

Countrybrook Farms
175 Lowell Road
Hudson, New Hampshire 03051

November 4, 2022

Special Site Review Committee Meeting

Town of Hudson Site Plan Application

Purpose of Plan and Project Narrative:

We were granted approval in 2003 for Ice Cream. We are asking for No Physical Site changes. We are asking to allow take out of winter food offerings, such as soups and chicken pies and more in addition to ice cream to extend the selling season. We are looking to offer additional take-out items to make use of an otherwise, empty space. We are not changing the footprint we are looking to continue our business to employ our staff, giving them more opportunity, as well as serve our customers more offerings that would enhance our shopping business experience.

There is plenty of parking with an overflow lot space behind the barn.

MINOR SITE PLAN APPLICATION

Date of Application: 11/4/22 Tax Map #: 210 Lot #: 006

Site Address: 175 Lowell Road, Hudson

Name of Project: _____

Zoning District: B & G General MSP#: _____
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER: _____ DEVELOPER: _____

Name: Michelle & Jay Shattuck

Address: 175 Lowell Road

Address: Hudson, NH 03051

Telephone # 603-234-5372 (M)

Email: Michelle@countrybrookfarms.com

PROJECT ENGINEER: _____ SURVEYOR: _____

Name: MHF Design Consultants Plan of Record

Address: 103 Stiles Road

Address: Suite One Salem, NH 03079

Telephone # 603-893-0720

Email: _____

PURPOSE OF PLAN: To allow Take-Out of winter food offerings, such as, soups and chicken pies in addition to ice cream to *

(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: _____

* extend the selling season

MINOR SITE PLAN DATA SHEET

PLAN NAME: Ice Cream Stand Site Plan

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 210 LOT 006

DATE: 6/4/2003

Location by Street: 175 Howell Road

Zoning: Business and General

Proposed Land Use: Take Out Food

Existing Use: Seasonal take out

Surrounding Land Use(s): Business

Number of Lots Occupied: 1

Existing Area Covered by Building: appx. 5200 sq ft.

Existing Buildings to be removed: NA

Proposed Area Covered by Building: No change

Open Space Proposed: No change

Open Space Required: 35 %

Total Area: S.F.: 332,500 Acres: 7.6

Area in Wetland: 30,000 sq ft. Area Steep Slopes: _____

Required Lot Size: 30,000 sq ft.

Existing Frontage: 287 ft.

Required Frontage: 150 ft.

Building Setbacks:	Required*	Proposed
Front:	<u>50</u>	<u>No Change</u>
Side:	<u>15</u>	<u>"</u>
Rear:	<u>15</u>	<u>"</u>

MINOR SITE PLAN DATA SHEET

(Continued)

Flood Zone Reference:

NA

Width of Driveways:

30'

Number of Curb Cuts:

1

Proposed Parking Spaces:

No Change proposed

Required Parking Spaces:

Basis of Required Parking (Use):

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

SP # 08-03

Waiver Requests

Town Code Reference:

Regulation Description:

(For Town Use Only)

Data Sheets Checked By: _____ Date: _____

MINOR SITE PLAN APPLICATION AUTHORIZATION

I hereby apply for *Minor 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 *Minor 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: Michelle Shattuck Date: 11/4/22

