

24 CONSTITUTION DRIVE

MINOR SITE PLAN

MSP# 07-24

STAFF REPORT

August 26, 2024

SITE: 24 Constitution Drive, Map 170 / Lot 034

ZONING: Industrial (I)

PURPOSE OF PLAN: To amend the original site plan to show the proposed site improvements including an eight foot chain link perimeter fence with privacy slabs, concrete generator and equipment pads, and a dual motorized gate entry.

PLANS UNDER REVIEW:

Amended Site Plan MSP# 07-24, Map 170 Lot 034, 24 Constitution Drive, Hudson, New Hampshire 03051; prepared by: Hayner-Swanson Inc., 3 Congress Street, Nashua 03062; prepared for: Princecape Realty, LLC, 21 Industrial Drive, Hudson, NH 03051; consisting of 1 sheet and general notes 1-7; dated August 12, 2024, revised August 19, 2024.

ATTACHMENTS:

- 1) Application dated August 15, 2024 – Attachment “A”
- 2) Department Comments – Attachment “B”
- 3) Building Permit Application – Attachment “C”

APPLICATION TRACKING:

- August 15, 2024 – Application received.
- August 26, 2024 – Special Site Review Committee scheduled.

COMMENTS

BACKGROUND

The property is 2.235 acres and located in the Industrial district. It has a previously approved site plan from 2018 for Industrial use. A new tenant, Alpha Tau Medical, will be moving into the property, however the use is remaining the same. The applicant wishes to construct a fence with privacy slats along the edge of the property, alongside several concrete platforms for a generator and other equipment pieces. As part of the work, the applicant will be adding a motorized gate for the entry drive as well.

DEPARTMENT COMMENTS

Engineering submitted the following comment:

Applicant shall provide a plan and profile of the sight distance at the entrance. The fence location at this time appears to be an issue.

Fire submitted the following comment:

Hudson Fire Department will need to have access thru the motorized arm gates for incident response.

The applicant has since supplied a revised plan and documentation of sight distances. Both **Fire** and **Engineering** have stated that their comments are resolved. No comments remain outstanding at this time.

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 concrete islands are contained within the new fencing entirely, and are non-intrusive. Staff has not identified any outstanding issues or factors to be remediated prior to discussion and potential motion of approval.

DRAFT MOTIONS

ACCEPT the minor site plan application:

I move to accept the minor site plan application for 24 Constitution Drive, Amended Site Plan MSP# 07-24, Map 170 Lot 034, 24 Constitution Drive, Hudson, New Hampshire 03051.

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

APPROVE the minor site plan application:

I move to approve the minor site plan for 24 Constitution Drive, Amended Site Plan MSP# 07-24, Map 170 Lot 034, 24 Constitution Drive, Hudson, New Hampshire 03051; prepared by: Hayner-Swanson Inc., 3 Congress Street, Nashua 03062; prepared for: Princecape Realty, LLC, 21 Industrial Drive, Hudson, NH 03051; consisting of 1 sheet and general notes 1-7; dated August 12, 2024, revised August 19, 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: _____



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

MINOR SITE PLAN APPLICATION

Revised April 2024

The following information must be filed with the Planning Department *at the time of filing a site plan application*:

1. One (1) original completed application with original signatures.
2. Five (5) 11" X 17" plan sets *folded*.
3. One (1) copy of the project narrative.
4. A list of direct abutters and a list of indirect abutters, and two (2) sets of mailing labels for abutter notifications.
5. One (1) 22" X 34" plan set *folded* shall be brought to the Special Site Review Committee Meeting.
6. All of the above application materials, including plans, shall also be submitted in electronic form as a PDF.
7. ***All plans shall be folded*** and all pertinent data shall be attached to the plans with an elastic band or other enclosure.

Note: Prior to filing an application, it is recommended to schedule an appointment with the Town Planner.

