

# **BUSH HILL ROAD LOT LINE RELOCATION**

## **PLAN**

SB# 02-23

### **STAFF REPORT**

June 14, 2023

**SITE:** 124 Bush Hill Road, Map 207 Lot 10; and 126 Bush Hill Road, Map 207 Lot 11

**ZONING:** General One (G-1)

**PURPOSE OF PLAN:** To adjust the lot line between assessor's Map 207 Lots 10 & 11 by creating parcel "A" which is to be transferred by deed from the owner of lot 11 to the owner of lot 10 and parcel "A" is not considered a separate building lot.

#### **PLANS UNDER REVIEW:**

Lot Line Adjustment Plan / 124 & 126 Bush Hill Road, Map 207 Lots 10 & 11, Bush Hill Road, Hudson, New Hampshire, Hillsborough County; prepared by Keach-Nordstrom Associates, Inc. 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: Map 207 Lot 10, Marco Plante, 124 Bush Hill Road, Hudson, NH 03051, BK. 9253 PG. 776; consisting of 2 sheets and general notes 1-11 on Sheet 1; dated May 9, 2023.

#### **APPLICATION TRACKING:**

- May 10, 2023 – Application received.
- June 14, 2023 – Public hearing scheduled.

#### **COMMENTS & RECOMMENDATIONS:**

##### **BACKGROUND**

124 Bush Hill Road, Map 207 Lot 10, is a 27.336 acre lot with an existing single-family home, a horse barn and a few other out buildings. Lot 10 currently has only 99.91 feet of frontage on Bush Hill Road. 126 Bush Hill Road, Map 207 Lot 11, is a 3.611 acre lot with an existing single family home.

Both lots have on-site water and septic and are located in the G-1 district. The G-1 district has a minimum lot size of 87,120 square feet (2 acres) and requires 200-feet of frontage.

The land proposed to transfer, Parcel "A," is 0.742 acres with a length of 281.61-feet along Bush Hill Road that is primarily steep slopes and would be transferred from Lot 11 to Lot 10. This lot line relocation would increase Lot 10 to 28.078 acres and increase the total frontage to 381.52 feet while Lot 11 would be reduced to 2.869 acres with 464.19 feet of frontage.

STAFF COMMENTS

The land proposed to be transferred (Parcel “A”) is primarily steep slopes and may have sight distance challenges, thus would not increase functional access to Lot 10. By the definition in Hudson’s Zoning Ordinance, frontage shall “contiguous” and “be capable of providing access.” The proposed transfer gives lot 10 two disconnected pieces of front lot lines. One of them, the existing non-conforming frontage, is capable of providing access but lacks sufficient length. The second piece, the proposed transfer, has sufficient length but is not capable of providing access.

This detail would be relevant when considering the creation of new lots but does not matter in the case of a lot line relocation so long as the relocation does not create or exacerbate a non-conformity, such as this. This is noted only in response to the Applicant’s stated objective of giving Lot 10 “conforming frontage” on Bush Hill Road.

**DRAFT MOTIONS**

**ACCEPT the lot line relocation application:**

I move to accept the lot line relocation application for the Lot Line Adjustment Plan / 124 & 126 Bush Hill Road SB# 02-23, Map 207 Lots 10 & 11.

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

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

I move to continue the lot line relocation application for the Lot Line Adjustment Plan / 124 & 126 Bush Hill Road SB# 02-23, Map 207 Lots 10 & 11, to date certain, \_\_\_\_\_, 2023.

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

**APPROVE the lot line relocation application:**

I move to approve the lot line relocation application for the Lot Line Adjustment Plan / 124 & 126 Bush Hill Road, Map 207 Lots 10 & 11, Bush Hill Road, Hudson, New Hampshire, Hillsborough County; prepared by Keach-Nordstrom Associates, Inc. 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: Map 207 Lot 10, Marco Plante, 124 Bush Hill Road, Hudson, NH 03051, BK. 9253 PG. 776; consisting of 2 sheets and general notes 1-11 on Sheet 1; dated May 9, 2023; subject to, and revised per, the following stipulations:

1. The Notice of Decision shall be recorded at the HCRD, together with the Plan.
2. All monumentation shall be set or bonded for prior to Planning Board endorsement of the Plan-of-Record.

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

May 9, 2023

Subject: **Lot Line Adjustment of 124 & 126 Bush Hill Road  
Lot Line Relocation Application  
Map 207; Lots 10 & 11  
124 & 126 Bush Hill Road, Hudson New Hampshire  
KNA Project No. 23-0103-1**

**PROJECT NARRATIVE**

The subject parcel is located at 124 and 126 Bush Hill Road and is referenced on Hudson's Tax Map 207 as Lots 10 and 11. Both 27.336-acre (1,190,750-sf) lot 10 and 3.611-acre (157,289-sf) lot 11 are in Hudson's General One (G-1) Zoning District. Both lots have existing single-family homes on them as well as on-site water and septic.

