

MACTHOMPSON AMENDED SITE PLAN

MINOR SITE PLAN

MSP# 05-25

STAFF REPORT

July 7, 2024

SITE: 48 Lowell Road, Map 190 / Lot 191

ZONING: Business (B)

PURPOSE OF APPLICATION: to amend the existing site plan to include a modification of the configuration of the parking lot and the addition of three parking spaces, modification of an ADA ramp, egress modification, and modification of the front patio.

PLAN UNDER REVIEW:

MacThompson Amended Site Plan, MSP# 05-25, Map 190 Lot 191, 48 Lowell Road, Hudson, New Hampshire 03051; prepared by: Benchmark LLC, 50 Nashua Road Suite 305, Londonderry, NH 03053; prepared for: MacThompson Realty, Inc., 3 Marmon Drive, Nashua, NH 03060, dated April 18, 2025, consisting of 1 sheet and general notes 1-37.

ATTACHMENTS:

- 1) Application & Waiver Request received March 5, 2025 – Attachment “A”.
- 2) Department Comments – Attachment “B.”
- 3) Amended Site Plan, dated September 18, 2023 - Attachment "C"
- 4) Site Plan dated May 28, 2025.

APPLICATION TRACKING:

- June 9, 2025 – Application received.
- July 7, 2025 – Minor Site Plan Review Committee scheduled.

COMMENTS

BACKGROUND

The property is approximately 2.6 acres and located in the Business Zone. It has a previously approved site plan from 2022. The changes proposed total 700 sq. ft. for the patio, in addition to three additional parking spaces. These additions trigger a need for a waiver, detailed later in this report. Other minor changes have been added as well, to be included in the final as-built plan.

DEPARTMENT COMMENTS

No department has issued any comments to be resolved for the proposed expansion.

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

WAIVER REQUEST

The applicant has submitted a waiver request from **§276-11.1.(B).(24).(A) – Open Space Requirements**, to allow for an open space of 33.7%, where 35% would be required. The applicant states that this is due to the aisles requiring additional space, alongside the additional parking spaces and patio area.

STAFF COMMENTS

The primary changes to the site are the patio, layout of parking spaces, and the re-design of the ADA ramp for better accessibility. Staff do not have any problems with the listed changes. Staff note however that the landscaping along the sides of the primary parking area has changed due to the existing plantings being removed in error. These plantings have been replaced with planting beds similar in character to those within the rest of the site, using the same planting schedule species and sizes. In addition, a short fence has been added along the northerly edge of the building to provide privacy and ensure light does not leave the site. The applicant has also changed the parking count from 148 to 151, which is closer to the required number of spaces than their waiver originally allowed.

DRAFT MOTIONS:

ACCEPT the minor site plan application:

I move to accept the minor site plan application for MacThompson Amended Site Plan, MSP# 05-25, Map 190 Lot 191, 48 Lowell Road, Hudson, New Hampshire 03051

Motion by: _____ Second: _____ Carried/Failed: _____

GRANT a waiver:

I move to grant a waiver from **§276-11.1.(B).(24).(A) – Open Space Requirements**, to allow for an open space of 33.7%, where 35% would be 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.

Motion by: _____ Second: _____ Carried/Failed: _____

APPROVE the minor site plan application:

I move to approve the minor site plan application: MacThompson Amended Site Plan, MSP# 05-25, Map 190 Lot 191, 48 Lowell Road, Hudson, New Hampshire 03051; prepared by: Benchmark LLC, 50 Nashua Road Suite 305, Londonderry, NH 03053; prepared for: MacThompson Realty, Inc., 3 Marmon Drive, Nashua, NH 03060, dated April 18, 2025, consisting of 1 sheet and general notes 1-37, subject to the following stipulations:

1. The Notice of Approval shall be recorded at the HCRD.

2. The applicant shall provide an updated as-built upon completion of the landscaping and final modifications to the site.

Motion by: _____ Second: _____ Carried/Failed: _____



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

MINOR SITE PLAN APPLICATION

Revised August 2024

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.
2. Five (5) 11" X 17" plan sets *folded*.
3. One (1) copy of the project narrative.
4. A list of direct abutters and a list of indirect abutters, and two (2) sets of mailing labels for abutter notifications.
5. One (1) 22" X 34" plan set *folded* shall be brought to the Special Site Review Committee 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 APPLICATIONDate of Application: 6/9/25 Tax Map #: 190 Lot #: 191Site Address: 48 Lowell RoadName of Project: MacThompson Amended Site PlanZoning District: "B" Business General MSP#: _____
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:Name: MacThompson Realty, IncAddress: 3 Marmon DriveAddress: Nashua, NH 03060Telephone # (603) 888-1121Email: justint@thompsonauto.net**PROJECT ENGINEER:**Name: Benchmark, LLCAddress: 50 Nashua Road, Suite 305Address: Londonderry, NH 03053Telephone # (603) 437-5000Email: nick@benchmark-engineering.com**DEVELOPER:**(same as owner)**SURVEYOR:**Rangeway Land Surveying & Design, Inc.252 Daniel Plummer RoadGoffstown, NH 03045(603) 624-1602**PURPOSE OF PLAN:**To amend the previously approved site plan including a) modification of parking space locationsb) modification of ADA ramp c) egress modification d) modification of front patio**(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: ____

