

LIONS CLUB & SAU81 LOT LINE RELOCATION

SB# 03-23

STAFF REPORT

June 14, 2023

SITE: 13 Water Street, Map 182 Lot 142; and 33 School Street, Map 182 Lot 109

ZONING: Town Residence (TR)

PURPOSE OF PLAN: Lot Line Relocation – Warrant Article 7 (2022). Transfer of property to the Hudson Lions Club.

PLANS UNDER REVIEW:

Lot Line Relocation Plan, Tax Map 182 Lot 142 and 109, Water Street, Town of Hudson, Hillsborough County, New Hampshire; prepared by Gate City Survey, 1 Tara Boulevard Suite 200, Nashua, NH 03062; prepared for: Hudson Lions Club, P.O. Box 3, Hudson, NH 03051; consisting of 1 sheet and general notes 1-5; dated July 9, 2021.

APPLICATION TRACKING:

- May 12, 2023 – Application received.
- June 14, 2023 – Public hearing scheduled.

COMMENTS & RECOMMENDATIONS:

BACKGROUND

There is a baseball field, pond, and gravel parking area on Map 182 Lot 142, which is owned by the Lions Club. The baseball field and gravel parking area currently cross the lot line so they are partially located on Map 182 Lot 109, which is owned by SAU81. Bleachers for the baseball field are also located on Map 182 Lot 109. The proposed lot line relocation would transfer 0.511 acres from Map 182 Lot 109 to Map 182 Lot 142 so the baseball field, parking area, and bleachers would all be on the same lot.

Warrant Article 7 on the March 8, 2022 Hudson School District Ballot proposed transferring property from the school district to the Hudson Lions Club. The article passed 3276 to 764.

DEPARTMENT COMMENTS

Assessing noted that a deed will need to be recorded to legally effectuate the land transfer.

STAFF COMMENTS

This lot line relocation was approved by a town vote in 2022.

DRAFT MOTIONS

ACCEPT the lot line relocation application:

I move to accept the lot line relocation application for the Lot Line Relocation Plan SB# 03-23, 13 Water Street, Map 182 Lot 142 & 33 School Street, Map 182 Lot 109.

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 Relocation Plan SB# 03-23, 13 Water Street, Map 182 Lot 142 & 33 School Street, Map 182 Lot 109, 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 Relocation Plan, Tax Map 182 Lot 142 and 109, Water Street, Town of Hudson, Hillsborough County, New Hampshire; prepared by Gate City Survey, 1 Tara Boulevard Suite 200, Nashua, NH 03062; prepared for: Hudson Lions Club, P.O. Box 3, Hudson, NH 03051; consisting of 1 sheet and general notes 1-5; dated July 9, 2021; 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: _____

RECEIVED

MAY 12 2023

LOT LINE RELOCATION APPLICATION

TOWN OF HUDSON
PLANNING DEPARTMENT

Date of Application: _____ Tax Map #: 182 Lot #: 142+109

Name of Project: Lot Line Relocation - Hudson Lions Club + SACIS

Zoning District: _____ General SB#: OB-2B
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Hudson Lions Inc.

Address: 13 Water St

Address: P.O. Box 3 Hudson, NH

Telephone #: (603) 620-0263

Fax #: _____

Email: philn@ckphoto.com

PROJECT ENGINEER:

SURVEYOR:

Name: _____

Address: _____

Address: _____

Telephone #: _____

Email: _____

Gate City Survey

1 Tara Boulevard

Suite 200

Nashua, NH 03062

PURPOSE OF PLAN:

Lot Line Relocation - Warrant Article 7 (2022)
Transfer of Property to the Hudson Lions Club

| | | |
|---|-------------------------------|------------------------------|
| (For Town Use Only) | | |
| Routing Date: <u>5/16/23</u> | Deadline Date: <u>5/23/23</u> | Meeting Date: <u>6/14/23</u> |
| <input type="checkbox"/> I have no comments <input type="checkbox"/> I have comments (attach to form) | | |
| Title: _____ | | Date: _____ |
| (Initials) | | |
| Department: _____ | | |
| Zoning: ___ Engineering: ___ Assessor: ___ Police: ___ Fire: ___ DPW: ___ Consultant: ___ | | |

