

# **BROX INDUSTRIES, INC. LOT LINE**

## **RELOCATION**

SB# 04-24

### **STAFF REPORT**

July 24, 2024

**SITE:** 85 Greeley Street/ Map 150 / Lots 13

**ZONING:** General / General – One (G & G-1)

**PURPOSE OF PLAN:** To adjust lot line between Map 150/Lot 013 & Map 142/Lot 024.

#### **PLANS UNDER REVIEW:**

Lot Line Relocation Plan SB# 03-24, Map 150 Lot 013 & Map 142 Lot 024, 85 Greeley Street & 10 R Hazelwood Road, Hudson, New Hampshire; prepared by: Hayner/Swanson, Inc., (HSI) 3 Congress Street, Nashua, NH 03062; prepared for: Brox Industries, Inc., 1 Tech Drive Suite 310, Andover, MA 01818; consisting of sheets 1-2 and general notes 1-7 on Sheet 1; dated June 4, 2024.

#### **ATTACHMENTS:**

- 1) Lot Line Relocation Application, date received June 18, 2024 – Attachment “A”.
- 2) Department Comments – Attachment “B”.
- 3) Minutes from Conservation Commission Meeting 1-9-23, BOS Meetings 1-10-23 & 1-24-23 – Attachment “C”
- 4) Subdivision Plan, dated June 4, 2024.

#### **APPLICATION TRACKING:**

- June 18, 2024 – Lot Line Relocation Application received.
- July 24, 2024 – Public hearing scheduled.

#### **WAIVERS REQUESTED:**

- §289-26.B.(5) – Existing Topography
- §289-26.B.(5) – Plan scale greater than 1”=200’
- §289-27.B.(6) – Boundary Survey
- § 289-26.B.(3) – Watercourses, ponds (wetlands)

#### **COMMENTS & RECOMMENDATIONS:**

#### **BACKGROUND**

Map 150 Lot 013 is a 185.1 acre lot split between the G and G-1 zones. Map 142 Lot 024 is located within the R-1 zone, and is owned by the Town of Hudson. This parcel is dedicated to conservation

and is almost entirely composed of standing water, wetlands, or wetland buffers. The section of Map 150 Lot 013 under consideration for adjustment into Map 142 Lot 024 is primarily composed of standing water and wetlands, and is abutted by residences on one side with Map 142 Lot 024 on the other.

**DEPARTMENT COMMENTS**

No department has submitted comments of note, comment forms may be found in attachment “B”.

**WAIVERS REQUESTED**

The applicant has requested four waivers as part of their application, as listed below:

- §289-26.B.(5) – Existing Topography
- §289-26.B.(5) – Plan scale greater than 1”=200’
- §289-27.B.(6) – Boundary Survey
- § 289-26.B.(3) – Watercourses, ponds (wetlands)

For all of these waivers the applicant has provided the same reasoning, that being due to the lack of development and incorporation of the land into Town of Hudson conservation efforts, the additional requirements are not needed for approval of the plan.

**STAFF COMMENTS**

The plot of land is primarily composed of either standing water or wetland. The north and east borders of the lot abut Map 142 Lot 024 which it is intended to be consolidated with. The entirety of Map 142 Lot 024 is conserved land owned by the Town of Hudson, which this additional plot will be kept to the same purpose of conservation. The plan has already been before the Conservation Commission and Board of selectmen who have both made motions of support for the adjustment. (Attachment “C”) The applicant has submitted four waivers as part of the application, all of which relate to plan specifications and surveying. Due to the fact that this land is being dedicated to conservation and will be restricted from any development, staff does not have any issue with the proposed waivers at this time.

**RECOMMENDATIONS**

Staff recommends acceptance of the application and holding of a public hearing, and has not identified any studies required to render a decision on this application. Following discussion of the waivers and materials provided, staff recommends consideration of approval.

**DRAFT MOTIONS:**

**MOTION TO ACCEPT:**

I move to accept the subdivision application for the Lot Line Relocation Plan SB# 03-24, Map 150 Lot 013 & Map 142 Lot 024, 85 Greeley Street & 10 R Hazelwood Road.

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

**MOTION TO DEFER:**

I move to defer the further consider this Lot Line Relocation application to the specific date of the \_\_\_\_\_, 2024 Planning Board meeting.

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

**MOTION TO GRANT WAIVERS:**

I move to grant a waiver from §289-26.B.(3), Location of watercourses, ponds, or standing water (wetlands), to not require delineation of jurisdictional wetlands for the portion of land being transferred from Map 150 lot 013 to Map 142 Lot 024, 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: \_\_\_\_\_

I move to grant a waiver from §289-26.B.(5), Topographic survey of the properties, to not require topographic surveys of Map 150 Lot 013 and Map 142 Lot 024, 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: \_\_\_\_\_

I move to grant a waiver from §289-26.B.(5), Plan Scale, to allow for a scale of 1”=300’ where 1”=200’ is 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: \_\_\_\_\_

I move to grant a waiver from §289-27.B.(6), Boundary survey, to not require a boundary survey of Map 150 Lot 013 and Map 142 Lot 024 where one would otherwise 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: \_\_\_\_\_

**MOTION TO APPROVE:**

I move to approve the Lot Line Relocation Plan entitled: Lot Line Relocation Plan SB# 03-24, Map 150 Lot 13 & Map 142 Lot 24, 85 Greeley Street & 10 R Hazelwood Road, Hudson, New

Hampshire; prepared by: Hayner/Swanson, Inc., (HSI) 3 Congress Street, Nashua, NH 03062; prepared for: Brox Industries, Inc., 1 Tech Drive Suite 310, Andover, MA 01818; consisting of sheets 1-2 and general notes 1-7 on Sheet 1; dated June 4, 2024; and:

That the Planning Board finds that this application complies with the Zoning Ordinances, and with the Land Use Regulations; 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 Notice of Decision, which shall be recorded at the Hillsborough County Registry of Deeds (HCRD), together with the Plan.
2. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by the Interim Town Planner and Town Engineer.

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



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

## **LOT LINE RELOCATION APPLICATION**

Revised April 2024

The following information must be filed with the Planning Department *at the time of lot line relocation application.*

1. One (1) original completed application with original signatures.
2. One (1) full plan set *folded* (sheet size: 22" x 34").
3. One (1) original 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. 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 ONE WEEK prior to the scheduled Planning meeting. The purpose of these materials is hardcopy distribution to Planning Board members, not review. Any plan revisions that require staff review must be submitted no later than 10:00A.M., Tuesday TWO WEEKS prior to the scheduled Planning meeting. Depending on the complexity of changes, more time may be required for review. Please contact the Town Planner if you have any questions on this matter.*

1. Submission of fifteen (15) 11" X 17" plan sets *folded*, revised if applicable.
2. Submission of one (1) full plan set *folded* (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.*

**LOT LINE RELOCATION APPLICATION**

Date of Application: June 18, 2024 Tax Map #: 150 Lot #: 13

Name of Project: 85 Greeley Sreet

Zoning District: G & G-1 - General General SB#: \_\_\_\_\_  
(For Town Use Only)

Z.B.A. Action: N/A

**PROPERTY OWNER:**

**DEVELOPER:**

Name: Brox Industries, Inc.

(same as owner)

Address: 1 Tech Drive, Suite 310

Address: Andover, MA 01810

Telephone #: : (978) 454-9105

Fax #: (978) 805-9719

Email: estevenson@broxindustries.com

**PROJECT ENGINEER:**

**SURVEYOR:**

Name: Hayner/Swanson, Inc.

(same as engineer)

Address: 3 Congress Street

Address: Nashua, NH 03062

Telephone #: (603) 883-2057

Email: eblatchford@hayner-swanson.com

**PURPOSE OF PLAN:**

To show a lot line relocation to convey a 6,236+/- acre parcel from Map 150, Lot 13 to Map 142, Lot 24.

**(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: \_\_\_

**LOT LINE RELOCATION APPLICATION**

Date of Application: June 18, 2024 Tax Map #: 142 Lot #: 24  
Name of Project: 85 Greeley Street  
Zoning District: R-1 Residential General SB#: \_\_\_\_\_  
(For Town Use Only)  
Z.B.A. Action: N/A

**PROPERTY OWNER:**

**DEVELOPER:**

Name: Town of Hudson  
Address: 12 School Street  
Address: Hudson, NH 03051  
Telephone #: (603) 886-6024  
Fax #: \_\_\_\_\_  
Email: smalizia@hudsonnh.gov

(same as owner)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PROJECT ENGINEER:**

**SURVEYOR:**

Name: Hayner/Swanson, Inc.  
Address: 3 Congress Street  
Address: Nashua, NH 03062  
Telephone #: (603) 883-2057  
Email: eblatchfiord@hayner-swanson.com

(same as engineer)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PURPOSE OF PLAN:**

To show a lot line relocation to convey a 6,236+/- acre parcel from Map 150, Lot 13 to Map 142, Lot 24.

\_\_\_\_\_  
\_\_\_\_\_

**(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: \_\_\_

**LOT LINE RELOCATION DATA SHEET**

PLAN NAME: 85 Greeley Street

PLAN TYPE: LOT LINE RELOCATION PLAN

LEGAL DESCRIPTION: Map 150 Lot 13

Map 142 Lot 24

DATE: 4 June 2024

=====

Location: 85 Greeley Street

Total Area: S.F. \_\_\_\_\_ Acres: 231.38+/- (per GIS)

Area in Wetlands: N/A (waiver requested)

Zoning: G & G-1 General; R-1 Residential

Lots Not Meeting  
Required Dimensions: N/A

Required Area: G: 43,560 SF, G-1 87,120 SF, R-1: 30,000 SF

Required Frontage: G: 150 LF, G-1: 200 LF, R-1: 120 LF

Water and Waste System  
Proposed: N/A

Number of Lots With  
Existing Buildings: 1

Existing Buildings  
To Be Removed: N/A

Flood Zone Reference: See plan notes.

