

# **3 CENTRAL STREET CHANGE OF USE**

SP# 04-23

## **STAFF REPORT**

June 28, 2023

**SITE:** 1, 3, 5 & 9 Central Street; Map 181 Lot 004 & Map 182 Lot 051

**ZONING:** Business (B)

**PURPOSE OF PLAN:** To show the expansion of the existing Limelight Salon into the adjacent unit at 3 Central Street.

### **PLANS UNDER REVIEW:**

Change of Use Site Plan / Klimas Properties, LLC, Map 181 Lot 004 & Map 182 Lot 051; 1, 3, 5 & 9 Central Street, Hudson, New Hampshire, Hillsborough County; prepared by: Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: Klimas Properties, LLC, 32 Burnham Avenue, Nashua, NH 03064; consisting of 2 sheets and general notes 1-14 on Sheet 2; dated February 2, 2023.

### **ATTACHMENTS:**

A. Department Comments

### **APPLICATION TRACKING:**

- April 6, 2023 – Application received.
- June 28, 2023 – Public hearing scheduled.

### **COMMENTS & RECOMMENDATIONS:**

#### **BACKGROUND**

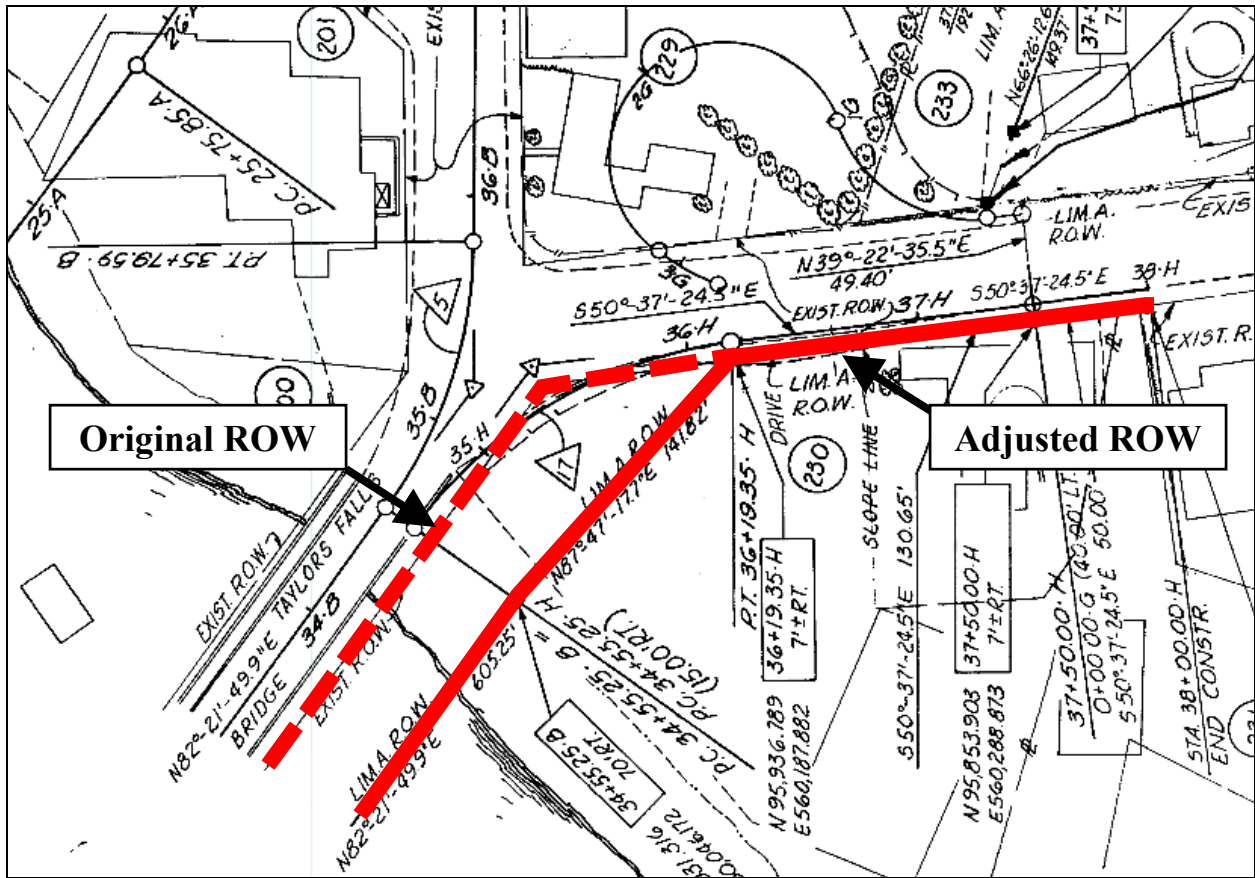
The site consists of two lots at 0.421 and 0.749 acres, totaling 1.17 acres. There is a building on each lot. A 30ft sewer easement runs along the western edge of the site, skirting around one of the existing buildings and then generally heading northeast. The Merrimack River forms the western boundary of the site, and the southwest corner of the site is in the Special Flood Hazard Area.

The two buildings are currently in use as a salon, automotive business, office space, storage, and retail. The applicant would like to expand the current Limelight salon (3 Central St.), currently comprised of five operator stations, into the adjacent unit (5 Central St.) to add six new operator stations, totaling eleven operator stations. This space was previously used as an office for a cabinet company. The Zoning Administrator determined that the expansion constituted a change of use, thereby requiring site plan approval from the Planning Board (**Attachment A**). No site development is being proposed. A small area of asphalt and parking signage is proposed to be removed from the Right-of-Way

**EXISTING CONDITIONS**

No site plan of record was discovered during research on this application. From a Zoning perspective, there are pre-existing nonconformities in terms of building setbacks; however there no expansion of non-conformity is proposed. Since no site plan approval can be found, the Applicant is seeking to address pre-existing nonconformities with the Town’s site plan regulations with a series of waiver requests discussed later.

According to the Assessor’s records, these buildings were erected in 1968 though. Shortly thereafter, the State of New Hampshire expanded their Right-of-Way to accommodate the construction of the Taylors Falls & Veterans Memorial bridges in 1970-1973, taking land from both tracts in the process. These takings may have resulted in additional regulatory conformance issues. The 1969 plan for the ROW expansion is referenced on the Applicant’s plans as Reference Plan #1 shown below.



**WAIVER REQUESTS**

Due in part to the discussion above and due in part to the fact that no development is being proposed, the Applicant is requesting waivers from the following site plan related regulations:

1. §276-11.1.B(14) – Location & details of all exterior lighting
2. §276-11.1.B(22) – Green area between pavement and Right-of-Way
3. §276-11.1.B(24) – Open space 35% of site

- 4. §276-11.1.B(25) –No parking or travel way within side or rear setbacks
- 5. §275-8.C(2) – Parking calculations
- 6. §275-8.C(4) – Parking space dimensions
- 7. §275-8.C(5) – Minimum aisle widths
- 8. §275-8.C(7) – Parking lot landscaping requirements

Rationale for the waiver requests are provided in a letter dated May 11, 2023 provided in the application materials.

DEPARTMENT COMMENTS

See **Attachment A** for comments from the Fire Marshal noting building code requirements for the applicant’s and Board’s information. These items will be addressed by Inspectional Services of the Fire Department

RECOMMENDATIONS

Staff recommends making the procedural determination of whether or not the application constitutes a development of regional impact (DRI). Unless determined to be a DRI, Staff recommends accepting the application and holding a public hearing, followed by deliberation and consideration of waiver requests and approval.

Staff also recommends the Applicant and Planning Board consider identifying, on the plan, that both Personal Services (D.3) and Office (D.17) are proposed for approval at 3 & 5 Central Street as part of this application.

**DRAFT MOTIONS**

**REGIONAL IMPACT in accordance with RSA 36:56:**

I move to determine that site plan application SP# 04-23, 3 Central Street Change of Use Site Plan, (**IS or IS NOT**) a development of regional impact.

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

**ACCEPT the site plan application:**

I move to accept the site plan application for the 3 Central Street Change of Use Site Plan SP# 04-23; 1, 3, 5, & 9 Central Street, Map 181 Lot 4 & Map 182 Lot 051.

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

**To GRANT a waiver:**

- 1. §276-11.1.B(14) – Location & details of all exterior lighting (no new lighting proposed)

I move to grant a waiver from §276-11.1.B(14), to not require location and details of existing exterior lighting, 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.

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

- 2. §276-11.1.B(22) – Green area between pavement and Right-of-Way

I move to grant a waiver from §276-11.1.B(22), to not require creation of a 35-foot green area between pavement and Right-of-Way, 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.

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

- 3. §276-11.1.B(24) – Open space 35% of site

I move to grant a waiver from §276-11.1.B(24), to allow 18.7% open space as is existing, 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.

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

- 4. §276-11.1.B(25) –No parking or travel way within side or rear setbacks

I move to grant a waiver from §276-11.1.B(25), to allow parking and travel way within side setbacks as is existing, 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.

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

- 5. §275-8.C(2) – Parking calculations

I move to grant a waiver from §275-8.C.2, to allow 42 parking spaces where 69 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.

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

- 6. §275-8.C(4) – Parking space dimensions

I move to grant a waiver from §275-8.C(4), to allow reduced parking space dimensions as is existing, 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.

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

7. §275-8.C(5) – Minimum aisle widths

I move to grant a waiver from §275-8.C(5), to allow reduced parking aisle width as is existing, 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.

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

8. §275-8.C(7) – Parking lot landscaping requirements

I move to grant a waiver from §275-8.C(7), to allow reduced parking area landscaping as is existing, 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.

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

**APPROVE the site plan application:**

I move to approve the site plan for the Change of Use Site Plan / Klimas Properties, LLC, Map 181 Lot 004 & Map 182 Lot 051; 1, 3, 5 & 9 Central Street, Hudson, New Hampshire, Hillsborough County; prepared by: Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: Klimas Properties, LLC, 32 Burnham Avenue, Nashua, NH 03064; consisting of 2 sheets and general notes 1-14 on Sheet 2; dated February 2, 2023; and,

That the Planning Board finds that this application complies with the Zoning Ordinances with consideration of the provisions of Article VIII – Nonconforming Uses, Structures and Lots, and with the Land Use Regulations with consideration of the waivers granted; and for the reasons set forth in the written submissions, together with the testimony and factual representations made by the applicant during the public hearing;

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 Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.

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

June 5, 2023

Town of Hudson  
Planning Department  
12 School Street  
Hudson, New Hampshire 03051

Subject: **Non-Residential Site Plan – Klimas Properties, LLC  
Tax Map 181; Lot 4 & Tax Map 182; Lot 51  
1, 3, 5 & 9 Central Street – Hudson, New Hampshire  
KNA Project No. 22-0715-1**

Dear Chairman and Board Members:

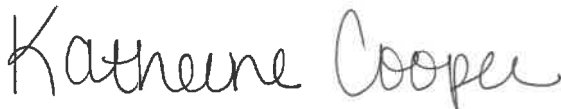
The above referenced parcels are being submitted for a Change of Use Site Plan approval from the Town of Hudson Planning Board. The properties, located at 1, 3, 5 & 9 Central Street, are approximately 1.17 acres in combined area. The fully developed parcels are currently being utilized as a mixed-use development which includes a salon, automotive business, office space, storage, and retail. The applicant is looking to expand the existing Limelight salon, comprised of five (5) existing operator stations, into the adjacent unit to add six (6) new operator stations for a total of eleven (11) operator stations. The attached documents outline the applicants request for approval. All required information has been included within the submittal package. Keach Nordstrom Associates, Inc. will be present to further discuss the Change of Use Site Plan Application at the scheduled hearing.