Print Name of Owner: Michelle Shattuck

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

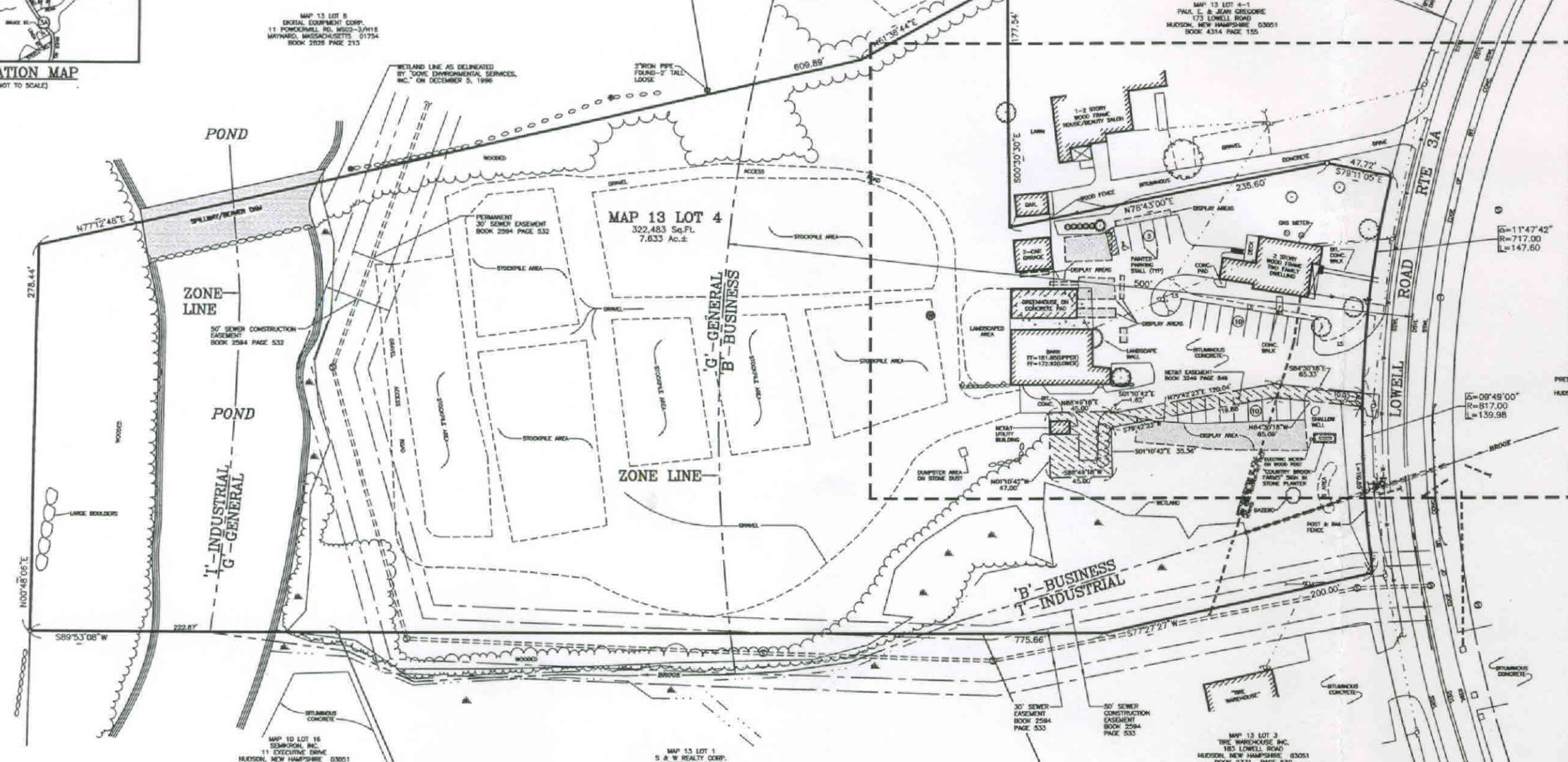
Signature of Developer: _____ Date: _____

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.



