

279 LOWELL ROAD CHANGE OF USE

SP# 06-23

STAFF REPORT

July 26, 2023

SITE: 279 Lowell Road, Map 234 Lot 032

ZONING: General 1 (G-1)

PURPOSE OF PLAN: To illustrate the existing and proposed conditions at Hudson lot 234-32. The nature of the change of use is to convert an existing veterinarian clinic to a vape shop.

PLANS UNDER REVIEW:

Site Plan / 279 Lowell Road, Hudson, NH, Map 234 Lot 32; prepared by: Jeffrey Land Survey, LLC, 1 Burgess Drive, Litchfield, NH 03052; prepared for: Yanhong Yang King, Applicant, Lot 234-32, Hillsborough County, NH; consisting of 1 sheet and general notes 1-10; dated May 2023.

ATTACHMENTS:

- A. Department Comments
- B. Plan of record, HCRD #24849

APPLICATION TRACKING:

- June 14, 2023 – Application received.
- July 26, 2023 – Public hearing scheduled.

COMMENTS & RECOMMENDATIONS:

BACKGROUND

This an existing development seeking a change of use. The site is approximately 0.364 acres with an existing 1,805 SF building that is served by municipal water and has a private septic. It is in the G-1 zone and abutting uses include residential and a used car lot. The building was previously used for an animal clinic and the current proposed use is a vape/smoke shop, classified as General Retail.

This property has an existing site plan of record, HCRD #24849, circa 1990 which changed the principal use of this lot from residential & commercial to strictly commercial as a veterinary service (**Attachment B**). This site plan was approved with waivers for: maneuvering space, CAP amount, 35-foot front green space, buildings in side yard setback, parking spaces (8 provided where 11 was required), drainage calculations, and curb cut. Conditions on the approval include that entrance and exit signs be located at their respective locations and that a sign be located to indicate employee parking. These conditions are carried forward in the current draft motion.

At the time of the 1990 approval the plan seemingly reports there being two stories totaling 3,096 sf, thus requiring 11 spaces at a rate of 1 per 300 sf. However, current assessor's records indicate one finished floor of approximately 1,800 sf and an unfinished basement of just under 1,500 sf. Reasons for this discrepancy would be speculative at best, but it is possible that the 1990 plan intended to finish the basement for commercial use but was not completed.

Since then, due to Right-of-Way takings by the State over the years, the site has lost roughly 30 feet of depth in the front yard. Resultantly, the front parking area was reconfigured to its current arrangement sometime around the year 2000. It is not clear if the Town's Planning Board authorized the reconfiguration or if it resulted from the land taking process.

Please note that Town records during this time are sparse and detail is provided where available.

DEPARTMENT COMMENTS

See **Attachment A** for comments from town departments.

1. Engineering: Applicant shall reassess the layout of the sign, which would be the first one in Hudson running parallel with the road, vs. perpendicular, which is standard. Applicant shall provide electrical trench from the main building to the sign location. Applicant shall provide foundation design for the proposed sign. Applicant shall provide the height of the sign.

Comment: This will be finalized during review of a sign application that is subject to review and approval by the Zoning Administrator. Effect on sight lines/distance should also be considered as is typically done during sign permit review.

2. Fire Marshal: Building permits are required prior to any renovation work. All work shall conform to the current State Adopted Building and Fire Code.

Comment: These items are the subject to the review and approval of Inspectional Services.

3. Zoning: A sign permit will be needed which should address at a minimum: 1) the original (existing) sign has been removed due to an accident, the old location is grandfathered from a prior sign permit. 2) Applicant should reassess the layout of the sign running parallel with the road vs perpendicular and provide dimensions from the leading edge of the sign. 3) Provide the height of the sign.

Comment: See previous comment above under Engineering.

WAIVERS REQUESTED

1. Waiver for Stormwater Control Plan, 275-9.A, to not require a stormwater control plan when one would otherwise be required. The applicant is proposing no additional impervious material or cutting any existing green areas, therefore the applicant believes that the SMP would be unbeneficial, since the area will not have appreciably changed since the previous owners.

Comment: No site development is proposed and it appears the previous site plan received a waiver from the drainage requirements in place at that time. Stormwater

2. Waiver for Traffic Study, 275-9.B, to not require a traffic study.

Comment: This is only a requirement if requested by Staff or the Planning Board. A waiver may be unnecessary.

3. Waiver for Noise Study, 275-9.C, to not require a noise study when one would otherwise be required. The applicant is proposing a small retail shop where all business is conducted indoors next to a well-travelled State Highway. The applicant believes that her business would not contribute to any exiting noise pollution.

Comment: This is only a requirement if requested by Staff or the Planning Board. A waiver may be unnecessary.

ADDITIONAL WAIVER CONSIDERATIONS

The following relate to the pre-existing non-conformities on this site. Although some of these elements were approved as part of the 1990 approval, current land use regulations apply

1. Parking space and aisle dimensions: Although related waivers are not currently requested by the applicant, staff notes that it appears the parking spaces and aisle dimensions do not meet the site plan requirements, as estimated by Staff since dimensions are missing in various locations. Also, angled parking requires one-way circulation in this instance which should be marked on the pavement in addition to the entrance/exit signage/markings previously discussed. Further, it is unclear if these were previously authorized, or required authorization by the Town but it is apparent that their geometry resulted from the State's land taking.

The Applicant should provide more information if the reconfiguration was authorized by the Town or, in the absence thereof, request a waiver from §275-8.C.4 and §275-8.C.5.

