



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

## **SITE PLAN APPLICATION**

Revised May 19, 2023

The following information must be filed with the Planning Department *at the time of filing a site plan application*:

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

The following information is required to be filed with the Planning Department *no later than 10:00 A.M., Tuesday ONE WEEK prior to the scheduled Planning meeting. The purpose of these materials is hardcopy distribution to Planning Board members, not review. Any plan revisions that require staff review must be submitted no later than 10:00A.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, revised if applicable.
2. Submission of two (2) full plan sets (sheet size: 22" x 34"), if revised.
3. All of the above application materials, including plans, shall also be submitted in electronic form as a PDF.

*Note: Prior to filing an application, it is recommended to schedule an appointment with the Town Planner.*

**SITE PLAN APPLICATION**

Date of Application: July 10, 2023 Tax Map #: 182 Lot #: 217

Site Address: Lowell Road & Central Street

Name of Project: Central Gas

Zoning District: Business (B) General SP#: \_\_\_\_\_

(For Town Use Only)

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

**PROPERTY OWNER:**

**DEVELOPER:**

Name: Nottingham Square Corporation

\_\_\_\_\_

Address: 46 Lowell Road

\_\_\_\_\_

Address: Hudson, NH 03051

\_\_\_\_\_

Telephone # 603-880-7799

\_\_\_\_\_

Email: msousa@sousarealtynh.com

\_\_\_\_\_

**PROJECT ENGINEER:**

**SURVEYOR:**

Name: Paul Chisholm, PE - KNA

Anthony Basso, LLS - KNA

Address: 10 Commerce Park North, Suite 3

10 Commerce Park North, Suite 3

Address: Bedford, NH 03110

Bedford, NH 03110

Telephone # 603-627-2881

603-627-2881

Email: pchisholm@keachnordstrom.com

abasso@keachnordstrom.com

**PURPOSE OF PLAN:**

The purpose of the plan is to depict the proposed layout for a gas station and convenience store with drive thru window and all associated site improvements.

**(For Town Use Only)**

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

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

\_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

(Initials)

Department:

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

**SITE DATA SHEET**  
(Continued)

Flood Zone Reference: 33011C0518D

Width of Driveways: 24 FT

Number of Curb Cuts: Two (2)

Proposed Parking Spaces: 41 Spaces

Required Parking Spaces: 41 Spaces

Basis of Required Parking (Use): Gas Pumps, Convenience Store, Drive Thru

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

Waiver Requests

<i>Town Code Reference:</i>	<i>Regulation Description:</i>
<u>276-11.1(B)(12)(c)</u>	<u>Drive Aisles within 100-ft Abutting Residential Property</u>
_____	_____
_____	_____
_____	_____

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



July 10, 2023

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

Subject: **Non-Residential Site Plan – Central Gas  
Tax Map 182; Lot 217  
Lowell Road & Central Street – Hudson, New Hampshire  
KNA Project No. 18-0612-3**

**Project Narrative**

The subject property, located at the corner of Lowell Road and Central Street, is referenced on Hudson Tax Map 182 as Lots 216, 217, 218-1, 218-2, and 219. These five (5) lots will be consolidated into a single parcel referenced as Tax Map 182 Lot 217 with a combined area of approximately 2.90 acres. The parcel is located entirely within the Business (B) Zoning District. It was developed with single family residential homes at the time of survey, but those have since been removed. The surrounding land uses include commercial, single family residential, and multi-family residential.

The applicant is proposing to construct a 10-pump gas station, a 4,560 square foot convenience store with drive thru window, and all associated site improvements. Access to the site will be provided via two (2) new 24-foot-wide driveways, one (1) on Lowell Road and one (1) on Central Street. The lot will be serviced by municipal water and sewer. Other site improvements include stormwater management provisions, paved parking areas, utility connections, landscaping, and lighting. No impacts to the wetlands or 50-ft wetland buffer are proposed.

December 20, 2023

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

Subject:       **Revised Waiver Request – Central Gas  
Tax Map 182; Lot 217  
Lowell Road & Central Street – Hudson, New Hampshire  
KNA Project No. 18-0612-3**

The Applicant is requesting a waiver from the following section of the Town of Hudson Site Plan Regulations: **Section 276-11.1B(12)(C) 100-ft Buffer Between Commercial & Residential Uses**

Hardship reason(s) for granting this waiver:

Based on the location of the abutting residential uses, accessing the site would require a driveway to be located within the 100-ft buffer zone. By not allowing the Applicant to construct driveways, access to the property would be severely restricted making it virtually undevelopable for any non-residential use.