Enclosed is the following material for your review and approval:

1. Application for Site Plan Package
2. Application fee: **\$602.55**
3. Five (5) Full Size Plan sets
4. Fifteen (15) Half Size Plan sets
5. Submittal in a PDF form

If you have any questions or comments, please contact me at (603) 627-2881.

Sincerely,



**Katherine Cooper**  
**Project Engineer**  
Keach Nordstrom Associates  
10 Commerce Park North, Suite 3  
Bedford, NH 03110



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

## **SITE PLAN APPLICATION**

Revised August 1, 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 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 10:00 A.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.*

**SITE PLAN APPLICATION**

Date of Application: May 11, 2023 Tax Map #: 182 & 181 Lot #: 051 & 4

Site Address: 1, 3, 5 & 9 Central Street

Name of Project: Non-Residential Site Plan - Klimas Properties, LLC

Zoning District: Business General SP#: \_\_\_\_\_  
(For Town Use Only)

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

**PROPERTY OWNER:**

Name: Klimas Properties, LLC

Address: 32 Burnham Ave

Address: Nashua, NH 03064

Telephone # \_\_\_\_\_

Email: kennyklimas@gmail.com

**DEVELOPER:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**PROJECT ENGINEER:**

Name: Paul Chisholm

Address: 10 Commerce Park North

Address: Suite 3, Bedford, NH 03110

Telephone # 603-627-2881

Email: pchisholm@keachnordstrom.com

**SURVEYOR:**

Chris Hickey, LLS

10 Commerce Park North

Suite 3, Bedford, NH 03110

603-627-2881

chickey@keachnordstrom.com

**PURPOSE OF PLAN:**

The purpose of the plan is to show the expansion of the existing Limelight Salon  
into the adjacent unit at 3 Central Street.

**(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: \_\_\_



**SITE DATA SHEET**

PLAN NAME: Non-Residential Site Plan - Klimas Properties, LLC

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 181 & 182 LOT 4 & 51

DATE: 5/11/2023

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Location by Street: 1, 3, 5 & 9 Central Street

Zoning: Business

Proposed Land Use: Salon, Automotive, retail, office, and storage

Existing Use: Salon, Automotive, retail, office, and storage

Surrounding Land Use(s): Retail, Religious, and Residential

Number of Lots Occupied: Salon, Automotive, retail, office, and storage

Existing Area Covered by Building: 9,517 sf

Existing Buildings to be removed: None

Proposed Area Covered by Building: 9,517 sf (no proposed buildings)

Open Space Proposed: Existing - 18.7% (both lots combined)

Open Space Required: 35%

Total Area: 18,325  
S.F.: & 32,638 Acres: 0.421 & 0.749

Area in Wetland: 0 SF Area Steep Slopes: 0 SF

Required Lot Size: 30,000 sf

Existing Frontage: 165.30'

Required Frontage: 150'

Building Setbacks: Required\* ~~Proposed~~ (Existing)

Front:	<u>50'</u>	<u>48.35'</u>
Side:	<u>15'</u>	<u>4.69'</u>
Rear:	<u>15'</u>	<u>35.7' from Merrimack River</u> <u>15.99' Map 182 Lot 51</u>

**SITE DATA SHEET**

(Continued)

Flood Zone Reference: 330011CO514E

Width of Driveways: 47.84'

Number of Curb Cuts: 1 Existing

Proposed Parking Spaces: 44 Existing Spaces

Required Parking Spaces: 69 Spaces Salon: 3/operator @ 11 operators = 33  
Automotive: 1 employee + 1 bay = 3  
2 employees + 4 bays = 10

Basis of Required Parking (Use): Office: 1/300sf @ 1,500sf = 5  
Retail: 1/200sf @ 3,000sf = 15  
Storage: 1/600sf @ 2,000sf = 3

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>
<u>276-11.1.B.(14)</u>	<u>Exterior Lighting</u>
<u>276-11.1.B.(22)</u>	<u>Green Area</u>
<u>276-11.1.B.(24)</u>	<u>Open Space</u>
<u>276-11.1.B.(25)</u>	<u>Parking in Setbacks</u>
<u>275-8.C.(2)</u>	<u>Parking Calculations</u>
<u>275-8.C.(4)</u>	<u>Parking Space Dimensions</u>
<u>275-8.C.(5)</u>	<u>Minimum Aisle Widths</u>
<u>275-8.C.(7)</u>	<u>Landscaping</u>

(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 Owner: Klinas Properties LLC - *[Signature]* Date: 2/6/2023

Print Name of Owner: Klinas Properties LLC - Kenneth Klinas

❖ 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.



May 11, 2023

Town of Hudson  
Planning Department  
12 School Street  
Hudson, New Hampshire 03051

Subject: **Non-Residential Site Plan – Klimas Properties, LLC  
Tax Map 181; Lot 4 & Tax Map 182; Lot 51  
1, 3, 5 & 9 Central Street – Hudson, New Hampshire  
KNA Project No. 22-0715-1**

To Whom it May Concern:

The proposed change of use site plan application is being submitted for approval to allow for the expansion of the existing Limelight Salon, comprised of five (5) existing operator stations, into the adjacent retail space located at 5 Central Street in Hudson, New Hampshire. This expansion proposes to add six (6) new operator stations in the new space for a total of eleven (11) operator stations. The current site is a mixed-use development and will continue to be utilized in that manner after the change of use. The other uses on site have been outlined in the parking notes on the non-residential site plan. The property consists mostly of pavement and buildings with access from Central Street.

If you have questions or comments regarding this project, please contact this office at your convenience.

Sincerely,



Katherine Cooper  
**Project Engineer**  
Keach Nordstrom Associates, Inc.  
10 Commerce Park North Suite 3  
Bedford, NH 03110

May 11, 2023

Town of Hudson  
Planning Department  
12 School Street  
Hudson, New Hampshire 03051

Subject: **Waiver Requests**  
**Tax Map 181; Lot 4 & Tax Map 182; Lot 51**  
**1, 3, 5 & 9 Central Street – Hudson, New Hampshire**  
KNA Project No. 22-0715-1

The Applicant is requesting waivers from the following sections of the Town of Hudson Site Plan Regulations:

- **Section 276-11.1.B.(14) Exterior Lighting**

Hardship reason(s) for granting this waiver:

This is an existing development. The Applicant is proposing a simple change of use for one unit located in the smaller building. No exterior changes to the existing buildings are proposed. The Applicant will continue to use the existing lighting onsite. Requiring additional site lighting would cause an unnecessary financial hardship for the Applicant.

Reason(s) for granting this waiver, relative to not being contrary to the spirit and intent of the Land Use Regulations:

The spirit and intent of this regulation is to provide adequate exterior lighting for safety and security purposes. The existing buildings will continue to utilize the existing exterior lighting. No exterior changes to the existing structures are proposed. Therefore, granting this waiver would not be contrary to the spirit and intent of the Town of Hudson Site Plan Regulations.

- **Section 276-11.1.B.(22) Green Area**

Hardship reason(s) for granting this waiver:

This is an existing mixed-use development. The property is fully developed consisting of two buildings and other impervious surface areas. The proposal is for a simple change of use within the smaller of the two buildings to expand the salon. Exterior site improvements are limited. The existing conditions of the site restrict the Applicant's ability to meet the green area requirements without requiring significant changes to the exterior of the site. The scope of the project does not warrant this level of development. Strict conformity would provide an unnecessary hardship for the Applicant.

Reason(s) for granting this waiver, relative to not being contrary to the spirit and intent of the Land Use Regulations:

The spirit and intent of this regulation is to provide a green buffer between the development and the road right-of-way. However, this is an existing development. The site has been fully developed for many years, and the project proposes very few changes to the exterior of the site. The proposal is to simply change the use of one unit in the smaller building to expand the existing salon. Therefore, granting the waiver would not be contrary to the spirit and intent of the Hudson Site Plan Regulations.

- **Section 276-11.1.B.(24) Open Space**

Hardship reason(s) for granting this waiver:

This is an existing mixed-use development. The property is fully developed consisting of two buildings and other impervious surface areas. The proposal is for a simple change of use within the smaller of the two buildings to expand the salon. Exterior site improvements are limited. The existing conditions of the site restrict the Applicant's ability to meet the open space requirements without requiring significant changes to the exterior of the site. The scope of the project does not warrant this level of development. Strict conformity would provide an unnecessary hardship for the Applicant.

Reason(s) for granting this waiver, relative to not being contrary to the spirit and intent of the Land Use Regulations:

The spirit and intent of this regulation is to provide open space (grass, trees, landscaping, natural growth) on the property to avoid over development of the site. However, this is an existing development. The site has been fully developed for many years, and the project proposes very few changes to the exterior of the site. The proposal is to simply change the use of one unit in the smaller building to expand the existing salon. Approximately 18.7% of the property is in open space. This percentage will be maintained and is not expected to decrease due to the project. Therefore, the spirit and intent of the regulation is maintained.

- **Section 276-11.1.B.(25) Parking in Setbacks**

Hardship reason(s) for granting this waiver:

This is an existing development. The smaller of the two existing buildings is located approximately 4.69-ft from the southerly property line, and the larger building is approximately 19.63-ft away. The property also utilizes a shared driveway with the abutting property to the south (Map 182; Lot 50) which provides a means of access to the larger building. Due to these constraints from the existing site conditions, it is impossible to provide parking and access, in this area, outside of the side yard setbacks.

Reason(s) for granting this waiver, relative to not being contrary to the spirit and intent of the Land Use Regulations:

This property was previously developed many years ago. It shares an access drive with the abutting property to the south, and the buildings were built less than 20-ft from the property line. These existing site conditions restrict the Applicant's ability to provide any such buffer here. Therefore, granting this waiver would not be contrary to the spirit and intent of the regulation.

- **Section 275-8.C.(2) Parking Calculations**

Hardship reason(s) for granting this waiver:

The existing conditions of the site present a hardship for the Applicant, in meeting the parking calculations presented in this section of the Town regulations, as there is no suitable location for additional parking spaces to be provided onsite. The parcels are fully developed consisting mainly of impervious surfaces (paved parking/access & buildings). Parking spaces extend right to the northern and eastern property lines, there is limited spacing between the onsite appurtenances and those of the developed abutting property to the south, and the western border is restricted by the Merrimack River and associated buffer. Current parking conditions appear adequate for the site. The majority of the businesses onsite will remain unchanged by the proposed project. The proposal is for a reasonable expansion of the salon into the adjacent unit that was previously used for retail. This change is not expected to significantly increase the onsite parking demand. Additionally, the Applicant reports that it is typical for only three (3) operators to provide service at the same time in each of the units, which would reduce the parking demand for this use by nearly half.

Reason(s) for granting this waiver, relative to not being contrary to the spirit and intent of the Land Use Regulations:

The spirit and intent of this regulation is to provide sufficient off-street parking for the occupants, employees, and visitors that will be utilizing the businesses onsite. The current parking conditions onsite appear adequate. The majority of the businesses onsite will remain unchanged by the proposed project. The proposal is for a reasonable expansion of the salon into the adjacent unit that was previously used for retail. This change is not expected to significantly increase the onsite parking demand. Therefore, granting this waiver would not be contrary to the spirit and intent of the Town of Hudson Site Plan Regulations.