The project proposed to adjust the lot line between the two lots by creating parcel "A" as shown on the plan. Parcel "A" will be transferred by deed from the owner of lot 11 to the owner of lot 10. Parcel "A" will not be considered a separate building lot. The purpose of the adjustment is to give lot 10 conforming frontage on Bush Hill Road per zoning regulations. It is our professional opinion that this relocation of the lot line will not adversely impact the Town's roads, schools, or other infrastructure now or over a longer period of time.



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

## **LOT LINE RELOCATION APPLICATION**

Revised August 1, 2022

The following information must be filed with the Planning Department *at the time of lot line relocation application*.

1. One (1) original completed application with original signatures, and one (1) copy.
2. Three (3) full plan sets (sheet size: 22" x 34").
3. One (1) original copy of the project narrative, and one (1) copy.
4. A list of direct abutters and a list of indirect abutters, and two (2) sets of mailing labels for abutter notifications.
5. All of the above application materials, including plans, shall also be submitted in electronic form as a PDF.
6. All plans shall be folded and all pertinent data shall be attached to the plans with an elastic band or other enclosure.

The following information is required to be filed with the Planning Department *no later than 10:00 A.M., Tuesday ONE WEEK prior to the scheduled Planning meeting. The purpose of these materials is hardcopy distribution to Planning Board members, not review. Any plan revisions that require staff review must be submitted no later than 10:00A.M., Tuesday TWO WEEKS prior to the scheduled Planning meeting. Depending on the complexity of changes, more time may be required for review. Please contact the Town Planner if you have any questions on this matter.*

1. Submission of fifteen (15) 11" X 17" plan sets, revised if applicable.
2. Submission of two (2) full plan sets (sheet size: 22" x 34"), if revised.
3. All of the above application materials, including plans, shall also be submitted in electronic form as a PDF.

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

**LOT LINE RELOCATION APPLICATION**

Date of Application: 05/09/23 Tax Map #: 207 Lot #: 10 & 11

Name of Project: 124 & 126 Bush Hill Road

Zoning District: General One (G-1) General SB#: \_\_\_\_\_  
(For Town Use Only)

Z.B.A. Action: \_\_\_\_\_

PROPERTY OWNER: LOT 10

Name: Marco Plante

Address: 124 Bush Hill Road

Address: Hudson, NH 03051

Telephone #: (603) 883-9769

Fax #: \_\_\_\_\_

Email: marco@saveonwall.com

PROJECT ENGINEER:

Name: Keach-Nordstrom Assoc., Inc.

Address: 10 Commerce Park No., Suite 3

Address: Bedford, NH 03110

Telephone #: (603) 627-2881

Email: abasso@keachnordstrom.com

~~DEVELOPER:~~ LOT 11

Denyse Plante

9 Old Derry Road

Hudson, NH 03051

(603) 883-9769

\_\_\_\_\_

\_\_\_\_\_

SURVEYOR:

Keach-Nordstrom Assoc., Inc.

10 Commerce Park No., Suite 3

Bedford, NH 03110

(603) 627-2881

chickey@keachnordstrom.com

**PURPOSE OF PLAN:**

The purpose of this plan is to adjust the lot line between assessor's map 207 lots 10 & 11 by creating parcel "A" which is to be transferred by deed from the owner of lot 11 to the owner of lot 10 and parcel "A" is not considered a separate building lot.

**(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: \_\_\_

**LOT LINE RELOCATION DATA SHEET**

PLAN NAME: 125 & 126 Bush Hill Road

PLAN TYPE: LOT LINE RELOCATION PLAN

LEGAL DESCRIPTION: Map 207 Lot 10

Map 207 Lot 11

DATE: 05/09/23

=====  
Location: 124 and 126 Bush Hill Road

Total Area: S.F. 1,348,039 Acres: 30.947

Area in Wetlands: None

Zoning: General One (G-1)

Lots Not Meeting  
Required Dimensions: None

Required Area: 87,120 SQUARE FEET

Required Frontage: 200 FT

Water and Waste System  
Proposed: None

Number of Lots With  
Existing Buildings: 2

Existing Buildings  
To Be Removed: None

Flood Zone Reference: MAP #33011C0657D

Proposed Linear Feet  
Of New Roadway: None

**LOT LINE RELOCATION DATA SHEET**

Dates/Case #/Description/  
 Stipulations of ZBA,  
 Conservation Commission,  
 NH Wetlands Board Action:     None

(Attach Stipulations on  
 Separate Sheet)

List Permits Required:     None

<u>*Waivers Requested:</u>	<u>Hudson Town Code Reference</u>	<u>Regulation Description</u>
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	1.   None	
	2.	
	3.	
	4.	
	5.	
	6.	
	7.	