LOT LINE RELOCATION DATA SHEET

PLAN NAME: LLR - Hudson Lions Club and SAU 81

PLAN TYPE: LOT LINE RELOCATION PLAN

LEGAL DESCRIPTION: Map 182 Lot 142

Map 182 Lot 109

DATE: _____

Location: _____

Total Area: S.F. _____ Acres: _____

Area in Wetlands: _____

Zoning: _____

Lots Not Meeting
Required Dimensions: _____

Required Area: _____

Required Frontage: _____

Water and Waste System
Proposed: _____

Number of Lots With
Existing Buildings: _____

Existing Buildings
To Be Removed: _____

Flood Zone Reference: _____

Proposed Linear Feet
Of New Roadway: _____

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: *Daniel Moulis* Date: *5/11/2023*
Print Name of Owner: *Daniel Moulis - Superintendent*

- ❖ 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.

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Signature of Owner: Phillip Fletcher *on behalf of the Hudson Lions Club* Date: _____
Print Name of Owner: Hudson Lions Club

- ❖ 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.

**HUDSON SCHOOL DISTRICT BALLOT
MARCH 8, 2022**

| | |
|---------------------------|----------------|
| Total Ballots Cast | 4257 ** |
|---------------------------|----------------|

** Corrected 3/10/22

| School Board 2 (3 Yr. Term) | Votes |
|--|--------------|
| Kimberly Allen | 1311 |
| Maureen Dionne | 1723 * |
| Gary Gasdia | 1616 * |
| Michael MacDonald | 1417 |
| Jennifer Martins | 694 |
| | |
| Write-ins | 19 |

WARRANT ARTICLES

| ARTICLE | DESCRIPTION | AMOUNT | YES | NO | DECISION |
|----------------|--|---------------|------------|-----------|-----------------|
| 1 | Operating Budget | \$ 62,245,033 | 1885 | 2230 | Failed |
| 2 | Collective Bargaining Agreement with PSRP | \$ 138,994 | 2865 | 1273 | Passed |
| 3 | Collective Bargaining Agreement with AFSCME | \$ 181,631 | 2441 | 1633 | Passed |
| 4 | Collective Bargaining Agreement with Secretaries | \$ 50,427 | 2698 | 1377 | Passed |
| 5 | Partial Roof Replacement at Nottingham West | \$550,000 | 2496 | 1581 | Passed |
| 6 | Increasing Funds in Capital Reserve School Renovation Fund | \$ 150,000 | 2600 | 1435 | Passed |
| 7 | Transfer of Property to the Hudson Lions Club | \$ 0 | 3276 | 764 | Passed |
| 8 | Add Playground to Dr. H.O. Smith School | \$ 75,000 | 3451 | 688 | Passed |
| 9 | Face Masks (By Petition) | \$ 0 | 2042 | 2080 | Failed |
| 10 | State of Hudson Schools Town Meeting (By Petition) | \$ 0 | 2304 | 1785 | Passed |

Declared by the School District Moderator: _____ 3/9/22
Paul E. Inderbitzen



**ABSENTEE
OFFICIAL BALLOT
ANNUAL SCHOOL ELECTION
HUDSON, NEW HAMPSHIRE
MARCH 8, 2022**

BALLOT 1 OF 2

Marianne Cannova
SCHOOL DISTRICT CLERK

INSTRUCTIONS TO VOTERS

- A. TO VOTE, completely fill in the OVAL to the RIGHT of your choice(s) like this: ●
- B. Follow directions as to the number of candidates to be marked for each office.
- C. To vote for a person whose name is not printed on the ballot, write the candidate's name on the line provided and completely fill in the OVAL.

SCHOOL BOARD

| 3-Year Term | Vote for not more than TWO |
|-------------------|----------------------------|
| KIMBERLY ALLAN | <input type="radio"/> |
| MAUREEN DIONNE | <input type="radio"/> |
| GARY GASDIA | <input type="radio"/> |
| MICHAEL MACDONALD | <input type="radio"/> |
| JENNIFER MARTINS | <input type="radio"/> |
| (Write-in) | <input type="radio"/> |
| (Write-in) | <input type="radio"/> |

WARRANT ARTICLES

**Warrant Article 1
Operating Budget**

Shall the Hudson School District vote to raise and appropriate as an operating budget, not including appropriations by special warrant article and other appropriations voted separately, the amounts set forth on the budget posted with the warrant or as amended by the vote at the first session, for the purposes set forth therein, totaling \$62,245,033? Should this article be defeated, the operating budget will be \$62,023,797 which is the same as last year with certain adjustments required by previous action of the Hudson School District or by law; or the governing body may hold one special meeting under RSA 40:13-X and XVI to take up a revised operating budget only.