MINOR SITE PLAN DATA SHEETPLAN NAME: **MacThompson Site Plan**PLAN TYPE: **SITE PLAN**LEGAL DESCRIPTION: MAP **190** LOT **191**DATE: **6/9/25**Location by Street: **48 Lowell Road**Zoning: **"B" Business**Proposed Land Use: **Commercial**Existing Use: **Commercial**Surrounding Land Use(s): **Commercial**Number of Lots Occupied: **1**Existing Area Covered by Building: **3,650 sq. ft.**Existing Buildings to be removed: **All - 3,650 sq. ft.**Proposed Area Covered by Building: **6,000 sq. ft.**Open Space Proposed: **37,500 sq. ft. (33.7%)**Open Space Required: **37,450 sq. ft. (33.7%)**Total Area: S.F.: **112,675** Acres: **2.59**Area in Wetland: **0** Area Steep Slopes: **0 sq.ft.**Required Lot Size: **30,000 sq.ft.**Existing Frontage: **118 feet**Required Frontage: **150 feet**

Building Setbacks:	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50 feet</u>	<u>120 feet</u>
Side:	<u>15 feet</u>	<u>20 feet</u>
Rear:	<u>15 feet</u>	<u>280 feet</u>

MINOR SITE PLAN DATA SHEET
(Continued)

Flood Zone Reference:	<u>Panel # 330092-0518D</u>
Width of Driveways:	<u>24'</u>
Number of Curb Cuts:	<u>1</u>
Proposed Parking Spaces:	<u>169</u>
Required Parking Spaces:	<u>148 - see previous waiver granted 12/8/21</u>
Basis of Required Parking (Use):	<u>Restaurant w/ Bar</u>
Dates/Case #/Description/Stipulations of ZBA, Conservation Commission, NH Wetlands Board Actions: (Attach stipulations on separate sheet)	<u>None</u> <u></u> <u></u>

Waiver Requests

<i>Town Code Reference:</i>	<i>Regulation Description:</i>
<u>276-11.1(B) (24)(A) - REDUCTION IN OPEN SPACE FROM 35% TO 33.7%</u>	
<u></u>	
<u></u>	
<u></u>	
<u></u>	

(For Town Use Only)	
Data Sheets Checked By: _____	Date: _____

MINOR SITE PLAN APPLICATION AUTHORIZATION

I hereby apply for *Minor Site Plan* Review and acknowledge I will comply with all of the Ordinances of the Town of Hudson, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the items listed under the *Minor Site Plan* specifications or application form are incomplete, the application will be considered rejected.

Pursuant to RSA 674:1-IV, the owner(s) by the filing of this application as indicated above, hereby given permission for any member of the Hudson Planning Board, the Town Planner, the Town Engineer, and such agents or employees of the Town or other persons as the Planning Board may authorize, to enter upon the property which is the subject of this application at all reasonable times for the purpose of such examinations, surveys, tests and inspections as may be appropriate. The owner(s) release(s) any claim to or right he/she (they) may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and/or inspections conducted on his/her (their) property in connection with this applications.

Signature of Owner:  Date: 6/9/2025

Print Name of Owner: Justin Thompson

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

Signature of Developer:  Date: 6/9/2025

Print Name of Developer: Justin Thompson

- ❖ 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: MacThompson Amended Site Plan

Street Address: 48 Lowell Road

I NICHOLAS LORING hereby request that the Planning Board
waive the requirements of item 276-11.1(B) (24)(A) of the Hudson Land Use Regulations
in reference to a plan presented by NICHOLAS LORING
BENCHMARK LLC (name of surveyor and engineer) dated APRIL 18, 2025 for
property tax map(s) 190 and lot(s) 191 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):

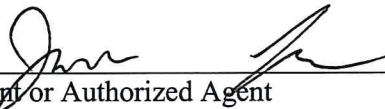
We are requesting a waiver to Section 276-11.1(B) (24)(A) - for a reduction in the open space from 35% to 33.7%

Additional area is for additional parking spaces and the front patio area. Due to the narrow shape of the lot additional travel ways are necessary to provide adequate parking spaces for the proposed building.

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):

The site is currently being used with a commercial use. Open space is provided around the perimeter of the site with landscaping.

Signed:


Applicant or Authorized Agent

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

<u>1. Minor Site Plan Use</u>	<u>Project Size/Fee</u>	
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	\$150.00/1,000 sq.ft for first 100,000 sq.ft. (bldg. area); \$78.50/1,000 sq.ft thereafter.	\$ _____
No Buildings	\$30.00 per 1,000 sq.ft. of proposed developed area	\$ _____

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:

10 Direct Abutters, Applicant, Professionals, etc. as required \$ _____
by RSA 676:4.1.d @\$5.58 (or Current Certified Mail Rate)

6 Indirect Abutters (property owners within 200 feet) \$ _____
@\$0.73 (or Current First Class Rate)

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

TOTAL \$ _____

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.