*\*(Left Column for Town Use)*

**(For Town Use Only)**

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

**LOT LINE RELOCATION APPLICATION AUTHORIZATION**

I hereby apply for *Lot Line Relocation 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 *Lot Line Relocation 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 give permission for any member of the Hudson Planning Board, the Town Engineer, the Conservation Commission 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 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 inspections conducted on his/her (their) property in connection with this applications.

Signature of Owner: *Marco Plante* Date: 5-9-23  
Print Name of Owner: Marco Plante

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

Signature of <sup>*owner*</sup> Developer: *Denise Plante* Date: 5/9/2023  
Print Name of <sup>*owner*</sup> Developer: DENISE PLANTE

- ❖ 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.



**LOT LINE RELOCATION WAIVER REQUEST FORM**

Name of the Lot Line Relocation Plan: \_\_\_\_\_

Street Address: \_\_\_\_\_

I \_\_\_\_\_ hereby request that the Planning Board  
waive the requirements of item \_\_\_\_\_ of the Lot Line Relocation Plan  
Checklist in reference to a plan presented by \_\_\_\_\_

NONE

\_\_\_\_\_ (name of surveyor and engineer) dated \_\_\_\_\_

for property tax map(s) \_\_\_\_\_ and lot(s) \_\_\_\_\_ 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 Subdivision/Site Plan regulations.

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

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

Reason(s) for granting this waiver, relative to not being contrary to the Spirit and Intent of the Subdivision/Site Plan regulations: (if additional space is needed please attach the appropriate documentation hereto):

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

Signed:

\_\_\_\_\_  
Applicant or Authorized Agent

## Applicant Affidavit

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I, Marco Plante, applicant of the project referenced on Tax Map 207 as Lot 10, located at 124 Bush Hill Road, Hudson, New Hampshire, hereby verify that I have authorized Keach-Nordstrom Associates, Inc. to submit on my behalf, any and all applicable State and local permit applications as they pertain to improvements on said property.

Additionally, I authorize Keach-Nordstrom Associates, Inc. to aid in the representation of these applications throughout the approval process.

Signature of Applicant:



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Printed Name of Applicant: Marco Plante

Address of Applicant:

124 Bush Hill Road

Hudson, NH 03051

Date:

5-9-23

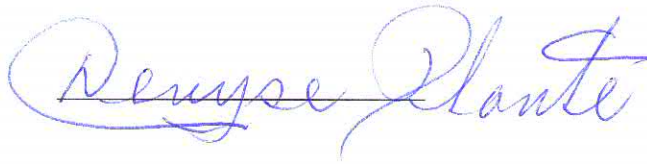
## Applicant Affidavit

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I, Denyse Plante, applicant of the project referenced on Tax Map 207 as Lot 11, located at 126 Bush Hill Road, Hudson, New Hampshire, hereby verify that I have authorized Keach-Nordstrom Associates, Inc. to submit on my behalf, any and all applicable State and local permit applications as they pertain to improvements on said property.

Additionally, I authorize Keach-Nordstrom Associates, Inc. to aid in the representation of these applications throughout the approval process.

Signature of Applicant:



Printed Name of Applicant: Denyse Plante

Address of Applicant:

9 Old Derry Road

Hudson, NH 03051

Date:

5/9/2023

**REFERENCE PLANS**

- "SUBDIVISION PLAN BUSH HILL ROAD HUDSON, N.H. FOR RICHARD DONOVAN." SCALE: 1"=100'. DATED: MAY, 1977. PREPARED BY: A.E. MAYNARD CIVIL ENGINEER. H.C.R.D. PLAN #10370
- "LOT SUBDIVISION FOR LESLIE H. & MARGARET J. ERB BUSH HILL ROAD HUDSON, N.H." SCALE: 1"=100'. DATED: OCTOBER 13, 1981. PREPARED BY: DONALD T. JEAN REGISTERED LAND SURVEYOR, H.C.R.D. PLAN #14741
- "SUBDIVISION PLAN OF LAND JUDSON, NEW HAMPSHIRE PREPARED FOR DAVID TESSIER." SCALE: 1"=60'. DATED: DECEMBER, 1992. PREPARED BY: RICHARD J. LUDWIG. H.C.R.D. PLAN #15361
- "SUBDIVISION PLAN (MAP 19, LOT 12) BUSH HILL ROAD HUDSON, NEW HAMPSHIRE." SCALE: 1"=100'. DATED: JULY 24, 1987. PREPARED BY: ALLAN H. SWANSON, INC. H.C.R.D. PLAN #22829
- "LOT LINE RELOCATION PLAN MILLS & ERB PROPERTY BUSH HILL ROAD HUDSON, NEW HAMPSHIRE." SCALE: 1"=200'. DATED: JUNE 18, 1998. PREPARED BY: MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC. H.C.R.D. PLAN #29476
- "PHASE I CONSOLIDATION & SUBDIVISION PLAN JARRY SUBDIVISION." SCALE: 1"=100'. DATED: DECEMBER, 2011. PREPARED BY: THIS OFFICE. H.C.R.D. PLAN #37300
- "PLAN & PROFILE OF BUSH HILL ROAD HUDSON, NEW HAMPSHIRE." SCALE: 1"=100'. DATED: DECEMBER 17, 1993. PREPARED BY: TF MORAN, INC.