Proposed Linear Feet  
Of New Roadway: N/A



**LOT LINE RELOCATION DATA SHEET**

Dates/Case #/Description/  
Stipulations of ZBA,  
Conservation Commission,  
NH Wetlands Board Action:

(Attach Stipulations on  
Separate Sheet)

List Permits Required:

Hudson Planning Board Approval

<i><u>*Waivers Requested:</u></i>	<u>Hudson Town Code Reference</u>	<u>Regulation Description</u>
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	1. SR 289-26.B(5)	Existing topography
	2. SR 289-26.B(5)	Plan scale greater than 1"=200'
	3. SR 289-27.B(6)	Boundary survey
	4. SR 289-26.B(3)	Watercourses, ponds (wetlands)
	5.	
	6.	
	7.	

*\*(Left Column for Town Use)*

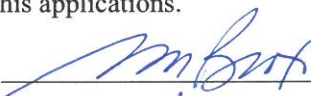
**(For Town Use Only)**

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

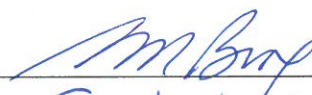
**LOT LINE RELOCATION APPLICATION AUTHORIZATION**

I hereby apply for *Lot Line Relocation 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 *Lot Line Relocation 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 give permission for any member of the Hudson Planning Board, the Town Engineer, the Conservation Commission 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 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 inspections conducted on his/her (their) property in connection with this applications.

Signature of Owner:  Date: 6/14/24  
Print Name of Owner: STEPHEN M. BROX

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

Signature of Developer:  Date: 6/14/24  
Print Name of Developer: STEPHEN M. BROX

- ❖ 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.

LOT LINE RELOCATION APPLICATION AUTHORIZATION


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Signature of Owner:  Date: 6/14/24

Print Name of Owner: Stephen A. Malizia

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

Signature of Developer:  Date: 6/14/24

Print Name of Developer: Stephen A. Malizia

❖ 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.

**LOT LINE RELOCATION WAIVER REQUEST FORM**

Name of the Lot Line Relocation Plan: 85 Greeley Street

Street Address: 85 Greeley Street

I, as the designated representative for Brox Industries, Inc. hereby request that the Planning Board waive the requirements of item see attached waiver request of the Lot Line Relocation Plan Checklist in reference to a plan presented by Hayner/Swanson, inc.

(name of surveyor and engineer) dated 4 June 2024

for property tax map(s) 150, 142 and lot(s) 13, 24 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 Subdivision/Site Plan regulations.

Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):

(see attached waiver request)

Reason(s) for granting this waiver, relative to not being contrary to the Spirit and Intent of the Subdivision/Site Plan regulations: (if additional space is needed please attach the appropriate documentation hereto):

(see attached waiver request)

Signed:   
Applicant or Authorized Agent

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

1. \$170.00 per lot \$ 340.00

**LEGAL FEES:**

The applicant shall be charged attorney costs billed to the Town for Town's attorney review of any application plan set documents.

**B. POSTAGE:**

64 Direct Abutters Applicant, Professionals, etc. as required \$ 325.12  
by RSA 676:4.1.d @\$5.08 (or **Current Certified Mail Rate**)

8 Indirect Abutters (property owners w/in 200 feet) \$ 5.44  
@\$0.68 each (or **Current First Class Rate**)

**C. TAX MAP UPDATE FEE:**

2 to 7 lots (# of lots x \$30.00) + \$25.00 (min. \$85.00) \$ 85.00

8 lots or more (min. \$325.00) \$           

**TOTAL** \$ 755.56

**SCHEDULE OF FEES**  
(Continued)

<b>(For Town Use Only)</b>	
AMOUNT DUE: \$ _____	DATE RECEIVED: _____
RECEIPT NO.: _____	RECEIVED BY: _____

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

**F. 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.\*\*\***

**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.\*\*\***

**WAIVER REQUEST #1:**

**Hudson Subdivision Plan Regulation Chapter 289-26.B(3)** – Location of watercourses, ponds, or standing water(wetlands).

**Waiver Request:** A waiver is requested from **Chapter 289-26.B(3)** in order to allow delineation of jurisdictional wetlands for just the portion of land being transferred from Brox to the Town of Hudson. The combined area of the 2 properties is 231.38+/- acres (per Town GIS). The area being transferred is 6.236 acres.

**WAIVER REQUEST #2:**

**Hudson Subdivision Plan Regulation Chapter 289-26.B(5)** – Topographic survey of the properties.

**Waiver Request:** A waiver is requested from **Chapter 289-26.B(5)** in order to waive the requirement of a topographic survey of the 231.38+/- acres. No development is proposed as part of this project.

**WAIVER REQUEST #3:**

**Hudson Subdivision Plan Regulation Chapter 289-26.B(5)** – Plan scale.

**Waiver Request:** A waiver is requested from **Chapter 289-26.B(5)** in order to allow plan scale of 1"=300' where a maximum scale of 1"=200' is allowed. Again this request is made due to the combined size of the 2 subject properties. The 1"=300' plan (Sheet 1 of 2) adequately shows the entire perimeter of the 2 properties, along with all abutting lots and adjacent road right-of-ways. The 1"=50' plan (Sheet 2 of 2) shows the detail of the land area to be transferred from Brox to the Town of Hudson.

**WAIVER REQUEST #4:**

**Hudson Subdivision Plan Regulation Chapter 289-27.B(6)** – Boundary survey of properties.

**Waiver Request:** A waiver is requested from **Chapter 289-27.B(6)** in order waive the requirement for a boundary survey of the 2 subject properties due to their combined size. A definitive boundary of the 6.236 acre parcel has been performed and is show on Sheet 2 of 2 of the plan.

**Basis of Waivers:**

The basis for all of the waivers requested is the same; the 2 subject properties are very large, and the area of property to be transferred from Brox to the Town of Hudson is relatively small. Also, as stated above, there is no development proposed with this application.

**Waiver Request From Standards**

The hardship reason for granting these waivers is that it would require a great deal more work and expense in order to comply with the Subdivision Plan Regulations. And, for the reasons stated above, the additional information is not needed to accomplish the purpose of the plan.

Granting this waiver will not be contrary to the spirit and intent of the Town's Subdivision Regulations because the spirit and intent of Chapter 289 is to provide adequate information to support a proposed land plan. The information provided for this plan accomplishes that requirement.

**Chapter 289-31 Waivers**

**The requirements of the subsections of Chapter 289 specified above are unnecessary.**

The purpose of Chapter 289 is to ensure adequate information to determine the validity of a proposed alteration to property boundaries and lot configurations.

**Granting the waivers will not violate the purposes or general standards of the Subdivision Regulations.**

This waiver will not violate the public safety purposes of Chapter 289, in that the plan represents good planning principles and will add a valuable parcel of conservation land to an existing Town property.

**Granting the waivers shall result in a general benefit to the Town and surrounding properties.**

This proposal has been presented to both the Hudson Conservation Commission and the Hudson Board of Selectman; and both boards are supportive of the proposal. Granting the waivers will enable the Town to obtain a valuable piece of conservation land at no cost to the Town. As a result, granting the requested waivers will result in a general benefit to the Town.





## **PROJECT NARRATIVE**

### **Proposed Lot Line Relocation Plan 85 Greeley Street Map 150, Lot 13 & Map 142, Lot 24 Hudson, New Hampshire 4 June 2024**

The subject parcels presented on this plan are Map 150, Lot 13, owned by Brox Industries, Inc. and located at 85 Greeley Street; and Map 142, Lot 24, owned by the Town of Hudson and located at 10R Hazelwood Road. Lot 150 is 185.1+/- acres, zoned G and G-1 General, has frontage on both Greeley Street and Barretts Hill Road, and is part of Brox's gravel pit operation. Lot 24 is 46.28 acres, zoned R-1 Residential, has frontage on both Hazelwood Road and Pinewood Road, and is wetland conservation land. Lot 13 is mostly abutted on the east, south, and west by single-family and duplex residential properties, and to the north by additional Brox land that is part of their gravel pit operation. Lot 24 is mostly abutted on the north, east, and south by single-family, duplex, and condominium residential properties, and to the west by Lot 13.

It is proposed to relocate the common lot line between Lot 13 and Lot 24, such that 6.236 acres of wetland conservation land is transferred from the Brox Lot 13 to the Town of Hudson wetland conservation Lot 24. Following the lot line relocation Lot 13 will be 178.9+/- acres, and Lot 24 will be 52.52+/- acres.

This proposal has been presented to both the Hudson Conservation Commission and the Hudson Board of Selectman; and both boards are supportive of the proposal.

