

SENSORY SEEKERS MINOR SITE PLAN

CHANGE OF USE

MSP# 03-24

STAFF REPORT

June 17, 2024

SITE: 102 Derry Street, Map 165 / Lot 154

ZONING: Business (B)

PURPOSE OF PLAN: To change the use of the existing building from an educational institute to indoor recreation & educational use, offering an inclusive play space designed for, but not limited to, children who exhibit different sensory needs.

APPLICATION UNDER REVIEW:

Change of Use Application for Sensory Seekers LLC Change of Use Site Plan MSP# 03-24, Map 165 / Lot 154, 102 Derry Street, Hudson, NH, Hillsborough County. No expansion or significant changes to the existing building, parking areas or site layout are proposed. Therefore, the application meets the criteria for a Minor Site Plan. The previously approved site plan for the property, HCRD# 17153, has been provided for reference.

ATTACHMENTS:

- 1) Application dated June 6, 2024 – Attachment “A”
- 2) Department Comments – Attachment “B”
- 3) Continental Hair Design Site Plan #17153, dated December 8, 1981 – Attachment “C”.
- 4) Public Comments via email – Attachment “D”

APPLICATION TRACKING:

- June 6, 2024 – Application received.
- June 17, 2024 – Minor Site Plan Review Committee scheduled.

COMMENTS

BACKGROUND

The property is approximately 1.57 acres in area and is located in the Business District. The parcel was previously used as a cosmetology school and salon known as Continental Academie of Hair Design. The building has been vacant for approximately three years. The applicant wishes to change the primary use from that of a personal service use **D-3** of **§334-27 – Table of Permitted Uses** to use **D-20**, an indoor recreation space.

DEPARTMENT COMMENTS

All departments responded with “no comment.” but DPW added “Happy to see this property being utilized for something good.” Any additional comments received will be provided to the Committee.

STAFF COMMENTS

Staff note that the applicant is proposing no exterior changes to the building or site layout, and minimal interior renovation, if any. Due to the limited clientele of the proposed use, traffic is of a minimal concern for the site. The site was granted two variances related to the location and dimensions of parking areas and aisles in 1982, which remain in place and have no changes proposed as part of the proposed use. No CAP fee is being assessed.

DRAFT MOTIONS:

ACCEPT the minor site plan application:

I move to accept the minor site plan application for the Change of Use Application for Sensory Seekers LLC MSP# 03-24, Map 165 Lot 154, 102 Derry Street, Hudson, NH.

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

APPROVE the minor site plan application:

I move to approve the minor site plan for the Change of Use Application for Sensory Seekers LLC MSP# 03-24, Map 165 / Lot 154, 102 Derry Street, Hudson, NH, Hillsborough County.; dated June 6, 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. Hours of operation shall be limited to 9:00AM-5:00PM Monday through Saturday, and 10:00AM-6:00PM on Sundays.
2. The number of children present at one time shall be no more than forty (40) at any given time, which includes the children enrolled in Skills-Based Summer Camp, or the maximal amount allowed via Certificate of Occupancy issued by Inspectional Services, whichever is fewer.
3. No building expansions or alterations of the exterior site layout, parking spaces, vehicular circulation or greenspace shall be permitted with the exception of exterior signage and standard maintenance and upkeep.
4. Prior to the Planning Board endorsement of the Application, it shall be subject to final administrative review by Town Planner and Town Engineer.

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

MINOR SITE PLAN APPLICATION

Date of Application: 5-23-24 Tax Map #: 165 Lot #: 154-000

Site Address: 102 Derry Street Hudson

Name of Project: Sensory Seekers LLC

Zoning District: B-Business General MSP#: 03-24
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Cliff Antonell

Sensory Seekers LLC/ April Campbell Owner

Address: P.O Box 188

1 Pine Acres Road

Address: Beverly, MA 01915

Allenstown, NH 03275

Telephone # 508-561-9816

603-581-4398

Email: Antonellmanagment@gmail.com

acampbell@sensoryseekers.org

PROJECT ENGINEER:

SURVEYOR:

Name: _____

Address: _____

Address: _____

Telephone # _____

Email: _____

PURPOSE OF PLAN:

Sensory Seekers will like to change the current use of 102 Derry Street from an Educational Institue use to be used as a Recreation and Educational use. There will be no changes to the land or building.

(For Town Use Only)

Routing Date: 5/31/24 Deadline Date: 6/5/24 Meeting Date: TBD

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

_____ Title: _____ Date: _____
(Initials)

Department: _____

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

MINOR SITE PLAN DATA SHEET

PLAN NAME: Sensory Seekers LLC

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 165 LOT 154-000

DATE: 5-23-2024

Location by Street: 102 Derry Street Hudson, NH

Zoning: B-Business

Proposed Land Use: Recreation and Educational Use

Existing Use: Educational Institution

Surrounding Land Use(s): Residential

Number of Lots Occupied: 1

Existing Area Covered by Building: 4199 sq/ft

Existing Buildings to be removed: none

Proposed Area Covered by Building: 4199 sq/ft

Open Space Proposed: _____

Open Space Required: 35%

Total Area: S.F.: _____ Acres: 1.57

Area in Wetland: NA Area Steep Slopes: NA

Required Lot Size: 30,000

Existing Frontage: 470'

Required Frontage: 150'

Building Setbacks:	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50 ft</u>	<u>21' actuals</u>
Side:	<u>15ft</u>	<u>58' 69' actuals</u>
Rear:	<u>15ft</u>	<u>190' actuals</u>

MINOR SITE PLAN DATA SHEET

(Continued)

Flood Zone Reference: Not in a flood zone

Width of Driveways: 22 feet

Number of Curb Cuts: 0

Proposed Parking Spaces: 33 parking spaces. 23 parking spaces in front lot 3 handicap spaces and 7 parking spaces in rear lot

Required Parking Spaces: 2 load and unload

Basis of Required Parking (Use): 275-8 C 6a

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

Waiver Requests

<i>Town Code Reference:</i>	<i>Regulation Description:</i>
<u>N/A</u>	
<u> </u>	
<u> </u>	
<u> </u>	
<u> </u>	

(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: Cliff Antonelli Date: 5-23-2024
Print Name of Owner: Cliff Antonelli

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

Signature of Developer: April Campbell Date: 5-23-2024
Print Name of Developer: April Campbell Sensory Seekers owner

- ❖ 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.

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

B. PLANNING BOARD	
1. Professional Fee (Professionals, etc. as required)	\$ 30.00
2. Application Fee (or Current Certified Mill Rate)	
3. Inspection Fee (owners within 300 feet)	\$ 13.00
4. Other Fees (if any - list Rate)	
C. PLANNING BOARD REVIEW FEE (if Applicable)	
TOTAL	\$ 43.00

SCHEDULE OF FEES

A. REVIEW FEES:

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/Civic or Recreational \$ ~~1000.00~~ \$659.24
 \$157.00/1,000 sq. ft. for first 100,000 sq.ft. (\$157.00 X 4.199)
 (bldg. area);
 \$78.50/1,000 sq.ft. thereafter.