MINOR SITE PLAN APPLICATION

Date of Application: 08/15/2024 Tax Map #: 170 Lot #: 34

Site Address: 24 Constitution Drive, Hudson, NH 03051

Name of Project: Proposed Site Improvements

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

Z.B.A. Action: _____

PROPERTY OWNER:

Name: Princecape Realty, LLC

Address: 21 Industrial Drive

Address: Hudson, NH 03051

Telephone # (603) 595-1987

Email: cnorton@juharan.com

DEVELOPER:

A&M Construction Co., Inc.

36 West Water Street

Wakefield, MA 01880

(781) 246-5788

tdooley@amconstructionco.com

PROJECT ENGINEER:

Name: Hayner/Swanson, Inc., now IMEG

Address: 3 Congress Street

Address: Nashua, NH 03062

Telephone # (603) 882-2057

Email: Alex.C.Giuffrida@imegcorp.com

SURVEYOR:

Same as Engineer

Dennis.C.Pollock@imegcorp.com

PURPOSE OF PLAN:

To amend to the original site plan to show the proposed site improvements including an 8 foot chain link perimeter fence with privacy slabs, concrete generator and equipment pads, and a dual motorized gate entry.

(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: Amended Site Plan - Proposed Site Improvements

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 170 LOT 34

DATE: August 15, 2024

Location by Street: Constitution Drive

Zoning: I- Industrial

Proposed Land Use: Industrial

Existing Use: Industrial

Surrounding Land Use(s): Industrial

Number of Lots Occupied: 1

Existing Area Covered by Building: 17,634 SF

Existing Buildings to be removed: 0

Proposed Area Covered by Building: 0

Open Space Proposed: 56%

Open Space Required: 40%

Total Area: S.F.: 97,359 Acres: 2.235

Area in Wetland: N/A Area Steep Slopes: N/A

Required Lot Size: One acre

Existing Frontage: 555.26 LF along Constitution Drive

Required Frontage: 150 FT

Building Setbacks:	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50 FT</u>	<u>59.5 FT</u>
Side:	<u>15 FT</u>	<u>58.9 FT</u>
Rear:	<u>15 FT</u>	<u>N/A</u>

MINOR SITE PLAN DATA SHEET

(Continued)

Flood Zone Reference: FEMA Map 33011C0519D Date:9/25/09

Width of Driveways: 40 FT

Number of Curb Cuts: 1 (existing)

Proposed Parking Spaces: 28 (including 2 accessible spaces)

Required Parking Spaces: 24

Basis of Required Parking (Use): Manufacturing: 1 space/600 SF

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

Waiver Requests

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

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

MINOR SITE PLAN APPLICATION AUTHORIZATION

I hereby apply for *Minor Site Plan* Review and acknowledge I will comply with all of the Ordinances of the Town of Hudson, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the items listed under the *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: Craig Norton Date: 8/14/2024
Print Name of Owner: Craig Norton

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

Signature of Developer: Mark E. Roberts Date: 8/14/24
Print Name of Developer: Mark E ROBERTS Pres.

- ❖ 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 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.	\$ _____
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 (pad/fence construction)	\$ <u>72.00</u>

CONSULTANT REVIEW FEE: (If Applicable - Separate Check)

Total _____ acres @ \$600.00 per acre, or \$1,250.00, whichever is greater. \$ N/A

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:

<u>5</u> Direct Abutters, Applicant, Professionals, etc. as required by RSA 676:4.1.d @\$5.08 (or Current Certified Mail Rate)	\$ <u>25.40</u>
<u>34</u> Indirect Abutters (property owners within 200 feet) @\$0.68 (or Current First Class Rate)	\$ <u>23.12</u>

C. <u>TAX MAP UPDATING FEE: (FLAT FEE if Applicable)</u>	\$ <u>275.00</u>
TOTAL	\$ <u>395.52</u>

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.*****

PROJECT NARRATIVE

Proposed Site Improvements 24 Constitution Drive Map 170, Lot 34 Hudson, New Hampshire 15 August 2024

The subject site under consideration for this Minor Site Plan application is located at 24 Constitution Drive in Hudson, NH. The site is known to the Hudson Assessors Department as Map 170, Lot 34. The parcel measures 2.235+/- acres and is located in the I-Industrial zoning district. The property is located with the Clement Road Industrial Park. It is abutted by Constitution Drive and industrial uses to the north and west; a commercial tree clearing business to the south; a residential open space lot to the southwest; and a commercial property to the east.

