# MORGAN ADVANCED CERAMICS MINOR SITE PLAN

MSP# 05-24 STAFF REPORT July 29, 2024

SITE: 4 Park Avenue, Map 161 / Lot 030

**ZONING:** Industrial (I)

**PURPOSE OF PLAN:** To depict a minor change to the existing industrial site by expanding the chemical storage area, and proposing a 412 square-foot addition to the existing building.

## **PLANS UNDER REVIEW:**

Storage Area Expansion Plan MSP# 05-24, Map 161 Lot 030, 4 Park Avenue, Hudson, New Hampshire 03051; prepared by: Greenman-Pedersen, Inc. (GPI), 44 Stiles Road Suite One, Salem, NH 03079; prepared for: CAC Mechanical Services, Inc., 68 Stiles Road Suite F, Salem, NH 03079; consisting of 2 sheets and general notes 1-10; dated May 15, 2024.

### **ATTACHMENTS:**

- 1) Application dated June 18, 2024 Attachment "A"
- 2) Department Comments Attachment "B"

### **APPLICATION TRACKING:**

- June 27, 2024 Application received.
- July 29, 2024 Special Site Review Committee scheduled.

### COMMENTS

### BACKGROUND

The property is 20.5 acres and located in the Industrial district. It has a previously approved site plan from 1981 for Industrial/Warehouse use, with several additions/outbuildings being approved and constructed in the intervening 40 years. The applicant wishes to construct two additions to the building, alongside access stairs. As part of the expansion, the applicant intends to restripe a section of pavement to account for spaces proposed to be built on.

### DEPARTMENT COMMENTS

No Department has submitted concerns or comments of note. Full comments may be found in Attachment "B".

# STAFF COMMENTS

The changes proposed are very minor in nature, with no new uses or extenuating factors. Staff notes that the proposed additional spaces fall within the setbacks, but that a shed has been previously approved and is being removed to make space, creating no new encroachment.

# **DRAFT MOTIONS**

## ACCEPT the minor site plan application:

I move to accept the minor site plan application for Morgan Advanced Ceramics Storage Area Expansion Plan MSP# 05-24, Map 161 / Lot 030, 4 Park Avenue, Hudson, New Hampshire 03051.

Motion by: \_\_\_\_\_\_Second: \_\_\_\_\_Carried/Failed: \_\_\_\_\_

# <u>APPROVE</u> the minor site plan application:

I move to approve the minor site plan for Morgan Advanced Ceramics Storage Area Expansion Plan MSP# 05-24, Map 161 / Lot 030, 4 Park Avenue, Hudson, New Hampshire 03051; prepared by: Greenman-Pedersen, Inc. (GPI), 44 Stiles Road Suite One, Salem, NH 03079; prepared for: CAC Mechanical Services, Inc., 68 Stiles Road Suite F, Salem, NH 03079; consisting of 2 sheets and general notes 1-10; dated May 15, 2024; and:

That the Committee finds that this application complies with the Zoning Ordinances and with the Land Use Regulations 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 HCRD, together with the Plan.
- 2. Prior to the issuance of a certificate of completion, an L.L.S. Certified "as-built" site plan shall be provided to the Town of Hudson Land Use Division confirming that the development conforms to the Plan approved by the Planning Board.
- 3. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
- 4. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M. No exterior construction activities shall be allowed on Sundays.

Motion by:	Second:	Carried/Failed:
J		

### **MINOR SITE PLAN APPLICATION**

Date of Application: June 18, 2024	Tax Map #: <u>161</u> Lot #: <u>30</u>		
Site Address: 4 Park Avenue			
Name of Project: <u>Storage Area Expansion</u>			
Zoning District: Industrial (I)	General MSP#: 05-24		
Z.B.A. Action: N/A	(For Town Use Only)		
PROPERTY OWNER:	DEVELOPER:		
Name: JNS Hudson, LLC	CAC Mechanical Services, Inc.		
Address: 23 Main Street Terrace Level	68 Stiles Road, Suite F, Salem, NH 03079		
Address: Andover, MA 01810			
Telephone #	603-305-9502		
Email:jkobzik@cacmsi.com			
PROJECT ENGINEER: SURVEYOR:			
Name: _ Nicole Duquette, PE	David R. Jordan, PE, LLS		
Address: Greenman-Pedersen, Inc.	Greenman-Pedersen, Inc.		
Address: 44 Stiles Road, Suite One, Salem, NH 03079	44 Stiles Road, Suite One, Salem, NH 03079		
Telephone # _603-374-7906	603-374-7912		
Email: nduquette@gpinet.com	djordan@gpinet.com		

## PURPOSE OF PLAN:

The intent of the plan is to show a minor change to an existing industrial site to show an expanded chemical storage area and a proposed addition to the existing building.

