

INTEGRA BIOSCIENCE SILO

MSP# 02-22

STAFF REPORT

March 4, 2022

SITE: 2 Wentworth Drive; Map 215 Lot 009-000

ZONING: Industrial (I)

PURPOSE OF PLAN: To show proposed 12' diameter, 48' high storage silo adjacent to existing storage silo on the southerly side of the existing manufacturing building.

PLANS UNDER REVIEW:

Amended Site Plan (Map 215, Lot 9), Proposed Storage Silo, 2 Wentworth Drive, Hudson, New Hampshire; prepared by: Hayner/Swanson, Inc. (HSI), 3 Congress Street, Nashua, NH 03062 & 131 Middlesex Turnpike, Burlington, MA 01803; prepared for: Integra Biosciences Corp., 2 Wentworth Drive, Hudson, New Hampshire 03051; consisting of 1 sheet and 1-21 general notes on Sheet 1; dated February 10, 2022.

APPLICATION TRACKING:

- January 27, 2022 – ZBA granted a variance (see Staff Comments #2).
- February 14, 2022 – Minor Site Plan application received.
- March 4, 2022 – Public hearing scheduled.

COMMENTS & RECOMMENDATIONS:

BACKGROUND

The lot currently contains a 1-story, 42,305-s.f. manufacturing building, associated parking, and loading areas. The building was expanded in 2020, which includes the construction of the existing storage silo. The lot has driveway access on both Wentworth Drive and Executive Drive, and is almost entirely developed or paved except for strips of landscape area/open lawn at the edge of the property.

The submitted plan is proposing to construct a second storage silo (12' diameter; 48' high; on a 13.5' x 13.5' concrete pad; for storing polypropylene pellets) to support the on-site manufacturing process. The silo development will disturb approximately 400 s.f. of the contiguous area and add 182 s.f. of impervious area.

STAFF COMMENTS

1. **Dimensional Requirements (§ 334-27, § 334-14):** The proposed silo received a variance from the ZBA to intrude the required 15' side setback by 3', on January 27,

2022 (Case 215-009). The ZBA’s decision stipulated that there shall be no encroachment onto the sewer easement at the property line.

The submitted plan shows no encroachment onto the sewer easement and is conforming to all other dimensional requirements, including maximum building height (50’ for occupiable structures and 100’ for nonoccupiable structures).

- 2. **Open Space Requirement [§ 276-11.1.B.(24)]:** The submitted plan provided only 30.8% of open space, less than the 35% required. The Applicant does not request a waiver, stating that the Planning Board had previously waived this requirement (presumably for the 2020 site plan). This proposal adds 182-sf of coverage, or 0.16% of lot coverage, a negligible amount.

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 Integra Bioscience Silo, 2 Wentworth Drive; Map 215 Lot 009-000.

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

APPROVE the minor site plan application:

I move to approve the minor site plan for the Amended Site Plan (Map 215, Lot 9), Proposed Storage Silo, 2 Wentworth Drive, Hudson, New Hampshire; prepared by: Hayner/Swanson, Inc. (HSI), 3 Congress Street, Nashua, NH 03062 & 131 Middlesex Turnpike, Burlington, MA 01803; prepared for: Integra Biosciences Corp., 2 Wentworth Drive, Hudson, New Hampshire 03051; consisting of 1 sheet and 1-21 general notes on Sheet 1; dated February 10, 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: _____

MINOR SITE PLAN APPLICATION

Date of Application: 1/31/22 Tax Map #: 215 Lot #: 9

Site Address: 2 Wentworth Drive, Hudson, NH 03051

Name of Project: Proposed Storage Silo

Zoning District: I - Industrial General MSP#: _____
(For Town Use Only)

Z.B.A. Action: Case 215-009 approved 1-27-22 to allow 12' sideyard setback with 15' required.

PROPERTY OWNER:

Name: Integra Biosciences Corp.

Address: 2 Wentworth Drive

Address: Hudson, NH 03051

Telephone # (603) 578-5800

Email: Robert.Fougere@integra-biosciences.com

DEVELOPER:

(same as owner)

PROJECT ENGINEER:

Name: Hayner/Swanson, Inc.