LOCATION MAP
(NOT TO SCALE)



FOR DETAIL OF THIS AREA SEE SHEET 2 OF 2



OWNER OF RECORD:
CDC REALTY GROUP, INC.
175 LOWELL ROAD
HUDSON, NH 03051

LEGEND

○	IRON PIN FOUND	⊗	DRAIN MANHOLE
□	STONE BOUND FOUND	⊙	SEWER MANHOLE
●	DRILL HOLE SET	⊕	TELEPHONE MANHOLE
—	OVERHEAD SERVICE WIRES	□	CATCH BASIN
==	DOUBLE SOLID YELLOW LINE	—	WATER LINE
- - -	SINGLE SOLID WHITE LINE	—	WATER VALVE
—	SKIN	—	FIRE HYDRANT
—	TREELINE	—	GAS VALVE
—	WETLAND LINE	—	GAS LINE
—	LANDSCAPED AREA	—	UNDERGROUND TELEPHONE LINE
—	UTILITY POLE		

- NOTES:**
- 1) ZONE: BUSINESS (B)
MINIMUM LOT SIZE: 30,000 Sq.Ft. (w/TOWN WATER & SEWER)
MINIMUM LOT FRONTAGE: 150 FT.
Front: 50 FT.
Side: 15 FT.
Rear: 15 FT.
 - 2) REFER TO THE TOWN OF HUDSON ZONING ORDINANCE FOR VERIFICATION, RESTRICTIONS AND PERMITTED USES.
 - 3) LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY. ADDITIONAL UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED.
 - 4) SEWER EASEMENTS SHOWN ARE BASED ON THE LOCATION OF THE EXISTING SEWER MANHOLES.
 - 5) THIS PLAN REPRESENTS FIELD MEASUREMENTS LAST TAKEN ONsite MAY 15, 1999. OFFSITE INFORMATION SHOWN HEREON IS TAKEN FROM PLAN REFERENCE #1 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
 - 6) THIS PARCEL IS SUBJECT TO A NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY UTILITY AND ACCESS EASEMENT AS REFERRED TO IN H.C.R.D. BOOK 3348 PAGE 849 AND H.C.R.D. PLAN #17309.
 - 7) IMPACT FEES \$1482.24 TO BE PAID AT THE TIME OF CERTIFICATE OF OCCUPANCY PERMIT ISSUANCE.

- PLAN REFERENCES:**
- 1) "EXISTING CONDITIONS PLAN, ASSESSORS MAP #8 LOT 4, 175 LOWELL ROAD, HUDSON, NEW HAMPSHIRE", DATED: MARCH 10, 1997, WITH REVISION DATED MARCH 19, 1997; SCALE: 1"=40'; PREPARED BY: MWF DESIGN CONSULTANTS, INC., SALEM, NEW HAMPSHIRE.
 - 2) "SITE PLAN, ASSESSORS MAP #8 LOT 4, 175 LOWELL ROAD, HUDSON, NEW HAMPSHIRE", DATED: MARCH 10, 1997, WITH REVISION DATED APRIL 21, 1997; SCALE: 1"=40'; PREPARED BY: MWF DESIGN CONSULTANTS, INC., SALEM, NEW HAMPSHIRE.
 - 3) "PROPOSED EQUIPMENT SHELTER SITE EASEMENT ON LAND OF CELESTINE C. & ROBERT G. KASHALINS IN HUDSON, NEW HAMPSHIRE FOR NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY, DATED: AUGUST 22, 1984; SCALE: 1"=20'; PREPARED BY: THOMAS F. MORAN, INC.

CERTIFICATION:
I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON NOVEMBER 2, 1998 & MAY 19, 1999.

- WAIVERS:**
- 1) TRAFFIC STUDY HTC 275-88
 - 2) HSS SOIL MAP HTC 289-28-10
 - 3) UNDERGROUND UTILITIES HTC 289-42
 - 4) STORMWATER ANALYSIS HTC 289-28
 - 5) NOISE STUDY HTC 334-24
 - 6) IMPACT FEES 334-74



APPROVED BY THE TOWN OF HUDSON, N.H. PLANNING BOARD
DATE OF MEETING: _____
SIGNATURE DATE: _____
SIGNATURE DATE: _____

Pursuant to the site review regulations of the Hudson Planning Board, the site plan approval granted herein expires one (1) year from date of approval.

