



## TOWN OF HUDSON

### Engineering Department

12 School Street  
Hudson, New Hampshire 03051

---

Elvis Dhima, P.E., Development Services Director  
edhima@hudsonnh.gov · Tel: 603-886-6008 · Fax: 603-816-1291

To: Tim Malley, Chairman of the Planning Board  
Brooke Dubowik, Town Planner

From: Elvis Dhima, P.E., Development Services Director

Date: April 26, 2026

Re: Lowell / Birch / Belknap Road – Lot Line Relocation Plan

In 2019, the Planning Board initiated a comprehensive assessment of Lowell Road and County Road to address long-standing traffic and safety concerns. The resulting study evaluated several improvement scenarios and identified the most effective long-term solution as the construction of a new roadway segment connecting Belknap Road to Lowell Road, along with the conversion of the existing three-way intersection into a four-way intersection.

The Town is currently in the process of finalizing the purchase of the two properties required for this project. These acquisitions require reference to recorded plans associated with the necessary lot line relocations for both properties. The attached plan reflects the lot line adjustments needed to establish the right-of-way for the proposed roadway extension and related traffic improvements.

Pursuant to RSA 674:54 (see attached), this project qualifies as a “governmental use” and is therefore exempt from local land use ordinances and regulations.

Accordingly, I respectfully request that the Planning Board authorize the Chairman to sign the plans so they may be recorded, allowing the Town to complete the right-of-way acquisitions.

# TITLE LXIV PLANNING AND ZONING

## CHAPTER 674 LOCAL LAND USE PLANNING AND REGULATORY POWERS

### Governmental Use of Property

#### Section 674:54

##### **674:54 Governmental Land Uses. –**

I. In this section, "governmental use" means a use, construction, or development of land owned or occupied, or proposed to be owned or occupied, by the state, university system, the community college system of New Hampshire, or by a county, town, city, school district, or village district, or any of their agents, for any public purpose which is statutorily or traditionally governmental in nature.

II. The state, university system, community college system of New Hampshire, county, town, city, school district, or village district shall give written notification to the governing body and planning board, if such exists, of a municipality of any proposed governmental use of property within its jurisdiction, which constitutes a substantial change in use or a substantial new use. Written notification shall contain plans, specifications, explanations of proposed changes available at the time, a statement of the governmental nature of the use as set forth in paragraph I, and a proposed construction schedule. Such notification shall be provided at least 60 days prior to the beginning of construction. Either the governing body or planning board of the municipality may conduct a public hearing relative to the proposed governmental use. Any such hearing shall be held within 30 days after receipt of notice by the governing body or planning board. A representative of the governmental entity which provided notice shall be available to present the plans, specifications, and construction schedule, and to provide explanations. The governing body or planning board may issue nonbinding written comments relative to conformity or nonconformity of the proposal with normally applicable land use regulations to the sponsor of the governmental use within 30 days after the hearing.

II-a. Any use, construction, or development of land occurring on governmentally owned or occupied land, but which is not a governmental use as defined in paragraph I, shall be fully subject to local land use regulations.

II-b. The construction and operation of any solid waste disposal facility on land owned or occupied by any city or town within another city or town shall be subject to local land use regulations to the same extent as if the land were owned and occupied by a private entity. Nothing in this paragraph shall affect the construction and operation of a solid waste facility on land owned by a solid waste management district formed under RSA 53-A or RSA 53-B or any combination of municipalities authorized by an act of the general court, if the land is located within a city or town that is part of the district.

III. This section shall not apply to:

(a) The layout or construction of public highways of any class, or to the distribution lines or transmission apparatus of governmental utilities, provided that the erection of a highway or utility easement across a parcel of land, shall not, in and of itself, be deemed to subdivide the remaining land into 2 or more lots or sites for conveyance for development purposes in the absence of subdivision approval under this title. For purposes of this subparagraph, "transmission apparatus" shall not include wireless communication facilities.

(b) The erection, installation, or maintenance of poles, structures, conduits and cables, or wires in, under, or across any public highways under RSA 231, or licenses or leases for telecommunication facilities in, under, or across railroad rights of way. For purposes of this subparagraph, "structures" shall not include wireless communications facilities.

