

# **STANDISH LANE LOT LINE RELOCATION PLAN**

SB# 06-23

## **STAFF REPORT**

December 13, 2023

**SITE:** 237 Standish Lane, Map 187 Lot 10-21; and 233 Standish Lane, Map 187 Lot 10-22

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

**PURPOSE OF PLAN:** To adjust the lot line between assessor's Map 187 Lots 10-21 & 10-22 by creating parcel "A" which is to be added to lot 10-22 from lot 10-21 and parcel "A" is not considered a separate building lot.

### **PLANS UNDER REVIEW:**

Lot Line Adjustment Plan / 233 & 237 Standish Lane, Map 187 Lots 10-22 & 10- 21, Bush Hill Road, Hudson, New Hampshire, Hillsborough County; prepared by Keach-Nordstrom Associates, Inc. 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: Map 187 Lot 10-21/22, Eagle's Nest Estates LLC., 142 Lowell Road Unit 17 Box 128, Hudson, NH 03051; consisting of 2 sheets and general notes 1-8 on Sheet 1; dated November 20, 2023.

### **APPLICATION TRACKING:**

- November 21, 2023 – Application received.
- December 13, 2023 – Public hearing scheduled.

### **ATTACHMENTS:**

- A. Department comments.

### **COMMENTS & RECOMMENDATIONS:**

#### **BACKGROUND**

237 Standish Lane, Map 187 Lot 10 Sublot 21, is a 1.777 acre L-shaped lot with an existing single-family home with 100 ft. of frontage on Standish Lane. 233 Standish Lane, Map 187 Lot 10 Sublot 22, is a 1.161 acre rectangular lot with an existing foundation under construction.

237 Standish Lane has on-site water and septic and is located in the G-1 district. 233 Standish Lane is proposed to have on-site water and septic as part of original approved plans. The G-1 district has a minimum lot size of 87,120 square feet (2 acres) and requires 200-feet of frontage. Both lots fall under the Eagles Nest Open Space Development, modifying these requirements.

The land proposed to transfer, Parcel "A," is 0.328 acres with no frontage that is primarily even terrain and would be transferred from Lot 11 to Lot 10. This lot line relocation would reduce Lot 10-21 to 1.449 acres while Lot 10-21 would increase to 1.489 acres.

STAFF COMMENTS

The land proposed to be transferred (Parcel “A”) is relatively even terrain that is not slated to contain any proposed facilities or other regulated structures like sewer, water, or buildings greater than 200 sqft. In transferring Parcel “A”, the two properties are being made more regular in shape and similar to the surrounding parcels. During development of the subdivision, original plans show lot 10-21 containing a septic system on the rear of the parcel, thus requiring the L-shape to accommodate. With the change moving septic systems to the front, this L-shape is no longer required.

DEPARTMENT COMMENTS

- All departments reported no comment.

**DRAFT MOTIONS**

**ACCEPT THE LOT LINE RELOCATION APPLICATION:**

I move to accept the lot line relocation application for SB# 06-23 Standish Lane Lot Line Adjustment Plan / 233 & 237 Standish Lane, Map 187 Lots 10-22 & 10- 21.

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

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

I move to continue the lot line relocation application for SB# 06-23 Standish Lane Lot Line Adjustment Plan / 233 & 237 Standish Lane, Map 187 Lots 10-22 & 10- 21, to date certain, \_\_\_\_\_, 2023.

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

**APPROVE the lot line relocation application:**

I move to approve the lot line relocation application SB# 06-23 Standish Lane Lot Line Adjustment Plan / 233 & 237 Standish Lane, Map 187 Lots 10-22 & 10- 21, Bush Hill Road, Hudson, New Hampshire, Hillsborough County; prepared by Keach-Nordstrom Associates, Inc. 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: Map 187 Lot 10-21/22, Eagle’s Nest Estates LLC., 142 Lowell Road Unit 17 Box 128, Hudson, NH 03051; consisting of 2 sheets and general notes 1-8 on Sheet 1; dated November 20, 2023; subject to, and revised per, the following stipulations:

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

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

**LOT LINE RELOCATION APPLICATION**

Date of Application: 11/17/23 Tax Map #: 187 Lot #: 10-21 & 10-22

Name of Project: 233 & 237 Standish Lane

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

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

**PROPERTY OWNER:** Lots 10-21&10-22

**DEVELOPER:**

Name: Eagles Nest Estates, LLC

Address: 142 Lowell Road, Unit 17 Box 128

Address: Hudson, NH 03051

Telephone #: (603) 320-5123

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

Email: Johngargasz@gmail.com

**PROJECT ENGINEER:**

**SURVEYOR:**

Name: Keach-Nordstrom Assoc., Inc.

Keach-Nordstrom Assoc., Inc.

Address: 10 Commerce Park No., Suite 3

10 Commerce Park No., Suite 3

Address: Bedford, NH 03110

Bedford, NH 03110

Telephone #: (603) 627-2881

(603) 627-2881

Email: abasso@keachnordstrom.com

chickey@keachnordstrom.com

**PURPOSE OF PLAN:**

The purpose of this plan is to adjust the lot line between assessor's map 187 lots 10-21 & 10-22 by creating parcel "A" which is to be added to lot 10-22 from lot 10-21 and parcel "A" is not considered a separate building lot.

