

120 old Derry RD
M 110 / 235

*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: 05-17-2022 Tax Map #: 110 Lot #: 35

Site Address: 120 Old Derry Road

Name of Project: Hudson Speedway

Zoning District: G-1 General MSP#: _____

(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: 566 Harvey Road SPE, LLC

Address: 40 Temple Street

Address: Nashua, NH 03060

Telephone # 603-233-1328

Email: bosowskiproperties@gmail.com

PROJECT ENGINEER:

SURVEYOR:

Name: Maynard & Paquette

Address: 31 Quincy Street

Address: Nashua, NH 03060

Telephone # 603-883-8433

Email:

mpeallc@aol.com

PURPOSE OF PLAN:

to permit a closed in concession area

(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: Hudson Speedway

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 110 LOT 35

DATE: 05-17-2022

Location by Street: 120 Old Derry Road

Zoning: G-1

Proposed Land Use: Racetrack

Existing Use: Racetrack

Surrounding Land Use(s): Residential / Industrial / Commercial

Number of Lots Occupied: 1

Existing Area Covered by Building: _____

Existing Buildings to be removed: None

Proposed Area Covered by Building: _____

Open Space Proposed: _____

Open Space Required: _____

Total Area: S.F.: _____ Acres: 11.97

Area in Wetland: _____ Area Steep Slopes: _____

Required Lot Size: 87,120 S.F /2Ac.

Existing Frontage: 1330.76'

Required Frontage: 200.00'

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

MINOR SITE PLAN DATA SHEET

(Continued)

Flood Zone Reference: 33011C0508D

Width of Driveways: _____

Number of Curb Cuts: _____

Proposed Parking Spaces: _____

Required Parking Spaces: _____

Basis of Required Parking (Use): _____

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

Waiver Requests

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

(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: *Richard A. Maynard* *RUTH A. BERRY* Date: *5/24/22*
Print Name of Owner: *RICHARD A. MAYNARD RUTH A. BERRY*

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

Signature of Developer: _____ Date: _____

Print Name of Developer: _____

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

WAIVER REQUEST FORM

Name of Subdivision/Site Plan: Hudson Speedway

Street Address: 120 Old Derry Road

I 566 Harvey Road SPE, LLC hereby request that the Planning Board waive the requirements of item 276-11.1.B (17(18)) of the Hudson Land Use Regulations in reference to a plan presented by Maynard & Paquette _____ (name of surveyor and engineer) dated May 10, 2022 for property tax map(s) 110 and lot(s) 35 in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Land Use Regulations.

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

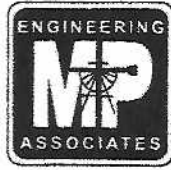
 No grading, paving or change in surface water flow or impervious surfaces are proposed.
 Having to acquire and present this information would serve no purpose.

Reason(s) for granting this waiver, relative to not being contrary to the spirit and intent of the Land Use Regulations: (if additional space is needed please attach the appropriate documentation hereto):

 This is not contrary to the regulation because the intent of the regulation is to properly
 allow for construction that alters the drainage patterns and landforms of the property.
 No such proposal is being made so requiring this information serves no purpose

Signed:

Applicant or Authorized Agent



**Maynard & Paquette
Engineering Associates, LLC**

Consulting Engineers and Land Surveyors
31 Quincy Street, Nashua, NH 03060
Phone (603)883-8433 Fax (603)883-7227
mpeallc@aol.com

May 20, 2022
566 Harvey Road SPE, LLC
40 Temple Street
Nashua, NH 03060

To Whom It May Concern:

Please be advised that Richard A. Maynard and the firm of Maynard & Paquette Engineering Associates, LLC are fully authorized to represent 566 Harvey Road SPE, LLC with regard to property at 120 Old Derry Road, Hudson, NH (Map 110/Lot 35) before any and all local and state Boards and Agencies including the, Planning Board, Zoning Board, NH Department of Environmental Services, NH Department of Transportation, etc.