- **Section 275-8.C.(4) Parking Space Dimensions**

Hardship reason(s) for granting this waiver:

The parcels were previously developed, including the parking spaces and access aisles, and have been utilized in this manner for many years. The Applicant is requesting a simple change of use for one unit inside the smaller building and is not proposing any exterior changes, with the exception of removing the existing pavement that crosses the property line adjacent to Central Street. Altering the entire parking lot to meet the current regulations would cause an unnecessary financial hardship for the Applicant.

Reason(s) for granting this waiver, relative to not being contrary to the spirit and intent of the Land Use Regulations:

The spirit and intent of this regulation is to provide parking spaces of sufficient size for vehicles to park onsite. The existing parking spaces, which have been utilized for many years, has varying dimensions ranging from 15-ft to >20-ft. In fact, many spaces meet or exceed the regulation whereas some fall short of the requirement. The existing lot appears to provide enough space for vehicles to park on the site. Therefore, granting this waiver would not be contrary to the spirit and intent of the Town of Hudson Site Plan Regulations.



- **Section 275-8.C.(5) Minimum Aisle Widths**

Hardship reason(s) for granting this waiver:

The parcels were previously developed, including the parking spaces and access aisles, and have been utilized in this manner for many years. The Applicant is requesting a simple change of use for one unit inside the smaller building and is not proposing any exterior changes, with the exception of removing the existing pavement that crosses the property line adjacent to Central Street. Altering the entire parking lot to meet the current regulations would cause an unnecessary financial hardship for the Applicant.

Reason(s) for granting this waiver, relative to not being contrary to the spirit and intent of the Land Use Regulations:

The spirit and intent of this regulation is to provide access aisles of sufficient width for vehicles to travel safely throughout the site. The existing parking lot, which has been utilized for many years, has varying aisle widths ranging from 22-ft to >24-ft for perpendicular spaces, and 14-ft to >18-ft for angled spaces. In fact, many sections of the existing parking lot meet or exceed the regulation whereas a few sections just fall short of the requirement. The existing lot appears to provide enough space for vehicles to travel safely through the site. Therefore, granting this waiver would not be contrary to the spirit and intent of the Town of Hudson Site Plan Regulations.

- **Section 275-8.C.(7) Landscaping**

Hardship reason(s) for granting this waiver:

This is an existing development. The Applicant is requesting a simple change of use for one unit inside the smaller building and is not proposing any exterior changes, with the exception of removing the existing pavement that crosses the property line adjacent to Central Street. The existing site has been utilized as a mixed-use development for many years. Requiring the Applicant to meet the current landscaping regulations would involve many significant exterior changes that would cause an unnecessary financial hardship for the Applicant.

Reason(s) for granting this waiver, relative to not being contrary to the spirit and intent of the Land Use Regulations:

The spirit and intent of this regulation is to provide onsite landscaping in an effort to limit impervious surfaces. The parcels are fully developed, and the Applicant is requesting a simple change of use. Therefore, granting this waiver would not be contrary to the spirit and intent of the Town of Hudson Site Plan Regulations.

## Owner Affidavit

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I, Kenneth Klimas, authorized representative of Klimas Properties, LLC and owner of the properties referenced on Tax Map 181 & 182 as Lots 4 & 51, located along Central Street, 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 Owner:



Printed Name of Owner:

Kenneth Klimas

Address of Owner:

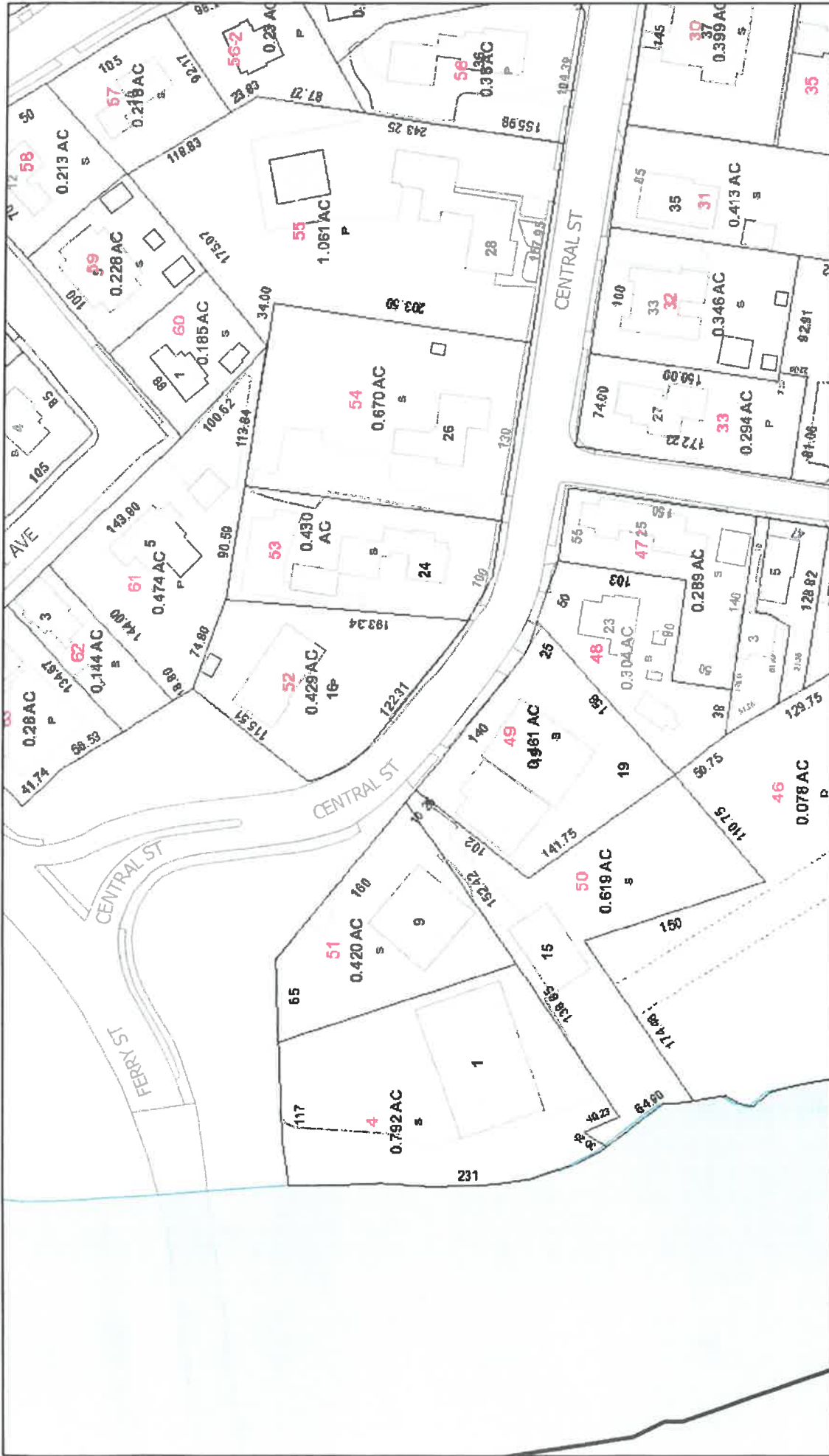
32 Burnham Ave

Nashua, NH 03064

Date:

2/6/2013

# A4 Landscape



1:1,705

1/24/2023

**TOWN OF HUDSON  
SITE PLAN REVIEW CHECKLIST**

**This checklist is intended to help the applicant and staff to ensure application completeness. Please refer to the regulations on the exact language of each requirement.**

*Key: Y=Yes P=Pending W=Waiver Request*

**Relevant Regulations:**

**§ 276-11.1 General Plan Requirements**

**§§ 275-8 – 275-9 Site Plan Requirements**

- | <u>Y</u> | <u>P</u>                            | <u>W</u>                 |                          |  |
|----------|-------------------------------------|--------------------------|--------------------------|--|
| 1.       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - A list of the names and addresses of the owner(s) of the property, the applicant(s), and all abutters as indicated in the office of the Town Assessor records not more than five (5) days prior to the day of filing [§ 276-11.1.A.] |
| 2.       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Sets of plans and copies as indicated on application.  |
| 3.       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Scale no smaller than 50 feet to the inch (1" = 50') [§ 276-11.1.B.(2)]  |
| 4.       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Title block in the lower right-hand corner of the plan, containing: [§ 276-11.1.B.(3)]   |
| 5.       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Title, including the term "site plan" or "subdivision plan"  |
| 6.       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - The name for whom the plan was prepared  |
| 7.       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Preparer of the plan   |
| 8.       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - The scale(s) of the plan   |
| 9.       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Date of the plan   |
| 10.      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Appropriate revision block   |
| 11.      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Approval block (2"x6") located on the lower left corner of each sheet, with the required language and signature lines [§ 276-11.1.B.(4) & § 289-27.A]  |
| 12.      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - A space (2"x1.5") adjacent to the approval block containing the required statement [§ 276-11.1.B.(5)]  |
| 13.      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Owner's printed name and address and signature [§ 276-11.1.B.(6)]  |
| 14.      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - Name and address of all abutting property owners [§ 276-11.1.B.(7)]  |
| 15.      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | - A locus plan at one inch equals 1,000 feet (1" = 1,000') [§ 276-11.1.B.(8)]  |

Notes

**(Continue next page)**

**TOWN OF HUDSON  
SITE PLAN REVIEW CHECKLIST**

**This checklist is intended to help the applicant and staff to ensure application completeness. Please refer to the regulations on the exact language of each requirement.**

**Key: Y=Yes    P=Pending    W=Waiver Request**

- |         | <u>Y</u>                            | <u>P</u>                 | <u>W</u>                            |  |
|---------|-------------------------------------|--------------------------|-------------------------------------|--|
| 16.     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | - Boundary of the entire parcel held in single ownership with boundary dimensions and bearings [§ 276-11.1.B.(9)]  |
| 17.     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | - Error of closure shown and certified by a licensed land surveyor   |
| 18.     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | - North point arrow  |
| 19.     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | - Zoning classification note of the tract and location of the zoning district boundaries if the property is located in two or more zoning district [§ 276-11.1.B.(10)]   |
| 20.     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | - The location of all buildings within 50 feet of the tract [§ 276-11.1.B.(15)]  |
| 21.     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | - The location of roadways, driveways, travel areas or parking areas within 200 feet of the tract, in accordance with § 276-11.1.B.(16)  |
| 22.     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | - Existing topography at two-foot contour intervals of that portion of the tract being proposed for development from a topographic survey and contours on the remainder of the tract from a reliable plan source [§ 276-11.1.B.(17)]   |
| N/A 23. | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | - Proposed topography at two-foot contour intervals [§ 276-11.1.B.(18)]  |
| 24.     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | - A note identifying the Tax Map and Lot Number of the tract [§ 276-11.1.B.(19)]   |
| 25.     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | - The location of all existing buildings (including size and height), driveways, sidewalks, parking spaces, loading area, open spaces, large trees, open drainage courses, signs, exterior lighting, service areas, easements landscaping and other pertinent items. [§ 276-11.1.B.(20)] |
| N/A 26. | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | - The location of all proposed construction, buildings, structures, pavement, etc. [§ 276-11.1.B.(21)]   |
| 27.     | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - A green area shown between the right-of-way line and any pavement, gravel or structure meeting the required minimum width [§ 276-11.1.B.(22)]  |
| N/A 28. | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | - Note any pertinent highway projects. [§ 276-11.1.B.(23)]   |