The lot currently contains an existing 1-story, 17,634 square foot industrial building, along with associated parking and 2 loading docks located on the westerly side of the building. Twenty-eight parking spaces are available with 2 being accessible spaces. Access to the site is provided via a driveway in the southwest corner of the property. NRCS soil mapping shows that this site contains Chatfield-Hollis complex soils with relatively shallow depths to groundwater. Based upon inspection by the project's wetland scientist, there are no wetlands or wetland buffers affecting the site.

In order to meet the proposed tenant requirements, it is proposed to construct an 8-foot chain link fence with privacy slabs around the perimeter of the site, totaling around 1,200 linear feet. In addition to the fencing, dual motorized arm gates with a utility island will be added to the entrance of the site. There will also be 7 concrete equipment pads added adjacent to the existing building. Sizes of the pads vary depending on the equipment to be placed on top. The equipment includes generators, air handling units and fans. No other site improvements are proposed as part of this application. To the best of our knowledge the sewer, water, gas, telecommunication and electric utilities present in the adjacent roadways have adequate capacity to service the proposed use of the property.

Upon project completion, the site will contain approximately 56% open space, where 40% is the minimum required. There are no wetland or wetland buffer impacts associated with the proposed project. The layout for the site improvements has been developed to minimize environmental issues. The site development associated with the overall construction of this project disturbs approximately 1500 square feet of contiguous area.

ABUTTER LIST*Job No. 4857**August 15, 2024*

Map	Lot No.	Name & Address
OWNER(S):		
170	34	Princecape Realty, LLC 21 Industrial Drive Hudson, NH 03051
ABUTTERS:		
170	31	TSD Hockey Group, LLC 20 Constitution Drive Hudson, NH 03051
170	35	Bradley Commercial Properties., LLC 21 Pinecrest Road Litchfield, NH 03052
170	36	Princecape Realty, LLC 21 Industrial Drive Hudson, NH 03051
170	37	JAB Realty Trust c/o Janice A. Bushnell, Trustee 86 Forest Street Dunstable, MA 01827
170	38	RDB Properties, LLC 86 Forest Street Dunstable, MA 01827
170	4	Open Space For: Kimball Heights II Bradford Circle, Sheffield Street & Clement Road (See Owners Below)
170	1	The Bigelow and LaQuerre Family Rev. Trust Bruce E. Bigelow & Lu Ann M. LaQuerre, Trs. 10 Sheffield Street Hudson, NH 03051
170	2	Ryan M. & Kimberly A. Thistle 12 Sheffield Street Hudson, NH 03051
170	3	Sloboda Rev. Trust John M. & Carolyn Sloboda, Trs. 16 Sheffield Street Hudson, NH 03051
170	5	Douglas F. & Lee A. Mullett 24 Sheffield Street Hudson, NH 03051
170	6	Dante & Nancy M. Lanzillo 26 Sheffield Street Hudson, NH 03051

