

# **EVERGREEN ELEMENTARY MINOR SITE PLAN**

MSP# 01-24

## **STAFF REPORT**

May 2, 2024

**SITE:** 143 Lowell Road, Map 204 Lot 005

**ZONING:** Business (B)

**PURPOSE OF PLAN:** To change the use of the property from restaurant (D-15) to school (C-7).

### **PLANS UNDER REVIEW:**

Change of Use Site Plan / Evergreen Elementary MSP# 01-24, Map 204 Lot 005, 143 Lowell Road, Hudson, New Hampshire, Hillsborough County; prepared by: Keach-Nordstrom Associates, Inc. 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: 143 Lowell Road, LLC, 4 Paula Circle, Hudson, N.H. 03051; consisting of 1 sheet and general notes 1-17; dated April 9, 2024.

### **ATTACHMENTS:**

- 1) Application dated April 12, 2024 – Attachment “A”
- 2) Department Comments – Attachment “B”
- 3) CAP Fee Sheet – Attachment “C”
- 4) Zheng Garden Development Agreement, dated August 4, 2015 – Attachment “D”
- 5) Zheng Garden Site Plan, dated November 5, 2014 – Attachment “E”

### **APPLICATION TRACKING:**

- April 12, 2024 – Application received.
- May 2, 2024 – Special Site Review Committee scheduled.

### **COMMENTS**

#### **BACKGROUND**

The property is approximately 0.668 acres and located in the Business district. While the parcel was developed with the intention of a restaurant occupying the space, the building is an empty shell currently and has never received a Certificate of Occupancy. The applicant wishes to change the primary use from that of a restaurant use D-15 of §334-27 – **Table of Permitted Uses** to use C-7, a private school.

#### **DEPARTMENT COMMENTS**

**Fire** has provided the following comments:

1. *The applicant shall submit a building permit application for the renovations. Required submittal documents for commercial new are detailed on the building permit application.*

2. *The building design shall conform to the State Adopted building and Fire Codes.*
3. *The site plan indicates the dumpster is to be removed from the site and staff was to remove the trash. From a Health perspective the dumpster should remain to keep the building free from trash and not to depend on staff taking trash off site every day.*

Full comments may be found in **Attachment “B”**.

STAFF COMMENTS

Staff are in agreement with Fire that elimination of the dumpster entirely from the site plan is not suitable for a business. Staff notes that the establishment is for grades pre-k through 1<sup>st</sup> grade, with a maximum attendance of 44 students. Due to the prior approved use never reaching the stage of receiving a certificate of occupancy, no CAP fee has been paid on the property. A new, reduced CAP fee (**Attachment C**) has been included in the draft stipulations appropriate to the new use.

The applicant has provided traffic rates comparing uses, detailing a consistent lowering of average generated trips in both peak and daily total increments.

**DRAFT MOTIONS**

**ACCEPT the minor site plan application:**

I move to accept the minor site plan application for the Change of Use Site Plan / Evergreen Elementary MSP# 01-24, Map 204 Lot 005, 143 Lowell Road.

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

**APPROVE the minor site plan application:**

I move to approve the minor site plan for the Change of Use Site Plan / Evergreen Elementary MSP# 01-24, Map 204 Lot 005, 143 Lowell Road, Hudson, NH, Hillsborough County; prepared by: Keach-Nordstrom Associates, Inc. 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: 143 Lowell Road, LLC, 4 Paula Circle, Hudson, N.H. 03051; consisting of 1 sheet and general notes 1-17; dated April 9, 2024; and:

That the Committee finds that this application complies with the Zoning Ordinances and with the Land Use Regulations 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 issuance of a final certificate of occupancy, an L.L.S. Certified “as-built” site plan shall be provided to the Town of Hudson Land Use Division confirming that the development conforms to the Plan approved by the Planning Board.
3. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
4. A cost allocation procedure (CAP) amount of \$5,341.00 unit shall be paid prior to the issuance of a Certificate of Occupancy for the business.
5. 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.

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

April 12, 2024

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

Subject: **Change of Use Site Plan – Evergreen Elementary  
Tax Map 204; Lot 5  
143 Lowell Road – Hudson, New Hampshire  
KNA Project No. 14-0718-1A**

Dear Chairman and Board Members:

The above referenced project is being submitted for Minor Site Plan approval from the Town of Hudson Planning Board. The property, located at 143 Lowell Road, is approximately 0.668 acres in total area. The parcel was previously developed with a 2,180-SF building that was utilized as a restaurant and all associated site appurtenances. The project proposes to change the use of the site to accommodate a private elementary school (pre-k through 1<sup>st</sup> grade). The attached documents outline the applicants request for approval. All required information has been included within the submittal package. Keach Nordstrom Associates, Inc. will be present to further discuss the Change of Use Site Plan Application at the scheduled hearing.

Enclosed is the following material for your review and approval:

1. Five (5) Copies of Completed Minor Site Plan Application
2. Application Fee: **\$674.50**
3. Abutter's List & Two (2) Sets of Labels
4. Traffic Letter
5. Five (5) Half Size Plan Sets with One (1) Copy of Project Narrative attached to each plan set
6. PDF

If you have any questions or comments, please contact me at (603) 627-2881.

Sincerely,

*Katherine Cooper*

**Katherine Cooper**  
**Project Engineer**  
Keach Nordstrom Associates  
10 Commerce Park North, Suite 3  
Bedford, NH 03110



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

## **MINOR SITE PLAN APPLICATION**

Revised July 24, 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 four (4) copies.
2. Five (5) 11" X 17" plan sets.
3. One (1) copy of the project narrative, describing the project, shall be attached to each submitted plan set.
4. A list of direct abutters and a list of indirect abutters, and two (2) sets of mailing labels for abutter notifications.
5. Three (3) 22" X 34" plan sets shall be brought to the Special Site Review Committee Meeting and distributed to the committee member at the meeting.
6. All of the above application materials, including plans, shall also be submitted in electronic form as a PDF.
7. All plans shall be folded and all pertinent data shall be attached to the plans with an elastic band or other enclosure.

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

**MINOR SITE PLAN APPLICATION**

Date of Application: April 12, 2024 Tax Map #: 204 Lot #: 5

Site Address: 143 Lowell Road

Name of Project: Evergreen Elementary

Zoning District: Business (B) General MSP#: \_\_\_\_\_  
(For Town Use Only)

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

**PROPERTY OWNER:**

Name: 143 Lowell Road, LLC

Address: 4 Paula Circle

Address: Hudson, NH 03051

Telephone # \_\_\_\_\_

Email: \_\_\_\_\_

**DEVELOPER:**

Evergreen Elementary

58 King Street

Nashua, NH 03060

603-204-8199

tdiamond@evergreenelementary.org

**PROJECT ENGINEER:**

Name: Keach-Nordstrom Associates, Inc.

Address: 10 Commerce Park North, Suite 3

Address: Bedford, NH 03110

Telephone # 603-627-2881

Email: pchisholm@keachnordstrom.com

**SURVEYOR:**

Keach-Nordstrom Associates, Inc.

10 Commerce Park North, Suite 3

Bedford, NH 03110

603-627-2881

abasso@keachnordstrom.com

**PURPOSE OF PLAN:**

The purpose of the plan is to change the use of the property from restaurant to school.

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

**(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: \_\_\_

MINOR SITE PLAN DATA SHEETPLAN NAME: Evergreen ElementaryPLAN TYPE: SITE PLANLEGAL DESCRIPTION: MAP 204 LOT 5DATE: April 12, 2024-----  
Location by Street: 143 Lowell RoadZoning: Business (B)Proposed Land Use: Elementary SchoolExisting Use: RestaurantSurrounding Land Use(s): Residential, Commercial, CondominiumNumber of Lots Occupied: One (1)Existing Area Covered by Building: 2,180-SFExisting Buildings to be removed: NoneProposed Area Covered by Building: 2,180-SF (Existing)Open Space Proposed: 53% (Existing)Open Space Required: 35%Total Area: S.F.: 29,092 Acres: 0.668Area in Wetland: 0 Area Steep Slopes: 0Required Lot Size: 30,000-SFExisting Frontage: 142.62 FTRequired Frontage: 150 FTBuilding Setbacks: Required\* ~~Proposed~~ EXISTINGFront: 50 FT 78.55 FTSide: 15 FT 16.62 FTRear: 15 FT 89.71 FT

**MINOR SITE PLAN DATA SHEET**

(Continued)

Flood Zone Reference: 33011C0656D

Width of Driveways: 24 FT

Number of Curb Cuts: One (1) Existing

Proposed Parking Spaces: 22 Spaces (Existing)

Required Parking Spaces: 6 Spaces + 16 Spaces available for Pick-ups/Drop-offs

Basis of Required Parking (Use): 6 Employees, 14/15 Students per Class with staggered pick-up/drop-off

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

\_\_\_\_\_

\_\_\_\_\_

Waiver Requests

<i>Town Code Reference:</i>	<i>Regulation Description:</i>
<u>N/A</u>	
_____	_____
_____	_____
_____	_____
_____	_____


<b>(For Town Use Only)</b>	
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:  Date: 3-24-2024  
Print Name of Owner: Xuejun Zheng, 143 Lowell Rd LLC

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

Signature of Developer:  Date: 3/25/24  
Print Name of Developer: Tiffany Diamond

- ❖ 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: \_\_\_\_\_

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

I \_\_\_\_\_ hereby request that the Planning Board waive the requirements of item \_\_\_\_\_ of the Hudson Land Use Regulations 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 Land Use 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 Land Use Regulations: (if additional space is needed please attach the appropriate documentation hereto):

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

Signed:

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

**SCHEDULE OF FEES****A. REVIEW FEES:**

<b><u>1. Minor Site Plan Use</u></b>	<b><u>Project Size/Fee</u></b>	
Multi-Family	\$105.00/unit for 3-50 units \$78.50/unit for each additional unit over 50	\$ <u>          -</u>
Commercial/Semi Public/Civic or Recreational @2,180 SF	\$157.00/1,000 sq. ft. for first 100,000 sq.ft. (bldg. area): \$78.50/1,000 sq.ft. thereafter.	\$ <u>  342.26  </u>
Industrial	\$150.00/1,000 sq.ft for first 100,000 sq.ft. (bldg. area); \$78.50/1,000 sq.ft thereafter.	\$ <u>          -</u>
No Buildings	\$30.00 per 1,000 sq.ft. of proposed developed area	\$ <u>          -</u>

**CONSULTANT REVIEW FEE: (If Applicable - Separate Check)**

Total \_\_\_\_\_ acres @ \$600.00 per acre, or \$1,250.00,  
whichever is greater. \$           -

*This is an estimate for cost of consultant review. The fee is expected to cover the amount. A complex project may require additional funds. A simple project may result in a refund.*

**LEGAL FEE:**

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

**B. POSTAGE:**

<u>  11  </u> Direct Abutters, Applicant, Professionals, etc. as required by RSA 676:4.1.d @ <del>\$5.01</del> (or <b>Current Certified Mail Rate</b> ) \$5.08	\$ <u>  55.88  </u>
<u>    2  </u> Indirect Abutters (property owners within 200 feet) <del>@\$0.66</del> (or <b>Current First Class Rate</b> ) \$0.68	\$ <u>    1.36  </u>

**C. TAX MAP UPDATING FEE:** (FLAT FEE if Applicable) \$           275.00

**TOTAL** \$     674.50

**SCHEDULE OF FEES**  
(Continued)

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

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

**F. RECORDING FEES:**

**\*\*\*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.\*\*\***



April 12, 2024

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

**Subject: Change of Use Site Plan – Evergreen Elementary  
Tax Map 204; Lot 5  
143 Lowell Road – Hudson, New Hampshire  
KNA Project No. 14-0718-1A**

**PROJECT NARRATIVE**

The property, referenced on Tax Map 204 as Lot 5, is located at 143 Lowell Road in Hudson, New Hampshire. The 0.668-acre (29,092 SF) parcel is located entirely within the Business (B) Zoning District. The lot is currently developed with a 2,180-SF building that was previously utilized as a restaurant and all associated site appurtenances. There are no wetlands on the property. The parcel is bounded by the Nottingham Square Plaza to the east, Fox Hollow Condominiums to the north & west, and a single-family residence to the south. The lot, which has frontage along Lowell Road (NH Route 3A), is serviced by municipal water and sewer.

The project proposes to change the use of the property to accommodate a private elementary school. The proposed use will utilize the existing building. Minimal modifications to the exterior of the property are proposed. These improvements include a fenced outdoor play area, landscape planting beds, and a sign. The existing dumpster will be removed to utilize the fenced pad for sand and water tables for the students. All trash will be removed from the site by school staff. A temporary/moveable fence is proposed from the southwest building corner to the edge of pavement to provide an additional recreation area for the students. Refer to the attached document for details of the proposed fencing (temporary & permanent), planting beds, and recreation area.

Evergreen Elementary is a non-profit private school providing education from pre-k through first grade. The program is working toward full accreditation status. There will be three (3) classrooms with a maximum of forty-four (44) students. Three (3) teachers and three (3) administrative staff members are anticipated to be onsite during school hours. School hours of operation will be from 8:00-am through 3:20-pm Monday through Friday. Pick-up and drop-off times are staggered in 10-minute increments for each class to reduce the number of people onsite at any given time. The school will open for staff in August with students starting in September and will continue until June. Refer to the attached flyer and school calendar for additional information about the school and scheduling.

Proposed Recreation Area



Proposed Planting Beds  
Attachment "A"



Proposed Temporary/Removable Fencing



Proposed Permanent Fencing





# Evergreen Elementary

HUDSON, NH

2024 OPENING YEAR OFFERINGS: PREK4-1ST GRADE

## WHOLE CHILD EDUCATION

- Well-being
- Child Development
- Personal Development
- Academic Development
- Interpersonal Development



## NON-TOXIC ENVIRONMENT

- Natural, non-toxic materials
- USDA organic school gardens
- All natural cleaning products
- Sustainable practices
- Hardlined tech: (no radiation)
- water & air facility purification



## OUR APPROACH

We believe in a child-centered approach that caters to psychological, physiological, and academic milestones. Student-specific methods complement developmental milestones, physical growth, mental resilience, and emotional wellbeing alongside meaningful content across curriculum.



## THE BIGGER PICTURE

At Evergreen Elementary, we empower our students with the knowledge, experience, and zest to positively impact their lives, relationships, and the outside world.



