

# **VITAL DELIVERY SOLUTIONS SITE PLAN**

SP# 02-23

## **STAFF REPORT**

April 12, 2023

**SITE:** 21 West Road; Map 101 Lot 004

**ZONING:** Business (B)

**PURPOSE OF PLAN:** To change from machine shop to warehouse.

### **PLANS UNDER REVIEW:**

Site Plan / Vital Delivery Solutions, LLC, Map 101 Lot 004, 21 West Road, Hudson, New Hampshire; prepared by: The Dubai Group, Inc. 136 Harvey Road, Bldg 101B, Londonderry, NH 03053; prepared for: Vital Delivery Solutions LLC, 57 Harvey Road, Londonderry, NH 03053; consisting of 3 sheets including a cover sheet and general notes 1-9 on Sheet 3; dated March 15, 2023; last revised, March 20, 2023.

### **ATTACHMENTS:**

- A. Zoning Board of Adjustment Notice of Decision, March 9, 2023

### **APPLICATION TRACKING:**

- March 9, 2023 – Zoning Board of Adjustment approved warehouse use
- March 21, 2023 – Application received.
- April 12, 2023 – Public hearing scheduled.

### **COMMENTS & RECOMMENDATIONS:**

The site is a 48,790 SF lot located in the Business District. It is surrounded by industrial and warehouse uses and has an existing well, on-site septic, and access to municipal water. There are no wetlands present. There is an existing one-story metal building on the site, measuring 11,386 SF.

The building was constructed in accordance with site plan approval for a warehouse for R&S Carpet in 2001 (HCRD Plan #31427). At the time, warehouse was a permitted use in the Business Zone. Warehouse was since removed as a permitted use in the Business Zone.

Most recently the building was used as a machine shop; the Applicant proposed reverting the use back to warehouse. The Applicant applied for, and received, a use variance from the Zoning Board of Adjustment on March 9, 2023 and is now before the Planning Board with a change of use site plan application. The Applicant indicates plans to use the site to warehouse macaroni and cheese and flavored popcorn.

**DRAFT MOTIONS**

**ACCEPT the site plan application:**

I move to accept the site plan application for the Vital Delivery Solutions Site Plan SP# 02-23, 21 West Road, Map 101 Lot 004.

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

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

I move to continue the site plan application for the Vital Delivery Solutions Site Plan SP# 02-23, 21 West Road, Map 101 Lot 004, to date certain, \_\_\_\_\_, 2023.

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

**APPROVE the site plan application:**

I move to approve the site plan application for the Site Plan / Vital Delivery Solutions, LLC, Map 101 Lot 004, 21 West Road, Hudson, New Hampshire; prepared by: The Dubai Group, Inc. 136 Harvey Road, Bldg 101B, Londonderry, NH 03053; prepared for: Vital Delivery Solutions LLC, 57 Harvey Road, Londonderry, NH 03053; consisting of 3 sheets including a cover sheet and general notes 1-9 on Sheet 3; dated March 15, 2023; last revised, March 20, 2023; 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 issuance of a final certificate of occupancy, an L.L.S. Certified “as-built” site plan shall be provided to the Town of Hudson Land Use Division confirming that the development conforms to the Plan approved by the Planning Board.
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. 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: \_\_\_\_\_

[For Registry of Deed use only]

Send recorded copy to:

TOWN OF HUDSON  
ZONING BOARD OF ADJUSTMENT  
12 School Street, Hudson, New Hampshire 03051

**NOTICE OF DECISION**

**Map 101, Lot 004-000, Zone B (Business), Case # 101-004**

**ZBA Decision 3/9/2023**

**Variance (use) – GRANTED with two (2) stipulations**

Property Owner & Address: 16 Republic Road, LLC, Peter F. Norton, President  
25 Sullivan Road, North Billerica, MA 01862

Applicant: Vital Delivery Solutions, LLC, Mateusz Kozlowski, Manager  
57 Harvey Road, Londonderry, NH 03053

Property Location: 21 West Road, Hudson, NH 03051

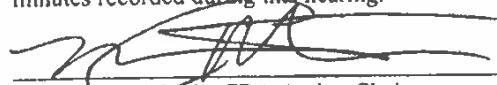
Action sought: A Variance to allow a warehouse use in the Business Zone where it is not an allowed use.