**LEGEND**

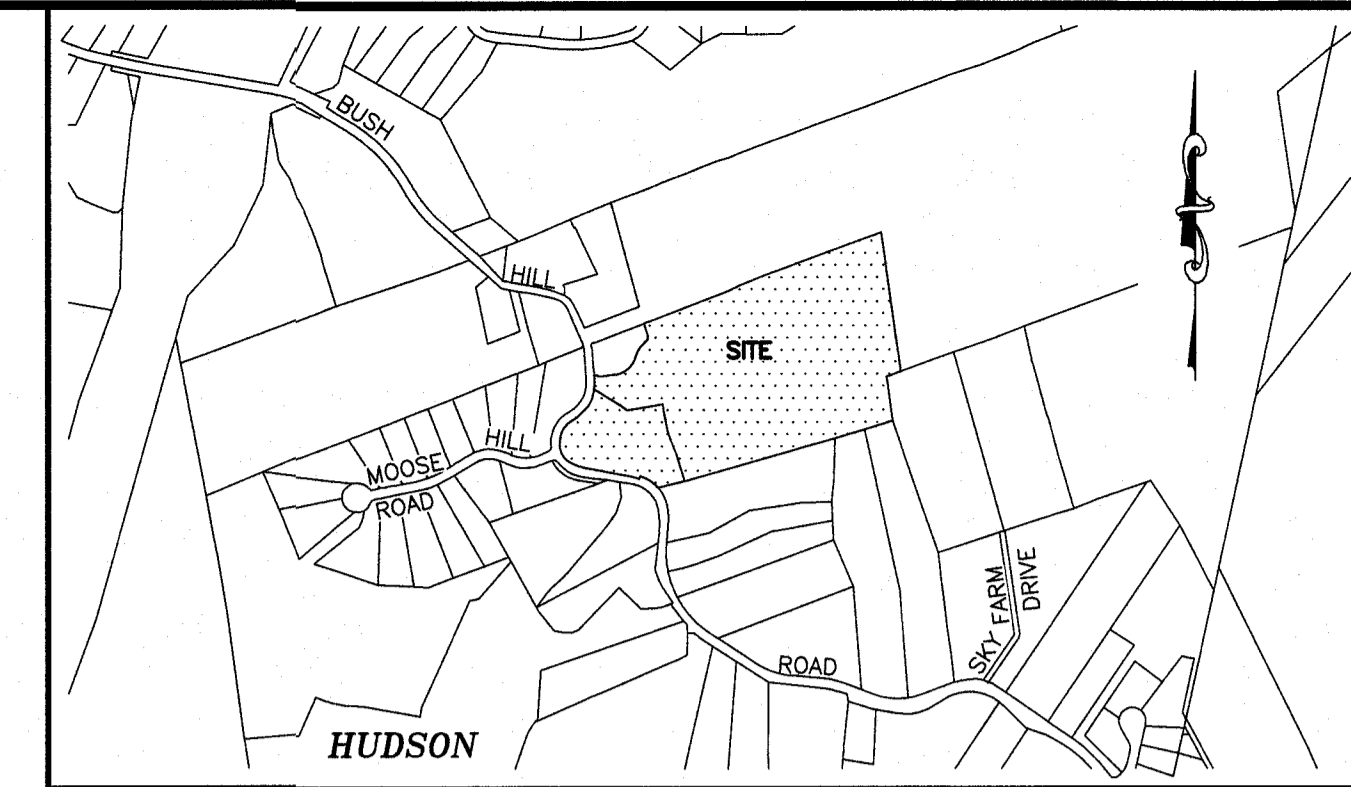
- GB-F GRANITE BOUND FOUND
- IP-F IRON PIPE FOUND
- IR-F IRON ROD FOUND
- DH-F DRILL HOLE FOUND
- DH-S DRILL HOLE SET
- IRON ROD TO BE SET
- UTILITY POLE
- WELL
- ABUTTER LINE
- CHAIN LINK FENCE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- GUARDRAIL
- STONEWALL
- SETBACK
- - - LOT LINE TO BE ADJUSTED

**LOT AREA TABLE**

LOT NUMBER	TOTAL LOT AREA (SF)	WETLAND AREA (SF)	AREA (SF) >25% SLOPE	BUILDABLE AREA (SF)	FRONTAGE (FT)
10	1,223,065	0	50,500±	>87,120	381.52
11	124,847	0	20,178	104,669	464.19

