



TOWN OF HUDSON

Planning Board

Timothy Malley, Chairman Robert Guessferd, Selectmen Liaison



12 School Street · Hudson, New Hampshire 03051 · Tel: 603-886-6008 · Fax: 603-594-1142

NOTICE OF APPROVAL

June 6, 2023

Owner or Applicant: **Manuel & Kathleen Sousa**
 46 Lowell Road
 Hudson, NH 03051

On Wednesday, May 31, 2023, the Special Site Review Committee of the Hudson Planning Board heard subject case **MSP #01-23, “Nottingham Square Outdoor Seating Expansion”**.

SUBJECT: To amend the approved site plan to expand the outdoor seating area for the existing restaurant onsite.

LOCATION: 142 LOWELL ROAD, MAP 204/ LOT 073

On May 31, 2023, the Special Site Review Committee of the Planning Board accepted the minor site plan application MSP# 01-23.

The Special Site Review Committee granted a waiver from §275-8.C.2 Parking Calculations, to, on a seasonal basis, allow 262 spaces where 279 spaces are required, based on the Board’s discussion, the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

The Special Site Review Committee approved the site plan entitled: Nottingham Square Site Plan - Amended Site Plan, Map 204 Lot 73 142 Lowell Road, Hudson, New Hampshire; prepared by: Keach Nordstrom Associates, Inc., 10 Commerce Park North Suite 3B, Bedford, NH 03110; prepared for: Manuel D. & Kathleen Sousa, 46 Lowell Road, Hudson, NH 03051; consisting of 2 sheets and general notes 1-19 on Sheet 3; dated May 1, 2023, in accordance with the following conditions:

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. All terms and conditions of approval cited in the Site Plan-of-Record and Development Agreement, as approved by the Planning Board on April 21, 2006 and being HCRD Plan Number 35085, shall remain in effect.

3. Vehicle barriers, such as but not limited to Jersey Barriers, shall be used to protect the outdoor seating area in accordance with the life safety requirements of the Fire Department.
4. A travel way width of a minimum 20-feet shall be maintained during use of outdoor dining. A dimension showing the minimum travel way width shall be added to the plan.
5. Plan note #16 stating the hours of operation of the retail center shall be revised in accordance with the original approval.
6. The hours of operation of the outdoor dining area shall be 11:30 AM to 10:00 PM.
7. The expanded outdoor seating area shall be seasonal, being permitted from April 1st to October 31st.
8. This plan shall adhere to the Hudson Noise Ordinance.

Signed: _____ Date: _____
Brian Groth, Town Planner

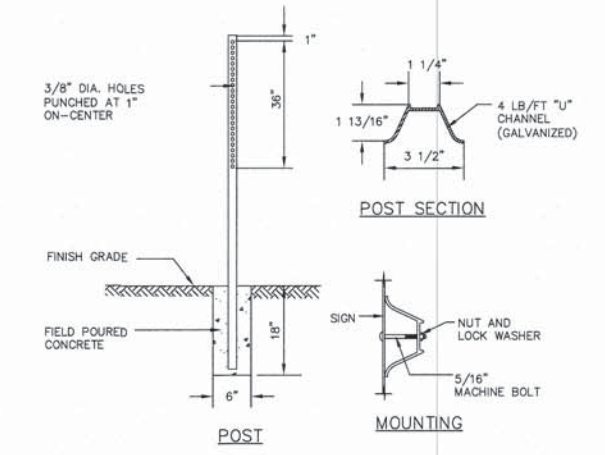
CC: Keach Nordstrom Associates

YIELD TO
OPPOSING
TRAFFIC
WHEN
TURNING
LEFT

MD: R10-12(2)

- TRAFFIC SIGNS**
1. ALL TRAFFIC SIGN FACES AND SHAPES SHALL CONFORM WITH THE MUTCD.
 2. ALL SIGN POST MOUNTS SHALL CONFORM WITH THE AASHTO AND NHDOT SPECIFICATIONS

TRAFFIC SIGN DETAIL
NOT TO SCALE



STEEL SIGN POST DETAIL
NOT TO SCALE

LEGEND

- STONE BOUND FOUND
- IRON PIN FOUND
- EXISTING EDGE OF PAVEMENT
- - - SETBACK
- EDGE OF PAVEMENT
- CAPE COD CURB
- SLOPE GRANITE CURB