170	7	The Cantrell Family Rev. Trust Paul E. Jr., & Deborah A. Cantrell, Trs. 28 Sheffield Street Hudson, NH 03051
170	8	Matthew A. & Brenda A. Schofield 30 Sheffield Street Hudson, NH 03051
170	9	Doris J. & Louis R. Rachlin 32 Sheffield Street Hudson, NH 03051
170	10	Michael J. & Kristin M. Manoukian 36 Sheffield Street Hudson, NH 03051
170	11	Sadakazu Tanabe & Wen Yan 37 Sheffield Street Hudson, NH 03051
170	12	Jay M. & April M. Spooner 35 Sheffield Street Hudson, NH 03051
170	13	The Bain Family Rev. Trust Marc M. & Darlene Bain , Trs. 33 Sheffield Street Hudson, NH 03051
170	14	Mark J. & Courtney Boulger 31 Sheffield Street Hudson, NH 03051
170	15	Dennis L., Jr., & Rena E. Rudy 29 Sheffield Street Hudson, NH 03051
170	16	Hone Family Rev. Trust of 2013 Jonathan & Megan Hone, Trs. 27 Sheffield Street Hudson, NH 03051
170	17	Jennifer B. Nangle & Sandra J. Britton 25 Sheffield Street Hudson, NH 03051
170	18	Alya A. Kharrat Revocable Trust Alya A. Kharrat & George A. Abboud, Trustees 23 Sheffield Street Hudson, NH 03051
170	19	Elizabeth K. Jaeschke & Kyle Z. Ahearn 19 Sheffield Street Hudson, NH 03051

170	20	Joseph and Aline Caiado Family Trust Joseph S. & Aline G. Caiado, Trs. 33 Bradford Circle Hudson, NH 03051
170	21	The Karin Romano Living Trust Karin I. Romano, Tr. 31 Bradford Circle Hudson, NH 03051
170	22	RMG Realty Trust of 2005 Michelle Ungaro Tr. 32 Bardford Circle Hudson, NH 03051
170	23	Michelle T. Pinsonneault Michael James Lawlor Jr. 34 Bradford Circle Hudson, NH 03051
170	24	Winn Family Revocable Trust John J. & Colleen Winn, Trs. 11 Sheffield Street Hudson, NH 03051
170	25	Kuowei & Chyoung-Ling Huang 30 Bradford Circle Hudson, NH 03051
170	26	Joshua F. & Blake Ashley Mithcell 28 Bradford Circle Hudson, NH 03051
170	27	James J. Croteau 27 Bradford Circle Hudson, NH 03051
171	1	James J. & Anida T. Murray 2 Sheffield Street Hudson, NH 03051
171	2	The Lori C. Rogers Trust of 2022 Lori C. Rogers Tr. 6 Sheffield Street Hudson, NH 03051
171	3	Sharon Blanchette 8 Sheffield Street Hudson, NH 03051
171	4	Kevin W. Hines 9 Sheffield Street Hudson, NH 03051
171	5	Peter C. & Christina Parziale 7 Sheffield Street Hudson, NH 03051

171 6 Stephen J. Mandra & Carole D. Beauchemin Irr. Trust
Stephanie M. Mandra, Marisa J. Stoebs & Samantha J.
Beauchemin, Trs.
5 Sheffield Street
Hudson, NH 03051

171 7 Thomas M. & Brenda Grant
3 Sheffield Street
Hudson, NH 03051

171 8 Darryl A. Groom &
Jaime Richmond
55 Clement Road
Hudson, NH 03051

James N. Petropulos, P.E.
Hayner/Swanson, Inc.
3 Congress Street
Nashua, NH 03062-3301

Dennis C. Pollock, LLS
Hayner/Swanson, Inc.
3 Congress Street
Nashua, NH 03062-3301

Dubowik, Brooke

From: Dhima, Elvis
Sent: Thursday, August 15, 2024 4:04 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#07-24 - 24 Constitution Dr. Amended Site Plan

Brooke

1. Applicant shall provide a plan and profile of the sight distance at the entrance. The fence location at this time appears to be an issue

E

Elvis Dhima, P.E.
Town Engineer

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



From: Dubowik, Brooke <bdubowik@hudsonnh.gov>
Sent: Thursday, August 15, 2024 1:33 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#07-24 - 24 Constitution Dr. Amended Site Plan

Good afternoon,
Attached is a department sign-off for an amended site plan @ 24 Constitution Drive. This is a Minor Site Plan scheduled for 8/26/24.
Please return by Monday, August 19th if possible.
Thank you,