**ABUTTER LIST**  
**Job No. 4283-LLR**  
*June 12, 2024*

Map	Lot No.	Name & Address
<b>OWNER(S):</b>		
150	13	Brox Industries, Inc.
140	1	1 Tech Drive, Suite 310
141	1	Andover, MA 01810
142	24	Town of Hudson 12 School Street Hudson, NH 03051
<b>ABUTTERS:</b>		
133	1	Jaqueline E. Currier 19 Sandalwood Road Hudson, NH 03051
133	17	Robert R. Marceau 37 Pinewood Road Hudson, NH 03051
133	18	Robert R. Marceau 35 Pinewood Road Hudson, NH 03051
133	19	Joseph R. Theriault Tr. & Judith M. Theriault Tr. 33 Pinewood Road Hudson, NH 03051
133	62	Michael P, Ballard 5 Redwood Road Hudson, NH 03051
133	63	Troy M. & Diane C. Kolden 3 Redwood Road Hudson, NH 03051
133	67	Patricia Creedon 10 Redwood Road Hudson, NH 03051
133	68	Wesley & Florence Novick 12 Pinewood Road Hudson, NH 03051
133	69	Alfred & Diana Giuffrida 14 Pinewood Road Hudson, NH 03051

## Attachment "A"

133	70	B. Wilkins Family Rev. Living Tr. Barbara Wilkens, Tr. 16 Pinewood Road Hudson, NH 03051
133	71	Thomas R. Scotti 18 Pinewood Road Hudson, NH 03051
133	72	Donald P., Jr. & Lisa K. Crowley 20 Pinewood Road Hudson, NH 03051
133	73	Tapan B. & Beth A. Mody 22 Pinewood Road Hudson, NH 03051
133	74	James C. Linder, Tr. & Elizabeth A. Lister, Tr. 24 Pinewood Road Hudson, NH 03051
133	75	Daniel & Karen N. Mack 26 Pinewood Road Hudson, NH 03051
133	76	Andrew M. & Courtney C. Johnson 28 Pinewood Road Hudson, NH 03051
133	77	Alfred F. & Margaret M. Covino 32 Pinewood Road Hudson, NH 03051
133	78	Joseph F. Abreu, Jr. 38 Pinewood Road Hudson, NH 03051
142	1	George & Joyce Hannafin 21 Sandalwood Road Hudson, NH 03051
142	2	Michael K. Koumarianos, Tr. Yvonne D. . Koumarianos, Tr. 23 Sandalwood Road Hudson, NH 03051
142	3	Gerald F. McCarthy, Jr., Tr. & Suzanne R. McCarthy, Tr. 44 Pinewood Road Hudson, NH 03051
142	4	Kenneth R. & Gail M. Low 42 Pinewood Road Hudson, NH 03051
142	5	Gregory S. & Michelle L. Otte 40 Pinewood Road Hudson, NH 03051

## Attachment "A"

142	6	William A. Shaeffer, Tr. & Faith A. Shaeffer, Tr. 5 Shingle Mill Road Hudson, NH 03051
142	7	Terrace Condominiums c/o Avatar Properties 163 main Street, Suite 201 Salem, NH 03079
142	8	Lewis F. & Sandra L. Trowbridge 27 Oliver Street Hudson, NH 03051
142	9	Melo Family Rev. Trust Ana M. Melo, Tr. 29 Oliver Street Hudson, NH 03051
142	10	Pettinato Living Tr. Denise Pettinato, Tr. 31 Oliver Drive Hudson, NH 03051
142	11	Susan A. & Keith R. Bailey 33 Oliver Drive Hudson, NH 03051 1
142	12	Jason W. & Michelle L. Abbott 35 Oliver Drive Hudson, NH 03051
142	21	Christopher L. Bord, Tr. Elizabeth S. Bord, Tr. 6 Hazelwood Road Hudson, NH 03051
142	22	Joshua Wilkie & Julie Long 8 Hazelwood Road Hudson, NH 03051
142	23	Brian Wozniak & Katie Debenedetto 10 Hazelwood Road Hudson, NH 03051
142	25	Timothy L. & Melissa J. Porter 12 Hazelwood Road Hudson, NH 03051
142	26	Gaston Pratte, Tr. & Simone Pratte, Tr. 14 Hazelwood Road Hudson, NH 03051
142	31	Edward F. & Caroline Allard 6 Redwood Road Hudson, NH 03051
142	32	John & Dianne Sirvydas 7 Redwood Road Hudson, NH 03051

## Attachment "A"

142	35	Nancy A. Lemoine & Jonathan F. Kelly 13 Hazelwood Road Hudson, NH 03051
142	36	Jason & Debra A. Taylor 11 Hazelwood Road Hudson, NH 03051
142	37	Joseph P., Jr. & Susan P. Labrie 9 Hazelwood Road Hudson, NH 03051
150	3 CDX	Dhou Deng & Yue Yun Zheng 4 Paula Circle Hudson, NH 03051
150	3 CDX	Dana Margaret Malloy 86B Greeley Street Hudson, NH 03051
150	4	Thomas B. Lynch 10 Old Lowell Road Westford, MA 01886
150	5 CDX	Patricia A. Begonis 90A Greeley Street Hudson, NH 03051
150	5 CDX	Eleanor M. Spinelli 90B Greeley Street Hudson, NH 03051
150	14, 14-1	Sunset Rock, LLC 1471 Methuen Street Dracut, MA 01826
150	16	Leigh-La Realty, LLC 19 Barretts Hill Road Hudson, NH 03051
150	17	17 Barretts Hill Road, LLC 19 Barretts Hill Road Hudson, NH 03051
151	2	MacMillan Properties, LLC 51 Worcester Road Hollis, NH 03049
151	3, 4	Mazzaglia Family Trust Barry Mazzaglia, Tr. P.O. Box 1021 Londonderry, NH 03053
151	5 CDX	John Halleran 38A Barretts Hill Road Hudson, NH 03051
151	5 CDX	Adrienne Monstere 38B Barretts Hill Road Hudson, NH 03051

## Attachment "A"

151	6 CDX	Joao Gabriel R. Gomes & Vonei Celestino Mendes 36A Barretts Hill Road Hudson, NH 03051
151	6 CDX	Lisa M. Fernandez & Jake M. Delaney 36B Barretts Hill Road Hudson, NH 03051
151	7	Gabriel J. Pouliot 34A & 34B Barretts Hill Road Hudson, NH 03051
151	8	Jovanna Plante & Cameron Beaulieu 100 Derry Street Hudson, NH 03051
159	24, 34	Zinkwich Rev. Trust Joan P. Zinkawich, Tr. 79 Greeley Street Hudson, NH 03051
159	26, 34	State of New Hampshire Dept. of Transportation P.O Box 483 Concord, NH 03302-0483
159	27, 27-1	Grace Rev. Trust 2009 Denissa F. Grace, Tr. 58 Century Lane Litchfield, NH 03052
159	28	Beowell, LLC 134 Turkey Hill Road Merrimack, NH 03054

### ***ABUTTERS WITHIN 200 FEET:***

133	16	Stephen & Heather Crow 31 Pinewood Road Hudson, NH 03051
133	20	Heath & Shellley Ebbeson 4 Sandalwood Road Hudson, NH 03051
142	38	Brianna Phyllis & Keith Andrew, Sr. 5 Hazelwood Road Hudson, NH 03051
150	2 CDX	Arthur & Janice Sullivan 84A Greeley Street Hudson, NH 03051

## Attachment "A"

150	2 CDX	Georgia I. Flynn 84B Greeley Street Hudson, NH 03051
150	6 CDX	Monica M. Huber 92A Greeley Street Hudson, NH 03051
150	6 CDX	Gordon J. Osgood 92B Greeley Street Hudson, NH 03051
151	1	David & Michelle Czapiga 1 Shingle Mill Road Hudson, NH 03051

### ***DESIGN PROFESSIONALS:***

Lee B. Gagnon, L.L.S.  
Hayner/Swanson, Inc.  
3 Congress Street  
Nashua, NH 03062-3301

Bruce A. Gilday, C. W.S.  
BAG Land Consultants  
43 Rockingham Street  
Concord, NH 03301

**LOT LINE RELOCATION APPLICATION**

Date of Application: June 18, 2024 Tax Map #: 150 Lot #: 13  
Name of Project: 85 Greeley Sreet  
Zoning District: G & G-1 - General General SB#: 03-24  
(For Town Use Only)  
Z.B.A. Action: N/A

**PROPERTY OWNER:**

**DEVELOPER:**

Name: Brox Industries, Inc.  
Address: 1 Tech Drive, Suite 310  
Address: Andover, MA 01810  
Telephone #: (978) 454-9105  
Fax #: (978) 805-9719  
Email: estevenson@broxindustries.com

(same as owner)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PROJECT ENGINEER:**

**SURVEYOR:**

Name: Hayner/Swanson, Inc.  
Address: 3 Congress Street  
Address: Nashua, NH 03062  
Telephone #: (603) 883-2057  
Email: eblatchford@hayner-swanson.com

(same as engineer)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PURPOSE OF PLAN:**

To show a lot line relocation to convey a 6,236+/- acre parcel from Map 150, Lot 13 to Map 142, Lot 24.

**(For Town Use Only)**

Routing Date: 6/18/24 Deadline Date: 6/25/24 Meeting Date: 7/24/24

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

AS Title: ZONING ADMINISTRATOR Date: 6-18-24  
(Initials)

**Department:**

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



**LOT LINE RELOCATION APPLICATION**

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Name of Project: 85 Greeley Sreet  
Zoning District: G & G-1 - General General SB#: 03-24  
(For Town Use Only)  
Z.B.A. Action: N/A

**PROPERTY OWNER:**  
Name: Brox Industries, Inc.  
Address: 1 Tech Drive, Suite 310  
Address: Andover, MA 01810  
Telephone #: (978) 454-9105  
Fax #: (978) 805-9719  
Email: estevenson@broxindustries.com

**DEVELOPER:**  
(same as owner)

**PROJECT ENGINEER:**  
Name: Hayner/Swanson, Inc.  
Address: 3 Congress Street  
Address: Nashua, NH 03062  
Telephone #: (603) 883-2057  
Email: eblatchford@hayner-swanson.com

**SURVEYOR:**  
(same as engineer)

**PURPOSE OF PLAN:**

To show a lot line relocation to convey a 6,236+/- acre parcel from Map 150, Lot 13 to Map 142, Lot 24.