## CONTACT US!

🌐 [www.EvergreenElementary.org](http://www.EvergreenElementary.org)

📷 [EvergreenElementaryNH](https://www.instagram.com/EvergreenElementaryNH)

✉ [info@EvergreenElementary.org](mailto:info@EvergreenElementary.org)

# Attachment "A"



## Evergreen Elementary School Calendar 2024-2025

We hope you are having a fun summer!  Aug 26-29 - Teachers are in!	August 2024						
	S	M	T	W	T	F	S
					1	2	3
	4	5	6	7	8	9	10
	11	12	13	14	15	16	17
	18	19	20	21	22	23	24
	25	26	27	28	29	30	31

Students: 21 days  Jan 1 - No School/New Years' Day Jan 8 - Early Dismissal - Staff PD Day Jan 20 - No School/MLK Jr Day	January 2025						
	S	M	T	W	T	F	S
				1	2	3	4
	5	6	7	8	9	10	11
	12	13	14	15	16	17	18
	19	20	21	22	23	24	25
	26	27	28	29	30	31	

Students: 20 days  Sept 18 - Early Dismissal - Staff PD Day Sept 2 - No School/Labor Day	September 2024						
	S	M	T	W	T	F	S
	1	2	3	4	5	6	7
	8	9	10	11	12	13	14
	15	16	17	18	19	20	21
	22	23	24	25	26	27	28
	29	30					

Students: 15 days  Feb 24 to 28 - No School/February	February 2025						
	S	M	T	W	T	F	S
							1
	2	3	4	5	6	7	8
	9	10	11	12	13	14	15
	16	17	18	19	20	21	22
	23	24	25	26	27	28	

Students: 22 days  Oct 14 - No School/Columbus Day	October 2024						
	S	M	T	W	T	F	S
			1	2	3	4	5
	6	7	8	9	10	11	12
	13	14	15	16	17	18	19
	20	21	22	23	24	25	26
	27	28	29	30	31		

Students: 21 days  Mar 12 - Early Dismissal - Staff PD Day	March 2025						
	S	M	T	W	T	F	S
							1
	2	3	4	5	6	7	8
	9	10	11	12	13	14	15
	16	17	18	19	20	21	22
	23	24	25	26	27	28	29

Students: 17 days  Nov 6 - Early Dismissal - Staff PD Day Nov 11 - No School/Veterans Day Nov 27-29 - No School/Thanksgiving Break	November 2024						
	S	M	T	W	T	F	S
					1	2	3
	4	5	6	7	8	9	10
	11	12	13	14	15	16	17
	18	19	20	21	22	23	24
	25	26	27	28	29	30	

Students: 19 days  Apr 28-May 2 - No School/Spring Break	April 2025						
	S	M	T	W	T	F	S
			1	2	3	4	5
	6	7	8	9	10	11	12
	13	14	15	16	17	18	19
	20	21	22	23	24	25	26
	27	28	29	30			

Students: 15 days  Dec 11 - Early Dismissal Dec 23 - Jan 1 - No School/Winter Break	December 2024						
	S	M	T	W	T	F	S
	1	2	3	4	5	6	7
	8	9	10	11	12	13	14
	15	16	17	18	19	20	21
	22	23	24	25	26	27	28
	29	30	31				

Students: 19 days  May 1 - 2 - No School/Spring Break May 14 - Early Dismissal - Staff PD Day May 26 - No School/Memorial Day	May 2025						
	S	M	T	W	T	F	S
					1	2	3
	4	5	6	7	8	9	10
	11	12	13	14	15	16	17
	18	19	20	21	22	23	24
	25	26	27	28	29	30	31

KEY	
<span style="background-color: #e0e0e0; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Staff Workshop, No School for Students
<span style="background-color: #d3d3d3; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	First/Last Day of School for Students
<span style="background-color: #c0c0c0; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	No School, Observed Holiday/Vacation
<span style="background-color: #a0a0a0; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Early Dismissal
<span style="background-color: #808080; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Summer Break/Weekends (no school)

Students: 12 days  June 6th is last day of school!	June 2025						
	S	M	T	W	T	F	S
	1	2	3	4	5	6	7
	8	9	10	11	12	13	14
	15	16	17	18	19	20	21
	22	23	24	25	26	27	28
	29	30					

School Start/End Times			
Evergreen Program	Start	End	Early Dismissal
Part Time Seedlings and Sprouts (Pre-K 3/4)	8:30	12:15	11:30
Full Time Seedlings and Sprouts (Pre-K 3/4)	8:20	3:00	11:20
Kindergarten	8:10	3:10	11:10
First Grade	8:00	3:20	11:00





KNA Project No. 14-0718-1A

OWNER AFFIDAVIT

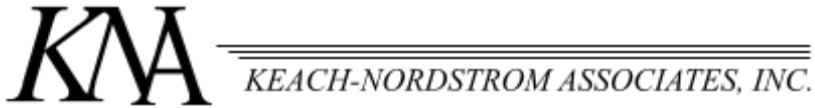
I, Sally Zheng, authorized representative of 143 Lowell Road, LLC, and owner of the property referenced on Hudson Tax Map 204 as Lot 5, located at 143 Lowell Road in Hudson, New Hampshire, hereby verify that I have authorized Keach-Nordstrom Associates, Inc. to submit on my behalf, any and all applicable State and local permit applications as they pertain to the project.

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

Signature of Owner: Sally Zheng [Digital Signature Verification: 04/09/24 3:27 PM EDT]

Address of Owner: 4 Paula Circle, Hudson, NH 03051

Date: 04/09/2024

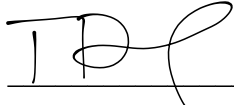


KNA Project No.  
14-0718-1A

**APPLICANT AFFIDAVIT**

I, Tiffany Diamond, Applicant of the project referenced as Evergreen Elementary, located at 143 Lowell Road in 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 the project.

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

Signature of Applicant: 

Address of Applicant: 58 King Street, Nashua, NH 03060

Date: 4/9/2024

**Abutters List  
Evergreen Elementary  
Hudson, NH  
KNA#14-0718-1A**

<b>Tax Map</b>	<b>Lot</b>	<b>Owner</b>
204	5	143 Lowell Road, LLC 4 Paula Circle Hudson, NH 03051
		<b>Applicant</b> Evergreen Elementary 58 King Street Nashua, NH 03060
<b>Tax Map</b>	<b>Lot</b>	<b>Direct Abutters</b>
204	4	Taylor Paige Sullivan & Nicholas Gary St. Jean 145 Lowell Road Hudson, NH 03051
209	1-1	Friars Court Condominium Wingate Management 11 Dakota Drive Hudson, NH 03051
204	6	Fox Hollow Condominium Assoc. c/o Great North Property Mgmt. 636 Daniel Webster Highway Merrimack, NH 03054
		<u>Board of Directors</u> David LaFond 421 Fox Hollow Drive Hudson, NH 03051
		Susan Wilson 327 Fox Hollow Drive Hudson, NH 03051
		Kathryn May May Trust 335 Fox Hollow Drive Hudson, NH 03051

## Attachment "A"

Linda O'Donnell  
604 Fox Hollow Drive  
Hudson, NH 03051

204                      73

Manuel & Kathleen Sousa  
46 Lowell Road  
Hudson, NH 03051

**Tax Map**                      **Lot**  
204                                      3

**Indirect Abutters**  
Monument Construction, LLC  
149 Lowell Road  
Hudson, NH 03051

204                      74-1

Richard & Mark Charbonneau  
1 Continental Drive  
Londonderry, NH 03053

Professionals to be notified:

Engineer/Surveyor  
Keach-Nordstrom Associates Inc.  
10 Commerce Park North, Suite 3B  
Bedford, NH 03110

## Attachment "A"

143 Lowell Road, LLC  
4 Paula Circle  
Hudson, NH 03051

143 Lowell Road, LLC  
4 Paula Circle  
Hudson, NH 03051

Taylor Paige Sullivan &  
Nicholas Gary St. Jean  
145 Lowell Road  
Hudson, NH 03051

Evergreen Elementary  
58 King Street  
Nashua, NH 03060

Evergreen Elementary  
58 King Street  
Nashua, NH 03060

Taylor Paige Sullivan &  
Nicholas Gary St. Jean  
145 Lowell Road  
Hudson, NH 03051

Friars Court Condominium  
Wingate Management  
11 Dakota Drive  
Hudson, NH 03051

Friars Court Condominium  
Wingate Management  
11 Dakota Drive  
Hudson, NH 03051

David LaFond  
421 Fox Hollow Drive  
Hudson, NH 03051

Fox Hollow Condominium Assoc.  
c/o Great North Property Mgmt.  
636 Daniel Webster Highway  
Merrimack, NH 03054

Fox Hollow Condominium Assoc.  
c/o Great North Property Mgmt.  
636 Daniel Webster Highway  
Merrimack, NH 03054

David LaFond  
421 Fox Hollow Drive  
Hudson, NH 03051

Susan Wilson  
327 Fox Hollow Drive  
Hudson, NH 03051

Susan Wilson  
327 Fox Hollow Drive  
Hudson, NH 03051

Linda O'Donnell  
604 Fox Hollow Drive  
Hudson, NH 03051

Kathryn May  
May Trust  
335 Fox Hollow Drive  
Hudson, NH 03051

Kathryn May  
May Trust  
335 Fox Hollow Drive  
Hudson, NH 03051

Linda O'Donnell  
604 Fox Hollow Drive  
Hudson, NH 03051

Manuel & Kathleen Sousa  
46 Lowell Road  
Hudson, NH 03051

Manuel & Kathleen Sousa  
46 Lowell Road  
Hudson, NH 03051

Richard & Mark Charbonneau  
1 Continental Drive  
Londonderry, NH 03053

Monument Construction, LLC  
149 Lowell Road  
Hudson, NH 03051

Monument Construction, LLC  
149 Lowell Road  
Hudson, NH 03051

Richard & Mark Charbonneau  
1 Continental Drive  
Londonderry, NH 03053

Keach-Nordstrom Assoc., Inc.  
10 Commerce Park No., 3B  
Bedford, NH 03110

Keach-Nordstrom Assoc., Inc.  
10 Commerce Park No., 3B  
Bedford, NH 03110



April 12, 2024

Town of Hudson
Community Development Department
12 School Street
Hudson, New Hampshire 03051

Subject: Evergreen Elementary Change of Use Site Plan
Trip Generation Comparison Memo
143 Lowell Road, Hudson, New Hampshire
KNA #14-0718-1A

Dear Board Members:

The purpose of this letter is to provide a comparison of the traffic generated by the proposed private school versus the existing use as a restaurant.

ITE Trip Generation 11th edition was referenced for estimating the proposed trip generation rates for the existing and proposed uses. The property currently has a restaurant building that, according to assessing records, has 2,180-sf of gross floor area (GFA). The project proposes to convert the existing restaurant building into a private elementary school for pre-k through first grade. The existing use selected for analysis is defined as ITE Land Use 932 – High-Turnover (Sit-Down) Restaurant. The proposed use selected for analysis is defined as ITE Land Use 530 – Private School (K-8). Please refer to the following table, which estimates the vehicle trips for each use.

Table 1: Trip Generation Calculations pursuant to ITE Trip Generation 11th Edition
Table with 5 columns: Land Use Code, Peak Hour, Area/Units, Rate, Total Trips. Rows include 932 - High-Turnover (Sit-Down) Restaurant and 530 - Private School (K-8) for various peak hours and days.

The proposed facility is anticipated to produce substantially less traffic and vehicles trips to/from the property for the overall weekday and weekend comparisons. The PM peak is also reduced. The AM peak shows a minimal increase of approximately 15 total estimated trips. The proposed elementary school plans to stagger pick-ups/drop-offs to reduce the number of vehicles entering and exiting the property at any given time. As such, this project is not expected to adversely affect or impact the adjacent roadway or neighborhood traffic.

Sincerely,

***Katherine Cooper***

Katherine Cooper  
Project Engineer  
Keach-Nordstrom Associates, Inc

# High-Turnover (Sit-Down) Restaurant (932)

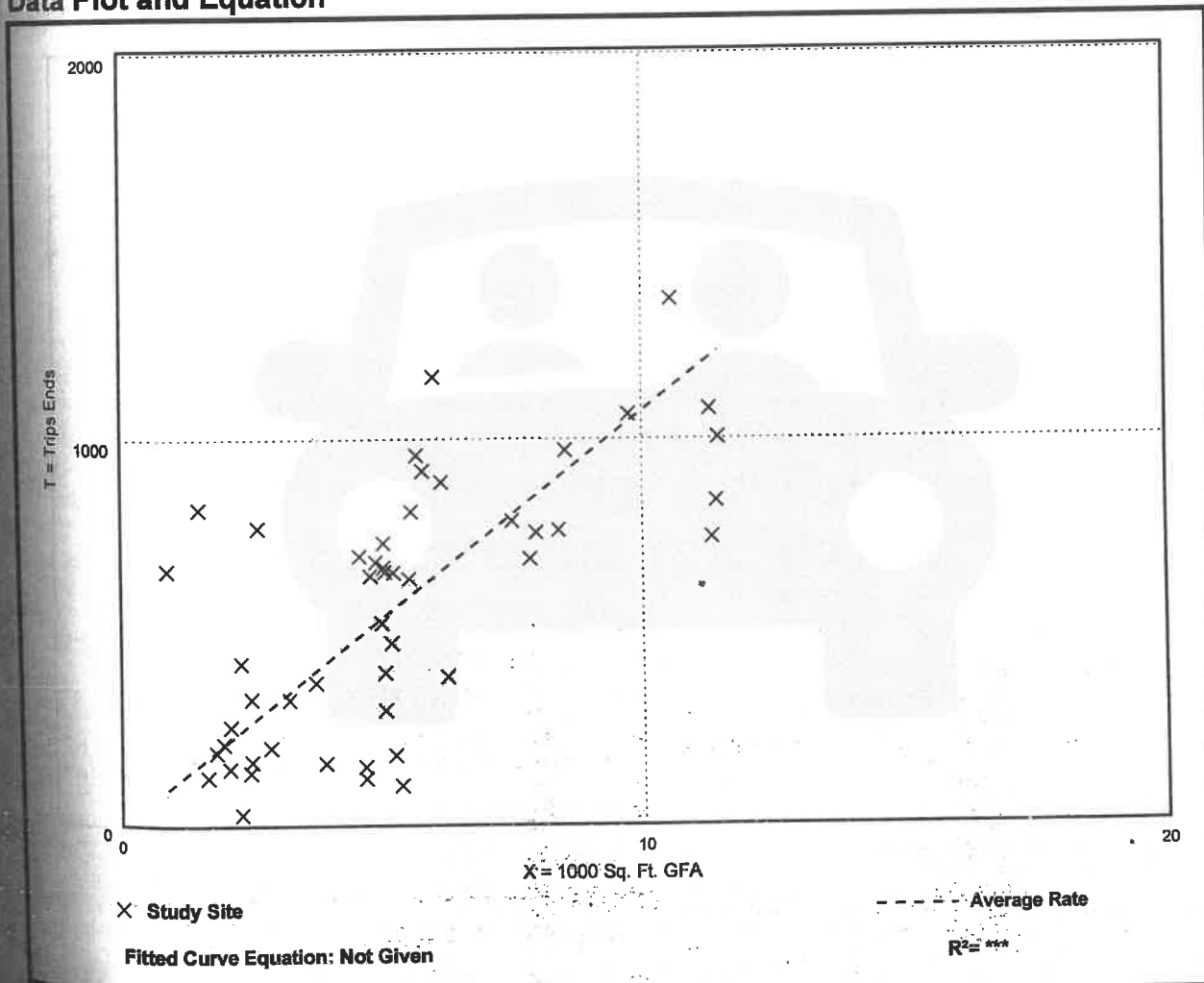
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 50  
Avg. 1000 Sq. Ft. GFA: 5  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
107.20	13.04 - 742.41	66.72