**SHEET INDEX**

- SHEET 1 OF 2 LOT LINE ADJUSTMENT PLAN
- SHEET 2 OF 2 TOPOGRAPHIC PLAN



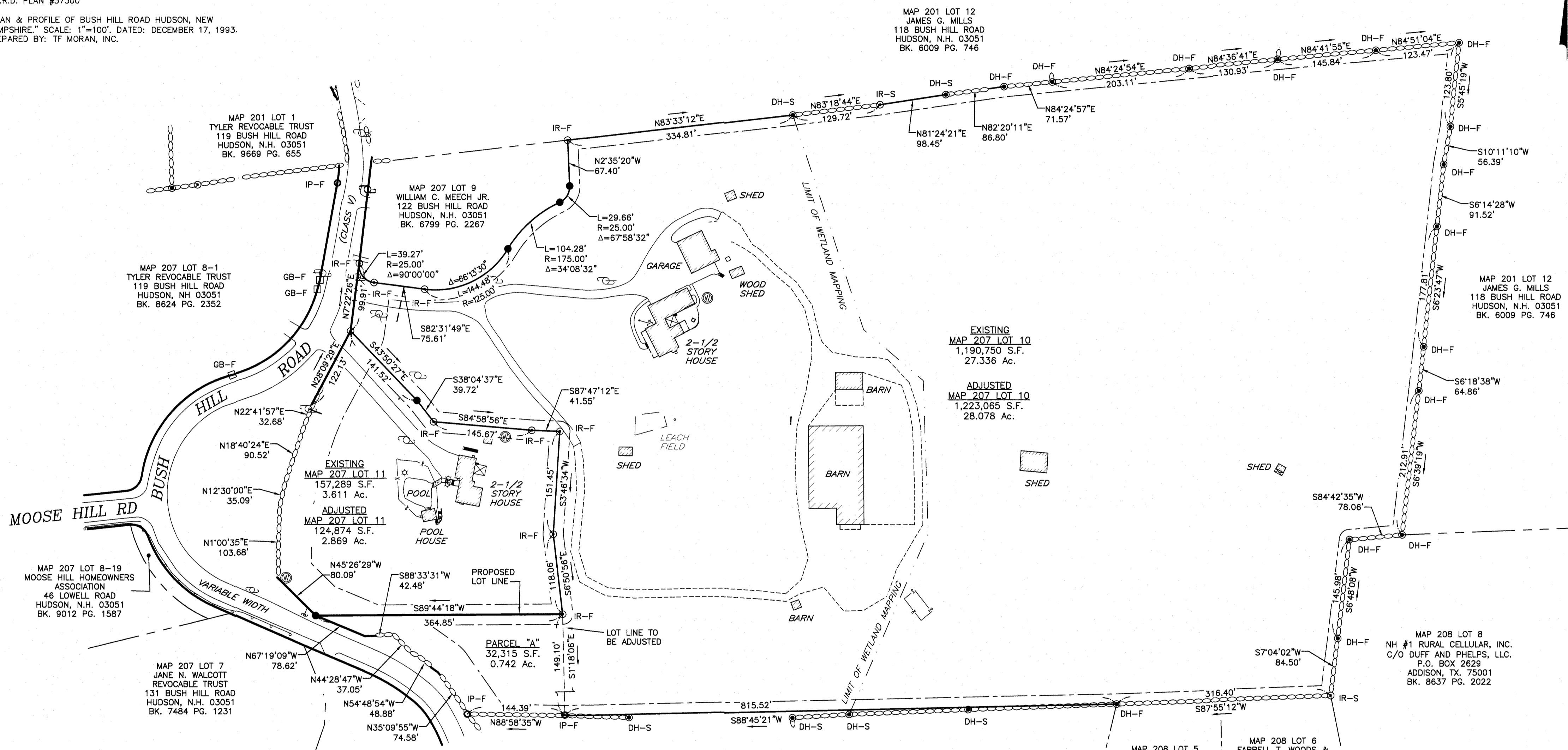
**VICINITY PLAN**  
SCALE: 1" = 1000'

**NOTES:**

- THE PURPOSE OF THIS PLAN IS TO ADJUST THE LOT LINE BETWEEN ASSESSOR'S MAP 207 LOTS 10 & 11 BY CREATING PARCEL "A" (32,315 S.F. OR 0.742 ACRES) WHICH IS TO BE TRANSFERRED BY DEED FROM THE OWNER OF LOT 11 TO THE OWNER OF LOT 10 AND PARCEL "A" IS NOT CONSIDERED A SEPARATE BUILDING LOT.
- ORIGINAL AND ADJUSTED PARCEL AREAS:  