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

CONSULTANT REVIEW FEE: (If Applicable - Separate Check)

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. POSTAGE:

10 Direct Abutters, Applicant, Professionals, etc. as required \$ 50.80
 by RSA 676:4.1.d @\$5.08 (or Current Certified Mail Rate)

20 Indirect Abutters (property owners within 200 feet) \$ 13.60
 @\$0.68 (or Current First Class Rate)

C. TAX MAP UPDATING FEE: (FLAT FEE if Applicable) \$ ~~275.00~~

TOTAL \$ ~~1338.00~~ \$723.64

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. RECORDING FEES:

*****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.*****



TOWN OF HUDSON
Land Use Division



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

Zoning Determination #24-048

April 15, 2024

April Campbell
1 Pine Acres Road
Allentown NH, 03275

Re: **102 Derry Street Map 165 Lot 154-000**
District: (B)

Dear Ms. Campbell,

Your request: To open an indoor recreation business at Map/Lot 165-154-000.

Zoning Review / Determination:

The lot in question is located within the **B - Business** district and Indoor recreation is a permitted use as per **§334-21(D-20) Table of permitted uses**. While the use is permitted, the prior use of the lot was an educational institution. This would require a change of use per **§334-16.1 Approved Site Plan**. Please contact the Planning Department for information on the site plan process.

Sincerely,

Chris Sullivan
Zoning Administrator/Code Enforcement Officer
(603) 886-6000 (ext. 1275)
csullivan@hudsonnh.gov

cc: Public File
B. Dubowik, Administrative Aide
Inspectional Services
Owner
File

NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.



What is Sensory Seekers: Sensory Seekers is a specially designed educational center that offers an inclusive play space. It was designed for children who exhibit different sensory needs. Due to Sensory Seekers unique design however, **ALL** children, regardless of their individual abilities, can enjoy and benefit from the classes offered and the unique play space.

How it Came to Be: Sensory Seekers was created for kids who have different abilities. The owner's son has autism, and she was a foster parent for 14 years. There just wasn't a place that was designed or even really welcomed kids with different abilities or who exhibit trauma behaviors. Being an educator for 20 years she decided to create a space designed for kiddos with different needs but open to all children.

The first Sensory Seekers opened in Concord NH in 2001. We have kids of all abilities come in to play and participate in our many programs including open play, summer camp and enrichment classes. It is truly amazing to watch kids of a variety of abilities all playing and having fun together.

Operations: Sensory Seekers will be open Monday- Saturday 9:00-5:00 and Sundays are reserved for birthday parties and private events from 10:00-6:00. There might be some variations to the hours depending on special events. Once a month we offer a movie night or a glow-night. That usually ends around 7:00.

Sensory Seekers restricts the number of kiddos playing in the play space to 25 at its Concord location. We anticipate having 25 kiddos at the most in the open play gym in Hudson and 10-15 kids per class in one of the classrooms. We plan to offer up to 3 different classes a day. The classes usually range from 35-45 minutes in length. This number of children will be more defined once we know what the occupancy permit will allow but we do not anticipate more than these totals. Parents do stay with their child so that would factor into our total occupancy.

We have 4 classroom spaces in Hudson. We will allow different groups to rent the space classroom spaces when requested. In our Concord location we have different parent groups rent a classroom for their weekly meetings and support groups. Also, therapists or tutors working with a child might rent a classroom for an hour.

Attachment "A"

Families have the option to purchase a monthly membership or to pay as they play. Our membership rates in Concord NH start at \$45.00- \$65.00 depending on the number of kiddos in a family. Our drop-in rates are \$12.00 for 1 hour and \$18.00 for 2 hours. These may vary some in the Hudson space. Our goal is to keep it affordable for all families.

Staffing: depending on what is happening in the building will depend on how many staff are present. We usually have 1 front desk person and then instructors who teach the different classes. There would possibly be 2-3 staff members present at a time.

Programming: Sensory Seekers offers a variety of classes and programs for children and their families. Here are some we will be offering in Hudson.

Art Class- a processed art-based class for all ages.

Music Class- a fun music time and activity time for all ages

Fitness Class- a high energy class that incorporates dance, yoga, and aerobic based exercise for toddlers on up.

Baby on Lap Class- a class designed for parents with children under the age of 1.

Story Hour and Craft- a fun story time with music, crafts, and games for all children

Autism Meet-Up- a time where families with children with autism can get together to meet, form bonds and engage in a fun less stressful way.

Homeschooling Meet-Up-a specific designated time for homeschooling families to come together, participate in play in the gym, and make new friends.

Messy Play: a tactile sensory play time. A guided activity that allows children to play with slimes, doughs, sand, paint, and other tactile materials for all children.

Make -It Monday's: a specific open ended craft time for children to explore and play with different art materials for all ages.

Sensory Seekers also offers a variety of skills-based classes for homeschooling families. See some examples below:

The Page Turners

Attachment "A"

We will choose age-appropriate books that capture the imagination and provide a platform for students to discuss their thoughts, characters, and plot twists. This class not only enhances reading comprehension, but also hones their critical thinking and communication skills.

World Explorers

Students will travel the world through this class. Each session will focus on a different country where students can learn about its culture, traditions, history, and cuisine. They will make crafts, sample traditional foods, and even practice greetings in the country's native language.

Art Mania

This class will introduce the world of art to your child, where students can explore famous artists, art movements, and even try their hands at various artistic techniques including process art, painting, sculpting, and drawing. Their creativity will soar to new heights.

The World is my Stage

Unleash the drama kings and queens with this theater and acting class. From improvisation games to performing short plays, this class will boost their confidence, enhance their communication skills, and nurture their creativity.

Engineering Explorers

For future engineers, Engineering Explorers class provides opportunities to build, construct, and problem solve. Students will work with building blocks, simple machines, and craft materials to create their own inventions.

Wild Wonders

Wild Wonder class brings students closer to the animal kingdom. Through stories, crafts and virtual technology, students will learn about different animals, habitats, and conservation efforts.

Math Whizzes

Make math enjoyable with Math Whizzes! Through games, puzzles and interactive activities, students can focus on developing math skills depending upon their individual level and by teaming up with other students.

Super Science Investigators

For budding scientists, students can conduct captivating experiments and explore the wonders of the natural world. From building erupting volcanoes to launching rockets, this class will ignite the flames of curiosity and instill a passion for scientific discovery.

Summer Camp: Sensory Seekers is a Skills-Based Summer Camp. Recognized by the Department of Education and the Child Licensing Unit. We offer the following camps at our Concord Location. Our summer camp has 10 kids and is a shorter day (8:30-3:00). This allows children who have a harder time in mainstream camp setting be successful. We also accept the Rekindling Curiosity Grant. (We will not be offering summer camp this summer in Hudson).

Weekly Camp Themed Sessions:

Inventor's Workshop

Inventors camp provides opportunities to build, construct, and problem solve. Campers will work with building blocks, simple machines, and craft materials to create their own inventions.

Art Camp

This camp will introduce the world of art to each camper. Campers will explore famous artists, art movements, and even try their hand at various artistic techniques including process art, painting, and sculpting.

Science Investigators

This camp is for budding scientists. Campers will conduct experiments and explore the wonders of the natural world. From building erupting volcanoes to launching rockets. This camp will ignite the flames of curiosity and instill a passion for scientific discovery.

