

MEMORANDUM

TO: Brian Groth, Hudson Town Planner

RE: JMC Hudson Properties, LLC (7 Security Drive – Parcel ID 251-018-000)
Project Narrative

DATE: May 11, 2022

Project Narrative

JMC Hudson Properties, LLC is the owner of the existing light-industrial facility located at 7 Security Drive in Hudson, NH. Identified on the Town of Hudson's assessor's map as Parcel ID 251-018-000, the 2.84-acre site is located within the Town's G1 – General zoning district. The existing site consists of a 20,160 square-foot, light industrial, slab-on-grade building; 40 parking spaces (two of which are ADA Van accessible); 2 loading docks located along the rear (south side) of the facility; and is supported by a combination of public and private utilities – including public water service, private sanitary septic, underground electric, underground telephone, and a closed drainage system.

JMC Hudson Properties is filing a Minor Site Plan application to construct a 25-foot by 50-foot cast-in-place concrete equipment pad (with frost walls and footings). The equipment pad is proposed to be located at the rear of the site (south side) of the existing building. While JMC Hudson Properties anticipates enclosing the equipment pad at a future date (which will require a standard Site Plan application to be filed), the expected date of enclosure is not known at this time. The purpose of filing the Minor Site Plan application for the equipment pad to take advantage of the summer season to construct the pad; compared to winter construction conditions. While the addition of the equipment pad will reduce the rear set back limits from approximately 114 feet to approximately 95 feet, the addition is contained within the required 15-foot rear set back limits and is approximately 338 feet from the adjacent southerly residential building located along Winslow Farm Road; the existing approximately 275 vegetated buffer between the industrial/residential buildings will remain undisturbed.

End of Memorandum



*Town of Hudson
12 School Street
Hudson, NH 03501*

MINOR SITE PLAN APPLICATION

Revised April 29, 2022

The following information must be filed with the Planning Department *at the time of filing a site plan application*:

1. One (1) original completed application with original signatures, and four (4) copies.
2. Five (5) 11" X 17" plan sets.
3. One (1) copy of the project narrative, describing the project, shall be attached to each submitted plan set.
4. A list of direct abutters and a list of indirect abutters, and two (2) sets of mailing labels for abutter notifications.
5. Three (3) 22" X 34" plan sets shall be brought to the Special Site Review Committee Meeting and distributed to the committee member at the meeting.
6. All of the above application materials, including plans, shall also be submitted in electronic form as a PDF.
7. All plans shall be folded and all pertinent data shall be attached to the plans with an elastic band or other enclosure.

Note: Prior to filing an application, it is recommended to schedule an appointment with the Town Planner.

MINOR SITE PLAN APPLICATION

Date of Application: 5/11/22 Tax Map #: 251 Lot #: 018

Site Address: 7 Security Drive, Hudson, NH

Name of Project: ASM Facility

Zoning District: G1 - General General MSP#: _____
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: JMC Hudson Properties, LLC

Address: 5 Lehoux Drive, Hooksett, NH 03106

Address: _____

Telephone # 603-674-8239

Email: nick@macyind.com

DEVELOPER:

None

PROJECT ENGINEER:

Name: Gale Associates, Inc.

Address: 6 Bedford Farms Drive, Suite 101

Address: Bedford, NH 03110

Telephone # 603-471-1887

Email: smb@gain.com

SURVEYOR:

None

PURPOSE OF PLAN:

Installation of a 25' x 50' concrete equipment pad (with frost wall and footings) located along the rear (southeast corner) of the existing facility 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: ASM Facility - 25' x 50' Concrete Equipment Pad Site Plan Amendment

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 251 LOT 018

DATE: 5/11/22

Location by Street: 7 Security Drive, Hudson, NH

Zoning: G1 - General

Proposed Land Use: Light Industrial

Existing Use: Light Industrial

Surrounding Land Use(s): Industrial and Residential

Number of Lots Occupied: One (1)

Existing Area Covered by Building: 20, 160 S.F.

Existing Buildings to be removed: None

Proposed Area Covered by Building: 21,410 S.F.