2. Loading areas: Although the existing site development does not show loading spaces, the Applicant should provide loading spaces as required or seek a waiver from §275-8.C.6.
3. 100-foot buffer between commercial development and residential property line: Though pre-existing as a Veterinary Clinic, current regulations require buffering between proposed commercial uses that abut a residential use. The Applicant should a waiver from §276-11.1.B(12) for buildings, parking and display areas within 100-feet of a residential use.

4. As a result of the State's ROW takings the green area between the ROW and the pavement has been reduced. The Applicant should a waiver from §276-11.1.B(22) for a reduction in the green area between the ROW and pavement.
5. The open space calculation shave not been shown. The Applicant should either demonstrate that the open space is equal to 40% or request a waiver from §276-11.1.B(13).
6. Although approved in the 1990 plan, current regulations do not permit parking areas or travel ways within the side-yard setback. The Applicant should a waiver from §276-11.1.B(25)parking and travelways within the side-yard setback.

RECOMMENDATIONS

- The application suggests the parking requirements are met for retail (1 per 200 sf) for the 1,805 sf retail space with the existing 9 spaces. The Applicant should confirm the available square footage of the retail space.
- Pre-existing non-conformities should be addressed as discussed above.
- The Board may wish to consider carrying forward signage requirements imposed by the previous approval for enter/exit signage and employee parking signage, as well as consider vehicular circulation paint markings for the one-way area.
- There appears to be an encroachment of the site's retaining wall on the north-western property line onto 277 Lowell Road (Map 234 Lot 33). This appears to mimic the approved site plan of 1990 but built slightly over the property line. The Applicant should obtain an easement from the property owner of 277 Lowell Road or remove the encroachment.
- In reviewing the Impact Fee Ordinance, no net increase would result from the change of category so no CAP fee is assessed (existing: Medical Office = \$5.30/sf; whereas proposed comparables from the Traffic Impact Fee Table include Shopping Center = \$3.87/sf, Pharmacy = \$5.30/sf).

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 a site walk and/or the Applicant's requests. Recommended conditions of approval for the Board's consideration are provided under Draft Motions.

DRAFT MOTIONS

REGIONAL IMPACT in accordance with RSA 36:56:

I move to determine that the site plan application SP# 06-23 for the Site Plan / 279 Lowell Road, Hudson, NH, Map 234 Lot 032 (**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 SP# 06-23 for the Site Plan / 279 Lowell Road, Hudson, NH, Map 234 Lot 032.

Motion by: _____ Second: _____ Carried/Failed: _____

To GRANT a waiver:

I move to grant a waiver from §275-9.A, to not require a Stormwater Management Plan, 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: _____

I move to grant a waiver from §279-8.C.4, to allow parking space dimensions of less than 10-feet by 20-feet, 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: _____

I move to grant a waiver from §279-C.5., to allow reduced parking aisle dimensions, 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: _____

Additional Draft Waiver Motions related to the discussion above will be provide in advance of the meeting.

Draft motions continue on the following page

APPROVE the site plan application:

I move to approve the site plan application for the Site Plan / 279 Lowell Road, Hudson, NH, Map 234 Lot 32; prepared by: Jeffrey Land Survey, LLC, 1 Burgess Drive, Litchfield, NH 03052; prepared for: Yanhong Yang King, Applicant, Lot 234-32, Hillsborough County, NH; consisting of 1 sheet and general notes 1-10; dated May 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.
3. The Plan date shall be revised to include the calendar day as well as revision dates.
4. This approval is for 1,805 sf of finished retail space on one floor only and does not constitute approval of retail use of a finished basement.
5. Parking spaces shall be restriped prior to issuance of Certificate of Occupancy.
6. Signage shall be placed to indicate employee parking spaces.
7. Signage or markings shall indicate the entrance and exit as well as one-way circulation.
8. Approval of business signage shall be reviewed by the Engineering Department for vehicular sight lines and sight distance.
9. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M. No exterior construction activities shall be allowed on Sundays.
10. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday only.

Motion by: _____ Second: _____ Carried/Failed: _____

From: Dhima, Elvis
Sent: Wednesday, June 14, 2023 12:15 PM
To: Dubowik, Brooke; Groth, Brian
Subject: RE: Dept Sign-off SP# 06-23 for 279 Lowell Rd Change of Use

Please see below

1. Applicant shall reassess the layout of the sign, which would be the first on in Hudson running parallel with the road, vs perpendicular , which is standard
2. Applicant shall provide electrical trench from the main building to the sign location
3. Applicant shall provide foundation design for the proposed sign
4. Applicant shall provide the height of the sign

E

Elvis Dhima, P.E.
Town Engineer

12 School Street
Hudson, NH 03051
Phone: (603) 886-6008
Mobile: (603) 318-8286





TOWN OF HUDSON

FIRE DEPARTMENT

INSPECTIONAL SERVICES DIVISION



12 SCHOOL STREET, HUDSON, NEW HAMPSHIRE 03051

Emergency 911
Business 603-886-6005
Fax 603-594-1142

Scott Tice
Chief of Department

TO: Brian Groth
Town Planner

FR: David Hebert
Fire Marshal

DT: June 14, 2023

RE: 279 Lowell Road, Vape Shop

- Building permits are required prior to any renovation work
- All work shall conform to the current State Adopted Building and Fire Code

David Hebert
Fire Marshall



TOWN OF HUDSON

Land Use Division



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

Site Plan application #06-23 Zoning Review/Comments

June 15, 2023

Re: Map 234 Lot 032
Address: 279 Lowell Rd
Zoning district: General One (G-1)
Proposal: Change of Use

Review submitted plans: Dwg. No. 1 Date: May 2023

A sign permit will be needed which should address at a minimum:

- 1) The original (existing) sign has been removed due to an accident, the old location is grandfathered from a prior sign permit.
- 2) Applicant should reassess the layout of the sign running parallel with the road vs perpendicular and provide dimensions from the leading edge of the sign.
- 3) Provide the height of the sign.