Ooey Goey Sensory Play Camp

This camp will offer a varied sensory tactile experience for each camper. We will not only make different slimes and doughs but add an element of fun to making things look like worms or stepping into a bucket of goo. This camp is perfect for the camper who craves or resists sensory input and can be modified to meet the needs of every camper sensory processing needs.

Pirate Ocean Adventure

This camp will bring campers closer to the wonders of the ocean and all the amazing animals that call it home. Through stories, crafts, and virtual technology, campers will learn about different sea animals, habitats, and conservation efforts.

Mission Impossible

Campers will have a STEM challenge (mission) each day to full fill. These missions will require teamwork, problem solving skills, and promote a sense of adventure. Campers will feel empowered to conquer these STEM challenges they are faced with and will get to celebrate each mission that they conquer.

Camp Olympics

We will conduct a variety of Olympic themed fitness games and challenges.

Space Week

Campers will explore the wonders of outer space. By conducting experiments, doing art projects, learning about the stars and planets.

Attachment "A"

Open Play Gym: Our open gym is modeled after an occupational therapy sensory gym. Even though we are designed in this way. We have just as much or more kiddos without different abilities play as we have those who do. We have climbing structures, a crash pit, swings, steam roller slides, a dramatic play area, messy art room, a soft playroom, and a calm down room. The calm down room is designed for kiddos who might need a break from active play to regroup or just to have quieter play area.

Pictures of the Concord location is included below. The Hudson location is much larger so most of the equipment will be the same but the layout and having the ability to offer break-out rooms will differ greatly.

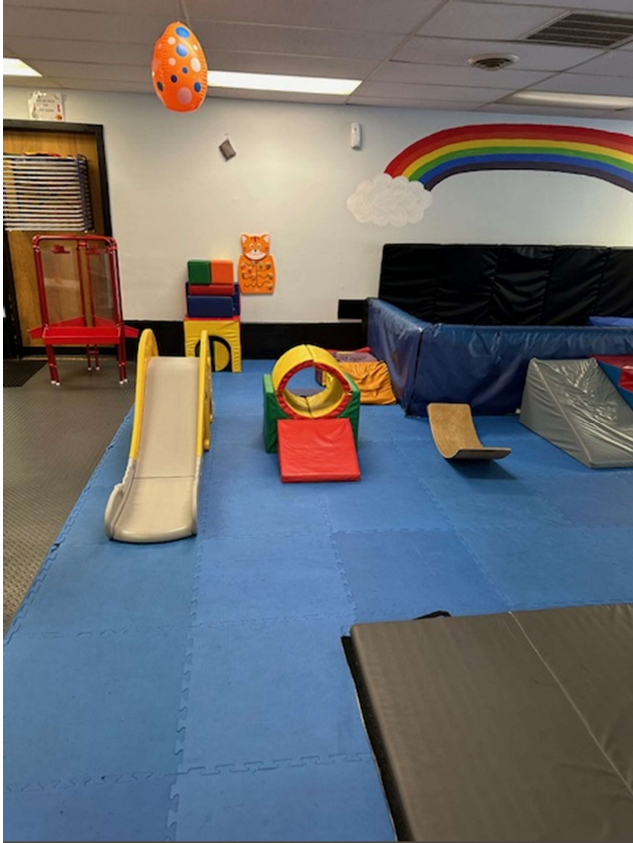
You can also visit our website at www.sensoryseekers.org



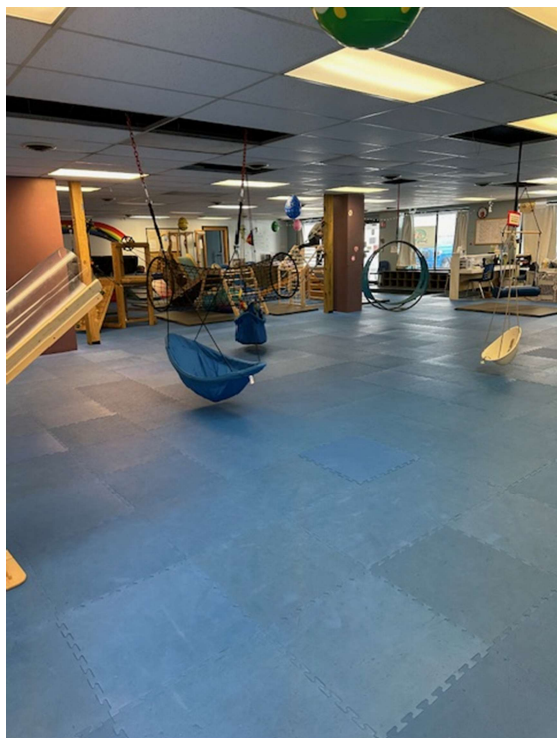
Attachment "A"



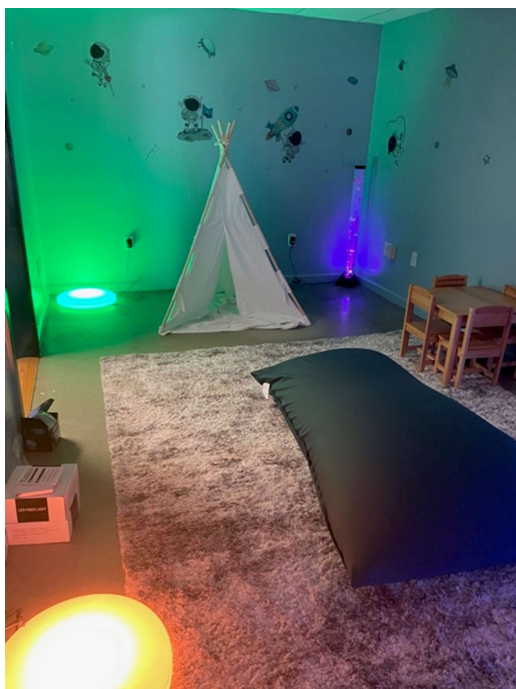
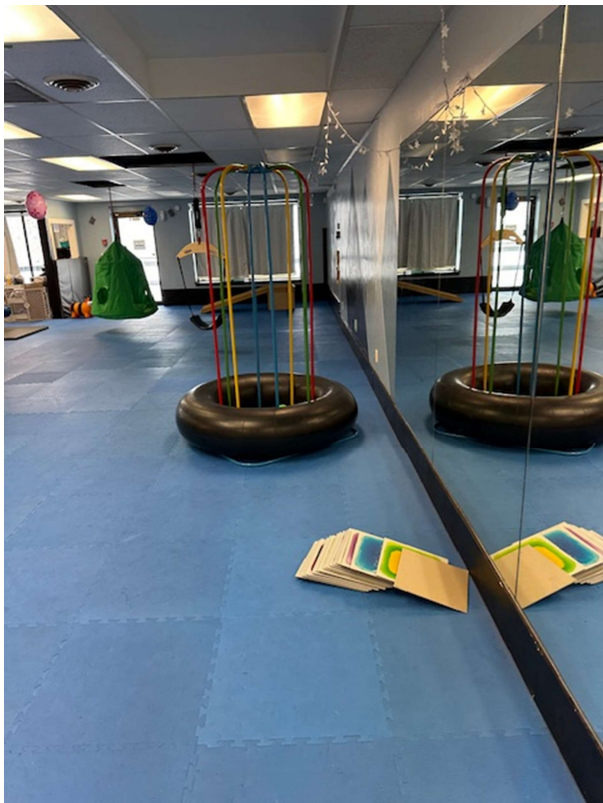
Attachment "A"