IV. In the event of exigent circumstances where the delay entailed by compliance with this section would endanger public health or safety, the governor may declare a governmental use exempt from the requirements of this section.

**Source.** 1996, 262:1. 1998, 281:2. 2007, 29:1, eff. May 14, 2007; 361:32, eff. July 17, 2007.

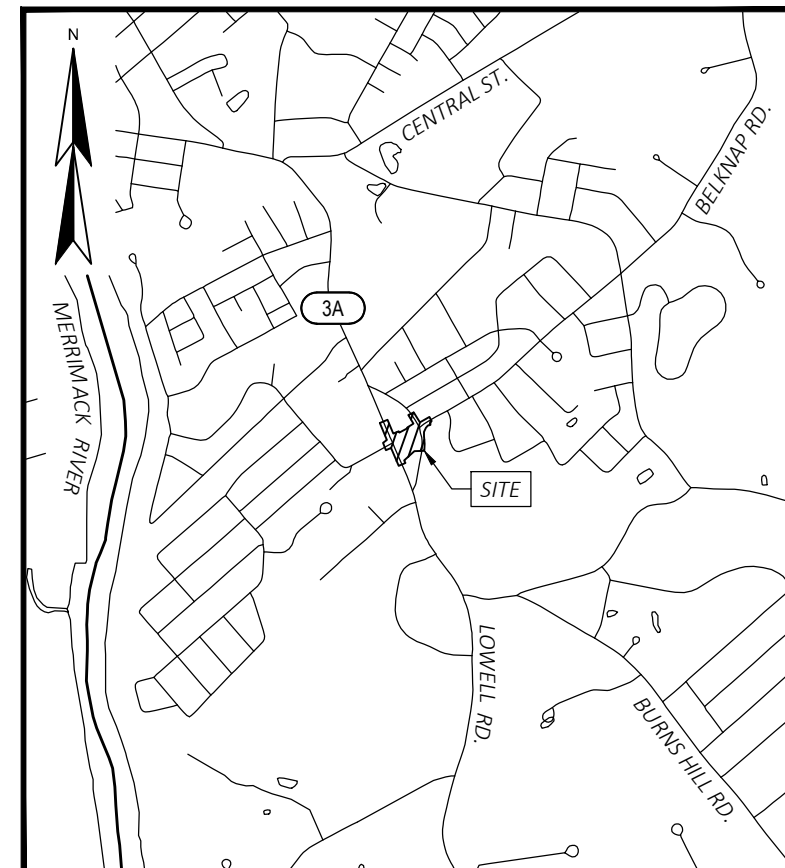
