

# **21-23 GREELEY STREET LOT LINE**

## **RELOCATION**

SB# 02-24

### **STAFF REPORT**

July 10, 2024

**SITE:** 21-23 Greeley Street, Map 168 / Lots 074 & 075

**ZONING:** Residential-2 (R-2)

**PURPOSE OF PLAN:** to adjust the lot line between Map 168/Lots 074 & 075 to accommodate existing encroachments onto lot 74 from lot 75.

#### **PLANS UNDER REVIEW:**

Lot Line Adjustment Plan SB# 02-24, Map 168 Lots 074 & 075, 21-23 Greeley Street, Hudson, New Hampshire; prepared by: Keach-Nordstrom Associates, INC. (KNA), 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for Andrew Patterson & Kirk Thibodeau, 21-23 Greeley Street, Hudson NH 03051; consisting of sheets 1-2 and general notes 1-8 on Sheet 1; dated May 20, 2024.

#### **ATTACHMENTS:**

- 1) Lot Line Relocation Application, date received May 20, 2024 – Attachment “A”.
- 2) Department Comments – Attachment “B.”
- 3) Subdivision Plan dated May 20, 2024.

#### **APPLICATION TRACKING:**

- May 20, 2024 – Lot Line Relocation Application received.
- July 10, 2024 – Public hearing scheduled.

#### **COMMENTS & RECOMMENDATIONS:**

#### **BACKGROUND**

Lots 074 & 075 are pre-existing non-conforming lots located within the R-2 zone dating back to a subdivision from 1966. Both lots are currently developed for single-family residences. Lot 074 is 27,675 sq. ft. with 126.64 linear feet of frontage currently. Lot 075 is 22,247 sq. ft. with 119.89 linear feet of frontage on Greeley Street and 165.81 linear feet of frontage on Daniel Webster Drive. Both lots are currently serviced by Town sewer and water.

**DEPARTMENT COMMENTS**

**Engineering** provided the following comments:

- 1. Applicant should be aware that his water service might be located within the area of property to be swapped and address it before finalizing and recording it.*
- 2. Applicant shall confirm location for the sewer service or septic to make sure he still has access to them after the swap.*

Staff notes that a GIS printout has been provided along with full comments in Attachment “B” illustrating where the potential water service issue may be.

**STAFF COMMENTS**

Because both lots are nonconforming, consideration has been given to maintaining dimensional requirements as closely as possible. The boundary between the lots is proposed to be adjusted to maintain the existing lot sizes of each parcel. Both lots would have adequate frontage. The proposed lot line adjustment would have the effect of making the legal boundary between the lots reflect actual use, thereby allowing for the properties to be refinanced or sold in the future.

**RECOMMENDATIONS**

Staff recommend acceptance of the application and holding of a public hearing and have not identified any studies required to render a decision on this application. Following discussion of the materials provided, staff recommends consideration of approval.

**DRAFT MOTIONS:**

**ACCEPT the Lot Line Relocation application:**

I move to accept the application for the Lot Line Adjustment Plan SB# 02-24, Map 168 Lots 074 & 075, 21-23 Greeley Street.

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

**DEFER the public hearing on the Lot Line Relocation application:**

I move to defer the further consideration of the Lot Line Adjustment Plan SB# 02-24, Map 168 Lots 074 & 075, 21-23 Greeley Street to the specific date of the \_\_\_\_\_, 2024 Planning Board meeting.

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

**APPROVE the Lot Line Relocation application:**

I move to approve the Lot Line Relocation Plan entitled: Lot Line Adjustment Plan SB# 02-24, Map 168 Lots 074 & 075, 21-23 Greeley Street, Hudson, New Hampshire; prepared by: Keach-Nordstrom Associates, INC. (KNA), 10 Commerce Park North, Suite 3B, Bedford, NH 03110;

prepared for: Andrew Patterson & Kirk Thibodeau, 21-23 Greeley Street, Hudson NH 03051; consisting of sheets 1-2 and general notes 1-8 on Sheet 1; dated May 20, 2024; and:

That the Planning Board finds that this application complies with the Zoning Ordinances, and with the Land Use Regulations; 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 Hillsborough County Registry of Deeds (HCRD), together with the Plan.
2. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by the Interim Town Planner and Town Engineer.
3. Prior to Planning Board endorsement of the Plan, the applicants shall confirm the location of the sewer service or septic on lot 075 and ensure that access is retained.

