



TOWN OF HUDSON

Planning Board

Timothy Malley, Chairman

Roger Coutu, Selectmen Liaison



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

SPECIAL SITE REVIEW COMMITTEE MEETING TOWN OF HUDSON, NH AUGUST 14, 2020

The Town of Hudson Special Site Review Committee will hold a meeting on Friday, August 14, 2020 at 2:00 P.M. in the “Buxton Community Development Conference Room” at Town Hall. The following item will be on the agenda:

- I. CALL TO ORDER BY CHAIRPERSON AT 2:00 P.M.
- II. ROLL CALL

- III. PUBLIC HEARINGS

- A. Soho Asian Restaurant & Bar
MSP# 02-20

49 Lowell Road
Map 190/Lot 009

Purpose of Plan: to create outdoor seating on the existing deck. Application acceptance & hearing.

- IV. ADJOURNMENT

All plans and applications are available for review by request. Comments may be submitted in writing until 10:00 a.m. on the Thursday prior to the day of the meeting.

Brian Groth
Town Planner

POSTED: Town Hall, Library, Post Office, Web – 08-03-20

SOHO RESTAURANT OUTDOOR DINING

MINOR SITE PLAN #02-20

STAFF REPORT

SITE: 49 Lowell Road – Map 190 Lot 009

ZONING: Business (B)

PURPOSE OF PLANS: to create outdoor seating on the existing deck.

PLANS UNDER REVIEW: *MSP# 02-20* Special Site Review Committee Application & supplementary materials.

ATTACHMENTS:

- A. Application with Diagrams
- B. Site Plan of Record

APPLICATION TRACKING:

- June 23, 2020 – Application received.
- August 14, 2020 – Special Site Review Committee meeting scheduled.

FINDINGS/RECOMMENDATIONS:

The application conforms to the zoning ordinance. It also presents no conflicts with the site-plan-of-record. For outdoor service of alcohol, the NH Liquor Commission requires: town approval; permit of assembly, and; the service area be separated from the general public (fence, planter, stanchions, etc.).

The application shows an aerial image of the site with an existing deck on easterly and southeast portions of the building, closest to Lowell Road. A side profile of the property indicated the existence of railings along the perimeter of the deck between the building and parking lot. This separation is ideal for pedestrian safety from on-site traffic. Ramp access is also provided on the southeasterly portion of the deck.

The site plan of record shows the existing site plan for Ziggy's Restaurant, dated July 20, 1998, and indicates an 8x50' sidewalk where the deck is currently located. The deck is nearly in the exact location as the indicated sidewalk, however, there may be subtle footprint discrepancies on southeasterly portions of the deck.

The previous owner/restaurant was permitted permanent on the deck, however, the change of ownership has prompted the question for perpetual outdoor seating use. Temporary seating on the deck has been permitted as part of COVID-19 accommodations made by the Town in 2020.

DRAFT MOTIONS

To accept the application:

I move to accept the site plan application for 49 Lowell Road, Map 190 Lot 009.

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

To approve:

I move to approve the application for outdoor seating along the storefront of 49 Lowell Road, subject to the following stipulations:

1. Hours of operation for the outdoor seating shall be _____. The hours of operation may be reviewed on an annual basis and altered by the Town Planner and Code Enforcement Officer.

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

MINOR SITE PLAN APPLICATION

Date of Application: 6/23/20 Tax Map #: 190 Lot #: 009
Site Address: 49 Lowell Rd Hudson NH 03051
Name of Project: Soho outdoor seating
Zoning District: Business General SP#: MSP# 02-20
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: JVR Brothers LLC.
Address: 49 Lowell Rd
Address: Hudson NH 03051
Telephone # (603)-889-6389
Email: meilin2002000@yahoo.com

DEVELOPER:

Yi Lin ~~_____~~
49 Lowell Rd
Hudson NH 03051

PROJECT ENGINEER:

Name: _____
Address: _____
Address: _____
Telephone # _____
Email: _____

SURVEYOR:

PURPOSE OF PLAN:

We want to have outdoor seating at our existing deck

(For Town Use Only)

Routing Date: 7/15/20 Deadline Date: 7/22/20 Meeting Date: 8/14/20

_____ I have no comments _____ I have comments (attach to form)

(Initials) Title: _____ Date: _____

Department: _____

Zoning: ___ Engineering: ___ Assessor: ___ Police: ___ Fire: ___ DPW: ___ Consultant: ___

SITE DATA SHEET

PLAN NAME: _____

PLAN TYPE: MINOR SITE PLAN

LEGAL DESCRIPTION: MAP _____ LOT _____

DATE: _____

Location by Street: _____

Zoning: _____

Proposed Land Use: _____

Existing Use: _____

Surrounding Land Use(s): _____

Number of Lots Occupied: _____

Existing Area Covered by Building: _____

Existing Buildings to be removed: _____

Proposed Area Covered by Building: _____

Open Space Proposed: _____

Open Space Required: _____

Total Area: S.F.: _____ Acres: _____

Area in Wetland: Area Steep Slopes: _____

Required Lot Size: _____

Existing Frontage: _____

Required Frontage: _____

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

SITE DATA SHEET

(Continued)

Flood Zone Reference: N/a.