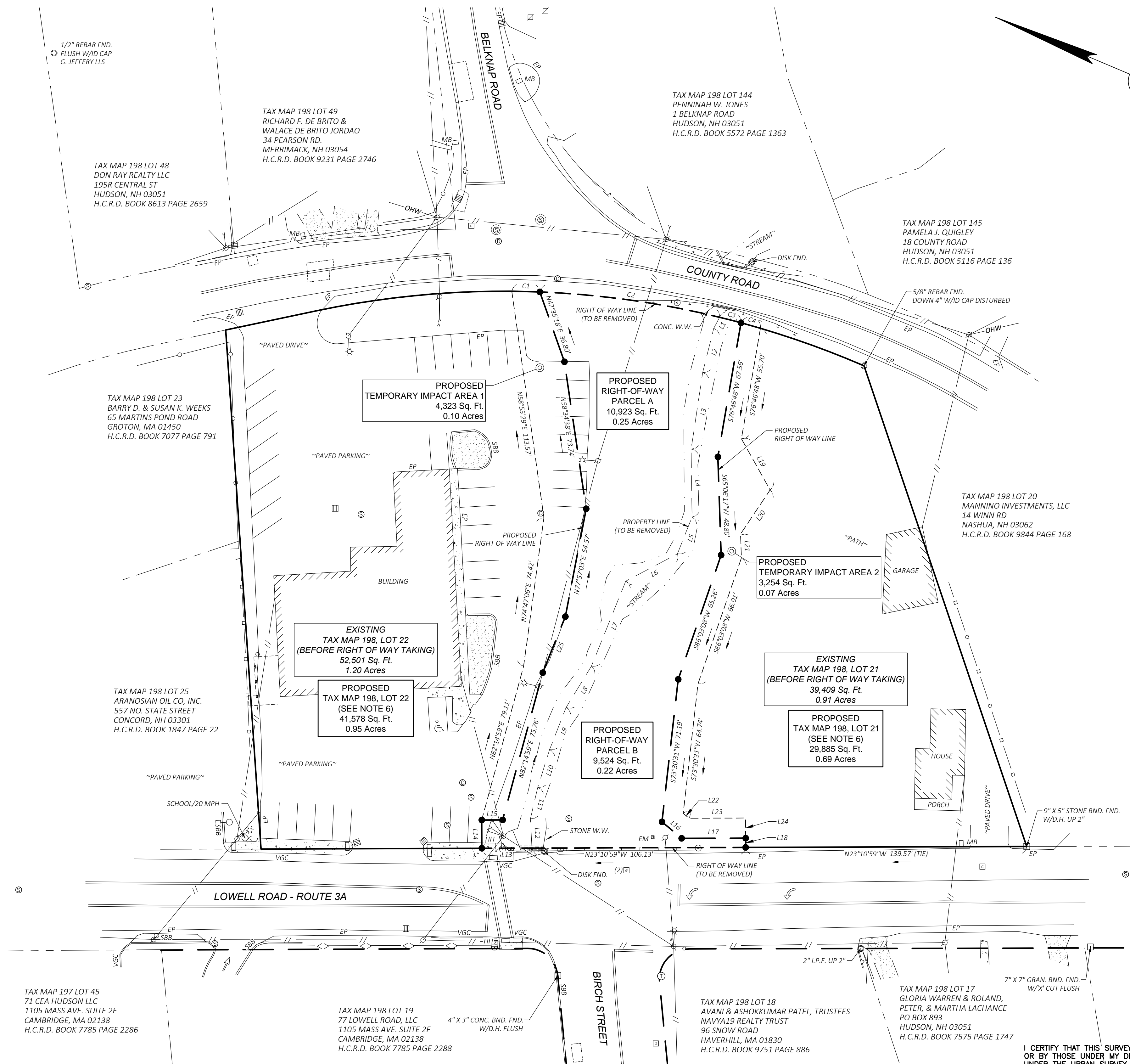
LINE	BEARING	DISTANCE
L1	N85°27'23"W	6.22'
L2	S81°04'54"W	22.62'
L3	S75°34'44"W	38.44'
L4	S66°14'21"W	33.74'
L5	S88°44'56"W	19.66'
L6	N50°52'30"W	29.00'
L7	S89°00'18"W	45.49'
L8	N81°29'38"W	24.13'
L9	S88°23'10"W	22.43'
L10	S84°21'31"W	19.65'
L11	S80°13'26"W	16.02'
L12	S63°57'57"W	14.57'
L13	N23°10'59"W	24.90'