Zoning Ordinance Article: V: Permitted Uses; §334-21, Table of Permitted Principal Uses (E-8)

Action granted: After consideration of the testimony, aerial review of West Road, the 2/23/2023 comments from the Fire Marshal and with the recognition that the building was constructed as a warehouse based on Planning Board approval of Site Plan Review in the year 2000; acknowledging that the proposed plan will need to undergo Site Plan Review by the Planning Board; and after review of the Variance criteria and determining that each criterion was satisfied, motion made, seconded and voted 5:0 to grant the Variance with two (2) stipulations:

- (1) prior to any storage of any hazardous, combustible or flammable and/or liquids, additional review and approval will have to be obtained from the Fire Marshall before continuing with storage; and
- (2) storage racks to be kept under twelve feet (12') in height, else a sprinkler system shall be installed.

NOTE: All representations of fact or intention made by the applicant, owner and agent during testimony before the Zoning Board of Adjustment relative to the obtaining of this relief shall be considered conditions of this approval, regardless of the fact that such facts or intentions may not have been specifically stated as stipulations of the motion. For details of specific discussion relative to this decision, please consult the public minutes recorded during this hearing.

  
Normand G. Martin, ZBA Acting Chairman

3-23-23  
Date

  
Bruce Buttrick, Zoning Administrator

3-23-23  
Date



**The Dubai Group, Inc.**  
136 Harvey Rd, Bldg B101  
Londonderry, NH 03053  
603-458-6462 thedubaygroup.com

## PROJECT NARRATIVE

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To: Brian Groth, Hudson Town Planner  
Hudson Planning Board

Date: March 20, 2023

From: Joel A. Connolly, LLS

Re: Site Plan Vital Delivery Solutions

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This project consists of an existing building, associated parking and facilities, located in the Business (B) District, that was constructed per a site plan approved May 23, 2001 and recorded at the Hillsborough County Registry of Deeds as Plan #31247. Since the initial use of Warehouse/Light Industrial for R & S Carpet, the site has changed uses and is currently being used as a machine shop. Our proposal is for a Change of Use returning to the use it was originally designed for. As the current and proposed uses are not allowed in the Business District, we have applied for and have been granted a variance of Chapter V Section 334-21 Table of Permitted Principal Uses (see ZBA Case #101-004, 3/09/2023).

Vital Delivery Solutions, LLC is a Vermont based company that specializes in delivery and warehousing products. They plan to use this location primarily to warehouse macaroni & cheese and flavored popcorn for a Vermont based cheese producer.



**SITE DATA SHEET**

PLAN NAME: Site Plan, Vital Delivery Solutions, LLC

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 101 LOT 4

DATE: March 17, 2023

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Location by Street: 21 West Street

Zoning: B (Business)

Proposed Land Use: Warehouse/~~Light Industrial~~

Existing Use: Machine Shop

Surrounding Land Use(s): Vacant Industrial and Warehouse

Number of Lots Occupied: One (1)

Existing Area Covered by Building: 11,386 SF

Existing Buildings to be removed: 0

Proposed Area Covered by Building: 11,386 SF (no proposed changes in building footprint)

Open Space Proposed: 19,288 SF (no proposed increase in impervious)

Open Space Required: 19,516 SF

Total Area: S.F.: 48,790 Acres: 1.120

Area in Wetland: 0 Area Steep Slopes: 2,021

Required Lot Size: 43,560 SF

Existing Frontage: 195.77 LF

Required Frontage: 150 LF

Building Setbacks:	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50</u>	<u>53.1</u>
Side:	<u>15</u>	<u>15.5</u>
Rear:	<u>15</u>	<u>103.3</u>

