

VINTAGE MAKERS, LLC DBA SMOKIN' **BETTY'S CIGARS MINOR SITE PLAN**

MSP# 04-24
STAFF REPORT
July 1, 2024

SITE: 13 Park Avenue, Map 161 Lot 033

ZONING: Industrial (I)

PURPOSE OF PLAN: To sell cigars, wine, and beer from existing showroom for associated durable goods (humidors, cellars, etc.) Use (D-8) is proposed in addition to use (D-7).

APPLICATION UNDER REVIEW:

Minor Site Plan Application/ Vintage Makers, LLC MSP# 04-24, Map 161 Lot 033, 13 Park Avenue, Hudson, New Hampshire, Hillsborough County.

ATTACHMENTS:

- 1) Application dated April 12, 2024 – Attachment “A”
- 2) Department Comments – Attachment “B”
- 3) 13 Park Avenue Site Plan, dated February 1, 2011 – Attachment “C”

APPLICATION TRACKING:

- June 17, 2024 – Application received.
- July 1, 2024 – Special Site Review Committee scheduled.

COMMENTS

BACKGROUND

The applicant is the current tenant of the location for the past 23 years, and has been in the business of custom wine cellars and humidors. The applicant is proposing a use in addition to the current use, that being uses (**D-7 Retail food or drug store**) & (**D-8 Retail sale of beer and wine**) of **§334-21 – Table of Permitted Uses**.

DEPARTMENT COMMENTS

No department provided comments of substance for this application. Full comments may be found in **Attachment “B”**.

STAFF COMMENTS

While not an accessory use per §334-21, the proposed uses are complimentary to the established business. The proposed uses are in addition to the prior approved uses for the site, and would be

done in the pre-existing showroom located within the tenant’s unit. The applicant has not proposed any form of additions to the building or extensive remodeling of the interior pursuant to this new use. The site plan provided in attachment “C” is a previously approved plan of the site from 2011, and is for reference purposes only, and the area labelled “Proposed addition” was never constructed. No CAP fee is required for this use addition.

DRAFT MOTIONS:

ACCEPT the minor site plan application:

I move to accept the Minor Site Plan Application/ Vintage Makers, LLC dba Smokin’ Betty’s Cigars, MSP# 04-24, Map 161 Lot 033, 13 Park Avenue.

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

APPROVE the minor site plan application:

I move to approve the Minor Site Plan Application/ Vintage Makers, LLC dba Smokin’ Betty’s, MSP# 04-24, Map 161 Lot 033, 13 Park Avenue, Hudson, New Hampshire, Hillsborough County; 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. 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.
2. Retail associated with this approval shall be confined to the sales of Cigars, Wine, and Beer.
3. 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: _____

PROJECT NARRATIVE
13 Park Ave
Minor Site Plan Amendment

Vintage Makers, LLC dba Smokin' Betty's Cigars is a privately owned company specializing in custom wine cellars and humidors, and is a cigar wholesaler. We have been in business for over 30 years and have been located at 15 Park Avenue, a section of the building located at 13 Park Avenue in Hudson, NH for more than 23 years.

Due to the nature of our business, several customers have asked if we can sell wine and/or cigars at the retail level. Our location in an industrial park also makes a convenient location for area tenants to stop on their way home to purchase a cigar or bottle of wine without the need to go to a shopping center. With this in mind, we are pursuing this option and ask to also include the retail sale of beer to complement the wine and cigars. At this time we anticipate the store front to offer a small selection of beer and wine, along with a larger selection of cigars. Business hours are expected to be limited to noon to 6:30 pm, with limited hours on Saturdays, closed on Sunday.

JUN 17 2024

MINOR SITE PLAN APPLICATION

TOWN OF HUDSON
PLANNING DEPARTMENT

Date of Application: 17 June 24 Tax Map #: 161 Lot #: 033-000

Site Address: 13 Park Ave

Name of Project: Vintage Makers dba Smokin' Betty's - Change in Use (Additional)

Zoning District: Industrial General MSP#: _____
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Gildon Properties

Vintage Makers dba Smokin Betty's

Address: 1079 Mammoth Rd

15 Park Ave

Address: Pelham, NH 03076

Hudson, NH 03051

Telephone # 603 234 6726

603 765-1839

Email: Don@drf-racing.com

Darren@VintageMakers.com

PROJECT ENGINEER:

SURVEYOR:

Name: NA

NA

Address: _____

Address: _____

Telephone # _____

Email: _____

PURPOSE OF PLAN:

To sell premium cigars, wine and beer from existing showroom that sells custom wine cellars, humidor and related millwork.