Attachment "A"



Attachment "A"



The Calm Down Room

Attachment "A"



One of the Classroom Spaces

MINOR SITE PLAN APPLICATION

Date of Application: 5-23-24 Tax Map #: 165 Lot #: 154-000

Site Address: 102 Derry Street Hudson

Name of Project: Sensory Seekers LLC

Zoning District: B-Business General MSP#: 03-24
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: Cliff Antonell
Address: P.O Box 188
Address: Beverly, MA 01915
Telephone # 508-561-9816
Email: Antonellmanagment@gmail.com

DEVELOPER:

Sensory Seekers LLC/ April Campbell Owner
1 Pine Acres Road
Allenstown, NH 03275
603-581-4398
acampbell@sensoryseekers.org

PROJECT ENGINEER:

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

SURVEYOR:

PURPOSE OF PLAN: Sensory Seekers will like to change the current use of 102 Derry Street from an Educational Institue use to be used as a Recreation and Educational use. There will be no changes to the land or building.

(For Town Use Only)

Routing Date: 5/31/24 Deadline Date: 6/5/24 Meeting Date: TBD

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

CJS Title: ZONING ADMINISTRATOR Date: 6-14-24
(Initials)

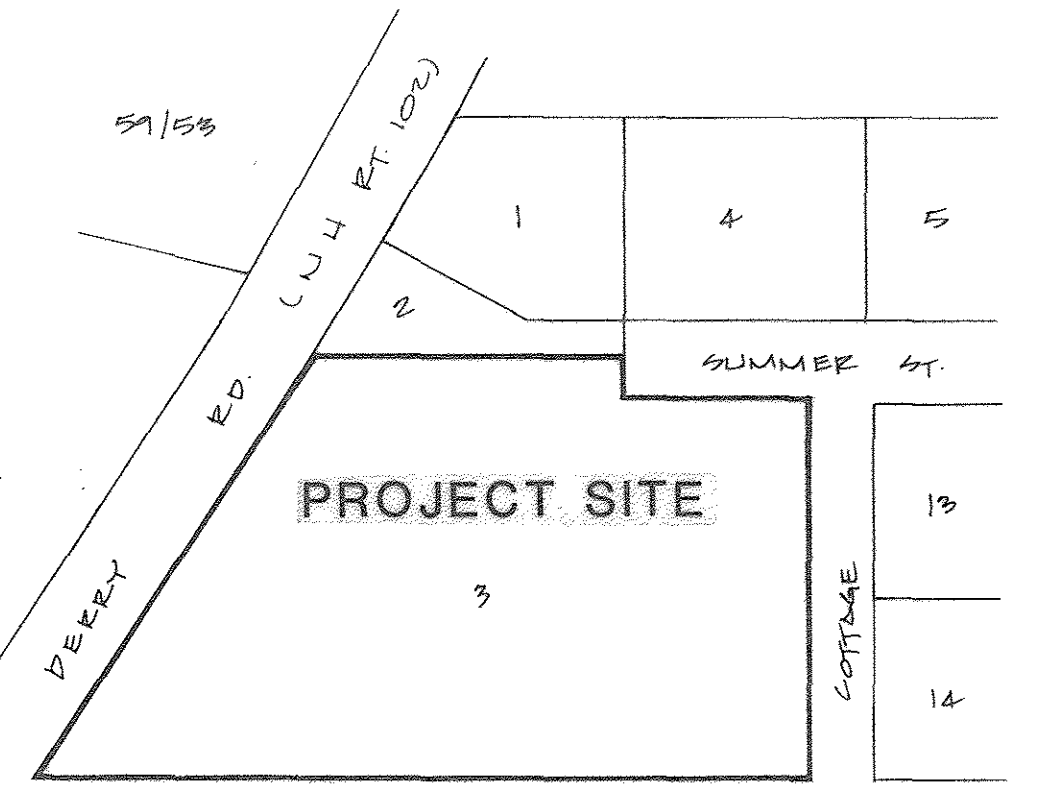
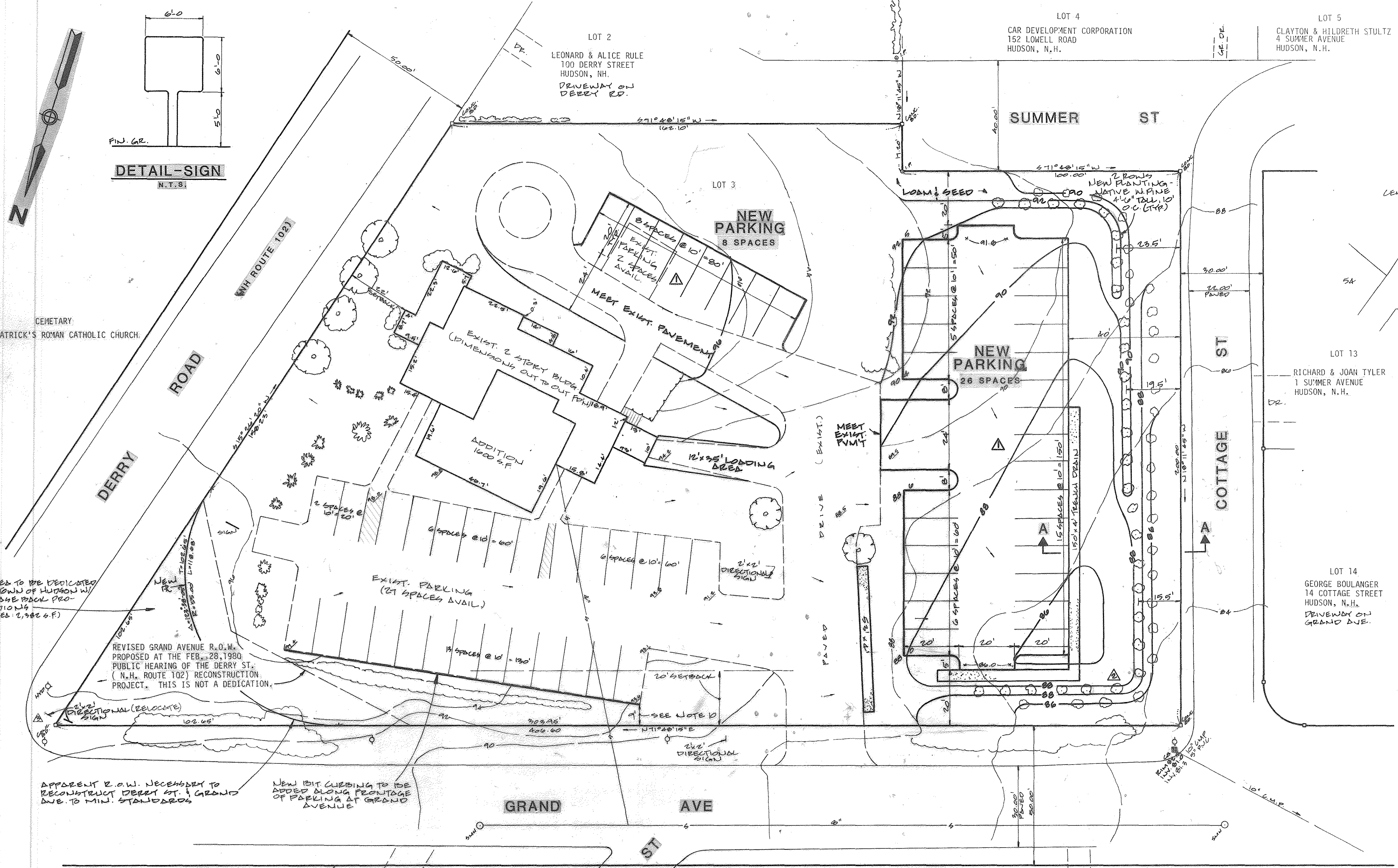
Department: _____