Open Space Proposed: 61.5%

Open Space Required: 40%

Total Area: S.F.: 123,731 Acres: 2.84

Area in Wetland: None Area Steep Slopes: 32,600 S.F.

Required Lot Size: 87,120 S.F. (2.0Ac)

Existing Frontage: 325.42'

Required Frontage: 200'

| Building Setbacks: | <u>Required*</u> | <u>Proposed</u> |
|--------------------|------------------|-----------------|
| Front: | <u>30'</u> | <u>96.2'</u> |
| Side: | <u>15'</u> | <u>69.0'</u> |
| Rear: | <u>15'</u> | <u>95.5'</u> |

MINOR SITE PLAN DATA SHEET

(Continued)

Flood Zone Reference: FEMA MAP No. 33011C0658D (DATED 09/25/09)

Width of Driveways: 24'

Number of Curb Cuts: One (1)

Proposed Parking Spaces: 40 (no change from existing)

Required Parking Spaces: 34

Basis of Required Parking (Use): Industrial

Dates/Case #/Description/Stipulations
of ZBA, Conservation Commission,
NH Wetlands Board Actions: None
(Attach stipulations on separate sheet)

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:  Date: 5/11/2022

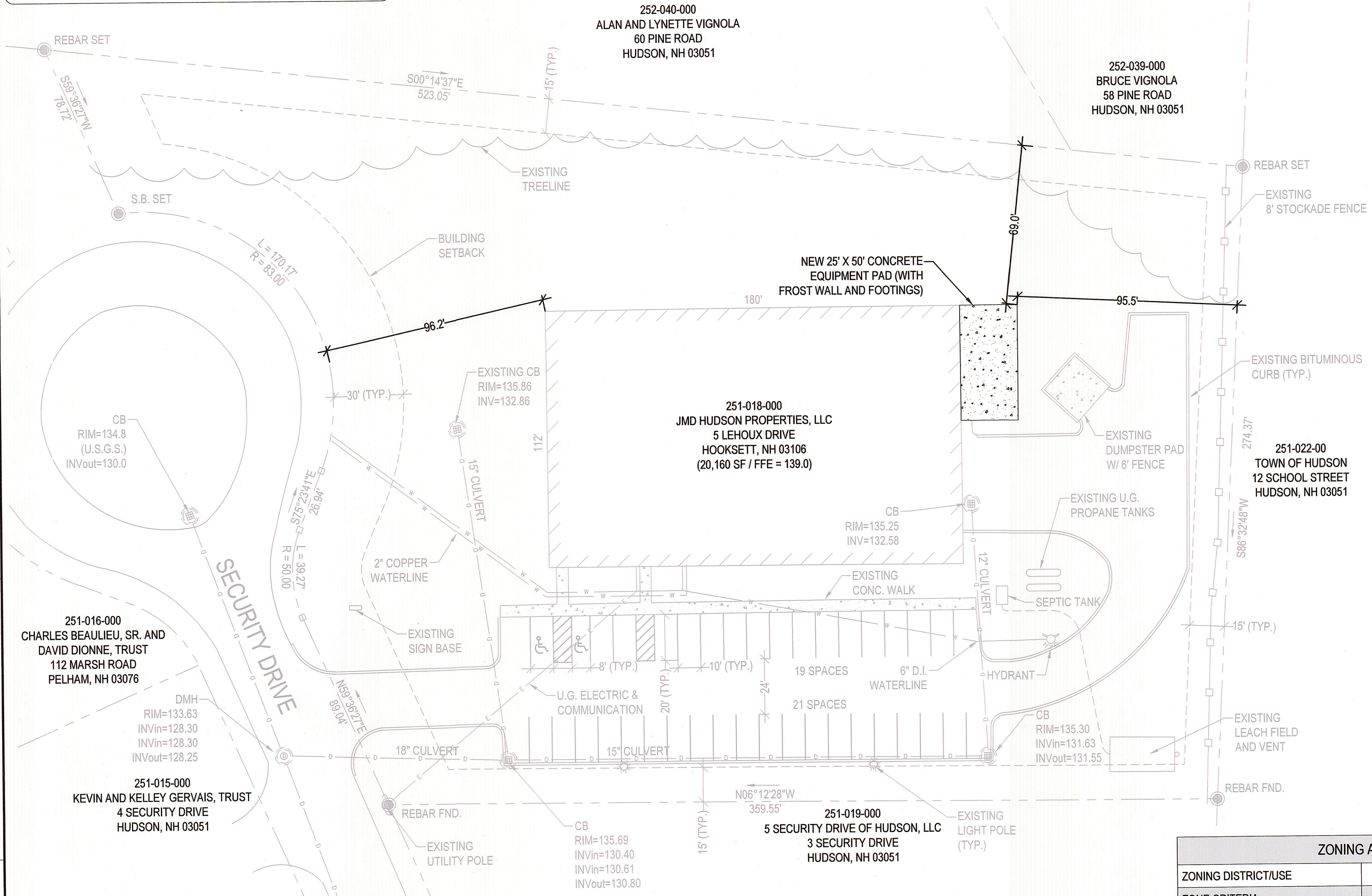
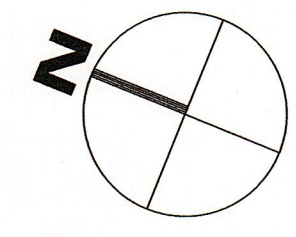
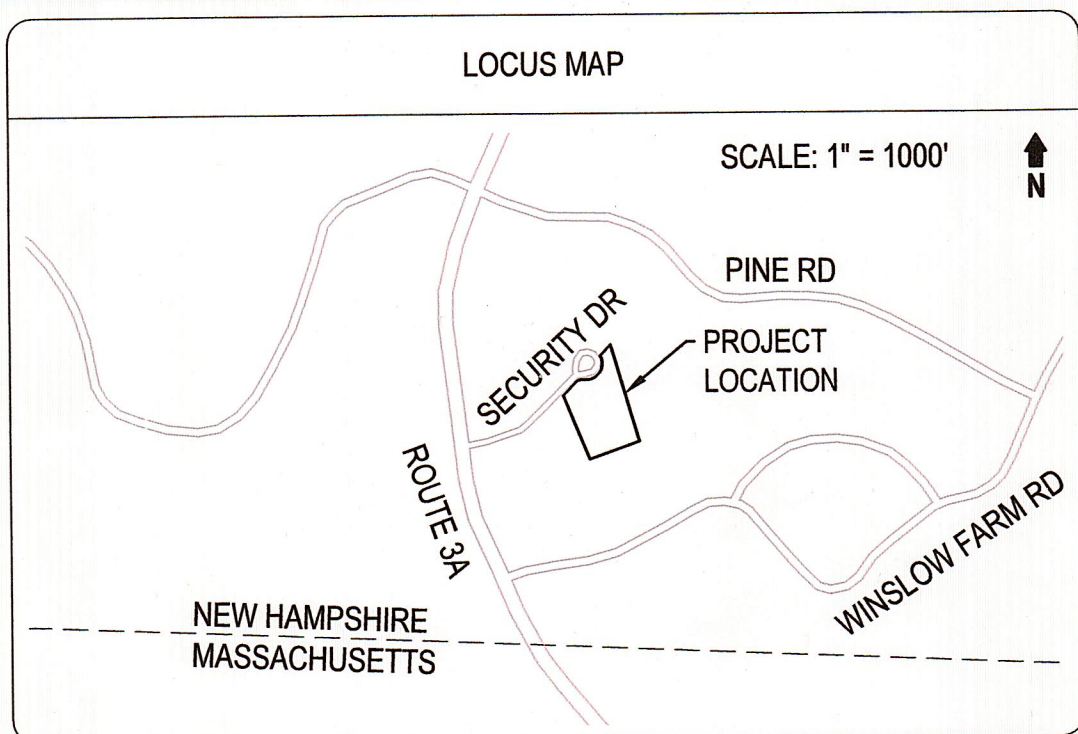
Print Name of Owner: Nicholas Mercier