## Data Plot and Equation





# High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 58

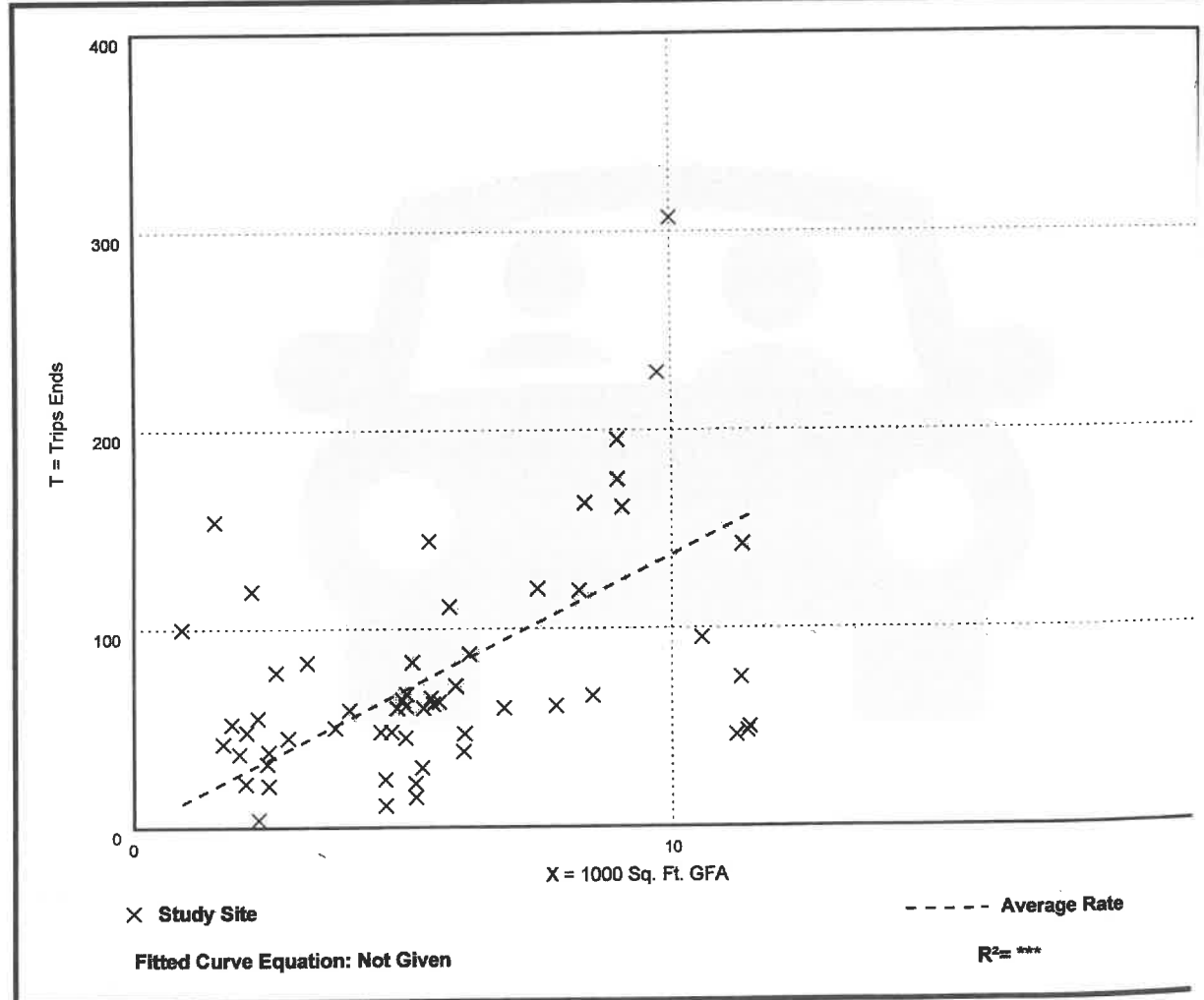
Avg. 1000 Sq. Ft. GFA: 6

Directional Distribution: 57% entering, 43% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
13.68	1.74 - 112.49	11.29

## Data Plot and Equation



# High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 58

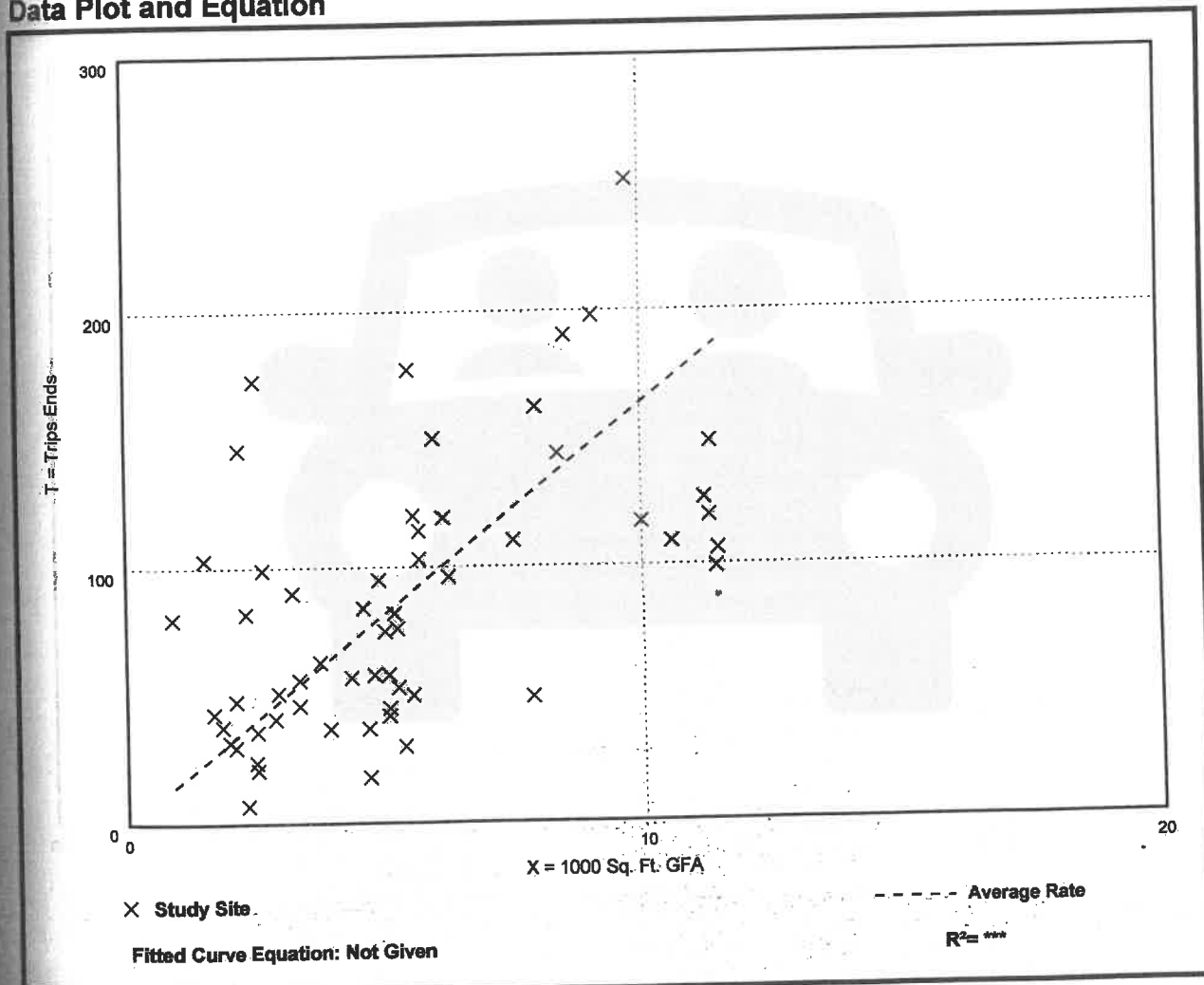
Avg. 1000 Sq. Ft. GFA: 5

Directional Distribution: 51% entering, 49% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
16.35	3.04 - 89.99	10.84

## Data Plot and Equation



# High-Turnover (Sit-Down) Restaurant (932)

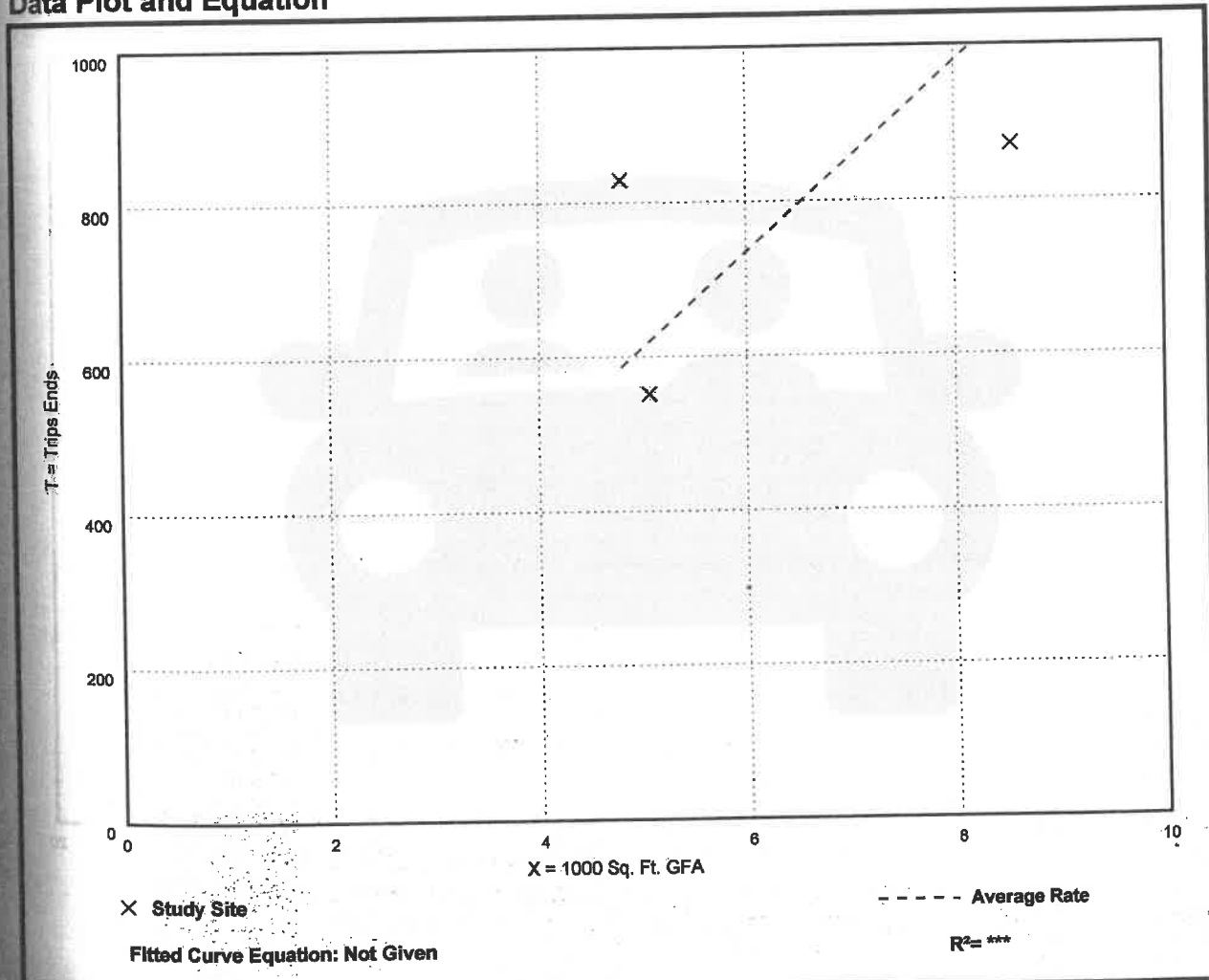
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Saturday

Setting/Location: General Urban/Suburban  
Number of Studies: 3  
Avg. 1000 Sq. Ft. GFA: 6  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
122.40	101.99 - 173.07	36.99

## Data Plot and Equation



# High-Turnover (Sit-Down) Restaurant (932)

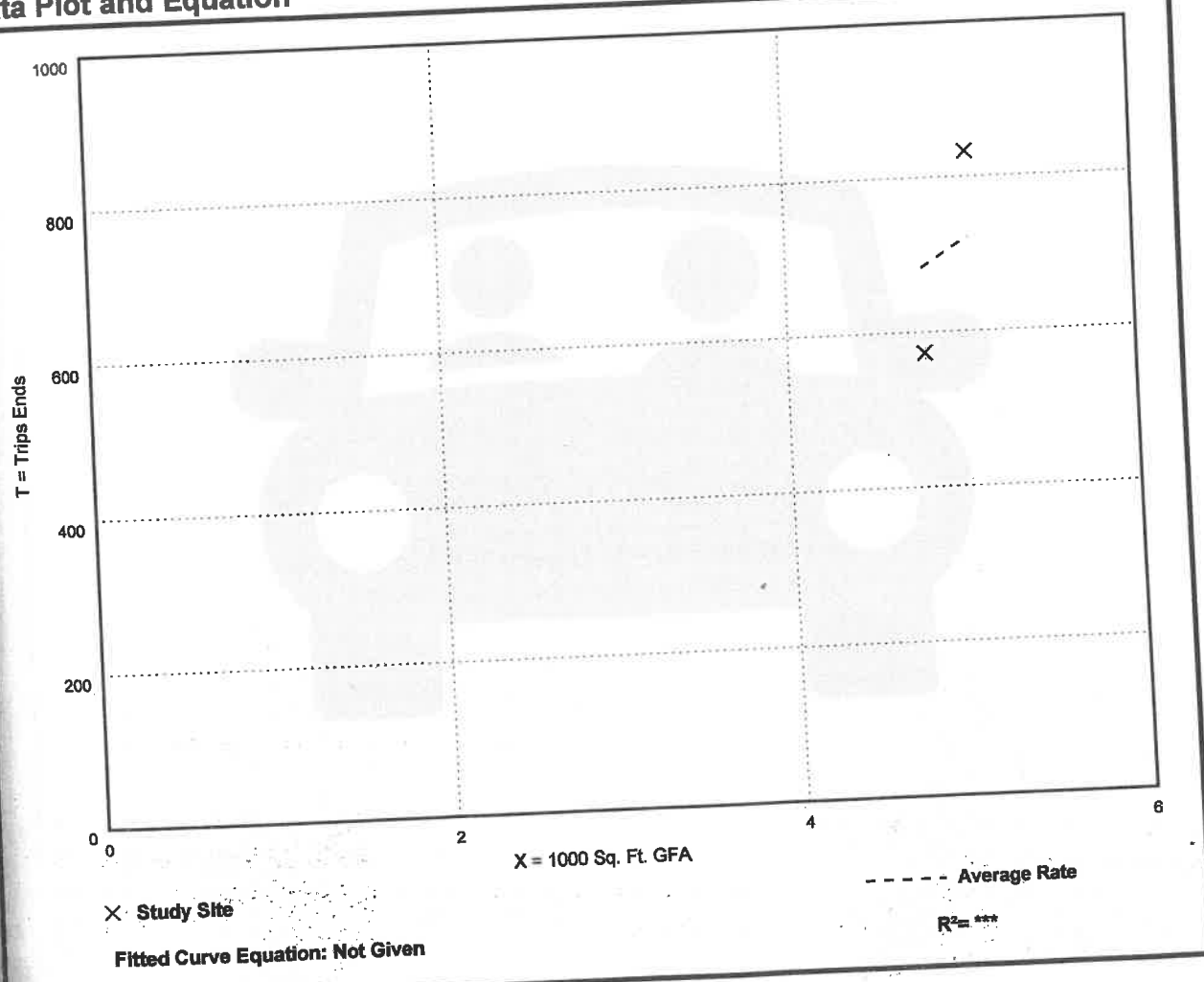
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Sunday

