

# **S.L CHASSE STEEL SITE PLAN** **2-YEAR EXTENSION REQUEST**

SP# 01-23  
**STAFF REPORT**  
June 25, 2025

**SITE:** 5 Christine Drive, Map 105/ Lot 014

**ZONING:** Industrial (I)

**PURPOSE OF PETITION:** To request a two-year extension of the July 12, 2023 approved site plan for a 30,175 square-foot industrial building with associated parking and site improvements.

**ATTACHMENTS:**

- 1) Request letter prepared by Keach-Nordstrom Associates, dated May 20, 2025 – Attachment “A”.
- 2) Notice of Approval and Application for SP# 01-23, dated July 31, 2023 – Attachment “B.”

**APPLICATION TRACKING:**

- May 23, 2025 – Extension request received.
- July 25, 2025 – Public Hearing scheduled.

**STAFF COMMENTS:**

The project has not begun construction at this time due to other projects currently under construction by the firm. The applicant is anticipating a start of construction later this summer as other projects are further along their development timelines. If granted, the approval’s duration for start of construction would be extended to July 2027. This is the first extension being requested for this project.

**RECOMMENDATIONS:**

Staff recommends the hearing of testimony from the applicant and public, prior to deliberation. Staff has not identified more information required prior to making a decision on granting the 2-year extension request.

**MOTION TO DEFER ACTION:**

I move to defer action on the applicant’s request for two-year extension of the site plan approval SP# 01-23, S.L. Chasse Site Plan, located at 5 Christine Drive, Map 105/ Lot 014 and approved at the July 12, 2023 meeting.

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

**MOTION TO GRANT EXTENSION:**

I move to grant a two-year extension (i.e. from July 30, 2025 to July 30, 2027) of SP# 01-23, S.L. Chasse Site Plan, located at 5 Christine Drive, Map 105/ Lot 014 and approved at the July 12, 2023 meeting.

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

June 3, 2025

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


**Subject: Site Plan Approval Extension Request**  
**S.L. Chasse Steel**  
**Map 105; Lot 14**  
**5 Christine Drive, Hudson NH**  
KNA Project No. 22-0126-2

Dear Ms. Dubowik:

This project was originally approved by the Hudson Planning Board on July 12, 2023, and has not yet started construction. The Applicant is formally requesting a two-year extension of the approval to provide more time to start construction, which is anticipated to commence later this summer. The Applicant has several other projects currently under construction and has not had the capacity to start this project yet. However, those other projects are now further along, and they are looking to start site work for this project soon.

We trust this letter will allow this request to be eligible for the next available Planning Board hearing. Enclosed, please find an updated abutter list attached, as requested. As always, please do not hesitate to contact this office with any questions or if you need further material.

Respectfully,

  
**Paul Chisholm, PE**  
**Vice President, Engineering**  
Keach-Nordstrom Associates, Inc.



# TOWN OF HUDSON

## Planning Board

Timothy Malley, Chairman

Robert Guessferd, Selectmen Liaison



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

### NOTICE OF APPROVAL

July 31, 2023

Owner or Applicant: STEELE PROPERTIES, LLC  
8 CHRISTINE DRIVE  
HUDSON, NH 03051

On Wednesday, July 12, 2023, the Hudson Planning Board heard subject case SP# 01-23 "S.L. Chasse Steel Site Plan".

SUBJECT: TO PROPOSE A 30,175 SQUARE-FOOT INDUSTRIAL BUILDING WITH ASSOCIATED PARKING AND SITE IMPROVEMENTS.

LOCATION: 5 CHRISTINE DRIVE, MAP 105/LOT 014

The Planning Board accepted the site plan application SP# 01-23 for the Non-Residential Site Plan / S.L. Chasse Steel, 5 Christine Drive, Map 105/Lot 014.

### WAIVERS:

The Planning Board granted a waiver from §275-8C(g), Industrial Parking, to allow 29 spaces where 51 are required, based on the Board's discussion, the testimony of the Applicant's representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

The Planning Board granted a waiver from §276-11.1.B(12)(c), 100' Residential Buffer, based on the Board's discussion, the testimony of the Applicant's representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

### APPROVAL:

The Planning Board approved the site plan for the Non-Residential Site Plan / S.L. Chasse Steel, Map 105 Lot 14, 5 Christine Drive, Hudson, New Hampshire; prepared by: Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3, Bedford, New Hampshire 03110; prepared for: Steele Properties, LLC, 8 Christine Drive, Hudson, New Hampshire 03051; consisting of 14 sheets including a separate cover sheet and general notes 1-38 on Sheet 3; dated March 3, 2023; last revised June 20, 2023; and:

That the Planning Board finds that this application complies with the Zoning Ordinances with consideration of the variance granted by the Zoning Board of Adjustment from Article VIII – Nonconforming Uses, Structures and Lots, §334-29 Extension of enlargement of nonconforming uses, and with the Land Use Regulations with consideration of the waivers granted; 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 Development Agreement, which shall be recorded at the HCRD, together with the Plan.
2. A cost allocation procedure (CAP) amount of \$8,831.25 shall be paid prior to the issuance of a Certificate of Occupancy.
3. 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.
4. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
5. Prior to application for a building permit, the Applicant shall schedule a pre-construction meeting with the Town Engineer.
6. 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.
7. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday only.
8. The applicant shall install wetland buffer markers.
9. A note shall be added to the plan describing the use as manufacturing, assembly and associated accessory uses.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
          Brian Groth, Town Planner

cc:     Keach-Nordstrom Associates, Inc.