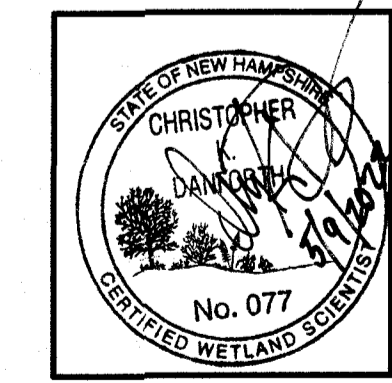
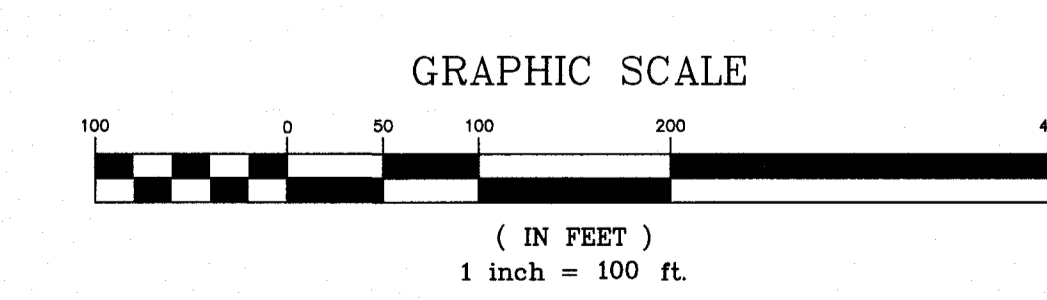
LOT	ORIGINAL	ADJUSTED
LOT 10 =	1,190,750 S.F. (27.336 Ac.)	1,223,065 S.F. (28.078 Ac.)
LOT 11 =	157,289 S.F. (3.611 Ac.)	124,874 S.F. (2.869 Ac.)
- OWNERS OF RECORD:  

LOT	OWNER
LOT 10	MARCO E. PLANTE
LOT 11	DENYSE PLANTE
- THE SUBJECT PARCELS ARE LOCATED ENTIRELY WITHIN GENERAL ONE (G-1) ZONING DISTRICT. DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:  
 MINIMUM LOT SIZE = 87,120 S.F.  
 MINIMUM FRONTAGE = 200 FT  
 BUILDING SETBACKS:  
 - FRONT 50 FT  
 - SIDE 15 FT  
 - REAR 15 FT
- THE INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE IN FEBRUARY OF 2023.
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON, N.H., HILLSBOROUGH COUNTY, MAP NUMBER 3301C00657D, PANEL 657 OF 701, EFFECTIVE DATE: SEPTEMBER 25, 2009 INDICATES THAT NO PORTION OF THE SUBJECT PARCELS IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR OR OWNER SHALL CONTACT DIG-SAFE AT 811.
- EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.
- LOT 5 IS SUBJECT TO THE TERMS OF DRAINAGE EASEMENT TO THE TOWN OF HUDSON PER BOOK 5069 PAGE 1764 AND A CONSERVATION EASEMENT PER BOOK 5069 PAGE 1768, IF STILL APPLICABLE. BOTH EASEMENTS WERE IN CONJUNCTION WITH PLAN REF #4. SEE DECLARATION OF PLANNING BOARD REVOCATION OF APPROVAL PURSUANT TO RSA 676:4-A. PER BOOK 7155 PAGE 731. THE STATUS OF SAID EASEMENTS HAS NOT BEEN DETERMINED.
- LOT 5 IS SUBJECT TO A LEASE WITH CELCO PARTNERHIP PER BOOK 7406 PAGE 1497. THE STATUS OF SAID LEASE HAS NOT BEEN DETERMINED.
- BUSH HILL ROAD WAS ORIGINALLY LAID OUT AS A 3 ROD WIDE ROAD PER TOWN OF HUDSON RIGHT OF WAY RECORDS BOOK 3 PAGE 25, HOWEVER THAT PORTION ALONG THE SUBJECT PARCELS FRONTAGE WAS ALTERED TO 2 RODS WIDE PER BOOK 3 PAGE 56 ON FILE WITH NH DEPARTMENT OF ARCHIVES. THE ANCIENT STONEWALL HAS BEEN HELD AS THE EASTERLY LINE. THE WESTERLY LINE WAS RELOCATED PER PLAN REF. #6.



EXISTING  
MAP 207 LOT 10  
1,190,750 S.F.  
27.336 Ac.

ADJUSTED  
MAP 207 LOT 10  
1,223,065 S.F.  
28.078 Ac.



**WETLAND CERTIFICATION**  
THERE ARE NO JURISDICTIONAL WETLANDS ON LOT 11 OR WITHIN THE LIMITS OF WETLAND MAPPING LINE ON LOT 10 AS DELINEATED PER SITE VISIT ON MAY 3, 2023 PER CHRISTOPHER K. DANFORTH CWS #077 OF KEACH-NORDSTROM ASSOCIATES.

**UTILITY NOTE**  
THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

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

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

SUBDIVISIONS ARE VALID FOR TWO YEARS 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.