Width of Driveways: N/a.

Number of Curb Cuts: N/a.

Proposed Parking Spaces: ~~74~~. 76.

Required Parking Spaces: 73.

Basis of Required Parking (Use): restaurant & bar.

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

Waiver Requests

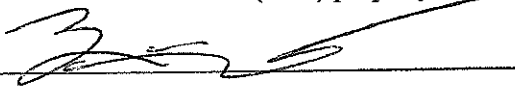
<i>Town Code Reference:</i>	<i>Regulation Description:</i>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

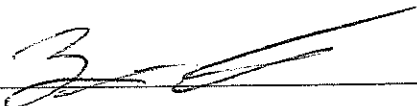
MINOR SITE PLAN APPLICATION AUTHORIZATION

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 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: 6/23/20
Print Name of Owner: Lin, Yi Mei

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

Signature of Developer:  Date: 6/23/20
Print Name of Developer: Lin, Yi Mei

- ❖ 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.

MINOR SITE PLAN - SCHEDULE OF FEES

A.	<u>APPLICATION FEE:</u>	\$ <u>100.00</u>
B.	<u>POSTAGE:</u>	
	<u>17</u> Direct Abutters @ ^{4.10} \$6.90 (or Current Verified Mail Rate)	\$ <u>69.70</u>
	_____ Indirect Abutters (property owners within 200 feet) @ \$0.55 (or Current First Class Rate)	\$ _____
C.	<u>ON-SITE SIGNAGE:</u>	\$ <u>15.00 ^{BG}</u>
D.	<u>TAX MAP UPDATING FEE:</u> (FLAT FEE)	\$ <u>275.00 ^{BG}</u>
	TOTAL	\$ <u>169.70</u>

(For Town Use)	
AMOUNT RECEIVED: \$ <u>169.70</u>	DATE RECEIVED: <u>7/10/20</u>
RECEIPT NO.: <u>604,208</u>	RECEIVED BY: <u>Brook</u>

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

E. 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

F. 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.*****

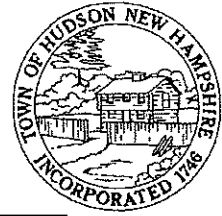


TOWN OF HUDSON

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Timothy Malley, Chairman

Roger Coutu, Selectmen Liaison



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

ABUTTER NOTIFICATION

Date: August 4, 2020

Subject: Soho Asian Restaurant Minor Site Plan
MSP# 02-20

Purpose of plan: to create outdoor seating on the existing deck. Application acceptance & hearing.

Location: 49 Lowell Road – Map 190/Lot 009

You are hereby notified of the subject plat that will be presented before the Special Site Review Committee for review and/or action on **Friday, August 14, 2020 at 2:00 p.m.**, Town Hall, 12 School Street, Hudson, NH. The Special Site Review Committee is a subcommittee of the Planning Board established to review minor site plan changes.

Applicant: Yi Lin
49 Lowell Road
Hudson, NH 03051

Please be advised, this notice is for your information only. Your attendance is not required; however, you may attend this meeting for the purpose of placing your comments on any action proposed on this plat.

To provide public input without attending physically, please email planning@hudsonnh.gov with your name, address, phone number and the agenda item you wish to speak on. If you don't have access to email, please call 603-886-6008. Those wishing to provide public input will be called during the public hearing in the order requests are received.

If you have any questions, please contact planning@hudsonnh.gov or 603-886-6008.