**SITE DATA SHEET**

(Continued)

Flood Zone Reference: Zone X per FIRM Map 33011C0508D

Width of Driveways: 26 Ft

Number of Curb Cuts: One (1)

Proposed Parking Spaces: 19 (9 striped and 10 unstriped)

Required Parking Spaces: 19

Basis of Required Parking (Use): 1 per 600 GFA (Industrial)

Dates/Case #/Description/Stipulations of ZBA, Conservation Commission, NH Wetlands Board Actions: 3/9/2023 ZBA Case #101-004 - The ZBA granted a use variance to allow a warehouse in the Business Zone where it is not allowed with stipulations (see attached draft notice of decision).  
(Attach stipulations on separate sheet)

**Waiver Requests**

<i>Town Code Reference:</i>	<i>Regulation Description:</i>
None	


**(For Town Use Only)**

Data Sheets Checked By: \_\_\_\_\_ Date: \_\_\_\_\_


**SITE PLAN APPLICATION AUTHORIZATION**

I hereby apply for *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 *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 <sup>Developer</sup> Owner:  Date: 03/17/23  
Print Name of Owner: MARUSZ KOZLOWSKI

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

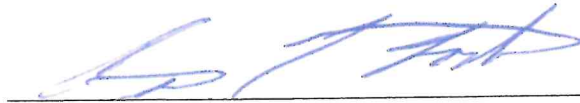
Signature of <sup>owner</sup> Developer:  Date: 3/20/2023  
Print Name of Developer: The Dubai Group Inc. / Joel A. Connolly, LLC

- ❖ 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.

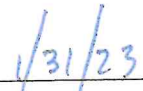


**Owner's Authorization**

I, Peter F. Norton, President of 16 Republic Road LLC, owner of Map 104 Lot 4, located at 21 West Road in Hudson, New Hampshire, hereby authorize Matt Kozlowski, Manager of Vital Delivery Solutions LLC, The Dubay Group, Inc., and their assigns, to make applications for all required Federal, State, and Town permitting and approvals for the referenced property.