(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: ___

MINOR SITE PLAN DATA SHEET

PLAN NAME: Existing Conditions Plan 13 Park Ave Site Plan

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 1161 LOT 33

DATE: 17 June 24

Location by Street: 13 Park Ave

Zoning: Industrial

Proposed Land Use: Same as above w/ addition of retail sales of wine, beer + cigars.

Existing Use: Mfg of wine cellars + humidors

Surrounding Land Use(s): Industrial

Number of Lots Occupied: 1

Existing Area Covered by Building: 24,000 sq ft

Existing Buildings to be removed: 0

Proposed Area Covered by Building: no change

Open Space Proposed: no change

Open Space Required: NA

Total Area: S.F.: — Acres: —

Area in Wetland: NA Area Steep Slopes: NA

Required Lot Size: NA

Existing Frontage: 316.59'

Required Frontage: 150

Building Setbacks:	Required*	Proposed
Front:	<u>no change</u>	_____
Side:	_____	_____
Rear:	_____	_____

MINOR SITE PLAN DATA SHEET

(Continued)

Flood Zone Reference: NA

Width of Driveways: 316.59

Number of Curb Cuts: 0

Proposed Parking Spaces: 26 per existing Site Plan

Required Parking Spaces: 15 per existing Site Plan

Basis of Required Parking (Use): Multi-Tenant Industrial/Warehouse

Dates/Case #/Description/Stipulations
of ZBA, Conservation Commission,
NH Wetlands Board Actions: Zoning Determination #21-011 dated 1/21/21
(Attach stipulations on separate sheet)

Waiver Requests

Town Code Reference: _____ *Regulation Description:* _____

NA

(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: 18 JUN 24

Print Name of Owner: DARRELL WOOD

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

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.

June 13, 2024

Town of Hudson
Land Use Division
12 School Street
Hudson, NH 03051

RE: Site Plan Application, 13 Park Avenue

Land Use Division:

This letter serves to authorize Vintage Makers, LLC dba Smokin' Betty's Cigars to apply for a Minor Site Plan Application to allow the retail sale of wine, beer and cigars at the building located at 13 Park Avenue.

I am the owner of this property, and Smokin' Betty's Cigars is a tenant in good standing at this location.

Thank you for your consideration.

Sincerely,



Don Guilbeault
Gildon Properties

WAIVER REQUEST FORM

N/A

Name of Subdivision/Site Plan: _____

Street Address: _____

I _____ hereby request that the Planning Board waive the requirements of item _____ of the Hudson Land Use Regulations in reference to a plan presented by _____ (name of surveyor and engineer) dated _____ for property tax map(s) _____ and lot(s) _____ in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary to the spirit and intent of the Land Use Regulations.

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

Reason(s) for granting this waiver, relative to not being contrary to the spirit and intent of the Land Use Regulations: (if additional space is needed please attach the appropriate documentation hereto):

Signed:

Applicant or Authorized Agent

SCHEDULE OF FEES

A. REVIEW FEES:

<u>1. Minor Site Plan Use</u>	<u>Project Size/Fee</u>	
Multi-Family	\$105.00/unit for 3-50 units \$78.50/unit for each additional unit over 50	\$ _____
Commercial/Semi Public/Civic or Recreational	\$157.00/1,000 sq. ft. for first 100,000 sq.ft. (bldg. area); \$78.50/1,000 sq.ft. thereafter.	\$ <u>157</u> ⁰⁰
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:

6 Direct Abutters, Applicant, Professionals, etc. as required
by RSA 676:4.1.d @\$5.08 (or **Current Certified Mail Rate**) \$ 30⁴⁸

12 Indirect Abutters (property owners within 200 feet)
@\$0.68 (or **Current First Class Rate**) \$ 8¹⁶

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

TOTAL \$ 195.64

SCHEDULE OF FEES

(Continued)

(For Town Use)	
AMOUNT RECEIVED: \$ <u>195.64</u>	DATE RECEIVED: <u>10-17-24</u>
RECEIPT NO.: <u>779,165</u>	RECEIVED BY: <u>BROOK</u>

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.