Setting/Location: General Urban/Suburban  
Number of Studies: 2  
Avg. 1000 Sq. Ft. GFA: 5  
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA		
Average Rate	Range of Rates	Standard Deviation
142.64	119.62 - 164.43	***

## Data Plot and Equation

Caution - Small Sample Size



# Private School (K-8) (530)

Vehicle Trip Ends vs: Students  
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. Num. of Students: 110

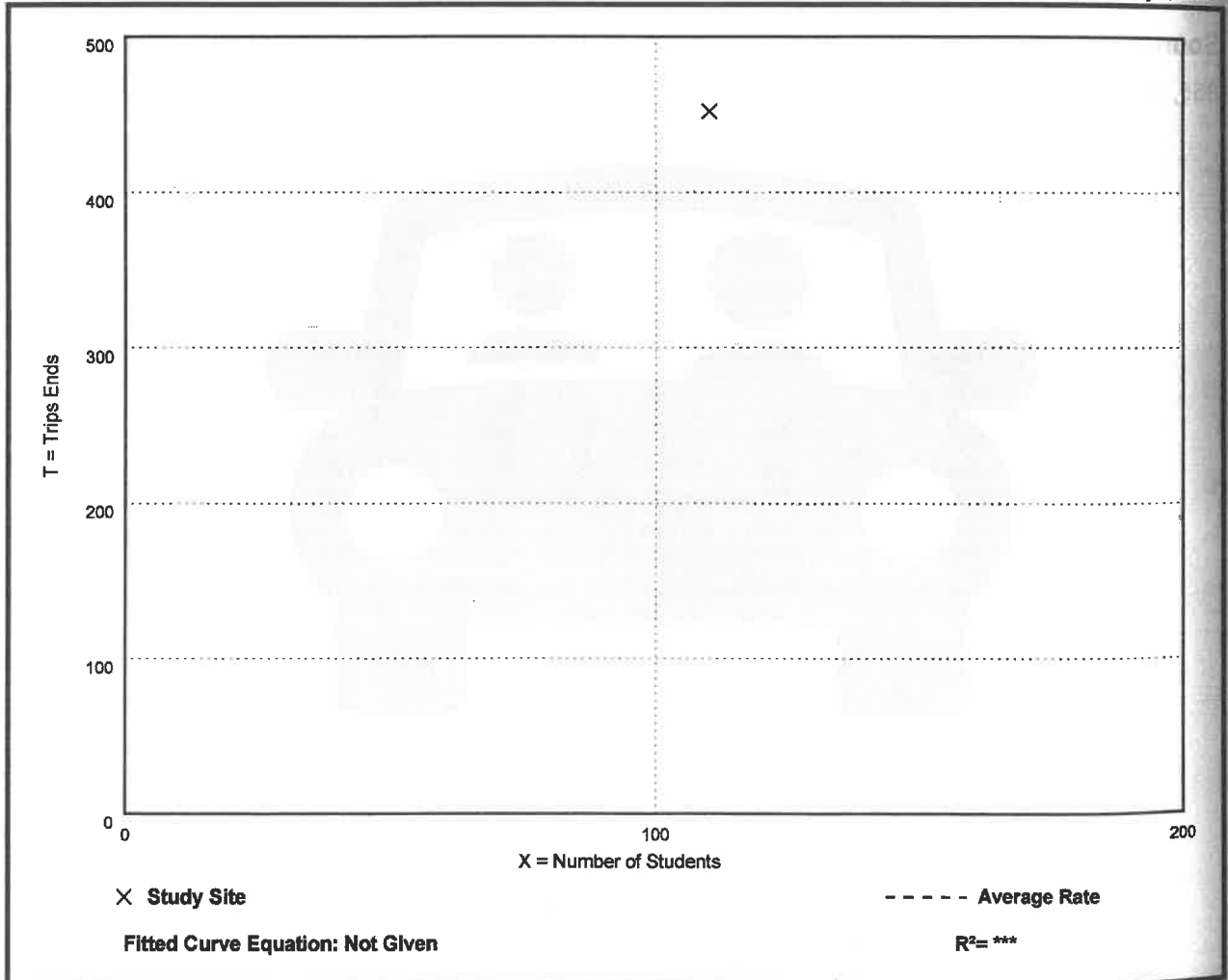
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
4.11	4.11 - 4.11	***

## Data Plot and Equation

Caution – Small Sample Size



# Private School (K-8) (530)

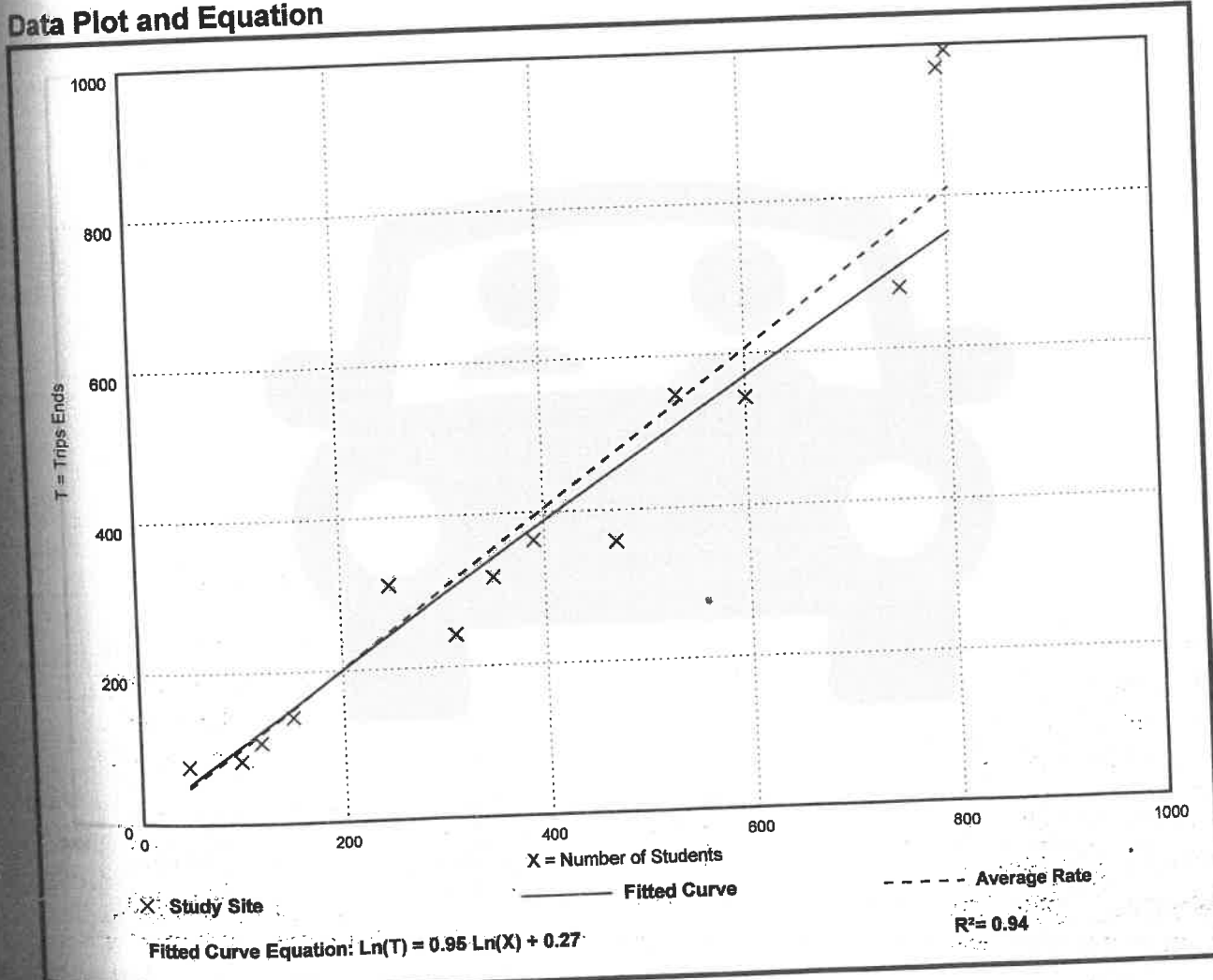
Vehicle Trip Ends vs: Students  
On a: Weekday,  
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban  
Number of Studies: 14  
Avg. Num. of Students: 405  
Directional Distribution: 56% entering, 44% exiting

## Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
1.01	0.76 - 1.58	0.18

## Data Plot and Equation



# Private School (K-8) (530)

Vehicle Trip Ends vs: Students

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 12

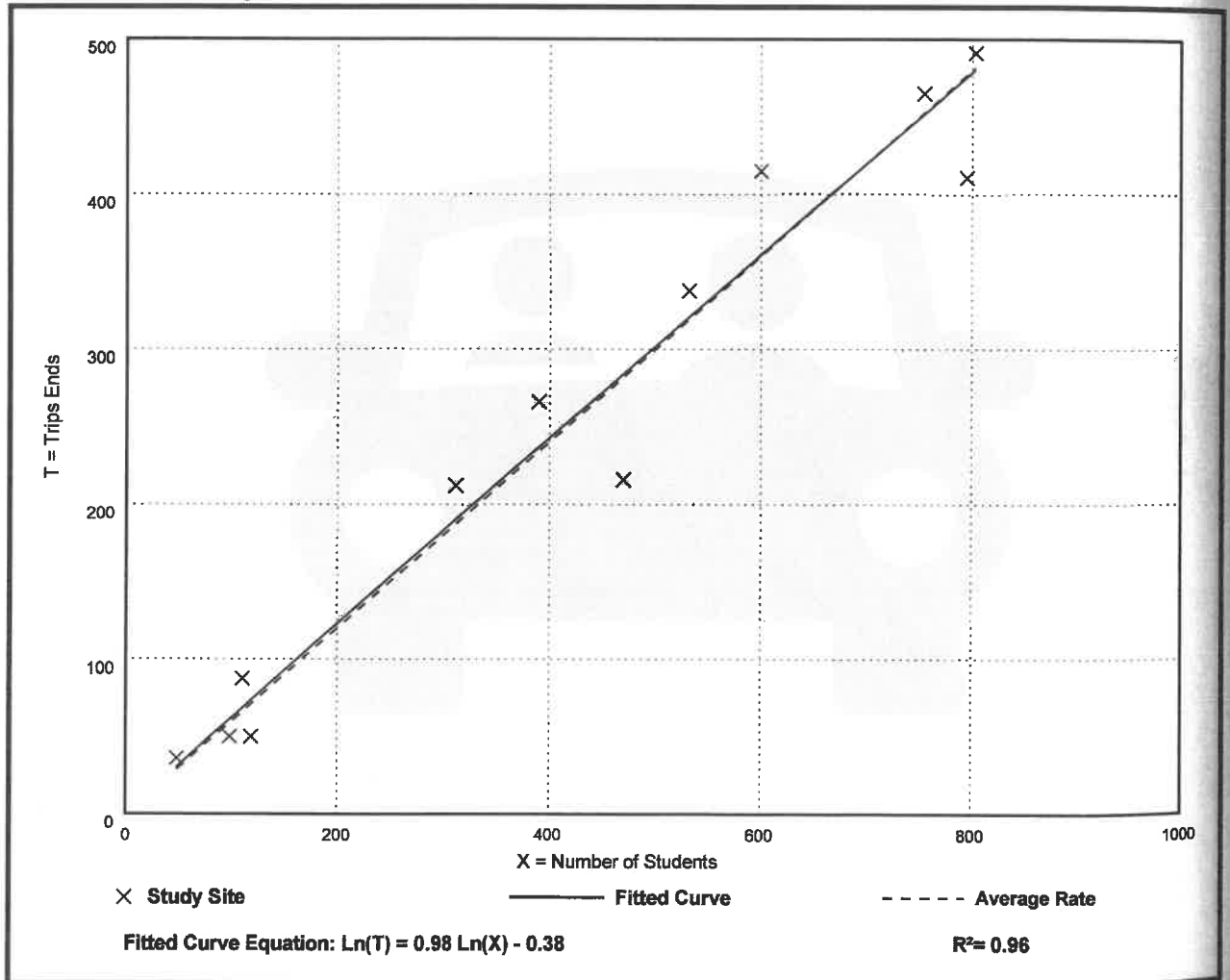
Avg. Num. of Students: 419

Directional Distribution: 47% entering, 53% exiting

## Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.60	0.42 - 0.79	0.09

## Data Plot and Equation



**MINOR SITE PLAN APPLICATION**

Date of Application: April 12, 2024 Tax Map #: 204 Lot #: 5  
Site Address: 143 Lowell Road  
Name of Project: Evergreen Elementary  
Zoning District: Business (B) General MSP#: 01-24  
(For Town Use Only)

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

**PROPERTY OWNER:**

Name: 143 Lowell Road, LLC  
Address: 4 Paula Circle  
Address: Hudson, NH 03051  
Telephone # \_\_\_\_\_  
Email: \_\_\_\_\_

**DEVELOPER:**

Evergreen Elementary  
58 King Street  
Nashua, NH 03060  
603-204-8199  
tdiamond@evergreenelementary.org

**PROJECT ENGINEER:**

Name: Keach-Nordstrom Associates, Inc.  
Address: 10 Commerce Park North, Suite 3  
Address: Bedford, NH 03110  
Telephone # 603-627-2881  
Email: pchisholm@keachnordstrom.com

**SURVEYOR:**

Keach-Nordstrom Associates, Inc.  
10 Commerce Park North, Suite 3  
Bedford, NH 03110  
603-627-2881  
abasso@keachnordstrom.com

**PURPOSE OF PLAN:**

The purpose of the plan is to change the use of the property from restaurant to school.

(For Town Use Only)

Routing Date: 4/19/24 Deadline Date: 4/24/24 Meeting Date: 5/2/24

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

DRH Title: Fire Marshal Date: 4/19/24  
(Initials)

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

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





**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: Acting Town Planner

FR: David Hebert  
Fire Marshal

DT: April 19, 2024

RE: 143 Lowell Road

The applicant shall submit a building permit application for the renovations. Required submittal documents for commercial new are detailed on the building permit application.

The building design shall conform to the State Adopted Building and Fire Codes.

The site plan indicates the dumpster is to be removed from the site and staff was to remove the trash. From a Health perspective the dumpster should remain to keep the building free from trash and not to depend on staff taking trash off site every day.