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

Dubowik, Brooke

From: Twardosky, Jason
Sent: Thursday, June 13, 2024 1:42 PM
To: Dubowik, Brooke; Dhima, Elvis; Gradert Benjamin; Hebert, David; Kirkland, Donald; McElhinney, Steven; Michaud, Jim; Sullivan, Christopher; Malley, Tim
Subject: RE: Minor Site Plan - 102 Derry Street "Sensory Seekers Play Gym"

No comments. Happy to see this property being utilized for something good.



LOCATOR MAP
SCALE: 1" = 100'

NOTES

- ZONING IS B-2 BUSINESS.
- LOT AREA = 70,902 S.F. - NEW AREA 68,520 S.F.
- TAX MAP 59, LOT NO. 3.
- PARKING REQUIRED - 54 SPACES
- GREEN SPACE - 21,270 S.F. - 30% REQUIRED (37,720 S.F. - 53% SHOWN)
- B4-HOUSE STILL-CALL 100.00
- PARKING REQUIRED:
 - 7 STUDENT RESIDENCES + 7 STAFF = 14 @ .5 SPACES / EACH = 7 SPACES
 - 1 RESIDENT = 1 SPACE
 - 36 CLIENTS @ .5 SPACES/CLIENT = 18 SPACES
 - 56 STUDENTS @ .5 SPACES/STUDENT = 28 SPACES
 - TOTAL SPACES REQUIRED = 54 SPACES
 - TOTAL SUPPLIED = 61 SPACES
- WDA-WINDSOR LOAMY SAND, 0 TO 3 PERCENT SLOPES. THIS SOIL NEARLY LEVEL AND EXCESSIVELY DRAINED. IT IS ON TERRACES AND OUTWASH PLAINS. PERMEABILITY OF THIS WINDSOR SOIL IS RAPID AND AVAILABLE WATER CAPACITY IS VERY LOW.
- WAIVER GRANTED BY HUDSON PLANNING BOARD FOR 20' PARKING AISLE WIDTH IN NEW PARKING LOT ON 4/28/82.
- WAIVER GRANTED BY HUDSON PLANNING BOARD FOR EXISTING, PARKING LOT WITHIN 20' SETBACK ALONG GRAND AVENUE, ON 4/28/82.

PLAN REFERENCE

- BOUNDARY AND TOPOGRAPHICAL INFORMATION TAKEN FROM PLAN ENTITLED: SITE PLAN 102 DERRY STREET. DATED OCT. 21, 1981 BY F.G. SPRAGUE, R.L.S. & C.E. HUDSON, N.H.



SITE PLAN

PREPARED FOR
CONTINENTAL HAIR DESIGN
HUDSON, NH

SCALE: AS NOTED DATE: DEC. 8, 84

DESIGNED BY: BPH
DRAWN BY: BHH
CHECKED BY: JEW
APPROVED BY: BAF

Hamilton Engineering Associates
Nashua, New Hampshire

NO.	DATE	REVISION
1	4-20-82	BODED NOTES 9, 10. SIGN RELOCATION
2	5-2-82	ADD SIGN TRENCH OVER FLOW LINE, BODED AD L.F. OF LEACHING TRENCH.
3	1-11-82	SITE PLAN PARKING LOT RELOCATED, BODED NEW PARKING

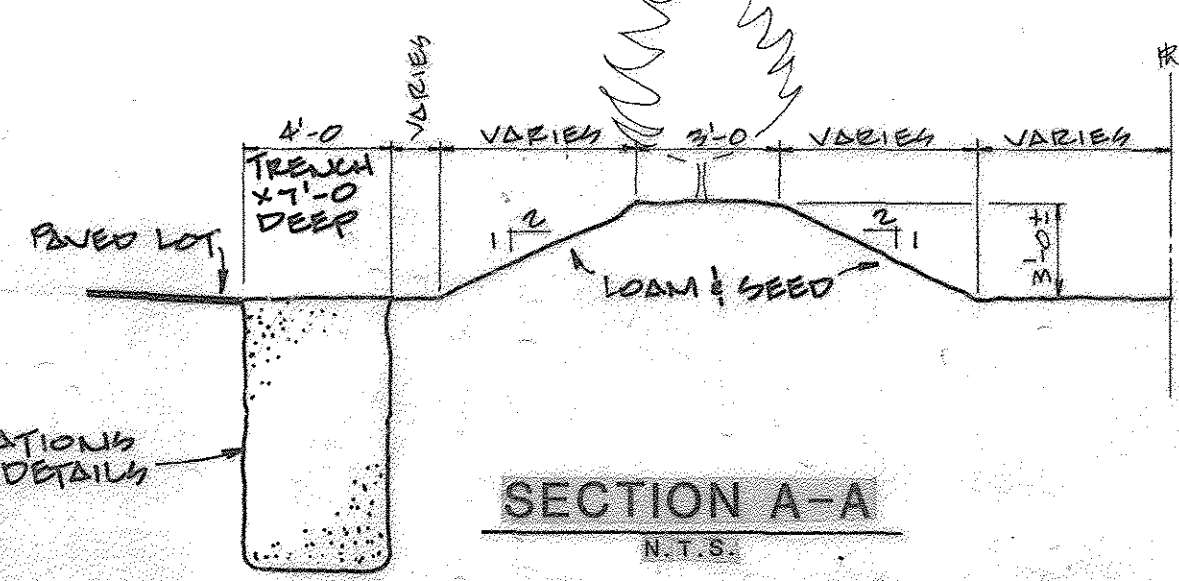
APPROVED BY THE HUDSON PLANNING BOARD DATE: 10/24/84
Paul Edelstein
APPROVED BY THE CHAIRMAN DATE: 11/24/84
Robert Anger
APPROVED BY THE SECRETARY DATE: 11/24/84



OWNER:
CAR DEVELOPMENT CORPORATION
152 LOWELL ROAD
HUDSON, NH

DATE: 5/7/82
David A. Farr

DAVID A. FARR, P.E. DATE: 5/7/82
HAMILTON ENGINEERING ASSOC., INC. 883-0463



SECTION A-A
N.T.S.