Peter F. Norton, President  
16 Republic Road LLC



Date



**COMPLIANCE NOTES:**

- 275 Site Plan Regulations
- 275-4 Jurisdiction  
Site Plan approval required for change of use from machine shop to warehouse.
- 275-6.U Development Agreement  
Required (via Town Staff) detailing the terms, conditions and responsibilities of the applicant and the Town in conjunction with the approved site plan.
- 275-8.C Requirements
- 2.g Parking Calculations: Industrial: one space per 600 SF GFA, or 0.75 space per employee of the combined employment of the two largest successive shifts, whichever is larger.
4. Parking Dimensions: 10 FT x 20 FT, or 9 FT x 18 FT if Planning Board votes to allow the reduced dimensions.
- 5.a Aisles @ 90 degree parking: 24 FT width (one way or two way)
6. Off-Street Loading  
a. Spaces required: 1 per 5KSF plus 1 per every additional 10KSF building.  
b. Dimensions: 12 FT x 60 FT (35 FT for short trucks) plus maneuvering area.  
c. Location: On same lot, no screening required for commercial uses/abutters.  
d. Maneuvering areas: required on-site with no blockage of street use.
- 7.e Landscaping  
This section shall not apply to parking areas consisting of a single access lane.
- 8.a Screening  
Not required if all uses on and off lot are compatible (they are).  
Use of existing vegetation and terrain on the site is retained for screening where available.
8. Parking Location: Required to be on same lot as use.
- 10 Entrance Drive: Existing conforms to Town requirements and is already permitted including via approved Site Plan on record.
9. ADA Accessibility: Required in accordance with applicable Federal regulations. Includes parking, path of travel, entrances/exits, and certain systems within building if/as applicable.  
Required Note: "The existing ADA parking, path of travel, access/egress, and building systems shall be protected and upgraded if/as necessary per the latest applicable Federal regulations."
- 275-9 Stormwater: The site stormwater was approved and built and is existing with no changes.
- 276 Administrative Requirements
- 276-11.1 General Plan Requirements
8. Locus Plan: 1000 Scale.
9. Boundary of parcel: Include closure and statement per RSA 310-A.
12. Show Building setbacks per Ordinance: Parking is also subject to same.
13. Signage: Maintain existing and replace content to new user, and/or obtain signage permits.
14. Exterior Lighting: Existing previously-approved (including cutoff or hooded systems that were approved) systems to be retained/replaced in kind.
15. Abutting Buildings: Surveyed if within 50 FT of property line.
16. Abutting roads, drives, parking, travel areas within 200 FT of parcel--GIS is allowed for this purpose at a minimum of 100 or 200 scale.
17. Existing topography, H&V Control and TBM required, also with USGS reference.
18. Proposed topography: not applicable (no proposed grading).
20. Full project survey detail required, including large trees, drainage, signs, lighting, landscaping, etc. Add existing cistern etc
22. Front Green Strip between ROW and pavement/building of 20 FT (for 30 FT bldg setbacks) and 30 FT (for 50 FT building setbacks) (min).
- 24.b Open Space Required = 40%. (non roof or pavement)
25. Pavement setback = building setback (exempting main access drive from street). However, this section does allow such pavement if there is an equal amount of offsetting green area added above the minimum required amount.
- 334 Zoning Ordinance
- III-334-14 Building Height  
38 FT (max allowed). Height is measured from the average elevation of the finished grade within five feet of the structure to the highest point of the main roof, excluding protruberances. Elev top of building roof= 252.3, average ground elevation= 226.0
- III-334-15.A Parking  
1. Required off-street parking facilities shall be provided on the same lot as the principal use they are designed to serve. All parking spaces shall be paved.
- IV-334-17 Zoning District  
The subject parcel is wholly located in the Business (B) Zoning District. Abutting parcels are located in the B and Industrial (I) Districts. No residences or residential districts are abutting the parcel.
- V-334-21 Table of Permitted Principal Uses  
The purpose of this plan is to change the use of the property.  
The Property was originally designed, permitted, approved, and constructed as a Warehouse / General Light Industrial Use in 2001. See Classification E-8 in the Table.  
The current use of the site has been a Machine Shop. See Classification E-4 in the Table, which is non-conforming in the B District.  
The proposed change of use is a reversion back to the originally-permitted primary use as Warehouse. Since the original approvals, the zoning has changed to not allow Warehouse as a primary use in the B District. Thus, the site has been granted a Variance of Article V Section 334-21 to allow the warehouse use, granted unanimously by the ZBA on March 9, 2023 with the stipulation: (1) prior to any storage of any hazardous, combustible or flammable and/or liquids, additional review and approval will have to be obtained from the Fire Marshall before continuing with storage; and (2) storage racks to be kept under twelve feet (12') in height, else a sprinkler system shall be installed that if items were to be stored higher than 12 feet, a sprinker system would need to be installed and storage of combustible materials would require approval. The abutting sites are similarly used and/or used in an industrial fashion.  
Per 2023 Warrant Article 02 Amendment No. 1 (pending town vote), related uses may be divided into categories, and "warehouse" will be a distinct category.
- V-334-22 Table of Permitted Accessory Uses  
Permitted in the B District are "traditional secondary accessory uses and structures, including garages, toolsheds, parking areas, ...and other customary uses and structures" and "Garaging or parking of light commercial vehicles".
- VII-334-27 Dimensional Requirements Table - B District  
Lot Area 43,560 SF (min) if not served by both muni water & sewer.  
48,790 SF provided  
Lot Frontage 150 LF (min)  
198.77 LF provided  
Building Setbacks 50/15/15 FT Front/Side/Rear (min)  
53.1/15.5/103.3 FT provided
- XII Signs  
Any new signage will be required to obtain a sign permit (none proposed at this time).
- XIV Impact Fees  
Note that the 2001 original permitting of the site included paid impact fees of approximately \$6,498, as well as a \$10,000 contribution to the Route 102 / West Road Intersection Fund, for a total of \$16,498. Impact Fees for this reversion change of use may or may not be required and will be confirmed by Town Staff.