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

Signature of Developer: N/A Date: N/A

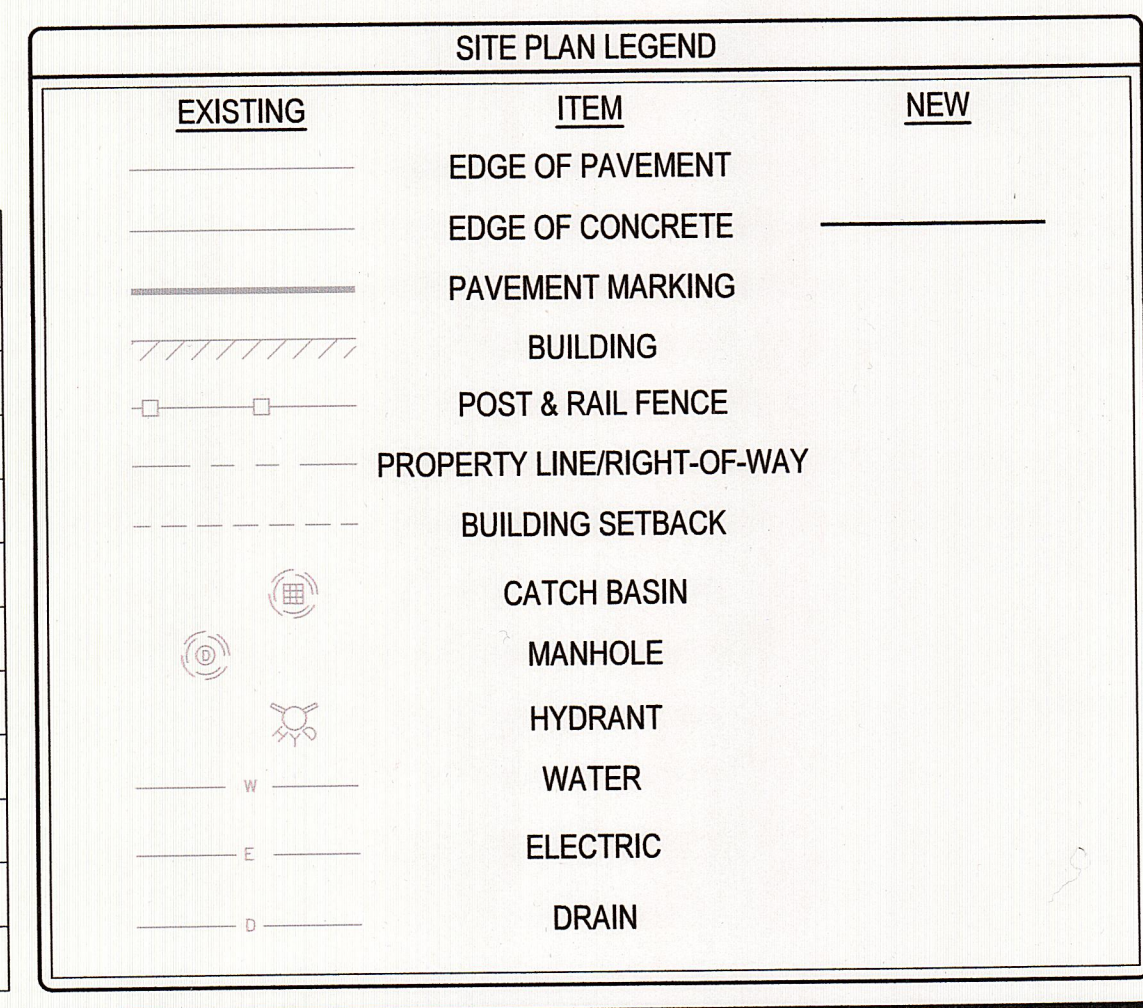
Print Name of Developer: N/A

- ❖ 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.