(For Town Use Only)

Routing Date: 11/27/23 Deadline Date: 12/4/23 Meeting Date: TBD

I have no comments  I have comments (attach to form)

EZD Title: TOWN ENGINEER Date: 11/27/23  
(Initials)

**Department:**

Zoning: \_\_\_ Engineering:  Assessor: \_\_\_ Police: \_\_\_ Fire: \_\_\_ DPW: \_\_\_ Consultant: \_\_\_

**LOT LINE RELOCATION APPLICATION**

Date of Application: 11/17/23 Tax Map #: 187 Lot #: 10-21 & 10-22

Name of Project: 233 & 237 Standish Lane

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

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

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(For Town Use Only)

Routing Date: 11/27/23 Deadline Date: 12/4/23 Meeting Date: TBD

I have no comments  I have comments (attach to form)

DRH Title: Fire Marshal Date: 11/28/23  
(Initials)

Department: \_\_\_\_\_

Zoning: \_\_\_ Engineering: \_\_\_ Assessor: \_\_\_ Police: \_\_\_ Fire:  DPW: \_\_\_ Consultant: \_\_\_

**LOT LINE RELOCATION APPLICATION**

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Name of Project: 233 & 237 Standish Lane

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(For Town Use Only)

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

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X I have no comments \_\_\_\_\_ I have comments (attach to form)

JA Title: Chief Assessor Date: 11-28-23

(Initials)

**Department:**

Zoning: \_\_\_ Engineering: \_\_\_ Assessor: \_\_\_ Police: \_\_\_ Fire: \_\_\_ DPW: \_\_\_ Consultant: \_\_\_

**LOT LINE RELOCATION APPLICATION**

Date of Application: 11/17/23 Tax Map #: 187 Lot #: 10-21 & 10-22

Name of Project: 233 & 237 Standish Lane

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I have no comments  I have comments (attach to form)

CJS Title: ZONING ADMINISTRATOR Date: 11/28/23  
(Initials)

Department: ZONING

Zoning:  Engineering: \_\_\_ Assessor: \_\_\_ Police: \_\_\_ Fire: \_\_\_ DPW: \_\_\_ Consultant: \_\_\_

**LOT LINE RELOCATION APPLICATION**

Date of Application: 11/17/23 Tax Map #: 187 Lot #: 10-21 & 10-22

Name of Project: 233 & 237 Standish Lane

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(For Town Use Only)

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I have no comments  I have comments (attach to form)

SCM Title: Captain Steve McElhinney Date: 12/01/23  
(Initials)

**Department:**

Zoning: \_\_\_ Engineering: \_\_\_ Assessor: \_\_\_ Police:  Fire: \_\_\_ DPW: \_\_\_ Consultant: \_\_\_

**LOT LINE RELOCATION APPLICATION**

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Zoning District: General One (G-1) General SB#: 06-23  
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I have no comments  I have comments (attach to form)

(Initials) Title: Public Works Director Date: 11/30/23

**Department:** \_\_\_\_\_

Zoning:  Engineering:  Assessor:  Police:  Fire:  DPW:  Consultant:



## LETTER OF TRANSMITTAL

DATE: 11/20/2023

PROJECT NO: 11-0202-1

REFERENCE: Standish Lane Lot Line Adjustment

TO: Town of Hudson – Planning Department  
12 School Street  
Hudson, NH 03051

ATTENTION: Planning Board

**WE ARE SENDING YOU  
THE FOLLOWING ITEMS:**

- PLANS
- SPECIFICATIONS
- COPY OF LETTER
- APPLICATION
- CHANGE ORDER
- REPORT
- QUALIFICATIONS
- OTHER

**THESE ARE TRANSMITTED AS FOLLOWS:**

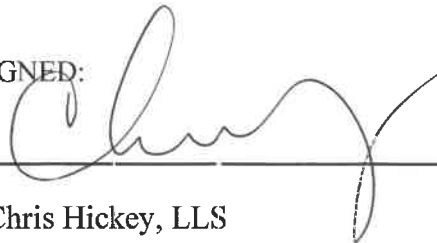
- FOR APPROVAL
- FOR YOUR USE
- AS REQUESTED
- FOR REVIEW & COMMENT
- RETURNED FOR CORRECTIONS
- APPROVED AS NOTED
- APPROVED AS SUBMITTED

NOTE: One (1) Original & One (1) Copy of Completed Application, Narrative, Abutters List, Abutters Labels (2 sets), Three (3) Full Size Plan Sets, Fifteen (15) Half Size Sets, & Application Fee Check

COPY TO:

\_\_\_\_\_

SIGNED:

  
\_\_\_\_\_

Chris Hickey, LLS

*Civil Engineering*

*Land Surveying*

*Landscape Architecture*

## Applicant Affidavit

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I, John Gargasz of Eagles Nest LLC, applicant of the project referenced on Tax Map 187 as Lots 10-21 & 10-22, located at Standish Lane, Hudson, New Hampshire, hereby verify that I have authorized Keach-Nordstrom Associates, Inc. to submit on my behalf, any and all applicable State and local permit applications as they pertain to improvements on said property.