# SITE PLAN

# VITAL DELIVERY SOLUTIONS, LLC

21 WEST ROAD  
LONDONDERRY, NEW HAMPSHIRE



**The Dubai Group, Inc.**  
136 Harvey Road, Bldg 101B  
Londonderry, NH 03053  
603-458-6462

Engineers  
Planners  
Surveyors

TheDubayGroup.com

**REVISIONS:**

REV#	DATE	COMMENT	BY
1	3/20/23	REMOVE ITEMS RELATED TO SECONDARY USE	JAC

DRAWN BY: JAC  
CHECKED BY: KRD  
DATE: MARCH 15, 2023  
SCALE: 1"=50'  
FILE: 615-CVR  
DEED REF: BOOK 8234  
PAGE 1865

**PROJECT:**

**MAP 101 LOT 4**  
21 WEST ROAD  
HUDSON, NEW HAMPSHIRE  
— PREPARED FOR —  
**VITAL DELIVERY SOLUTIONS LLC**  
57 HARVEY ROAD  
LONDONDERRY, NH 03053  
— OWNER —  
16 REPUBLIC ROAD, LLC  
25 SULLIVAN ROAD  
NORTH BILLERICA, MA 01862  
BOOK 8234 PAGE 1865

**SHEET TITLE:**

**COVER SHEET**

N:\PROJECTS\615-Vital Delivery, West Rd Hudson\DWG\CURRENT\615-CVR.dwg

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

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: \_\_\_\_\_

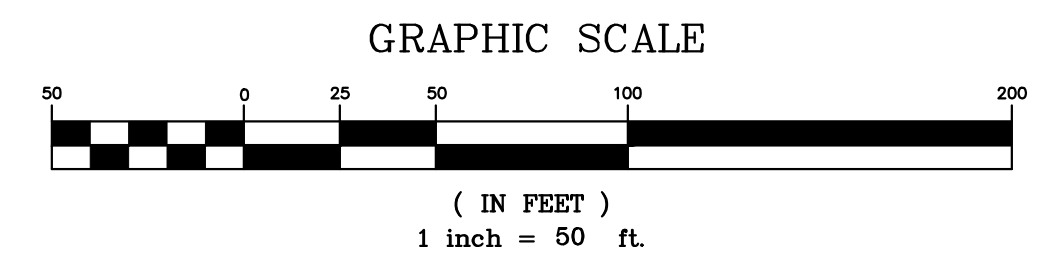
CHAIRMAN \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_

SECRETARY \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_

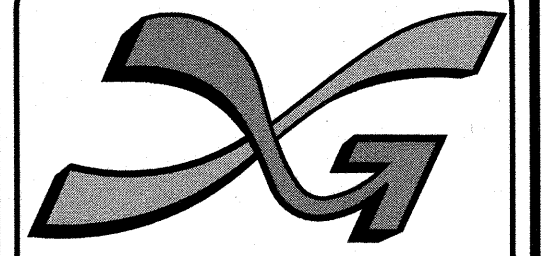
SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