David Hebert  
Fire Marshal

**MINOR SITE PLAN APPLICATION**

Date of Application: April 12, 2024 Tax Map #: 204 Lot #: 5  
Site Address: 143 Lowell Road  
Name of Project: Evergreen Elementary  
Zoning District: Business (B) General MSP#: 01-24  
(For Town Use Only)

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

**PROPERTY OWNER:**

**DEVELOPER:**

Name: 143 Lowell Road, LLC  
Address: 4 Paula Circle  
Address: Hudson, NH 03051  
Telephone # \_\_\_\_\_  
Email: \_\_\_\_\_

Evergreen Elementary  
58 King Street  
Nashua, NH 03060  
603-204-8199  
tdiamond@evergreenelementary.org

**PROJECT ENGINEER:**

**SURVEYOR:**

Name: Keach-Nordstrom Associates, Inc.  
Address: 10 Commerce Park North, Suite 3  
Address: Bedford, NH 03110  
Telephone # 603-627-2881  
Email: pchisholm@keachnordstrom.com

Keach-Nordstrom Associates, Inc.  
10 Commerce Park North, Suite 3  
Bedford, NH 03110  
603-627-2881  
abasso@keachnordstrom.com

**PURPOSE OF PLAN:**

The purpose of the plan is to change the use of the property from restaurant to school.

**(For Town Use Only)**

Routing Date: 4/19/24 Deadline Date: 4/24/24 Meeting Date: 5/2/24

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

CJS Title: ZONING ADMINISTRATOR Date: 4-18-2024  
(Initials)

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

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

**MINOR SITE PLAN APPLICATION**

Date of Application: April 12, 2024 Tax Map #: 204 Lot #: 5

Site Address: 143 Lowell Road

Name of Project: Evergreen Elementary

Zoning District: Business (B) General MSP#: 01-24  
(For Town Use Only)

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

**PROPERTY OWNER:**

Name: 143 Lowell Road, LLC

Address: 4 Paula Circle

Address: Hudson, NH 03051

Telephone # \_\_\_\_\_

Email: \_\_\_\_\_

**DEVELOPER:**

Evergreen Elementary

58 King Street

Nashua, NH 03060

603-204-8199

tdiamond@evergreenelementary.org

**PROJECT ENGINEER:**

Name: Keach-Nordstrom Associates, Inc.

Address: 10 Commerce Park North, Suite 3

Address: Bedford, NH 03110

Telephone # 603-627-2881

Email: pchisholm@keachnordstrom.com

**SURVEYOR:**

Keach-Nordstrom Associates, Inc.

10 Commerce Park North, Suite 3

Bedford, NH 03110

603-627-2881

abasso@keachnordstrom.com

**PURPOSE OF PLAN:**

The purpose of the plan is to change the use of the property from restaurant to school.

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

**(For Town Use Only)**

Routing Date: 4/19/24 Deadline Date: 4/24/24 Meeting Date: 5/2/24

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

SCM Title: Captain Steven McElhinney Date: 04/19/24

(Initials)

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

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

**Dubowik, Brooke**

---

**From:** Dhima, Elvis  
**Sent:** Friday, April 19, 2024 1:44 PM  
**To:** Dubowik, Brooke; Gradert Benjamin; Hebert, David; Kirkland, Donald; McElhinney, Steven; Michaud, Jim; Sullivan, Christopher; Malley, Tim; Twardosky, Jason  
**Cc:** Jay Minkarah  
**Subject:** RE: Dept. Sign Off MSP#01-24 - 143 Lowell Rd. Change of Use

I have no comment

E

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

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



---

**From:** Dubowik, Brooke <bdubowik@hudsonnh.gov>  
**Sent:** Friday, April 19, 2024 11:28 AM  
**To:** Dhima, Elvis <edhima@hudsonnh.gov>; Gradert Benjamin <bgradert@hudsonnh.gov>; Hebert, David <dhebert@hudsonnh.gov>; Kirkland, Donald <dkirkland@hudsonnh.gov>; McElhinney, Steven <smcelhinney@hudsonnh.gov>; Michaud, Jim <jmichaud@hudsonnh.gov>; Sullivan, Christopher <csullivan@hudsonnh.gov>; Malley, Tim <tmalley@hudsonnh.gov>; Twardosky, Jason <jtwardosky@hudsonnh.gov>  
**Cc:** Jay Minkarah <JayM@nashuarpc.org>  
**Subject:** Dept. Sign Off MSP#01-24 - 143 Lowell Rd. Change of Use

Good morning,  
We have a Minor Site Plan Application for a change of use @ 143 Lowell Road. This is the Zheng Garden building that hasn't been finished. A private elementary school would like to occupy it, and they are coming for a change of use. Please return by Wednesday next week.  
If you have any questions, please feel free to reach out.  
Have a great weekend!

*Brooke Dubowik*

Planning Administrative Aide II



12 School Street  
Hudson, NH 03051  
603-816-1267 (Direct)



# TOWN OF HUDSON

## Planning Department



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

### CAP FEE WORKSHEET - 2024

Date: 04-24-24 Zone # 1 Map/Lot: 204-005-000  
143 Lowell Road

Project Name: Evergreen Elementary Site Plan

Proposed ITE Use #1: Day Care Center

Proposed Building Area (square footage): 2,180 S.F.

#### CAP FEES: (ONE CHECK NEEDED)

1.	(Bank 09) 2070-701	(\$2.45 x 2,180 sqft) Day Care Center Traffic Improve (Zone 1)	<u>\$ 5,341.00</u>
		<b>Total CAP Fee</b>	<u>\$ 5,341.00</u>

Check should be made payable to the Town of Hudson.

Thank you,

*Brooke Dubowik*

Administrative Aide II

*Carmela O'Connell*

Return to:

546 Hudson Planning

FEES:	3071
SURCHARGE:	2-
CASH:	-

**SITE PLAN DEVELOPMENT AGREEMENT**

This Agreement is entered into this 4<sup>TH</sup> day of AUGUST, 2015, between **Yue Yun Zheng and Zhou Den Zheng**, of 4 Paula Circle, Hudson, New Hampshire ("Applicant"), and the **Town of Hudson**, a municipal corporation, at 12 School Street, Hudson, New Hampshire. It represents the understanding of the parties regarding the granting by the Hudson Planning Board of site plan approval in accordance with the ordinances of the Town of Hudson, and to contain improvements pursuant to the plans and conditions referenced below.

WHEREAS, the Applicant is proposing to construct a 2,360 sf restaurant and associated site appurtenances at 143 Lowell Road, Map 204; Lot 5 in the Town of Hudson.

WHEREAS, the Hudson Planning Board has been duly authorized to regulate the subdivision of land and to approve and disapprove site plans for multifamily dwelling units and nonresidential developments pursuant to RSA 674 et seq.

WHEREAS, Applicant has applied for approval for the above described project in compliance with Town zoning ordinances and the rules and regulations of Hudson Planning Board.

WHEREAS, site plan approval is conditioned upon the execution of a Development Agreement.

In consideration for the Hudson Planning Board granting site plan approval, the parties hereby agree as follows:

Final site plan approval is granted for the Site Plan entitled: "Non-Residential Site Plan Zheng Garden, Map 204, Lot 5, Lowell Road, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc., dated: 25 August, 2014, last revised 11 December, 2014 consisting of Sheets 1 – 15 and Notes 1 – 33 on Sheet 1, in accordance with the following terms and conditions:

- 1) All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Site Plan-of-Record (hereinafter referred to as the Plan).
- 2) Prior to the Planning Board endorsement of the Plan, the Development Agreement and any and all easement deeds shall be favorably reviewed and recommended on by Town Counsel.
- 3) All improvements shown on the Plan, including Notes 1 - 33, shall be completed in their entirety and at the expense of the Applicant or his assigns.
- 4) After the issuance of the foundation permit for the proposed building, and prior to the issuance of the framing permit thereof, the applicant shall submit to the Hudson Community Development Department a foundation "As-Built" plan on a transparency and to the same scale as the approved site plan. The foundation "As-Built" plan shall include all structural dimensions and lot line setback measurements to the foundation and be stamped by a licensed land surveyor. Any discrepancy between the approved site plan and foundation "As-Built" plans shall be documented by the applicant and be part of the foundation "As- Built" submission.
- 5) A CAP Fee of \$13,758.80 shall be submitted by the Applicant to the Town prior to the issuance of a Certificate of Occupancy for the project.
- 6) Prior to the issuance of a final certificate of occupancy, a L.L.S. certified "As-Built" Site Plan shall be provided to the Town of Hudson Community Development Department, confirming that the site conforms with the Planning Board approved Plan.
- 7) Onsite landscaping and exterior lighting shall be provided for in accordance with the Sheets 8 & 9 of the plan.
- 8) Exterior construction activities on the site shall be limited to between 7:00 AM and 7:00 PM Monday through Saturday. No construction activities shall occur on Sunday.
- 9) This approval shall be subject to final engineering review.
- 10) The applicant's engineer and/or contractor shall contact the Town of Hudson to schedule a preconstruction meeting, which will be held with Town staff prior to the start of construction.
- 11) Prior to Planning Board endorsement of the Plan, it shall be amended to include a 12 ft. in-width public access and utility easement along the entire length of street frontage for Map 204/Lot 005, and the deed for said easement shall be favorably reviewed by Town Counsel.
- 12) Prior to Planning Board endorsement of the Plan, it shall be amended to include a loading zone.

**I**

All conditions contained in the notes of the plan are incorporated herein by reference as approved by the Planning Board. Furthermore, all representations of fact or intention made by the applicant or any of applicant's representatives during testimony before the Planning Board relative to the obtaining of approval of this plan, shall be considered conditions of this approval regardless of the fact that such fact or intentions were not specifically stated as part of the motion to grant.

**II**

Applicant shall comply with all subdivision, site review and zoning regulations which have been promulgated by the Town and which are in effect as of the date of this Agreement. If this Agreement contains terms, including but not limited to variance and special exception stipulations granted by the Hudson Zoning Board of Adjustment, which are stricter or impose higher standards than the above-mentioned regulations, the stricter or higher standards shall control. All improvements shall meet the standards of workmanship as required by the Town, as required by the New Hampshire Department of Environmental Services, as required by the New Hampshire Department of Transportation, and as required by the New Hampshire Wetlands Board.

**III**

Applicant shall obtain all necessary local, state and federal permits prior to commencing work and shall comply fully with their terms.

**IV**

Applicant shall comply with the plan as submitted to, reviewed by and approved by the Planning Board, including but not limited to, notations set forth on the plan. Deviation from or amendments to the plan may only be made with the written approval of the Planning Board, or the Town Engineer, as appropriate.

**V**

Applicant acknowledges that it will have sole responsibility for ensuring the quality of the construction and that Applicant will not hold the Town, building inspector or other officers, employees, agents or assigns of the Town responsible for any claims, damages, fees or costs alleged to be incurred on account of the Town's negligent inspection of the improvements to be constructed. Similarly, Applicant agrees to hold harmless and indemnify the Town for any claims, damages, fees or costs sought or asserted by third parties against the Town on the grounds of negligent or improper inspection of the construction of the improvements called for herein.



**VI**

Applicant shall provide and install erosion and sedimentation control measures as required by the plan, by RSA 149-M, and as deemed necessary by the Town Engineer or his designated agent.

**VII**

The Applicant shall be responsible for any off-site problems, which arise from this construction. This includes, but is not limited to, erosion, runoff, sedimentation, drainage, and property damage by construction equipment, including damage to existing streets, sewers and drainage systems. Upon notification by the Town in writing, the developer must submit a plan within one week to remedy the problem. The Town Engineer division shall then set a construction schedule in consultation with the developer so that the problem can be corrected as soon as practical.

**VIII**

It is the intent of the signatories to the Agreement that only they can sue to enforce the Agreement's terms. The Agreement confers no rights on third parties.

**IX**

The Applicant's promise to perform improvements incorporated herein is an obligation independent from any alleged breach by the Town, once the Planning Board has given the developer site plan/subdivision approval and work on the site has begun.

**X**

Applicant shall notify the Town Engineer at least sixty (60) days prior to anticipated construction. A pre-construction meeting shall be held at least thirty (30) days prior to commencement of construction. A three-party inspection agreement and any other pertinent documents shall be finalized prior to the pre-construction meeting.

**XI**

The Agreement to complete bonded or otherwise secured improvements is not contingent upon the commencement of work on the site or on the sale of any of the lots or property contained in the approved plan.

**XII**

At the time of plan recording, Applicant shall also execute and deliver to the Town easements for sewer, drainage, water, utilities as may be specified by the Hudson Planning Board, or otherwise specified on the plan.

**XIII**

The Applicant shall remove all waste from the particular site prior to the issuance of any Certificate of Completion or occupancy permit. All waste will be removed in compliance with applicable Town, State and Federal regulations.

**XIV**

Prior to commencing construction, Applicant agrees to pay all fees as required by all ordinances and regulations of the Town in effect at the time of this Agreement, as well as any other fees imposed by the Hudson Planning Board, upon application for a building permit, unless phased payments are provided for. Applicant shall have an affirmative obligation to supplement this fee schedule, as information about the number of dwelling units per lot becomes available.

**XV**

Applicant agrees that if in the future the Town determines that Applicant has committed a material breach of this Agreement or has violated any Town zoning, subdivision, site plan or any State land use or environmental law or regulation or building code, and said material breach or violation is decided against Applicant by a court of competent jurisdiction in a legal action by the Town against Applicant, Applicant agrees to pay, on demand, all reasonable attorney fees, court costs, sheriff charges and related costs incurred by the Town in connection with the breach or violation to the extent that said fees, costs and charges would not have been incurred had the breach or violation not occurred.

**XVI**

A note shall be added to the recorded plan. This note shall state the existence of this Development Agreement, and that a copy of it is on file with the Planning Department or other designated Town department. This Agreement shall be recorded with the plan.

**XVII**

This agreement shall run with the land and shall be binding on any subsequent purchaser of the proposed development on applicant's heirs and assigns, and on any successor entity.

XVIII

Severability: If any section, clause, provision, article or portion of this contract shall be invalidated by any court of competent jurisdiction, such holding shall not invalidate any other section of this Agreement.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first written above.