DETAIL-SIGN
N.T.S.

- LEGEND
- C.B. CATCH BASIN
 - S.M.H. SEWER MANHOLE
 - UTILITY POLE
 - HYD. HYDRANT
 - I.P. IRON PIPE
 - SEWER LINE

Dubowik, Brooke

From: Abigail Vaughn <abigailvaughn17@gmail.com>
Sent: Monday, June 10, 2024 12:57 PM
To: rguessferd@hudsonnh.gov
Subject: Sensory seekers

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

To whom it may concern,

I would love for sensory seekers to be apart of our town of Hudson,NH ! We need a place for children to grow and socialize together in a safe environment especially during the seasons that don't permit for us to be outside! We are really looking forward to this being part of our town and signing up for a membership to go frequently, please take into account all the mothers and children who are anxiously awaiting them to open and please allow for them to open!

Thank you,

Dubowik, Brooke

From: Amanda Fernandez <afernandez1350@gmail.com>
Sent: Thursday, June 13, 2024 2:00 PM
To: rguessferd@hudsonnh.gov
Subject: Sensory Seekers Supporter

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

Hi, I'm a Hudson resident over on Maple Ave and also a toddler teacher in the area and am in full support of Sensory Seekers LLC being added to our town. Would be very beneficial to the children of our community!

Amanda Fernandez

Dubowik, Brooke

From: angela catalanotti <angelacat512@gmail.com>
Sent: Monday, June 10, 2024 1:37 PM
To: rguessferd@hudsonnh.gov
Subject: Sensory Seekers

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

Good afternoon, I am writing in support of Sensory Seekers who are looking to open a location here in Hudson. As the parent of an autistic child I would hope my town would try to support businesses geared toward those with disabilities. The town itself does not provide opportunities for our disabled children so I ask you to support someone willing to come do that for our community.

Angela Catalanotti
Registered Voter

Dubowik, Brooke

From: Belén Cunquero <mbelencunquero@gmail.com>
Sent: Monday, June 10, 2024 8:25 PM
To: rguessferd@hudsonnh.gov
Subject: Sensory Seekers/ planning board approval

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

To whom it may concern,

I am reaching out to express my support for Sensory Seekers LLC being approved to join our community. The business plans to use an empty building that's currently sitting vacant and provide a space for children in our community to enjoy themselves.

As a mom of a three year old who is non-verbal and has sensory issues, the planning board's approval would be of great value, as it would be a safe space to take my child for extracurricular activities within the community.

I hope the panning board does the right thing for the children in town and approves this business' plans.

Sincerely,
M. Belen Cunquero
1 Jeremy ln, Hudson NH

Dubowik, Brooke

From: Brittany Leveille <brittanyleveille@me.com>
Sent: Monday, June 10, 2024 1:53 PM
To: rguessferd@hudsonnh.gov
Subject: Sensory seekers Hudson

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

Hello,

I am writing to you, to show my support in bringing a Sensory Seekers location to Hudson! I am born and raised here in Hudson, and as of now, it is the town I have chose to raise my daughter and soon to be son in. Hudson is a great town, but it is lacking in indoor spaces for kids to play. The closest place nearby is in Londonderry and it is very small. They are packed just about every time we stop by.

A Sensory Seekers location in Hudson would certainly be used by a lot of residents with young kids. And I believe it would also attract some residents of surrounding towns, as there is such a lack in indoor play places in the area.

I think passing on this opportunity would be more hurtful, than positive to the community.

Thank you,
Brittany

Dubowik, Brooke

From: Cassandra G <cassiemarieg2494@icloud.com>
Sent: Monday, June 10, 2024 11:02 AM
To: rguessferd@hudsonnh.gov
Subject: Sensory seekers

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

Sensory seekers is a must have addition to the town of Hudson. Please kindly consider letting them continue ti let children thrive and prosper in the wonderful town we call home.

Sent from my iPhone

Dubowik, Brooke

From: Ceile Stewart <ceile.b.stewart@gmail.com>
Sent: Monday, June 10, 2024 2:15 PM
To: rguessferd@hudsonnh.gov
Subject: Sensory seekers for Hudson!

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

Hello selectman! We NEED more places like sensory seekers, we live in a neighborhood called Elmwood village here in Hudson and they've taken away all our resources for the kids because they were broken down and we didn't have the budget to replace them I know we're not the only ones and the kids are RESTLESS. We NEED places like sensory for our kids to be healthy happy and healthy minded! Please please please consider sensory seekers for another location here! Hudson is full of kids that need these resources! Thank you for thinking of us, thank you for your time!

Dubowik, Brooke

From: Gable, Chantyl <chantyl_gable@harvard.edu>
Sent: Monday, June 10, 2024 7:47 PM
To: rguessferd@hudsonnh.gov
Subject: Sensory Seekers

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

Good evening,

I wanted to reach out and express my support for the opening of Sensory Seekers in Hudson. I think this would be a great opportunity to connect local families as well as a great, safe place for kids to play.

Thank you!
Chantyl Gable

Dubowik, Brooke

From: Chelsea Fleury <chelseasanthia@gmail.com>
Sent: Monday, June 10, 2024 11:32 AM
To: rguessferd@hudsonnh.gov
Subject: Sensory Seekers

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

Good morning Bob!

I'm sure you remember me, Chelsea Persons (now Fleury) I went to school with Kevin. I am emailing to voice my support for sensory seekers. My twins, Luke and Grace, are 5 and both have special needs and we still live in Hudson. Luke is autistic and Grace has ADHD. Bringing them in public to get their energy out or for social interactions is incredibly difficult. There are not many places that cater to their needs and safety, and I am being honest when I say I cried when I saw Sensory Seekers was coming to town. Having this business here will give kids with special needs (which is not a niche, they have friends) in this area, not just Hudson but the whole Southern NH area, access to physical and social outlets they wouldn't otherwise get. Trampoline parks, community parks, and bounce houses are not catered for special needs families. They are not secure and if you have a child who is a runner (both of my kids are) it is nothing but stressful and unsafe they end up not getting the same social opportunities that other kids have. I love to think that my children will have the same social opportunities that other kids will have in the town I love and grew up in, and Sensory Seekers will help in this. I am not sure why there could be a road block on a business that will bring nothing but great community value and also look REALLY good for the town. People like it when a town has something for special needs children.

Thank you for your time and consideration.
Chelsea Fleury

Dubowik, Brooke

From: Danielle Scocca <danielle.scocca@gmail.com>
Sent: Tuesday, June 11, 2024 10:35 AM
To: rguessferd@hudsonnh.gov
Subject: Support for Sensory Seekers in Hudson

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

Good morning Mr. Guessferd,

I hope this message finds you well. I am writing to express my enthusiastic support for the proposed establishment of an indoor children's playground, Sensory Seekers, within our community.

As a resident of Hudson and a parent myself, I recognize the value that such a facility would bring to our town. Establishments like Sensory Seekers offer a safe and stimulating environment for children to engage in active play, regardless of weather conditions or seasonal limitations. They also provide opportunities for social interaction, physical development, and creative exploration, all of which are essential for the well-being and growth of our young citizens.