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

Signature of Applicant:



Printed Name of Applicant: John Gargasz (Eagles Nest LLC)

Address of Applicant: 142 Lowell Road, Unit 17 Box 128

Hudson, NH 03051

Date:

11/20/2023

November 20, 2023

**Subject: Lot Line Adjustment of 233 & 237 Standish Lane  
Lot Line Relocation Application  
Map 187; Lots 10-21 & 10-22  
233 & 237 Standish Lane, Hudson New Hampshire  
KNA Project No. 11-0202-1**

**PROJECT NARRATIVE**

The subject parcel is located at 233 and 237 Standish Lane and is referenced on Hudson's Tax Map 187 as Lots 10-21 and 10-22. Both 1.777-acre (77,403-sf) Lot 21 and 1.161-acre (50,566-sf) Lot 22 are in Hudson's General One (G-1) Zoning District. Lot 21 has an existing single-family dwelling with on-site water and septic. Lot 22 is currently under construction and will have on-site water and septic.

The project proposed to adjust the lot line between the two lots by creating parcel "A" (0.328-acres (14,312 sf) as shown on the plan. Parcel "A" will be transferred from Lot 21 to Lot 22. Parcel "A" will not be considered a separate building lot. The purpose of the adjustment is to give Lot 22 the area directly behind the existing foundation, which will allow Lot 22 to have access to the Open Space. When the originally subdivision was permitted, the area which makes up Parcel "A" was used to satisfy the 4K septic reserve area for Lot 21. Lot 21 has since received both construction and operational approval to have the septic placement in the area as shown on the plans. Therefore, the area that makes up Parcel "A" is no longer needed as part of Lot 21 and the area is better served to be part of Lot 22. It is our professional opinion that this relocation of the lot line will not adversely impact the Town's roads, schools, or other infrastructure now or over a longer period of time.

**Abutters List**  
**233 & 237 Standish Lane**  
**Hudson, NH**  
**KNA#11-0202-1**

<b>Tax Map</b>	<b>Lot</b>	<b>Owner/Applicant</b>
187	10-21 10-22	Eagles Nest Estates, LLC 142 Lowell Road, Unit 17 Box 128 Hudson, NH 03051

<b>Tax Map</b>	<b>Lot</b>	<b>Direct Abutter</b>
187 202	10-20 10-23 3	Eagles Nest Estates, LLC 142 Lowell Road, Unit 17 Box 128 Hudson, NH 03051

187	10-3	John A. Dewolfe Dorothy J. Dewolfe 238 Standish Lane Hudson, NH 03051
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187	10-2	Arthur E. Handras Vaya Handras 234 Standish Lane Hudson, NH 03051
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<b>Tax Map</b>	<b>Lot</b>	<b>Indirect Abutter</b>
187	10-4	Richard L. Jeffries Jr. Kristin B. Erhlich 244 Standish Lane Hudson, NH 03051

187	10-1	Pasquale Palumbo Christi Sue Calvert 230 Standish Lane Hudson, NH 03051
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Professionals to be notified:

Surveyor  
Anthony M. Basso, LLS  
Keach-Nordstrom Associates Inc.  
10 Commerce Park North, Suite 3B  
Bedford, NH 03110



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

## **LOT LINE RELOCATION APPLICATION**

Revised August 1, 2022

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

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

The following information is required to be filed with the Planning Department *no later than 10:00 A.M., Tuesday ONE WEEK prior to the scheduled Planning meeting. The purpose of these materials is hardcopy distribution to Planning Board members, not review. Any plan revisions that require staff review must be submitted no later than 10:00 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.*

**LOT LINE RELOCATION APPLICATION**

Date of Application: 11/17/23 Tax Map #: 187 Lot #: 10-21 & 10-22

Name of Project: 233 & 237 Standish Lane

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

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

**PROPERTY OWNER:** Lots 10-21&10-22

**DEVELOPER:**

Name: Eagles Nest Estates, LLC

Address: 142 Lowell Road, Unit 17 Box 128

Address: Hudson, NH 03051

Telephone #: (603) 320-5123

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

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**PROJECT ENGINEER:**

**SURVEYOR:**

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(For Town Use Only)

Routing Date: \_\_\_\_\_ Deadline Date: \_\_\_\_\_ Meeting Date: \_\_\_\_\_

\_\_\_\_\_ I have no comments \_\_\_\_\_ I have comments (attach to form)

\_\_\_\_\_  
(Initials) Title: \_\_\_\_\_ Date: \_\_\_\_\_

**Department:**

Zoning: \_\_\_ Engineering: \_\_\_ Assessor: \_\_\_ Police: \_\_\_ Fire: \_\_\_ DPW: \_\_\_ Consultant: \_\_\_

**LOT LINE RELOCATION DATA SHEET**

PLAN NAME: 233 & 237 Standish Lane

PLAN TYPE: LOT LINE RELOCATION PLAN

LEGAL DESCRIPTION: Map 187 Lot 10-21

Map 187 Lot 10-22

DATE: 11/17/2023

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Location: 233 and 237 Standish Lane