Abutters List

Applicant:

Vintage Makers
15 Park Ave
Hudson, NH 03051

Owner:

Gildon Properties, LLC
1079 Mammoth Rd.
Pelham, NH 03076

Map 161/Lot 033-000

Direct Abutters:

Exclusive Park Avenue, LLC
56 Central Sq.
Chelmsford, MA 01824

Map 161/Lot 034-000

19 Park Avenue, LLC
18 Park Ave
Hudson, NH 03051

Map 161/Lot 032-000

Bender Realty Corp.
18 Park Ave
Hudson, NH 03051

Map 162/Lot 002-000 & Map 162/Lot 008-000

Concrete Systems
14 Park Ave
Hudson, NH 03051

Map 162/Lot 007-000

Indirect Abutters:

Mary Grue
Vincent Denufrio
18 Clement Rd.
Hudson, NH 03051

Map 161/Lot 050-000

Consolidated Communications-NN
2116 South 17th St.
Mattoon, IL 61938

Map 161/Lot 050-000

RFL Properties, LLC
159 Robinson Rd.
Hudson, NH 03051

Map 161/Lot 031-000

Ernest T. Doucette
24 Clement Rd.
Hudson, NH 03051

Map 161/Lot 051-000

Joseph J. Gringeri, Sr., Tr. Map 162/Lot 001-000
J.G. Associates Nominee Trust
8 Park Ave
Hudson, NH 03051

SBA Towers Inc. Map 162/Lot 001-000
8051 Congress Ave
Boca Raton, FL 33487

U.S. Cellular Map 162/Lot 001-000
c/o Duff and Phelps, LLC
PO Box 2629
Addison, TX 75001

Verizon Wireless Map 162/Lot 001-000
c/o Network RE
10 B Park Ave
Hudson, NH 03051

Omnipoint Communications MB OP Map 162/Lot 001-000
c/o Lease Compl, Site 4DN0571B
10 B Park Ave
Hudson, NH 03051

AT&T Mobility Map 162/Lot 001-000
10 B Park Ave
Hudson, NH 03051

Nextel Communications Map 162/Lot 001-000
PO Box 7911 (NH2323)
Overland Park, KS 66207

Sprint Communications Co. L.P. Map 162/Lot 001-000
PO Box 12913
Shawnee Mission, KS 66282

Direct Abutters: 6 @ \$5.08 each = \$30.48
Indirect Abutters: 12 @ \$0.68 each = \$ 8.16



TOWN OF HUDSON

Land Use Division



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

Zoning Determination #21-011 Use Inquiry

January 21, 2021

Darren Wood
Vintage Makers
15 Park Ave
Hudson, NH 03051

COPY

Re: 13 Park Ave Map 161 Lot 033-000
District: Industrial (I)

Dear Mr. Wood,

Your inquiry if you can sell cigars and wine on referenced premise from your showroom.

Zoning Review / Determination:

Your current approved use and site plan is (E-6) *Manufacturing* per §334- 21 Table of Permitted Principal Uses. The sale of wine & cigars, would be a change (additional) use (D-8) *Retail sale of beer and wine* and (D-7) *Retail food or drug store* respectively. I believe this additional "change of use" would require a site plan amendment by the Planning Board per §334-16.1. Please contact Brian Groth – Town Planner (603) 886-6008, for verification and/or application details.

Please verify your address with Fire Prevention Officer - Steve Dube @ (603) 886-6005.

Sincerely,

Bruce Buttrick

Zoning Administrator/Code Enforcement Officer

(603) 816-1275

bbuttrick@hudsonnh.gov

cc: Public Folder
Owner
B. Groth – Town Planner
S. Dube – Fire Prevention Officer
File

COPY

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

Printed
6/18/2024
10:19AM
Created
6/18/2024
10:17 AM

Transaction Receipt
Town of Hudson, NH
12 School Street
Hudson, NH 03051-4249

Receipt# 779,165
bdubowik

	<u>Description</u>	<u>Current Invoice</u>	<u>Payment</u>	<u>Balance Due</u>		
1.00	Minor Site Plan Vintage Makers dba Smokin Bettys 13 Park Ave, Map 161/Lot 033 Application Fees	0.00	195.6400	0.00		
			Total:	195.64		
Remitter	Pay Type	Reference	Tendered	Change	Net Paid	
Vintage Makers, LLC	CHECK	3836	195.64	0.00	195.64	
			Total Due:		195.64	
			Total Tendered:		195.64	
			Total Change:		0.00	
			Net Paid:		195.64	

JUN 17 2024

MINOR SITE PLAN APPLICATION

TOWN OF HUDSON
PLANNING DEPARTMENT

Date of Application: 17 June 24 Tax Map #: 161 Lot #: 033-000

Site Address: 13 Park Ave

Name of Project: Vintage Makers dba Smokin' Betty's - Change in Use (Additional)

Zoning District: Industrial General MSP#: _____
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: Guldon Properties

Address: 1079 Mammoth Rd

Address: Pelham, NH 03076

Telephone # 603 234 6726

Email: Don@drt-racing.com

PROJECT ENGINEER:

Name: NA

Address: _____

Address: _____

Telephone # _____

Email: _____

DEVELOPER:

Vintage Makers dba Smokin Betty's

15 Park Ave

Hudson, NH 03051

603 765-1839

Darren@VintageMakers.com

SURVEYOR:

NA

PURPOSE OF PLAN:

To sell premium cigars, wine and beer from existing showroom that sells custom wine cellars, humidor and related millwork.