Respectfully,

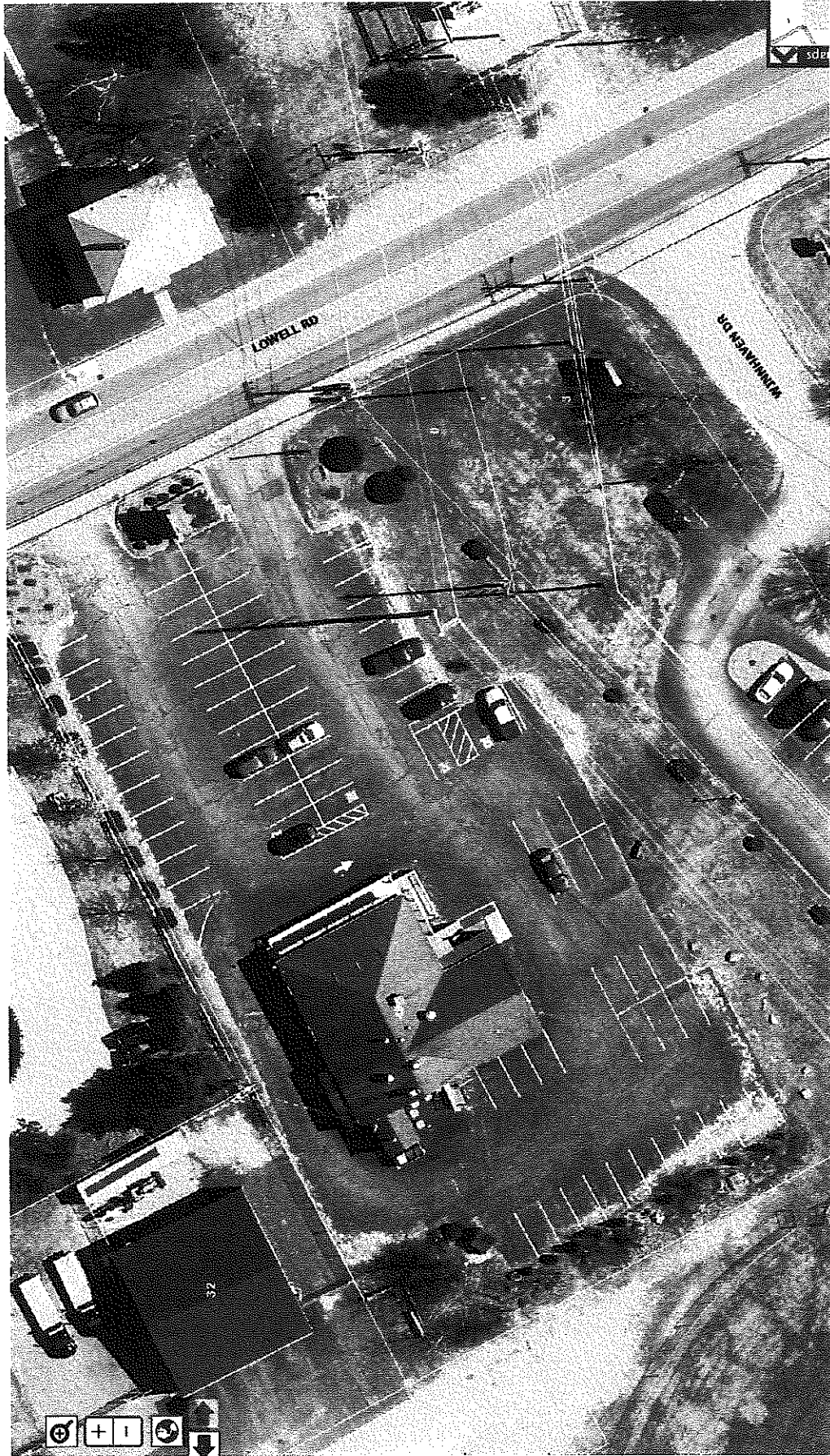
Brian Groth
Town Planner

ParcelID	StreetName	LocCity	Owner1	BillingAddress	City	State	Zip
190-010-000	45 LOWELL RD	HUDSON	ENTERPRISE BANK AND TRUST CO.	222 MERRIMACK ST	LOWELL	MA	01852
190-007-000	3 WINNHAVEN DR	HUDSON	ST MARY'S BANK	200 MCGREGOR ST.	MANCHESTER	NH	03102
190-007-001	3 WINNHAVEN DR	HUDSON	NORTHERN N.E. TELEPHONE LLC	770 ELM ST.	MANCHESTER	NH	03101
190-016-000	8 CHARLES ST	HUDSON	CHARLES AND CROSS STREET LP	80 NASHUA RD.- BOX 24	LONDONDERRY	NH	03053
190-014-000	32 CROSS ST	HUDSON	KAY'S REALTY, INC.	46 LOWELL RD.	HUDSON	NH	03051
190-003-000	6 WINNHAVEN DR	HUDSON	FEBONIO, STEPHANIE A., TR.	8 WINNHAVEN DRIVE	HUDSON	NH	03051
190-009-000	49 LOWELL RD	HUDSON	J&R BROTHERS, LLC	49 LOWELL RD.	HUDSON	NH	03051
190-005-000	7 WINNHAVEN DR	HUDSON	LABRIE, GREGORY T.	51 GROUSE RUN	PELHAM	NH	03076
190-192-000	52 LOWELL RD	HUDSON	PUBLIC SERVICE OF NH	PO BOX 270	HARTFORD	CT	06141
191-130-000	8 ROOSEVELT AVE	HUDSON	FIVE-N-ASSOCIATES	91 AMHERST STREET	NASHUA	NH	03064
190-011-000	43 LOWELL RD	HUDSON	D DUMONT PROPERTIES, LLC	195R CENTRAL ST.	HUDSON	NH	03051
190-015-000	31 CROSS ST	HUDSON	KIWANIS CLUB OF HUDSON INC	P.O. BOX 128	HUDSON	NH	03051
190-002-000	2 WINNHAVEN DR	HUDSON	ZIEHM, KENNETH E., TR.	2 WINNHAVEN DRIVE	HUDSON	NH	03051
190-190-000	46 LOWELL RD	HUDSON	SOUSA, MANUEL D.	18 OVERLOOK CIRCLE	HUDSON	NH	03051
190-191-000	48 LOWELL RD	HUDSON	MACTHOMPSON REALTY, INC.	3 MARMON DR.	NASHUA	NH	03060
190-189-000	42 LOWELL RD	HUDSON	KEVMAR PROPERTIES, LLC	42 LOWELL RD.	HUDSON	NH	03051
190-006-000	5 WINNHAVEN DR	HUDSON	NICHOLS, JAMES	5 WINNHAVEN DRIVE	HUDSON	NH	03051