Total Area: S.F. 127,969 Acres: 2.938

Area in Wetlands: None

Zoning: General One (G-1)

Lots Not Meeting  
Required Dimensions: None

Required Area: 43,560 SQUARE FEET

Required Frontage: 100 FT

Water and Waste System  
Proposed: On site septic and wells

Number of Lots With  
Existing Buildings: 2

Existing Buildings  
To Be Removed: None

Flood Zone Reference: MAP #33011C0519D

Proposed Linear Feet  
Of New Roadway: None

**LOT LINE RELOCATION DATA SHEET**

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

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(Attach Stipulations on  
Separate Sheet)

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List Permits Required: None

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***\*Waivers Requested:***                      Hudson Town Code  
  Reference                                      Regulation Description

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

***\*(Left Column for Town Use)***

<b>(For Town Use Only)</b>
Data Sheets Checked By: _____ Date: _____



**LOT LINE RELOCATION APPLICATION AUTHORIZATION**

I hereby apply for *Lot Line Relocation Plan Review* and acknowledge I will comply with all of the Ordinances of the Town of Hudson, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the items listed under the *Lot Line Relocation Plan* specifications or application form are incomplete, the application will be considered rejected.

Pursuant to RSA 674:1-IV, the owner(s), by the filing of this application as indicated above, hereby give permission for any member of the Hudson Planning Board, the Town Engineer, the Conservation Commission and such agents or employees of the Town or other persons as the Planning Board may authorize, to enter upon the property which is the subject of this application at all reasonable times for the purpose of such examinations, surveys, tests and inspections as may be appropriate. The owner(s) release(s) any claim or right he/she (they) may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and inspections conducted on his/her (their) property in connection with this applications.

Signature of Owner: \_\_\_\_\_

Date: 11/20/2023

Print Name of Owner: \_\_\_\_\_

JOHN GARGASE

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

Signature of Developer: \_\_\_\_\_

Date: 11/20/2023

Print Name of Developer: \_\_\_\_\_

Eagles Nest Estates, LLC JOHN GARGASE  
MANAGER

- ❖ 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.

NONE

**LOT LINE RELOCATION WAIVER REQUEST FORM**

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

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

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

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

for property tax map(s) \_\_\_\_\_ and lot(s) \_\_\_\_\_ in the Town of Hudson, NH.

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

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

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

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

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

Signed:

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

**SCHEDULE OF FEES**

**A. REVIEW FEES:**

1. \$170.00 per lot \$ 340.00

**LEGAL FEES:**

The applicant shall be charged attorney costs billed to the Town for Town's attorney review of any application plan set documents.

**B. POSTAGE:**

14 Direct Abutters Applicant, Professionals, etc. as required \$ 18.40  
by RSA 676:4.1.d @\$4.60 (or Current Certified Mail Rate)

2 Indirect Abutters (property owners w/in 200 feet) \$ 1.20  
@\$0.60 each (or Current First Class Rate)

**C. TAX MAP UPDATE FEE:**

2 to 7 lots (# of lots x \$30.00) + \$25.00 (min. \$85.00) \$ 85.00

8 lots or more (min. \$325.00) \$ -

**TOTAL** \$ 444.60

**REFERENCE PLANS**

1. "RESIDENTIAL SUBDIVISION PLAN EAGLES NEST ESTATES." SCALE: 1"=50'. DATED: JANUARY 7, 2015. PREPARED BY: KEACH-NORDSTROM ASSOCIATES, INC. H.C.R.D. PLAN #40341