<b>(For Town Use Only)</b>		
Routing Date: <u>6/18/24</u>	Deadline Date: <u>6/25/24</u>	Meeting Date: <u>7/24/24</u>
<input checked="" type="checkbox"/> I have no comments <input type="checkbox"/> I have comments (attach to form)		
<u>DRH</u> (Initials)	Title: <u>Fire Marshal</u>	Date: <u>6/19/24</u>
<b><u>Department:</u></b>		
Zoning: <input type="checkbox"/>	Engineering: <input type="checkbox"/>	Assessor: <input type="checkbox"/>
Police: <input type="checkbox"/>	Fire: <input checked="" type="checkbox"/>	DPW: <input type="checkbox"/>
Consultant: <input type="checkbox"/>		

**Dubowik, Brooke**

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**From:** Dhima, Elvis  
**Sent:** Wednesday, June 19, 2024 10:48 AM  
**To:** Dubowik, Brooke  
**Subject:** RE: Dept. Sign Off - SB# 03-24 Brox Lot Line Relocation Plan

No comment,

E

*Elvis Dhima, P.E.*  
*Town Engineer*

12 School Street  
Hudson, NH 03051  
Phone: (603) 886-6008



**Dubowik, Brooke**

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**From:** Twardosky, Jason  
**Sent:** Thursday, June 27, 2024 2:17 PM  
**To:** Dubowik, Brooke  
**Subject:** RE: Dept. Sign Off - SB# 03-24 Brox Lot Line Relocation Plan

Not sure if I sent this one either. No comments.

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**I. Old Business**

**a. Conditional Use Permit 69 Burns Hill Road Map#217, Lot#36 Pool and Shed in Wetland Setback**

Mrs. Rumbough move to forward recommendations I through 5 below to the Planning Board for their consideration as Conditions of Approval for the Conditional Use Permit application submitted by Tammy and John Eaton, 69 Burns Hill Road, Hudson.

- 1) The applicant shall cease filling in the edge of the delineated wetland area and allow 2 feet of wetland buffer located along the delineated wetland area to re-naturalize.
- 2) Earthen materials excavated for the installation of the pool shall not be used as fill along the wetland boundary.
- 3) The conservation commission recommends that a shallow dry well or swale area be constructed near the pool so that the chemically treated pool water can be drained and allowed to percolate into the ground which will prevent direct run off into the wetlands.
- 4) This motion is based on the plan(s) submitted by the applicant. It is recommended that if additional impacts are required the plan be returned to the Conservation Commission for further review.
- 5) The new 8' x 20' shed shall be placed parallel to the delineated wetland at a distance of 12' from the same.

Motion Second Mr. Dickinson      Motion carried 5/0/0

**b. HCC Logo Contest Winner**

Ms. Alexa Porembski, was chosen as the winner of the HCC Logo Contest held during the last quarter of 2022. As winner she will receive a \$25.00 Smith's Farm gift certificate and 4 passes to Lost River Gorge and Boulder Cave located in North Wood Stock New Hampshire.

**c. Brox Industry Operation Expansion and Land Donation**

Bruce Gilday, CWS from BAG Environmental Consulting. Eric Stevenson Vice President of Real-estate, Brox Industries, Scott Riley, Plant Manager Brox Industries.

The purpose of tonight's presentation was to see if the commission member would find a land donation and monetary donation acceptable as a partial form of mitigation for a dredge and fill operation on their property. The state permit for this project is currently being filled out and will be presented for review in March.

Mr. Dickinson moved to recommend that the Board of Selectmen accept the 6 acres of combined wetland and upland property as proposed by representatives of Brox Industries as a as a form of mitigation for a wetland dredge and fill permit being proposed. Furthermore the HCC recommend that the Board of Selectmen accept a monetary donation proposed by Brox Industries to be used for improvements to the Merrill Park River Access. Motion seconded Mr. Pinsonneault. Motion carried 4/1/0. Mrs. Rumbaugh voted against the motion stating that the decision might be premature and that there was time to evaluate the project further.

### II. New Business

#### a. 2023 Tool Purchase

Mr. Murphy provided details and pricing to commission members that he received for additional trail maintenance. After a short discussion members opted to purchase one back pack leaf blower and one string trimmer attachment to bolster their existing tools. Mrs. Rumbaugh moved to spend up to \$640.00 from the Small Equipment Maintenance fund for the purchase of one backpack leaf blower and one string trimmer attachment from Fisette Small Engine of Hudson. Motion seconded by Mr. Pinsonneault. Motion Carried 5/0/0

#### b. Rangers Town Forest- Tree Harvest Estimate

Mrs. RumBaugh provide a contract from Full Forestry Forest LLC that would need to be agreed to if a timber harvest at Rangers Town Forest is to take place . The contract provides details on various aspects of the project such as fees, access and oversight. Prior to any agreement with Full Circle Forestry Mrs. Rumbaugh will reach out to get an estimate for construction of the landing area and Mr. Dhima said he would have the town's legal representative review the contract.

### III. Other Business

#### a. Trail work day

The conservation commission will hold a trail work day at Rangers Town Forest this Saturday January 14, 2023 from 10:00p.m. Until 12:00p.m. Meeting at Rangers Drive. The public is welcome to attend.

#### b. Election of Officers– 2023

for the design. And the third one is County Road. County Road is a culvert/bridge. It's in good shape overall, it's rated at seven, but it has some deficiencies with a railing adjacent to it and on it. And what's happening is because of the mounting of the rail on the bridge itself, on the deck, it's chipping away at the deck itself. So talking to the DPW and some of our consultants, we think that if we put a little bit of money to figure out what we need to do with the rail, we don't have to spend much money down the road on the bridge itself. So I'd like to ask the board to consider put some money aside for that and we can go out and or even sole source it because it's a small job trying to identify what the needs are for getting that rail to where it needs to be and taking some of the pressure off the deck. They'll go a long way.

That said, I have four motions before tonight and I'll take any questions you might have. Again, this approach is similar to what we have done being proactive on things and helping us out by planning better and getting access to funding down the road because we'll have what we refer to as shovel ready projects. This is what it will get us. I'll take any.

Seeing no questions from the Board, the Chairperson said so I think we only need three motions because we have accepted the money. Selectman Morin made a motion, seconded by Selectman Guessferd to allocate up to \$250,000 for the Taylor Falls and Federal Veterans Memorial Bridge Rehabilitation Project, as recommended by the Town Engineer and currently scheduled for construction in September of 2023. Carried 3-0.

Selectman Guessferd made a motion, seconded by Selectman Morin to allocate up to \$125,000 for engineering services for the Lowell Road over Second Brook and Melendy Road over First Brook bridges as recommended by the Town Engineer. Carried 3-0.

Selectman Morin made a motion, seconded by Selectman Guessferd to allocate up to \$17,500 for engineering services for County Road over Second Brook as recommended by the Town Engineer. Carried 3-0.

#### C. Brox Industries, Inc. Proposed Donations to Hudson Conservation Commission

Chairperson Roy recognized Town Engineer Elvis Dhima who said, thank you Chairperson Roy. Brox Industries that's currently located in Hudson is looking to do a dredge and fill permanent, which is related to wetland impacts. Part of that is mitigation or preservation, and they have identified 6.2 acres, 6.1 acres within their property right now that they're willing to donate to the town. It's mostly five acres of wetland and one acre of upland. This particular area that they're looking to donate is adjacent to an existing conservation land. And in addition to that, they're looking to put a donation up to \$10,000 for the Merrill Park Rehab that we're currently working on right now. This will be a great addition to the to the grant that will be speaking on the next item. But with that said, I have representative by Brox that can speak on that behalf. But I also want to add that they've been going at the Conservation Commission already for that and they got approval or recommendation to the Board of Selectmen for both items, acceptance of the funds and acceptance of the land under their jurisdiction. That said, I'll take any questions if I have both. Donations will be subject to final state permit from the state, so they will submit this in Once they get everything, then will be transferred to the town in addition to the funds as well.

Selectman Morin made a motion, seconded by Selectman Guessferd to move forward with a public hearing on January 24, 2023, regarding acceptance of the land donation to the Hudson Conservation Commission in NHDES approves the wetlands permit. Carried 3-0.

Selectman Morin made a motion, seconded by Selectman Guessferd to move forward with a public hearing on January 24, 2023, regarding the \$10,000 donation to Hudson Conservation Commission if NHDES approves the wetlands permit. Carried 3-0.

## C. Public Hearing - Brox Industries Inc., proposed donations to Hudson Conservation Commission

Chairperson Roy again recognized Town Engineer Elvis Dhima and Conservation Commission Chairman Bill Collins. Mr. Dhima explained I have a few items for you tonight. This one, as you recall, is basically something that Brox is pursuing at the state level. As far as the dredge and fill goes, this is part of their attempt trying to preserve wetlands and uplands related to it. They've found a spot in their property that's adjacent to existing conservation land. They would like to donate that subject to state approval. In addition to that, they're willing to donate another \$10,000 towards our boat ramp kayak ramp at Merrill Park. And with that said, we'll take any questions you might have. I have represented by Brox Industries tonight. They're willing to answer any questions you might have, but that's basically that's what's forward for you to consider. And again, as I said, is subject to final state approval.

Chairperson Roy asked, does anybody on the Board have any questions? Selectman Morin asked where are we on the state approvals? Mr. Dhima replied if they get the commitment tonight, they're going to be filing right away and then we're going to hear from the state or Brox will hear from the state right away. If that gets through their next step will be at the Planning Board to subdivide this six-acre parcel and then hand it over to the town with a quick deed and a plan. So that's next. But as soon as they get a commitment from the Board tonight that they're you willing to do that, they'll be filing soon after. So it'll be a quick turnaround.