(For Town Use Only)

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

[Signature] I have no comments _____ I have comments (attach to form)

(Initials) Title: Chief Assessor Date: 6-18-24

Department: _____

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

Dubowik, Brooke

From: Twardosky, Jason
Sent: Thursday, June 27, 2024 2:16 PM
To: Dubowik, Brooke
Subject: RE: Dept Sign Off - MSP# 04-24 Vintage Makers dba Smokin Bettys

Not sure if I sent this to you but no comments

From: Dubowik, Brooke <bdubowik@hudsonnh.gov>
Sent: Tuesday, June 18, 2024 2:29 PM
To: Dhima, Elvis <edhima@hudsonnh.gov>; Gradert Benjamin <bgradert@hudsonnh.gov>; Hebert, David <dhebert@hudsonnh.gov>; Kirkland, Donald <dkirkland@hudsonnh.gov>; McElhinney, Steven <smcelhinney@hudsonnh.gov>; Michaud, Jim <jmichaud@hudsonnh.gov>; Sullivan, Christopher <csullivan@hudsonnh.gov>; Malley, Tim <tmalley@hudsonnh.gov>; Twardosky, Jason <jtwardosky@hudsonnh.gov>
Subject: Dept Sign Off - MSP# 04-24 Vintage Makers dba Smokin Bettys

Good afternoon,
Attached is a sign off for a Minor Site Plan @ 15 Park Ave.
Please return no later than June 25th.
If you have any questions, please let me know.
Thank you,

Brooke Dubowik

Planning Administrative Aide II



12 School Street
Hudson, NH 03051
603-816-1267 (Direct)

Dubowik, Brooke

From: Dhima, Elvis
Sent: Tuesday, June 18, 2024 3:12 PM
To: Dubowik, Brooke; Gradert Benjamin; Hebert, David; Kirkland, Donald; McElhinney, Steven; Michaud, Jim; Sullivan, Christopher; Malley, Tim; Twardosky, Jason
Subject: RE: Dept Sign Off - MSP# 04-24 Vintage Makers dba Smokin Bettys

Follow up to the previous email

It appears that the outdated plan used for this is causing some confusion to what's going on

So there is no building addition and this plan does not reflect what's out there (proposed building addition did not happen)

In conclusion , there are no changes to the site or building layout, therefore I have no comments

E

Elvis Dhima, P.E.
Town Engineer

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



From: Dhima, Elvis
Sent: Tuesday, June 18, 2024 2:57 PM
To: Dubowik, Brooke <bdubowik@hudsonnh.gov>; Gradert Benjamin <bgradert@hudsonnh.gov>; Hebert, David <dhebert@hudsonnh.gov>; Kirkland, Donald <dkirkland@hudsonnh.gov>; McElhinney, Steven <smcelhinney@hudsonnh.gov>; Michaud, Jim <jmichaud@hudsonnh.gov>; Sullivan, Christopher <csullivan@hudsonnh.gov>; Malley, Tim <tmalley@hudsonnh.gov>; Twardosky, Jason <jtwardosky@hudsonnh.gov>
Subject: RE: Dept Sign Off - MSP# 04-24 Vintage Makers dba Smokin Bettys

Brooke

Please see below

1. Applicant shall provide an update plan with delineated wetland boundary and 75 foot wetland buffer
2. Applicant shall provide drainage report related to the proposed additional impervious area

E

Elvis Dhima, P.E.
Town Engineer

12 School Street
Hudson, NH 03051

Phone: (603) 886-6008



From: Dubowik, Brooke <bdubowik@hudsonnh.gov>

Sent: Tuesday, June 18, 2024 2:29 PM

To: Dhima, Elvis <edhima@hudsonnh.gov>; Gradert Benjamin <bgradert@hudsonnh.gov>; Hebert, David <dhebert@hudsonnh.gov>; Kirkland, Donald <dkirkland@hudsonnh.gov>; McElhinney, Steven <smcelhinney@hudsonnh.gov>; Michaud, Jim <jmichaud@hudsonnh.gov>; Sullivan, Christopher <csullivan@hudsonnh.gov>; Malley, Tim <tmalley@hudsonnh.gov>; Twardosky, Jason <jtwardosky@hudsonnh.gov>

Subject: Dept Sign Off - MSP# 04-24 Vintage Makers dba Smokin Bettys

Good afternoon,

Attached is a sign off for a Minor Site Plan @ 15 Park Ave.