**LEGEND**

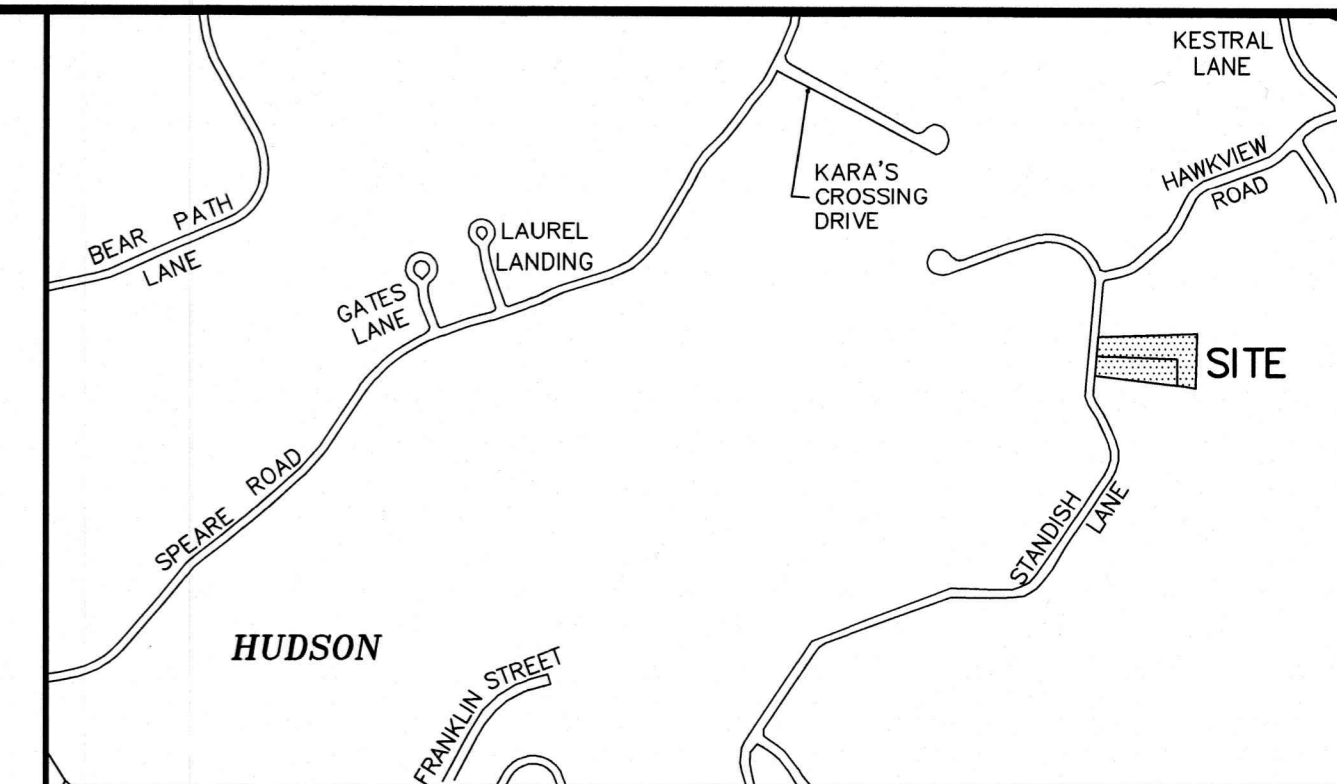
- GB-S GRANITE BOUND SET
- ⊙ IR-S IRON ROD SET
- ⊙ WELL
- ABUTTER LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- SETBACK
- LOT LINE TO BE ADJUSTED

**LOT AREA TABLE**

LOT NUMBER	TOTAL LOT AREA (SF)	WETLAND AREA (SF)	AREA (SF) >25% SLOPE	BUILDABLE AREA (SF)	FRONTAGE (FT)
10-22	64,878	0	7,000	57,878	100.00
10-21	63,091	0	7,580	55,511	100.00

**SHEET INDEX**

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



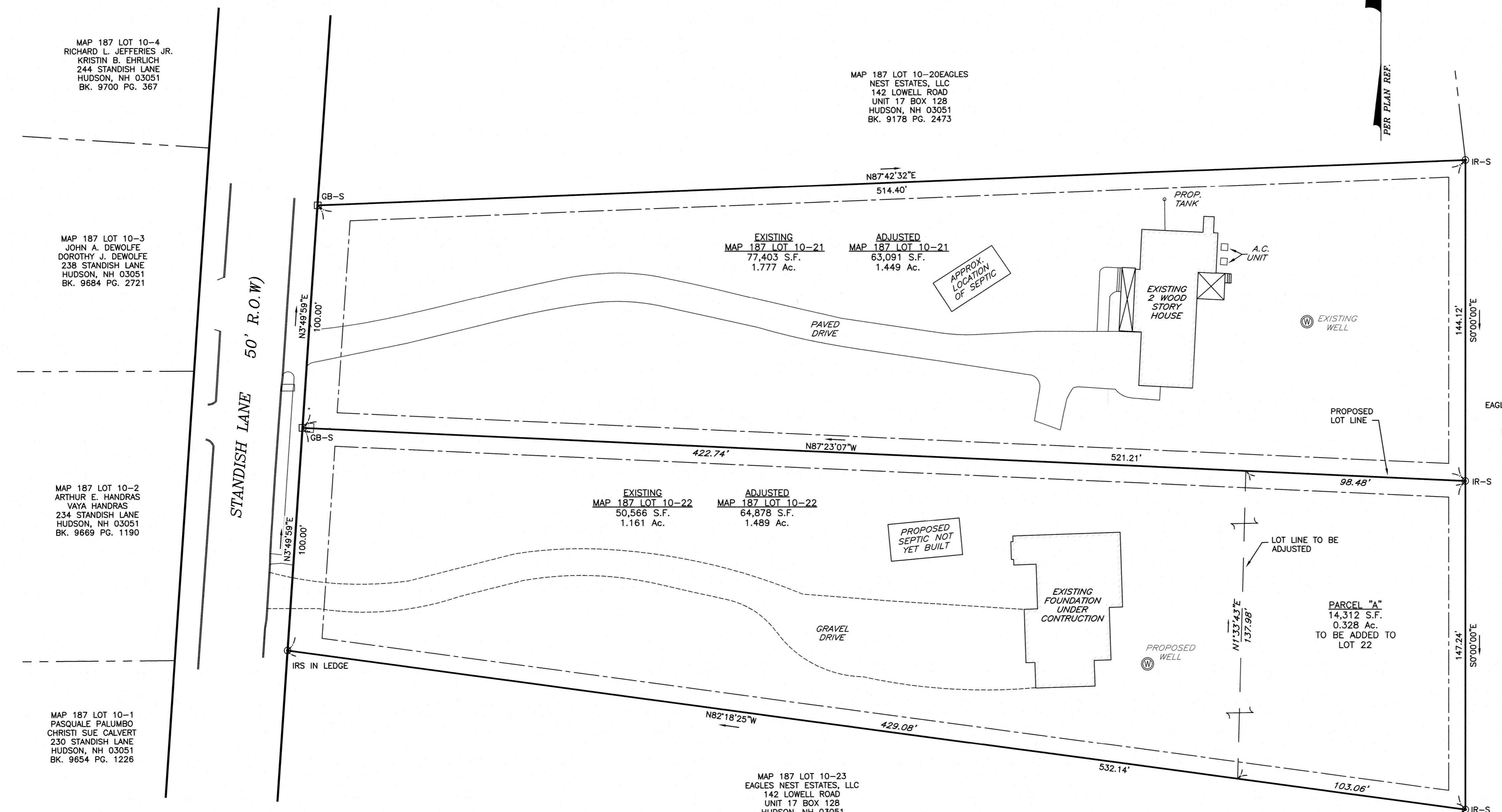
**VICINITY PLAN**  
SCALE: 1" = 1000'