**OWNER OF MAP 207 LOT 10**  
NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

**OWNER OF MAP 207 LOT 11**  
NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING FEBRUARY OF 2023. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

5/9/23  
DATE

LICENSED LAND SURVEYOR

REVISIONS		
No.	DATE	DESCRIPTION

DATE: MAY 9, 2023  
PROJECT NO: 23-0103-1

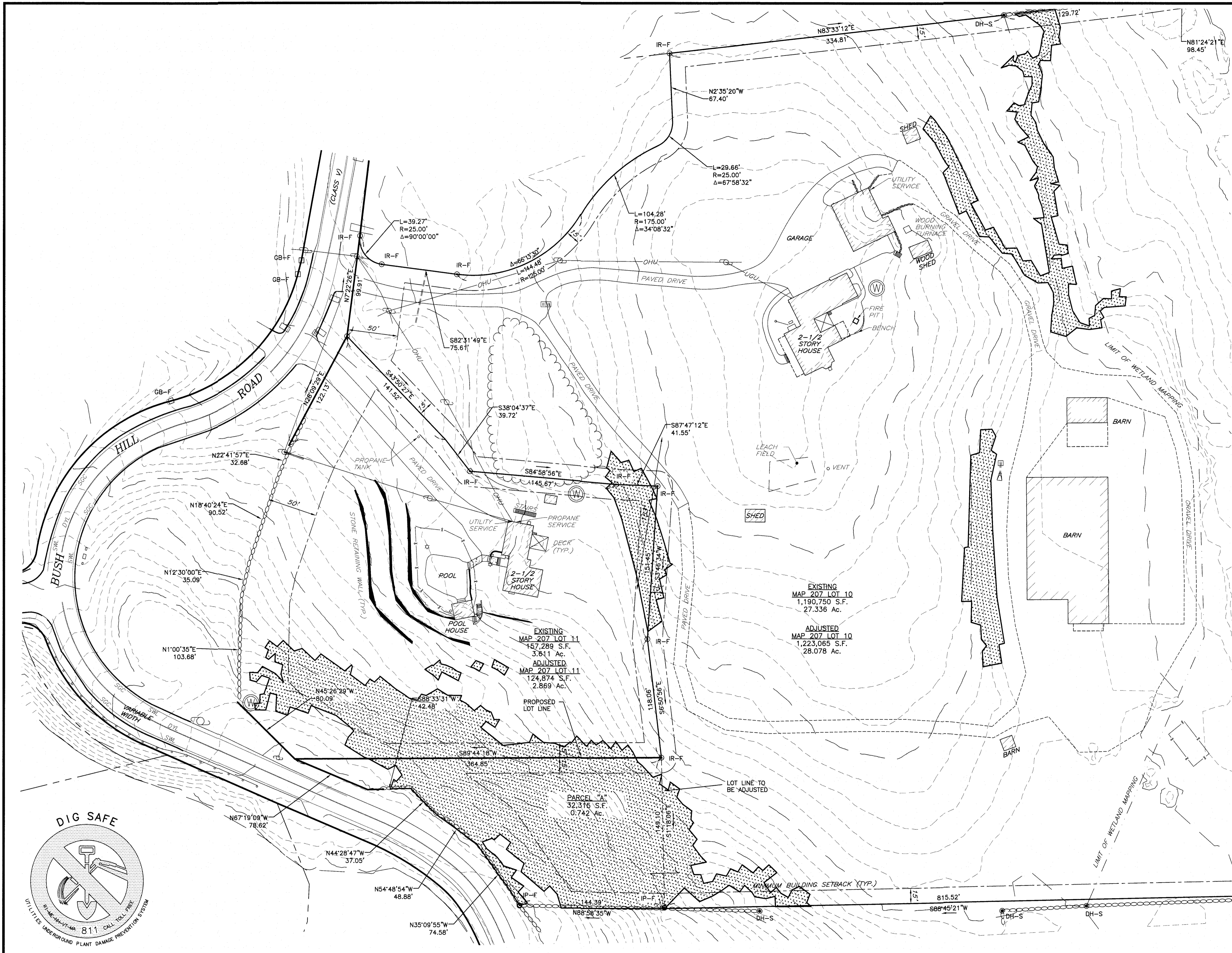
SCALE: 1" = 100'  
SHEET 1 OF 1

**KEACH-NORDSTROM ASSOCIATES, INC.**  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

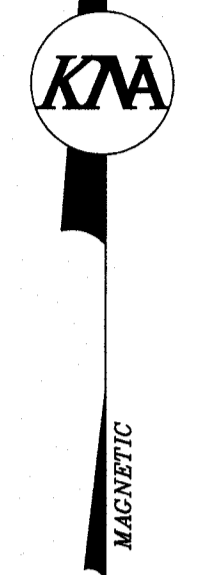
**OWNER/APPLICANT:**  
MAP 207 LOT 10  
MARCO PLANTE  
124 BUSH HILL ROAD  
HUDSON, N.H. 03051  
BK. 9253 PG. 776