Brooke Dubowik
Planning Administrative Aide II

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

MINOR SITE PLAN APPLICATION

Date of Application: 08/15/2024 Tax Map #: 170 Lot #: 34
Site Address: 24 Constitution Drive, Hudson, NH 03051
Name of Project: Proposed Site Improvements
Zoning District: Industrial General MSP#: 07-24
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: Princecape Realty, LLC
Address: 21 Industrial Drive
Address: Hudson, NH 03051
Telephone # (603) 595-1987
Email: cnorton@juharan.com

DEVELOPER:

A&M Construction Co., Inc.
36 West Water Street
Wakefield, MA 01880
(781) 246-5788
tdooley@amconstructionco.com

PROJECT ENGINEER:

Name: Hayner/Swanson, Inc., now IMEG
Address: 3 Congress Street
Address: Nashua, NH 03062
Telephone # (603) 882-2057
Email: Alex.C.Giuffrida@imegcorp.com

SURVEYOR:

Same as Engineer

Dennis.C.Pollock@imegcorp.com

PURPOSE OF PLAN:

To amend to the original site plan to show the proposed site improvements including an 8 foot chain link perimeter fence with privacy slabs, concrete generator and equipment pads, and a dual motorized gate entry.

(For Town Use Only)

Routing Date: 8/15/24 Deadline Date: 8/19/24 Meeting Date: 8/26/24

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

DRW Title: Fire Marshal Date: 8/15/24
(Initials)

Department: _____

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



TOWN OF HUDSON

FIRE DEPARTMENT

INSPECTIONAL SERVICES DIVISION



12 SCHOOL STREET, HUDSON, NEW HAMPSHIRE 03051

Emergency 911
Business 603-886-6005
Fax 603-594-1142

Scott Tice
Chief of Department

TO: Acting Town Planner

FR: David Hebert
Fire Marshal

DT: August 15, 2024

RE: 24 Constitution Drive

Hudson Fire Department will need to have access thru the motorized arm gates for incident response

David Hebert
Fire Marshal

From: Hebert, David <dhebert@hudsonnh.gov>

Sent: Wednesday, August 21, 2024 9:46 AM

To: Dubowik, Brooke <bdubowik@hudsonnh.gov>; Dhima, Elvis <edhima@hudsonnh.gov>

Subject: RE: 24 Constitution Drive, Hudson, NH Minor Site Plan Submittal

Fire is all set with the owner supplied knox box at the gate. Fire can assist with the size and type when ordering



Dave Hebert
Fire Marshal
Hudson Fire Department
Inspectional Services Division

Town of Hudson | 12 School Street | Hudson, NH 03051
603-886-6005 (Main) | 603-816-1271 (Direct)

From: Dhima, Elvis <edhima@hudsonnh.gov>
Sent: Wednesday, August 21, 2024 10:00 AM
To: Dubowik, Brooke <bdubowik@hudsonnh.gov>; Hebert, David <dhebert@hudsonnh.gov>
Subject: RE: 24 Constitution Drive, Hudson, NH Minor Site Plan Submittal

All set , thank you

E

Elvis Dhima, P.E.
Town Engineer

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



Dubowik, Brooke

From: Michaud, Jim
Sent: Thursday, August 15, 2024 2:18 PM
To: Dubowik, Brooke; Dhima, Elvis; Gradert Benjamin; Hebert, David; Kirkland, Donald; McElhinney, Steven; Sullivan, Christopher; Malley, Tim; Twardosky, Jason
Subject: RE: Dept. Sign-off MSP#07-24 - 24 Constitution Dr. Amended Site Plan

Assessing has no comments.

jim

From: Dubowik, Brooke <bdubowik@hudsonnh.gov>
Sent: Thursday, August 15, 2024 1:33 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>
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12 School Street
Hudson, NH 03051
603-816-1267 (Direct)