Chris Sullivan
Zoning Administrator/Code Enforcement Officer
(603) 816-1275
csullivan@hudsonnh.gov

cc: Public Folder
B. Groth - Town Planner
file

JEFFREY LAND SURVEY LLC

1 BURGESS DRIVE, LITCHFIELD, NH 03052
(603) 424-4089



June, 2023
Hudson Planning Board
12 School Street
Hudson, NH 03051
RE: Change of Use Narrative

Dear Board Members,

The applicant proposes a change of use at Map 234 Lot 32 with a street address of 279 Lowell Road, Hudson, NH.

The previous use was animal clinic. The proposed use is a vape/smoke shop.

The lot is in Zone G-1.

The applicant proposes two signs. One is to be a 5'x7' illuminated sign in the island in the parking lot, and one is to be a 3'x16' roof-mounted sign.

Existing sign bollards are to be removed.

There are to be no new pavement added.

There are to be no new drainage structures installed.

There are to be no new buildings at this time.

Please do not hesitate to let me know if you have any further questions.

Gregg R. Jeffrey, LLS
Jeffrey Land Survey LLC
1 Burgess Drive
Litchfield, NH 03052

JUN 14 2023

TOWN OF HUDSON
PLANNING DEPARTMENT

SITE PLAN APPLICATION

Date of Application: _____ Tax Map #: 234 Lot #: 32

Site Address: 279 LOWELL ROAD, HUDSON, NH

Name of Project: SITE PLAN

Zoning District: G-1 General SP#: 06-23
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: KOMMA HOLDING, LLC

Address: 28 WINDING RD.

Address: BEDFORD, NH 03110

Telephone # 6032230306

Email: _____

DEVELOPER:

APPLICANT

YANHONG YANG KING

356 S. BROADWAY

SALEM, NH 03079

603-440-4152

bonnieking7606@gmail.com

PROJECT ENGINEER:

Name: _____

Address: _____

Address: _____

Telephone # _____

Email: _____

SURVEYOR:

JEFFREY LAND SURVEY LLC

1 BURGESS DR.

LITCHFIELD, NH 03052

603-424-4089

gjeffrey@jeffreylandsurvey.com

PURPOSE OF PLAN:

to illustrate the existing and proposed conditions at Hudson lot 234-32.

The nature of the change of use is to convert an existing veterinarian clinic

to a vape shop.

(For Town Use Only)

Routing Date: 6/14/23 Deadline Date: 6/21/23 Meeting Date: 7/26/23

_____ 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: SITE PLAN 279 LOWELL ROAD, HUDSON, NH

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 234 LOT 32

DATE: 06/14/2023

Location by Street: 279 LOWELL ROAD, HUDSON, NH

Zoning: G-1

Proposed Land Use: VAPE SHOP

Existing Use: PET HOSPITAL

Surrounding Land Use(s): USED CAR LOT, RESIDENTIAL

Number of Lots Occupied: 1

Existing Area Covered by Building: 1,805 SF±

Existing Buildings to be removed: 0

Proposed Area Covered by Building: 1,805 SF±

Open Space Proposed: 0

Open Space Required: 0

Total Area: S.F.: 15,859 SF± Acres: 0.364 AC±

Area in Wetland: 0 Area Steep Slopes: 0

Required Lot Size: 87,120 SF±

Existing Frontage: 98.82'

Required Frontage: 200'

Building Setbacks:	<u>Required*</u>	<u>EXISTING</u>	<u>Proposed</u>
Front:	<u>50'</u>	<u>34.5'</u>	<u> </u>
Side:	<u>15'</u>	<u>12.1'</u>	<u> </u>
Rear:	<u>15'</u>	<u>15'</u>	<u> </u>

SITE DATA SHEET

(Continued)

Flood Zone Reference: FIRM MAP NUMBER 33011C0656D

Width of Driveways: 12.5' MIN. EXISTING

Number of Curb Cuts: 2 EXISTING

Proposed Parking Spaces: 9 EXISTING

Required Parking Spaces: 9

Basis of Required Parking (Use): RETAIL

Dates/Case #/Description/Stipulations
of ZBA, Conservation Commission,
NH Wetlands Board Actions:
(Attach stipulations on separate sheet)

Waiver Requests

Town Code Reference:

Regulation Description:

§ 275-9.A STORMWATER CONTROL PLAN

§ 275-9.B TRAFFIC STUDY

§ 275-9.C NOISE STUDY

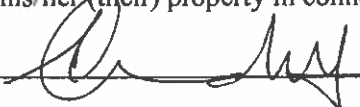
(For Town Use Only)

Data Sheets Checked By: _____ Date: _____

SITE PLAN APPLICATION AUTHORIZATION

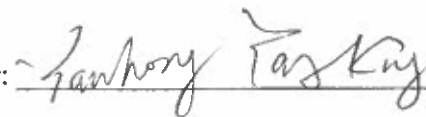
I hereby apply for *Site Plan* Review and acknowledge I will comply with all of the Ordinances of the Town of Hudson, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the items listed under the *Site 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: _____  Date: 6/14/2023

Print Name of Owner: _____

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

Signature of Developer:  Date: 6/14/2023

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.