Address: 3 Congress Street

Address: Nashua, NH 03062

Telephone # (603-882-2057

Email: eblatchford@hayner-swanson.com

SURVEYOR:

Hayner/Swanson, Inc.

3 Congress Street

Nashua, NH 03062

(603) 882-2057

dpollock@hayner-swanson.com

PURPOSE OF PLAN:

To show proposed 12' diameter, 48' high storage silo adjacent to existing storage silo on southerly side of existing manufacturing 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: Amended Site Plan - Proposed Storage Silo

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 215 LOT 9

DATE: 28 January 2022

Location by Street: 2 Wentworth Drive

Zoning: I - Industrial

Proposed Land Use: Manufacturing

Existing Use: Manufacturing

Surrounding Land Use(s): Commercial/Industrial

Number of Lots Occupied: 1

Existing Area Covered by Building: 42,305 SF

Existing Buildings to be removed: 0 SF

Proposed Area Covered by Building: 42,305 SF

Open Space Proposed: 30.8% (waiver previously granted)

Open Space Required: 35%

Total Area: S.F.: 109,077 Acres: 2.504

Area in Wetland: 0 SF Area Steep Slopes: 0 SF

Required Lot Size: 30,000 SF

Existing Frontage: 659.31 FT

Required Frontage: 150 FT

Building Setbacks:	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50 FT</u>	<u>71 FT</u>
Side:	<u>15 FT</u>	<u>12 FT</u>
Rear:	<u>15 FT</u>	<u>15 FT</u>

MINOR SITE PLAN DATA SHEET

(Continued)

Flood Zone Reference: FIRM Map 33011C0656D dated: 9/25/2009

Width of Driveways: 30 FT - Wentworth Dr., 40 FT - Executive Dr.

Number of Curb Cuts: 2

Proposed Parking Spaces: 63

Required Parking Spaces: 71 (waiver previously granted)

Basis of Required Parking (Use): Manufacturing (1 space/600SF)

Dates/Case #/Description/Stipulations
of ZBA, Conservation Commission,
NH Wetlands Board Actions: 1-27-2022/Case #215-009/Allow 12 FT
(Attach stipulations on separate sheet) sideyard setback where 15 FT required/
no vehicular trespass on Lot 10, Map 215

Waiver Requests

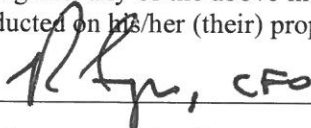
<i>Town Code Reference:</i>	<i>Regulation Description:</i>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

(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:  CFO Date: 2/14/2022
Print Name of Owner: INTEGRA BIOSCIENCES CORP

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

Signature of Developer:  CFO Date: 2/14/2022
Print Name of Developer: INTEGRA BIOSCIENCES CORP.

- ❖ 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.



PROJECT NARRATIVE

Proposed Storage Silo 2 Wentworth Drive Map 215, Lot 9 Hudson, New Hampshire 10 February 2022

The subject site under consideration for this Minor Site Plan application is located at 2 Wentworth Drive, Hudson, NH. The parcel is known to the Hudson Assessors Department as Map 215, Lot 9. The lot measures 2.5+/- acres and is located in the I - Industrial zoning district and within the Sagamore Industrial Park. The site is abutted by Wentworth and Executive Drives to the west and north, respectively and commercial/industrial buildings to the east and south.

The lot currently contains an existing 1-story, 42,305 square foot manufacturing building, which was expanded in 2020; along with associated parking and loading areas. Access to the site is provided via curb cuts on both Wentworth and Executive Drives. The site is currently serviced by municipal sewer and water, and underground gas, telecommunications and electric utilities. Stormwater management practices were added to the site as part of the 2020 facility expansion. NRCS soil mapping shows that this site contains Windsor sandy soils with deep depths to groundwater. Based upon inspection by the project's wetland scientist, there are no jurisdictional wetlands or wetland buffers located on the site.