  
Witness

  
Yue Yun Zheng

  
Witness

  
Zhou Deng Zheng

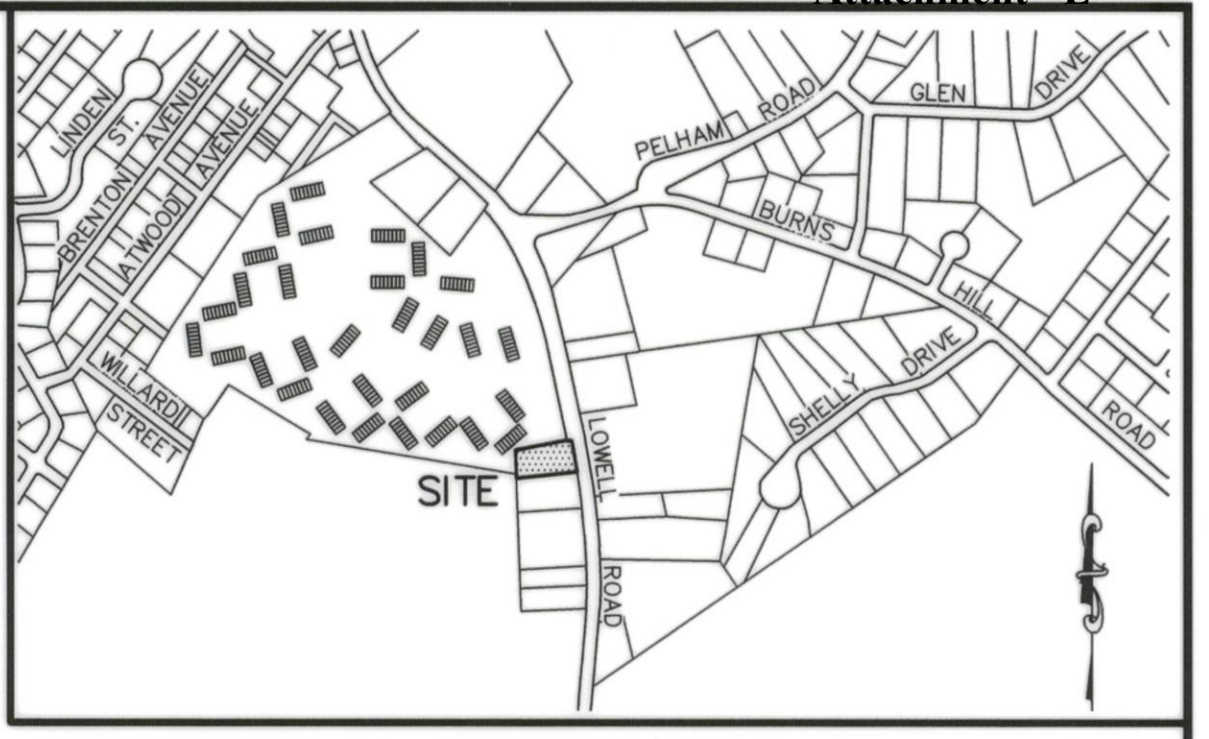
TOWN OF HUDSON, NH

  
Witness

  
George Hall, Chairman  
Hudson Planning Board

LEGEND

- STONE BOUND FOUND
- IRON PIN FOUND
- RAILROAD SPIKE FOUND
- ABUTTER LINE
- PROPERTY LINE
- TREELINE
- EDGE OF PAVEMENT
- STONEWALL
- BUILDING SETBACK
- PROP. EDGE OF PAVEMENT



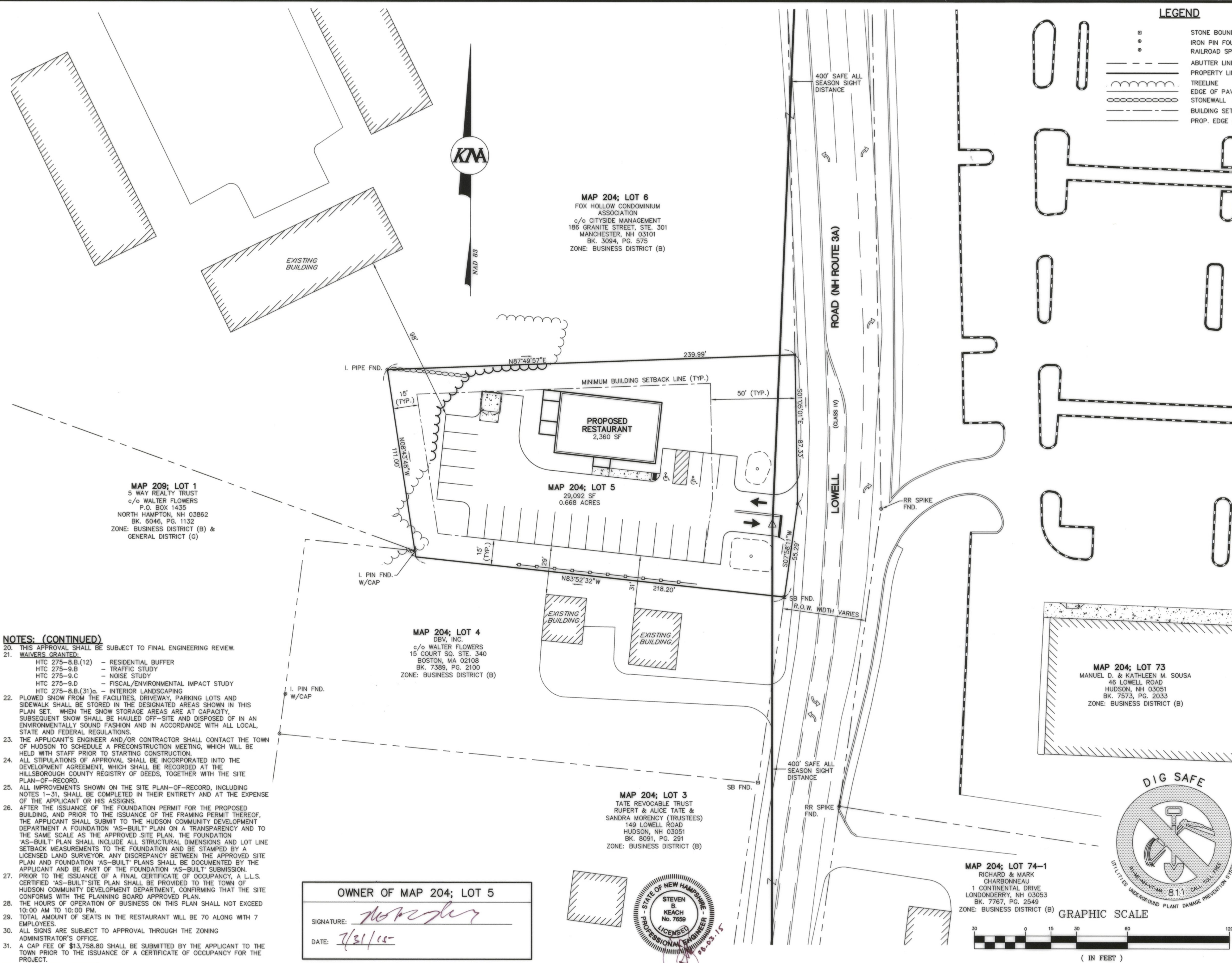
VICINITY PLAN

SCALE: 1" = 1,000'

- REFERENCE PLANS:**
- "PHASING PLAN, FOX HOLLOW CONDOMINIUMS, LOWELL ROAD - N.H. ROUTE 3A, HUDSON, NEW HAMPSHIRE," SCALE: 1"=50', DATED: 3 JANUARY 1984, WITH REVISIONS THROUGH 6/20/84, PREPARED BY ALLAN H. SWANSON, INC. H.C.R.D. PLAN NO. 24618.
  - "BOUNDARY AND CONSOLIDATION PLAN, LOWELL ROAD, HUDSON, NEW HAMPSHIRE," SCALE: 1"=100', DATED: SEPTEMBER 4, 1981, PREPARED BY ALLAN H. SWANSON, INC. H.C.R.D. PLAN NO. 14556.
  - "TAX MAP 15 LOT 6, SUBDIVISION PLAN, OF LAND OF, DIGITAL EQUIPMENT CORPORATION, EXECUTIVE DRIVE AND LOWELL ROAD, HUDSON, N.H.," SCALE: 1"=200', DATED: JULY 26, 1996, PREPARED BY TFMORAN INC. H.C.R.D. PLAN NO. 28159.
  - "PLAN OF LAND OF, PROVINCE OF ST. MARY OF THE CAPUCHIN ORDER, LOWELL ROAD, HUDSON, NEW HAMPSHIRE," SCALE: 1"=80', DATED: MARCH 1954, PREPARED BY NED SPAULDING. H.C.R.D. PLAN NO. 13738.
  - "CONSOLIDATION/LOT LINE RELOCATION PLAN, NOTTINGHAM SQUARE SITE PLAN, LOWELL ROAD, HUDSON, NEW HAMPSHIRE," SCALE: 1"=50', DATED: SEPTEMBER 18, 2006, PREPARED FOR MANUEL D. AND KATHLEEN SOUSA. H.C.R.D. PLAN NO. 35059.

NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW THE OVERVIEW OF A PROPOSED 2,360 SF RESTAURANT AND ASSOCIATED SITE APPURTENANCES ON MAP 204; LOT 5 ASSOCIATED WITH PROPOSED IMPROVEMENTS ON TAX MAP 204; LOT 4 AND TAX MAP 204; LOT 74.
- TOTAL SITE AREA: 29,093 SF, OR 0.668 ACRES.
- REFERENCE THIS PARCEL AS TOWN OF HUDSON TAX MAP 204; LOT 5.
- OWNER OF RECORD:  
YUE YUN & ZHOU DENG ZHENG  
4 PAULA CIRCLE  
HUDSON, NH 03051  
BK. 8462, PG. 906
- SUBJECT PARCEL IS LOCATED ENTIRELY IN THE BUSINESS (B) ZONING DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS:  
MINIMUM LOT REQUIREMENTS:  
- LOT AREA 30,000 SF (WITH WATER AND SEWER)  
43,560 SF (WITHOUT WATER OR SEWER)  
- LOT FRONTAGE 150 FT  
MINIMUM BUILDING SETBACKS:  
- FRONT 50 FT  
- SIDE 15 FT  
- REAR 15 FT
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE ON JULY 31 AND AUGUST 1, 2014.
- HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NGVD 29. THE DATA WAS OBTAINED FROM NHDOT DISK - 229-0320 SET IN LEDGE ON WASON ROAD, HUDSON, NH.
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, COMMUNITY PANEL NUMBER 3301100560 PANEL NUMBER 656 OF 701, EFFECTIVE DATE SEPTEMBER 25, 2009, INDICATES THAT THE SUBJECT PREMISES IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
- SITE IS CURRENTLY SERVICED BY MUNICIPAL WATER AND PRIVATE SEPTIC. PROPOSED SITE WILL BE SERVICED BY SEWER.
- 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 SHALL CONTACT DIG SAFE AT 811.
- PARKING CALCULATION:  
REQUIRED: 1 SPACE FOR EVERY 100 SF (NO BAR) = 24 SPACES  
PROVIDED: 24 SPACES (INCLUDING 1 HANDICAP SPACE)  
\*NO DESIGNATED LOADING SPACE PROVIDED. DELIVERIES OCCUR IN THE MORNING PRIOR TO THE RESTAURANT OPENING.
- OPEN SPACE:  
REQUIRED: 35%  
PROVIDED: 53%
- SITE LIGHTING SHALL BE AS SHOWN ON THE PLAN, DIRECTED ONTO SITE, AND SHALL CONFORM WITH ALL APPLICABLE TOWN OF HUDSON ZONING REGULATIONS.
- SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION AND GRADE.
- IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN IN ANYWAY WHATSOEVER, OR CONVERT OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE TOWN OF HUDSON PLANNING BOARD.
- TRASH PICK-UP SHALL NOT OCCUR EARLIER THEN 7:00 AM NOR LATER THAN 7:00 PM, MONDAY THROUGH FRIDAY ONLY.
- EXTERIOR CONSTRUCTION ACTIVITIES ON THE SITE SHALL BE LIMITED TO BETWEEN 7:00 AM AND 7:00 PM MONDAY THROUGH SATURDAY. NO CONSTRUCTION ACTIVITIES SHALL OCCUR ON SUNDAYS.
- IF LOT DEVELOPMENT INVOLVES BLASTING AND/OR RAMMING OF BEDROCK MATERIALS, SAID ACTIVITIES SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 AM AND 5:00 PM MONDAY THROUGH FRIDAY ONLY. SAID BLASTING/RAMMING ACTIVITIES SHALL BE PROHIBITED ON WEEKENDS.
- ON AUGUST 21, 2014, REPRESENTATIVES FROM KEACH-NORDSTROM ASSOCIATES, INC. VERIFIED THAT ADEQUATE SIGHT DISTANCE EXISTS FROM THE PROPOSED DRIVEWAY ALONG LOWELL ROAD.



NOTES: (CONTINUED)

- THIS APPROVAL SHALL BE SUBJECT TO FINAL ENGINEERING REVIEW.
- WALKERS GRANTED:  
HTC 275-8.B.(12) - RESIDENTIAL BUFFER  
HTC 275-9.B - TRAFFIC STUDY  
HTC 275-9.C - NOISE STUDY  
HTC 275-9.D - FISCAL/ENVIRONMENTAL IMPACT STUDY  
HTC 275-8.B.(31)a. - INTERIOR LANDSCAPING
- PLOWED SNOW FROM THE FACILITIES, DRIVEWAY, PARKING LOTS AND SIDEWALK SHALL BE STORED IN THE DESIGNATED AREAS SHOWN IN THIS PLAN SET. WHEN THE SNOW STORAGE AREAS ARE AT CAPACITY, SUBSEQUENT SNOW SHALL BE HAULED OFF-SITE AND DISPOSED OF IN AN ENVIRONMENTALLY SOUND FASHION AND IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- THE APPLICANT'S ENGINEER AND/OR CONTRACTOR SHALL CONTACT THE TOWN OF HUDSON TO SCHEDULE A PRECONSTRUCTION MEETING, WHICH WILL BE HELD WITH STAFF PRIOR TO STARTING CONSTRUCTION.
- ALL STIPULATIONS OF APPROVAL SHALL BE INCORPORATED INTO THE DEVELOPMENT AGREEMENT, WHICH SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS, TOGETHER WITH THE SITE PLAN-OF-RECORD.
- ALL IMPROVEMENTS SHOWN ON THE SITE PLAN-OF-RECORD, INCLUDING NOTES 1-31, SHALL BE COMPLETED IN THEIR ENTIRETY AND AT THE EXPENSE OF THE APPLICANT OR HIS ASSIGNS.
- AFTER THE ISSUANCE OF THE FOUNDATION PERMIT FOR THE PROPOSED BUILDING, AND PRIOR TO THE ISSUANCE OF THE FRAMING PERMIT THEREOF, THE APPLICANT SHALL SUBMIT TO THE HUDSON COMMUNITY DEVELOPMENT DEPARTMENT A FOUNDATION "AS-BUILT" PLAN ON A TRANSPARENCY AND TO THE SAME SCALE AS THE APPROVED SITE PLAN. THE FOUNDATION "AS-BUILT" PLAN SHALL INCLUDE ALL STRUCTURAL DIMENSIONS AND LOT LINE SETBACK MEASUREMENTS TO THE FOUNDATION AND BE STAMPED BY A LICENSED LAND SURVEYOR. ANY DISCREPANCY BETWEEN THE APPROVED SITE PLAN AND FOUNDATION "AS-BUILT" PLANS SHALL BE DOCUMENTED BY THE APPLICANT AND BE PART OF THE FOUNDATION "AS-BUILT" SUBMISSION.
- PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, A L.L.S. CERTIFIED "AS-BUILT" SITE PLAN SHALL BE PROVIDED TO THE TOWN OF HUDSON COMMUNITY DEVELOPMENT DEPARTMENT, CONFIRMING THAT THE SITE CONFORMS WITH THE PLANNING BOARD APPROVED PLAN.
- THE HOURS OF OPERATION OF BUSINESS ON THIS PLAN SHALL NOT EXCEED 10:00 AM TO 10:00 PM.
- TOTAL AMOUNT OF SEATS IN THE RESTAURANT WILL BE 70 ALONG WITH 7 EMPLOYEES.
- ALL SIGNS ARE SUBJECT TO APPROVAL THROUGH THE ZONING ADMINISTRATOR'S OFFICE.
- A CAP FEE OF \$13,758.80 SHALL BE SUBMITTED BY THE APPLICANT TO THE TOWN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PROJECT.