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



# LETTER OF TRANSMITTAL

DATE: 5/20/2024

PROJECT NO: 24-0328-1

REFERENCE: Greeley Street 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:**

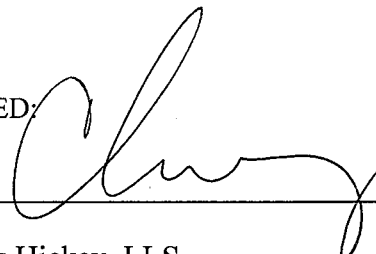
- PLANS
- SPECIFICATIONS
- COPY OF LETTER
- APPLICATION
- CHANGE ORDER
- REPORT
- QUALIFICATIONS
- OTHER

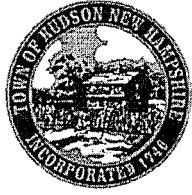
**THESE ARE TRANSMITTED AS FOLLOWS:**

- 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



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

## **LOT LINE RELOCATION APPLICATION**

Revised April 2024

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.
2. One (1) full plan set *folded* (sheet size: 22" x 34").
3. One (1) original copy of the project narrative.
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 10:00A.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 *folded*, revised if applicable.
2. Submission of one (1) full plan set *folded* (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: 5/20/2024 Tax Map #: 168 Lot #: 74 & 75

Name of Project: LOT LINE ADJUSTMENT PLAN

Zoning District: Residential 2 (R-2) General SB#: \_\_\_\_\_  
(For Town Use Only)

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

PROPERTY OWNER: Lot 74 ~~DEVELOPER:~~ Owner Lot 75

Name: Andrew Patterson Kirk Charles Thibodeau

Address: 23 Greeley Street 21 Greeley Street

Address: Hudson, NH 03051 Hudson, NH 03051

Telephone #: (603) 493-4934 (603) 765-2505

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

Email: andrewpatterson@yahoo.com kirk.thibodeau@vikingcontrols.com

PROJECT ENGINEER: N/A SURVEYOR:

Name: \_\_\_\_\_ Keach-Nordstrom Assoc., Inc.

Address: \_\_\_\_\_ 10 Commerce Park N., Suite 3

Address: \_\_\_\_\_ Bedford, NH 03110

Telephone #: \_\_\_\_\_ (603) 627-2881

Email: \_\_\_\_\_ chickey@keachnordstrom.com

**PURPOSE OF PLAN:**

The purpose of this plan is to adjust the lot line between assessor's map 168 lots 74 & 75. The adjustment will be made by creating Parcel "A" which is to be added to lot 74 from lot 75, and by creating Parcel "B" which is to be added to lot 75 from lot 74. Neither Parcel "A" nor Parcel "B" are to be considered separate building lots. Both parcels are equal in size, therefore the existing lot sizes remain the same.

(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: \_\_\_

LOT LINE RELOCATION DATA SHEETPLAN NAME: LOT LINE ADJUSTMENT PLANPLAN TYPE: LOT LINE RELOCATION PLANLEGAL DESCRIPTION: Map 168 Lot 74Map 168 Lot 75DATE: May 20, 2024Location: 21 & 23 Greeley StreetTotal Area: S.F. 49,822 Acres: 1.15Area in Wetlands: NoneZoning: Residential 2 (R-2)Lots Not Meeting  
Required Dimensions: Both lots 74 & 75Required Area: 1.0 acreRequired Frontage: 120 FT Local Roadways ; 150 FT Arterial and CollectorWater and Waste System  
Proposed: noneNumber of Lots With  
Existing Buildings: 2Existing Buildings  
To Be Removed: noneFlood Zone Reference: MAP #33011C0518DProposed Linear Feet  
Of New Roadway: none

**LOT LINE RELOCATION DATA SHEET**

Dates/Case #/Description/  
Stipulations of ZBA,  
Conservation Commission,  
NH Wetlands Board Action:

(Attach Stipulations on  
Separate Sheet)

List Permits Required:

<i>*Waivers Requested:</i>	<u>Hudson Town Code Reference</u>	<u>Regulation Description</u>
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	1.	
	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.

Lot 74  
Signature of Owner: Andrew Patterson Date: 5/20/24  
Print Name of Owner: Andrew PATTERSON

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

Owner of Lot 75  
Signature of Developer: Kirk Thibodeau Date: 5/20/24  
Print Name of Developer: Kirk Thibodeau

- ❖ 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	\$ <u>340.00</u>
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**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:**

<u>10</u> Direct Abutters Applicant, Professionals, etc. as required by RSA 676:4.1.d @\$5.08 (or Current Certified Mail Rate)	\$ <u>40.40</u>
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<u>6</u> Indirect Abutters (property owners w/in 200 feet) @\$0.68 each (or Current First Class Rate)	\$ <u>3.84</u>
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**C. TAX MAP UPDATE FEE:**

2 to 7 lots (# of lots x \$30.00) + \$25.00 (min. \$85.00)	\$ <u>85.00</u>
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8 lots or more (min. \$325.00)	\$ <u>          </u>
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<b>TOTAL</b>	\$ <u>469.24</u>
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**SCHEDULE OF FEES**  
(Continued)