Integra Biosciences, Corp. manufactures liquid handling and media preparation tools and equipment used in research, diagnostics and quality control laboratories. It is being proposed to construct a second 12-foot diameter, 48-foot tall materials storage silo on the southerly side of the existing building; adjacent to the existing silo constructed in 2020, as shown on the accompanying Amended Site Plan. Like the existing silo, the proposed silo will be used to store polypropylene pellets, which are the feedstock for Integra's extrusion molding processes. The pellets are delivered to the loading dock area on the northerly side of the northeasterly corner of the building, and the delivery truck pumps the pellets through tubing that runs over the roof of the building to the top of the silo to fill it. These deliveries occur approximately two times per month, on average. The attached photographs show the existing storage silo, as well as a facsimile of what the same area will look like when the second storage silo is constructed. No other site improvements are proposed as part of this application. To the best of our knowledge the sewer, water, gas, telecommunication and electric utilities present in the adjacent roadways have adequate capacity to service the proposed use of the property.

Upon project completion, the site will contain approximately 30.8% open space, where 35% is the minimum required (waiver previously approved). The layout for the second silo was designed to work with the existing production line and have a minimal development footprint. The proposed storage silo will not be connected to the existing silo. The site development associated with the overall construction of this project disturbs approximately 400 square feet of contiguous area, and adds 182 square feet of impervious area.

The hours of operation for this facility are Monday-Friday, 24 hours per day. The current facility houses approximately 110 employees (53-first shift, 30-second shift, 27-third shift). Given the size of the existing building, the type of business, and the number of working shifts for this facility; impacts to traffic, utilities and to local schools are not anticipated.



2022/01/27 07:34



2022/01/27 09:29

2022/01/27 07:34

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.

PLAN REFERENCES:

- BOUNDARY & IMPROVEMENTS PLAN OF LOT 10-12-1, PREPARED FOR: WILLIAM C. HOWES, HUDSON, NEW HAMPSHIRE, SCALE: 1"=100', DATED: FEBRUARY 21, 1991, PREPARED BY: TF MORAN INC. RECORDED: HCRD - PLAN No. 25046.
- RESUBDIVISION & CONSOLIDATION PLAN, LOT 10-13 & 10-13-1, EXECUTIVE DRIVE & WENTWORTH DRIVE, HUDSON, NEW HAMPSHIRE, PREPARED FOR: PROLMAN/STABLE, SCALE: 1"=100', DATED: FEBRUARY 24, 1992 WITH REVISIONS THRU 05/18/93, PREPARED BY: THOMAS F. MORAN INC. RECORDED: HCRD-PLAN No. 15646.
- SITE PLAN, MAP 10 LOT 12-1, EXECUTIVE DRIVE, HUDSON, NEW HAMPSHIRE, PREPARED FOR: HARRIS CORPORATION, SCALE: 1"=30', DATED: 6 OCTOBER 1982 WITH REVISIONS THRU 11/05/82, PREPARED BY ALLAN H. SWANSON, INC. RECORDED: HCRD-PLAN No. 15211.
- SUBDIVISION PLAN, LOT 10-13, EXECUTIVE DRIVE & WENTWORTH DRIVE, HUDSON, NEW HAMPSHIRE, PREPARED FOR: PROLMAN/STABLE, SCALE: 1"=100', DATED: FEBRUARY 24, 1992 WITH REVISIONS THRU 05/17/92, PREPARED BY THOMAS F. MORAN INC. RECORDED: HCRD-PLAN No. 14900.
- SUBDIVISION PLAN OF LAND, FPW REALTY TRUST, HUDSON, NEW HAMPSHIRE, SCALE: 1"=100', DATED: DECEMBER 14, 1978 WITH REVISIONS THRU 07/31/79, PREPARED BY THOMAS F. MORAN INC. RECORDED: HCRD-PLAN No. 14390.
- MASTER SITE PLAN, MAP 215, LOT 9, PROPOSED BUILDING ADDITION, 2 WENTWORTH DRIVE, HUDSON, NEW HAMPSHIRE, PREPARED FOR/RECORD OWNER: INTEGRA BIOSCIENCES CORP., SCALE: 1"=40', DATED: 29 APRIL 2020 WITH REVISIONS THRU 09/23/20 AND PREPARED BY THIS OFFICE. RECORDED: HCRD - PLAN No. 40640.