WAIVER REQUEST FORM

Name of Subdivision/Site Plan: SITE PLAN

Street Address: 279 LOWELL ROAD, HUDSON, NH

I BONNIE KING hereby request that the Planning Board waive the requirements of item § 275-9.A of the Hudson Land Use Regulations in reference to a plan presented by JEFFREY LAND SURVEY LLC

(name of surveyor and engineer) dated MAY 2023 for property tax map(s) 234 and lot(s) 32 in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Land Use Regulations.

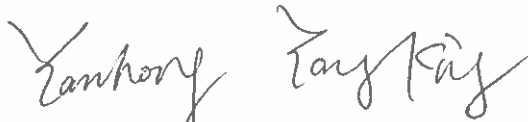
Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):

A Stormwater Management Plan would cause unnecessary financial burden on the applicant.

Reason(s) for granting this waiver, relative to not being contrary to the spirit and intent of the Land Use Regulations: (if additional space is needed please attach the appropriate documentation hereto):

The applicant is proposing no additional impervious material or cutting of any existing green areas, therefore the SMP would be unbeneficial, since the area will not have appreciably changed since the previous owners. Therefore, granting of the waiver is in keeping with the spirit and intent of the ordinance.

Signed:



Applicant or Authorized Agent

WAIVER REQUEST FORM

Name of Subdivision/Site Plan: SITE PLAN

Street Address: 279 LOWELL ROAD, HUDSON, NH

I BONNIE KING hereby request that the Planning Board waive the requirements of item § 275-9.C of the Hudson Land Use Regulations in reference to a plan presented by JEFFREY LAND SURVEY LLC

(name of surveyor and engineer) dated MAY 2023 for property tax map(s) 234 and lot(s) 32 in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Land Use Regulations.

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

A Noise Study would cause unnecessary financial
burden on the applicant.

Reason(s) for granting this waiver, relative to not being contrary to the spirit and intent of the Land Use Regulations: (if additional space is needed please attach the appropriate documentation hereto):

The applicant is proposing a small retail shop where all business is conducted indoors
next to a well-travelled State Highway. The applicant believes that her business would
not contribute to any existing noise pollution. Therefore, granting of the waiver is in
keeping with the spirit and intent of the ordinance.

Signed:


Applicant or Authorized Agent



TOWN OF HUDSON

Land Use Division



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

Zoning Determination #23-047

March 30, 2023

Via email:
Bonnieking7606@gmail.com

RE: 279 Lowell Rd Map 234 Lot 032-000
District: General One (G-1)

Dear Bonnie,

Your request: Can you use this property for: a “smoke shop” retail sales of tobacco and pipes etc.

Zoning Review / Determination:

I identify your use being requested as (D-29) Retail Sales, which is a permitted use, but is a change of use as the existing (previous) use is (D-2) Animal clinic or hospital; kennel. As the approved site plan of record dated 11/2/92 (HCRD #24849) indicates.

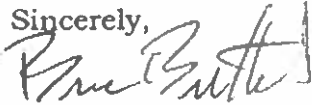
You would need approval of an amended site plan from the Planning Board, as this is a change of category (use) per: § 334-16.1 Site plan approval.

*“No person, persons, partnership, proprietorship, company, trust or corporation shall commence a new use, **change a use** or commence any site development activity (other than one- or two-family residential activity) without first securing site plan approval from the Hudson Planning Board pursuant to this chapter. These regulations shall apply to the development **or change or expansion of use of tracts for nonresidential uses** or for “multifamily dwelling units,” which are defined as any structures containing more than two dwelling units, whether or not such development includes a subdivision or resubdivision of the site. For the purpose of this chapter, change of use occurs when the use of any land or building is changed from one land use classification to another **or from one category to another category within a land use classification as specified in this chapter**. E.g., grocery store changes to a food service establishment. No building permits shall be issued until site plan approval has been obtained from the Town of Hudson Planning Board and is recorded with the Hillsborough County registry of Deeds.”*

NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.

Please contact Brian Groth – Town Planner (603) 886-6009 for site plan application details.

Sincerely,



Bruce Buttrick

Zoning Administrator/Code Enforcement Officer

(603) 816-1275

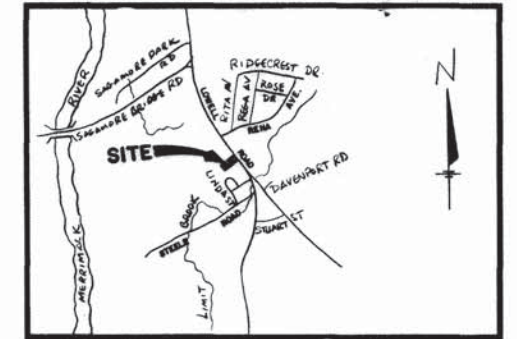
bbuttrick@hudsonnh.gov

cc: Public Folder
B. Groth – Town Planner
Owner
File

NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.