<b>(For Town Use Only)</b>	
AMOUNT DUE: \$ _____	DATE RECEIVED: _____
RECEIPT NO.: _____	RECEIVED BY: _____

*NOTE: fees below apply only upon plan approval, not collected at time of application.*

**F. RECORDING:**

**\*\*\*The applicant shall be responsible for the recording of the approved plan, and all documents as required by an approval, at the Hillsborough County Registry of Deeds (HCRD), located at 19 Temple Street, Nashua, NH 03061. Additional fees associated with recording can be found at HCRD.\*\*\***

**G. COST ALLOCATION PROCEDURE AMOUNT CONTRIBUTION AND OTHER IMPACT FEE PAYMENTS:**

To be determined by the Planning Board at time of plan approval and shall be paid by the applicant at the time of submittal of the Certificate of Occupancy Permit requests.

**\*\*\*The applicant shall be responsible for all fees incurred by the town for processing and review of the applicant's application, plan and related materials.\*\*\***



May 20, 2024

Subject: **Lot Line Adjustment of 23 & 21 Greeley Street**  
**Lot Line Relocation Application**  
**Map 168; Lots 74 & 75**  
**23 & 21 Greeley Street, Hudson New Hampshire**  
KNA Project No. 24-0328-1

**PROJECT NARRATIVE**

The subject parcel is located at 23 and 21 Greeley Street and is referenced on Hudson's Tax Map 168 as Lots 74 and 75. Both 0.64-acre (27,675-sf) Lot 74 and 0.51-acre (22,147-sf) Lot 75 are in Hudson's Residential 2 (R-2) Zoning District. Both Lot 74 and Lot 75 have existing single-family dwellings with public water and sewer.

The project proposed to adjust the lot line between the two lots by creating parcel "A" 0.06-acre (2,400-sf) and parcel "B" 0.06-acre (2,400-sf). Parcel "A" will be transferred from Lot 75 to Lot 74 and Parcel "b" will be transferred from Lot 74 to Lot 75. Neither Parcel "A" nor Parcel "B" will be considered separate building lots. The purpose of the adjustment is to make Lot 75 conforming to existing conditions located on site. 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  
23 & 21 Greeley Street  
Hudson, NH  
KNA#24-0328-1**

<b>Tax Map</b>	<b>Lot</b>	<b>Owner/Applicant</b>
168	74	Andrew Patterson 23 Greeley Street, Hudson, NH 03051
168	75	Kirk Charles Thibodeau 21 Greeley Street Hudson, NH 03051
<b>Tax Map</b>	<b>Lot</b>	<b>Direct Abutter</b>
168	73	John F. McNeil Lorna F. McNeil 25 Greeley Street Hudson, NH 03051
168	68	Village at Barretts Hill Condominium C/O Evergreen Management Group 17 Commerce Drive Bedford, NH 03110
168	76	Hugo Figueroa Fredesvinda Sanchez 4 Daniel Webster Drive Hudson, NH 03051
168	90	Shane C. Milley 3 Daniel Webster Drive Hudson, NH 03051
168	91	Nicholas G. Biskaduros 17 Greeley Street Hudson, NH 03051
168	5	Lindsey M. Galloway Kevin C. Achilles 18 Greeley Street Hudson, NH 03051

## Attachment "A"

168	6	William Hurshman Jr. Angela Hurshman 20 Greeley Street Hudson, NH 03051
168	7	Robert F. Alford Michelle Alford 22 Greeley Street Hudson, NH 03051
<b>Tax Map</b>	<b>Lot</b>	<b>Indirect Abutter</b>
168	4	Barry Joslin Yvette Joslin 16 Greeley Street Hudson, NH 03051
168	8	Robert G. Meier TR Nancy L. Meier TR 24 Greeley Street Hudson, NH 03051
168	9	Richard M. Patterson Molly Patterson 2 Madison Drive Hudson, NH 03051
168	72	Jennifer M. Martins 27 Greeley Street Hudson, NH 03051
168	77	Ronald J. Silva Hayley J. Silva 6 Daniel Webster Drive Hudson, NH 03051
168	89	Rose M. Houseman 5 Daniel Webster Drive Hudson, NH 03051

Professionals to be notified:

Surveyor

Chris Hickey, LLS

Keach-Nordstrom Associates Inc.