(For Town Use Only)				
Routing Date:7/3/24 Deadline Date:				
I have no comments I have comments (attach to form)				
Title: (Initials)	Date:			
Department:				
Zoning: Engineering: Assessor: Po	olice:Fire:DPW:Consultant:			

# MINOR SITE PLAN DATA SHEET

PLAN NAME: Storage Area Expansion Plan				
PLAN TYPE: <u>SITE PLAN</u>				
LEGAL DESCRIPTION: MAP 161 LOT 30				
DATE: June 18, 2024				
Location by Street:	4 Park Avenue			
Zoning:	Industrial Use			
Proposed Land Use:	Expansion of an existing building			
Existing Use:	Industrial			
Surrounding Land Use(s):	Industrial/Commercial/Residential			
Number of Lots Occupied:1				
Existing Area Covered by Building:	14,469 sf			
Existing Buildings to be removed:	Shed			
Proposed Area Covered by Building:	15,177			
Open Space Proposed: Existing to remain				
Open Space Required:				
Total Area:	S.F.: Acres:			
Area in Wetland:	Area Steep Slopes:0			
Required Lot Size:	30,000 sf			
Existing Frontage: 541.42' +/-				
Required Frontage:	150'			
Building Setbacks:	Required* Proposed			
Front: Side: Rear:	$ \begin{array}{c cccc} 50 & >50 \\ \hline 15 & >15 \\ \hline 15 & >15 \\ \end{array} $			

MINOR SITE PLAN DATA SHEET (Continued)			
Flood Zone Reference:	X - Not within the 100' flood plain		
Width of Driveways:	Existing to be reused - no proposed change	es to existing curb cut	
Number of Curb Cuts:	0		
Proposed Parking Spaces:	Existing to remain		
Required Parking Spaces:	24		
Basis of Required Parking (Use):	Industrial: 1 per 600 sf		
Dates/Case #/Description/Stipulations of ZBA, Conservation Commission, NH Wetlands Board Actions: (Attach stipulations on separate sheet)	N/A		
Waiver Requests			
Town Code Reference: Reg	ulation Description:		
None		-	
<u></u>		-	
		27 	

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

## MINOR SITE PLAN APPLICATION AUTHORIZATION

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

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

	Signature of Owner:	_Date: 6/25/24
	Print Name of Owner: Nicole Duprette - GPI	
¢	If other than an individual, indicate name of organization and its principal ow corporate officers.	ner, partners, or

Signature of Developer:	Date:
Print Name of Developer:	

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 Regu	ilations
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. <u>REVIEW FEES:</u>

#### 1. Minor Site Plan Use Project Size/Fee

Multi-Family	\$105.00/unit for 3-50 units \$78.50/unit for each additional unit over 50	\$
Commercial/Semi Public	c/Civic or Recreational (708sf) \$157.00/1,000 sq. ft. for first 100,000 sq.ft. (bldg. area): \$78.50/1,000 sq.ft. thereafter.	\$ <u>111.16</u>
Industrial	\$150.00/1,000 sq.ft for first 100,000 sq.ft. (bldg. area); \$78.50/1,000 sq.ft thereafter.	\$
No Buildings	\$30.00 per 1,000 sq.ft. of proposed developed area	\$
<u>CONSULTANT REVIEW FEE:</u> (If Applicable - Separate Check) - TBD		

 Total \_\_\_\_\_\_ acres @ \$600.00 per acre, or \$1,250.00,
 \$\_\_\_\_\_\_

 whichever is greater.
 \$\_\_\_\_\_\_

This is an estimate for cost of consultant review. The fee is expected to cover the amount. A complex project may require additional funds. A simple project may result in a refund.