Dubowik, Brooke

From: Twardosky, Jason
Sent: Thursday, August 15, 2024 1:45 PM
To: Dubowik, Brooke; Dhima, Elvis; Gradert Benjamin; Hebert, David; Kirkland, Donald; McElhinney, Steven; Michaud, Jim; Sullivan, Christopher; Malley, Tim
Subject: RE: Dept. Sign-off MSP#07-24 - 24 Constitution Dr. Amended Site Plan

No comments

From: Dubowik, Brooke <bdubowik@hudsonnh.gov>
Sent: Thursday, August 15, 2024 1:33 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>
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PROPERTY OWNER:

Name: Princecape Realty, LLC
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A&M Construction Co., Inc.
36 West Water Street
Wakefield, MA 01880
(781) 246-5788
tdooley@amconstructionco.com

PROJECT ENGINEER:

Name: Hayner/Swanson, Inc., now IMEG
Address: 3 Congress Street
Address: Nashua, NH 03062
Telephone # (603) 882-2057
Email: Alex.C.Giuffrida@imegcorp.com

SURVEYOR:

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Dennis.C.Pollock@imegcorp.com

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Routing Date: 8/15/24 Deadline Date: 8/19/24 Meeting Date: 8/26/24

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

CJS Title: Zoning Administrator Date: _____
(Initials)

Department:

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



TOWN OF HUDSON

FIRE DEPARTMENT - INSPECTIONAL SERVICES DIVISION

12 School Street · Hudson, New Hampshire 03051 · Tel: 603-886-6005 · Fax: 603-594-1142

BUILDING PERMIT APPLICATION – PLEASE PRINT

Address: _____ Unit # _____ Site/Sub Plan: _____ HCRD _____	Office use: Map _____ Lot _____ Zone _____ Permit # _____
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Residential <input type="checkbox"/> Single family detached <input type="checkbox"/> Modular Homes <input type="checkbox"/> Duplex <input type="checkbox"/> 3+ family dwelling (# of units _____) <input type="checkbox"/> Other _____	Type of Improvement <input type="checkbox"/> New Building <input type="checkbox"/> Addition <input type="checkbox"/> Alteration/Renovation <input type="checkbox"/> Repair/Replacement <input type="checkbox"/> Conversion of +/- dwelling units <input type="checkbox"/> Other _____
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Commercial <input type="checkbox"/> Office/Bank/Professional <input type="checkbox"/> Hospital/Medical <input type="checkbox"/> Industrial/Warehouse <input type="checkbox"/> Restaurant <input type="checkbox"/> Other _____	<input type="checkbox"/> Garage <input type="checkbox"/> School <input type="checkbox"/> Store <input type="checkbox"/> Utility Type of Improvement <input type="checkbox"/> New Building <input type="checkbox"/> Addition <input type="checkbox"/> Alteration/Renovation <input type="checkbox"/> Repair/Replacement <input type="checkbox"/> Conversion from residential to commercial space <input type="checkbox"/> Other _____
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Will the applicant/owner manufacture, assemble or produce any product, regardless of water use?
 Yes (Need IDA Form) No (Need IDA Checklist) *Please consult the Town Engineer at 886-6008 with any questions

Total Cost of Project: \$ _____	General Description of Work and Use Include dimensions of building, room, shed, pool, etc. List # of bedrooms and bathrooms if new home or added. If use of existing building is being changed, enter proposed use. _____ _____ _____ _____
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Square Footage	Footprint _____	Renovated/added _____	Number of stories _____
	Living area of new home (exclude unfinished areas and garage) _____		Total area of bldg _____

Principal Type of Frame	<input type="checkbox"/> Masonry (wall bearing)	<input type="checkbox"/> Wood Frame	<input type="checkbox"/> Structural steel
	<input type="checkbox"/> Reinforced concrete	<input type="checkbox"/> Other-Specify _____	