Chairperson Roy asked, anybody else on the Board? No? In that case, I will open a public hearing to accept the land donation in the money donation at 7:26 p.m. Is there anyone present who would like to speak on this matter? Seeing none, I will close the public hearing at 7:27 p.m. and so there's going to be two motions here. Selectman Guessferd made a motion, seconded by Selectman Morin to accept the land donation to the Hudson Conservation Commission from Brox Industries Incorporated. Pending approval of NHDES approving their wetlands permit. Carried 4-0.

Selectman Morin made a motion, seconded by Selectman Guessferd to accept a donation of \$10,000 to the Hudson Conservation Commission from Brox Industries Incorporated, pending approval of NHDES approving their wetlands permit. Carried 4-0.

## D. Robinson Road & Christine Drive 12" Water Main Extension

Town Engineer Elvis Dhima was again recognized and said Thank you. Chairperson Roy, Planning Board last year approved a multiple lot subdivision along Robinson Road. Two of those lots were purchased by Chasse, which is an existing business in town, well established, very successful. They're planning to expand and two of those lots that were approved will be servicing an expansion related to an existing business in town. The plan is to service these lots with municipality water and they'll be handling domestic and fire protection. In addition, the owner, Steve Chasse, has agreed to do offsite improvements related to fire suppression as well for the amount of \$85,000 which extension. And that financial commitment was completed today subject to final Board of Selectmen approval. So with that said, I'll take any questions you might have, but we can accommodate this request for the domestic and fire suppression at this time, and we'll be handling some. Weaknesses on that side of it by completing some of this work that's proposed through the year. Through this work. We will be literally closing some loops, water loops.

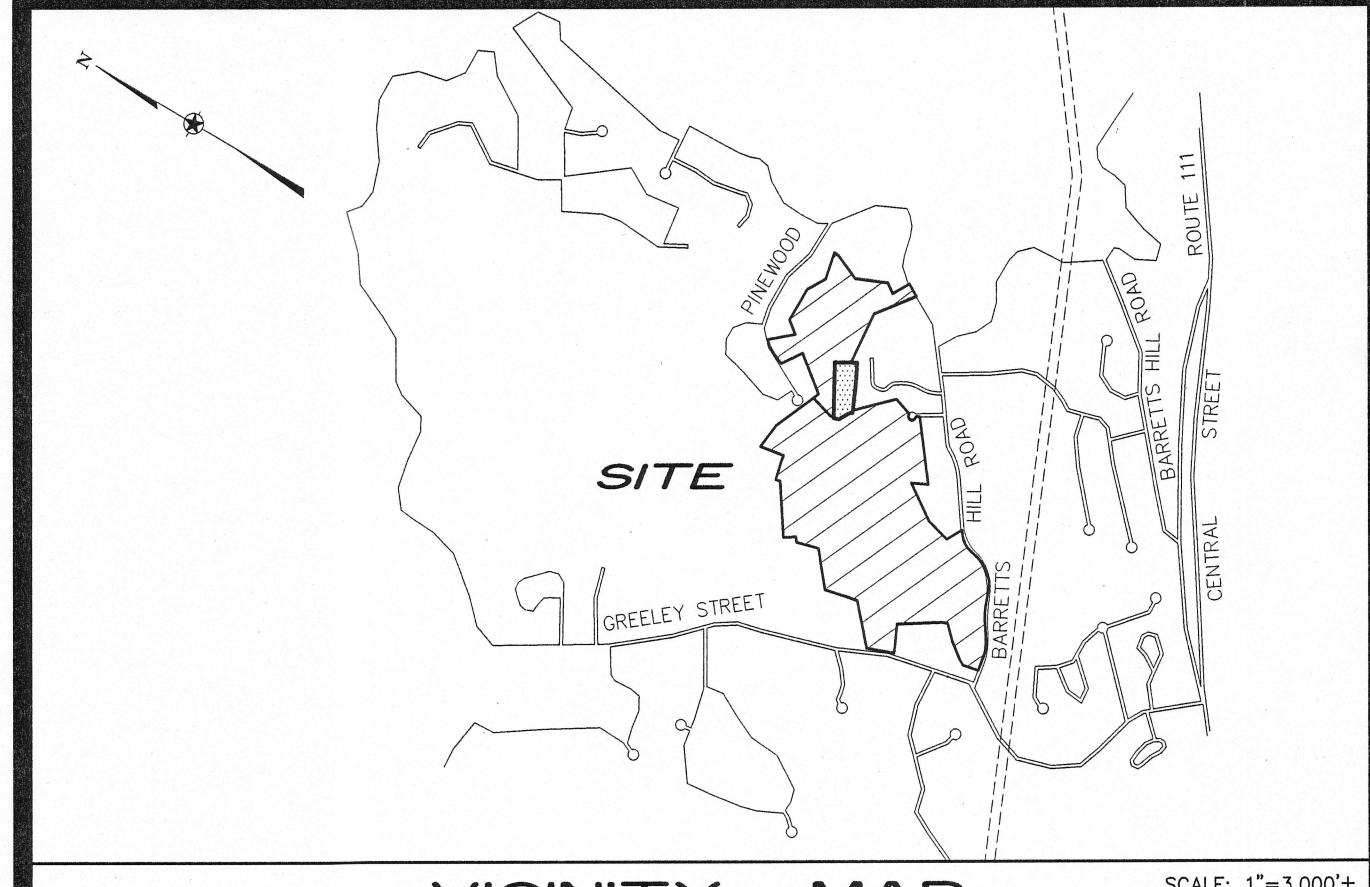
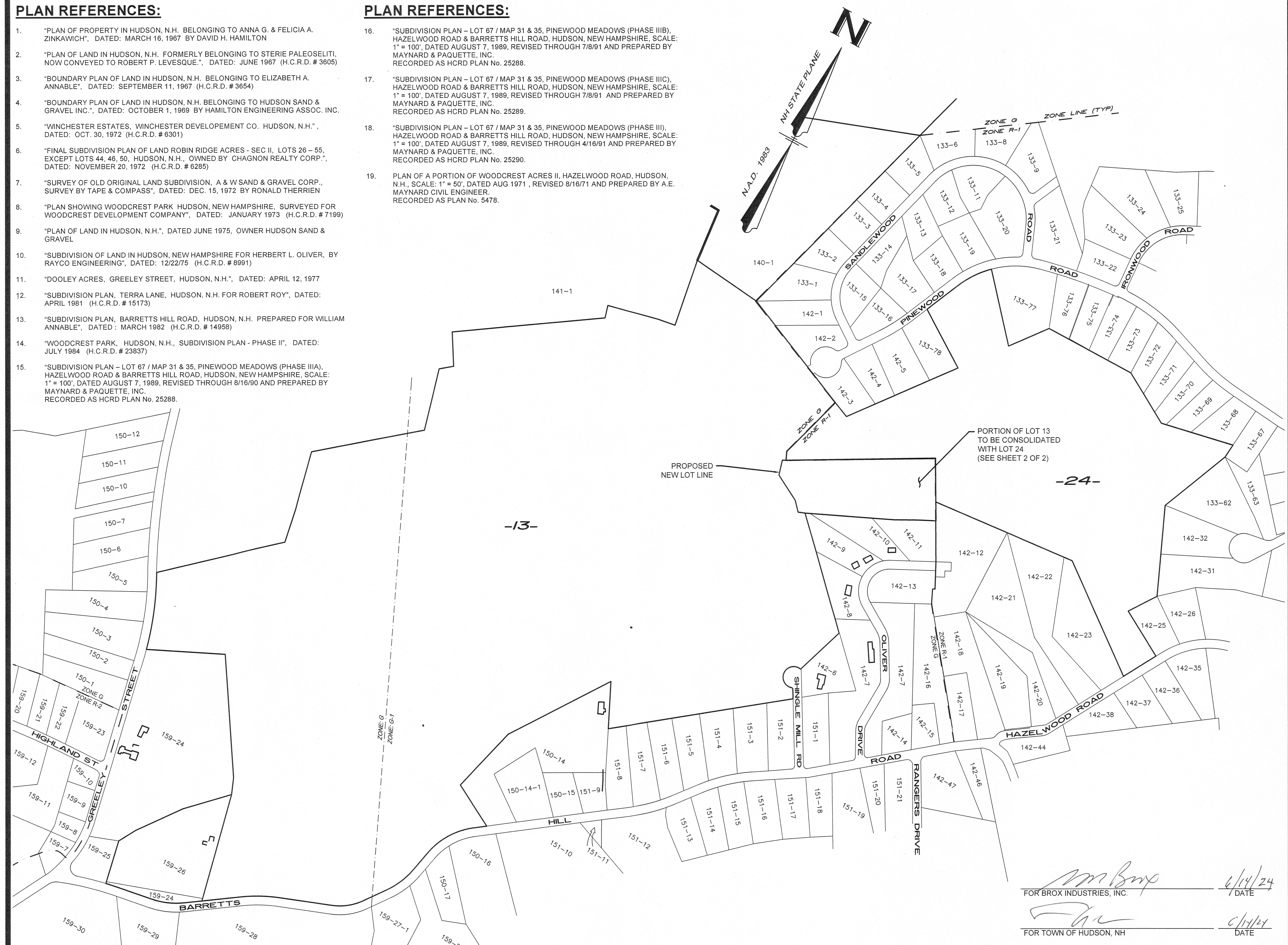
Chairperson Roy replied, can you expand on that a little bit? I'm not sure what what you mean by weaknesses. Mr. Dhima replied basically, the town in the past when we used to do water mains used to be a lot of dead ends. This particular one we've identified to closing the closing basically one side of water main extension to another and basically having a go around a full loop on that. So you have continuous water. It's not just from a fire suppression standpoint, but also from the water quality. When you have