YES
NO

Estimated tax rate impact: \$.32
Default tax rate impact: \$.25
Estimated tax rate: \$14.27
Default estimated tax rate: \$14.20

Recommended by the Hudson School Board 5-0
Not Recommended by the Budget Committee 6-5

**Warrant Article 2
Collective Bargaining Agreement between the Hudson School Board and PSRPs**

Shall the Hudson School District vote to approve the cost items in the collective bargaining agreement between the PSRP AFT Local #6245, AFT-NH, AFL-CIO (Hudson School District full- and part-time cafeteria personnel, part-time para-educators and part-time licensed practical nurses) and the Hudson School Board which calls for the following increases in salaries and benefits at the current staffing levels over the amount paid in the prior fiscal year:

| | |
|---------|-----------|
| 2022-23 | \$138,994 |
| 2023-24 | \$96,231 |

YES
NO

and to further raise and appropriate \$138,994 for the upcoming fiscal year, such sum representing the additional costs attributable to the increase in salaries and benefits required by the new agreement that would be paid under current staffing levels.

Estimated tax rate impact: \$.05

Recommended by the Hudson School Board 5-0
Recommended by the Budget Committee 10-0

TURN BALLOT OVER AND CONTINUE VOTING

WARRANT ARTICLES CONTINUED

**Warrant Article 3
Collective Bargaining Agreement between the Hudson School Board and AFSCME**

Shall the Hudson School District vote to approve the cost items in the collective bargaining agreement between the AFSCME Local 1906 (Hudson School District building administration, department heads, psychologists and school counselors) and the Hudson School Board which calls for the following increases in salaries and benefits at the current staffing levels over the amount paid in the prior fiscal year:

| | |
|---------|-----------|
| 2022-23 | \$181,631 |
| 2023-24 | \$231,020 |

and to further raise and appropriate \$181,631 for the upcoming fiscal year, such sum representing the additional costs attributable to the increase in salaries and benefits required by the new agreement that would be paid under current staffing levels.

YES
NO

Estimated tax rate impact: \$.06

Recommended by the Hudson School Board 5-0
Recommended by the Budget Committee 11-0

**Warrant Article 4
Collective Bargaining Agreement between the Hudson School Board and the Secretaries**

Shall the Hudson School District vote to approve the cost items in the collective bargaining agreement between the Secretaries AFT Local #6260, AFT-NH, AFL-CIO (Hudson School District Secretaries) and the Hudson School Board which calls for the following increases in salaries and benefits at the current staffing levels over the amount paid in the prior fiscal year:

| | |
|---------|----------|
| 2022-23 | \$50,427 |
| 2023-24 | \$33,566 |
| 2024-25 | \$34,506 |

and to further raise and appropriate \$50,427 for the upcoming fiscal year, such sum representing the additional costs attributable to the increase in salaries and benefits required by the new agreement that would be paid under current staffing levels.

YES
NO

Estimated tax rate impact: \$.02

Recommended by the Hudson School Board 5-0
Recommended by the Budget Committee 10-0

**Warrant Article 5
Partial Roof Replacement at Nottingham West Elementary School**

Shall the Hudson School District vote to raise and appropriate a sum of \$550,000 to replace a section of the roof at Nottingham West Elementary School?

YES
NO

Estimated tax rate impact: \$.17

Recommended by the Hudson School Board 5-0
Not recommended by the Budget Committee 6-5

**Warrant Article 6
Increasing Funds in the Capital Reserve School Renovation Fund**

Shall the Hudson School District vote to raise and appropriate a sum of up to \$150,000 to be added to the Capital Reserve School Renovation Fund established in September 1999? This sum is to come from the June 30 fund balance available for transfer on July 1 with no amount to be raised by additional taxation.