ADDITIONAL NOTES:

- ENTRANCE & EXIT SIGNS ARE TO BE LOCATED AT THEIR RESPECTIVE LOCATIONS.
- SIGN TO BE LOCATED TO INDICATE EMPLOYEE PARKING.
- ANY CHANGE OF USE WILL REQUIRE THIS SITE PLAN TO BE PRESENTED TO THE PLANNING BOARD PRIOR TO THAT CHANGE OF USE FOR APPROVAL BY THE PLANNING BOARD.
- WAIVERS GRANTED BY THE PLANNING BOARD FOR:
 - MANEUVERING SPACE
 - CAP AMOUNT
 - 35 FT REQUIRED FRONT GREEN SPACE
 - BUILDINGS IN SIDE YARD SETBACK
 - PARKING SPACES: 8 provided, 11 required
 - DRAINAGE CALCULATIONS



VICINITY PLAN

PLAN REFERENCE

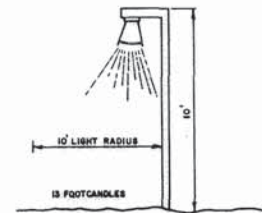
- PLAN OF LAND OF E. STUART & DORIS E. GROVES, HUDSON, NH. SCALE: 1" = 100', DATED: MAY 1951, PREPARED BY NED SPAULDING, C.E. H.C.R.D. PLAN NO. 1161.

NOTES

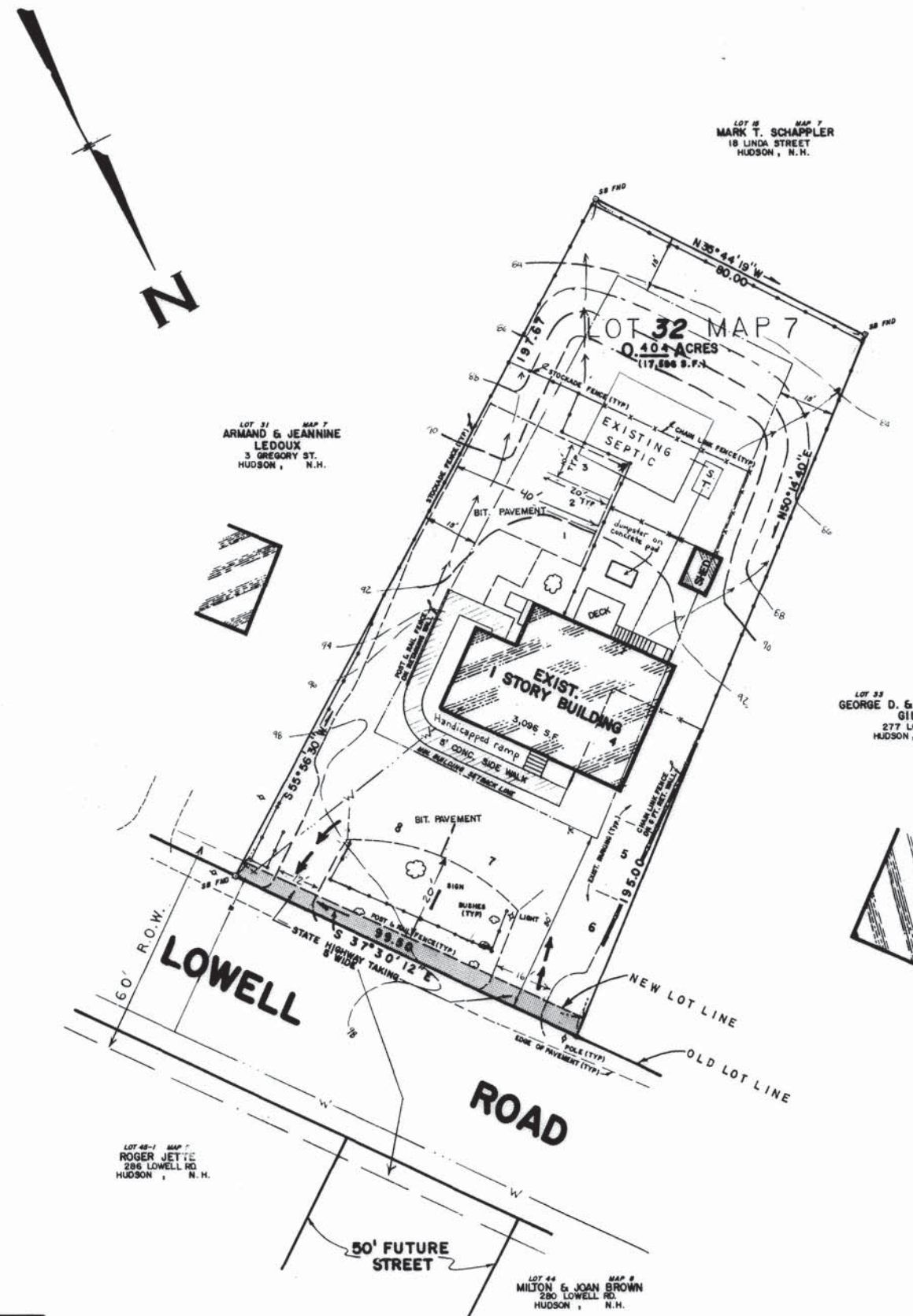
- PRESENT AREA OF LOT IS 17,596 SQ. FT. OR 0.404 ACRES.
- PRESENT ZONING: D - RURAL
- SOIL TYPE: WdC - WINDSOR LOAMY SAND.
- Purpose of Plan: To expand existing veterinary office space to include the main floor formerly used as living space, thus changing the principal use from residential and commercial to strictly commercial. No additions to the existing structure are currently proposed.
- Required Green Space = 35 feet. Existing Green Space = 16 feet.
- Required Open Space = 6,169 sq. ft. (35% of total area). Existing Open Space = 7,900 sq. ft. (45% of total area).
- Parking required = 1 space/300 sq. ft. of building area = 11 spaces. Parking provided = 8 spaces.
- A cost allocation procedure amount of _____ to be paid prior to plan recording.
- Deed Reference: Book 2726 Page 03B.
- Lot is serviced by municipal water supply and private septic.
- Requested Waivers: Green Space
Front Yard Building Setback
CURB CUT
MANEUVERING SPACE