7019 0700 0000 2994 6723
7019 0700 0000 2994 6716
7019 0700 0000 2994 6709
7019 0700 0000 2994 6686
7019 0700 0000 2994 6693
7019 0700 0000 2994 6648
7019 0700 0000 2994 6655
7019 0700 0000 2994 6662
7019 0700 0000 2994 6679
7019 0700 0000 2994 6600
7019 0700 0000 2994 6617

7019 0700 0000 2994 6631
7019 0700 0000 2994 6587
7019 0700 0000 2994 6594
7019 0700 0000 2994 6624
7019 0700 0000 2994 6563
7019 0700 0000 2994 6570

17



MINOR SITE PLAN APPLICATION

Date of Application: 6/23/20 Tax Map #: 190 Lot #: 009
Site Address: 49 Lowell Rd Hudson NH 03051
Name of Project: Soho outdoor seating
Zoning District: Business General SP#: 02-20
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: JWR Brothers LLC.
Address: 49 Lowell Rd
Address: Hudson NH 03051
Telephone # (603)-889-6889
Email: meilina20002000@yahoo.com

DEVELOPER:

Yi Lin ~~contact~~
49 Lowell Rd
Hudson NH 03051

PROJECT ENGINEER:

Name: _____
Address: _____
Address: _____
Telephone # _____
Email: _____

SURVEYOR:

PURPOSE OF PLAN:

We want to have outdoor seating at our existing deck

(For Town Use Only)

Routing Date: 7/15/20 Deadline Date: _____ Meeting Date: _____
 I have no comments I have comments (attach to form)
EZD Title: Town Engineer Date: 7/16/20
(Initials)
Department: _____
Zoning: Engineering Assessor: _____ Police: _____ Fire: _____ DPW: _____ Consultant: _____

MINOR SITE PLAN APPLICATION

Date of Application: 6/23/20 Tax Map #: 190 Lot #: 009
Site Address: 49 Lowell Rd Hudson NH 03051
Name of Project: Soho outdoor seating
Zoning District: Business General SP#: 02-20
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: JVR Brothers LLC.
Address: 49 Lowell Rd
Address: Hudson NH 03051
Telephone # (603)-889-6889
Email: melina20002002@yahoo.com

DEVELOPER:

Yi Lin ~~contact~~
49 Lowell Rd
Hudson NH 03051

PROJECT ENGINEER:

Name: _____
Address: _____
Address: _____
Telephone # _____
Email: _____

SURVEYOR:

PURPOSE OF PLAN:

We want to have outdoor seating at our existing deck

(For Town Use Only)

Routing Date: 7-15-20 Deadline Date: _____ Meeting Date: _____

jm I have no comments _____ I have comments (attach to form)

(Initials) Title: Chief Assessor Date: 7-15-20

Department: _____

Zoning: _____ Engineering: _____ Assessor: _____ Police: _____ Fire: _____ DPW: _____ Consultant: _____

MINOR SITE PLAN APPLICATION

Date of Application: 6/23/20 Tax Map #: 190 Lot #: 009
Site Address: 49 Lowell Rd Hudson NH 03051
Name of Project: Soho outdoor seating
Zoning District: Business General SP#: 02-20
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: JWR Brothers LLC.
Address: 49 Lowell Rd
Address: Hudson NH 03051
Telephone # (603)-889-6889
Email: meilin20002002@yahoo.com

DEVELOPER:

Yi Lin ~~_____~~
49 Lowell Rd
Hudson NH 03051

PROJECT ENGINEER:

Name: _____
Address: _____
Address: _____
Telephone # _____
Email: _____

SURVEYOR:

PURPOSE OF PLAN:

We want to have outdoor seating at our existing deck

(For Town Use Only)