10 Commerce Park North, Suite 3B

Bedford, NH 03110

**Applicant Affidavit**

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I, Andrew Patterson, applicant of the project referenced on Tax Map 168 as Lots 74 & 75, located at Greeley 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 Applicant: Andrew Patterson

Printed Name of Applicant: Andrew Patterson

Address of Applicant: 23 Greeley Street  
Hudson, NH 03051

Date: 5/20/24



**Applicant Affidavit**

---

I, Kirk Charles Thibodeau, applicant of the project referenced on Tax Map 168 as Lots 74 & 75, located at Greeley 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 Applicant: *Kirk Thibodeau*

Printed Name of Applicant: Kirk Charles Thibodeau

Address of Applicant: 21 Greeley Street

Hudson, NH 03051

Date: 5/20/24

## Dubowik, Brooke

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**From:** Dhima, Elvis  
**Sent:** Thursday, May 23, 2024 11:00 AM  
**To:** Dubowik, Brooke  
**Subject:** RE: Department Sign-off SB#02-24 - 21 Greeley St. Lot Line Relocation Plan  
**Attachments:** 21 greeley.jpg

1. Applicant should be aware that his water service might be located within the area of property to be swapped and address it before finalizing and recording it
2. Applicant shall confirm location for the sewer service or septic to make sure he still has access to them after the swap

E

*Elvis Dhima, P.E.*  
*Town Engineer*

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





LOT LINE RELOCATION APPLICATION

Date of Application: 5/20/2024 Tax Map #: 168 Lot #: 74 & 75  
Name of Project: LOT LINE ADJUSTMENT PLAN  
Zoning District: Residential 2 (R-2) General SB#: 02-24  
(For Town Use Only)

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

PROPERTY OWNER: Lot 74                      ~~DEVELOPER:~~ Owner Lot 75  
Name: Andrew Patterson                      Kirk Charles Thibodeau  
Address: 23 Greeley Street                      21 Greeley Street  
Address: Hudson, NH 03051                      Hudson, NH 03051  
Telephone #: (603) 493-4934                      (603) 765-2505  
Fax #: \_\_\_\_\_  
Email: andrewpatterson@yahoo.com                      kirk.thibodeau@vikingcontrols.com

PROJECT ENGINEER: N/A                      SURVEYOR:  
Name: \_\_\_\_\_                      Keach-Nordstrom Assoc., Inc.  
Address: \_\_\_\_\_                      10 Commerce Park N., Suite 3  
Address: \_\_\_\_\_                      Bedford, NH 03110  
Telephone #: \_\_\_\_\_                      (603) 627-2881  
Email: \_\_\_\_\_                      chickey@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of this plan is to adjust the lot line between assessor's map 168 lots 74 & 75. The adjustment will be made by creating Parcel "A" which is to be added to lot 74 from lot 75, and by creating Parcel "B" which is to be added to lot 75 from lot 74. Neither Parcel "A" nor Parcel "B" are to be considered separate building lots. Both parcels are equal in size, therefore the existing lot sizes remain the same.

(For Town Use Only)

Routing Date: 05/23/24 Deadline Date: 05/30/24 Meeting Date: BROOKE

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

CSS Title: Zoning Administrator Date: 5-23-24  
(Initials)

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

LOT LINE RELOCATION APPLICATION

Date of Application: 5/20/2024 Tax Map #: 168 Lot #: 74 & 75  
Name of Project: LOT LINE ADJUSTMENT PLAN  
Zoning District: Residential 2 (R-2) General SB#: 02-24  
(For Town Use Only)

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

PROPERTY OWNER: Lot 74 Name: Andrew Patterson  
Address: 23 Greeley Street  
Address: Hudson, NH 03051  
Telephone #: (603) 493-4934  
Fax #: \_\_\_\_\_  
Email: andrewpatterson@yahoo.com

~~DEVELOPER:~~ Owner Lot 75  
Kirk Charles Thibodeau  
21 Greeley Street  
Hudson, NH 03051  
(603) 765-2505  
\_\_\_\_\_  
kirk.thibodeau@vikingcontrols.com

PROJECT ENGINEER: N/A Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone #: \_\_\_\_\_  
Email: \_\_\_\_\_

SURVEYOR:  
Keach-Nordstrom Assoc., Inc.  
10 Commerce Park N., Suite 3  
Bedford, NH 03110  
(603) 627-2881  
chickey@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of this plan is to adjust the lot line between assessor's map 168 lots 74 & 75. The adjustment will be made by creating Parcel "A" which is to be added to lot 74 from lot 75, and by creating Parcel "B" which is to be added to lot 75 from lot 74. Neither Parcel "A" nor Parcel "B" are to be considered separate building lots. Both parcels are equal in size, therefore the existing lot sizes remain the same.