- GENERAL NOTES
1. APPLICANT/OWNER: JMC HUDSON PROPERTIES, LLC
5 LEHOUX DRIVE
HOOKSETT, NH 03106
 2. LOT SHOWN ON ASSESSOR'S MAP 215-018-000, 7 SECURITY DRIVE IN THE TOWN OF HUDSON, OF HILLSBOROUGH COUNTY, AND THE STATE OF NEW HAMPSHIRE, (NHDES SUBDIVISION #35101-A)
 3. PROPERTY LINE AND INFORMATION TAKEN FROM A PLAN ENTITLED "SITE PLAN MAP 2 / LOT 14-8, NASHUA FABRICATION CORP., SECURITY DRIVE, HUDSON, NEW HAMPSHIRE", DATED OCTOBER 31, 1997, BY MAYNARD & PAQUETTE INC., SCALE 1" = 40'.
 4. EXISTING CONDITIONS INFORMATION TAKEN FROM PLAN ENTITLED "AS-BUILT, NASHUA FABRICATION, HUDSON, N.H.", DATED 04/14/98, BY ASSOCIATED ENGINEERING SERVICES, SCALE 1" = 40'.
 5. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON, HILLSBOROUGH COUNTY, NEW HAMPSHIRE, MAP NUMBER 33011C0658D, EFFECTIVE DATE: SEPTEMBER 25, 2009 INDICATES THE PROJECT PARCEL IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
 6. SITE IS SERVED BY MUNICIPAL WATER AND PRIVATE SEPTIC (NHDES #CA1997006527).
 7. PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING AND PROPOSED SITE LAYOUT OF A 25' X 50' CONCRETE EQUIPMENT PAD.
 8. IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE SHOWN ON THIS PLAN IN ANY WAY, TO CONVERT OR ALTER ANY STRUCTURE SHOWN ON THIS PLAN, OR CHANGE THE USE INDICATED ON THIS PLAN WITHOUT RECEIVING PRIOR APPROVAL FROM THE TOWN OF HUDSON PLANNING BOARD.
 9. THE OWNER SHALL BE RESPONSIBLE TO SUBMIT A COPY OF ALL ENVIRONMENTAL PERMITS OBTAINED TO THE TOWN OF HUDSON PLANNING BOARD, INCLUDING ANNUAL UP-DATES OF STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P) CONTACT INFORMATION.
 10. THE OWNER SHALL BE RESPONSIBLE TO OBTAIN ANY NECESSARY RIGHT-OF-WAYS AND EASEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT THE OWNER HAS SECURED ANY NECESSARY RIGHT-OF-WAYS AND EASEMENTS, INCLUDING BEING FAMILIAR WITH THE APPLICABLE PROVISIONS OF EACH AS THEY APPLY TO THE WORK AND ABIDE BY THESE PROVISIONS DURING CONSTRUCTION.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND MAINTAIN A TELEPHONE NUMBER WHERE THE CONTRACTOR CAN BE REACHED 24-HOURS A DAY, 7 DAYS A WEEK, UNTIL PROJECT COMPLETION.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT DIG SAFE (888-DIG-SAFE) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.
 13. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL APPLICABLE REGULATIONS OF THE OCCUPATION SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.).
 14. THE CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW ALL OF THE DRAWINGS, SPECIFICATIONS, AND PERMIT APPROVALS ASSOCIATED WITH THIS PROJECT'S SCOPE OF WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS, RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER-OF-RECORD, IN WRITING, PRIOR TO THE INITIATION OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE ENGINEER-OF-RECORD SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS.
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING BEING FAMILIAR WITH THE APPLICABLE PROVISIONS OF EACH PERMIT AS THEY APPLY TO THE WORK AND ABIDE BY THOSE PROVISIONS DURING CONSTRUCTION.
 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING "STREET OPENING PERMIT" FROM THE HUDSON PUBLIC WORKS DEPARTMENT PRIOR TO PERFORMING ANY WORK WITHIN THE MUNICIPALITY'S RIGHT-OF-WAY.
 17. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL AND MAINTAIN TRAFFIC CONTROL DEVICES AS NECESSARY AND IN A MANNER CONSISTENT WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
 18. THE CONTRACTOR SHALL BE RESPONSIBLE TO SUBMIT A TRAFFIC CONTROL PLAN TO THE OWNER AND THE TOWN OF HUDSON PUBLIC WORKS DEPARTMENT PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE TOWN OF HUDSON POLICE DEPARTMENT (603-886-6011), FIRE DEPARTMENT (603-886-6021), AND PUBLIC WORKS DEPARTMENT (603-886-6018) AT LEAST 24-HOURS IN ADVANCE OF ANY STREET CLOSING OR DETOUR.
 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DISTURBED AREAS. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PERFORMED IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL", PUBLISHED BY THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES (LATEST EDITION).
 20. ALL EXISTING STORM DRAINAGE INLETS SHALL BE PROTECTED BY STRAW BALE FILTERS AND CATCH BASIN FILTER BASKETS TO PREVENT ENTRY OF SEDIMENT FROM RUNOFF WATERS INTO THE STORM DRAIN SYSTEM.
 21. SUITABLE EXCAVATION MATERIALS MAY BE INCORPORATED INTO THE PROJECT. THIS PROVISION SHALL NOT RELIEVE THE CONTRACTOR'S OBLIGATION TO REMOVE AND DISPOSE, IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS, OF ANY EXCESS SUITABLE MATERIAL OR MATERIAL DETERMINED BY THE ENGINEER-OF-RECORD TO BE UNSUITABLE.
 22. ALL CONCRETE AND BITUMINOUS PATCH AREAS SHALL MATCH EXISTING GRADES.
 23. ALL CURB RADI ARE TO THE OUTSIDE FACE.
 24. EXISTING SIGNS IMPACTED BY THIS PROJECT SHALL BE RESET AT NO ADDITIONAL COST TO THE OWNER. RESETTING OF SIGNS SHALL CONFORM TO THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).