NOTES - CONT'D:

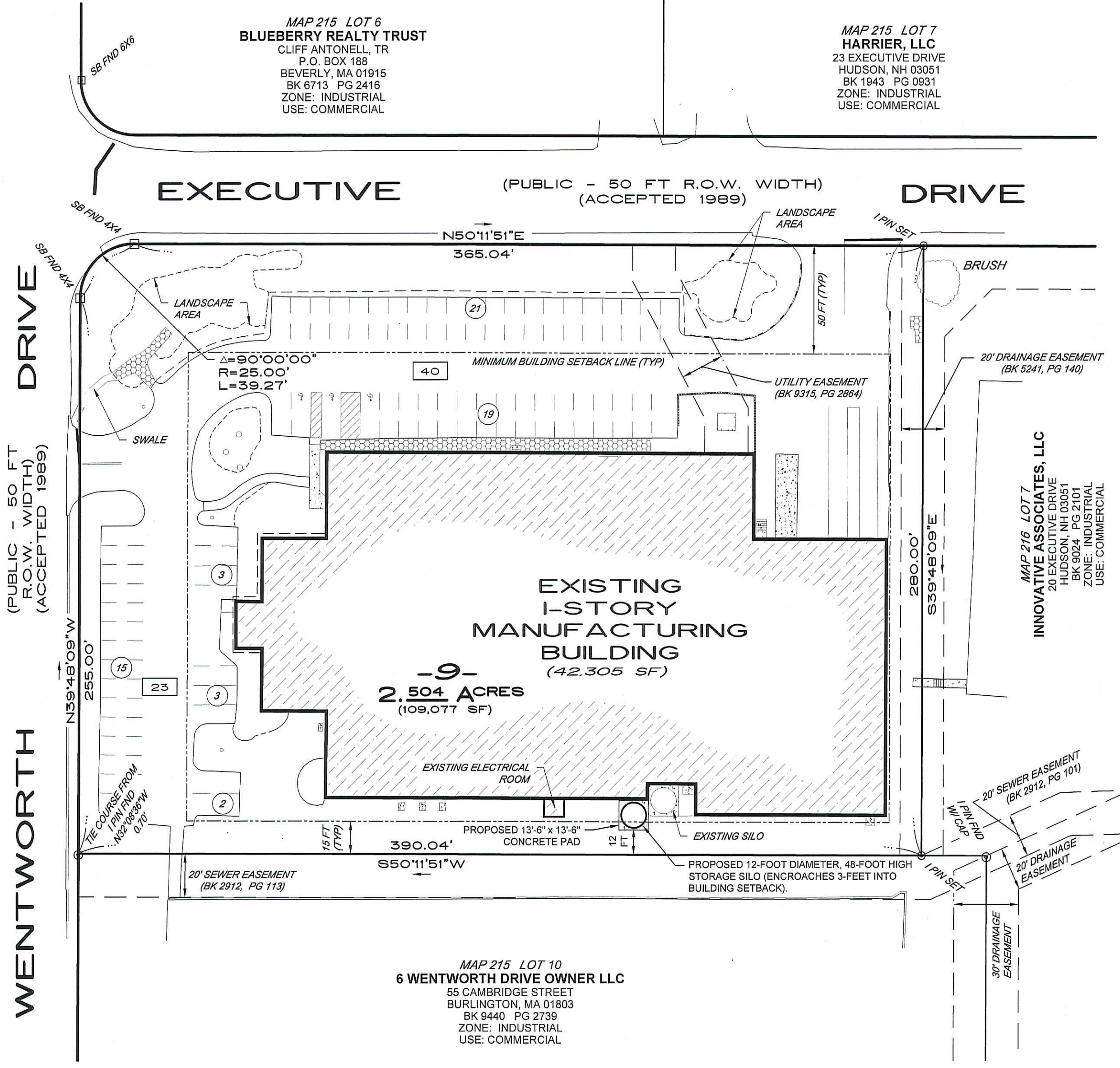
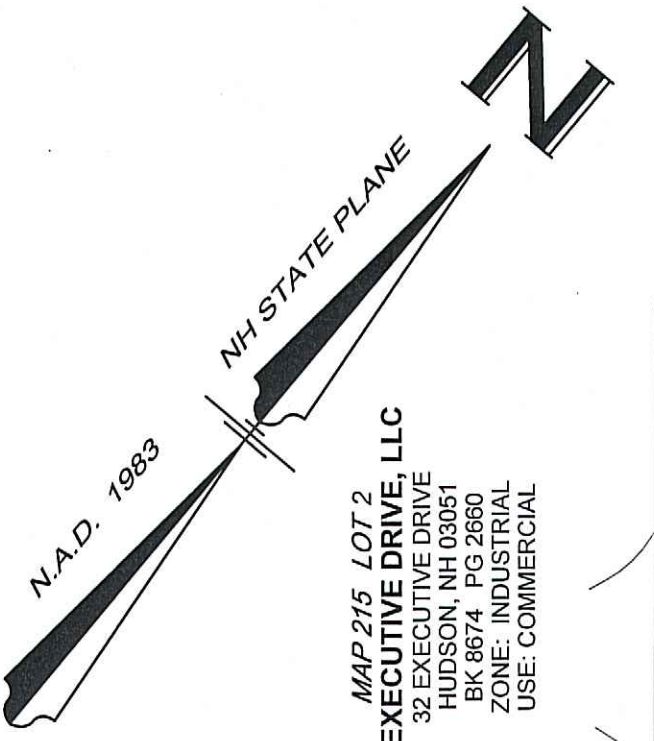
- CONSTRUCTION HOURS ARE MONDAY THRU SATURDAY, 7:00 AM TO 7:00 PM, WITH NO CONSTRUCTION ACTIVITIES OCCURRING ON SUNDAYS. IF LOT DEVELOPMENT INVOLVES BLASTING AND/OR RAMMING OF BEDROCK MATERIALS, SAID ACTIVITIES SHALL BE LIMITED TO THE HOURS OF 7:00 AM AND 5:00 PM, MONDAY THRU FRIDAY ONLY. SAID BLASTING/RAMMING ACTIVITIES SHALL BE PROHIBITED ON SATURDAYS AND SUNDAYS.
- THIS PLAN SHALL BE RECORDED AT THE HILLSBOROUGH REGISTRY OF DEEDS AND SHALL BE ON FILE WITH THE TOWN OF HUDSON COMMUNITY DEVELOPMENT DEPARTMENT.
- THE SUBJECT PARCEL IS LOCATED WITHIN AN AREA DESIGNATED AS ZONE "X" AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP, HILLSBOROUGH COUNTY (ALL JURISDICTIONS), PANEL 656 OF 701, TOWN OF HUDSON, NH, COMMUNITY No. 33092, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33011C0656D, DATED: SEPTEMBER 25, 2009.
- THE DEVELOPMENT AGREEMENT FOR THIS PROJECT IS ON FILE WITH THE TOWN OF HUDSON PLANNING DEPARTMENT AND RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS BK 9424, PG. 1389. THE INSPECTION AND MAINTENANCE PLAN FOR STORMWATER IS INCLUDED IN THE DEVELOPMENT AGREEMENT.
- PRESENT OWNER OF RECORD:
MAP 216 LOT 9
 INTEGRA BIOSCIENCES CORP
 2 WENTWORTH DRIVE
 HUDSON, NH 03051
 BK 8883, PG. 1905