**NOTES:**

- THE PURPOSE OF THIS PLAN IS TO ADJUST THE LOT LINE BETWEEN ASSESSOR'S MAP 187 LOTS 10-22 & 10-21 BY CREATING PARCEL "A" (14,312 S.F. OR 0.328 ACRES) WHICH IS TO BE ADDED TO LOT 10-22 FROM LOT 10-21 AND PARCEL "A" IS NOT CONSIDERED A SEPARATE BUILDING LOT.
- ORIGINAL AND ADJUSTED PARCEL AREAS:  

LOT	ORIGINAL	ADJUSTED
LOT 10-22	=50,566 S.F. (1.161 Ac.)	64,878 S.F. (1.489 Ac.)
LOT 10-21	=77,403 S.F. (1.777 Ac.)	63,091 S.F. (1.449 Ac.)
- OWNER OF RECORD:  
 LOTS 10-21 & 10-22  
 EAGLES NEST ESTATES, LLC.  
 142 LOWELL ROAD  
 UNIT 17 BOX 128  
 HUDSON, NH 03054
- THE SUBJECT PARCELS ARE LOCATED ENTIRELY WITHIN GENERAL ONE (G-1) ZONING DISTRICT. DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:  

MINIMUM LOT SIZE	= 43,560 S.F.
MINIMUM FRONTAGE	= 100 FT
BUILDING SETBACKS:	
- FRONT	15 FT
- SIDE	7.5 FT
- REAR	7.5 FT
- THE INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE IN NOVEMBER OF 2023.
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON N.H., HILLSBOROUGH COUNTY, MAP NUMBER 33011C0519D, PANEL 519 OF 701, EFFECTIVE DATE: SEPTEMBER 25, 2009 INDICATES THAT NO PORTION OF THE SUBJECT PARCELS IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR OR OWNER SHALL CONTACT DIG-SAFE AT 811.
- EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.



MAP 187 LOT 10-4  
RICHARD L. JEFFERIES JR.  
KRISTIN B. EHRlich  
244 STANDISH LANE  
HUDSON, NH 03051  
BK. 9700 PG. 367

MAP 187 LOT 10-20EAGLES  
NEST ESTATES, LLC  
142 LOWELL ROAD  
UNIT 17 BOX 128  
HUDSON, NH 03051  
BK. 9178 PG. 2473

MAP 187 LOT 10-3  
JOHN A. DEWOLFE  
DOROTHY J. DEWOLFE  
238 STANDISH LANE  
HUDSON, NH 03051  
BK. 9684 PG. 2721

MAP 187 LOT 10-2  
ARTHUR E. HANDRAS  
VAYA HANDRAS  
234 STANDISH LANE  
HUDSON, NH 03051  
BK. 9669 PG. 1190

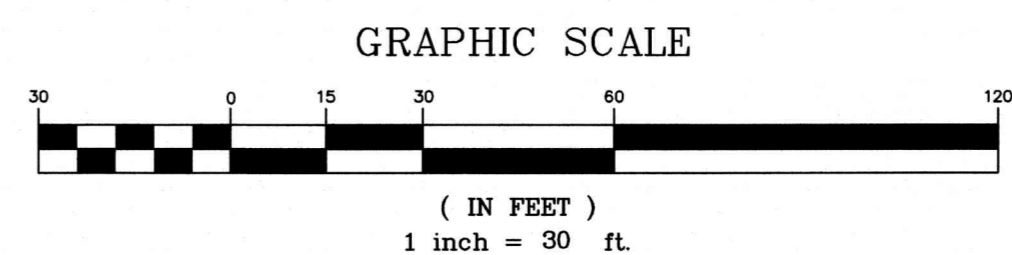
MAP 187 LOT 10-1  
PASQUALE PALUMBO  
CHRISTI SUE CALVERT  
230 STANDISH LANE  
HUDSON, NH 03051  
BK. 9654 PG. 1226

MAP 187 LOT 10-23  
EAGLES NEST ESTATES, LLC  
142 LOWELL ROAD  
UNIT 17 BOX 128  
HUDSON, NH 03051  
BK. 9220 PG. 1237



**WETLAND CERTIFICATION**

THERE ARE NO JURISDICTIONAL WETLANDS LOCATED ON THE SUBJECT PARCELS PER A SITE VISIT ON NOVEMBER 20, 2023 PER CHRISTOPHER K. DANFORTH CWS #077 OF KEACH-NORDSTROM ASSOCIATES.