**SITE PLAN APPLICATION**Date of Application: 3/7/2023 Tax Map #: 105 Lot #: 14Site Address: 5 CHRISTINE DRIVEName of Project: S.L. CHASSE STEELZoning District: INDUSTRIAL General SP#: \_\_\_\_\_  
(For Town Use Only)

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

**PROPERTY OWNER:**Name: STEELE PROPERTIES, LLCAddress: 8 CHRISTINE DRIVEAddress: HUDSON, NH 03051Telephone # (603) 886-3436Email: S.CHASSE@CHASSESTEELFAB.COM**DEVELOPER:****PROJECT ENGINEER:**Name: KEACH-NORDSTROMAddress: 3 COMMERCE DRIVE (SUITE 3)Address: BEDFORD, NH 03110Telephone # (603) 627-2881Email: P.CHISHOLM@KEACHNORDSTROM.COM**SURVEYOR:**(SAME)**PURPOSE OF PLAN:**TO PROPOSE A 30,175 SF INDUSTRIAL BUILDING WITH  
ASSOCIATED PARKING AND SITE IMPROVEMENTS.**(For Town Use Only)**

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

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

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

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

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

SITE DATA SHEETPLAN NAME: S.L. CHASSE STEELPLAN TYPE: SITE PLANLEGAL DESCRIPTION: MAP 105 LOT 14DATE: 3/7/2023Location by Street: 5 CHRISTINE DRIVEZoning: INDUSTRIALProposed Land Use: INDUSTRIALExisting Use: INDUSTRIALSurrounding Land Use(s): INDUSTRIAL / GENERAL INumber of Lots Occupied: 1Existing Area Covered by Building: 24,550 SFExisting Buildings to be removed: 1Proposed Area Covered by Building: 30,175 SFOpen Space Proposed: 50%Open Space Required: 40% MIN.Total Area: S.F.: 154,791 Acres: 3.55Area in Wetland: Ø Area Steep Slopes: ØRequired Lot Size: 30,000 SFExisting Frontage: 254.4 FTRequired Frontage: 150 FT

Building Setbacks:	Required*	Proposed
Front:	<u>50 FT</u>	<u>112.7 FT</u>
Side:	<u>15 FT</u>	<u>35.6 FT</u>
Rear:	<u>15 FT</u>	<u>66.8 FT</u>

**SITE DATA SHEET**

(Continued)

Flood Zone Reference: 3300920508D PANEL: 508 OF 701Width of Driveways: 30'Number of Curb Cuts: 1Proposed Parking Spaces: 29Required Parking Spaces: 51Basis of Required Parking (Use): EMPLOYEE

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

**Waiver Requests**

*Town Code Reference:*                      *Regulation Description:*

275-BC (g)                      INDUSTRIAL PARKING REGULATIONS

(For Town Use Only)

Data Sheets Checked By: \_\_\_\_\_ Date: \_\_\_\_\_

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: Stephen L. Chasse MGR Date: 3-7-2023

Print Name of Owner: STEPHEN L. CHASSE

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

Signature of Developer: Stephen L. Chasse MGR Date: 3-7-2023

Print Name of Developer: STEPHEN L. CHASSE

- ❖ 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: S.L. CHASSE STEELStreet Address: 5 CHRISTINE DRIVE

I \_\_\_\_\_ hereby request that the Planning Board  
 waive the requirements of item 275-8C(g) of the Hudson Land Use Regulations  
 in reference to a plan presented by KENCH NORDSTROM ASSOC., INC.  
 \_\_\_\_\_ (name of surveyor and engineer) dated 3/3/2023 for  
 property tax map(s) 105 and lot(s) 14 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):

(SEE ATTACHED)

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):

(SEE ATTACHED)

Signed:

  
 Applicant or Authorized Agent

March 7, 2023

Town of Hudson Planning  
12 School Street  
Hudson, NH 03051

**Subject: Waiver for Industrial Parking Regulations - 275-8C(g)**  
**SL Chasse Steel Site Plan, 5 Christine Drive**  
**Tax Map 105 Lot 14**

**Hardship reason(s) for granting this waiver:**

The Applicant is requesting to reduce the parking regulation from 51 to 29 parking spaces. Only 25 parking spaces will be utilized at one time therefor, the 29 proposed parking spaces will be sufficient for the needs of the building. Additional parking spaces will require additional paved area and stormwater treatment systems would need to increase in size. This increase will minimizing open space and landscaping area.

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

Having the required number of parking spaces would not be contrary to the spirit and intent of the Land Use Regulations as they are not needed for the intended use of the building. This additional space would take away from the landscape areas by adding more pavement and larger stormwater areas.

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

<b><u>1. 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	\$ _____
Commercial/Semi Public/Civic or Recreational	\$157.00/1,000 sq. ft. for first 100,000 sq.ft. (bldg. area): \$78.50/1,000 sq.ft. thereafter.	\$ _____
Industrial 30,175 sf	\$150.00/1,000 sq.ft for first 100,000 sq.ft. (bldg. area); \$78.50/1,000 sq.ft thereafter.	\$ <u>4,526.25</u>
No Buildings	\$30.00 per 1,000 sq.ft. of proposed developed area	\$ _____

**CONSULTANT REVIEW FEE: (Separate Check)**

Total 3.55 acres @ \$600.00 per acre, or \$1,250.00,  
whichever is greater. \$ 2,130.00

*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:**

11 Direct Abutters Applicant, Professionals, etc. as required \$ 50.60  
by RSA 676:4.1.d @\$4.60 (or Current Certified Mail Rate)

1 Indirect Abutters (property owners within 200 feet) \$ .60  
@\$0.60 (or Current First Class Rate)

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

**TOTAL** \$ 6,982.45

**SCHEDULE OF FEES**

(Continued)

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

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

**D. 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.\*\*\***

**E. 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.\*\*\***