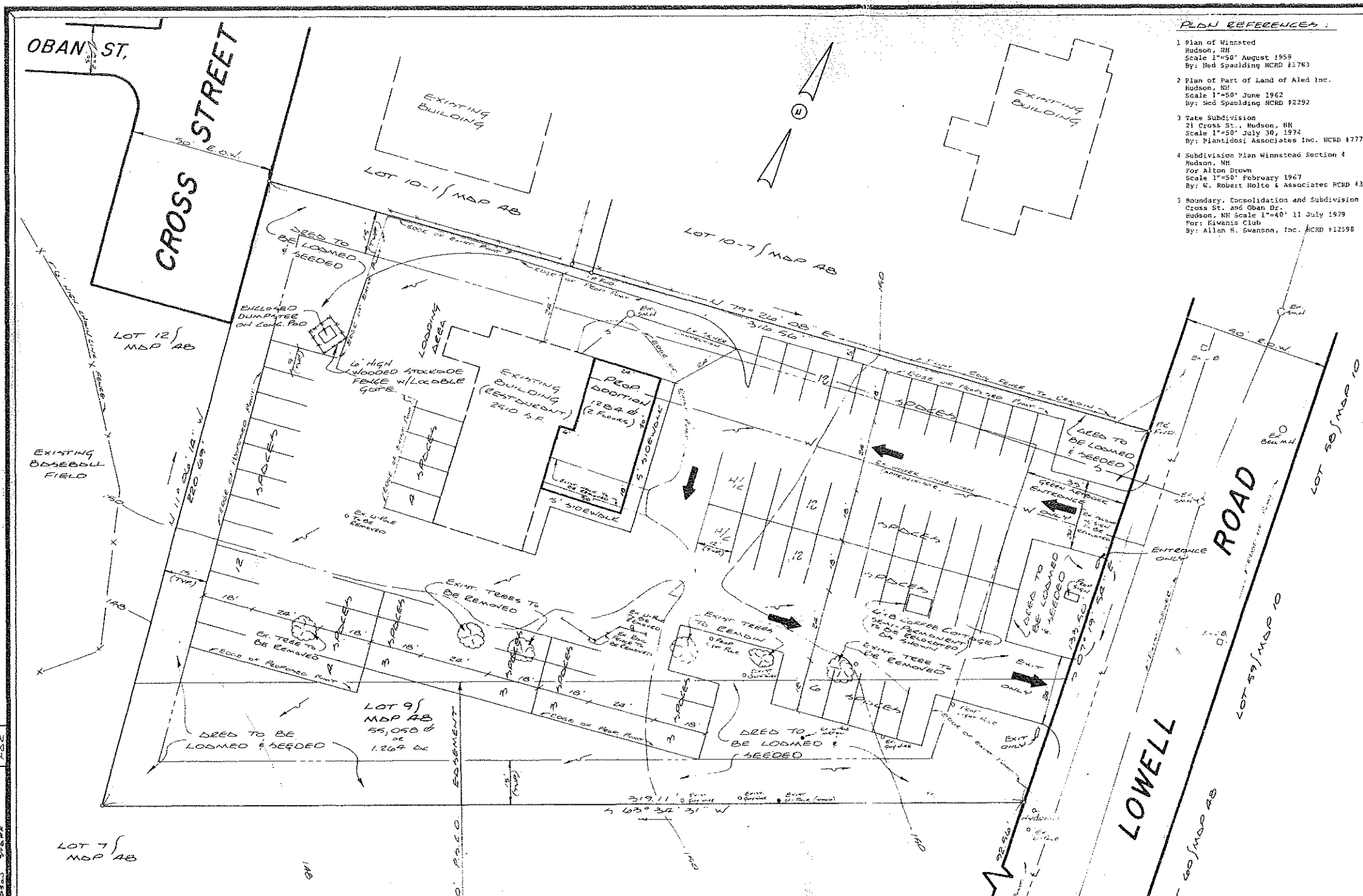
Routing Date: _____ Deadline Date: _____ Meeting Date: _____

I have no comments _____ I have comments (attach to form)

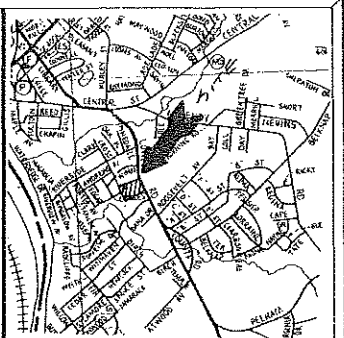
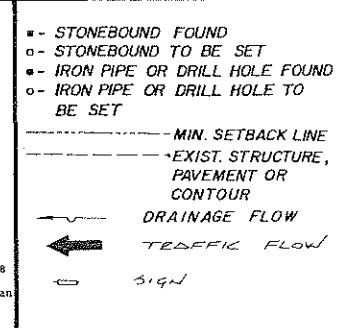
JF Title: Director Public Works Date: 7/16/20
(Initials)

Department: _____

Zoning: _____ Engineering: _____ Assessor: _____ Police: _____ Fire: _____ DPW: Consultant: _____



- PLDN REFERENCES:**
- Plan of Winnsted Hudson, NH Scale 1"=50' August 1959 By: Ned Spaulding HCRD #1763
 - Plan of Part of Land of Aled Inc. Hudson, NH Scale 1"=50' June 1962 By: Ned Spaulding HCRD #2292
 - Tate Subdivision 21 Cross St., Hudson, NH Scale 1"=50' July 30, 1974 By: Plantagos Associates Inc. HCRD #7776
 - Subdivision Plan Winnstead Section 4 Hudson, NH For Alton Drums Scale 1"=50' February 1967 By: W. Robert Holte & Associates HCRD #3548
 - Boundary, Consolidation and Subdivision Plan Cross St. and Oban Dr. Hudson, NH Scale 1"=40' 11 July 1979 For: Kiwanis Club By: Allen H. Swanson, Inc. HCRD #12598