Please return no later than June 25th.

If you have any questions, please let me know.

Thank you,

Brooke Dubowik

Planning Administrative Aide II



12 School Street
Hudson, NH 03051
603-816-1267 (Direct)

RECEIVED

JUN 17 2024

MINOR SITE PLAN APPLICATION

TOWN OF HUDSON
PLANNING DEPARTMENT

Date of Application: 17 June 24 Tax Map #: 161 Lot #: 033-000

Site Address: 13 Park Ave

Name of Project: Vintage Makers dba Smokin' Betty's - Change in Use (Additional)

Zoning District: Industrial General MSP#: _____
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Guldon Properties

Vintage Makers dba Smokin' Betty's

Address: 1079 Mammoth Rd

15 Park Ave

Address: Pelham, NH 03076

Hudson, NH 03051

Telephone # 603 234 6726

603 765-1839

Email: Don@drf-racing.com

Darren@VintageMakers.com

PROJECT ENGINEER:

SURVEYOR:

Name: NA

NA

Address: _____

Address: _____

Telephone # _____

Email: _____

PURPOSE OF PLAN:

To sell premium cigars, wine and beer from existing showroom that sells custom wine cellars, humidor's and related millwork

(For Town Use Only)

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

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

DRH Title: Fire Marshal Date: 6/18/24
(Initials)

Department: _____

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

JUN 17 2024

MINOR SITE PLAN APPLICATION

TOWN OF HUDSON
PLANNING DEPARTMENT

Date of Application: 17 June 24 Tax Map #: 1161 Lot #: 033-000

Site Address: 13 Park Ave

Name of Project: Vintage Makers dba Smokin' Betty's - Change in Use (Additional)

Zoning District: Industrial General MSP#: _____
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Gildon Properties

Vintage Makers dba Smokin Betty's

Address: 1079 Mammoth Rd

15 Park Ave

Address: Pelham, NH 03076

Hudson, NH 03051

Telephone # 603 234 6726

603 765-1839

Email: Don@drf-racing.com

Darren@VintageMakers.com

PROJECT ENGINEER:

SURVEYOR:

Name: NA

NA

Address: _____

Address: _____

Telephone # _____

Email: _____

PURPOSE OF PLAN:

To sell premium cigars, wine and beer from existing showroom that sells custom wine cellars, humidors and related millwork.

(For Town Use Only)

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

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

SCM Title: Captain Steve McElhinney Date: 06/19/24
(Initials)

Department: _____

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

RECEIVED

JUN 17 2024

MINOR SITE PLAN APPLICATION

TOWN OF HUDSON
PLANNING DEPARTMENT

Date of Application: 17 Jun 24 Tax Map #: 161 Lot #: 033-000

Site Address: 13 Park Ave

Name of Project: Vintage Makers dba Smokin' Betty's - Change in Use (Additional)

Zoning District: Industrial General MSP#: _____
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Gilbon Properties

Vintage Makers dba Smokin' Betty's

Address: 1079 Mammoth Rd

15 Park Ave

Address: Pelham, NH 03076

Hudson, NH 03051

Telephone # 603 234 6726

603 765-1839

Email: Don@drf-racing.com

Darren@VintageMakers.com

PROJECT ENGINEER:

SURVEYOR:

Name: NA

NA

Address: _____

Address: _____

Telephone # _____

Email: _____

PURPOSE OF PLAN:

To sell premium cigars, wine and beer from existing showroom that sells custom wine cellars, humidor and related millwork.

(For Town Use Only)