**(Continue next page)**

Notes

\*Aerial provided

\*Aerial provided

**TOWN OF HUDSON  
SITE PLAN REVIEW CHECKLIST**

**This checklist is intended to help the applicant and staff to ensure application completeness. Please refer to the regulations on the exact language of each requirement.**

**Key: Y=Yes    P=Pending    W=Waiver Request    NA=Not Applicable (please explain)**

- |     | <u>Y</u>                            | <u>P</u>                 | <u>W</u>                            | <u>NA</u>                           |   |
|-----|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|---|
| 30. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                                     | - The location of all building setback lines as required by Chapter 334, Zoning, and setback lines as required by § 276-11.1.B.(12).  |
| 31. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                                     | - The location size and character of all signs or a note* stating “All signs are subject to approval by the Hudson Zoning Administrator prior to installation thereof.” [§ 276-11.1.B.(13)]<br>*The discrepancy on the note language is correct – reference to the Planning Board in the regulations is outdated. |
| 32. | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                                     | - The location, detail and character of all exterior lighting or a note stating: “There will be no exterior lighting.” [§ 276-11.1.B.(14)]  |
| 33. | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | - Required open space, including the calculation showing the requirement is met [§ 276-11.1.B.(24)]   |
| 34. | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | - Parking space calculation showing and a statement stating the required parking spaces are provided [§ 275-8.C.(2) & (3)]  |
| 35. | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | - Required dimensions for parking space [§ 275-8.C.(4)]   |
| 36. | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | - Required dimensions for aisle/access drive [§ 275-8.C.(5)]  |
| 37. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | - Required off-street loading spaces [§ 275-8.C.(6)]  |
| 38. | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | - Required landscaping for the parking lot, including calculation shown the planting requirement is met [§ 275-8.C.(7)]   |
| 39. | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | - Required screening for visual separation of incompatible uses [§ 275-8.C.(8)]   |
| 40. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | - Handicap accessibility provided in accordance with the latest ADA Regulations [§ 275-8.C.(11)]  |
| 41. | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | - Stormwater Management Plan [§ 275-9.A]  |
| 42. | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | - Traffic Study, if required [§ 275-9.B]  |
| 43. | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | - Noise Study, if required [§ 275-9.C]  |

Notes

**(Continue next page)**

**TOWN OF HUDSON  
SITE PLAN REVIEW CHECKLIST**

**This checklist is intended to help the applicant and staff to ensure application completeness. Please refer to the regulations on the exact language of each requirement.**

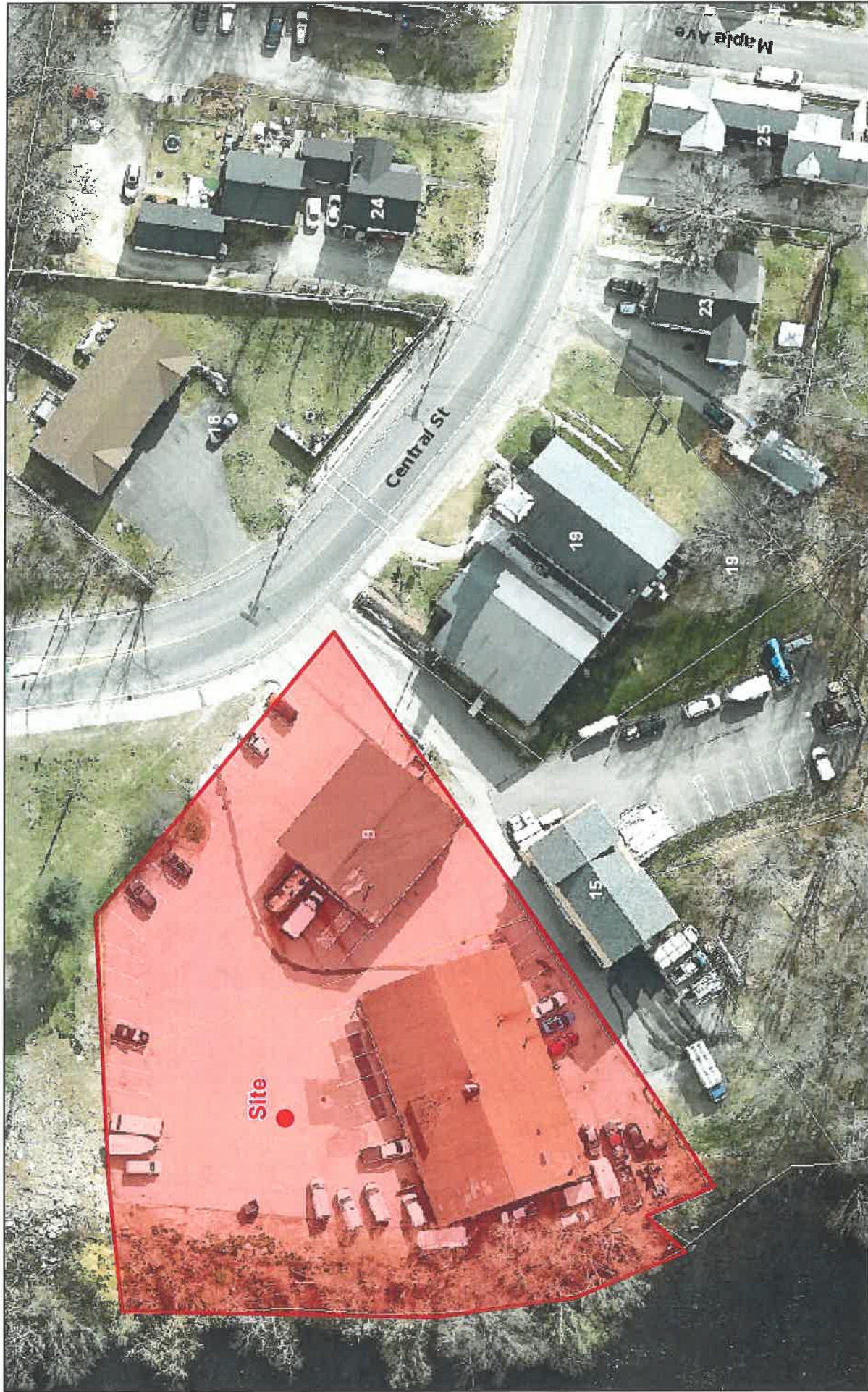
**Key: Y=Yes    P=Pending    W=Waiver Request    NA=Not Applicable (please explain)**

- |     | <u>Y</u>                            | <u>P</u>                 | <u>W</u>                 | <u>NA</u>                           |   |
|-----|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---|
| 44. | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Fiscal Impact Study, if required [§ 275-9.D]  |
| 45. | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Utility Study [§ 275-9.E]   |
| 46. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | - Copies of any proposed or existing easements, covenants, deed restrictions or any other similar document pertinent to the Site Plan [§ 275-9.F] |
| 47. | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - A copy of all applicable Town, state, county or federal approvals or applications [§ 275-9.G]   |
| 48. | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | - Environmental Impact Study, if required [§ 275-9.I]   |

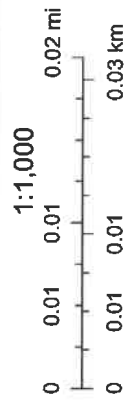
**(End of checklist)**

Notes

AERIAL



5/1/2023

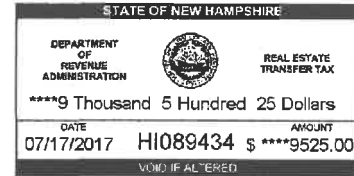




*Carmela O'Caughlin*

C/H  
L-CHIP  
HIA408189

Return to:  
Robert B. Welts, Esq.  
Welts, White & Fontaine, P.C.  
P.O. Box 507, Nashua, NH 03061  
Box 627



## WARRANTY DEED

Kenneth J. Rodgers and Patricia A. Rodgers, Trustees of the Kenneth J. Rodgers Revocable Trust under trust instrument dated May 19, 1986 as amended December 27, 1996, of P.O. Box 31, Springfield, County of Sullivan and State of New Hampshire 03284, for consideration paid, grants to Klimas Properties, LLC, a New Hampshire Limited Liability Company, of 32 Burnham Avenue, Nashua, County of Hillsborough and State of New Hampshire 03064, with WARRANTY covenants,

Two tracts or parcels of land with the buildings thereon, situate at 1 Central Street (also known as 1A-C Central Street), and 9 Central Street (also known as 3, 5, 9 Central Street) Hudson, County of Hillsborough and State of New Hampshire. Said tracts are also shown on Property Map, Town of Hudson, Sheet 181 Lot 4, and Sheet 182 Lot 51, last updated by Nashua Regional Planning Commission in 2017. Said two tracts were previously described in prior deeds as the following four tracts:

Beginning at an iron pipe driven into the ground at the northeasterly corner of the following described premises at land now or formerly of Rodgers and Cummings Corporation, said point being 114.1 feet westerly from Central Street in said Hudson, measured on property line between Rodgers and Cummings Corporation; thence

- (1) South 55° 30' West three and 4/10 (3.4) feet to an iron pipe by land of said Rodgers; thence
- (2) South 55° 30' West twenty-nine (29) feet by land of said Rodgers to a stone bound; thence
- (3) South 55° 30' West seventy-five (75) feet to an iron pipe by land of said Rodgers; thence
- (4) South 55° 30' West thirty-six (36) feet to the bank of said river; thence
- (5) Southerly forty (40) feet to an iron pipe at other land of said Cummings Corporation; thence

(6) North 72° 15' East one hundred forty-one and 9/10 (141.9) feet by other land of said Cummings Corporation to an iron pipe driven into the ground; thence

(7) North 63° East twenty-three and 1/10 (23.1) feet by other land of said Cummings Corporation; thence

(8) North 30° 30' West seventy-two and 6/10 (72.6) feet by other land of said Cummings Corporation to the point of beginning.

Together with a right of way in common with others over a strip of land lying east of the premises hereinabove described, twelve (12) feet in width, running between other land of said Rodgers and other land of said Cummings Corporation, all as shown on "Plan of Lot to Be Sold to George H. Rodgers, Now Owned by Cummings Corp., Hudson, N.H., Oct. 1, 1950, G. R. Hyde, Surveyor, Nashua, N.H."

Also another certain tract or parcel of land with the buildings thereon situate in said Hudson, bounded and described as follows:

Beginning at a stone bound at the southeasterly corner of the premises on the westerly side of the highway; thence

(1) South 57 3/4° West parallel with the store building now or formerly of John J. Baker seventy-two (72) feet to a stone bound; thence

(2) Continuing in the same course about fifty-five (55) feet to the Merrimack River; thence

(3) Northerly up and by said river eighty-two (82) feet, more or less, to the highway; thence

(4) Easterly by said highway to the place of beginning.

Also another certain tract or parcel of land with the buildings thereon situate in said Hudson, bounded and described as follows:

Beginning at a stone bound in the westerly line of Central Street, formerly called Lowell Road, at the southeasterly corner of land now or formerly of Nashua Railway Company; thence

(1) Southerly by the westerly line of said Central Street to land now or formerly of Cummings Brothers; thence

(2) South 53 1/2° West by said Cummings land one hundred forty-six and one-half (146 1/2) feet to a stone bound, and continuing in the same course by other land now or formerly of said Cummings Brothers to the Merrimack River; thence

(3) Northerly by said river to the southwesterly corner of said Nashua Street Railway land; thence

(4) North 32 1/4° East by said Nashua Street Railway land, parallel with the building on said conveyed property, fifty-five (55) feet to a stone bound, and continuing in the same course seventy-two (72) feet to the place of beginning.