EASEMENTS, RIGHTS AND RESTRICTIONS:

- THE PROPERTY HAS THE BENEFIT OF EASEMENTS TO BE USED IN COMMON WITH AND SUBJECT TO THE RIGHTS OF OTHERS IN THREE EASEMENT DEEDS:
 - A 20' SEWER EASEMENT AND DRAINAGE EASEMENT AS DESCRIBED IN BK 2912, PG 101,
 - A 30' SEWER EASEMENT AS DESCRIBED IN BK 2912, PG 109, AND
 - A 30' SEWER EASEMENT AS DESCRIBED IN BK 2912, PG 111
- THE PROPERTY HAS THE BENEFIT OF RIGHTS AND EASEMENTS AS DESCRIBED IN BK 2912, PG 113.
- THE PROPERTY HAS THE BENEFIT AND RIGHT TO USE TWO DRAINAGE EASEMENTS AS DESCRIBED IN BK 5241, PG 140:
 - 20' DRAINAGE EASEMENT ALONG EASTERLY PROPERTY LINE, AND
 - DRAINAGE EASEMENTS WEST OF WENTWORTH DRIVE ON LOT 215-1
- THE PROPERTY IS SUBJECT TO THE UTILITY EASEMENT TO NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY AS DESCRIBED IN BK 2789, PG 115.
- THE PROPERTY IS SUBJECT TO THE FLOWAGE RIGHTS GRANTED TO PROPRIETORS OF THE LOCKS AND CANALS ON THE MERRIMACK RIVER AS DESCRIBED IN BK 218, PG 6, BK 218, PG 9 AND BK 231, PG 258.
- THE PROPERTY IS SUBJECT TO THE SEWER BETTERMENT ASSESSMENT AS DESCRIBED IN BK 5085, PG 1399.
- THE PROPERTY IS SUBJECT TO THE UTILITY EASEMENT TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE (PSNH), *et/ia* EVERSOURCE ENERGY AS DESCRIBED IN BK. 9315, PG 2864.
- THE PROPERTY IS SUBJECT TO THE SITE PLAN DEVELOPMENT AGREEMENT BETWEEN INTEGRA BIOSCIENCES CORPORATION AND THE TOWN OF HUDSON AS DESCRIBED IN BK. 9424, PG 1389.

LEGEND

- SB STONE BOUND
- IPIN IRON PIN
- BUILDING SETBACK LINE
- CURBING
- VERTICAL GRANITE CURBING
- SLOPE GRANITE CURBING
- HANDICAP PARKING SPACE
- 10 PARKING SPACE COUNT
- PAVEMENT SAWCUT
- CONCRETE
- RIPRAP / STONE



MAP 215 LOT 2
 BLUEBERRY REALTY TRUST
 CLIFF ANTONELL, TR
 P.O. BOX 188
 BEVERLY, MA 01915
 BK 6713 PG 2416
 ZONE: INDUSTRIAL
 USE: COMMERCIAL

MAP 215 LOT 7
 HARRIER, LLC
 23 EXECUTIVE DRIVE
 HUDSON, NH 03051
 BK 1943 PG 0831
 ZONE: INDUSTRIAL
 USE: COMMERCIAL

MAP 215 LOT 1
 WENTWORTH DRIVE OWNER LLC
 ONE CANAL PLAZA, SUITE 800
 HUDSON, NH 03051
 BK 1234 PG 0480
 ZONE: INDUSTRIAL
 USE: COMMERCIAL

MAP 216 LOT 7
 INNOVATIVE ASSOCIATES, LLC
 20 EXECUTIVE DRIVE
 HUDSON, NH 03051
 BK 9024 PG 2101
 ZONE: INDUSTRIAL
 USE: COMMERCIAL

MAP 215 LOT 10
 6 WENTWORTH DRIVE OWNER LLC
 55 CAMBRIDGE STREET
 BURLINGTON, MA 01803
 BK 9440 PG 2739
 ZONE: INDUSTRIAL
 USE: COMMERCIAL

ADDITIONAL ABUTTER (WITHIN 200 FT OF PROPERTY):

MAP 215 LOT 8
 STONEHILL REALTY, LLC
 17 EXECUTIVE DRIVE
 HUDSON, NH 03051
 VOL 8729 PG 1763
 ZONE: INDUSTRIAL
 USE: COMMERCIAL

WAIVERS PREVIOUSLY APPROVED:

- SPR 275 - 8C (2) REQUIRED PARKING SPACES
- SPR 278 - 8C (6) REQUIRED LOADING SPACES
- SPR 276 - 11 (22) 35 FT GREEN AREA ALONG FRONTAGE
- SPR 276 - 11 (26) OPEN SPACE

DRIVEWAY SIGHT DISTANCES:

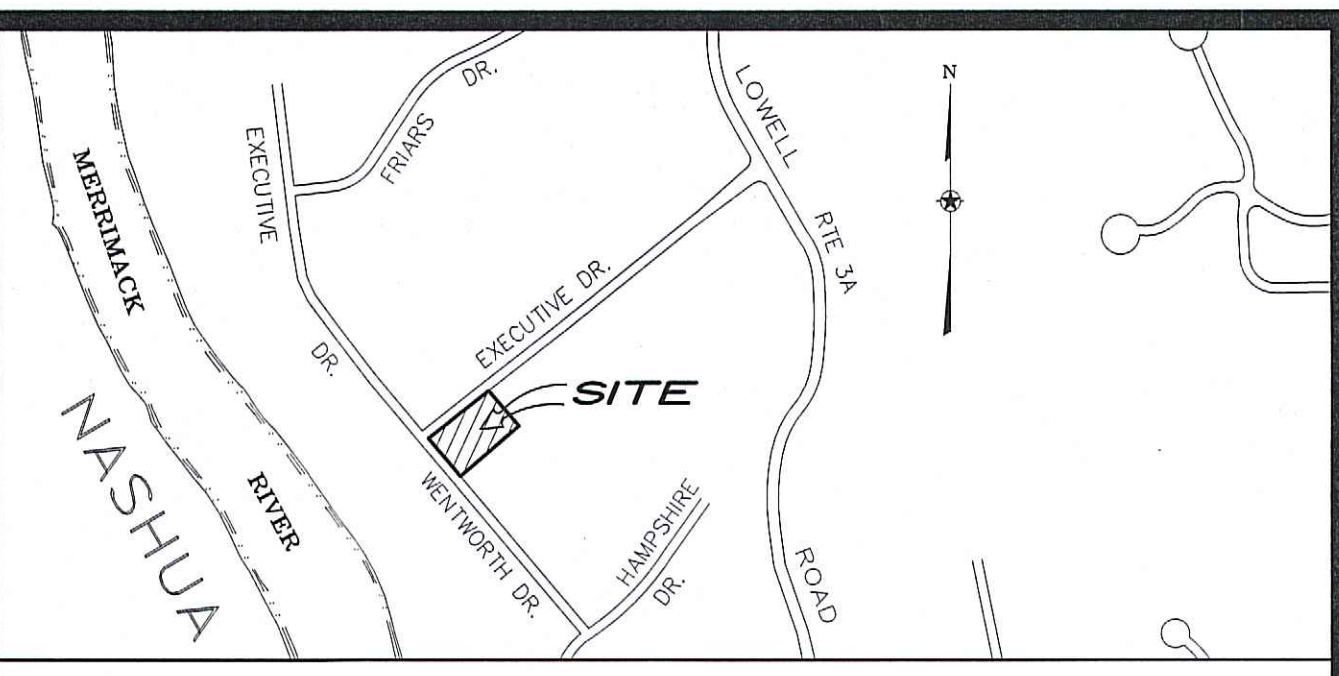
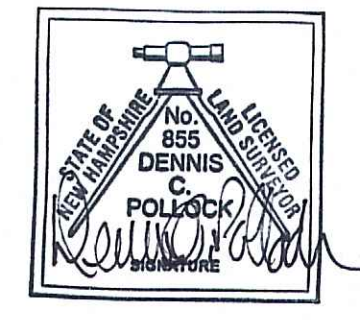
WENTWORTH DRIVE: LOOKING NORTH - 85 FT* LOOKING SOUTH - 400 FT
 EXECUTIVE DRIVE: LOOKING WEST - 350 FT* LOOKING EAST - 400 FT
 * TO INTERSECTION

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 500.1 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.