**SHEET INDEX**

1 Cover Sheet  
2 Existing Conditions Plan  
3 Site Plan

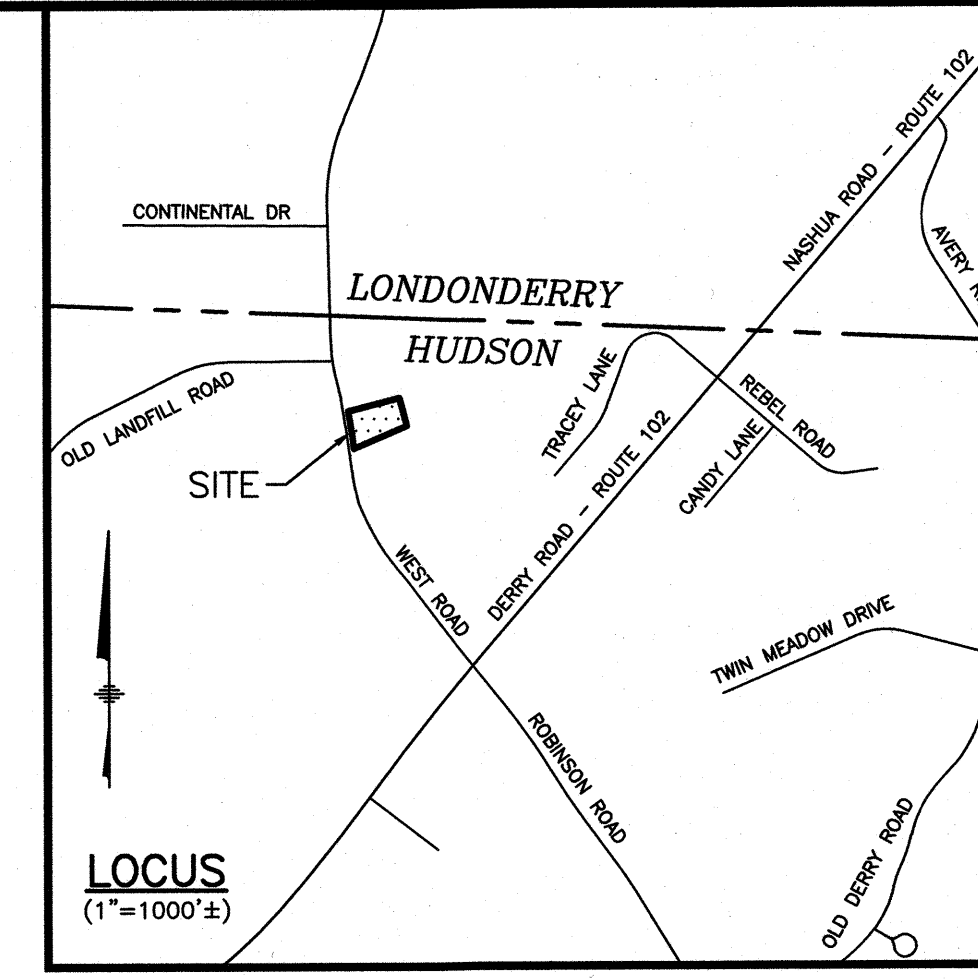






**The Dubay Group, Inc.**  
 136 Harvey Road, Bldg 101B  
 Londonderry, NH 03053  
 603-458-6462

Engineers  
 Planners  
 Surveyors  
 TheDubayGroup.com



**NOTES:**

1. THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF MAP 101 LOT 4.
  2. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED ON A SURVEY PERFORMED BY THIS OFFICE ON JANUARY 30, 2023 AND AERIAL IMAGES COLLECTED VIA UAS (DRONE) ON JANUARY 27, 2023.
  3. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A SURVEY PERFORMED BY THIS OFFICE ON JANUARY 30, 2023 AND PLANS REFERENCED HEREON.
  4. HORIZONTAL DATUM IS NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON JANUARY 27, 2023.
  5. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON RECORD DESIGN PLANS AND ABOVE GROUND FEATURES LOCATED BY THIS OFFICE. SAID UNDERGROUND UTILITIES ARE NOT WARRANTED TO BE EXACT OR INCLUSIVE OF ALL EXISTING UTILITIES.
  6. MAP 101 LOT 4 IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP 33011C0508D, WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
  7. MAP 101 LOT 4 IS ZONED BUSINESS (B) PER THE TOWN OF HUDSON ZONING MAP:  
 MIN LOT SIZE: 43,560 SF±  
 MIN LOT FRONTAGE: 150 FT  
 MIN FRONT YARD: 50 FT  
 MIN SIDE YARD: 15 FT  
 MIN REAR YARD: 15 FT
- REFER TO THE TOWN OF HUDSON ZONING ORDINANCE FOR ADDITIONAL INFORMATION AND RESTRICTIONS.