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.

Attachment "A"

BENCHMARK, LLC
50 NASHUA ROAD, SUITE 305
LONDONDERRY, NH 03053

Subject Property:

TAX MAP 190 LOT 191

OWNER/ APPLICANT:

MACTHOMPSON REALTY, INC.
3 MARMON DRIVE
NASHUA, NEW HAMPSHIRE 03060

JUNE 9, 2025

ABUTTER LIST

TAX MAP 190 LOT 8

(NO OWNER INFORMATION
AVAILABLE FROM ASSESSOR)

TAX MAP 190 LOT 9

J & R BROTHERS, LLC
49 LOWELL RD.
HUDSON, NH 03051

TAX MAP 190 LOT 188

VT LOWELL PROPERTIES, LLC
36 LOWELL ROAD
HUDSON, NH 03051

TAX MAP 190 LOT 189

KEVMAR PROPERTIES, LLC
42 LOWELL ROAD
HUDSON, NH 03051

TAX MAP 190 LOT 190

MANUEL & KATHLEEN SOUSA
18 OVERLOOK CIRCLE
HUDSON, NH 03051

TAX MAP 190 LOT 192

PUBLIC SERVICE OF NH
C/O EVERSOURCE ENERGY
PO BOX 270
HARTFORD, CT 06141-0270

TAX MAP 191 LOT 130

FIVE-N-ASSOCIATES
C/O PETER NASH, TR
91 AMHERST ST
NASHUA, NH 03064

Attachment "A"

BENCHMARK, LLC
50 NASHUA ROAD, SUITE 305
LONDONDERRY, NH 03053

TAX MAP 191 LOT 131
MACTHOMPSON REALTY, INC.
3 MARMON DRIVE
NASHUA, NEW HAMPSHIRE 03060

TAX MAP 191 LOT 132
18 ROOSEVELT AVE. LLC
1670 OLD COUNTRY RD., SUITE 227
PLAINVIEW, NY 11803

ABUTTERS WITHIN 200'

TAX MAP 190 LOT 2
KENNETH E. ZIEHM, TR &
SANDRA L. ZIEHM, TR.
2 WINNHAVEN DR.
HUDSON, NH 03051

TAX MAP 190 LOT 7
ST. MARY'S BANK
ATTN: ACCOUNTS PAYABLE
200 MCGREGOR ST.
MANCHESTER, NH 03102

TAX MAP 190 LOT 7-1
NORTHERN N.E. TELEPHONE LLC
CONSOLIDATED COMMUNICATIONS-NN
2116 SOUTH 17TH ST.
MATTOON, IL 61938

TAX MAP 190 LOT 10
ENTERPRISE BANK AND TRUST CO.
222 MERRIMACK ST.
LOWELL, MA 01852

TAX MAP 190 LOT 187
MANUEL & KATHLEEN SOUSA
18 OVERLOOK CIRCLE
HUDSON, NH 03051

TAX MAP 190 LOT 193
ROBERT J. GAGNE LIFE ESTATE &
NORMA GAGNE LIFE ESTATE
436 OSGOOD RD.
MILFORD, NH 03055

ADDITIONAL PARTIES TO BE NOTIFIED

Benchmark, LLC
50 Nashua Road, Unit 305
Londonderry, NH 03053

MINOR SITE PLAN APPLICATIONDate of Application: 6/9/25 Tax Map #: 190 Lot #: 191Site Address: 48 Lowell RoadName of Project: MacThompson Amended Site PlanZoning District: "B" Business General MSP#: 05-25
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:Name: MacThompson Realty, IncAddress: 3 Marmon DriveAddress: Nashua, NH 03060Telephone # (603) 888-1121Email: justint@thompsonauto.net**PROJECT ENGINEER:**Name: Benchmark, LLCAddress: 50 Nashua Road, Suite 305Address: Londonderry, NH 03053Telephone # (603) 437-5000Email: nick@benchmark-engineering.com**DEVELOPER:**(same as owner)**SURVEYOR:**Rangeway Land Surveying & Design, Inc.252 Daniel Plummer RoadGoffstown, NH 03045(603) 624-1602**PURPOSE OF PLAN:**To amend the previously approved site plan including a) modification of parking space locations
b) modification of ADA ramp c) egress modification d) modification of front patio

(For Town Use Only)

Routing Date: 6/10/25 Deadline Date: 6/16/25 Meeting Date: tbd☒ I have no comments ☐ I have comments (attach to form)DRH Title: Fire Marshal Date: 6/16/25
(Initials)

Department: _____

Zoning: ☐ Engineering: ☐ Assessor: ☐ Police: ☐ Fire: ☒ DPW: ☐ Consultant: ☐

Dubowik, Brooke

From: Dhima, Elvis
Sent: Friday, June 13, 2025 7:47 AM
To: Dubowik, Brooke
Subject: Re: Dept. Sign Off - MacThompson Amended Site Plan MSP# 05-25

No comment

E

Elvis Dhima P.E.
Town Engineer
12 School Street
Hudson, NH 03051
Sent from my iPhone