#### **LEGAL FEE:**

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

### B. <u>POSTAGE:</u>

	Direct Abutters, Applicant, Professionals, etc. as required by RSA 676:4.1.d @\$5.08 (or Current Certified Mail Rate)	\$ <u>121.92</u>
	Indirect Abutters (property owners within 200 feet) @\$0.68 (or Current First Class Rate)	\$
C.	TAX MAP UPDATING FEE: (FLAT FEE if Applicable)	\$ <u>275.00</u> - N/A
	TOTAL	\$235.80

# SCHEDULE OF FEES

(Continued)

(For Town Use)		
AMOUNT RECEIVED: \$	DATE RECEIVED;	
RECEIPT NO.:	RECEIVED BY:	

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

### F. <u>RECORDING FEES:</u>

\*\*\*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. <u>COST ALLOCATION PROCEDURE AMOUNT CONTRIBUTION AND OTHER</u> <u>IMPACT FEE PAYMENTS:</u>

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.\*\*\*

To Whom it May Concern:

I, JAMES T. CURTS \_\_\_\_, Manager of JNS Hudson LLC, being the owner of the property at 4 Park Avenue in Hudson, New Hampshire (Map 161 Lot 30), hereby give permission to Morgan Industries, CAC Mechanical Services, Inc., and Greenman-Pedersen, Inc. to file and present any and all required State and Local permit applications as necessary for improvements to the existing industrial site.

James E. Cents Signature

Date of Application: June 18, 2024	Tax Map #: <u>161</u>	Lot #: <u>30</u>
Site Address: 4 Park Avenue		
Name of Project: Storage Area Expansion	<u></u>	
Zoning District: Industrial (I)	General MSP#:	
Z.B.A. Action: N/A		(For Town Use Only)
PROPERTY OWNER:	DEVELOPER:	
Name: JNS Hudson, LLC	CAC Mechanical	Services, Inc.
Address: 23 Main Street Terrace Level	68 Stiles Road, S	uite F, Salem, NH 03079
Address: Andover, MA 01810		
Telephone #	603-305-9502	
Email:	jkobzik@cacms	i.com
PROJECT ENGINEER:	SURVEYOR:	
Name: Nicole Duquette, PE	David R. Jordan,	PE, LLS
Address: Greenman-Pedersen, Inc.	Greenman-Peder	sen, Inc.
Address: 44 Stiles Road, Suite One, Salem, NH 03079	44 Stiles Road, Su	ite One, Salem, NH 03079
Telephone # 603-374-7906	603-374-7912	
Email: nduquette@gpinet.com	djordan@gpine	t.com

<u>PURPOSE OF PLAN:</u> The intent of the plan is to show a minor change to an existing industrial site to show an expanded chemical storage area and a proposed addition to the existing building.

	(For T	own Use Only)	
Routing Date: 7/3/24	Deadline Date:	7/10/24	Meeting Date:7/22/24
I have no commen	ts I l	have commer	nts (attach to form)
DRH Title: Fire	Marsha	L	Date: <b>3</b> /24
Department:			/
Zoning: Engineering:	Assessor: Po	olice:Fire	: DPW: Consultant:

Page 2 of 8 Minor Site Plan Application - Hudson NH 04/2024

### **MINOR SITE PLAN APPLICATION**

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Routing Date:7/3/24 Deadline Date:7/10/24	Meeting Date:7/22/24			
X I have no comments I have comments (attach to form)				
SCM Title: Captain Steven McElhinney	Date: 07/07/24			
(Initials)				
Department:				
Zoning: Engineering: Assessor: Police: XFire:	DPW: Consultant:			

From:	Dhima, Elvis
То:	<u>Dubowik, Brooke; Gradert Benjamin; Hebert, David; Kirkland, Donald; McElhinney, Steven; Michaud, Jim;</u> Sullivan, Christopher; Malley, Tim; Twardosky, Jason
Cc:	Gradert Benjamin
Subject:	RE: Dept. Sign Off - 4 Park Ave Minor Sie Plan MSP# 05-24
Date:	Wednesday, July 3, 2024 3:54:52 PM
Attachments:	image002.png image003.png

No comment

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Elvis Dhima, P.E. Town Engineer

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

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I hav	/e no commer	its I	have comment	s (attach to fo	vrm)
(Invitials)	Fitle: <u>Chi</u>	ef Assex	SUV	Date: _	7-8-24
Department:					
Zoning: Eng	gineering:	Assessor: Po	olice:Fire:	DPW:	_ Consultant:

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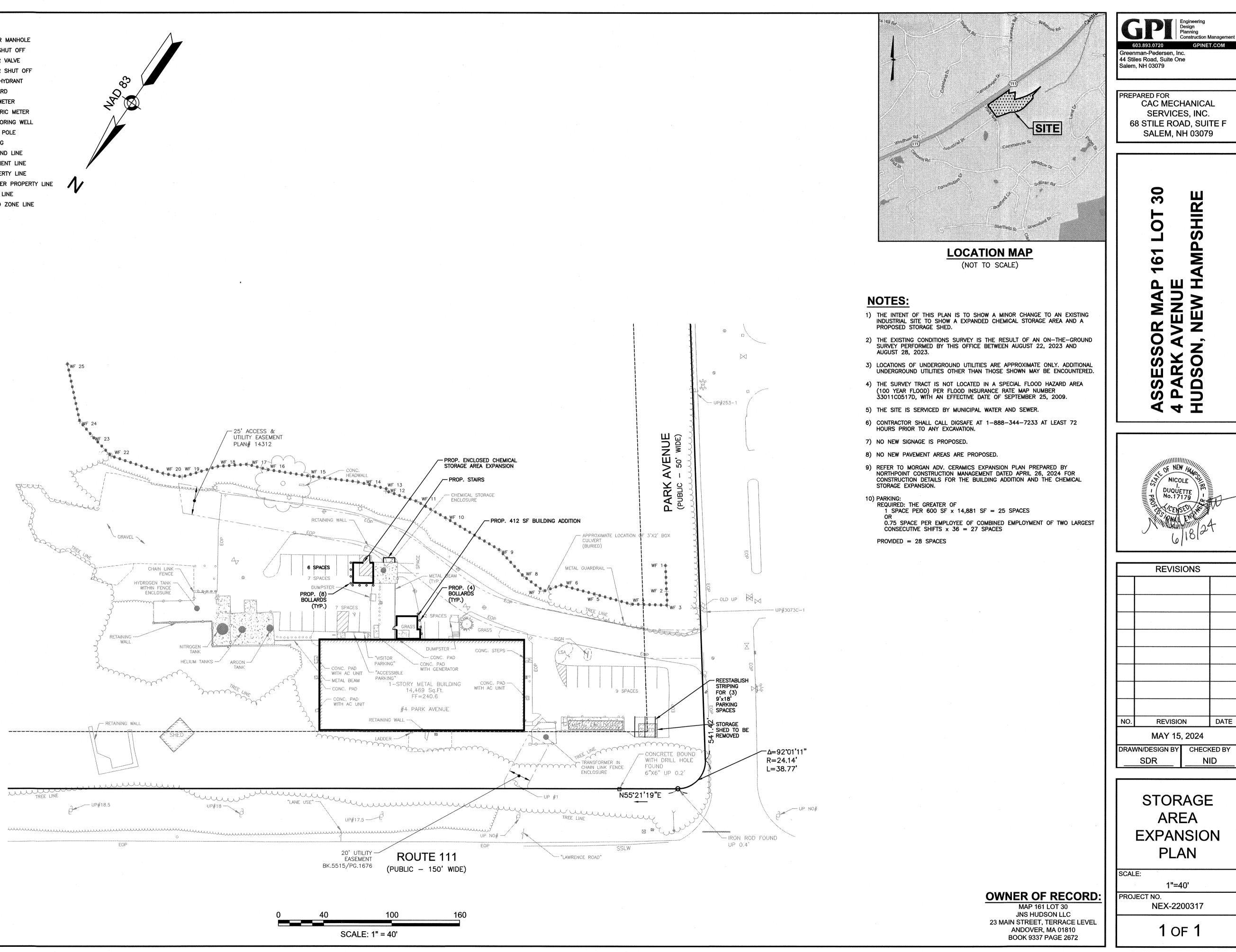
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SSLW	SINGLE SOLID LINE WHITE
G	GAS LINE
T	UNDERGROUND TELEPHONE
W	WATER LINE
——— E ———	UNDERGROUND ELECTRIC
0 0	METAL GUARDRAIL
	CHAIN LINK FENCE
	CONTOUR ELEVATION
· 0	TREE
5 C	UTILITY POLE
<	GUY WIRE
· · · · · · · · · · · · · · · · · · ·	OVERHEAD WIRE
$\cdots \cdots $	TREELINE
	SIGN
×96.69	SPOT ELEVATION
D	DRAIN MANHOLE
	CATCH BASIN