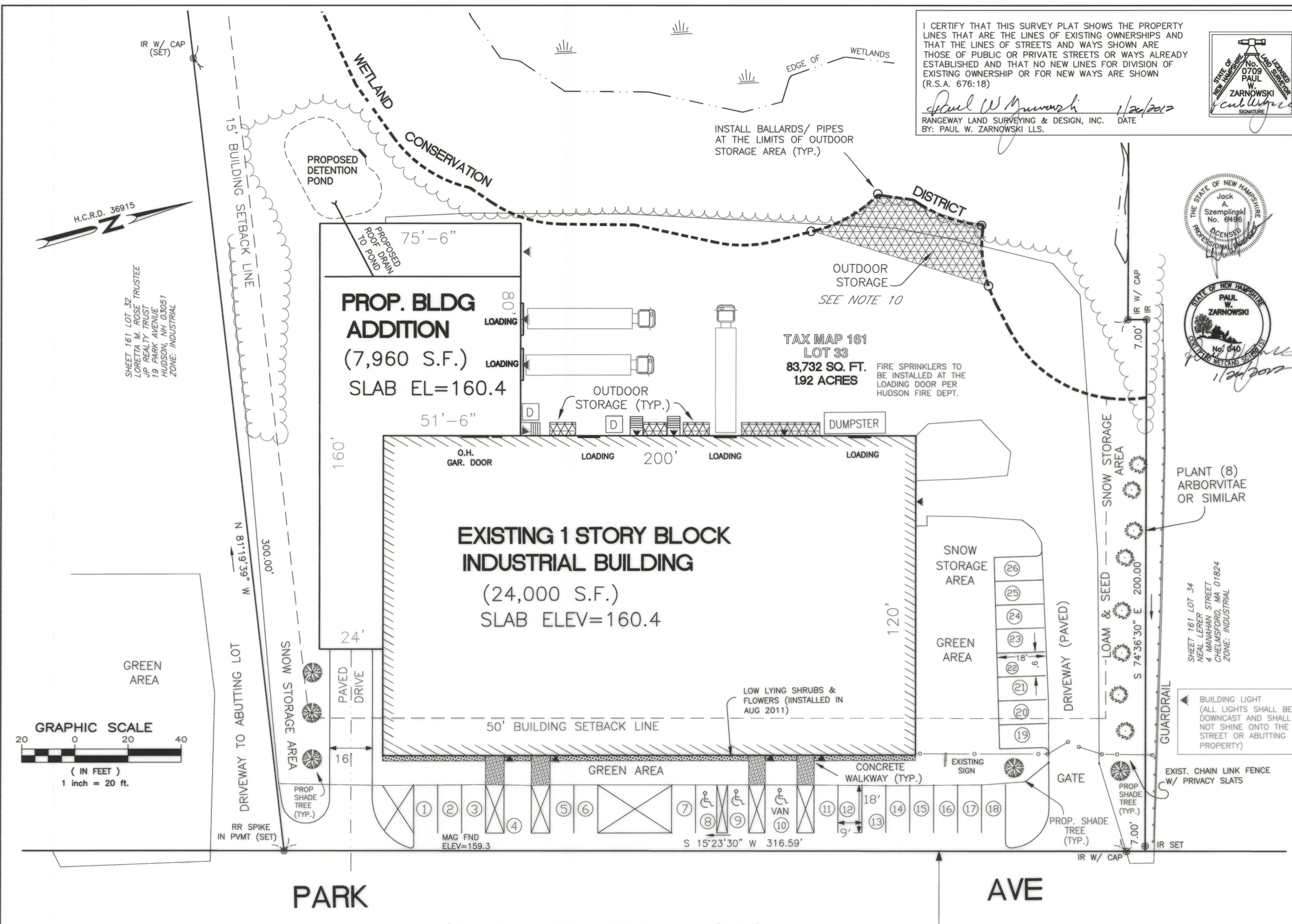
Routing Date: _____ Deadline Date: _____ Meeting Date: _____

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

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

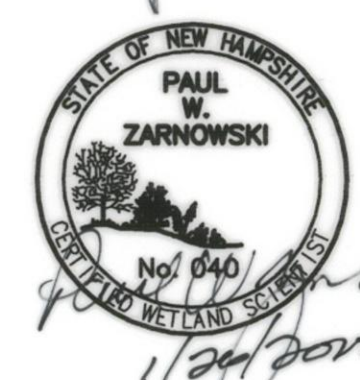
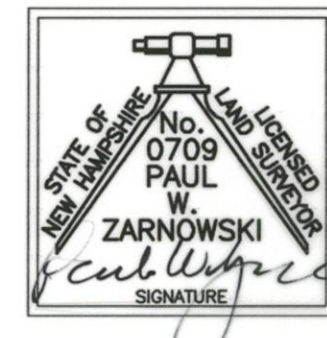
Department: _____

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



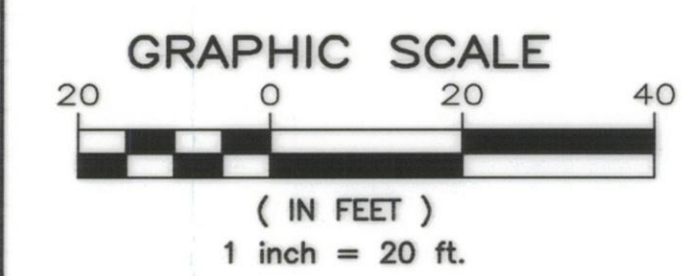
I CERTIFY THAT THIS SURVEY PLAT SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN (R.S.A. 676:18)

Paul W. Zarnowski
 RANGEWAY LAND SURVEYING & DESIGN, INC. DATE 1/24/2012
 BY: PAUL W. ZARNOWSKI LLS.