Very Truly Yours,

566 Harvey Road SPE, LLC
Benjamin Bosowski, Manager

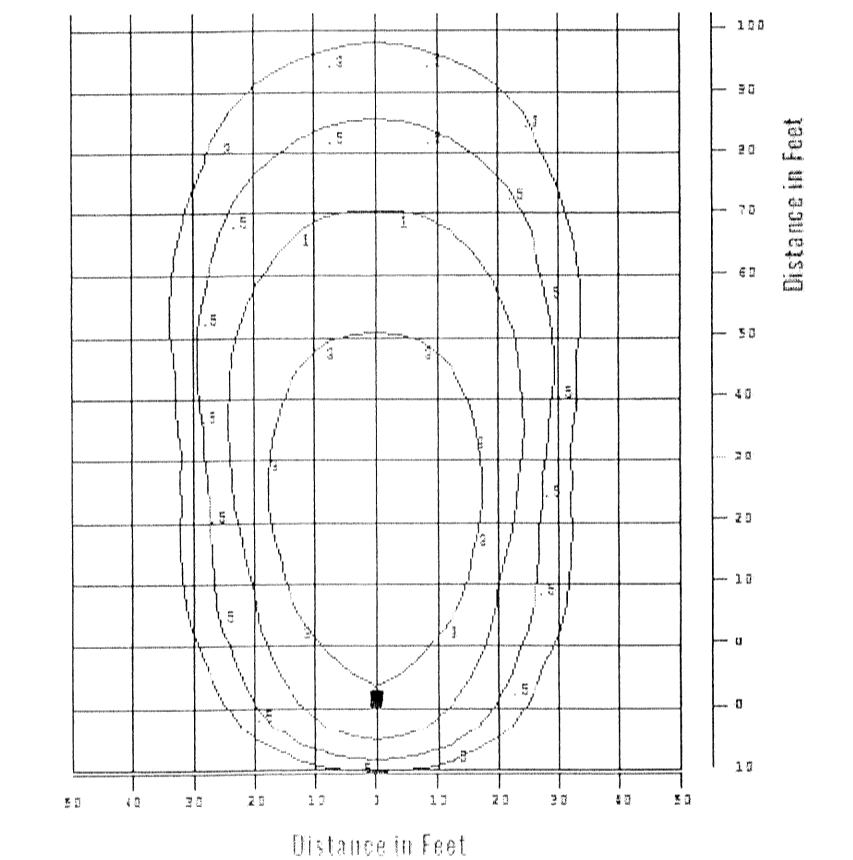
Cc: Maynard & Paquette
Engineering Assoc., LLC

- ○ ○ ○ EXISTING STONE WALL
- ▬ EXISTING BUILDING
- ▬ LIMIT OF WETLANDS
- ▬ MINIMUM BUILDING SETBACK
- ○ ○ ○ UTILITY POLE
- ○ ○ ○ LIGHT POLE
- ○ ○ ○ CHAIN LINK FENCE
- ○ ○ ○ STOCKADE FENCE

LEGEND

NOTES:

1. PRESENT ZONING: "G-1" GENERAL
2. EXISTING AND PROPOSED USE: COMMERCIAL
3. TOTAL AREA OF PARCEL: 11.97 ACRES±.
4. LOT NUMBERS REFER TO HUDSON ASSESSOR'S MAP 110.
5. LOT IS SERVICED BY ON SITE SEWER AND WATER.
6. N.F.I.P. F.I.R.M. COMMUNITY-PANEL NUMBER 33011C0508D INDICATES THAT A PORTION OF THE SITE IS IN ZONE A.
7. MINIMUM BUILDING REQUIREMENTS:
 LOT SIZE = 2 AC. - 87,120 S.F.
 ROAD FRONTAGE = 200 FT.
 BUILDING SETBACKS: FRONT YARD = 50 FT.
 SIDE AND REAR YARD = 15 FT.
 WETLAND = 50 FT.
8. OPEN SPACE REQUIRED 40%
 EXISTING OPEN SPACE 55%
 ALL SITE LIGHTING SHALL BE HOODED AND DIRECTED DOWNWARD AND NOT TOWARD ABUTTING PROPERTIES.