(For Town Use Only)  
Routing Date: 05/23/24 Deadline Date: 05/30/24 Meeting Date: BROOKE  
 I have no comments  I have comments (attach to form)  
DRH Title: Fire Marshal Date: 5/23/24  
(Initials)  
Department:  
Zoning: \_\_\_ Engineering: \_\_\_ Assessor: \_\_\_ Police: \_\_\_ Fire:  DPW: \_\_\_ Consultant: \_\_\_

**Dubowik, Brooke**

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**From:** Twardosky, Jason  
**Sent:** Thursday, May 23, 2024 10:05 AM  
**To:** Dubowik, Brooke  
**Subject:** RE: Department Sign-off SB#02-24 - 21 Greeley St. Lot Line Relocation Plan

No comments

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LOT LINE RELOCATION APPLICATION

Date of Application: 5/20/2024 Tax Map #: 168 Lot #: 74 & 75  
Name of Project: LOT LINE ADJUSTMENT PLAN  
Zoning District: Residential 2 (R-2) General SB#: 02-24  
(For Town Use Only)

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

PROPERTY OWNER: Lot 74                      ~~DEVELOPER:~~ Owner Lot 75  
Name: Andrew Patterson                      Kirk Charles Thibodeau  
Address: 23 Greeley Street                      21 Greeley Street  
Address: Hudson, NH 03051                      Hudson, NH 03051  
Telephone #: (603) 493-4934                      (603) 765-2505  
Fax #: \_\_\_\_\_  
Email: andrewpatterson@yahoo.com                      kirk.thibodeau@vikingcontrols.com

PROJECT ENGINEER: N/A                      SURVEYOR:  
Name: \_\_\_\_\_                      Keach-Nordstrom Assoc., Inc.  
Address: \_\_\_\_\_                      10 Commerce Park N., Suite 3  
Address: \_\_\_\_\_                      Bedford, NH 03110  
Telephone #: \_\_\_\_\_                      (603) 627-2881  
Email: \_\_\_\_\_                      chickey@keachnordstrom.com

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(For Town Use Only)

Routing Date: 05/23/24      Deadline Date: 05/30/24      Meeting Date: BROOKE

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

Jm      Title: Chief Assessor      Date: 5-23-24  
(Initials)

Department:

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

**LEGEND**

- ⊙ IR-F IRON ROD FOUND
- ⊙ UTILITY POLE
- ⊙ SIGN
- ABUTTER LINE
- PROPERTY LINE
- STOCKADE FENCE
- RETAINING WALL
- VCC VERTICAL CONCRETE CURB
- EOP EDGE OF PAVEMENT
- STONEWALL
- SETBACK

**LOT AREA TABLE**

LOT NUMBER	TOTAL LOT AREA (SF)	WETLAND AREA (SF)	AREA (SF) >25% SLOPE	BUILDABLE AREA (SF)	FRONTAGE (FT)
74	27,675	0	0	27,675	176.64
75	22,147	0	0	22,147	275.05

MAP 168 LOT 68  
VILLAGE AT BARRETT'S HILL  
CONDOMINIUM  
C/O EVERGREEN  
MANAGEMENT GROUP  
17 COMMERCE DRIVE  
BEDFORD, NH 03110

MAP 168 LOT 73  
JOHN F. &  
LORNA F. MCNEIL  
25 GREELEY STREET  
HUDSON, N.H. 03051  
BK. 2812 PG. 653  
(REF. PLAN #4)

MAP 168 LOT 76  
HUGO FIGUEROA &  
FREDESVIDA SANCHEZ  
4 DANIEL WEBSTER DRIVE  
HUDSON, N.H. 03051  
BK. 4964 PG. 632  
(REF. PLAN #2)