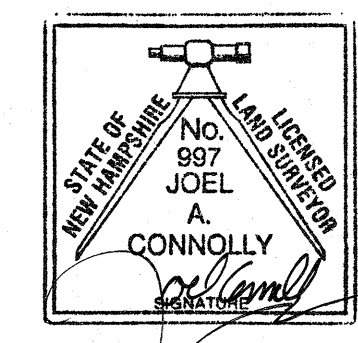
**REFERENCE PLANS:**

1. HILLSBOROUGH COUNTY REGISTRY OF DEEDS (H.C.R.D.) PLAN 12594.
2. H.C.R.D. PLAN 13925.
3. H.C.R.D. PLAN 15594.
4. H.C.R.C. PLAN 29576.
5. H.C.R.D. PLAN 30048.
6. H.C.R.D. PLAN 30321.
7. H.C.R.D. PLAN 30416.
8. H.C.R.D. PLAN 31247.

**CERTIFICATION:**

I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY PERFORMED ON THE GROUND WITH AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.

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.



JOEL A. CONNOLLY, LLS 997

3/20/2023

DATE

REV#	DATE	REVISIONS:	BY:
1	3/20/23	REMOVE ITEMS RELATED TO SECONDARY USE	JAC

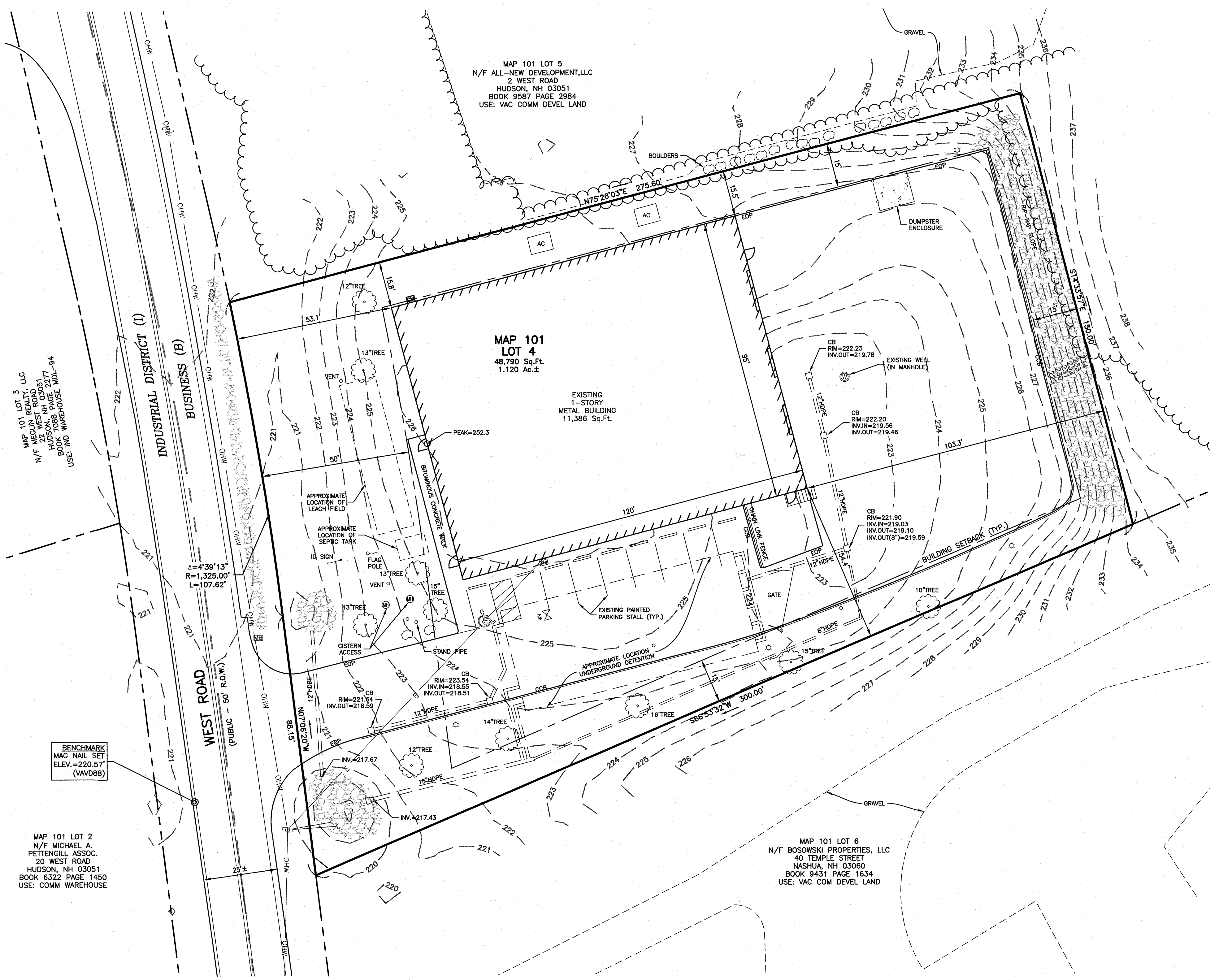
DRAWN BY: NIG  
 CHECKED BY: JAC  
 DATE: MARCH 15, 2023  
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 FILE: 615-ws  
 DEED REF: BOOK 8234  
 PAGE 1865