ISO PLOT
 CREE C-FL-A-LCF-N4-23L-50K LED LIGHT
 191 WATTS - OR EQUAL

NO.	DATE	REVISION	BY

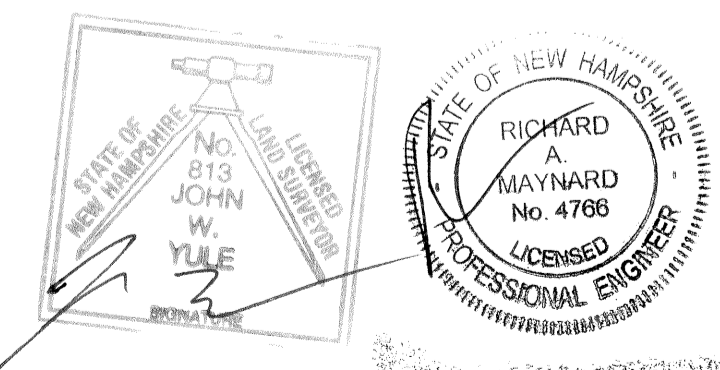
SITE PLAN MAP 110 / LOT 35
HUDSON SPEEDWAY
120 OLD DERRY ROAD
HUDSON, NEW HAMPSHIRE

OWNER:
 566 HARVEY ROAD SPE, LLC
 40 TEMPLE STREET
 NASHUA, NH 03060

SCALE: 1" = 50'
 DATE: MAY 10, 2022

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

I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCES 1-4 AND A FIELD SURVEY LAST MADE ON THE GROUND IN MARCH 2022 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000.



OLD DERRY ROAD

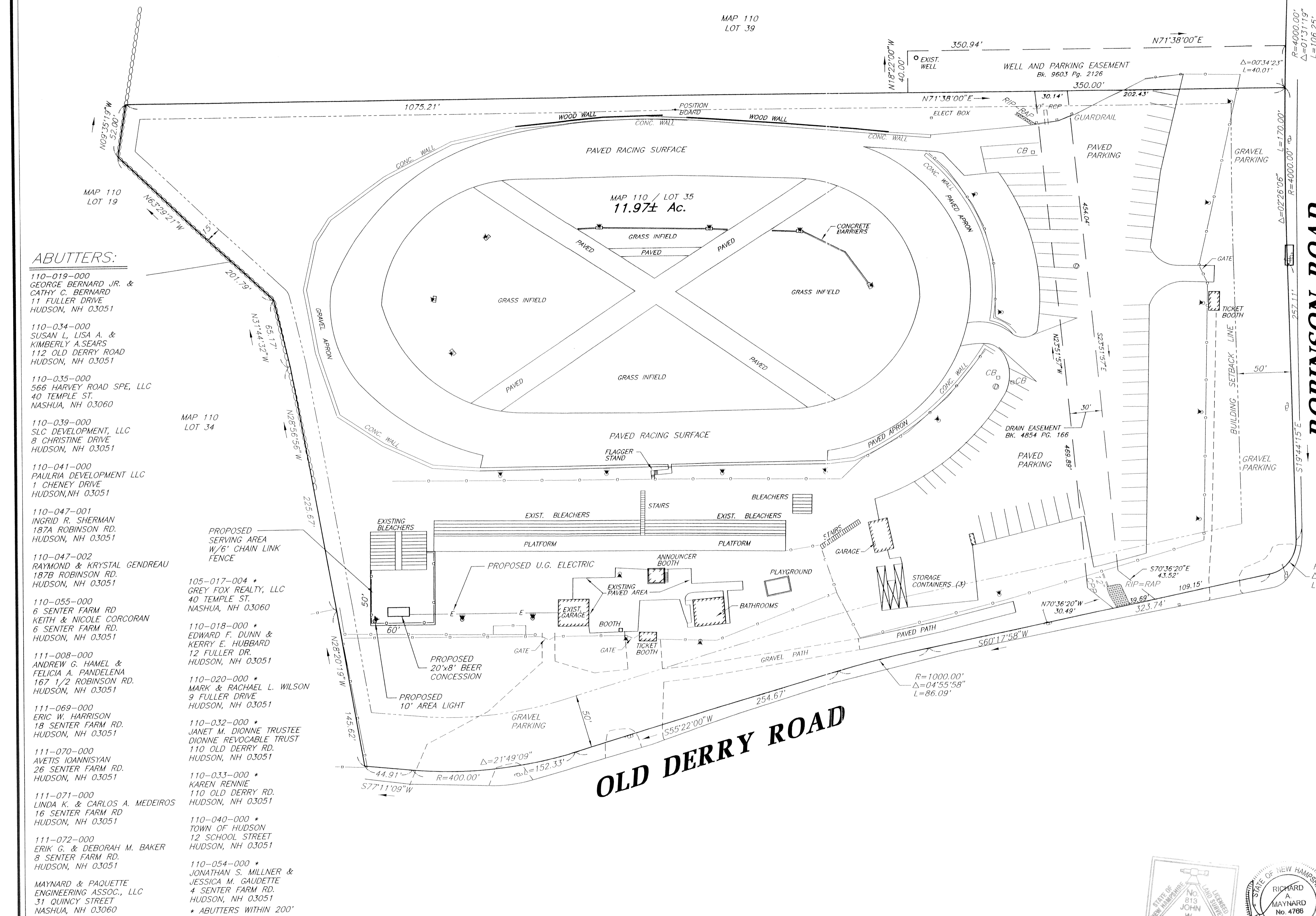
- ABUTTERS:**
- 110-019-000
GEORGE BERNARD JR. & CATHY C. BERNARD
11 FULLER DRIVE
HUDSON, NH 03051
 - 110-034-000
SUSAN L. LISA A. & KIMBERLY A. SEARS
112 OLD DERRY ROAD
HUDSON, NH 03051
 - 110-035-000
566 HARVEY ROAD SPE, LLC
40 TEMPLE ST.
NASHUA, NH 03060
 - 110-039-000
SLC DEVELOPMENT, LLC
8 CHRISTINE DRIVE
HUDSON, NH 03051
 - 110-041-000
PAULRIA DEVELOPMENT LLC
1 CHENEY DRIVE
HUDSON, NH 03051
 - 110-047-001
INGRID R. SHERMAN
187A ROBINSON RD.
HUDSON, NH 03051
 - 110-047-002
RAYMOND & KRISTAL GENDREAU
187B ROBINSON RD.
HUDSON, NH 03051
 - 110-055-000
6 SENTER FARM RD
KEITH & NICOLE CORCORAN
6 SENTER FARM RD.
HUDSON, NH 03051
 - 110-018-000 *
EDWARD F. DUNN & KERRY E. HUBBARD
12 FULLER DR.
HUDSON, NH 03051
 - 110-020-000 *
MARK & RACHAEL L. WILSON
9 FULLER DRIVE
HUDSON, NH 03051
 - 110-032-000 *
JANET M. DIONNE TRUSTEE
DIONNE REVOCABLE TRUST
110 OLD DERRY RD.
HUDSON, NH 03051
 - 110-033-000 *
KAREN RENNIE
110 OLD DERRY RD.
HUDSON, NH 03051
 - 110-040-000 *
TOWN OF HUDSON
12 SCHOOL STREET
HUDSON, NH 03051
 - 110-054-000 *
JONATHAN S. MILLNER & JESSICA M. GAUDETTE
4 SENTER FARM RD.
HUDSON, NH 03051
 - * ABUTTERS WITHIN 200'