YES
NO

Estimated tax rate impact: \$.00

Recommended by the Hudson School Board 5-0
Not recommended by the Budget Committee 7-3-1

**Warrant Article 7
Transfer of Property to the Hudson Lions Club**

Shall the Hudson School District authorize the School Board to convey an approximately .511 acre portion of the District's property at the HO Smith Elementary School, Tax Map 182 Lot 109, to the School District's abutter, the Hudson Lions Club, Inc., which is presently using the property for the bleachers and dugout for a ball field on their property, all on such terms and conditions as the School Board shall determine are in the best interest of the District?

YES
NO

Estimated tax rate impact: \$.00

Recommended by the Hudson School Board 4-0-1

GO TO NEXT BALLOT AND CONTINUE VOTING



**ABSENTEE
OFFICIAL BALLOT
ANNUAL SCHOOL ELECTION
HUDSON, NEW HAMPSHIRE
MARCH 8, 2022**

BALLOT 2 OF 2

Hiane Cannara
SCHOOL DISTRICT CLERK

WARRANT ARTICLES CONTINUES

**Warrant Article 8
Add Playground to Dr. H.O. Smith Elementary School**

Shall the Hudson School District vote to raise and appropriate a sum of \$75,000 to build a playground at the Dr. H.O. Smith Elementary School? This sum is to come from the June 30 fund balance available for transfer on July 1 with no amount to be raised by additional taxation. This is a special warrant article.

YES
NO

Estimated tax rate impact: \$.00

Recommended by the Hudson School Board 5-0
Recommended by the Budget Committee 11-0

**Warrant Article 9
Face Masks**

Shall the Hudson, NH school district require a 'face mask optional' policy pertaining to wearing COVID-19 face mask? The personal choice for wearing face masks will rest with the parent(s)/guardian(s) of the student. Additionally, face masks will be a personal choice of the faculty, staff, volunteers, and visitors of the Hudson schools. This requirement will apply to the schools' classrooms, hallways, bathrooms, and common areas (e.g. gymnasium, cafeterias, theaters, libraries, music & art rooms, etc.), school events, and outdoors on school property. Additionally, this policy would apply to all other educational related buildings. Exceptions for the policy would be for limited mask mandatory specific rooms. This warrant article would take effect immediately upon passage.