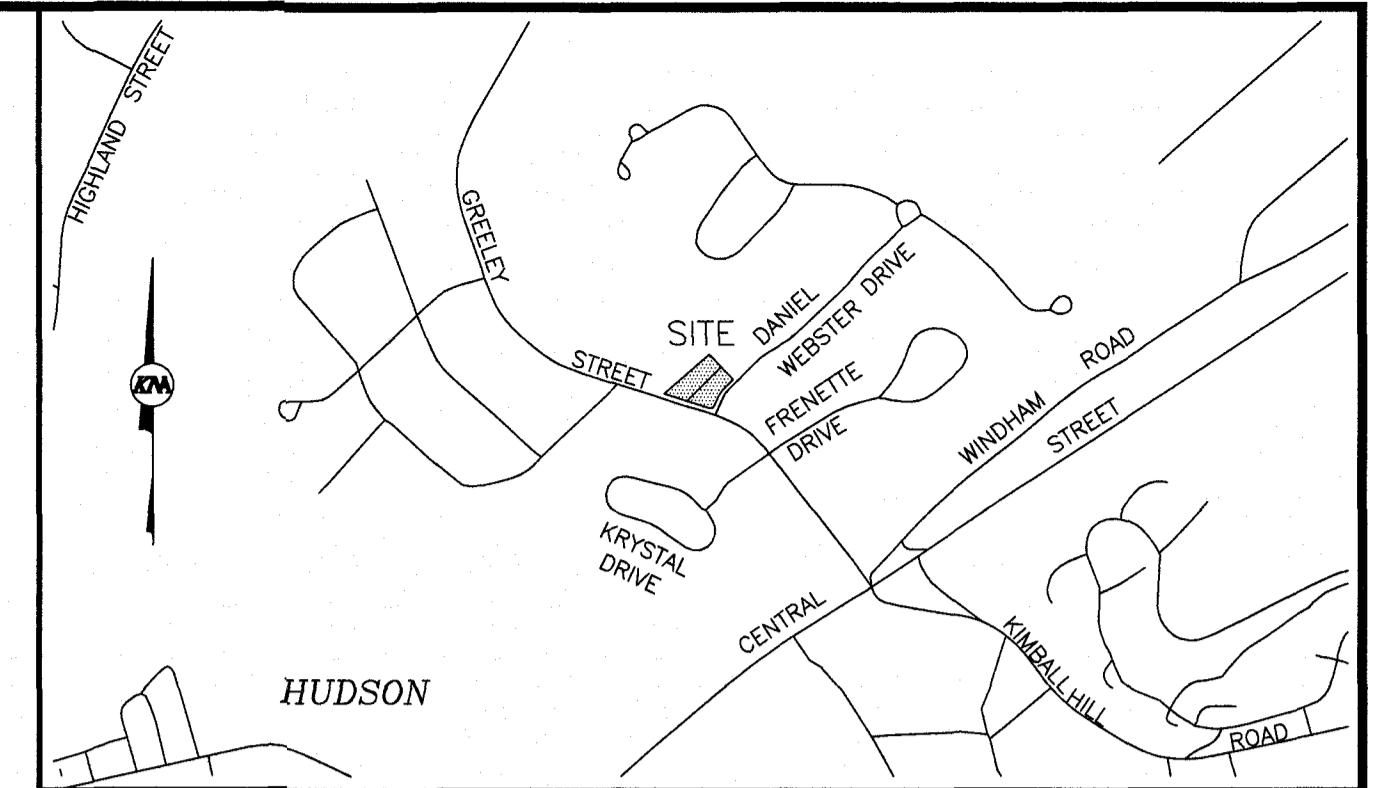
MAP 168 LOT 90  
SHANE C. MILLEY  
3 DANIEL WEBSTER DRIVE  
HUDSON, N.H. 03051  
BK. 9538 PG. 403  
(REF. PLAN #2)

MAP 168 LOT 91  
NICHOLAS G. BISKADUROS  
17 GREELEY STREET  
HUDSON, N.H. 03051  
BK. 7329 PG. 2671  
(REF. PLAN #1 & 2)

MAP 168 LOT 5  
LINDSEY M. GALLOWAY &  
KEVIN C. ACHILLES  
18 GREELEY STREET  
HUDSON, N.H. 03051  
BK. 8569 PG. 968  
(REF. PLAN #5)

MAP 168 LOT 6  
WILLIAM JR. & ANGELA HURSHMAN  
20 GREELEY STREET  
HUDSON, N.H. 03051  
BK. 3102 PG. 404  
(REF. PLAN #5)

MAP 168 LOT 7  
ROBERT F. & MICHELLE ALFORD  
22 GREELEY STREET  
HUDSON, N.H. 03051  
BK. 7852 PG. 2710  
(REF. PLAN #5)



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

**SHEET INDEX**

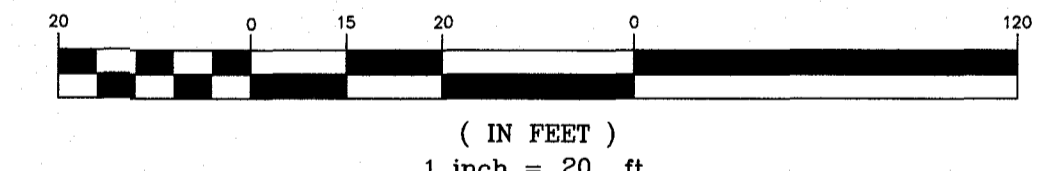
- SHEET 1 OF 2 LOT LINE ADJUSTMENT PLAN
- SHEET 2 OF 2 TOPOGRAPHIC PLAN

**NOTES:**

- THE PURPOSE OF THIS PLAN IS TO ADJUST THE LOT LINE BETWEEN ASSESSOR'S MAP 168 LOTS 74 & 75 AS FOLLOWS:
  - A. CREATING PARCEL "A" (2,400 S.F.) WHICH IS TO BE DEEDED FROM THE OWNERS OF LOT 75 TO THE OWNERS OF LOT 74 AND IS NOT TO BE CONSIDERED A SEPARATE LOT OF RECORD.
  - B. CREATING PARCEL "B" (2,400 S.F.) WHICH IS TO BE DEEDED FROM THE OWNERS OF LOT 74 TO THE OWNERS OF LOT 75 AND IS NOT TO BE CONSIDERED A SEPARATE LOT OF RECORD.
- ORIGINAL AND ADJUSTED PARCEL AREAS:
 