- GENERAL NOTES:**
- 1.) PARCEL ID: TAX MAP 161 LOT 33
 - 2.) PARCEL AREA = 125,672 S.F. = 2.88 ACRES
 - 3.) PARCEL ZONE: INDUSTRIAL (I)
 - 4.) BOUNDARY TAKEN DIRECTLY FROM PLAN REFERENCES.
 - 5.) TOPOGRAPHIC INFORMATION IS BASED ON THE ACTUAL TOPOGRAPHIC AND LOCATION SURVEY BY BENCHMARK ENGINEERING, INC. IN OCTOBER 2010.
 - 6.) PREDOMINANT SCS SOILS GROUP ON THIS LOT ARE C8-CHATFIELD HOLLIS COMPLEX AS SHOWN ON THE SCS SOILS MAP FOR THE TOWN OF HUDSON, NEW HAMPSHIRE.
 - 7.) THIS PROPERTY IS LOCATED OUTSIDE OF THE ESTABLISHED 100-YEAR FLOOD HAZARD ZONE AS SHOWN ON THE FEDERAL FLOOD INSURANCE MAPS (F.I.R.M.) FOR HUDSON, NH, COMMUNITY PANEL #330092 0519D (EFFECTIVE SEPTEMBER 25, 2009).
 - 8.) LOCATIONS OF UTILITIES WERE COMPILED FROM THE FIELD SURVEY AND INFORMATION OF RECORD. THESE LOCATIONS ARE APPROXIMATE ONLY. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CALL DIG-SAFE AT 1 888 344-7233.
 - 9.) EXISTING USE: 24,000 SF MULTI-TENANT INDUSTRIAL/ WAREHOUSE BUILDING W/ ASSOCIATED PARKING AND LOADING.