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

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

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

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

**OWNER OF MAP 187 LOT 10-21 AND 10-22**  
NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

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

\_\_\_\_\_  
11/20/23  
LICENSED LAND SURVEYOR DATE

**LOT LINE ADJUSTMENT PLAN**  
**233 & 237 STANDISH LANE**  
MAP 237 LOTS 10-22 & 10-21  
BUSH HILL ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

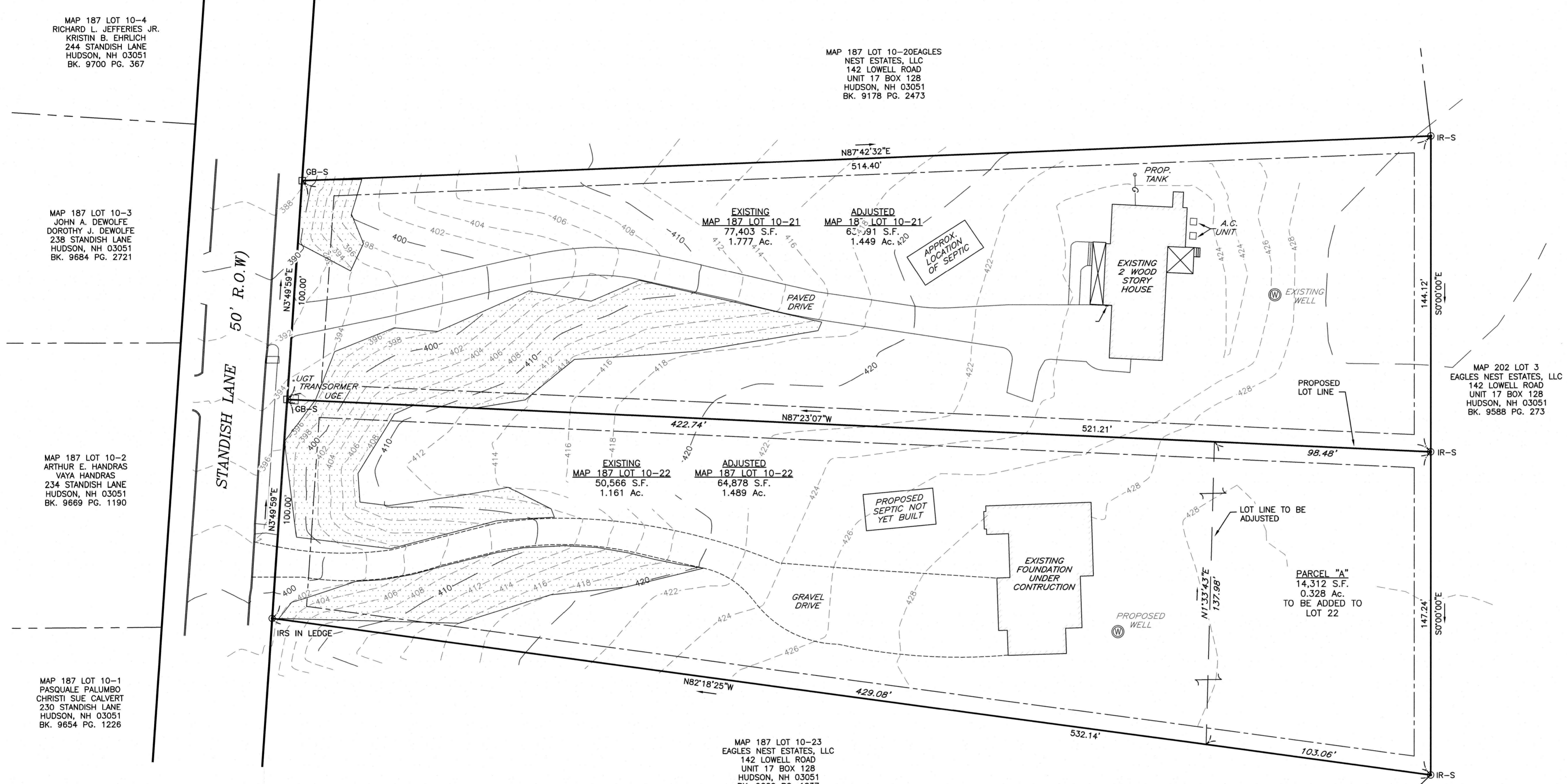
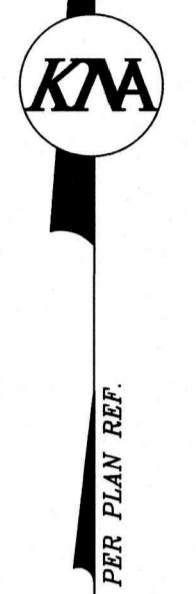
**OWNER/APPLICANT:**  
MAP 187 LOT 10-21 AND 10-22  
EAGLES NEST ESTATES, LLC  
142 LOWELL ROAD UNIT 17 BOX 128  
HUDSON, N.H. 03051  
BK. 9178 PG. 2473