Also another certain tract or parcel of land with the buildings thereon situate on the southwesterly side of Central Street in Hudson, County of Hillsborough and State of New Hampshire, more particularly bounded and described as follows:

Beginning at an iron pipe in the southwesterly side of Central Street at the northerly corner of the premises and the easterly corner of other land of Rodgers Realty, Inc.; thence

- (1) South 36° 45' East by said southwesterly side of Central Street one hundred eight and 75/100 (108.75) feet to an iron pin at land now or formerly of C & R Furniture Co., Inc.; thence
- (2) South 70° 12' West by said C & R Furniture Co., Inc. land one hundred six and 22/100 (106.22) feet to a stone bound; thence
- (3) South 79° 06' West by said C & R Furniture Co., Inc. land twenty-two and 40/100 (22.40) feet to an iron pipe at other land of Rodgers Realty, Inc.; thence
- (4) North 30° 33' West by said Rodgers Realty, Inc. land seventy-two and 70/100 (72.70) feet to an iron pipe; thence
- (5) North 55° 30' East by said Rodgers Realty, Inc. land one hundred fourteen and 34/100 (114.34) feet to the place of beginning.

Containing 10,940 square feet, more or less.

Together with a right of way in common with others over a certain driveway lying southerly of the premises hereinabove described and reserving to Rodgers Realty, Inc. and the C & R Furniture Co., Inc., their rights of way over such part of said driveway as lies on or over said premises herein described.

Meaning and intending to describe and convey the same premises conveyed to Kenneth J. Rodgers and Patricia A. Rodgers, Trustees of the Kenneth J. Rodgers Revocable Trust under trust instrument dated May 19, 1986 as amended December 27, 1996, by deed of PAK Rodgers dated August 25, 2005, and recorded in the Hillsborough County Registry of Deeds in Book 7532, Page 1018.

Said premises are not the homestead of Kenneth J. Rodgers or his wife, Patricia A. Rodgers.

Dated this 17<sup>th</sup> day of July, 2017.

*Kenneth J. Rodgers Tr.*  
Kenneth J. Rodgers, Trustee of the  
Kenneth J. Rodgers Revocable Trust

*Patricia A. Rodgers Tr*  
Patricia A. Rodgers, Trustee of the  
Kenneth J. Rodgers Revocable Trust

*Kenneth J. Rodgers*  
Kenneth J. Rodgers

*Patricia A. Rodgers*  
Patricia A. Rodgers

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of July, 2017, by Kenneth J. Rodgers, individually and as Trustee of the Kenneth J. Rodgers Revocable Trust.

*Robert B. Welts*  
Notary Public



STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of July, 2017, by Patricia A. Rodgers, individually and as Trustee of the Kenneth J. Rodgers Revocable Trust.

*Robert B. Welts*  
Notary Public



Trustees Certificate  
(pursuant to R.S.A. 564-A:T)

The undersigned Trustees, as Trustees under the Kenneth J. Rodgers Revocable Trust under trust instrument dated May 19, 1986 as amended December 27, 1996, and thereto have full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said Trust and no purchaser or third party shall be bound to inquire whether the Trustees have said power or are properly exercising said power or to see to the application of any trust asset paid to the Trustees for a conveyance thereof.

Executed this 17<sup>th</sup> day of July, 2017.

*Kenneth J. Rodgers Tr.*  
Kenneth J. Rodgers, Trustee of the  
Kenneth J. Rodgers Revocable Trust

*Patricia A. Rodgers Tr.*  
Patricia A. Rodgers, Trustee of the  
Kenneth J. Rodgers Revocable Trust

STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of July, 2017, by Kenneth J. Rodgers, Trustee of the Kenneth J. Rodgers Revocable Trust.

*Robert B. Welts*  
Notary Public



STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of July, 2017, by Patricia A. Rodgers, Trustee of the Kenneth J. Rodgers Revocable Trust.

*Robert B. Welts*  
Notary Public



EASEMENT DEED

Rodgers Realty, Inc., a New Hampshire corporation having a place of business in Hudson, Hillsborough County, New Hampshire, for consideration received, grants to the Town of Hudson, a municipal corporation established under the laws of the State of New Hampshire, the easements described hereinbelow:

A permanent easement thirty (30) feet wide, fifteen (15) feet on each side of the centerline of the sewer line, as shown on the Plan referred to hereinbelow, and a construction easement fifty (50) feet wide, twenty-five (25) feet on each side of said sewer line running through land of the grantor situated on Ferry and Central Streets in said Hudson.

Said easements begin on said centerline at station 22+39, more or less, at land now or formerly of C & R Furniture Co., Inc. and end at station 25+70, more or less, at Ferry Street, said centerline being shown on plan entitled "TOWN OF HUDSON Proposed Easement On Land Of: Rodgers Realty Inc. HUDSON, N.H." dated February 1, 1974, revised December 6, 1977, and recorded in the Hillsborough County Registry of Deeds as Plan No. 10854.

The permanent easement includes the right to lay, construct, reconstruct, operate, maintain, replace and remove a sewer pipe line, with manholes and manhole covers as shown, with appurtenances, and all other rights and benefits necessary or convenient for the full enjoyment and use of the rights granted, including, but without limiting the same to, the right of ingress and egress over, under and across said permanent easement.

It is agreed that within these described easements, the grantor conveys to the Town the right to remove trees, bushes, undergrowth, and other obstructions interfering with the location, construction, maintenance and replacement of said sewer line. The grantor further agrees that no building or structure will be constructed within or over the permanent easement.

The Town, by acceptance of this deed, agrees to do no unnecessary damage to the premises and to return the soil to as near the original grade as is practical.

Said construction easement shall be used during construction and installation of the sewer line and may be used in replacing or repairing the line.

Excepting from the above, that area where existing permanent structures are located.

There is no monetary consideration for this conveyance.

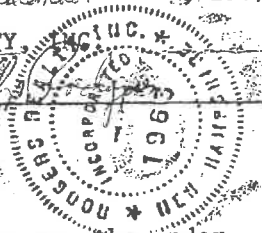
WITNESS its hand and seal this 23<sup>rd</sup> day of December, 1977.

WITNESS:

RODGERS REALTY, INC.

Sarah M. Gilman

By: [Signature]  
Title: [Signature]



STATE OF NEW HAMPSHIRE  
COUNTY OF HILLSBOROUGH

On this the 23<sup>rd</sup> day of December, 1977, before me, the undersigned officer, personally appeared A. Philip Rodgers who acknowledged himself to be the president of Rodgers Realty, Inc. and that he as such president being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as president.

In Witness Whereof I have hereunto set my hand.

Sarah M. Gilman  
Justice of the Peace

BK-2583 PGE-631

JAN 5 12 50 PM '78  
RECEIVED  
HILLSBOROUGH COUNTY  
REGISTRY OF DEEDS

SMITH, WELTS & CURRIER  
PROFESSIONAL  
ASSOCIATION  
ATTORNEYS AT LAW  
47 FACTORY STREET  
NASHUA, NEW HAMPSHIRE  
03061

JAN 5 12 51 PM '79

RECEIVED  
HILLSBOROUGH COUNTY  
REGISTER OF DEEDS

N

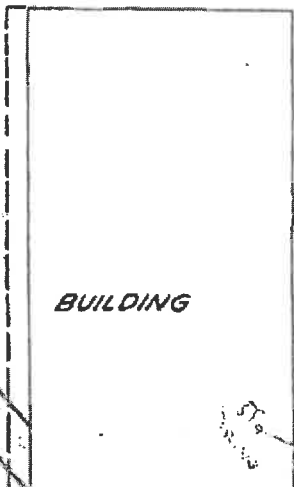
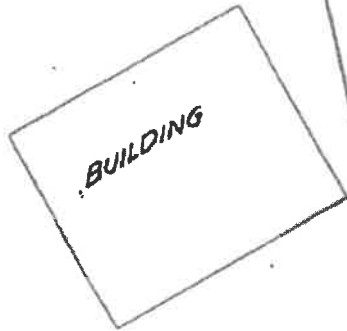
10854  
Dr 14

STREET

CENTRAL STREET

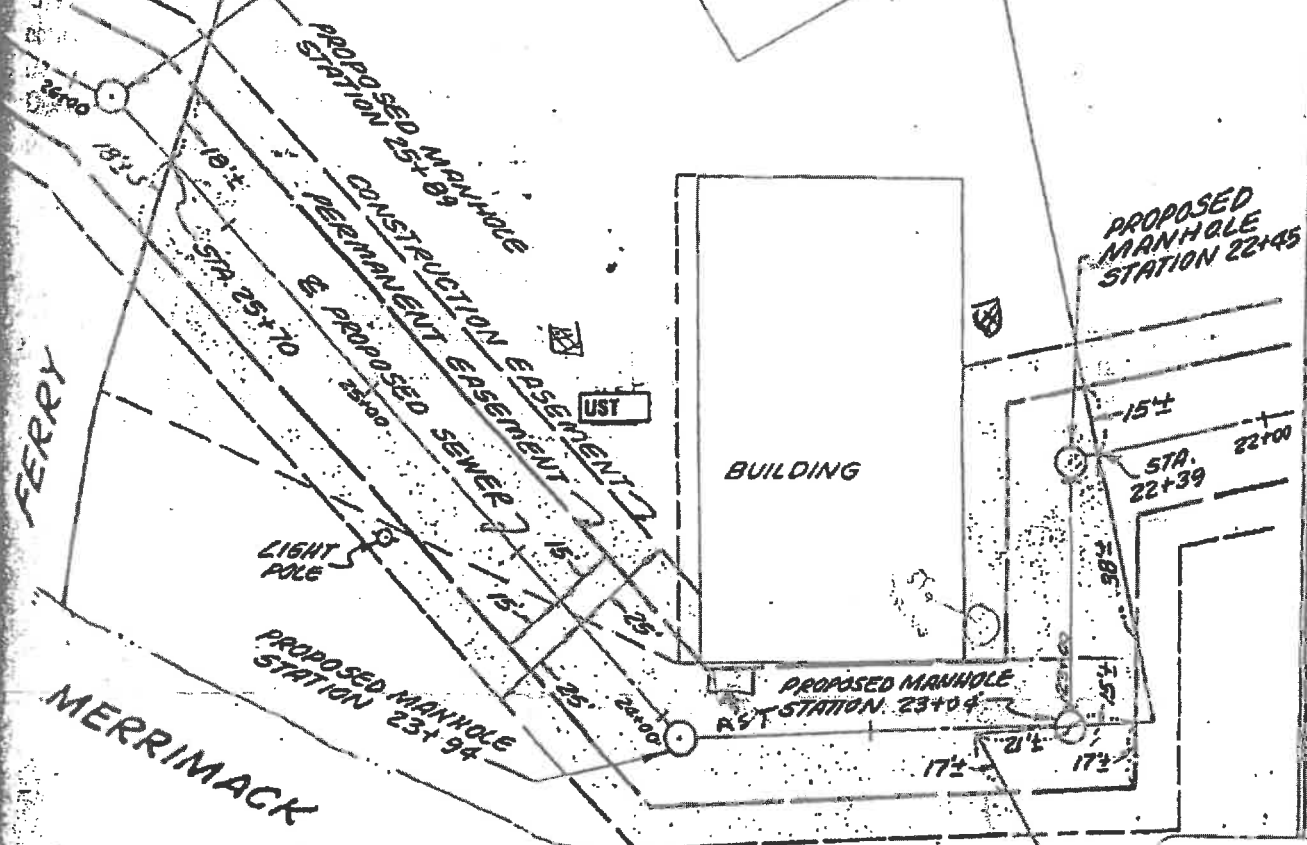
C & R FURN. CO.