I believe that the establishment of an indoor children's playground aligns with the values and priorities of our community and I urge the Hudson Planning Board to support this initiative.

Based on the discussions I have observed on the Facebook Residents' page, it seems there might be some assertive emails directed your way. I'd like to clarify that this is not the request made by the owners of Sensory Seekers. Their request is simply for support from the community, which is the motivation behind my email today.

Thank you for considering my perspective on this matter. I look forward to seeing the positive impact that Sensory Seekers will have on our community.

Sincerely,

Danielle Scocca

20 Roy Drive
Hudson, NH 03051
508-566-2374

Dubowik, Brooke

From: Deborah Fletcher <dfletcher9311@gmail.com>
Sent: Tuesday, June 11, 2024 4:01 AM
To: rguessferd@hudsonnh.gov
Subject: Sensory Seekers would be a welcome addition to our community

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

Good day,

As a resident of Hudson, NH, I'm asking you to please approve Sensory Seekers to move forward with its Hudson location.

I'm a mother of 3 children. Two are diagnosed with Autism Spectrum Disorder. It is very challenging to find safe spaces for my children to not only play, but be welcomed for their differences at an appropriate inclusive play center. Sensory Seekers would be a wonderful addition to our community.

The building they're looking to occupy was vacant and overgrown. You can see the improvements to the grounds already. Their Concord location is well kept, so the town can rest assured that this new location would receive the same level of care. And the benefits to our children and community would be priceless.

Please take into consideration the benefits Sensory Seekers would bring to our children as you consider them for occupancy.

Thank you for your time and consideration.

Be well,
Deborah Fletcher

Dubowik, Brooke

From: Elaine Larson <elainel Larson4@gmail.com>
Sent: Monday, June 10, 2024 11:38 AM
To: rguessferd@hudsonnh.gov
Subject: Sensory Seekers

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

Good morning,

My family and I were so excited to see Sensory Seekers coming to Hudson! I have a toddler and infant - when it's too hot to play outside or the weather isn't cooperating, we seek out indoor activities. Right now, we have to go out to Bedford or Londonderry to find appropriate places for them to let out their energy.

We'd love to see Sensory Seekers approved for business. As local residents, having somewhere close to home to bring our children and meet other families would be a huge benefit.

I hope to hear that they are able to open soon!

-The Larson Family

Dubowik, Brooke

From: Gabbi Reynolds <gabbireynolds14@gmail.com>
Sent: Monday, June 10, 2024 1:58 PM
To: rguessferd@hudsonnh.gov
Subject: Sensory seekers - Hudson Nh

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

Good afternoon,

As a mother with a child with special needs and a resident in Hudson Nh, a Sensory Seekers location in town would be an amazing benefit for my family and other families like ours. I see a sense of community when I travel to the location in Concord and I see my children learning and thriving in an amazing environment. I hope that a location like this in our hometown is something that is seriously concerned and wanted to share my support on this matter!

Thank you!
Gabbi Reynolds

Dubowik, Brooke

From: Holly Nelson <holldoll78@aol.com>
Sent: Wednesday, June 12, 2024 1:54 AM
To: rguessferd@hudsonnh.gov
Subject: June 17th Meeting for Sensory Seekers Hudson

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

Good afternoon,

My name is Holly Nelson of 8 Hickory St, Hudson Nh. I have been a resident here approximately 30 years now!

I want to express my support for the Hudson location of Sensory Seekers. I can't think of a better fit for our lovely town. This business is already loved by so many parents and children in the surrounding areas.

A well established business, with a large amount of Community Support behind it. We need more places like this. Where we can bring our children no matter what need they may have. And know that this will be an engaging inappropriate center. I personally cannot wait to be able to bring my daughter there. The other locations are just not close enough for me. And we don't have any options in driving distance like this. I follow all of the parenting boards and I have two four year olds. There is so much demand for a place like this. Especially here. We don't need another large chain. We need a small perfect place like this. That's all inclusive to children of all needs. Right here in our own town.

Everyone really hope that this location is approved. Have a feeling there will be no regrets!

Thank you for taking the time to consider my opinion on this matter!

Sincerely,

Holly Nelson and Family

[Sent from AOL on Android](#)

Dubowik, Brooke

From: Jacqueline Knight <jknight61892@gmail.com>
Sent: Monday, June 10, 2024 9:04 PM
To: rguessferd@hudsonnh.gov
Subject: Sensory seekers

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

Good evening Mr.Guessferd,

I am writing this email to show support for Sensory Seekers gym to open in Hudson. I have two children Grace 6 and Richie 4, both of my children have autism. For years my husband and I have searched for activities and places to go with our children, every place we went our children were overstimulated due to noise or amount of people around. We found Sensory Seekers in concord and immediately fell in love with this gym. The owner who is also an autism mom opened up the gym for kids with autism to finally have a place where they are welcome and not judged for being "different"or "weird". This gym has been a blessing not only my children but for myself and my husband as well. We have been able to connect with parents who are going through the same things with their children. As much as we love this gym it is a far drive from where we live. The Hudson location would not only be great for my family but for numerous families in and around Hudson. Thank you for taking the time to read my email.

Sincerely,
Jacqueline Knight

Dubowik, Brooke

From: Kateryna Minichino <katminichino@gmail.com>
Sent: Monday, June 10, 2024 12:43 PM
To: rguessferd@hudsonnh.gov
Subject: Sensory Seekers Hudson Nh

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

Greetings,

The word travels very fast and it appears that Sensory Seekers owner is experiencing some road blocks? Why there is no problem in building more and more multi unit houses but it is a problem to open a place for children of Hudson?

What can we, as residents do to make sure this place opens up and we don't have to travel to surrounding towns for our kids to have some fun?

Best,
Kateryna

Hudson resident, 4 Farmington drive

Dubowik, Brooke

From: KEN UNDERWOOD <krundrwd@msn.com>
Sent: Monday, June 10, 2024 6:28 PM
To: rguessferd@hudsonnh.gov
Subject: Sensory Seekers, LLC

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

Hi Bob.

I hope you are well. I would like to take a moment to voice my support for the change of use for the property that was formerly Continental Academie of Hair Design. From the mailing I received today, I learned of the plans for site: a new location Sensory Seekers, a recreational/educational center focused on supporting children with sensory differences. While I have no experience or prior knowledge of Sensory Seekers specifically, I have worked in the field of developmental disabilities for the past 32 years and have seen firsthand the many benefits a center like this can have for families who struggle to find places that accept their children. I live at 4 Hill Street, a stone's throw from the property, and was excited to hear about the plans for the old Continental building.

In a time when Hudson is approving new gas stations and warehouses and large apartment buildings, I am hopeful that the planning board will see the positive impact Sensory Seekers will have for the children of our community and allow this proposal to go forward.

Thanks for listening, Bob!