| ZONING ANALYSIS TABLE | | | |
|--|-------------------------------|----------|----------|
| ZONING DISTRICT/USE | G1 - GENERAL/LIGHT INDUSTRIAL | | |
| ZONE CRITERIA | REQUIRED | EXISTING | PROPOSED |
| MINIMUM TOTAL LOT SIZE | 2.00 AC | 2.84 AC | 2.84 AC |
| MINIMUM LOT FRONTAGE | 200' | 325.42' | 325.42' |
| MINIMUM FRONT SET BACK | 30' | 96.2' | 96.2' |
| MINIMUM SIDE SET BACK | 15' | 71.8' | 69.0' |
| MINIMUM REAR SET BACK | 15' | 114.3' | 95.5' |
| OPEN SPACE | 40% | 62.5% | 61.5% |
| BUILDING HEIGHT (MAX.) | 50' | N/A | N/A |
| PARKING SPACES: | 1 / 600 G.F.A. | 40 | 40 |
| CALCULATION (INDUSTRIAL): 20,160 / 600 = 34 PARKING SPACES | | | |



THE UNDERSIGNED HEREBY AGREE TO PERFORM ALL SITE IMPROVEMENTS AS SHOWN ON THIS PLAN AND AS CONDITIONED OR STIPULATED BY THE TOWN OF HUDSON PLANNING BOARD.

[Signature] 5/11/2022
 NICK MERCIER
 JMC HUDSON PROPERTIES, LLC
 5 LEHOUX DRIVE, HOOKSETT, NH

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 TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AS WHICH THE PLAN RECEIVES FINAL APPROVAL.

Gale Associates, Inc.
 Engineers and Planners
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 P 603.471.1887 F 603.471.1809
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 Boston Baltimore Orlando Hartford Bedford

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PROJECT: ASM FACILITY
 7 SECURITY DRIVE
 HUDSON, NH 03051

OWNER: JMC HUDSON PROPERTIES, LLC
 5 LEHOUX DRIVE
 HOOKSETT, NH 03106

| NO. | DATE | DESCRIPTION | BY |
|--|-------------|-------------|-------------|
| PROJECT NO. | 718770 | | |
| CADD FILE | 718770_C100 | | |
| DESIGNED BY | SMB | | |
| DRAWN BY | RDT | | |
| CHECKED BY | SMB | | |
| DATE | 5/9/2022 | | |
| DRAWING SCALE | 1" = 30' | | |
| GRAPHIC SCALE | | | |
| 0' 15' 30' 60' | | | |
| SHEET TITLE | | | |
| SITE PLAN 25' X 50' CONCRETE EQUIPMENT PAD | | | |
| | | | DRAWING NO. |
| | | | C100 |