YES
NO

Submitted by petition

Not Recommended by the Hudson School Board 5-0

**Warrant Article 10
State of the Hudson Schools Town Meeting**

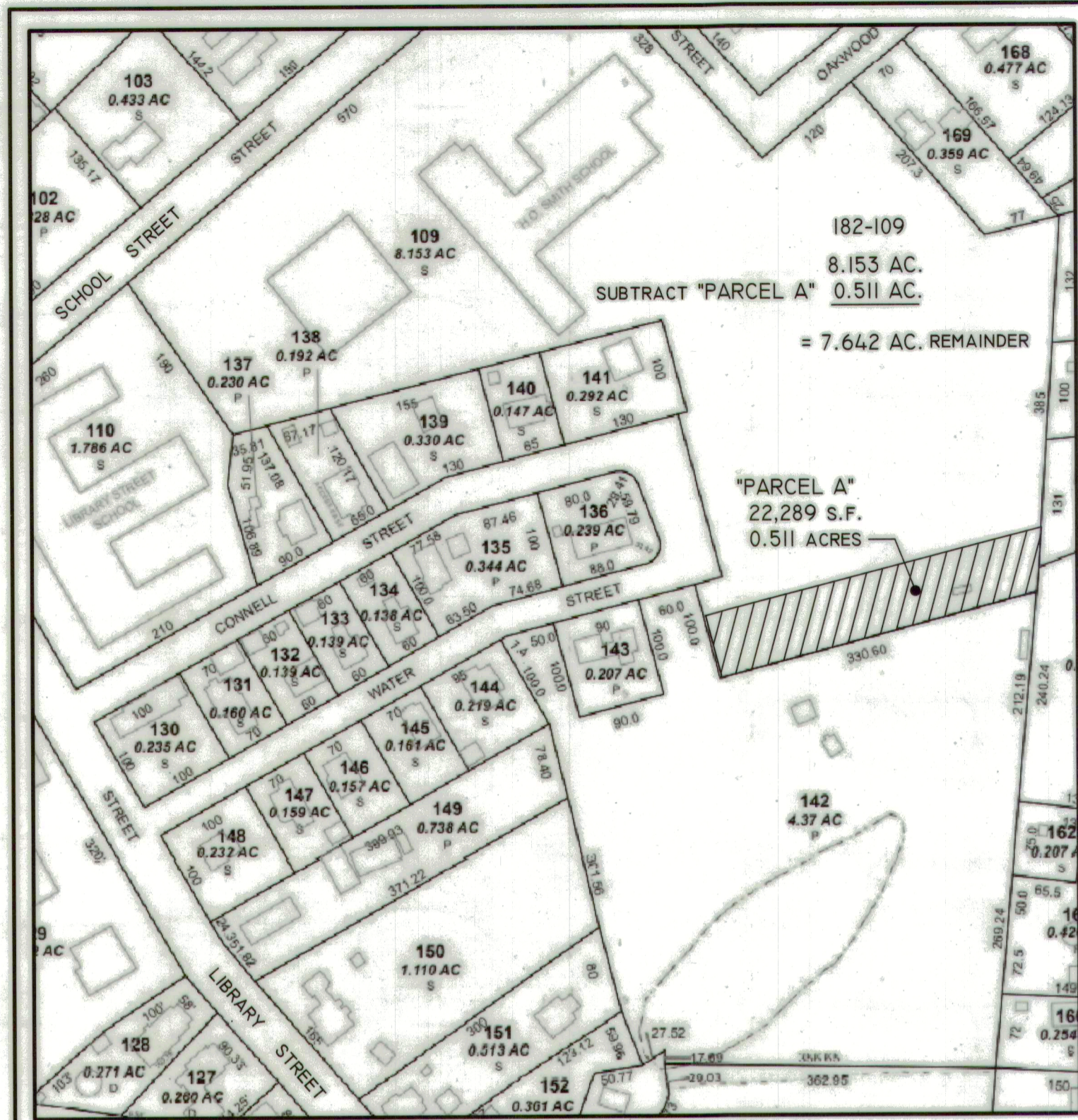
Shall the Hudson, NH school board hold an annual 'State of the Hudson Schools' town meeting and presentation that shall be open to the public? This event would include the attendance and participation of the school board, superintendent and select staff. This event would present all school curriculums, school spending, budget and costs, overall student academic standings and expectations, conduct a public comment/questions & answers session, and make available all presentation material for public review on the SAU81 website no later than 14 calendar days prior to the event. Results and findings from the meeting shall be posted for public review on the SAU81 website no later than 60 calendar days after the event. Funding would be taken from the existing school budgets. This warrant article would take effect immediately upon passage.

YES
NO

Submitted by petition

Not Recommended by the Hudson School Board 4-1

YOU HAVE NOW COMPLETED VOTING THIS BALLOT



TAX MAP 182 SECTION

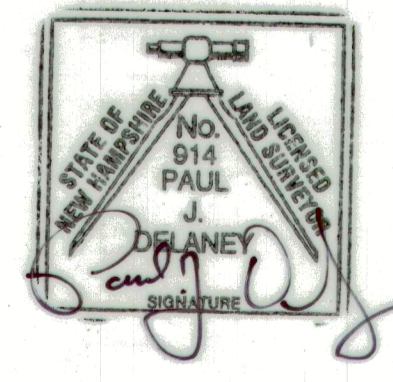
LEGEND

- ABUTTER PL ±
- - - e.o.p. EDGE OF PAVEMENT
- IRON PIN/CAP (S) SET OR (F) FOUND
- RAILROAD SPIKE OR GALVANIZED BOLT SET
- STONE BOUND FOUND ALL FOUND WITH CROSS-CHISEL TOP
- CHAIN LINK FENCE
- UTILITY POLE
- ohw OVERHEAD WIRES
- 182-152 TAX MAP AND LOT
- 9030-2069 H.C.R.D. BOOK AND PAGE