SEWER MANHOLE GAS SHUT OFF WATER VALVE WATER SHUT OFF FIRE HYDRANT BOLLARD GAS METER ELECTRIC METER MONITORING WELL LIGHT POLE BORING • • • • • • • • • WETLAND LINE EASEMENT LINE PROPERTY LINE ABUTTER PROPERTY LINE ZONE LINE ----- FLOOD ZONE LINE

28

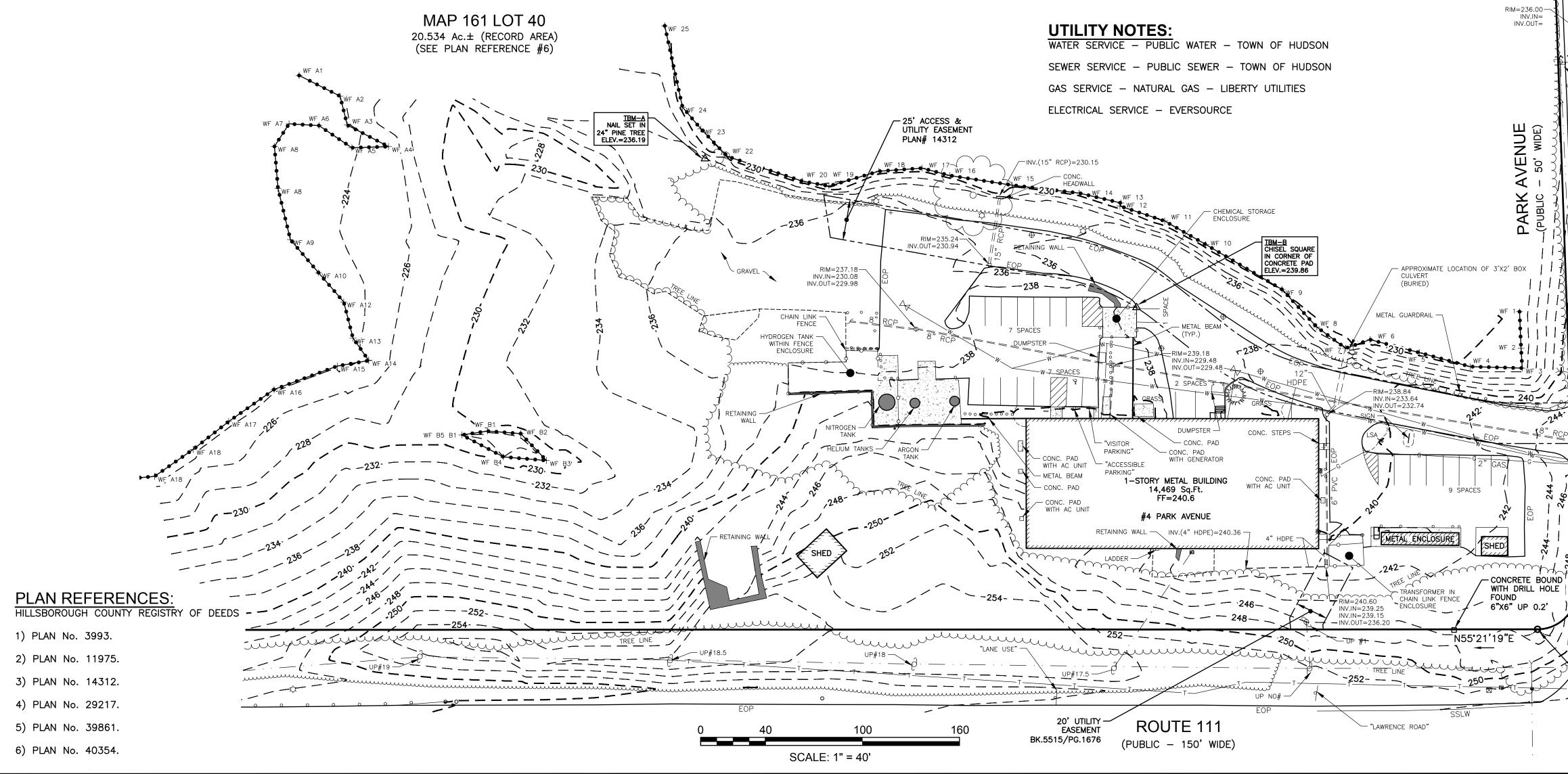
MAP 161 LOT 40 20.534 Ac. $\pm$  (RECORD AREA) (SEE PLAN REFERENCE #6)