2/10/22
 DATE

DENNIS C. POLLOCK, LLS



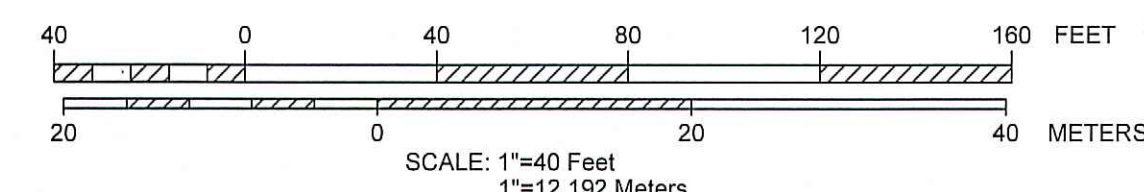
VICINITY MAP SCALE: 1" = 1,000'

NOTES:

- LOT AREA: (MAP 216, LOT 9) 2.504 ACRES (109,077 SF)
- PRESENT ZONING: I; INDUSTRIAL
 MINIMUM LOT REQUIREMENTS:
 - LOT AREA 30,000 SF
 - LOT FRONTAGE 150 FT
 MINIMUM BUILDING SETBACKS REQUIREMENTS
 - FRONT YARD 50 FT
 - SIDE YARD 15 FT
 - REAR YARD 15 FT
 ON JANUARY 27, 2022 THE HUDSON ZONING BOARD OF ADJUSTMENT GRANTED A VARIANCE TO ALLOW A 12-FOOT SIDEYARD BUILDING SETBACK, WHERE A 15-FOOT SIDEYARD SETBACK IS REQUIRED (CASE 215-009).
- LOT NUMBERS REFER TO THE TOWN OF HUDSON ASSESSORS MAPS 215 AND 216.
- SITE IS CURRENTLY SERVICED BY MUNICIPAL WATER AND MUNICIPAL SEWER, GAS AND OVERHEAD ELECTRIC AND TELECOMMUNICATION UTILITIES.
- PURPOSE OF PLAN:
 TO SHOW A PROPOSED 12-FOOT DIAMETER, 48-FOOT HIGH STORAGE SILO.
- BUILDING AREA:
 EXISTING BUILDING: 42,305 SF
- PARKING:
 REQUIRED: 1 SPACE/600 SF x 42,305 SF (INDUSTRIAL) = 71 SPACES
 PROVIDED: ((INCLUDES 3 ACCESSIBLE SPACES)) = 63 SPACES
- LOADING:
 REQUIRED: 5 SPACES
 PROVIDED: 2 SPACES
- OPEN SPACE:
 REQUIRED: 35 %
 PROVIDED: 30.8%
- THE SUBJECT SITE WAS INSPECTED BY A CERTIFIED WETLAND SCIENTIST ON APRIL 15, 2020 AND WAS DETERMINED THAT, AT THE DATE OF INSPECTION, THERE ARE NO WETLANDS OR ASSOCIATED BUFFERS AFFECTING THIS PROPERTY.
- ALL SIGNS ARE SUBJECT TO ALL REQUIREMENTS OF THE ZONING ORDINANCE AS DETERMINED DURING THE SIGN PERMIT APPLICATION PROCESS.
- SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT (LATEST EDITION).
- 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.
- TRASH PICK-UP SHALL NOT OCCUR EARLIER THAN 7:00 AM NOR LATER THAN 7:00 PM, MONDAY THRU SATURDAY ONLY.
- HOURS OF OPERATION: MONDAY - FRIDAY 24 HOURS PER DAY (3 SHIFTS).
- THERE ARE NO HIGHWAY PROJECTS LISTED UPON THIS PROPERTY.

AMENDED SITE PLAN (MAP 215, LOT 9)
PROPOSED STORAGE SILO
 2 WENTWORTH DRIVE
 HUDSON, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:
INTEGRA BIOSCIENCES CORP.
 2 WENTWORTH DRIVE HUDSON, NEW HAMPSHIRE 03051 (603) 578-5800



10 FEBRUARY 2022



3 Congress Street
 Nashua, NH 03062
 (603) 883-2057
 131 Middlesex Turnpike
 Burlington, MA 01803
 (781) 203-1501
 www.hayner-swanson.com

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

CHAIRMAN: _____ SIGNATURE DATE: _____

SECRETARY: _____ SIGNATURE DATE: _____

SITE PLANS ARE VALID FOR TWO (2) 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.



FOR INTEGRA BIOSCIENCES CORP.
 2/14/2022
 DATE



**HUDSON PLANNING BOARD
 CONDITIONS OF 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