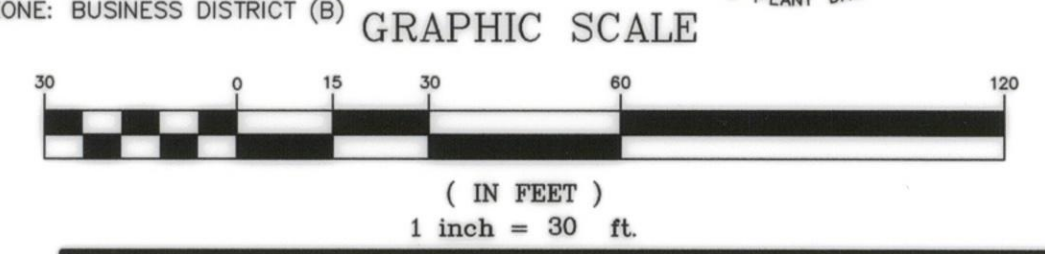
**OWNER OF MAP 204; LOT 5**

SIGNATURE: *[Signature]*

DATE: 7/31/15

**MAP 204; LOT 3**  
TATE REVOCABLE TRUST  
RUPERT & ALICE TATE & SANDRA MORENCY (TRUSTEES)  
149 LOWELL ROAD  
HUDSON, NH 03051  
BK. 8091, PG. 291  
ZONE: BUSINESS DISTRICT (B)

**MAP 204; LOT 74-1**  
RICHARD & MARK CHARBONNEAU  
1 CONTINENTAL DRIVE  
LONDONDERRY, NH 03053  
BK. 7767, PG. 2549  
ZONE: BUSINESS DISTRICT (B)



ZONING NOTE

THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY KEACH-NORDSTROM ASSOCIATES, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER 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. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION BETWEEN JULY 31 AND AUGUST 1, 2014 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STATE OF NEW HAMPSHIRE AND THE CITY/TOWN WITHIN WHICH IT IS LOCATED WITH A TRAVERSE ERROR OF CLOSURE BETTER THAN 1 PART IN 10,000. THE SURVEY PERFORMED IS CLASSIFIED AS AN URBAN STANDARD SURVEY, (CATEGORY 1, CONDITION 1) AS CODIFIED IN THE STATE OF NEW HAMPSHIRE ADMINISTRATIVE RULES.

1/28/15  
DATE

**PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL**

**APPROVED BY THE HUDSON, NH PLANNING BOARD**

DATE OF MEETING: 8/26/15

SIGNATURE: *[Signature]* DATE: 8/26/15

SIGNATURE: *[Signature]* DATE: 8-26-15

**SITE 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.**

**MASTER PLAN**  
**ZHENG GARDEN**  
MAP 204; LOT 5  
LOWELL ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

**OWNER OF RECORD:**  
YUE YUN & ZHOU DENG ZHENG  
4 PAULA CIRCLE  
HUDSON, NH 03051  
H.C.R.D. BK. 8462; PG. 906

**APPLICANT:**  
YUE YUN & ZHOU DENG ZHENG  
4 PAULA CIRCLE  
HUDSON, NH 03051

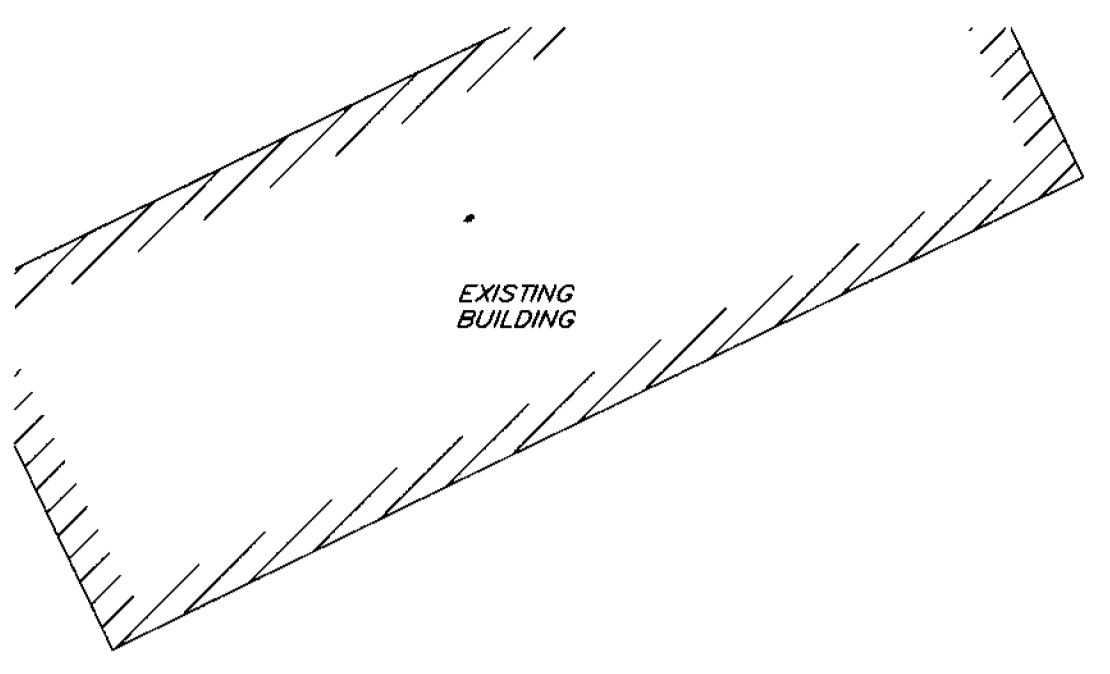
**KMA**  
KEACH-NORDSTROM ASSOCIATES, INC.  
Civil Engineering Land Surveying Landscape Architecture  
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2861

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	11/5/14	PER TOWN COMMENTS	B/C
2	12/11/14	REV. PER CONDITIONS OF APPROVAL	B/C
3	6/18/15	REV. PER EASEMENT CHANGES	B/C

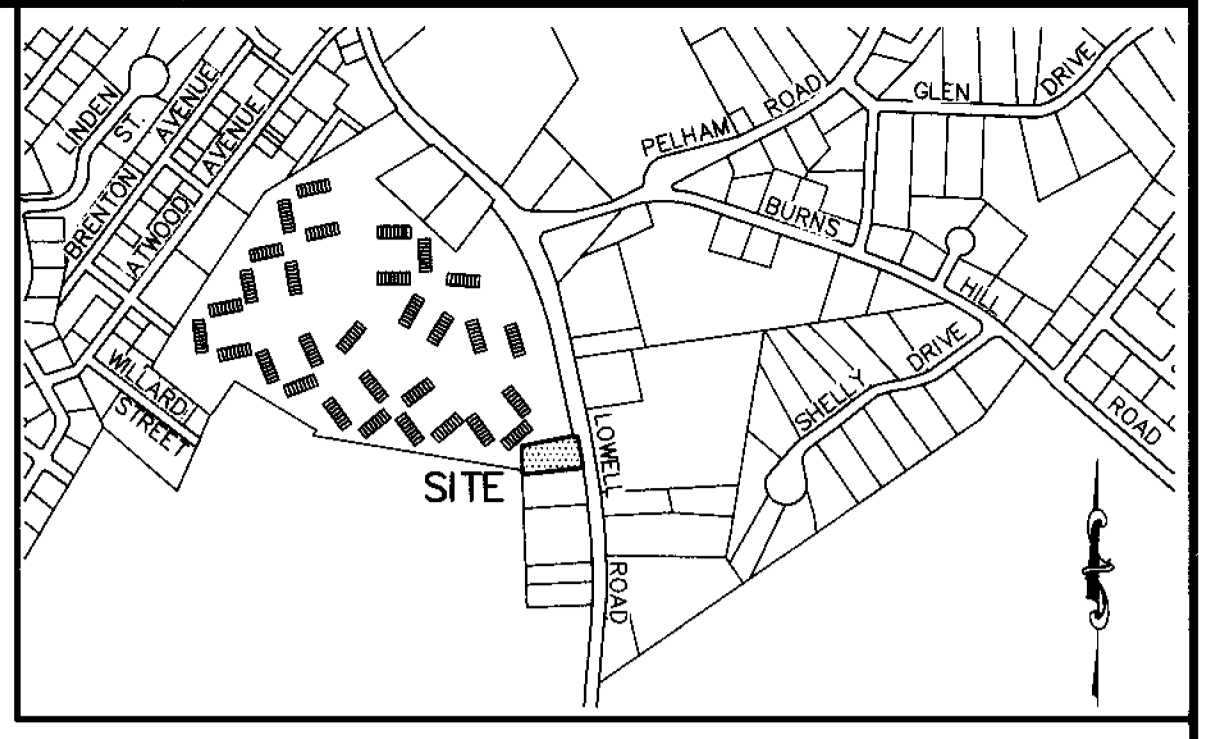
DATE: AUGUST 25, 2014 SCALE: 1" = 30'

PROJECT NO: 14-0718-1 SHEET 1 OF 15

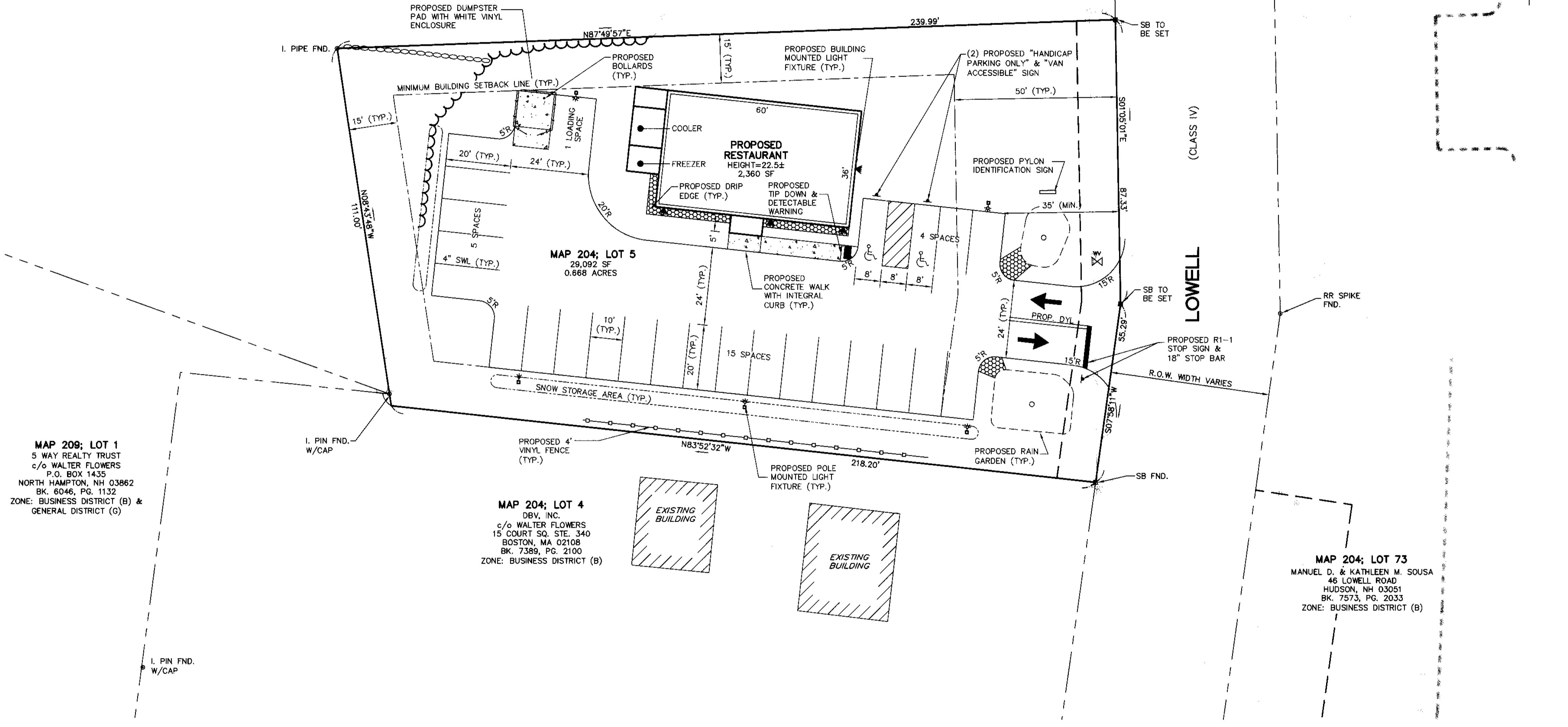
**NEW STATE OF NEW HAMPSHIRE LICENSED PROFESSIONAL ENGINEER**  
NO. 303  
ANTHONY M. BASSO  
SIGNATURE



MAP 204; LOT 6  
FOX HOLLOW CONDOMINIUM ASSOCIATION  
c/o CITYSIDE MANAGEMENT  
186 GRANITE STREET, STE. 301  
MANCHESTER, NH 03101  
BK. 3094, PG. 575  
ZONE: BUSINESS DISTRICT (B)



SEE SHEET 1 FOR NOTES



MAP 209; LOT 1  
5 WAY REALTY TRUST  
c/o WALTER FLOWERS  
P.O. BOX 1435  
NORTH HAMPTON, NH 03862  
BK. 6046, PG. 1132  
ZONE: BUSINESS DISTRICT (B) & GENERAL DISTRICT (G)

MAP 204; LOT 4  
DBV, INC.  
c/o WALTER FLOWERS  
15 COURT SQ. STE. 340  
BOSTON, MA 02108  
BK. 7389, PG. 2100  
ZONE: BUSINESS DISTRICT (B)

MAP 204; LOT 73  
MANUEL D. & KATHLEEN M. SOUSA  
46 LOWELL ROAD  
HUDSON, NH 03051  
BK. 7573, PG. 2033  
ZONE: BUSINESS DISTRICT (B)

**LEGEND**

- STONE BOUND FOUND
- IRON PIN FOUND
- RAILROAD SPIKE FOUND
- UTILITY POLE
- SIGN
- UTILITY POLE WITH LIGHT
- GAS VALVE
- WATER SHUT OFF
- WATER VALVE
- HYDRANT
- PROPOSED DRYWELL
- ABUTTER LINE
- PROPERTY LINE
- OVERHEAD UTILITIES
- TREELINE
- EDGE OF PAVEMENT
- STONEWALL
- BUILDING SETBACK
- PROPOSED EDGE OF PAVEMENT

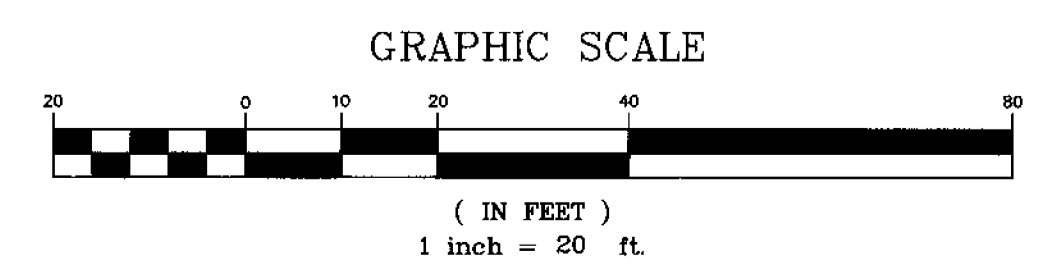
PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

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

SIGNATURE *George R. Thibault* DATE *8/26/15*

SIGNATURE *Michael J. Poirer* DATE *8-26-15*

SITE 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.