**PLAN REFERENCES:**

- "PLAN OF PROPERTY IN HUDSON, N.H. BELONGING TO ANNA G. & FELICIA A. ZINKAWICH", DATED: MARCH 16, 1967 BY DAVID H. HAMILTON
- "PLAN OF LAND IN HUDSON, N.H. FORMERLY BELONGING TO STERIE PALEOSELITI, NOW CONVEYED TO ROBERT P. LEVESQUE.", DATED: JUNE 1967 (H.C.R.D. # 3605)
- "BOUNDARY PLAN OF LAND IN HUDSON, N.H. BELONGING TO ELIZABETH A. ANNABLE", DATED: SEPTEMBER 11, 1967 (H.C.R.D. # 3654)
- "BOUNDARY PLAN OF LAND IN HUDSON, N.H. BELONGING TO HUDSON SAND & GRAVEL INC.", DATED: OCTOBER 1, 1969 BY HAMILTON ENGINEERING ASSOC. INC.
- "WINCHESTER ESTATES, WINCHESTER DEVELOPMENT CO. HUDSON, N.H.", DATED: OCT. 30, 1972 (H.C.R.D. # 6301)
- "FINAL SUBDIVISION PLAN OF LAND ROBIN RIDGE ACRES - SEC II, LOTS 26 - 55, EXCEPT LOTS 44, 46, 50, HUDSON, N.H., OWNED BY CHAGNON REALTY CORP.", DATED: NOVEMBER 20, 1972 (H.C.R.D. # 6285)
- "SURVEY OF OLD ORIGINAL LAND SUBDIVISION, A & W SAND & GRAVEL CORP., SURVEY BY TAPE & COMPASS", DATED: DEC. 15, 1972 BY RONALD THERRIEN
- "PLAN SHOWING WOODCREST PARK HUDSON, NEW HAMPSHIRE, SURVEYED FOR WOODCREST DEVELOPMENT COMPANY", DATED: JANUARY 1973 (H.C.R.D. # 7199)
- "PLAN OF LAND IN HUDSON, N.H.", DATED JUNE 1975, OWNER HUDSON SAND & GRAVEL
- "SUBDIVISION OF LAND IN HUDSON, NEW HAMPSHIRE FOR HERBERT L. OLIVER, BY RAYCO ENGINEERING", DATED: 12/22/75 (H.C.R.D. # 8991)
- "DOOLEY ACRES, GREELEY STREET, HUDSON, N.H.", DATED: APRIL 12, 1977
- "SUBDIVISION PLAN, TERRA LANE, HUDSON, N.H. FOR ROBERT ROY", DATED: APRIL 1981 (H.C.R.D. # 15173)
- "SUBDIVISION PLAN, BARRETTS HILL ROAD, HUDSON, N.H. PREPARED FOR WILLIAM ANNABLE", DATED: MARCH 1982 (H.C.R.D. # 14958)
- "WOODCREST PARK, HUDSON, N.H., SUBDIVISION PLAN - PHASE II", DATED: JULY 1984 (H.C.R.D. # 23837)
- "SUBDIVISION PLAN - LOT 67 / MAP 31 & 35, PINWOOD MEADOWS (PHASE IIIA), HAZELWOOD ROAD & BARRETTS HILL ROAD, HUDSON, NEW HAMPSHIRE, SCALE: 1" = 100', DATED AUGUST 7, 1989, REVISED THROUGH 8/16/90 AND PREPARED BY MAYNARD & PAQUETTE, INC. RECORDED AS HCRD PLAN No. 25288.

**PLAN REFERENCES:**

- "SUBDIVISION PLAN - LOT 67 / MAP 31 & 35, PINWOOD MEADOWS (PHASE IIIB), HAZELWOOD ROAD & BARRETTS HILL ROAD, HUDSON, NEW HAMPSHIRE, SCALE: 1" = 100', DATED AUGUST 7, 1989, REVISED THROUGH 7/8/91 AND PREPARED BY MAYNARD & PAQUETTE, INC. RECORDED AS HCRD PLAN No. 25288.
- "SUBDIVISION PLAN - LOT 67 / MAP 31 & 35, PINWOOD MEADOWS (PHASE IIIC), HAZELWOOD ROAD & BARRETTS HILL ROAD, HUDSON, NEW HAMPSHIRE, SCALE: 1" = 100', DATED AUGUST 7, 1989, REVISED THROUGH 7/8/91 AND PREPARED BY MAYNARD & PAQUETTE, INC. RECORDED AS HCRD PLAN No. 25289.
- "SUBDIVISION PLAN - LOT 67 / MAP 31 & 35, PINWOOD MEADOWS (PHASE III), HAZELWOOD ROAD & BARRETTS HILL ROAD, HUDSON, NEW HAMPSHIRE, SCALE: 1" = 100', DATED AUGUST 7, 1989, REVISED THROUGH 4/16/91 AND PREPARED BY MAYNARD & PAQUETTE, INC. RECORDED AS HCRD PLAN No. 25290.
- PLAN OF A PORTION OF WOODCREST ACRES II, HAZELWOOD ROAD, HUDSON, N.H., SCALE: 1" = 50', DATED AUG 1971, REVISED 8/16/71 AND PREPARED BY A.E. MAYNARD CIVIL ENGINEER. RECORDED AS PLAN No. 5478.



**NOTES:**

- PARCEL AREAS: MAP 150 LOT 13 185.1 ± AC (PER GIS), MAP 142 LOT 24 46.28 ± AC (PER GIS)
- PRESENT ZONING: G & G-1: GENERAL, R-1: RESIDENTIAL 1  
MINIMUM BUILDING SETBACK REQUIREMENTS:  
(ALL ZONES)  
-FRONT YARD 50 FT  
-SIDE YARD 15 FT  
-REAR YARD 15 FT
- LOT NUMBERS REFER TO THE TOWN OF HUDSON ASSESSOR'S MAPS 142 & 150.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED LOT LINE RELOCATION BETWEEN MAP 150, LOT 13 AND MAP 142, LOT 24.
- WETLAND AREAS WERE DELINEATED BY BAG LAND CONSULTANTS IN DECEMBER 2022 AND FIELD LOCATED BY THIS OFFICE.
- PORTIONS OF THIS PARCEL ARE LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD, ZONE X, ZONE X SHADED AND ZONE A AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), HILLSBOROUGH COUNTY, TOWN OF HUDSON, NEW HAMPSHIRE, COMMUNITY No. 330092, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBERS: 33011C0516D AND 33011C0517, DATED: SEPTEMBER 25, 2009.
- PRESENT OWNER OF RECORD:  
MAP 150, LOT 13: BROX INDUSTRIES, INC., 1 TECH DRIVE, SUITE 310 ANDOVER, MA 01810 BK. 5730, PG. 673  
MAP 142, LOT 24: TOWN OF HUDSON, 12 SCHOOL STREET HUDSON, NH 03051 BK. 7698, PG. 1802

No.	DATE	REVISION	BY

**LOT LINE RELOCATION PLAN**  
(MAP 150, LOT 13 & MAP 142, LOT 24)

# 85 GREELEY STREET

HUDSON, NEW HAMPSHIRE  
PREPARED FOR / RECORD OWNER (LOT 150-13):  
**BROX INDUSTRIES, INC.**  
1 TECH DRIVE, SUITE 310 ANDOVER, MASSACHUSETTS 01810

RECORD OWNER (LOT 142-24):  
**TOWN OF HUDSON**  
12 SCHOOL STREET HUDSON, NEW HAMPSHIRE 03051

SCALE: 1"=300 Feet  
1"=91.441 Meters

**4 JUNE 2024**

**APPROVED BY THE HUDSON, NH PLANNING BOARD**  
DATE OF MEETING: \_\_\_\_\_

CHAIRMAN: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_  
SECRETARY: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_

SUBDIVISIONS ARE VALID FOR TWO (2) YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39.

**WAIVERS REQUESTED/APPROVED:**

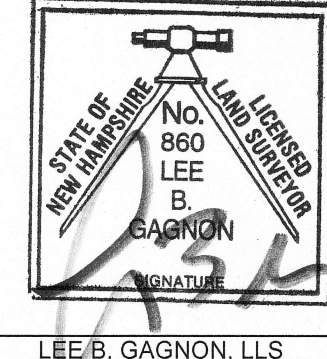
- SR 289-26.B(5) EXISTING TOPOGRAPHY
- SR 289-26.B(5) PLAN SCALE
- SR 289-27.B(6) BOUNDARY SURVEY