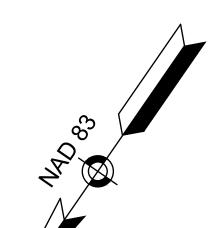


REVISIONS			
NO.	REVISIO	DATE	
MAY 15, 2024			
DRAWN/DESIGN BY CHECKED BY			ED BY
SDRNID			ID

# LEGEND

SSLW	SINGLE SOLID LINE WHITE	S	SEWER MANHOLE
G	GAS LINE	୍ଦ୍ର	GAS SHUT OFF
T	UNDERGROUND TELEPHONE	$\bowtie$	WATER VALVE
w	WATER LINE	# <u></u> 0	WATER SHUT OFF
———— E ————	UNDERGROUND ELECTRIC	ДС.	FIRE HYDRANT
<u> </u>	METAL GUARDRAIL	0	BOLLARD
oo	CHAIN LINK FENCE	GM	GAS METER
<u> </u>	CONTOUR ELEVATION	EM	ELECTRIC METER
	TREE	\$	MONITORING WELL
С J	UTILITY POLE	\$	LIGHT POLE
<	GUY WIRE	<b></b>	BORING
· ·	OVERHEAD WIRE	•••••	WETLAND LINE
$\cdots \cdots $	TREELINE		EASEMENT LINE
	SIGN		PROPERTY LINE
×	SPOT ELEVATION		ABUTTER PROPERTY LINE
$\bigcirc$	DRAIN MANHOLE		ZONE LINE
	CATCH BASIN		FLOOD ZONE LINE





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# NOTES:

1) ZONE: INDUSTRIAL DISTRICT (I) 3Ò,000 Sq.Ft. MIN. LOT SIZE: MIN. LOT FRONTAGE: 150 Ft. SETBACKS:

FRONT	50 Ft.
SIDE	15 Ft.
REAR	15 Ft.

REAR REFER TO THE TOWN OF HUDSON ZONING ORDINANCE FOR VERIFICATION, ADDITIONAL RESTRICTIONS AND PERMITTED USES. THE ZONING INFORMATION SHOWN HEREON IS BASED ON A REVIEW OF THE HUDSON ZONING ORDINANCE.

- 2) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN AUGUST 22, 2023 AND AUGUST 28, 2023.
- 3) BEARINGS SHOWN HEREON ARE BASED ON NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON AUGUST 22, 2023.
- 4) ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON AUGUST 22, 2023.
- 5) LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY. ADDITIONAL UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED. INVERTS ARE LISTED IN A CLOCKWISE DIRECTION ENDING WITH THE INVERT OUT (UNLESS OTHERWISE NOTED).
- 6) THE SURVEY TRACT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP NUMBER 33011C0517D, WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
- 7) A TOTAL OF 26 CLEARLY IDENTIFIABLE PARKING SPACES WERE OBSERVED IN CONDUCTING THIS SURVEY.
- 8) FEMA FLOOD ZONE LINES SHOWN HEREON TAKEN FROM THE FEMA GIS NATIONAL FLOOD HAZARD LAYER DATABASE.
- 9) BOUNDARY SHOWN HEREON IS BASED ON RECORD PLANS AND IS NOT AN INDEPENDENT BOUNDARY SURVEY BY THIS OFFICE. EASEMENTS SHOWN HEREON WERE IDENTIFIED THROUGH A SEARCH OF PUBLIC RECORDS. OTHER EASEMENTS MAY EXIST OTHER THAN THOSE SHOWN THAT WOULD BE IDENTIFIED THROUGH A TITLE EXAMINATION. NO TITLE EXAMINATION WAS PROVIDED TO THE SURVEYOR DURING THE PREPARATION OF THIS PLAN.