- NOTES:**
- PRESENT ZONING - "B-1" BUSINESS
 - PURPOSE OF THIS PLAN IS TO CONSTRUCT AN ADDITION TO THE FRONT OF THE EXISTING BUILDING OF 744 S.F. WITH A POSSIBLE FUNCTION ROOM LOCATED BENEATH IT, EACH ROOM TO BE 35-50 CUSTOMERS AND 500 S.F. WAITING AREA.
 - AREA OF LOT - 1264 S.F. OR 55,058 S.F.
 - LOT NUMBERS REFER TO TAX MAP AB
 - U.S.D.A SOIL CONSERVATION SERVICE MAP 2B SHOWS SOIL AS W-1C - WINDSOR-URBAN LAND COMPLEX
 - PARKING REQUIREMENTS: 1 SPACE/3 SEATS IN A RESTAURANT
100 SEATS IN THE PRESENT RESTAURANT
122 SEATS IN THE PROPOSED FUNCTION ROOM
74 SPACES REQUIRED
74 SPACES PROVIDED
 - SITE SERVED BY TOWN SEWER & SOUTHERN NEW HAMPSHIRE WATER COMPANY
 - AREA OF EXISTING BUILDING - 2510 S.F.
AREA OF PROPOSED BUILDING - 1264 S.F.
 - OPEN SPACE REQUIRED - 35%
OPEN SPACE PROVIDED - 36.2%
 - ALL STONEBOUNDS AND IRON PIPES TO BE SET PRIOR TO OCCUPANCY.
 - NO ADDITIONAL SIGNS PROPOSED.
 - ALL LIGHTING TO BE DIRECTED ON SITE AND IN ACCORDANCE WITH THE TOWN OF HUDSON REGULATIONS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL ELEVATIONS SHOWN OR NOT SHOWN ON THESE PLANS PRIOR TO THE START OF CONSTRUCTION.
 - "COFFEE COTTAGE" DENE THEN TAKE OUT COFFEE AND DONUT SERVICE
 - THE DEVELOPER SHALL CONTRIBUTE \$3011 TO THE TOWN AS PART OF THE COST ALLOCATION PROCEDURE PRIOR TO THE WAIVER OF A BLDG. PERMIT.

Thomas M. Adams
JAYGREG REALTY TRUST - OWNER
49 LOWELL ROAD
HUDSON, N.H.
7-25-88
DATE

SITE PLAN - LOT 9 / MAP 48
ZIGGY'S RESTAURANT
49 LOWELL ROAD
HUDSON, N.H.

PREPARED FOR:
JAYGREG REALTY TRUST
49 LOWELL ROAD
HUDSON, N.H.

SCALE: 1" = 20' DATE: JULY 20, 1988

Maynard & Paquette, Inc.
Consulting Engineers & Land Surveyors
23 East Pearl Street, Nashua, NH 03060
(603) 883-8384

FAC	APB	418-34	D	48/9
DESIGNED	DRAFTED	CHECKED	APPROVED	BOOK & PAGE

ZBA NOTE:
ON 9-13-90, THE ZBA GRANTED AN AREA VARIANCE TO PERMIT THE PLACEMENT OF PARKING SPACES OF 102 SQ. FT. (9' x 10') WHERE 200 SQ. FT. (10' x 20') ARE REQUIRED (CASE # 48-9)

APPROVED BY THE TOWN OF HUDSON
PLANNING BOARD

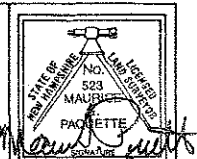
James A. Frank-Miller 10/3/90
CHAIRMAN acting DATE

Robert Brown 10-3-90
SECRETARY 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.

- Map 48/Lot 9 (owner)
Jaygreg Realty Trust
49 Lowell Rd.
Hudson, NH 03051
- Map 48/Lot 8
Francis & Joanne Queen
Roger & Peggy Frenette
19 Towhee Dr.
Hudson, NH 03051
- Map 48/Lot 10
Nashua Federal Savings & Loan Assoc.
157 Main St.
Nashua, NH 03060
- Map 48/Lot 58
Manuel & Kathleen Sousa
27 Cottonwood Dr.
Hudson, NH 03051
- Map 48/Lot 59
Vincent & Mary Zelonis
P.O. Box 128
Hudson, NH 03051
- Map 48/Lot 12
Hudson Kiwanis Charities
P.O. Box 128
Hudson, NH 03051
- Map 48/Lot 60
PSNH
Southern Div. Manager
1000 Elm St.
Manchester, NH 03105
- Map 48/Lot 10-1
Cora Simpson
32 Cross St.
Hudson, NH 03051