**CERTIFICATION**

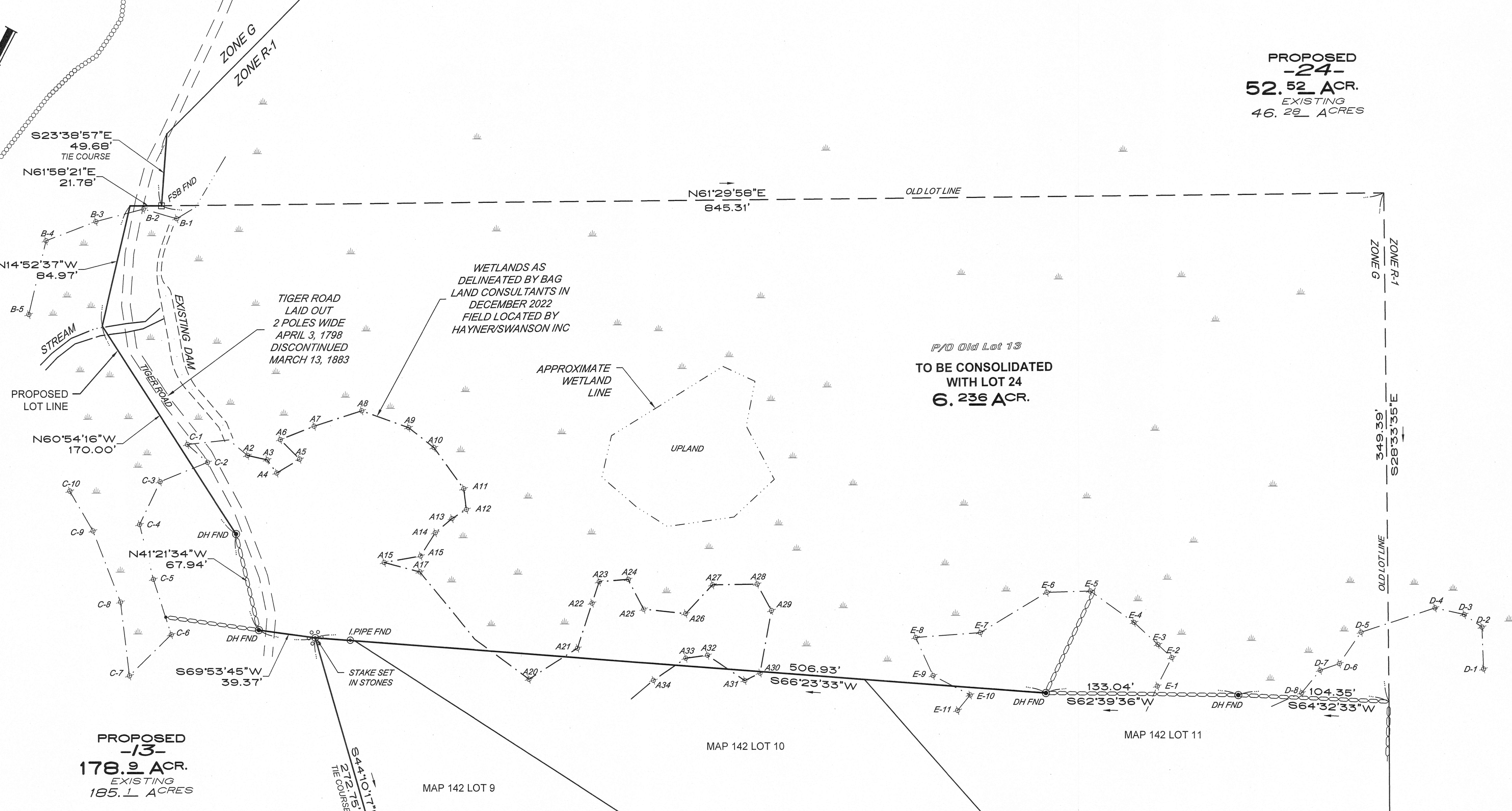
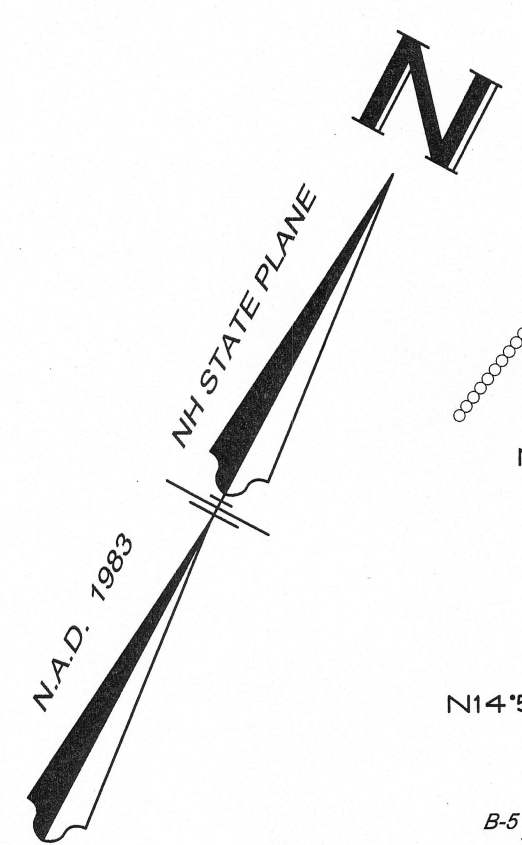
I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 08/23/01, EFFECTIVE 01/01/09.

I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN FIFTEEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

DATE: 6/14/24







PROPOSED  
-24-  
52.52 ACR.  
EXISTING  
46.28 ACRES

P/O Old Lot 13  
TO BE CONSOLIDATED  
WITH LOT 24  
6.236 ACR.

PROPOSED  
-13-  
178.9 ACR.  
EXISTING  
185.1 ACRES

**ABUTTERS WITHIN 200 FEET**

- 133-016-000 CROW, STEPHEN & HEATHER 39 PINEWOOD ROAD HUDSON, NH 03051 BK 8585 PG 2165
- 133-020-000 EBBESON, HEATH & SHELLEY 4 SANDALWOOD ROAD HUDSON, NH 03051 BK 9022 PG 2617
- 142-038-000 VERTIGAS, BRIANNA PHYLLIS & ANDREW KEITH, SR. 5 HAZELWOOD ROAD HUDSON, NH 03051 BK 9754 PG 1284
- 150-002-CDX SULLIVAN, ARTHUR & JANICE 84A GREELEY ST HUDSON, NH 03051-3509 BK 4825 PG 343
- 150-002-CDX FLVNN, GEORGIA L. 84B GREELEY STREET HUDSON, NH 03051 BK 4825 PG 331
- 150-006-CDX HUBER, MONIKA M. 92A GREELEY STREET HUDSON, NH 03051 BK 8627 PG 2903
- 150-008-CDX OSGOOD, GORDON J. 92B GREELEY STREET HUDSON, NH 03051 BK 7084 PG 917
- 151-001-000 CZAPIGA, DAVID & MICHELLE 1 SHINGLE MILL ROAD HUDSON, NH 03051 BK 9514 PG 668
- 142-032-000 SIRVYDAS, JOHN & DIANNE 7 REDWOOD ROAD HUDSON, NH 03051 BK 9758 PG 1575
- 142-035-000 LEIGH, NANCY A. & KELLY, JONATHAN F. 13 HAZELWOOD ROAD HUDSON, NH 03051 BK 9698 PG 1398
- 142-036-000 TAYLOR, JASON & DEBRA A. 17 BARRETT'S HILL ROAD HUDSON, NH 03051 BK 8195 PG 737
- 142-037-000 LABRIE, JOSEPH P., JR. & SUSAN P. 9 HAZELWOOD ROAD HUDSON, NH 03051 BK 6232 PG 427
- 150-003-CDX ZHENG, ZHOU DENG & YUE YUN 4 PAULA CIRCLE HUDSON, NH 03051 BK 8092 PG 2428
- 150-003-CDX MALLOY, DANA MARGARET 86B GREELEY STREET HUDSON, NH 03051 BK 9493 PG 2809
- 150-004-000 LYNCH, THOMAS B. 10 OLD LOWELL ROAD HUDSON, MA 01886 BK 5882 PG 365
- 150-005-CDX BEGONIS, PATRICIA A. 90A GREELEY STREET HUDSON, NH 03051 BK 8509 PG 1804
- 150-005-CDX SPINELLI, ELEANOR M. 90B GREELEY STREET HUDSON, NH 03051 BK 6516 PG 952
- 150-014-000, 150-014-011 SUNSET ROCK, LLC 1471 METHUEN STREET DRACUT, MA 01826 BK 8162 PG 116
- 150-016-000 LEIGH-LA REALTY, LLC 19 BARRETT'S HILL ROAD HUDSON, NH 03051 BK 7989 PG 1578
- 150-017-000 17 BARRETT'S HILL ROAD, LLC 19 BARRETT'S HILL ROAD HUDSON, NH 03051 BK 8195 PG 1247
- 151-002-000 MACMILLAN PROPERTIES, LLC 51 WORCESTER RD. HOLLIS, NH 03049 BK 8962 PG 2282
- 151-003-000, 151-004-000 MAZZAGLIA FAMILY TRUST MAZZAGLIA, BARRY, TR. PO BOX 1021 LONDONDERRY, NH 03053 BK 9486 PG 2296
- 151-005-CDX HOLLERAN, JOHN 38 A BARRETT'S HILL ROAD HUDSON, NH 03051 BK 8908 PG 1808
- 151-005-CDX MONSTERE, ADRIENNE 38 B BARRETT'S HILL ROAD HUDSON, NH 03051 BK 8892 PG 474
- 151-006-CDX MENDES, JOAO GABRIEL R. GOMES & VONEI CELESTINO 38 A BARRETT'S HILL ROAD HUDSON, NH 03051 BK 9452 PG 2526
- 150-006-CDX FERNANDEZ, LISA M. & DELANEY, JAKE M. 36 B BARRETT'S HILL ROAD HUDSON, NH 03051 BK 9645 PG 1858
- 151-007-000 POLIOTTI, GABRIEL J. 34A&B BARRETT'S HILL RD. HUDSON, NH 03051 BK 9298 PG 816
- 151-008-000 PLANTE, JOVANNA & BEAULIEU, CAMERON 32 BARRETT'S HILL RD. HUDSON, NH 03051 BK 9184 PG 1549
- 159-024-000, 159-034-000 ZINKAMCH REV. TRUST ZINKAMCH, JOAN P., TR. 79 GREELEY STREET HUDSON, NH 03051 BK 8838 PG 146
- 159-028-000, 159-034-000 STATE OF NEW HAMPSHIRE DEPT. OF TRANSPORTATION PO BOX 483 CONCORD, NH 03302-0483 BK 1950 PG 256
- 159-027-000, 159-027-001 GRACE REV. TRUST 2009 GRACE, DENISSA F., TR. 58 CENTURY LANE LITCHFIELD, NH 03052 BK 9754 PG 1941 BK 9530 PG 2816
- 159-028-000 BEOWELL, LLC 134 TURKEY HILL ROAD MERRIMACK, NH 03054 BK 9763 PG 251