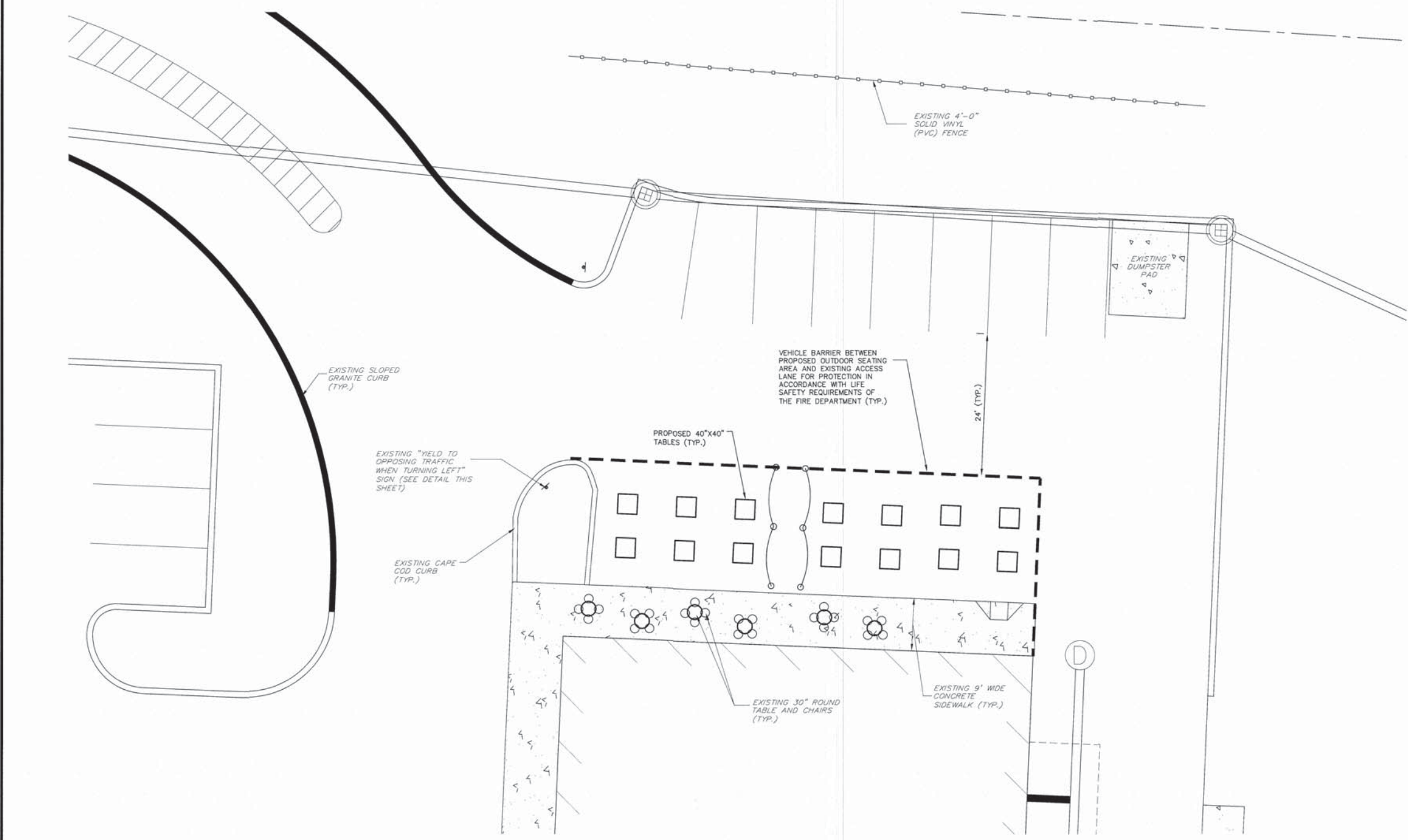
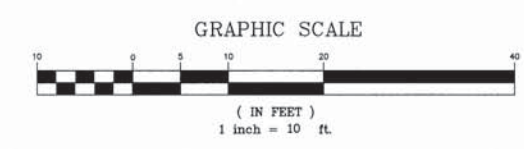
AMENDED SITE LAYOUT PLAN
NOTTINGHAM SQUARE SITE PLAN
MAP 204; LOT 73
LOWELL ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD: MANUEL D. & KATHLEEN SOUSA 46 LOWELL ROAD HUDSON, NH 03051 H.C.R.D. BK. 7573; PG. 2033	APPLICANT: MANUEL D. & KATHLEEN SOUSA 46 LOWELL ROAD HUDSON, NEW HAMPSHIRE 03051
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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) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	6/12/23	REVISED PER CONDITIONS OF APPROVAL	KMC

DATE: MAY 1, 2023 SCALE: 1" = 10'
PROJECT NO: 06-0404-1 SHEET 2 OF 2



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 AT WHICH THE PLAN ACHIEVES FINAL APPROVAL.