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

No.	DATE	DESCRIPTION	BY

DATE: NOVEMBER 20, 2023 SCALE: 1" = 30'  
PROJECT NO: 11-0202-1 SHEET 1 OF 2

- LEGEND**
- GB-S GRANITE BOUND SET
  - IP-S IRON PIN SET
  - ⊙ IR-S IRON ROD SET
  - ⊙ W WELL
  - ABUTTER LINE
  - EDGE OF PAVEMENT
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HUDSON, NH 03051  
BK. 9700 PG. 367

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142 LOWELL ROAD  
UNIT 17 BOX 128  
HUDSON, NH 03051  
BK. 9178 PG. 2473

MAP 187 LOT 10-3  
JOHN A. DEWOLFE  
DOROTHY J. DEWOLFE  
238 STANDISH LANE  
HUDSON, NH 03051  
BK. 9684 PG. 2721

EXISTING MAP 187 LOT 10-21  
77,403 S.F.  
1.777 Ac.

ADJUSTED MAP 187 LOT 10-21  
62,991 S.F.  
1.449 Ac.

MAP 187 LOT 10-2  
ARTHUR E. HANDRAS  
VAYA HANDRAS  
234 STANDISH LANE  
HUDSON, NH 03051  
BK. 9669 PG. 1190

EXISTING MAP 187 LOT 10-22  
50,566 S.F.  
1.161 Ac.

ADJUSTED MAP 187 LOT 10-22  
64,878 S.F.  
1.489 Ac.

MAP 202 LOT 3  
EAGLES NEST ESTATES, LLC  
142 LOWELL ROAD  
UNIT 17 BOX 128  
HUDSON, NH 03051  
BK. 9588 PG. 273

MAP 187 LOT 10-1  
PASQUALE PALUMBO  
CHRISTI SUE CALVERT  
230 STANDISH LANE  
HUDSON, NH 03051  
BK. 9654 PG. 1226

MAP 187 LOT 10-23  
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142 LOWELL ROAD  
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HUDSON, NH 03051  
BK. 9220 PG. 1237

**LOT AREA TABLE**

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SEE SHEET 1 FOR NOTES & REFERENCE PLANS

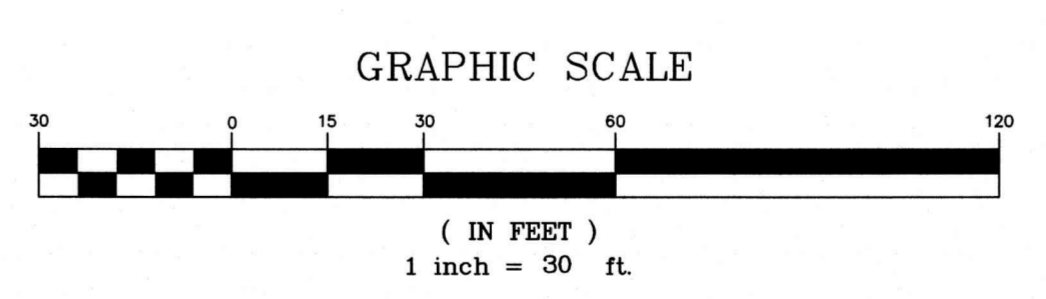
**LOT LINE ADJUSTMENT PLAN  
233 & 237 STANDISH LANE**  
MAP 187 LOTS 10-22 & 10-21  
BUSH HILL ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

**OWNER/APPLICANT:**  
MAP 187 LOT 10-21 AND 10-22  
EAGLES NEST ESTATES, LLC  
142 LOWELL ROAD UNIT 17 BOX 128  
HUDSON, N.H. 03051  
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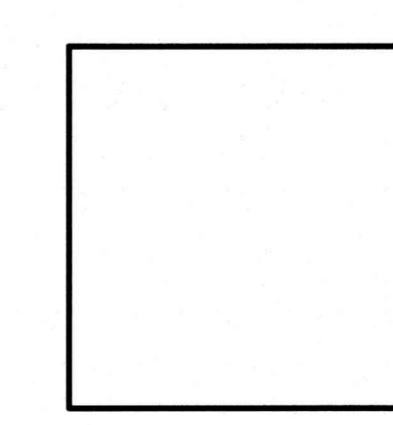
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**APPROVED BY THE HUDSON, NH PLANNING BOARD**  
DATE OF MEETING: \_\_\_\_\_

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

\_\_\_\_\_  
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*[Signature]* 11/20/23  
\_\_\_\_\_  
LICENSED LAND SURVEYOR DATE

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

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: NOVEMBER 20, 2023 SCALE: 1" = 30'  
PROJECT NO: 11-0202-1 SHEET 2 OF 2