LICENSED LAND SURVEYOR _____ DATE _____

NO.	DESCRIPTION	BY	DATE	SCALE	DATE	CHECKED BY	PROJECT NO.	SHEET NO.
2	ADD NOTES/WAIVERS FOR PROPOSED ITEMS	MSG	6/4/03	1"=40'	JUNE 4, 2003		48596	1 OF 2
1	REVISE DISPLAY AREAS; ADD GATE; ADD POST & RAIL FENCE	CMF	5/20/99					
	REVISIONS							

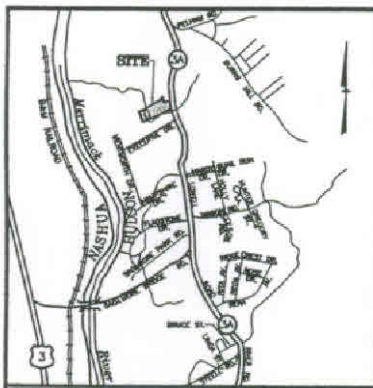
ICE CREAM STAND SITE PLAN

COUNTRY BROOK FARMS
ASSESSORS MAP 13 LOT 4
175 LOWELL ROAD
HUDSON, NEW HAMPSHIRE

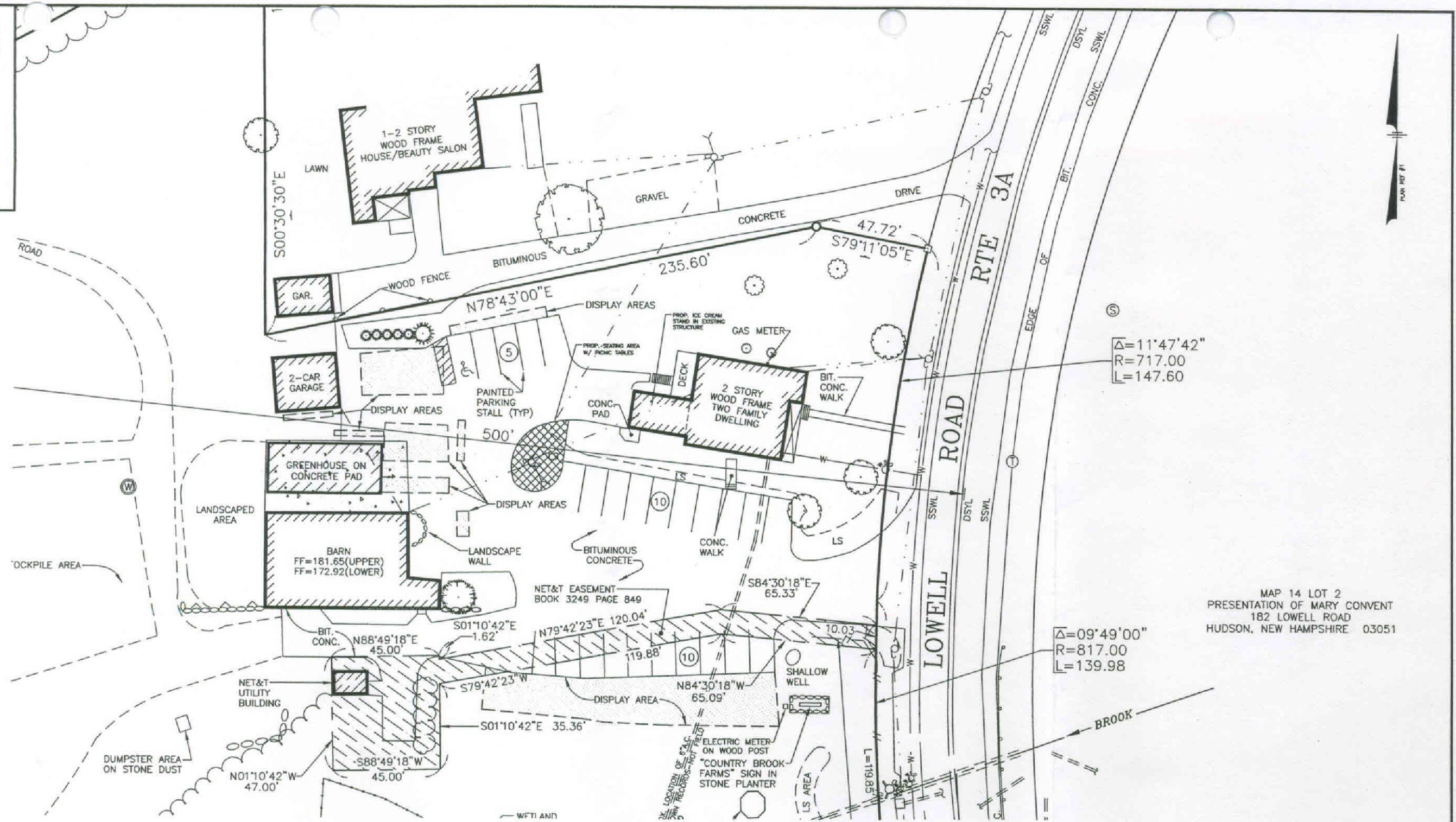
PREPARED FOR:
CDC REALTY GROUP, INC.
175 LOWELL ROAD
HUDSON, NH 03051

103 Sites Road, Suite One
Salem, New Hampshire 03079
(603) 893-0720
ENGINEERS + PLANNERS + SURVEYORS

MHF Design Consultants, Inc.



LOCATION MAP
(NOT TO SCALE)



PARTIAL PLAN VIEW
SCALE: 1"=20'

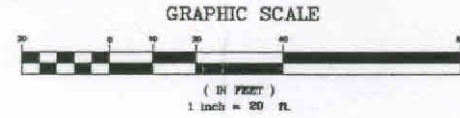
$\Delta=11^{\circ}47'42''$
R=717.00
L=147.60

$\Delta=09^{\circ}49'00''$
R=817.00
L=139.98

MAP 14 LOT 2
PRESENTATION OF MARY CONVENT
182 LOWELL ROAD
HUDSON, NEW HAMPSHIRE 03051

LEGEND

	IRON PIN FOUND		DRAIN MANHOLE
	STONE BOULD FOUND		SEWER MANHOLE
	DRILL HOLE SET		TELEPHONE MANHOLE
