERATORS  
 SHALL BE LOCATED ON THE SECOND  
 FLOOR OF THE EXISTING BUILDING.

1	02/15/22	UPDATE PROPERTY ADDRESS IN TITLE BLOCK	SJA
No.	DATE	REVISION	BY

**SITE PLAN**  
 (MAP 234, LOT 1)  
**PROPOSED SITE PLAN**  
 9 RIVER ROAD  
 HUDSON, NEW HAMPSHIRE  
 PREPARED FOR / RECORD OWNER:  
**STEELE FARM, LLC**  
 2 FRIEL GOLF ROAD HUDSON, NEW HAMPSHIRE 03051 (603) 882, 8893



**7 FEBRUARY 2022**

**HSI** Hayner/Swanson, Inc.  
 Civil Engineers/Land Surveyors  
 3 Congress Street Nashua, NH 03062 (603) 883-2057  
 131 Middlesex Turnpike Burlington, MA 01803 (781) 203-1501  
[www.haynerswanson.com](http://www.haynerswanson.com)

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL

**APPROVED BY THE HUDSON, NH PLANNING BOARD**  
 DATE OF MEETING: \_\_\_\_\_

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

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

SITE PLANS ARE VALID FOR ONE (1) YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39.