COMMUNITY  
CHURCH OF  
HUDSON, N.H.



FERRY

MERRIMACK



SUBDIVISION APPROVAL  
NOT REQUIRED

HUDSON PLANNING BOARD

*Frank J. Lemire* 1/4/79  
*Charles Rodgers Sec*

DATE: 1/4/79

PREPARED FOR MORGENROTH & ASSOC. INC.  
CONSULTING ENGINEERS - BOSTON, MASS.  
THOMAS F. MORAN INC CIVIL ENGINEERS & SURVEYORS  
105 DW HIGHWAY 50 (US ROUTE 3), BEDFORD, N.H.

RIVER

REVISED  
12/6/77

829-H-6B

#10854  
Dr. 14

TOWN OF HUDSON  
PROPOSED EASEMENT ON LAND OF  
RODGERS REALTY INC.

HUDSON, N.H.

FEBRUARY 1, 1979 SCALE: 1" = 40'

BOOK  
PAGE  
444

In Witness Whereof we have hereunto set our hands and seals this 31<sup>st</sup> day of Oct. in the year of our Lord, one thousand nine hundred and fifty.

Signed, sealed and delivered in the presence of us:

Raymond's Co. }  
Louis Co. }  
Howard J. Rogers  
John E. Webster

Michael Pirog  
Ann Pirog  
Roland J. Richard  
Sophia Richard

State of New Hampshire  
County of Hillsborough

On this the 31<sup>st</sup> day of Oct., 1950, before me

, the undersigned officer, personally appeared Michael Pirog, Sophia Richard, Ann Pirog and Roland J. Richard, known to me (or satisfactorily proven) to be the persons whose names <sup>are</sup> subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.



Arthur Hammerstrom  
Notary Public  
Hillsborough, New Hampshire

HILLSBOROUGH SS: Received and recorded 4-40 P. M., November 2, 1950

Examined by Wm. Carver Register

### Know all Men by these Presents,

That Cummings Corporation, a corporation duly organized under the laws of the State of New Hampshire, having its principal place of business in Hudson in the State of New Hampshire, in consideration of one dollar and other valuable considerations to it paid by Ella M. Rodgers of Hudson in the County of Hillsborough and State of New Hampshire,

the receipt whereof it <sup>does</sup> hereby acknowledge, have given, granted, bargained, sold and conveyed, and do es for itself and its <sup>successors</sup> by these presents, give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Ella M. Rodgers,

her heirs and assigns, forever,

A certain tract or parcel of land situated on the easterly side of the Merrimack River in Hudson in the County of Hillsborough and State of New Hampshire and bounded and described as follows:

Beginning at an iron pipe driven into the ground at the Northeast corner of the following described premises at other land of said Rodgers and Cummings Corporation, said point being 114.1 feet westerly from Central Street in said Hudson, measured on property line between Rodgers and Cummings Corporation; thence (1) South 55° 30' West three and four tenths (3.4) feet to iron pipe by land of said Rodgers; thence





**LEGEND**

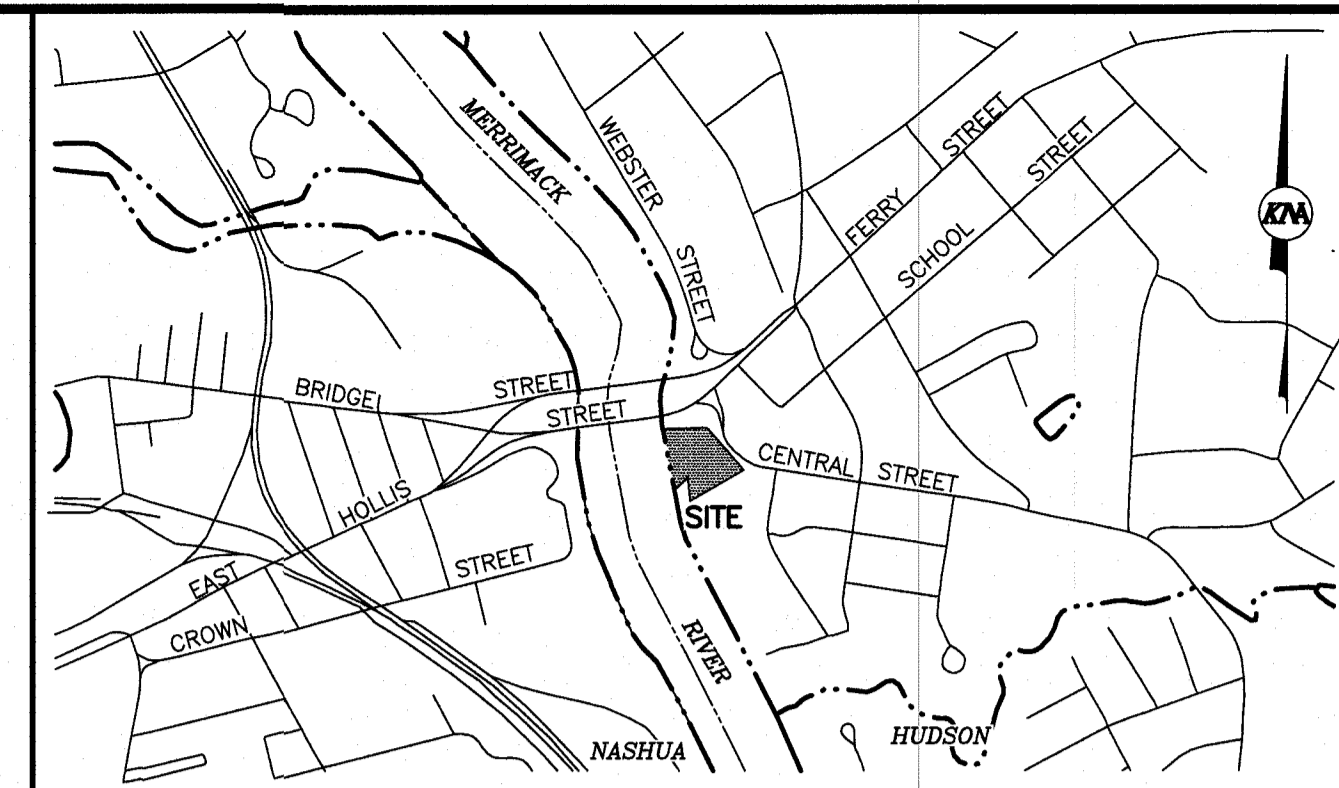
- ▣ NHHB-F N.H. HIGHWAY BOUND FOUND
- ▣ CNCB-F CONCRETE BOUND FOUND
- ▣ SB-F STONE BOUND FOUND
- ⊕ UTILITY POLE
- ⊕ SIGN
- ⊕ LIGHT POLE
- ⊕ GAS VALVE
- ⊕ SEWER MANHOLE
- ⊕ TELECOM MANHOLE
- ⊕ CATCH BASIN
- ABUTTER LINE
- PROPERTY LINE
- STOCKADE FENCE
- GUARDRAIL
- OHU OVERHEAD UTILITIES
- G GAS LINE
- W WATER LINE
- S SEWER LINE
- TREELINE
- RETAINING WALL
- EOP EDGE OF PAVEMENT
- VGC VERTICAL GRANITE CURB
- SGC SLOPED GRANITE CURB
- 10' CONTOUR
- 2' CONTOUR
- SETBACK
- EASEMENT
- TRACT LINE
- 50' WATERFRONT BUFFER
- 150' NATURAL WOODLAND BUFFER
- 250' SWOPA LINE
- 100' YEAR FLOOD LINE

**SCS SOILS LEGEND**

- WmC** WINDSOR-URBAN LAND COMPLEX  
3 TO 15 PERCENT SLOPES
- SOURCE: USDA-SCS WEB SOIL SURVEY  
HILLSBOROUGH COUNTY
- ⊕ DECIDUOUS TREE
  - ⊕ CONIFEROUS TREE

**REFERENCE PLANS:**

1. R.O.W. PLANS OF PROPOSED FEDERAL AID PROJECT US 28(13) ROUTE III OVER THE MERRIMACK RIVER N.H. PROJECT NO. C-7721 PLAN #4535
2. "TOWN OF HUDSON PROPOSED EASEMENT ON LAND OF ROGERS REALTY INC." SCALE: 1"=40'. DATED: FEBRUARY 1, 1974. PREPARED BY: THOMAS F. MORAN INC. H.C.R.D. PLAN #10854
3. "BOUNDARY PLAN LAND OF COMMUNITY CHURCH OF HUDSON." SCALE: 1"=20'. DATED: JULY 22, 2016. PREPARED BY: THIS OFFICE. H.C.R.D. PLAN #39075
4. MASTER PLAN PETER DESALVO CONTRACTING, LLC." SCALE: 1"=30'. DATED: MARCH 29, 2017. PREPARED BY: THIS OFFICE. H.C.R.D. PLAN #39563