	OVERHEAD SERVICE WIRES		CATCH BASIN
	DOUBLE SOLID YELLOW LINE		WATER LINE
	SINGLE SOLID WHITE LINE		WATER VALVE
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	TREELINE		GAS VALVE
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ICE CREAM STAND SITE PLAN
COUNTRY BROOK FARMS
ASSESSORS MAP 13 LOT 4
175 LOWELL ROAD
HUDSON, NEW HAMPSHIRE
PREPARED FOR
CDC REALTY GROUP, INC.
175 LOWELL ROAD
HUDSON, NH 03051

MHF Design Consultants, Inc.
103 Sibley Road, Suite One
Salem, New Hampshire 03079
(603) 893-0730
ENGINEERS • PLANNERS • SURVEYORS

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

SCALE: 1"=20'	DATE: JUNE 4, 2003	DRAWING NO. 4855P-DWG
DRAWN BY: DJP	CHECKED BY: MSG	PROJECT NO. 48596
		SHEET NO. 2 OF 2

APPROVED BY THE TOWN OF HUDSON, N.H. PLANNING BOARD
DATE OF MEETING: _____
SIGNATURE: _____
DATE: _____
Pursuant to the site review regulations of the Hudson Planning Board, the site plan approval granted herein expires one (1) year from date of approval.

SITE PLANS ARE VALID FOR ONE(1) YEAR 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.