**OWNER:**  
MAP 207 LOT 11  
DENYSE PLANTE  
9 OLD DERRY ROAD  
HUDSON, N.H. 03051  
BK. 8081 PG. 557

**LOT LINE ADJUSTMENT PLAN**  
**124 & 126 BUSH HILL ROAD**  
MAP 207 LOTS 10 & 11  
BUSH HILL ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY



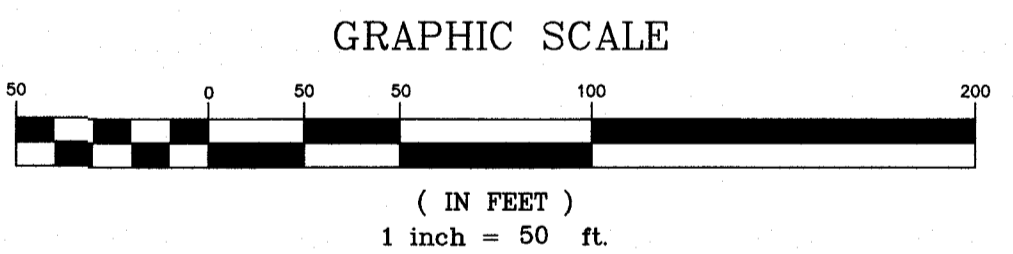
- LEGEND**
- GB-F GRANITE BOUND FOUND
  - IP-F IRON PIPE FOUND
  - IR-F IRON ROD FOUND
  - DH-F DRILL HOLE FOUND
  - DH-S DRILL HOLE SET
  - IRON ROD TO BE SET
  - UTILITY POLE
  - WELL
  - ABUTTER LINE
  - PROPERTY LINE
  - R.O.W. LINE
  - R.O.W.—LAYOUT LINE
  - CHAIN LINK FENCE
  - RETAINING WALL
  - EDGE OF PAVEMENT
  - EDGE OF GRAVEL
  - GUARDRAIL
  - STONEMASS
  - SETBACK
  - LOT LINE TO BE ADJUSTED
  - STEEP SLOPES



**LOT AREA TABLE**

LOT NUMBER	TOTAL LOT AREA (SF)	WETLAND AREA (SF)	AREA (SF) >25% SLOPE	BUILDABLE AREA (SF)	FRONTAGE (FT)
10	1,223,065	0 WITHIN AREA OF MAPPING	50,500±	>87,120	381.52
11	124,847	0	20,178	104,669	464.19

SEE SHEET 1 FOR NOTES & REFERENCE PLANS



**TOPOGRAPHIC LLA PLAN**  
**124 & 126 BUSH HILL ROAD**  
 MAP 207 LOTS 10 & 11  
 BUSH HILL ROAD  
 HUDSON, NEW HAMPSHIRE  
 HILLSBOROUGH COUNTY

<b>OWNER/APPLICANT:</b> MAP 207 LOT 10 MARCO PLANTE 124 BUSH HILL ROAD HUDSON, N.H. 03051 BK. 9253 PG. 776	<b>OWNER:</b> MAP 207 LOT 11 DENYSE PLANTE 9 OLD DERRY ROAD HUDSON, N.H. 03051 BK. 8081 PG. 557
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**KMA KEACH-NORDSTROM ASSOCIATES, INC.**  
 Civil Engineering Land Surveying Landscape Architecture  
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 827-2881



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

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

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

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

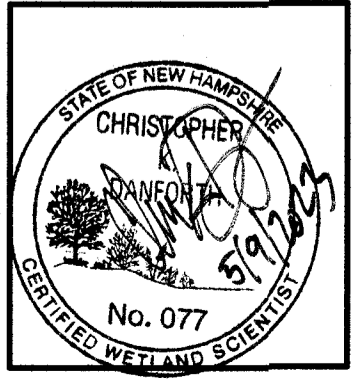
SUBDIVISIONS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39.

**UTILITY NOTE**

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

**WETLAND CERTIFICATION**

THERE ARE NO JURISDICTIONAL WETLANDS ON LOT 11 OR WITHIN THE LIMITS OF WETLAND MAPPING LINE ON LOT 10 AS DELINEATED PER SITE VISIT ON MAY 3, 2023 PER CHRISTOPHER K. DANFORTH CWS #077 OF KEACH-NORDSTROM ASSOCIATES.



**CERTIFICATION:**

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING JUNE OF 2022. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

\_\_\_\_\_  
 LICENSED LAND SURVEYOR

5/9/23

**REVISIONS**

No.	DATE	DESCRIPTION	BY

DATE: MAY 9, 2023  
 PROJECT NO: 23-0103-1

SCALE: 1" = 50'  
 SHEET 2 OF 2