PROJECT:  
**MAP 101 LOT 4**  
 21 WEST ROAD  
 HUDSON, NEW HAMPSHIRE  
 PREPARED FOR  
**VITAL DELIVERY SOLUTIONS LLC**  
 57 HARVEY ROAD  
 LONDONDERRY, NH 03053  
 OWNER

SHEET TITLE:  
**EXISTING CONDITIONS PLAN**

**LEGEND**

	PROPERTY LINE
	ABUTTER LINE
	WELL
	CATCH BASIN
	DRAIN MANHOLE
	MANHOLE
	ELECTRIC METER
	HYDRANT
	WATER SHUT OFF
	WATER VALVE
	WATER LINE
	SEWER LINE
	UNDERGROUND ELECTRIC
	UTILITY POLE
	GUY WIRE
	OVERHEAD WIRES
	LIGHT POST
	SIGN
	POST
	MAILBOX
	TREE
	TREELINE
	BUILDING SETBACK
	CONTOUR ELEVATION
	EDGE OF PAVEMENT
	CAPE COD BERM
	DOUBLE SOLID YELLOW LINE
	SINGLE SOLID WHITE LINE
	CHAIN LINK FENCE
	BOLLARD



MAP 101 LOT 5  
 N/F ALL-NEW DEVELOPMENT, LLC  
 2 WEST ROAD  
 HUDSON, NH 03051  
 BOOK 9587 PAGE 2984  
 USE: VAC COMM DEVEL LAND

MAP 101  
 LOT 4  
 48,790 Sq.Ft.  
 1.120 Ac.±

EXISTING  
 1-STORY  
 METAL BUILDING  
 11,386 Sq.Ft.

MAP 101 LOT 3  
 N/F REALTY, LLC  
 N/F MEGUIRE ROAD  
 HUDSON, NH 03051  
 BOOK 9277  
 BOOK 7088 HOUSE MBL-94  
 USE: IND WAREHOUSE

MAP 101 LOT 2  
 N/F MICHAEL A.  
 PETTINGILL ASSOC.  
 20 WEST ROAD  
 HUDSON, NH 03051  
 BOOK 6322 PAGE 1450  
 USE: COMM WAREHOUSE

MAP 101 LOT 6  
 N/F BOSOWSKI PROPERTIES, LLC  
 40 TEMPLE STREET  
 NASHUA, NH 03060  
 BOOK 9431 PAGE 1634  
 USE: VAC COM DEVEL LAND

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

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_

SECRETARY \_\_\_\_\_ 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.