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

The spirit and intent of this regulation is to provide a 100-ft buffer between residential and non-residential uses. The majority of the developed areas fall outside this buffer zone, however, the entrance driveways to the site are located within the buffer which extends the full width of the Central Street frontage and a significant portion of the Lowell Road frontage. Based on the location of the abutting residential uses, any access driveway would be located within this buffer zone. The remainder of the site improvements do not need to be located within this buffer and are not proposed to be. Therefore, granting this waiver would not be contrary to the spirit and intent of the Town of Hudson Site Plan Regulations.

September 18, 2023

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

Subject: **Waiver Request – Central Gas  
Tax Map 182; Lot 217  
Lowell Road & Central Street – Hudson, New Hampshire  
KNA Project No. 18-0612-3**

The Applicant is requesting a waiver from the following section of the Town of Hudson Site Plan Regulations: **Section 193.10.G. Driveway Design Criteria – Single Driveway Per Parcel**

Hardship reason(s) for granting this waiver:

The subject parcel is situated at a busy intersection on Lowell Road and Central Street. The project proposes two driveways to support the development, including a one-way entrance driveway on Lowell Road and a two-way driveway on Central Street. Allowing both driveways in this orientation will provide relief to the intersection by allowing vehicles turning right into the site from Lowell Road to avoid the intersection altogether. Granting this waiver will enhance site access and reduce traffic at the intersection. A denial would result in hardship because it would cause the site to be less desirable for future customers, suppliers and vendors while also forcing traffic from Lowell Road through an already busy intersection to access the site and limiting access for responding emergency vehicles.

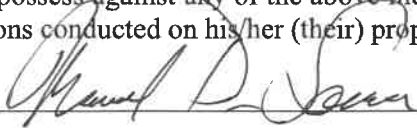
Reason(s) for granting this waiver, relative to not being contrary to the spirit and intent of the Land Use Regulations:

The spirit and intent of the Land Use Regulations will not be opposed by granting this waiver. The intent of the driveway regulations is provide criteria for safe and adequate access to properties. The project proposes to consolidate multiple parcels. Three of the parcels at one time were occupied by houses and each had its own driveway access. As consolidated lots, the property would have adequate lot frontage on both Lowell Road and on Central Street. A turn in only driveway from Lowell Road would increase safety by allowing emergency vehicles a second means of access and quicker response time by not having to go through the busy intersection. One reason for limiting the amount of driveways per property helps reduce congestion to public streets. In this case, however, there will be less congestion by allowing a restricted turn in driveway from Lowell Road by allowing some travelers visiting the site from Lowell Road to avoid an intersection. Therefore, the spirit and intent of the regulation will be upheld by approving this waiver.

**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: 7/6/23

Print Name of Owner: Manuel Sousa

❖ 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.



**LOT MERGER APPLICATION FOR TAX ASSESSMENT AND LAND USE PURPOSES**

**TOWN OF HUDSON, NEW HAMPSHIRE**

The undersigned, Manuel Sousa - Nottingham Square Corporation (type or print name here) is / are the owner(s) of lots or parcels shown on the Town Tax Maps as follows:

Tax Map 182 Lot 216 Tax Map 182 Lot 218-2  
Tax Map 182 Lot 217 Tax Map 182 Lot 219  
Tax Map 182 Lot 218-1


The undersigned requests that the Town of Hudson Planning Board combine the above described parcels or lots into one parcel or one lot to be known as, Tax Map 182, Lot 217 for tax assessment, and land use purposes.

The undersigned acknowledges and agrees that the merged lots or parcels shall be shown as a single lot or single parcel on the Town Tax map and shall be one lot or one parcel for land use purposes. The Town of Hudson will assess the merged lots or merged parcels as a single lot or a single parcel.

If at any time the undersigned, or its heirs, legatees, successors and assigns of the undersigned wish to subdivide the merged lot or merged parcel, subdivision approval must be obtained from the Town of Hudson Planning Board under the Town of Hudson Subdivision of Land Regulations.

The undersigned agrees that the approval of this application shall be filed at the expense of the undersigned in the Hillsborough County Registry of Deeds.

Dated this 6 day of July, 2023.

  
LANDOWNER

(SIGN HERE)

\_\_\_\_\_  
LANDOWNER (SIGN HERE)

  
(TYPE OR PRINT NAME)

\_\_\_\_\_  
(TYPE OR PRINT NAME)

This application for the merger of lots for tax assessment and land use purposes is approved by action of the Town of Hudson Planning Board. This application shall be recorded in the Hillsborough County Registry of Deeds.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
(SIGN HERE)  
CHAIRPERSON  
HUDSON PLANNING BOARD

\_\_\_\_\_  
(TYPE OR PRINT NAME)