ORIGINAL	ADJUSTED
LOT 168-74 = 27,675 S.F.	27,675 S.F.
LOT 168-75 = 22,147 S.F.	22,147 S.F.
- THE SUBJECTS PARCEL ARE SITUATED ENTIRELY WITHIN THE RESIDENTIAL 2 ZONING DISTRICT (R-2) AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:
  - MINIMUM LOT AREA 1.0 ACRE
  - MINIMUM LOT FRONTAGE 120 FT LOCAL ROADWAYS  
150 FT ARTERIAL AND COLLECTOR
  - MINIMUM BUILDING SETBACKS:
    - 30 FT LOCAL ROADWAYS
    - 50 FT ARTERIAL AND COLLECTOR
    - 15 FT
    - 15 FT
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE IN APRIL OF 2024.
- HORIZONTAL DATUM IS ASSUMED AND VERTICAL DATUM IS ASSUMED. NORTH ORIENTATION IS MAGNETIC.
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON, N.H. MAP NUMBER 3301005100, PANEL NUMBER 518 OF 701 EFFECTIVE DATE: SEPTEMBER 25, 2009 INDICATES THAT NO PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A FLOOD HAZARD ZONE.
- 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 CONTRACTOR OR OWNER SHALL CONTACT DIG SAFE AT 811.
- EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIES HERON ARE THOSE FOUND DURING RESEARCH AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS NOT FOUND MAY EXIST.

**GRAPHIC SCALE**



**LOT LINE ADJUSTMENT PLAN**  
MAP 168 LOTS 74 & 75  
GREELEY STREET  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

OWNER OF LOT 74:	OWNER OF LOT 75:
ANDREW PATTERSON 23 GREELEY STREET HUDSON, N.H. 03051 H.C.R.D. BK. 1894 PG. 201 PROBATE # 316-2019-ET-01325	KIRK CHARLES THIBODEAU 21 GREELEY STREET HUDSON, N.H. 03051 H.C.R.D. BK. 8865 PG. 1728

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

OWNER OF MAP 168 LOT 74	
SIGNATURE: <i>Andrew Patterson</i>	
DATE: 5-13-24	
OWNER OF MAP 168 LOT 75	
SIGNATURE: <i>Kirk Thibodeau</i>	
DATE: 5-13-24	

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.

**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 MARCH OF 2024. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

*Christopher J. Hickey*  
LICENSED LAND SURVEYOR

*5/13/24*  
DATE

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: MAY 20, 2024  
PROJECT NO: 24-0328-1  
SCALE: 1" = 20'  
SHEET 1 OF 2

**REFERENCE PLANS**

- "SUBDIVISION PLAN OF LAND GREELEY STREET HUDSON N.H. SURVEYED FOR ROYCRRAFT, INC." SCALE: 1"=50'. DATED: JANUARY, 1966. PREPARED BY: W. ROBERT NOLTE & ASSOCIATES. H.C.R.D. PLAN #3239
- "SUBDIVISION PLAN GREELEY PARK HUDSON, N.H. SURVEYED FOR ROYCRRAFT BUILDERS." SCALE: 1"=100'. DATED: APRIL, 1966. PREPARED BY: W. ROBERT NOLTE & ASSOCIATES. H.C.R.D. PLAN #3320
- "SUBDIVISION PLAN GREELEY PARK HUDSON, N.H. SURVEYED FOR ROYCRRAFT BUILDERS." SCALE: 1"=100'. DATED: APRIL, 1966. REVISED: JULY 17, 1969. PREPARED BY: W. ROBERT NOLTE & ASSOCIATES. H.C.R.D. PLAN #4152
- "REVISED PLAN OF LAND GREELEY STREET HUDSON, N.H. SURVEYED FOR RICHARD ROY." SCALE: 1"=100'. DATED: MARCH, 1969. PREPARED BY: W. ROBERT NOLTE & ASSOCIATES. H.C.R.D. PLAN #5262
- "SUBDIVISION PLAN - LOT 3/MAP 25 GREELEY STREET HUDSON, N.H." SCALE: 1"=50'. DATED: JANUARY, 1982. REVISED: MARCH, 1983. PREPARED BY: MAYNARD & PAQUETTE INC. H.C.R.D. PLAN #15515