- NOTES:**
1. THE PURPOSE OF THIS PLAN IS:
 - A) TO SHOW THE PROPOSED 7,960 SQ. FT. ADDITION AND ASSOCIATED IMPROVEMENTS TO THE EXISTING INDUSTRIAL BUILDING ON MAP 161 LOT 33.
 2. MINIMUM REQUIREMENTS:
 - BUILDING SETBACKS: FRONT = 50'; SIDES/ REAR = 15'
 - MINIMUM FRONTAGE = 150'
 - MINIMUM LOT SIZE = 30,000 S.F.
 3. EXISTING USE: 24,000 S.F. MULTI-TENANT INDUSTRIAL/ WAREHOUSE BUILDING PROPOSED USE: 31,960 S.F. MULTI-TENANT INDUSTRIAL/ WAREHOUSE BUILDING PARKING REQUIREMENTS:
 - 1 SPACE/ 600 SF OR 0.75 SPACE PER EMPLOYEE OF THE COMBINED EMPLOYMENT OF THE 2 LARGEST SUCCESSIVE SHIFTS
 - # SHIFTS: 1; # EMPLOYEES: 20
 - TOTAL PARKING SPACES REQUIRED = 0.75 X 20 EMPLOYEES = 15 SPACES
 - TOTAL PARKING SPACES PROVIDED = 26 SPACES
 - TOTAL HANDICAP SPACES PROVIDED = 3 SPACES
 4. OPEN SPACE CALCULATIONS (40% REQUIRED):
 - EXISTING: 1.62 ACRES GREEN SPACE / 2.88 ACRES = 56.2%
 - PROPOSED: 1.51 ACRES GREEN SPACE / 2.88 ACRES = 52.4%
 5. THE BUILDING IS SERVICED BY THE MUNICIPAL WATER, SEWER & GAS WAIVERS (SITE PLAN REGULATIONS):
 - A. 275-8.B.22 GREEN AREA ALONG ROW LINE (GRANTED 9-28-2011)
 - B. 275-8.B.28 PARKING SPACE SIZE (GRANTED 6-22-2011)
 - C. 275-8.B.31(a) INTERIOR LANDSCAPING (GRANTED 9-28-2011)
 - D. 275-9.B TRAFFIC STUDY (GRANTED 9-28-2011)
 - E. 275-9.C NOISE STUDY (GRANTED 9-28-2011)
 - F. 275-9.D FISCAL & ENVIRONMENTAL IMPACT STUDY (GRANTED 9-28-2011)
 6. SHEETS 3 AND 4 SHALL BE RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. SHEETS 1, 2, 5 AND 6 WILL BE ON FILE AT THE TOWN OF HUDSON.
 7. THE TOWN OF HUDSON RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES (OVER AND ABOVE THOSE SHOWN ON THESE PLANS) IF REQUIRED.
 8. OUTSIDE STORAGE SHALL BE IN THE DESIGNATED OUTSIDE STORAGE AREAS ONLY. THE MATERIALS STORED WILL INCLUDE BUT ARE NOT LIMITED TO, FIBERGLASS FORMS, CONSTRUCTION EQUIPMENT, ETC. THERE SHALL BE NO HAZARDOUS MATERIALS STORED IN THESE AREAS.
 9. ALL MATERIAL/ EQUIPMENT PRESENTLY STORED WITHIN THE WETLAND BUFFER SHALL BE REMOVED.
 10. A C.A.P. FEE OF \$1,751.20 SHALL BE PAID TO THE TOWN OF HUDSON PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 11. AFTER ISSUANCE OF FOUNDATION PERMIT FOR STRUCTURE AND PRIOR TO THE ISSUANCE OF THE FRAMING PERMIT, THE APPLICANT SHALL SUBMIT TO THE HUDSON COMMUNITY DEVELOPMENT DEPARTMENT A FOUNDATION "AS-BUILT" PLAN ON A TRANSPARENCY AND TO THE SAME SCALE AS THE APPROVED SITE PLAN. THE FOUNDATION "AS-BUILT" SHALL INCLUDE ALL STRUCTURAL DIMENSIONS AND LOT LINE SETBACK MEASUREMENTS TO THE FOUNDATION AND BE STAMPED BY A LICENSED LAND SURVEYOR. ANY DISCREPANCY BETWEEN THE APPROVED SITE PLAN AND FOUNDATION "AS-BUILT" PLAN SHALL BE DOCUMENTED BY THE APPLICANT AND BE PART OF THE FOUNDATION "AS-BUILT" SUBMISSION.
 12. PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, A L.L.S. CERTIFIED "AS-BUILT" PLAN SHALL BE PROVIDED TO THE TOWN OF HUDSON COMMUNITY DEVELOPMENT DEPT., CONFIRMING THAT THE SITE CONFORMS WITH THE PLANNING BOARD APPROVED SITE PLAN.
 13. CONSTRUCTION ACTIVITIES ON SITE SHALL BE LIMITED TO BETWEEN 7:00 A.M. AND 7:00 P.M. MONDAY THROUGH SATURDAY. NO CONSTRUCTION ACTIVITIES SHALL OCCUR ON SUNDAYS.



SITE PLAN
TAX MAP 161 LOT 33
13 PARK AVE
HUDSON INDUSTRIAL PARK
HUDSON NEW HAMPSHIRE

OWNER/ PREPARED FOR:
 GILDON PROPERTIES, LLC.
 375 MAMMOTH ROAD
 PELHAM, NEW HAMPSHIRE 03076

SCALE: 1"=20' SHEET 4 OF 6 FEBRUARY 1, 2011

PURSUANT TO THE SITE PLANS REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

APPROVED BY THE HUDSON, NH PLANNING BOARD
 9-28-11
 DATE OF MEETING
 SIGNATURE: *[Signature]* DATE: 3/7/12
 SIGNATURE: *[Signature]* DATE: 2/7/12

SITE PLANS ARE VALID FOR ONE (1) YEAR FROM THE DATE OF PLANNING BOARD MEETING. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

SHEET 162 LOT 7
 LEONARD WORDEN
 C/O CONCRETE SYSTEMS
 15 COMMERCIAL STREET
 HUDSON, NH 03051
 ZONE: INDUSTRIAL

SHEET 162 LOT 2
 BENDER REALTY CORP.
 18 PARK AVENUE
 HUDSON, NH 03051
 ZONE: INDUSTRIAL

OWNER OF RECORD - TAX MAP 161 LOT 33
[Signature] 2/2/12
 GILDON PROPERTIES, LLC. DATE

CONDITIONS OF APPROVAL	10/24/11
TOWN COMMENTS/ BOUNDARY	9/14/11
PLG BD/ BOUNDARY	6/14/11
PER CLD	3/23/11
REVISIONS	DATE

BENCHMARK ENGINEERING, INC.
 Consulting Engineers Land Planners
 1F Commons Drive, Suite 39
 Londonderry, New Hampshire 03053
 Phone: (603) 437-5000
 Fax: (603) 437-3078

HCRD # 37386