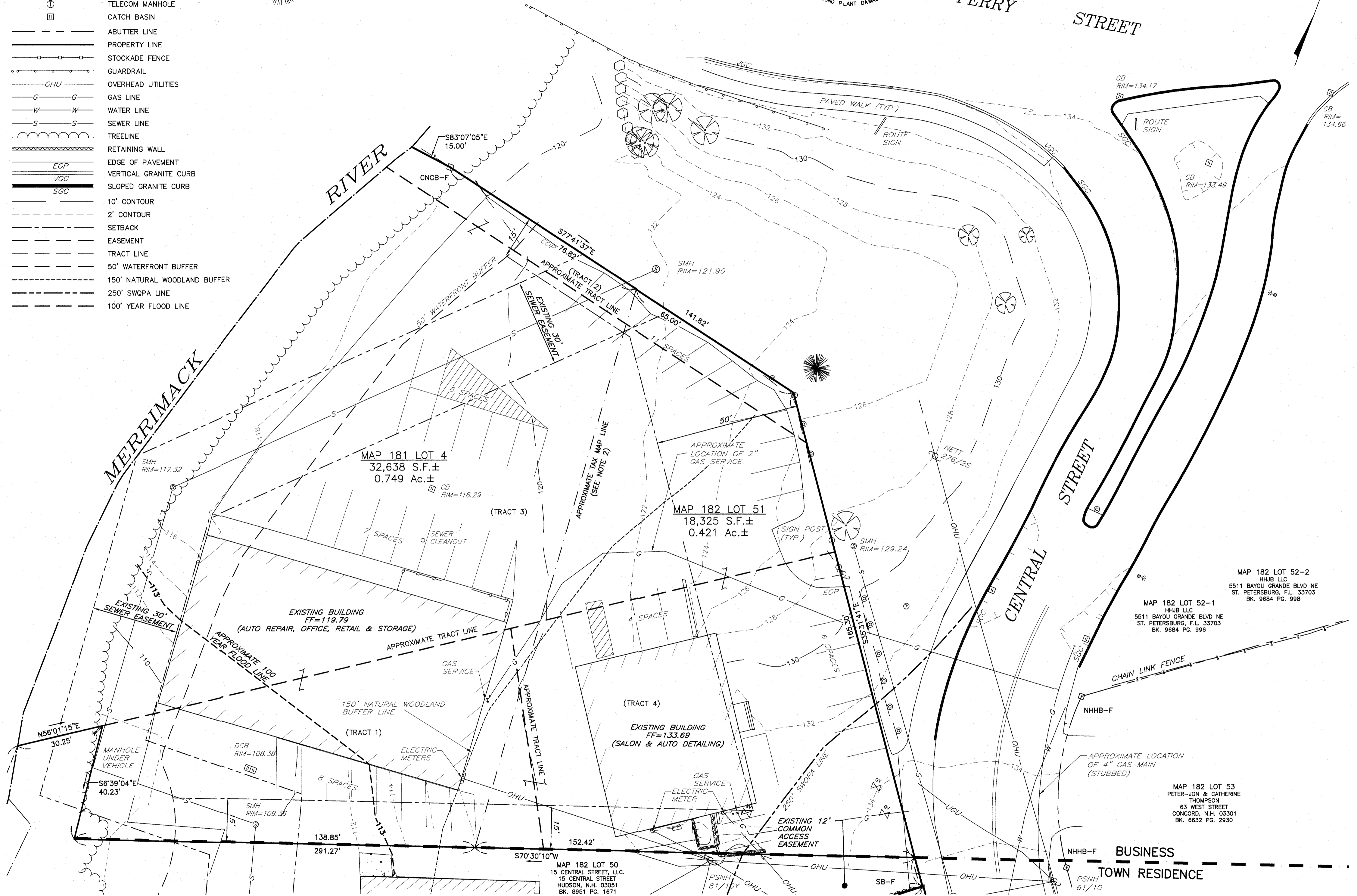
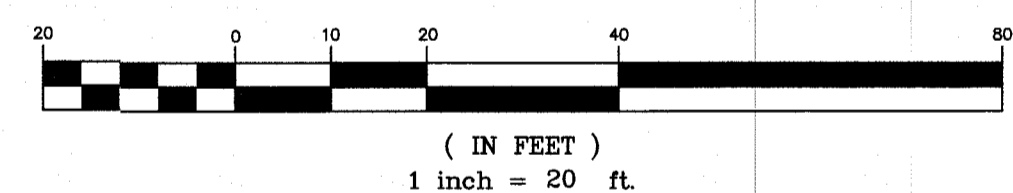


**LOCATION PLAN**  
SCALE: 1" = 1000'±

**NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS PRESENT ON ASSESSORS MAP 181 LOT 4 & MAP 182 LOT 51 IN HUDSON, N.H.
- TOTAL SITE AREA = MAP 181 LOT 4 32,638 S.F.± 0.749± ACRES      MAP 182 LOT 51 18,325 S.F.± 0.421 ACRES±
2. THE TAX MAP LINE SHOWN IS BASED UPON THE CURRENT HUDSON ASSESSOR'S RECORDS, HOWEVER THE FOUR (4) INDIVIDUAL TRACTS IN BOOK 8988 PAGE 680 DO NOT REPRESENT SAID CONFIGURATION. THE APPROXIMATE TRACT LINES ARE SHOWN HEREON.
3. OWNER OF RECORD: KLIMAS PROPERTIES, LLC. 32 BURNHAM AVENUE NASHUA, N.H. 03064 BK. 8988 PG. 680
4. THE SUBJECT PARCELS ARE LOCATED WITHIN THE BUSINESS (B) ZONE AND ARE SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:  
MINIMUM BUILDING SETBACKS:  
- FRONT 50 FT  
- SIDE 15 FT  
- REAR 15 FT
5. BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY THIS OFFICE IN OCTOBER THROUGH DECEMBER OF 2022.
6. THE HORIZONTAL DATUM ASSUMED AND VERTICAL DATUM NAVD 88 PER REFERENCE PLAN #4.
7. EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY COMMUNITY NUMBER 3301100514E PANEL NUMBER 514 OF 701 EFFECTIVE DATE APRIL 18, 2011 INDICATES THAT A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA WITH BASE FLOOD ELEVATION OF 113' (NAVD88).
8. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE OWNER OR CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
9. 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.

**GRAPHIC SCALE**



**EXISTING CONDITIONS PLAN**  
**KLIMAS PROPERTIES, LLC**  
MAP 181 LOT 4 & MAP 182 LOT 51  
1 & 3 CENTRAL STREET  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

**OWNER/APPLICANT**  
KLIMAS PROPERTIES, LLC.  
32 BURNHAM AVENUE  
NASHUA, N.H. 03064  
BK. 8988 PG. 680

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

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL

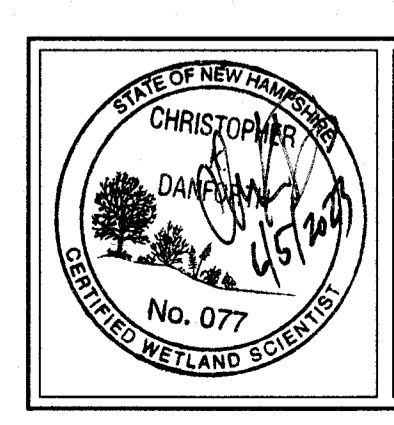
APPROVED BY THE HUDSON, NH PLANNING BOARD  
DATE OF MEETING: \_\_\_\_\_

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

**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.



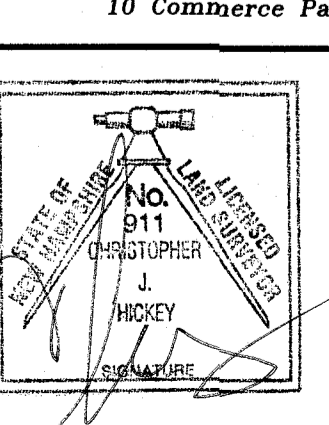
CHRIS DANFORTH CERTIFIED WETLAND SCIENTIST 077#, OF KEACH-NORDSTROM ASSOCIATES INC. OF BEDFORD, NH, ACCOMPANIED BY AUDREY CARR WETLAND SCIENTIST APPRENTICE #064 PERFORMED THE WETLAND MAPPING IN OCTOBER OF 2022 ACCORDING TO THE TECHNICAL CRITERIA OF THE CODES OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987)

**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 OCTOBER THROUGH DECEMBER OF 2022. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

*Chris Danforth*  
LICENSED LAND SURVEYOR

4/5/23  
DATE



REVISIONS		
No.	DATE	DESCRIPTION

DATE: FEBRUARY 2, 2023      SCALE: 1" = 20'  
PROJECT NO: 22-0715-1      SHEET 1 OF 2

**LEGEND**

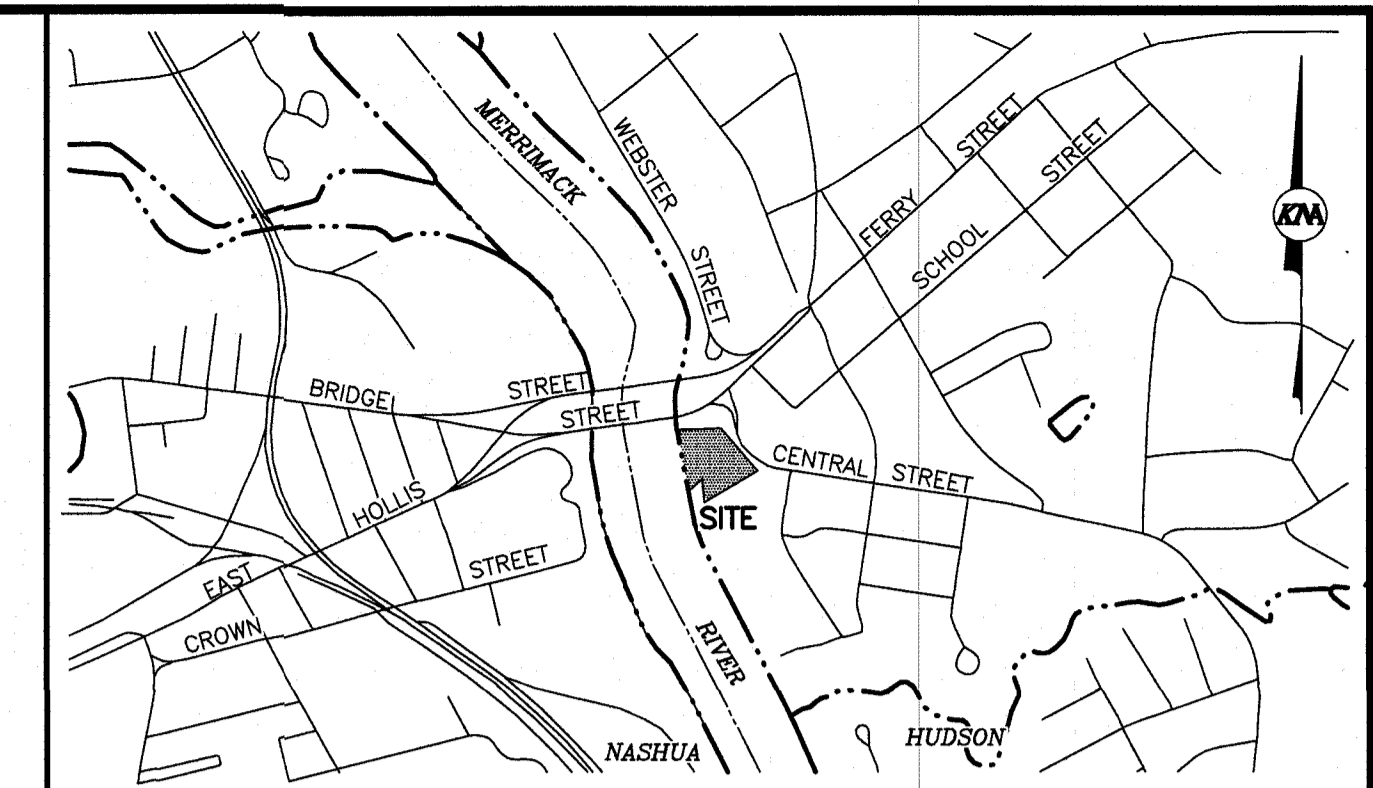
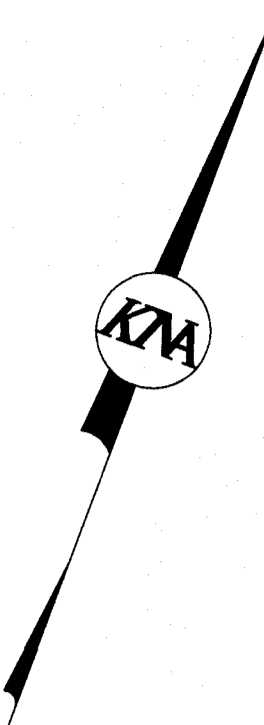
- NHHB-F N.H. HIGHWAY BOUND FOUND
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**NOTES (CONTINUED):**

