



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

## **SITE PLAN APPLICATION**

Revised September 14, 2020

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

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

The following information is required to be filed with the Planning Department *no later than 10:00 A.M., Tuesday the week prior to the scheduled Planning meeting*:

1. Submission of fifteen (15) 11" X 17" plan sets, revised if applicable.
2. Submission of two (2) full plan sets (sheet size: 22" x 34"), if revised.
3. All of the above application materials, including plans, shall also be submitted in electronic form as a PDF.

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

**SITE PLAN APPLICATION**

Date of Application: 12-2-20 Tax Map #: 170 Lot #: 042-000

Site Address: 19 Constitution Drive

Name of Project: Site Plan B & H Fuel Storage Tank Farm

Zoning District: Industrial General SP#: \_\_\_\_\_  
(For Town Use Only)

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

**PROPERTY OWNER:**

Name: Richard Conley

Address: Constitution Drive, LLC

Address: 24 Wisteria Dr., Dover, NH 03820

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

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

**DEVELOPER:**

Ralph Glynn

B & H Oil Company, Inc.

6 Starwood Drive, Hampstead, NH 03841

603-893-8882

rglynn108@comcast.net

**PROJECT ENGINEER:**

Name: Michael Gospodarek

Address: Edward N. Herbert Assoc. Inc.

Address: 1 Frost Road, Windham, NH

Telephone # 603-432-2462

Email: engineering@enhinc.net

**SURVEYOR:**

Paul Zarnowski

Edward N. Herbert Assoc., Inc.

1 Frost Road, Windham, NH 03087

603-432-2462

paul@enhinc.net

**PURPOSE OF PLAN:**

Is to show a 4 bay garage for service/repairs of cars and trucks and a portion for  
an office, as well as a proposed area on site for oil fuel storage tanks

**(For Town Use Only)**

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

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

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

(Initials)

Department:

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

**SITE DATA SHEET**

PLAN NAME: Site Plan B & H Fuel Storage Tank Farm

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 170 LOT 042-000

DATE: 12-2-20

-----  
Location by Street: 19 Constitution Drive

Zoning: Industrial

Proposed Land Use: Fuel Storage with repair garage

Existing Use: Vacant

Surrounding Land Use(s): Woodworking and Ice rink

Number of Lots Occupied: 0

Existing Area Covered by Building: 0

Existing Buildings to be removed: 0

Proposed Area Covered by Building: 3,200 s.f.

Open Space Proposed: 67.4% +/-

Open Space Required: 60%

Total Area: S.F.: 108,030 Acres: 2.48

Area in Wetland: 4,160 Area Steep Slopes: 0

Required Lot Size: 30,000 s.f.

Existing Frontage: 226.78 ft.

Required Frontage: 150.0 ft.

Building Setbacks:	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50</u>	<u>50</u>
Side:	<u>15</u>	<u>15</u>
Rear:	<u>15</u>	<u>15</u>

**SITE DATA SHEET**  
(Continued)

Flood Zone Reference: none

Width of Driveways: 2 - 50'

Number of Curb Cuts: 2

Proposed Parking Spaces: 11

Required Parking Spaces: 9

Basis of Required Parking (Use): Auto Repair and Office Space

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Waiver Requests**

<i>Town Code Reference:</i>	<i>Regulation Description:</i>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

<b>(For Town Use Only)</b>	
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: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name of Owner: \_\_\_\_\_

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

Signature of Developer:  Date: 11/25/20

Print Name of Developer: Ralph Glynn

- ❖ 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. 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 3200*150/1000	\$150.00/1,000 sq.ft for first 100,000 sq.ft. (bldg. area); \$78.50/1,000 sq.ft thereafter.	\$ <u>480.00</u>	480.00
No Buildings	\$30.00 per 1,000 sq.ft. of proposed developed area	\$ _____	

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

Total 2.48 acres @ \$600.00 per acre, or \$1,250.00,  
whichever is greater. \$ 1,488.00 1,968.00

*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.

*(continued on next page)*

**SCHEDULE OF FEES**

(Continued)

**B. POSTAGE:**

<u>10</u> Direct Abutters @\$4.10 (or Current Certified Mail Rate)	\$ <u>41.00</u>	2009.00
<u>4</u> Indirect Abutters (property owners within 200 feet) @\$0.55 (or Current First Class Rate)	\$ <u>2.20</u>	2011.20

**C. ON SITE SIGNAGE:**

\$ 15.00 2,026.20

**D. ADVERTISING: (PUBLIC NOTICE) per notification, per hearing**

\$ 80.00 2,106.20

**E. TAX MAP UPDATING FEE: (FLAT FEE)**

\$ 275.00 2,381.20

**TOTAL** \$ 2,381.20

(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 pay the costs of recording the final site plan layout prior to final site plan approval, in accordance with fees established by the County. Recording fees must be paid prior to recording.**

Recording of Plan @ \$24.00/sheet + \$2.00/surcharge plan  
Land & Community Heritage Investment Program (LCHIP) fee @ \$25.00  
Easements/Agreements @\$10.00/first sheet, \$4.00/each sheet thereafter +  
\$2.00/surcharge/doc. + First Class return postage rate

**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.\*\*\***



Permitting and Approval Notice

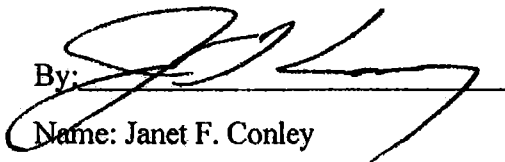
May 28, 2020

RE: 19 Constitution Drive  
Map 170, Lot 042  
Hudson, NH 03051

To whom it may concern,  
Buyer and its agents, at Buyer's expense, may file in Buyer's name for any zoning, permitting or necessary municipal approvals. If required by any government agency, I hereby sign to provide my authorization for Buyer to appear before said agency and file application(s) for all necessary municipal Approvals. This notice is effective throughout the length of the sales and purchase agreement dated 23 May 2020.

**SELLER:**

19 CONSTITUTION DRIVE, LLC

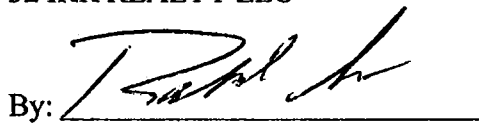
By:   
Name: Janet F. Conley

Title: Manager

05/28/2020  
Dated

**BUYER:**

32 IRR REALTY LLC

By:   
Name: Ralph A. Glynn

Title: Manager

5/28/2020  
Dated