LEGEND

- SHADE TREES
- PARKING AREA LIGHTS
- EXISTING STOCKADE FENCE (6' HIGH)
- EXISTING CHAIN LINK FENCE (4' HIGH)
- EXISTING POST & RAIL FENCE
- EXISTING CONTOURS
- EXISTING WATER LINE
- EXISTING POLE



EXIST. LIGHTING DETAIL



APPROVED PLANNING BOARD

HUDSON

James S. Finkle-Mills 4/2/90
CHAIRMAN DATE

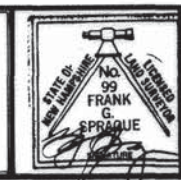
Robert Brown 11-2-90
SECRETARY DATE

Russell C. Lawson
OWNER: DR. R.C. LAWSON DATE: 7-13-88

Michael J. Grainger
ENGINEER: MICHAEL J. GRAINGER DATE: 10/15/90

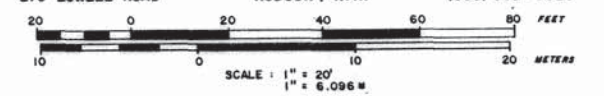
I CERTIFY THAT AN ACTUAL FIELD SURVEY WAS MADE ON THE GROUND IN JULY 1984 AND AND MAY 1988 AND WAS AN ERROR OF CLOSURE OF 1 IN 10,000 OR BETTER.

[Signature]
DATE: 8-12-88



LAWSON SITE PLAN

Lowell Road (LOT 32 MAP 7)
HUDSON, NEW HAMPSHIRE
PREPARED FOR:
Russell C. Lawson, V.M.D.
279 LOWELL ROAD HUDSON, N.H. (603) 882-8825



29 MAY 1988 REVISED: 6/7/89

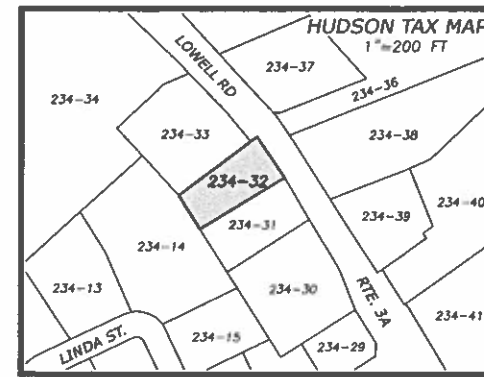
M. J. GRAINGER ENGINEERING, INC.
PROFESSIONAL ENGINEERS - SURVEYORS - PLANNERS
220 DERRY ROAD HUDSON, N.H. (603) 882-4359

HCRD 24849

PARKING SUMMARY			
USE RETAIL 1,805 SF	1 SPACE PER 200 SF 1,805 SF / 200 SF = 9 SPACES	REQUIRED 9	PROPOSED 9 EXISTING
ONE ADA SPACE PROVIDED EXISTING - REF. WWW.ADA.GOV/TOPICS/PARKING/			

REFERENCE PLAN:

1. REFERENCE PLAN: "PLAN OF LAND OF STUART & DORIS E. GROVES HUDSON, N.H." DATED MAY, 1951 AND RECORDED IN THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS (HCRD) AS PLAN 1161.
2. REFERENCE PLAN: "THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION CONSTRUCTION PLANS, FEDERAL AID PROJECT STP-X-0005(217) N.H. PROJECT NO. 12461, N.H. ROUTE 3A" ON FILE AT THE NH DOT, REFER TO: gis.dot.nh.gov/plan/12461.ASB.pdf.
3. REFERENCE PLAN: "LAWSON SITE PLAN, LOWELL ROAD (LOT 32 MAP 7) HUDSON, NEW HAMPSHIRE" DATED MAY 1988 AND RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS (HCRD) AS PLAN 24849.



PROPOSED
3' X 16' ROOF-MOUNTED SIGN
N.T.S.

SMOKER CHOICE
TOBACCO, VAPE & GLASS OUTLET

PROPOSED
5' X 7' POLE-MOUNTED SIGN
ILLUMINATED
N.T.S.

SMOKER CHOICE
Wholesale to the Public
TOBACCO, VAPE & GLASS OUTLET

HEIGHT T.B.D.