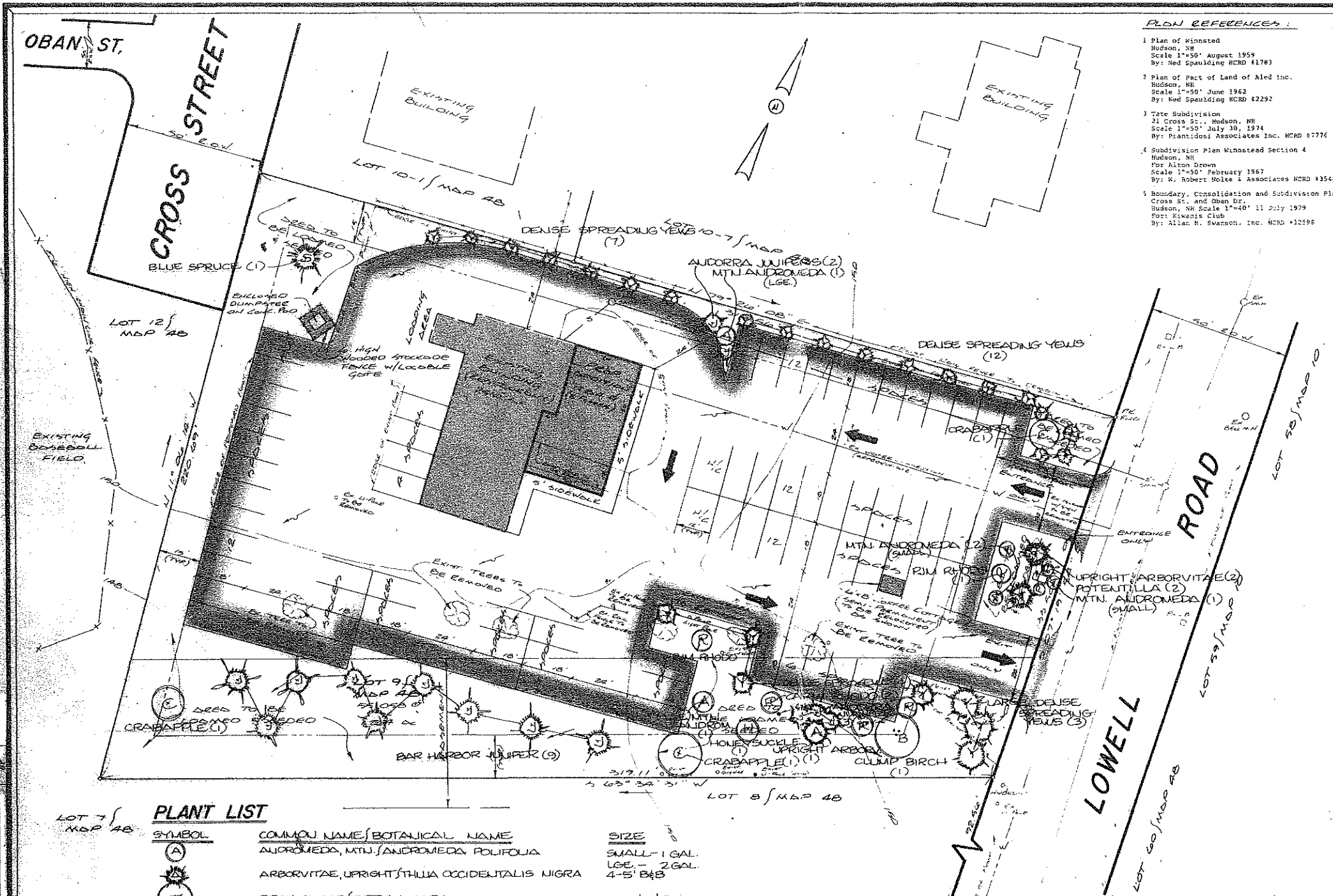
I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCE NO. HAVING AN ERROR OF CLOSURE GREATER THAN 1:10,000, IN ACCORDANCE WITH THE REGULATIONS OF THE TOWN OF HUDSON



HCRD 24776

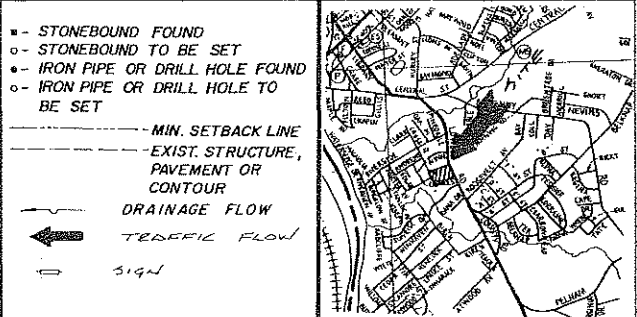
REVISION	DATE	BY
1	9/11/88	THOMAS M. ADAMS
2	9/10/88	THOMAS M. ADAMS
3	9/10/88	THOMAS M. ADAMS
4	9/10/88	THOMAS M. ADAMS
5	9/10/88	THOMAS M. ADAMS
6	9/10/88	THOMAS M. ADAMS
7	9/10/88	THOMAS M. ADAMS
8	9/10/88	THOMAS M. ADAMS
9	9/10/88	THOMAS M. ADAMS
10	9/10/88	THOMAS M. ADAMS