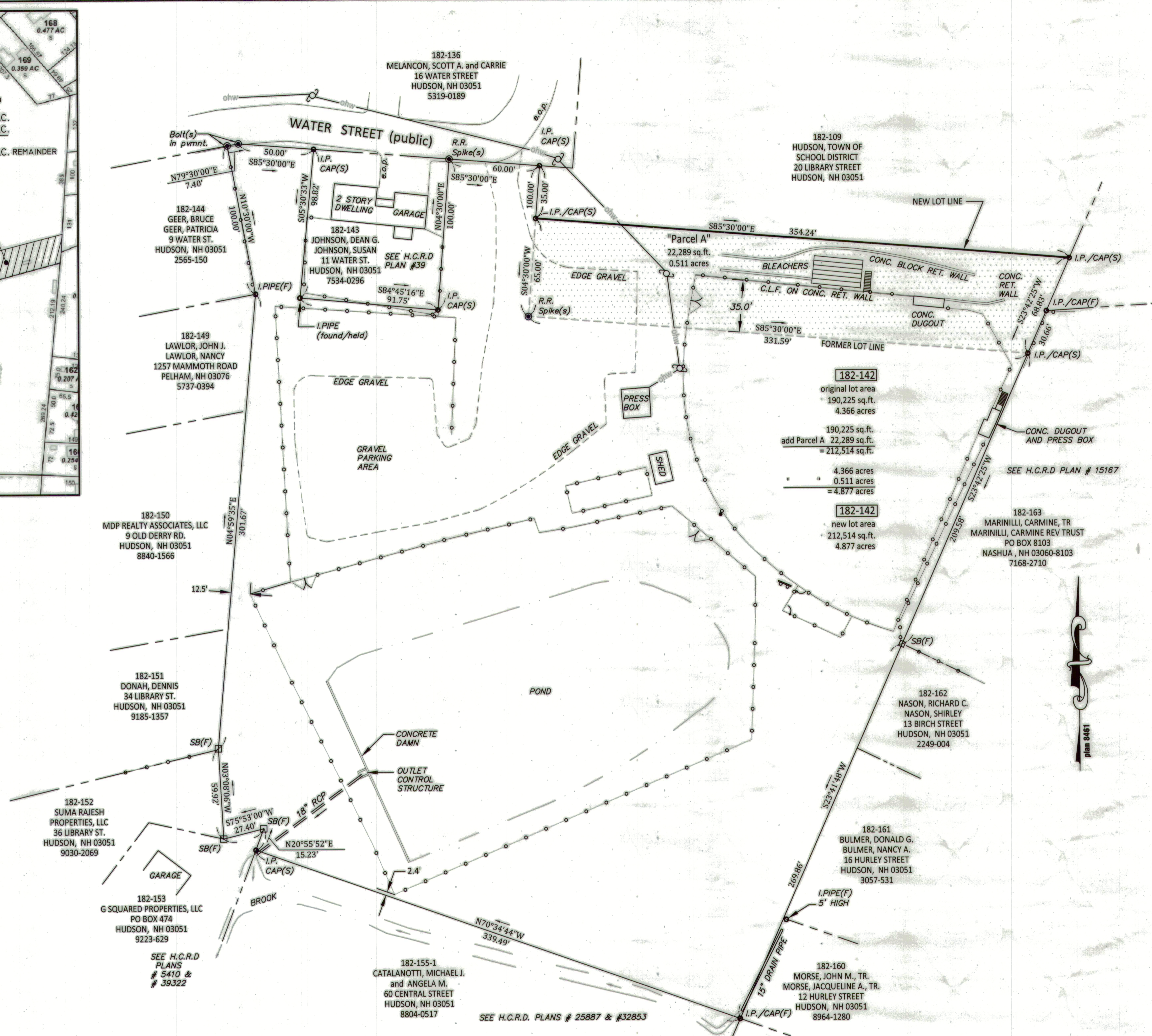
CERTIFICATION:

I certify that this plan depicts the results of an on the ground survey conducted by this office utilizing a closed traverse loop with a precision of closure greater than 1 part in 40,000 and multiple observation data collection and conforms to the minimum precision and accuracy requirements for an "Urban Survey" as set forth in the Code of Administrative Rules of the NH Board of Licensure for Land Surveyors.