- 105-017-004 *
GREY FOX REALTY, LLC
40 TEMPLE ST.
NASHUA, NH 03060
- 111-008-000
ANDREW G. HAMEL & FELICIA A. PANDELENA
167 1/2 ROBINSON RD.
HUDSON, NH 03051
- 111-069-000
ERIC W. HARRISON
18 SENTER FARM RD.
HUDSON, NH 03051
- 111-070-000
AVETIS IOANNISYAN
26 SENTER FARM RD.
HUDSON, NH 03051
- 111-071-000
LINDA K. & CARLOS A. MEDEIROS
16 SENTER FARM RD
HUDSON, NH 03051
- 111-072-000
ERIK G. & DEBORAH M. BAKER
8 SENTER FARM RD.
HUDSON, NH 03051
- MAYNARD & PAQUETTE
ENGINEERING ASSOC., LLC
31 QUINCY STREET
NASHUA, NH 03060

APPROVED BY THE HUDSON, N.H. PLANNING BOARD
 DATE OF MEETING: _____
 SIGNATURE: _____ DATE: _____
 SIGNATURE: _____ DATE: _____
 SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

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

Richard A. Maynard AUTH. REP. 5/24/22
 566 HARVEY ROAD SPE, LLC DATE





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

NO.	DATE	REVISION	BY

AREA PLAN MAP 110 / LOT 35
HUDSON SPEEDWAY
120 OLD DERRY ROAD
HUDSON, NEW HAMPSHIRE
 OWNER:
 566 HARVEY ROAD SPE, LLC
 40 TEMPLE STREET
 NASHUA, NH 03060

200 100 50 0 100 200
 SCALE: 1" = 100' DATE: JUNE 10, 2022

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

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