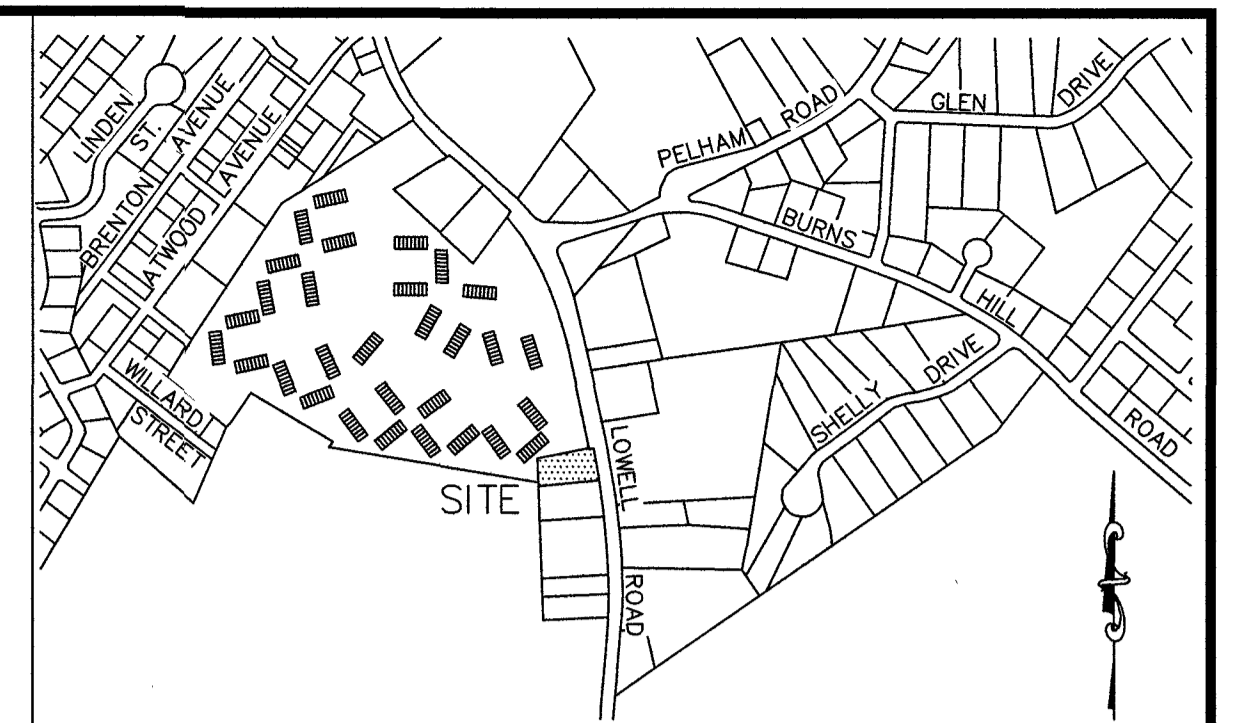
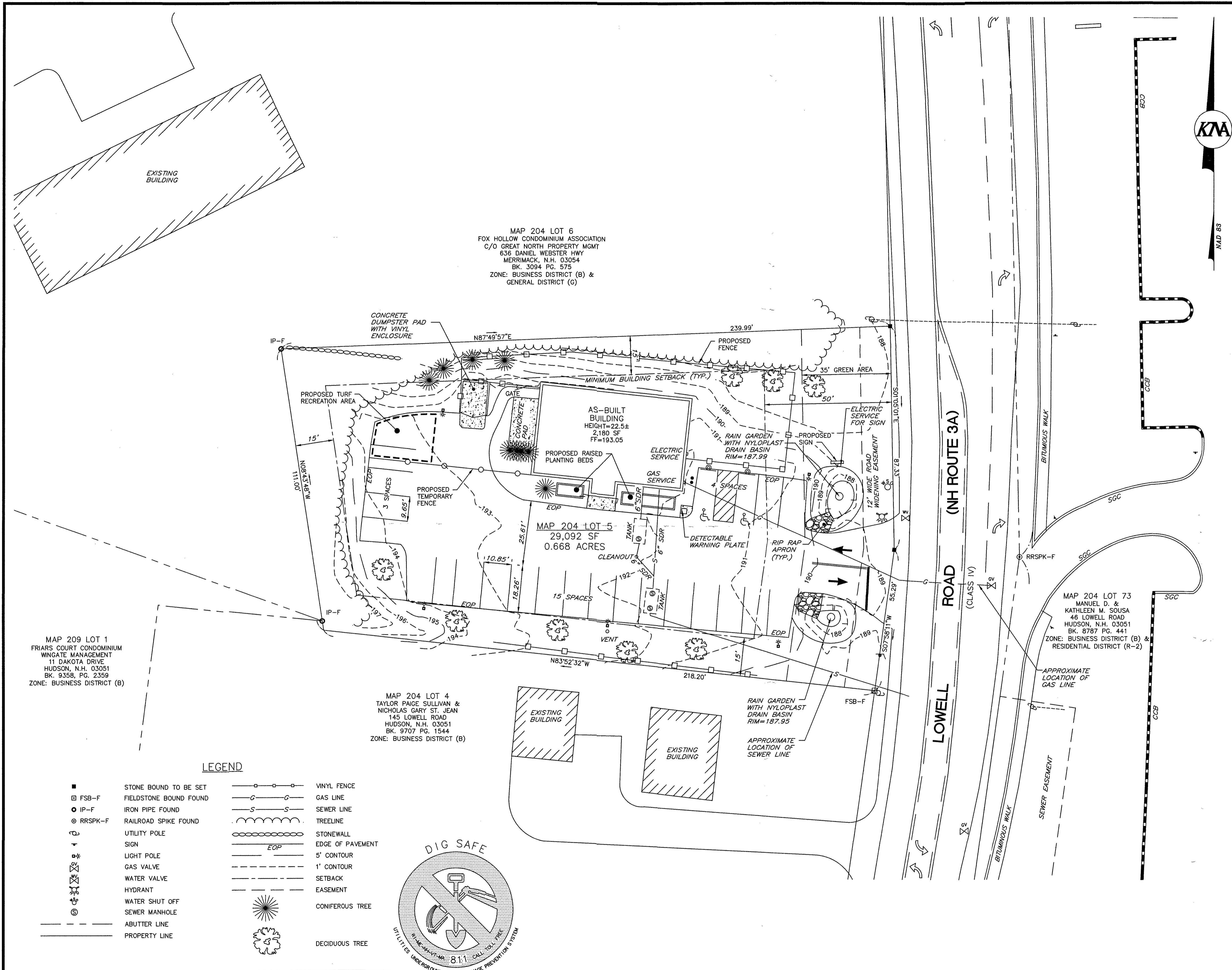
**NON-RESIDENTIAL SITE LAYOUT PLAN**  
**ZHENG GARDEN**  
MAP 204; LOT 5  
LOWELL ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

<b>OWNER OF RECORD:</b> YUE YUN & ZHOU DENG ZHENG 4 PAULA CIRCLE HUDSON, NH 03051 H.C.R.D. BK. 8462; PG. 906	<b>APPLICANT:</b> YUE YUN & ZHOU DENG ZHENG 4 PAULA CIRCLE HUDSON, NH 03051
--	--

**KMA 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
1	11/5/14	PER TOWN COMMENTS	BJC
2	12/11/14	REV. PER CONDITIONS OF APPROVAL	BJC

DATE: AUGUST 25, 2014 SCALE: 1" = 20'  
PROJECT NO: 14-0718-1 SHEET 4 OF 15



VICINITY PLAN  
SCALE: 1" = 1,000'

MAP 204 LOT 6  
FOX HOLLOW CONDOMINIUM ASSOCIATION  
C/O GREAT NORTH PROPERTY MGMT  
636 DANIEL WEBSTER HWY  
MERRIMACK, N.H. 03054  
BK. 3094 PG. 575  
ZONE: BUSINESS DISTRICT (B) &  
GENERAL DISTRICT (G)

MAP 209 LOT 1  
FRIARS COURT CONDOMINIUM  
WINGATE MANAGEMENT  
11 DAKOTA DRIVE  
HUDSON, N.H. 03051  
BK. 9358, PG. 2359  
ZONE: BUSINESS DISTRICT (B)

MAP 204 LOT 4  
TAYLOR PAIGE SULLIVAN &  
NICHOLAS GARY ST. JEAN  
145 LOWELL ROAD  
HUDSON, N.H. 03051  
BK. 9707 PG. 1544  
ZONE: BUSINESS DISTRICT (B)

MAP 204 LOT 73  
MANUEL D. &  
KATHLEEN M. SOUSA  
46 LOWELL ROAD  
HUDSON, N.H. 03051  
BK. 8787 PG. 441  
ZONE: BUSINESS DISTRICT (B) &  
RESIDENTIAL DISTRICT (R-2)

**LEGEND**

■	STONE BOUND TO BE SET	—○—○—	VINYL FENCE
□	FIELDSTONE BOUND FOUND	—G—G—	GAS LINE
○	IP-F IRON PIPE FOUND	—S—S—	SEWER LINE
⊙	RRSPK-F RAILROAD SPIKE FOUND	—T—T—	TREELINE
⊕	UTILITY POLE	—EOP—	EDGE OF PAVEMENT
+	SIGN	—5'—	5' CONTOUR
⊕	LIGHT POLE	—1'—	1' CONTOUR
⊕	GAS VALVE	—S—	SETBACK
⊕	WATER VALVE	—E—	EASEMENT
⊕	HYDRANT	—T—	CONIFEROUS TREE
⊕	WATER SHUT OFF	—D—	DECIDUOUS TREE
⊕	SEWER MANHOLE		
⊕	ABUTTER LINE		
⊕	PROPERTY LINE		



PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL

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

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

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

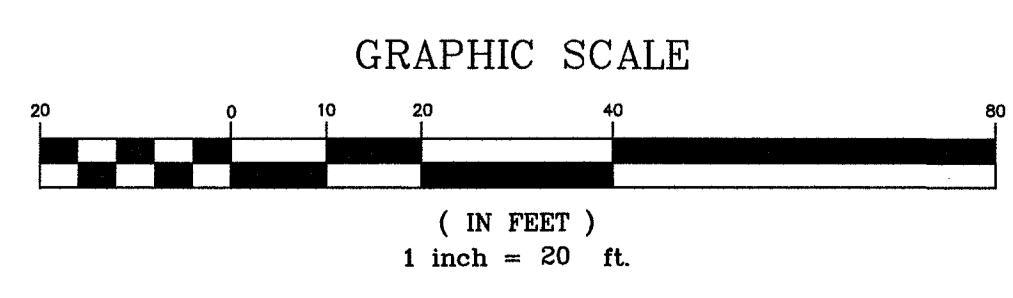
SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

**OWNER OF MAP 204 LOT 5**

SIGNATURE: *Sally Zheng*

143 LOWELL ROAD, LLC

DATE: 04/09/2024



**CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THE AS-BUILT INFORMATION DEPICTED ON THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE ON MARCH 4, 2024.

*[Signature]*  
LICENSED LAND SURVEYOR

4/17/24  
DATE

- REFERENCE PLANS:**
- "EASEMENT PLAN ZHENG GARDEN MAP 204 LOT 5 LOWELL ROAD HUDSON, N.H." SCALE: 1"=30'. DATED: JUNE 16, 2015. PREPARED BY: THIS OFFICE. H.C.R.D. PLAN #38615
  - "MASTER PLAN ZHENG GARDEN MAP 204 LOT 5 LOWELL ROAD HUDSON, N.H." SCALE: 1"=30'. DATED: AUGUST 25, 2014. LAST REVISED: JUNE 18, 2015. PREPARED BY: THIS OFFICE. H.C.R.D. PLAN #38606
- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE CHANGE OF USE FROM RESTAURANT TO ELEMENTARY SCHOOL WITHIN THE EXISTING BUILDING ON ASSESSORS MAP 204 LOT 5 IN HUDSON, NEW HAMPSHIRE.
  - TOTAL SITE AREA: 29,092 SF, OR 0.668 ACRES.
  - REFERENCE THIS PARCEL AS TOWN OF HUDSON TAX MAP 204; LOT 5.
  - OWNER OF RECORD:  
143 LOWELL ROAD, LLC  
4 PAULA CIRCLE  
HUDSON, NH 03051  
BK. 9222, PG. 2118
  - SUBJECT PARCEL IS LOCATED ENTIRELY IN THE BUSINESS (B) ZONING DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS:  
MINIMUM LOT REQUIREMENTS:  
- LOT AREA 30,000 SF (WITH WATER AND SEWER)  
43,560 SF (WITHOUT WATER OR SEWER)  
- FRONTAGE 150 FT  
MINIMUM BUILDING SETBACKS:  
- FRONT 50 FT  
- SIDE 15 FT  
- REAR 15 FT
  - BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE ON MARCH 4, 2024.
  - HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NGVD 29. THE DATA WAS OBTAINED FROM NHDOT DISK - 229-0320 SET IN LEDGE ON WASON ROAD, HUDSON, NH.
  - EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, COMMUNITY PANEL NUMBER 3301100656D PANEL NUMBER 656 OF 701, EFFECTIVE DATE SEPTEMBER 25, 2009, INDICATES THAT THE SUBJECT PREMISES IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
  - 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 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.
  - PARKING CALCULATION:  
REQUIRED: 1 SPACE PER EMPLOYEE @ 6 EMPLOYEES = 6 SPACES  
PROVIDED: 22 SPACES (INCLUDING 2 HANDICAP SPACES)  
16 SPACES ARE AVAILABLE FOR PICK-UPS/DROP-OFFS, MAXIMUM CLASS SIZE = 15 STUDENTS
  - OPEN SPACE:  
REQUIRED: 35%  
EXISTING: 53%
  - SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION AND GRADE.
  - IT SHALL BE UNLAWFUL TO MODIFY, CHANGE, OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN IN ANYWAY WHATSOEVER, OR CONVERT OR ALTER ANY STRUCTURE OR USE SHOWN ON THIS SITE PLAN, OR CHANGE THE ABOVE USE INDICATED ON THE PLAN WITHOUT RECEIVING APPROVAL FROM THE TOWN OF HUDSON PLANNING BOARD.
  - EXTERIOR CONSTRUCTION ACTIVITIES ON THE SITE SHALL BE LIMITED TO BETWEEN 7:00 AM AND 7:00 PM MONDAY THROUGH SATURDAY. NO CONSTRUCTION ACTIVITIES SHALL OCCUR ON SUNDAYS. ALL SIGNS ARE SUBJECT TO APPROVAL BY THE HUDSON ZONING ADMINISTRATOR PRIOR TO INSTALLATION THEREOF.
  - THE EXISTING LIGHTING IS NOT PROPOSED TO CHANGE.

**CHANGE OF USE SITE PLAN**  
**EVERGREEN ELEMENTARY**

MAP 204; LOT 5  
143 LOWELL ROAD  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

<b>OWNER OF RECORD:</b> 143 LOWELL ROAD, LLC 4 PAULA CIRCLE HUDSON, NH 03051 H.C.R.D. BK. 9222; PG. 2118	<b>APPLICANT:</b> EVERGREEN ELEMENTARY 58 KING STREET NASHUA, NH 03060
--	---

**KMA 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: APRIL 9, 2024  
PROJECT NO: 14-0718-1A

SCALE: 1" = 20'  
SHEET 1 OF 1