BRUNING 44-32 88650-04

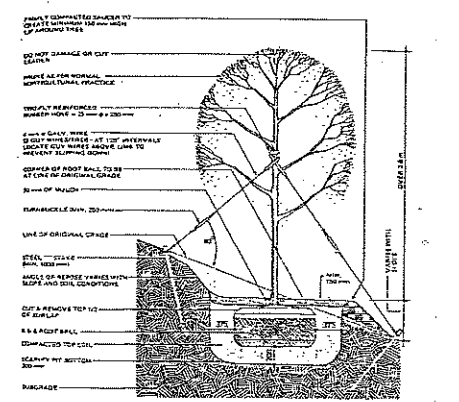


PLAN REFERENCES:

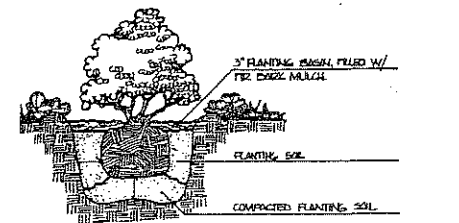
- Plan of Winnstead Hudson, NH Scale 1"=50' August 1959 By: Ned Spaulding HCRD 41783
- Plan of Part of Land of Aled Inc. Hudson, NH Scale 1"=50' June 1962 By: Ned Spaulding HCRD 42292
- 30th Subdivision 21 Cross St., Hudson, NH Scale 1"=50' July 30, 1974 By: Piantadosi Associates Inc. HCRD 47776
- Subdivision Plan Winnstead Section 4 Hudson, NH For Alton Drown Scale 1"=50' February 1967 By: K. Robert Nolte & Associates HCRD 43548
- Boundary, Consolidation and Subdivision Plan Cross St. and Oban Dr. Hudson, NH Scale 1"=40' 11 July 1979 Cor: Kwanis Club By: Allan H. Swanson, Inc. HCRD 42598



LEGEND **VICINITY PLAN**



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

PLANT LIST

SYMBOL	COMMON NAME/BOTANICAL NAME	SIZE
(A)	AUCORRA JUNIFER (2)	SMALL - 1 GAL.
(B)	ARBORVITAE, UPRIGHT / THUJA OCCIDENTALIS NIGRA	LGE. - 2 GAL.
(C)	BIRCH, CLUMP / BETULA ALBA	4-5' B&B
(D)	CRABAPPLE / MALUS *PROFUSION	8-10' B&B
(E)	HONEY-SUCKLE / LONICERA	SMALL - 10 GAL.
(F)	JUNIPER ANDORRA	MED - 2/25 GAL.
(G)	JUNIPER, BAR HARBOR	7 GAL.
(H)	POTENTILLA / POTENTILLA FRUTICOSA	3 GAL.
(I)	RHODODENDRON, CATAWBIENSE / WHITE, ALBA	3 GAL.
(J)	RHODODENDRON, P.J.M. / LAVENDER	18-24" B&B
(K)	SPRUCE / PICEA PLUGENS	15-18" B&B
(L)	YEW / TAXUS X MEDIA	3-4' B&B
(M)		REG. 24-30" B&B
(N)		LGE. 25-3' B&B

NOTES

- ALL IMPACTED AREAS TO BE LOAMED AND SEEDING UNLESS OTHERWISE INDICATED.
- PINE BARK MULCH TO BE USED, TO DEPTH OF 4" IN PLANTING BEDS WITH WEED CONTROL BARRIER.
- ALL LANDSCAPED AREAS MUST BE MAINTAINED REGULARLY, INCLUDING PRUNING, STAKING (AS INDICATED IN DETAIL) AND REMULCHING AS NECESSARY.

I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCE NO. HAVING AN ERROR OF CLOSURE GREATER THAN 1:10,000, IN ACCORDANCE WITH THE REGULATIONS OF THE TOWN OF HUDSON

LANDSCAPE PLAN
LOT 9 / MAP 48
ZIGGY'S RESTAURANT
49 LOWELL ROAD
HUDSON, N.H.

PREPARED FOR:
JAYREG REALTY TRUST
49 LOWELL ROAD
HUDSON, N.H.
SCALE: 1" = 20' DATE: JULY 20, 1988

Maynard & Paquette, Inc.
Consulting Engineers & Land Surveyors
23 East Pearl Street, Nashua, NH 03060
(603) 883-8384

FAC	APB	418-34	D	2214
DESIGNED	DRAWN	CHECKED	APPROVED	JOB NUMBER

48/9