LINE	BEARING	DISTANCE
L14	N66°49'01"E	14.05'
L15	S23°10'59"E	10.37'
L16	S17°10'46"W	12.75'
L17	S23°10'59"E	31.79'
L18	S66°49'01"W	4.59'
L19	S37°39'47"W	29.08'
L20	N79°10'19"W	26.34'
L21	S65°06'17"W	12.02'
L22	S17°10'46"W	3.72'
L23	S23°10'59"E	28.11'
L24	S66°49'01"W	10.00'
L25	N88°58'03"E	29.99'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	13.92'	450.00'	1°46'21"	S21°37'13"E	13.92'
C2	90.30'	450.00'	11°29'51"	S14°59'07"E	90.15'
C3	10.99'	450.00'	1°23'58"	S08°32'13"E	10.99'
C4	10.06'	450.00'	1°16'49"	S07°11'50"E	10.06'

**LEGEND**

- EXISTING LOT LINE
- APPROX. ABUTTER LINE (PER GIS)
- RIGHT-OF-WAY LINE
- EXISTING LOT LINE (TO BE ABANDONED)
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- BUILDING
- CURBING
- PAVEMENT PATCH
- CHAIN LINK FENCE
- STOCKADE FENCE
- PICKET FENCE
- SPLIT RAIL FENCE
- RETAINING WALL
- GUARDRAIL
- OVERHEAD WIRE
- STREAM
- CONCRETE
- CRUSHED STONE
- LANDSCAPED AREA
- IRON PIPE/REBAR BOUND
- 5/8" REBAR (TO BE SET)
- SEWER MANHOLE
- DRAINAGE MANHOLE
- CATCH BASIN
- TELEPHONE MANHOLE
- GAS GATE VALVE
- GAS LINE MARKER
- UTILITY POLE
- UTILITY POLE W/ GUY
- UTILITY POLE W/ LIGHT
- HAND HOLE
- FIRE ALARM BOX
- ELECTRIC METER
- TRAFFIC SIGNAL
- ACCESSIBLE PARKING SPACE
- MAILBOX
- POST
- WOODEN POST
- CONCRETE
- DRILL HOLE
- EDGE OF PAVEMENT
- GRANITE
- IRON PIPE FOUND
- NEW HAMPSHIRE HIGHWAY BOUND
- RETAINING WALL
- SLOPED BITUMINOUS BERM
- UNKNOWN
- VERTICAL GRANITE CURB
- WING WALL



- NOTES:**
- REFERENCE: TAX MAP 198, LOTS 21 & 22 HUDSON, NH
  - OWNERS OF RECORD: TAX MAP 198, LOT 21 MANNINO INVESTMENTS, LLC 14 WINN RD NASHUA, NH 03062 H.C.R.D. BOOK 9844, PAGE 166  
TAX MAP 198, LOT 22 KAY'S REALTY, INC. 46 LOWELL ROAD HUDSON, NH 03051 H.C.R.D. BOOK 3167, PAGE 379
  - FIELD SURVEY PERFORMED BY M.A.W. & A.E.K. (DUPLICATE SURVEY, NOW D/B/A SAM LLC) DURING OCTOBER & NOVEMBER, 2024. ADDITIONAL SURVEY PERFORMED DURING MARCH 2026, USING A TOTAL STATION, SURVEY GRADE GPS AND AN AUTO LEVEL LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
  - HORIZONTAL DATUM BASED ON NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATE ZONE (2800) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
  - DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNORGANIZED, INCONCLUSIVE, OBLITERATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY INVOLVED WHEN ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY. THE EXTENTS OF THE ROADS AS DEPICTED HEREON ARE BASED ON RESEARCH CONDUCTED AT H.C.R.D. WEBSITE, NHDOT ONLINE PROJECT VIEWER AND DATA PROVIDED FROM THE TOWN OF HUDSON.
  - THE EXISTING LOT LINES OF LOTS 21 AND 22 AS DEPICTED HEREON ARE TO BE CONSIDERED APPROXIMATE. RECORD MONUMENTS WERE NOT FOUND WHICH CREATES PROBLEMS TRYING TO RECREATE DEEDS AND REFERENCE PLAN BOUNDARIES. ADDITIONALLY, THERE WERE ISSUES WITH SEVERAL OF THE REFERENCE PLANS IN THAT THEY HAD NO MATHEMATICAL CLOSURE AND COULD NOT BE RELIED UPON. THE PRIMARY INTENT OF THIS PLAN IS TO SHOW A NEW AREA FOR A PROPOSED TOWN RIGHT OF WAY WHICH IS STILL ACCURATE DESPITE QUESTIONS ON THE REMAINDER OF THE PARCELS, SPECIFICALLY LOT 22.
  - SEVERAL EXISTING EASEMENTS OF RECORD ARE NOT BEING DEPICTED HEREON DUE TO POTENTIAL CONFUSION IN SHOWING TOO MANY LINES ON THE PLAN. ADDITIONALLY, SOME OF THE EXISTING EASEMENTS MAY BE ABANDONED UPON COMPLETION OF THE NEW RIGHT OF WAY.