Ken Underwood
4 Hill Street

Dubowik, Brooke

From: Kristen Miller <kriiss101988@yahoo.com>
Sent: Monday, June 10, 2024 11:06 AM
To: rguessferd@hudsonnh.gov
Subject: Sensory seekers

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

Hello. My name is Kristen Brown. I'm a Mom who lives in Hudson NH. We have been wishing for years for an indoor playground in Hudson. We are emailing in support and asking for you to please consider the opening of sensory seekers. It's such a need in our town. There's nowhere for the younger population of kids to practice their gross motor skills indoors in town. This company is truly amazing and understanding with special needs as well which is a BIG need in Hudson. This place could truly help us further the feeling of community for parents and children! It's hard participating and going to other playgrounds in town when my son is in preschool for half day. Doesn't leave much time for traveling and playing, please consider! Best, Kristen

[Sent from Yahoo Mail for iPhone](#)

Dubowik, Brooke

From: laura iannotti <leiannotti@gmail.com>
Sent: Monday, June 10, 2024 12:54 PM
To: rguessferd@hudsonnh.gov
Subject: Sensory Seekers

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

Hello,

I am incredibly disappointed in the roadblocks Sensory Seekers is facing in opening their location in Hudson. I moved to Hudson in 2019 to raise my family. I live in a development filled with young families like myself. We all have to travel to different towns to find activities for our children. Sensory Seekers is a necessary improvement for our town. Please help bring this wonderful establishment to our community!! Our children need it!

Thank you,
Laura Roussel

Dubowik, Brooke

From: Mae Smith <maees051199@yahoo.com>
Sent: Monday, June 10, 2024 12:32 PM
To: rguessferd@hudsonnh.gov
Subject: Sensory Seekers (6/17 @5pm)

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

Good Afternoon,

I'm emailing in regards to Sensory Seekers having to fight for approval, even though the facility is zoned for such a buisness. As a local mother, Sensory seekers would do wonders for the community, and especially our youth. We'd love for nothing more than to have a place for kids to be kids (since they get yelled at for being anywhere else).

Hudson has become beyond greedy, especially in recent years. Instead of fighting small businesses trying to do good and improve lives, why don't you stop cashing checks from Sousa and quit allowing hudson to turn into the slum city it's becoming. Keep small town practices and quit stopping the "Little guy".

Dubowik, Brooke

From: Malia Downey <maliar624@gmail.com>
Sent: Monday, June 10, 2024 1:13 PM
To: rguessferd@hudsonnh.gov
Subject: Sensory Seekers Opening

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

Hello,

I am writing as a Hudson Resident to see a Sensory Seekers in Hudson, NH. Our town doesn't have a lot of inclusive spaces for children with sensory challenges or disabilities. I feel that this building would take a step in the right direction of providing more inclusive and adapted spaces for individuals with differences.

Thank you,

Malia Downey

Dubowik, Brooke

From: Meghan Ghiglieri <mmcleod14@gmail.com>
Sent: Monday, June 10, 2024 5:07 PM
To: rguessferd@hudsonnh.gov
Subject: Sensory Seekers

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

Good afternoon Selectman Guessferd,

I'm emailing you this afternoon to show my support for Sensory Seekers, LLC opening a sensory play gym here in Hudson. As a Hudson resident and the parent of a young child on the autism spectrum, I feel that a business such as Sensory Seekers would be a wonderful addition to the town. It can be difficult to take my son to traditional playgrounds and play gyms due to him being autistic: he can be easily overwhelmed; he has a tendency to run away/elope; and the equipment and/or toys available aren't always accessible or safe for him. A sensory gym such as Sensory Seekers, while anyone is welcome to play, specifically caters to children with special needs, such as my son. It would also be a good place to meet other families with children who are autistic, it can be quite isolating to have limited places to take your child because they can't participate in activities like other children.

Currently, from what I could find on Google, the closest sensory gym like this is located in Westford, MA, and the other Sensory Seekers, LLC location is in Concord, NH, neither of which are terribly convenient. We frequently have to travel out of town for enrichment activities that are appropriate for my son, having something so close to our house would be fantastic! I sincerely hope that the Board approves the request of Sensory Seekers, LLC to open a location here in Hudson.

Thank you,
Meghan Ghiglieri
32 Library Street, Hudson, NH

Dubowik, Brooke

From: Melissa Blanchette <mhblanchette@gmail.com>
Sent: Monday, June 10, 2024 4:51 PM
To: rguessferd@hudsonnh.gov
Subject: Sensory Seekers

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

Hello,

I am writing in support of Sensory Seekers. Having a grandchild with special needs, we often take him to the Concord location. Places like Sensory Seekers are so important to children like my grandson. Please consider this business!!!!

Thank You,
Melissa

Dubowik, Brooke

From: Nicole Drohan <nicolestephani11@gmail.com>
Sent: Monday, June 10, 2024 1:13 PM
To: rguessferd@hudsonnh.gov
Subject: Sensory seekers

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

Selectman Guessferd,

I'm reaching out to express my concerns with sensory seekers possibly not being approved as part of our community. It's funny how gas stations, coffee shops, and housing developments are easily approved in Hudson. Most of the time, trees being cut down, forests destroyed, and animals ran out of their home for these businesses. Sensory seekers plans to use an EMPTY VACANT BUILDING AND PUT IT TO USE! For the children of our community, I hope you strongly reconsider your decision. As a mom of two, I'm pissed off and fed up with the lack of children's extracurricular activities there are in this town. This town is being over run by coffee shops and gas stations. Get your shit together, you are messing with a large group of mothers who were looking forward to this business flourishing in town. We are not backing down.

Sincerely,

1 out of hundreds of pissed off parents

Dubowik, Brooke

From: Sammie <sbelbruno@yahoo.com>
Sent: Tuesday, June 11, 2024 8:13 AM
To: rguessferd@hudsonnh.gov
Subject: Sensory Seekers

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

Good morning,

I am writing in regards to the planning board meeting for Sensory Seekers. As a mom of two, and a coach for 4u kids, I feel sensory seekers would be a WONDERFUL addition to our town! I hope the board understands what a great addition this is not only to the town but for our kids! Forming friendships is hard for these kids, what a great way to help them make friends before the school years start!

Best Regards,
Sammie Fay

Dubowik, Brooke

From: Sheila D'Entremont <sadentremont@yahoo.com>
Sent: Monday, June 10, 2024 3:28 PM
To: rguessferd@hudsonnh.gov
Subject: Sensory Seekers, Hudson NH

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

God afternoon, Bob

As you know, our family has a resident of Hudson NH for over 30 years. My family and I are in support of Sensory Seekers location on Derry Road. I hope this will be approved, as I know our grandchildren would truly benefit from this activity center.

Thank you for your consideration,
Sheila A. D'Entremont
11 Travers Street
Hudson NH 03051

[Yahoo Mail: Search, Organize, Conquer](#)

Dubowik, Brooke

From: Stephanie Spurrell <stephspurrell@aol.com>
Sent: Monday, June 10, 2024 11:12 AM
To: rguessferd@hudsonnh.gov
Subject: Sensory seekers

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

Hello,

My name is Stephanie and I'm a resident of Hudson, Nh. We have been made aware that there are some issues with sensory seekers opening up in Hudson. We need a play place like that in our town! During the rainy days or winter months it would be awesome for us to have a place to bring our kiddos! Please, please allow them to open in our town it would be amazing!

Thanks,
Stephanie
Sent from my iPhone