PLAN LEGEND

CONTOUR LINE	---
STONE BOUND (FOUND)	■
CONCRETE	□
SETBACK LINE	- - - -
CATCH BASIN	□
PARKING SPACE COUNT	⑤
CHAIN LINK FENCE	—○—○—○—
STOCKADE FENCE	—□—□—□—
EXISTING LIGHT	▲

RECEIVED

JUL 10 2023

TOWN OF HUDSON
PLANNING DEPARTMENT

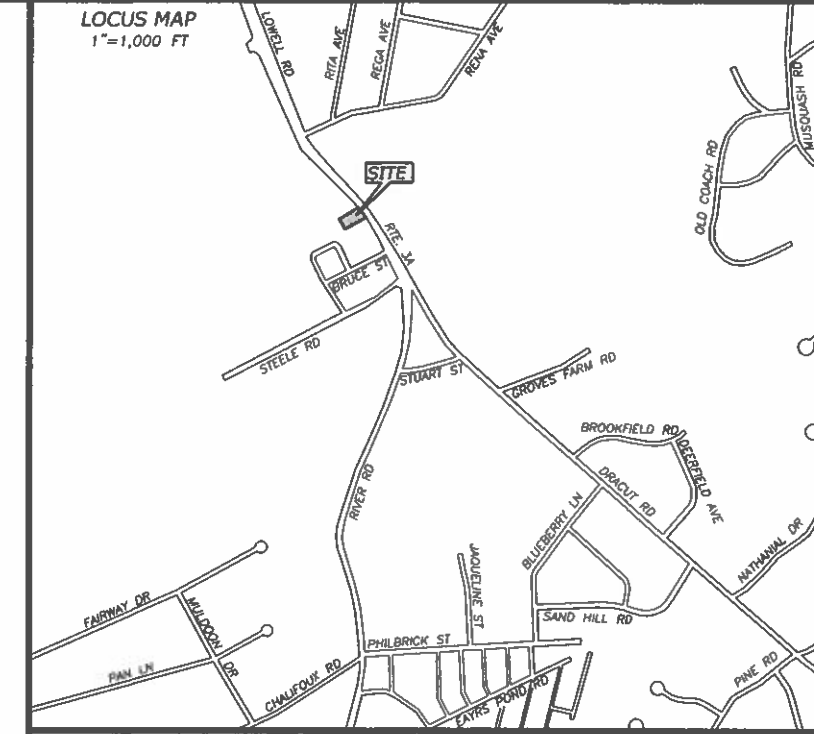
CERTIFICATION:

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 ON THE GROUND BY THIS OFFICE DURING MAY OF 2023. SAID SURVEY HAS AN ERROR OF CLOSURE BETTER THAN ONE PART IN TEN THOUSAND (1:10,000).

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

LOCUS MAP
1"=1,000 FT



PLAN NOTES:

1. THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE LOCATION OF THE OF AN EXISTING BUILDING AND THE PROPOSED IMPROVEMENTS TO COMPLETE A CHANGE OF USE. THE APPLICANT INTENDS TO CONVERT AN EXISTING ANIMAL HOSPITAL INTO A SMOKE SHOP.
2. LOT AREA
TAX MAP 234 LOT 32 = 15,859 SF OR 0.364 AC.
3. REFERENCE THIS PARCEL AS TOWN OF HUDSON TAX MAP 234 LOT 32.
4. CURRENT ZONING DISTRICT:

G-1
MINIMUM SETBACKS: FRONT = 30'
SIDE = 15'
REAR = 15'
MIN. AREA (WITHOUT SEWER) = 87,120 SF
MIN. FRONTAGE (WITHOUT SEWER) = 200'

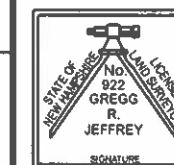
5. FOR BOUNDARY INFORMATION SEE PLAN REFERENCES 1&2.
6. TOPOGRAPHIC INFORMATION DEPICTED HEREON IS A RESULT OF AN ON-THE-GROUND SURVEY PREPARED BY THIS OFFICE MAY 2023.
7. NO PORTION OF THE PROPERTY IS WITHIN THE 100-YEAR FLOOD PLAN AS PER FIRM MAP NUMBER 33011C0656D
8. OWNER OF RECORD:

MAP 234 LOT 32
KOMMA HOLDING, LLC
28 WINDING RD.
BEDFORD, NH 03110
HCRD BK 8538 PG 576

9. THERE WILL BE NO ADDITIONAL EXTERIOR LIGHTING.
10. ALL SIGNS ARE SUBJECT TO APPROVAL BY THE HUDSON ZONING ADMINISTRATOR PRIOR TO INSTALLATION THEREOF.

REV. 3		BY:
REV. 2		BY:
REV. 1		BY:

SITE PLAN
279 LOWELL ROAD, HUDSON, NH
PREPARED FOR
YANHONG YANG KING
APPLICANT, LOT 234-32
HILLSBOROUGH COUNTY, NH



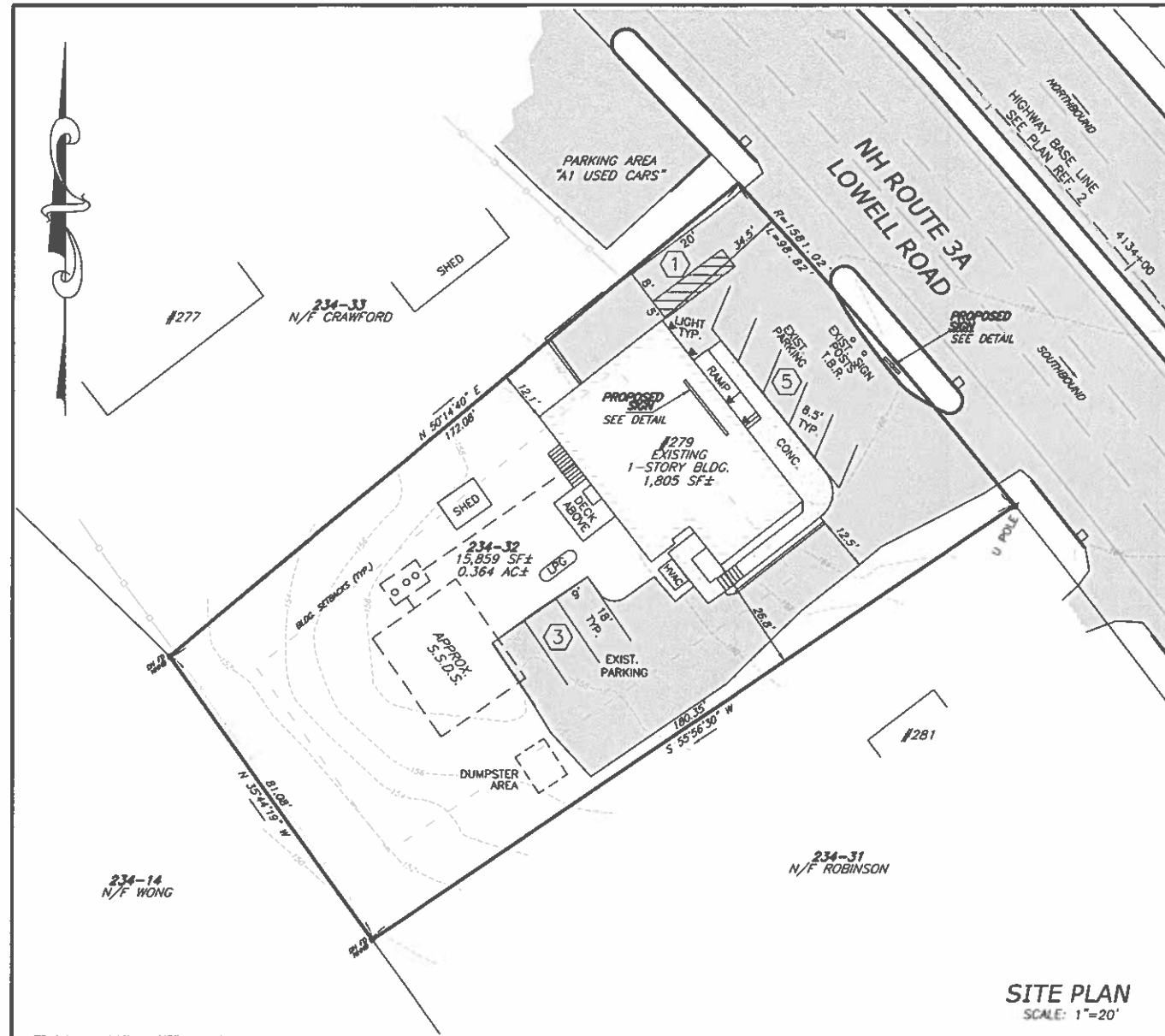
JEFFREY LAND SURVEY, LLC
1 BURGESS DRIVE
LITCHFIELD, NH 03052

SHEET 1 OF 1

1"=20'



DATE: MAY 2023



SITE PLAN
SCALE: 1"=20'

SUBJECT LOT:
MAP 234 LOT 32
KOMMA HOLDING, LLC
28 WINDING RD
BEDFORD, NH 03110
HCRD 8538/576

DIRECT ABUTTERS:
MAP 234 LOT 31
MICHELLE J. ROBINSON
MARK A. LEDOUX
12 SHEPHERD HILL RD
BEDFORD, NH 03110
HCRD 6337/1502

MAP 234 LOT 14
DON R. WONG
MELISSA E. WONG
18 LINDA ST
HUDSON, NH 03051
HCRD 7862/478

MAP 234 LOT 33
ANNETTE CRAWFORD, TRUSTEE
BRENDA DEAN, TRUSTEE
277 LOWELL RD
HUDSON, NH 03051
HCRD B552/345

INDIRECT ABUTTERS:
MAP 234 LOT 30
USA PEZZAROSSI
283 LOWELL RD
HUDSON, NH 03051
HCRD 8968/2258

MAP 234 LOT 15
EMERSON BARBOSA
20 LINDA ST
HUDSON, NH 03051
HCRD 9217/1506

MAP 234 LOT 34
TARGET CORPORATION
1000 NICOLLET MALL, TPN 12H
MINNEAPOLIS, MN 55403
HCRD 9688/512

MAP 234 LOT 36
MARTHOMPSON REALTY INC.
3 MARMON DR
NASHUA, NH 03060
HCRD 9666/2952

MAP 234 LOT 37
MARTHOMPSON REALTY INC.
3 MARMON DR
NASHUA, NH 03060
HCRD 9666/2868

MAP 234 LOT 38
286 LOWELL RD LLC
20 TRAFALGAR SQ. SUITE 610
NASHUA, NH 03064
HCRD 9349/337

MAP 234 LOT 39
286 LOWELL RD LLC
20 TRAFALGAR SQ. SUITE 610
NASHUA, NH 03064
HCRD 9349/337

PURSUANT TO THE SUBDIVISION OF LAND REGULATIONS OF THE HUDSON PLANNING BOARD, SUBDIVISION APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

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

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SUBDIVISION PLANS ARE VALID FOR ONE YEAR 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.

OWNER OF RECORD:

REP. FOR KOMMA HOLDING, LLC

DATE

LICENSED LAND SURVEYOR

DATE

LICENSED LAND SURVEYOR

DATE