**LOT LINE RELOCATION PLAN**  
FOR  
**MANNINO INVESTMENTS, LLC**  
TAX MAP 198, LOT 21  
&  
**KAY'S REALTY, INC.**  
TAX MAP 198, LOT 22  
LOWELL ROAD & COUNTY ROAD  
HUDSON, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY

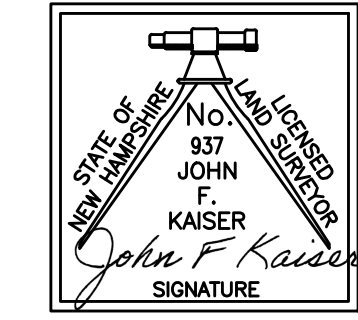
DRAWN BY:	C.P.M.	DATE:	APRIL 2, 2026
CHECKED BY:	J.F.K.	DRAWING NO.	8768C
JOB NO.	8768	SHEET	1 OF 1

**SAM**<sup>TM</sup>  
102 Kent Place, Newmarket, NH 03857 (603) 659-6560  
Offices in Bedford & Keene, NH and Kennebunk, ME  
Locations Nationwide | <http://www.sam.biz>

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

*John F. Kaiser* L.L.S. #937  
4/2/2026 DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.



TAX MAP 198 LOT 49 RICHARD F. DE BRITO & WALLACE DE BRITO JORDAO 34 PEARSON RD. MERRIMACK, NH 03054 H.C.R.D. BOOK 9231 PAGE 2746

TAX MAP 198 LOT 144 PENNINAH W. JONES 1 BELKNAP ROAD HUDSON, NH 03051 H.C.R.D. BOOK 5572 PAGE 1363

TAX MAP 198 LOT 145 PAMELA J. QUIGLEY 18 COUNTY ROAD HUDSON, NH 03051 H.C.R.D. BOOK 5116 PAGE 136

TAX MAP 198 LOT 23 BARRY D. & SUSAN K. WEEKS 65 MARTINS POND ROAD GROTON, MA 01450 H.C.R.D. BOOK 7077 PAGE 791

TAX MAP 198 LOT 25 ARANOSIAN OIL CO, INC. 557 NO. STATE STREET CONCORD, NH 03301 H.C.R.D. BOOK 1847 PAGE 22

TAX MAP 198 LOT 22 (BEFORE RIGHT OF WAY TAKING) 52,501 Sq. Ft. 1.20 Acres

PROPOSED TAX MAP 198, LOT 22 (SEE NOTE 6) 41,578 Sq. Ft. 0.95 Acres

PROPOSED RIGHT-OF-WAY PARCEL B 9,524 Sq. Ft. 0.22 Acres

TAX MAP 198 LOT 21 (BEFORE RIGHT OF WAY TAKING) 39,409 Sq. Ft. 0.91 Acres

PROPOSED TAX MAP 198, LOT 21 (SEE NOTE 6) 29,885 Sq. Ft. 0.69 Acres

TAX MAP 198 LOT 17 GLORIA WARREN & ROLAND, PETER, & MARTHA LACHANCE PO BOX 893 HUDSON, NH 03051 H.C.R.D. BOOK 7575 PAGE 1747

TAX MAP 198 LOT 18 AVANI & ASHOKKUMAR PATEL, TRUSTEES NAVYA'S REALTY TRUST 96 SNOW ROAD HAVERRHILL, MA 01830 H.C.R.D. BOOK 9751 PAGE 886

TAX MAP 197 LOT 45 71 CEA HUDSON LLC 1105 MASS AVE. SUITE 2F CAMBRIDGE, MA 02138 H.C.R.D. BOOK 7785 PAGE 2286

TAX MAP 198 LOT 19 77 LOWELL ROAD, LLC 1105 MASS AVE. SUITE 2F CAMBRIDGE, MA 02138 H.C.R.D. BOOK 7785 PAGE 2288