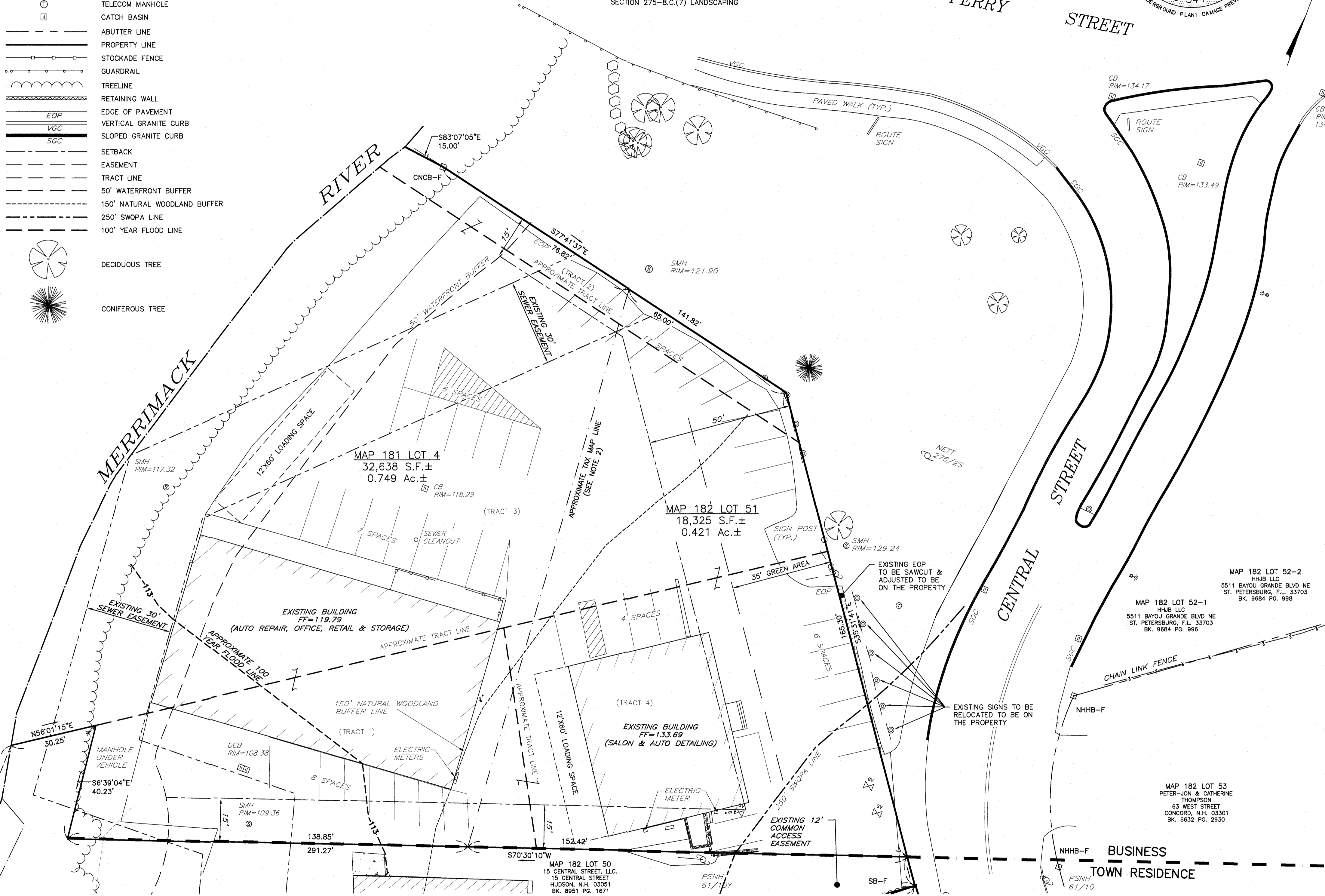
19. TRASH PICKUP SHALL NOT OCCUR EARLIER THAN 7:00 AM NOR LATER THAN 7:00 PM, MONDAY THROUGH FRIDAY ONLY.
20. EXTERIOR CONSTRUCTION ACTIVITIES ON THE SITE DURING DEVELOPMENT SHALL BE LIMITED TO BETWEEN 7:00 AM AND 7:00 PM MONDAY THROUGH SATURDAY. NO CONSTRUCTION ACTIVITIES SHALL OCCUR ON SUNDAYS.
21. PLOWED SNOW FROM THE FACILITIES, DRIVEWAY, PARKING LOTS AND SIDEWALK SHALL BE STORED IN THE DESIGNATED AREAS SHOWN IN THIS PLAN SET. WHEN THE SNOW STORAGE AREAS ARE AT CAPACITY, SUBSEQUENT SNOW SHALL BE HAULED OFF SITE AND DISPOSED OF IN AN ENVIRONMENTALLY SOUND FASHION AND IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
22. THE FOLLOWING WAIVERS ARE REQUESTED:  
SECTION 276-11.1.B.(14) EXTERIOR LIGHTING  
SECTION 276-11.1.B.(22) GREEN AREA  
SECTION 276-11.1.B.(24) OPEN SPACE  
SECTION 276-11.1.B.(25) PARKING IN SETBACKS  
SECTION 275-B.C.(2) PARKING CALCULATIONS  
SECTION 275-B.C.(4) PARKING SPACE DIMENSIONS  
SECTION 275-B.C.(5) MINIMUM AISLE WIDTHS  
SECTION 275-B.C.(7) LANDSCAPING



**LOCATION PLAN**  
SCALE: 1" = 1000'±

**NOTES:**

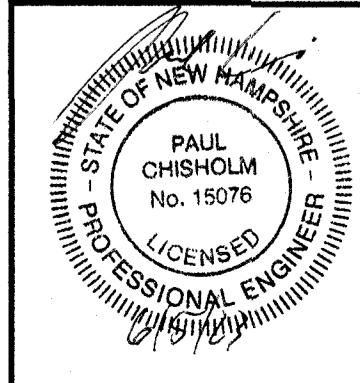
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE CHANGE OF USE FROM RETAIL TO SALON WITHIN THE EXISTING BUILDING ON ASSESSORS MAP 182 LOT 51 IN HUDSON, N.H.
2. TOTAL SITE AREA = MAP 181 LOT 4 32,638 S.F.± 0.749 ACRES ±  
MAP 182 LOT 51 18,325 S.F.± 0.421 ACRES ±
3. THE TAX MAP LINE SHOWN IS BASED UPON THE CURRENT HUDSON ASSESSOR'S RECORDS, HOWEVER THE FOUR (4) INDIVIDUAL TRACTS IN BOOK 8988 PAGE 680 DO NOT REPRESENT SAID CONFIGURATION. THE APPROXIMATE TRACT LINES ARE SHOWN HEREON.
4. OWNER OF RECORD: KLIMAS PROPERTIES, LLC.  
32 BURNHAM AVENUE  
NASHUA, N.H. 03064  
BK 8988 PG. 680
5. THE SUBJECT PARCELS ARE LOCATED WITHIN THE BUSINESS (B) ZONE AND ARE SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:  
MINIMUM BUILDING SETBACKS:  
- FRONT 50 FT  
- SIDE 15 FT  
- REAR 15 FT
6. BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY THIS OFFICE IN OCTOBER THROUGH DECEMBER OF 2022.
7. THE HORIZONTAL DATUM ASSUMED AND VERTICAL DATUM NAVD 88 PER REFERENCE PLAN #4.
8. SITE IS SERVICED BY MUNICIPAL SEWER AND WATER.
9. EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY COMMUNITY NUMBER 3301100514E PANEL NUMBER 514 OF 701 EFFECTIVE DATE APRIL 18, 2011 INDICATES THAT A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A DESIGNATED FLOOD HAZARDOUS AREA WITH BASE FLOOD ELEVATION OF 113' (NAVD88).
10. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE OWNER OR CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
11. 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.
12. PARKING CALCULATIONS:  
1 CENTRAL STREET:  
RACE COMPLETE AUTO REPAIR  
AUTOMOTIVE = 2 SPACES PER WORKING BAY & 1 SPACE PER EMPLOYEE  
4 BAYS + 2 EMPLOYEES = 10 SPACES  
MALLEY ELECTRIC  
OFFICE = 1 SPACE PER 300 SF @ 1,500 SF = 5 SPACES  
RETAIL = 1 SPACE PER 200 SF @ 3,000 SF = 15 SPACES  
STORAGE/INDUSTRIAL = 1 SPACE PER 600 SF @ 2,000 SF = 3 SPACES  
3 CENTRAL STREET:  
SALON = 3 SPACES PER OPERATOR @ 5 OPERATORS = 15 SPACES  
5 CENTRAL STREET:  
SALON = 3 SPACES PER OPERATOR @ 6 OPERATORS = 18 SPACES  
9 CENTRAL STREET:  
RACE DETAILING  
AUTOMOTIVE = 2 SPACES PER WORKING BAY & 1 SPACE PER EMPLOYEE  
1 BAY + 1 EMPLOYEE = 3 SPACES  
TOTAL REQUIRED PARKING: 69 SPACES  
EXISTING PARKING: 44 SPACES (INCLUDING TWO ADA SPACES)  
\*WAIVER REQUESTED
13. LOADING CALCULATIONS:  
REQUIRED:  
1 SPACE FOR FIRST 5,000 SF + 1 SPACE FOR EACH ADDITIONAL 10,000 SF  
(3,013 SF - 5,000 = 1 SPACE)  
(6,504 SF - 5,000 = 1 SPACE) + (1,504/10,000 = 0.1504 SPACES) = 1.1504 SPACE  
TOTAL REQUIRED LOADING SPACES: 2 SPACES  
PROVIDED: 2 SPACES
14. OPEN SPACE:  
REQUIRED: 35%  
EXISTING: 18.7%
15. THE EXISTING LIGHTING IS BUILDING MOUNTED AND NOT PROPOSED TO CHANGE.
16. ALL NEW SIGNS ARE SUBJECT TO APPROVAL BY THE HUDSON ZONING ADMINISTRATOR PRIOR TO INSTALLATION THEREOF.
17. SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION AND GRADE.
18. IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN IN ANYWAY WHATSOEVER WITHOUT RECEIVING APPROVAL FROM THE TOWN OF HUDSON PLANNING BOARD.



**NON RESIDENTIAL SITE PLAN**  
**KLIMAS PROPERTIES, LLC**  
MAP 181 LOT 4 & MAP 182 LOT 51  
1 & 3 CENTRAL STREET  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

**OWNER/APPLICANT**  
KLIMAS PROPERTIES, LLC.  
32 BURNHAM AVENUE  
NASHUA, N.H. 03064  
BK. 8988 PG. 680

**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

DATE: FEBRUARY 2, 2023 SCALE: 1" = 20'  
PROJECT NO: 22-0715-1 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: \_\_\_\_\_

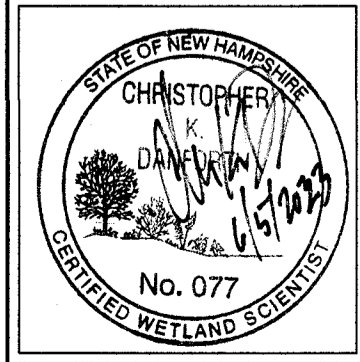
SIGNATURE \_\_\_\_\_ SIGNATURE DATE \_\_\_\_\_  
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SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

**OWNER OF MAP 181 LOT 4 & MAP 182 LOT 51**

SIGNATURE: \_\_\_\_\_  
KLIMAS PROPERTIES, LLC

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



CHRIS DANFORTH CERTIFIED WETLAND SCIENTIST 077#, OF KEACH-NORDSTROM ASSOCIATES INC. OF BEDFORD, NH, ACCOMPANIED BY AUDREY CARR WETLAND SCIENTIST APPRENTICE #064 PERFORMED THE WETLAND MAPPING IN OCTOBER OF 2022 ACCORDING TO THE TECHNICAL CRITERIA OF THE CORDES OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987)