**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.





**LEGEND**

- ⊙ IR-F IRON ROD FOUND
- ⊙ UTILITY POLE
- ⊙ SIGN
- ⊙ GAS VALVE
- ⊙ WATER VALVE
- ⊙ HYDRANT
- ⊙ WATER SHUT OFF
- ⊙ SEWER MANHOLE
- ⊙ DRAINAGE MANHOLE
- ⊙ CATCH BASIN
- ABUTTER LINE
- PROPERTY LINE
- STOCKADE FENCE
- OHU OVERHEAD UTILITIES
- TREELINE
- RETAINING WALL
- VCC VERTICAL CONCRETE CURB
- EOP EDGE OF PAVEMENT
- 5' CONTOUR
- 1' CONTOUR
- STONEWALL
- SOIL LINE
- SETBACK
- ⊙ DECIDUOUS TREE

**SCS SOILS LEGEND**

**WdB** WINDSOR LOAMY SAND  
3 TO 8 PERCENT SLOPES  
SOURCE: USDA-SCS WEB SOIL SURVEY  
HILLSBOROUGH COUNTY

MAP 168 LOT 73  
JOHN F. &  
LORNA F. MCNEIL  
25 GREELEY STREET  
HUDSON, N.H. 03051  
BK. 2612 PG. 653  
(REF. PLAN #4)

MAP 168 LOT 68  
VILLAGE AT BARRETT'S HILL  
CONDOMINIUM  
C/O EVERGREEN  
MANAGEMENT GROUP  
17 COMMERCE DRIVE  
BEDFORD, NH 03110

MAP 168 LOT 76  
HUGO FIGUEROA &  
FREDYVINDA SANCHEZ  
4 DANIEL WEBSTER DRIVE  
HUDSON, N.H. 03051  
BK. 4984 PG. 632  
(REF. PLAN #2)

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ROBERT F. & MICHELLE ALFORD  
22 GREELEY STREET  
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(REF. PLAN #5)

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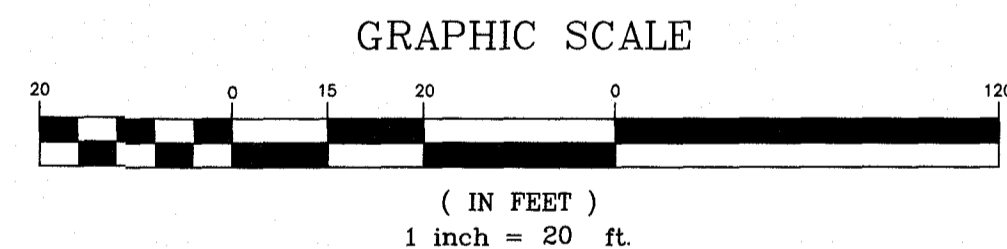
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(REF. PLAN #1 & 2)

MAP 168 LOT 90  
SHANE C. MILLEY  
3 DANIEL WEBSTER DRIVE  
HUDSON, N.H. 03051  
BK. 9538 PG. 403  
(REF. PLAN #2)

**LOT AREA TABLE**

LOT NUMBER	TOTAL LOT AREA (SF)	WETLAND AREA (SF)	AREA (SF) >25% SLOPE	BUILDABLE AREA (SF)	FRONTAGE (FT)
74	27,675	0	0	27,675	176.64
75	22,417	0	0	22,417	275.05

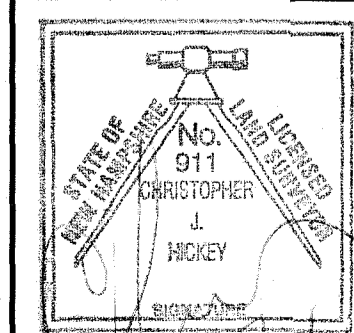
SEE SHEET 1 FOR NOTES & REFERENCE PLANS



**TOPOGRAPHIC LOT LINE ADJUSTMENT PLAN**  
MAP 168 LOTS 74 & 75  
GREELEY STREET  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

<b>OWNER OF LOT 74:</b> ANDREW PATTERSON 23 GREELEY STREET HUDSON, N.H. 03051 H.C.R.D. BK. 1894 PG. 201 PROBATE # 316-2019-ET-01325	<b>OWNER OF LOT 75:</b> KIRK CHARLES THIBODEAU 21 GREELEY STREET HUDSON, N.H. 03051 H.C.R.D. BK. 8865 PG. 1728
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**KMA** KEACH-NORDSTROM ASSOCIATES, INC.  
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**REVISIONS**

No.	DATE	DESCRIPTION	BY

DATE: MAY 20, 2024 SCALE: 1" = 20'  
PROJECT NO: 24-03281 SHEET 2 OF 2



**UTILITY NOTE**  
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