Date: 4/18/22



| Rev # | Revison | date: | by: |
|-------|---------|-------|-----|
| | | | |
| | | | |
| | | | |

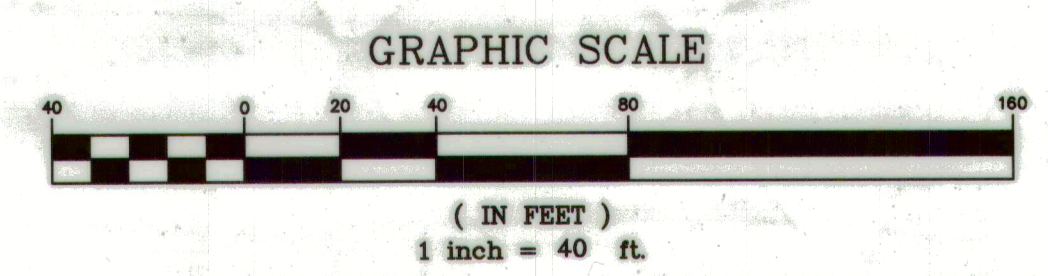


HUDSON, NH PLANNING BOARD APPROVED

DATE: _____

CHAIRMAN _____

SECRETARY _____



NOTES:

- SUBJECT LOTS: HUDSON TAX MAP 182 LOTS 109 AND 142 SCHAFFER CIRCLE, HUDSON, NH
- RECORD OWNERS: TAX MAP 182 LOT 142 HUDSON LIONS CLUB INC P.O. BOX 3 HUDSON, NH 03051 DEED REFERENCE: H.C.R.D. BOOK 9187 PAGE 290
- TAX MAP 182 LOT 109 TOWN OF HUDSON SCHOOL DISTRICT 20 LIBRARY STREET HUDSON, NH 03051 DEED REFERENCE: H.C.R.D. BOOK PAGE
- THE PURPOSE OF THIS PLAN IS TO RELOCATE THE COMMON BOUNDARY LINE BETWEEN TAX MAP 182 LOT 109 AND LOT 142.
- BOUNDARY INFORMATION BASED ON INSTRUMENTS OF RECORD ALONG WITH AN ACCURATE BOUNDARY SURVEY OF LOT 142 CONDUCTED BY THIS OFFICE. THE BOUNDARY PERIMETER OF LOT 109 WAS NOT SURVEYED ON THE GROUND AND IS SHOWN HEREON PER TAX MAP.
- THE SUBJECT PARCEL DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FEMA "FIRM" - FLOOD INSURANCE RATE MAP, TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY MAP NO. 33011C0659D, EFFECTIVE DATE SEPTEMBER 25, 2009.

PLAN REFERENCES:

- PLAN ENTITLED "PLAN OF LAND OF ROONEY FULLER IN HUDSON, NH", DRAWN AT A SCALE OF 1"=50' AND DATED, APRIL 18, 1899 AND RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN NO. 39
- PLAN ENTITLED "SUBDIVISION, LIBRARY STREET, HUDSON, NH, CAPEROY ASSOCIATES, INC." DRAWN AT A SCALE OF 1"=20' BY A.E. MAYNARD, CIVIL ENGINEER AND DATED OCTOBER, 1971, RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN NO. 5410
- PLAN ENTITLED "LAND OF HUDSON LIONS CLUB, INC.", DRAWN AT A SCALE OF 1"=50' BY FRANK G. SPRAGUE P.E., DATED DECEMBER, 1973 AND RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS AS PLAN NO. 8461
- PLAN ENTITLED "BOUNDARY PLAN, TAX MAP 182 LOT 142, 13 WATER STREET, HUDSON, HILLSBOROUGH COUNTY, NH" PREPARED FOR THE HUDSON LIONS CLUB BY THIS OFFICE, DRAWN AT A SCALE OF 1" = 40' AND DATED 12/04/20 TO BE RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.

OWNERS ENDORSEMENT

TAX MAP 182 LOT 109

PRINTED NAME _____

SIGNATURE _____

TITLE _____

TAX MAP 182 LOT 142

PRINTED NAME _____

SIGNATURE _____

TITLE _____

Lot Line Relocation Plan
Tax Map 182 Lot 142 and 109
Water Street
Town of Hudson,
Hillsborough County,
New Hampshire
 prepared for:
Hudson Lions Club
 P.O. Box 3
 Hudson, NH 03051