**LIST OF ABUTTERS - CONT'D**

- 142-007-000 TERRACE CONDOMINIUMS C/O AVATAR PROPERTIES 163 MAIN STREET, SUITE 201 SALEM, NH 03079 BK 8764 PG 1917
- 133-017-000 MARCEAU, ROBERT R. 37 PINEWOOD ROAD HUDSON, NH 03051 BK 5273 PG 889
- 133-018-000 MARCEAU, ROBERT R. 35 PINEWOOD ROAD HUDSON, NH 03051 BK 6862 PG 319
- 133-019-000 THERIAULT, JOSEPH R., TR. & THERIAULT, JUDITH M., TR. 33 PINEWOOD ROAD HUDSON, NH 03051 BK 9397 PG 2254
- 133-062-000 BALLARD, MICHAEL P. 5 REDWOOD ROAD HUDSON, NH 03051 BK 5622 PG 1945
- 133-063-000 KOLDEN, TROY M. & DIANE C. 3 REDWOOD ROAD HUDSON, NH 03051 BK 9735 PG 1690
- 133-067-000 CREEDON, PATRICIA 10 PINEWOOD ROAD HUDSON, NH 03051 BK 8132 PG 1553
- 133-068-000 NOVICK, WESLEY & FLORENCE 12 PINEWOOD ROAD HUDSON, NH 03051 BK 9731 PG 2903
- 133-069-000 GIUFFRIDA, ALFRED & DIANA 14 PINEWOOD ROAD HUDSON, NH 03051 BK 9686 PG 777
- 133-070-000 B. WILKINS FAMILY REV. LIV. TR. WILKINS, BARBARA, TR. 16 PINEWOOD ROAD HUDSON, NH 03051 BK 8935 PG 2093
- 133-071-000 SCOTT, THOMAS R. 18 PINEWOOD ROAD HUDSON, NH 03051 BK 8241 PG 1550
- 133-072-000 CROWLEY, DONALD P., JR. & LISA K. 20 PINEWOOD ROAD HUDSON, NH 03051 BK 9726 PG 852
- 133-073-000 MODY, TAPAN B. & BETH A. 5 SHINGLE MILL ROAD HUDSON, NH 03051 BK 8001 PG 849
- 142-007-000 TERRACE CONDOMINIUMS C/O AVATAR PROPERTIES 163 MAIN STREET, SUITE 201 SALEM, NH 03079 BK 8764 PG 1917
- 142-008-000 TROWBRIDGE, LEWIS F. & SANDRA L. 27 OLIVER DRIVE HUDSON, NH 03051 BK 2930 PG 12
- 142-009-000 MELO FAMILY REV. TR. MELO, ANA M., TR. 29 OLIVER DRIVE HUDSON, NH 03051 BK 9652 PG 1691
- 142-010-000 PETTINATO LIVING TRUST PETTINATO, DENISE TR. 31 OLIVER DRIVE HUDSON, NH 03051 BK 9748 PG 279
- 142-011-000 BAILEY, SUSAN A. & KEITH R. 33 OLIVER DRIVE HUDSON, NH 03051 BK 7222 PG 2062
- 142-012-000 ABBOTT, JASON W. & MICHELLE L. 35 OLIVER DRIVE HUDSON, NH 03051 BK 7592 PG 1183
- 142-021-000 BORD, CHRISTOPHER L., TR. BORD, ELIZABETH S., TR. 6 HAZELWOOD ROAD HUDSON, NH 03051 BK 6278 PG 1198
- 142-022-000 WILKIE, JOSHUA & LONG, JULIE 8 HAZELWOOD RD. HUDSON, NH 03051 BK 9541 PG 659
- 142-023-000 WOZNIAK, BRIAN & DEBENEDETTO, KATIE 10 HAZELWOOD ROAD HUDSON, NH 03051 BK 7452 PG 1428
- 142-025-000 PORTER, TIMOTHY L. & MELISSA J. 12 HAZELWOOD RD. HUDSON, NH 03051 BK 8663 PG 526
- 142-026-000 PRATTE, GASTON, TR. & PRATTE, SIMONE, TR. 14 HAZELWOOD ROAD HUDSON, NH 03051 BK 7810 PG 85
- 142-031-000 ALLARD, EDWARD F. & CAROLINE 6 REDWOOD ROAD HUDSON, NH 03051 BK 5592 PG 460

**LEGEND**

- FSB FIELD STONE BOUND
- LIPIPE IRON PIPE
- DH DRILL HOLE & STONE WALL
- B-2 WETLAND FLAGGING LIMIT
- EXISTING DAM
- CART ROAD

APPROVED BY THE HUDSON, NH PLANNING BOARD  
DATE OF MEETING: \_\_\_\_\_

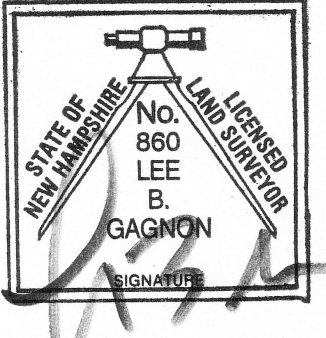
CHAIRMAN: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_  
SECRETARY: \_\_\_\_\_ SIGNATURE DATE: \_\_\_\_\_

SUBDIVISIONS ARE VALID FOR ONE (1) YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FOR AN APPLICANT TO GAIN AN EXEMPTION FROM ALL SUBSEQUENT CHANGES IN SUBDIVISION REGULATIONS, SITE PLAN REGULATIONS AND CHANGES TO THE ZONING ORDINANCE, SEE NH RSA 674:39.

**CERTIFICATION**

I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 08/23/01, EFFECTIVE 01/01/09.

I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN FIFTEEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.



6/14/24  
DATE

LEE B. GAGNON, LLS

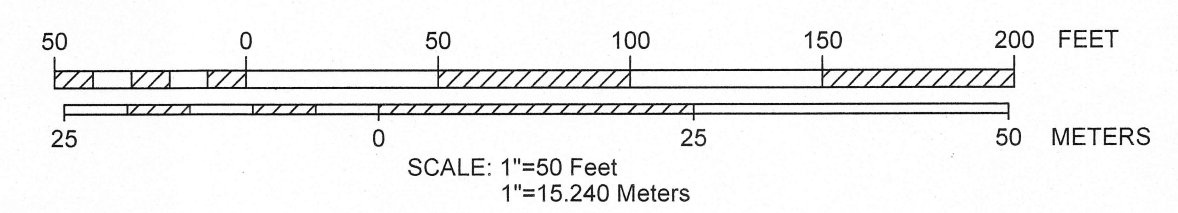
**LIST OF ABUTTERS**

- 133-001-000 CURRIER, JACQUELINE E. 19 SANDALWOOD ROAD HUDSON, NH 03051 BK 8556 PG 371
- 133-017-000 MARCEAU, ROBERT R. 37 PINEWOOD ROAD HUDSON, NH 03051 BK 5273 PG 889
- 133-018-000 MARCEAU, ROBERT R. 35 PINEWOOD ROAD HUDSON, NH 03051 BK 6862 PG 319
- 133-019-000 THERIAULT, JOSEPH R., TR. & THERIAULT, JUDITH M., TR. 33 PINEWOOD ROAD HUDSON, NH 03051 BK 9397 PG 2254
- 133-062-000 BALLARD, MICHAEL P. 5 REDWOOD ROAD HUDSON, NH 03051 BK 5622 PG 1945
- 133-063-000 KOLDEN, TROY M. & DIANE C. 3 REDWOOD ROAD HUDSON, NH 03051 BK 9735 PG 1690
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- 133-068-000 NOVICK, WESLEY & FLORENCE 12 PINEWOOD ROAD HUDSON, NH 03051 BK 9731 PG 2903
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- 142-012-000 ABBOTT, JASON W. & MICHELLE L. 35 OLIVER DRIVE HUDSON, NH 03051 BK 7592 PG 1183
- 142-021-000 BORD, CHRISTOPHER L., TR. BORD, ELIZABETH S., TR. 6 HAZELWOOD ROAD HUDSON, NH 03051 BK 6278 PG 1198
- 142-022-000 WILKIE, JOSHUA & LONG, JULIE 8 HAZELWOOD RD. HUDSON, NH 03051 BK 9541 PG 659
- 142-023-000 WOZNIAK, BRIAN & DEBENEDETTO, KATIE 10 HAZELWOOD ROAD HUDSON, NH 03051 BK 7452 PG 1428
- 142-025-000 PORTER, TIMOTHY L. & MELISSA J. 12 HAZELWOOD RD. HUDSON, NH 03051 BK 8663 PG 526
- 142-026-000 PRATTE, GASTON, TR. & PRATTE, SIMONE, TR. 14 HAZELWOOD ROAD HUDSON, NH 03051 BK 7810 PG 85
- 142-031-000 ALLARD, EDWARD F. & CAROLINE 6 REDWOOD ROAD HUDSON, NH 03051 BK 5592 PG 460

LOT LINE RELOCATION PLAN  
(MAP 150, LOT 13 & MAP 142, LOT 24)  
**85 GREELEY STREET**  
HUDSON, NEW HAMPSHIRE  
PREPARED FOR / RECORD OWNER (LOT 150-13):  
**BROX INDUSTRIES, INC.**  
1 TECH DRIVE, SUITE 310 ANDOVER, MASSACHUSETTS 01810

RECORD OWNER (LOT 142-24):

**TOWN OF HUDSON**  
12 SCHOOL STREET HUDSON, NEW HAMPSHIRE 03051



4 JUNE 2024

**HSI** Hayner/Swanson, Inc.  
Civil Engineers/Land Surveyors  
131 Middlesex Turnpike  
Nashua, NH 03062  
(603) 883-2057  
www.hayner-swanson.com