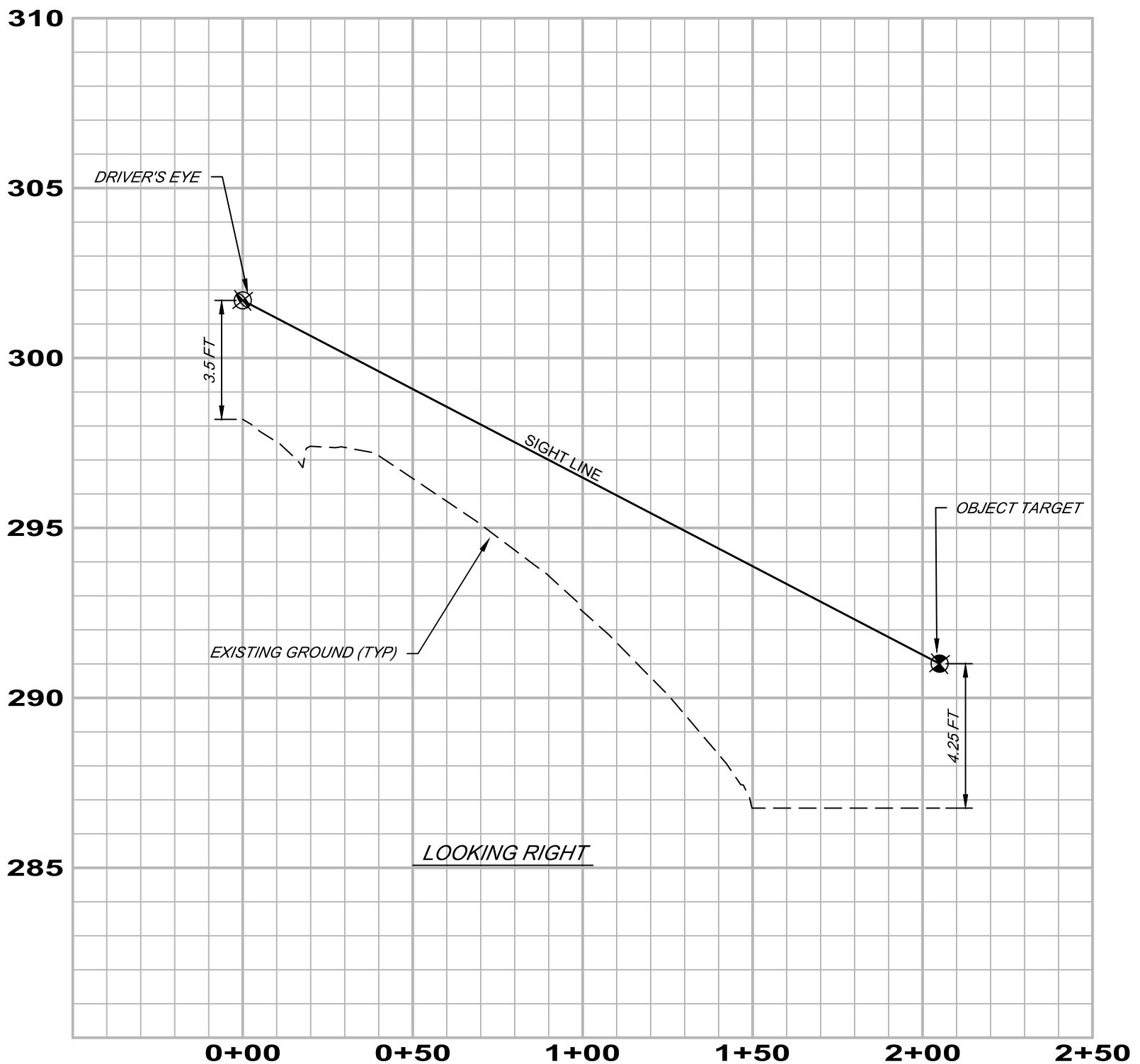
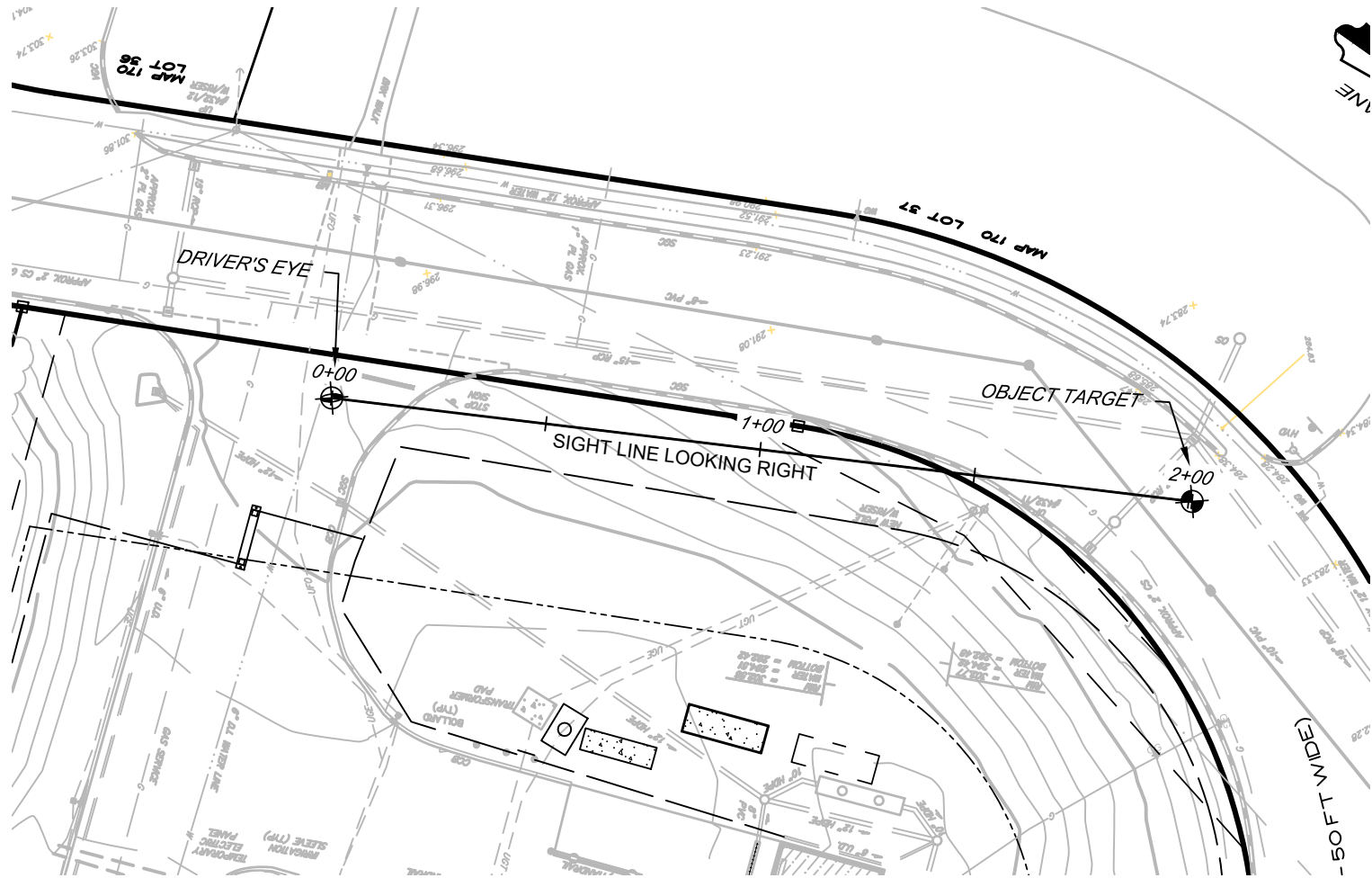
Type of Sewage Disposal	<input type="checkbox"/> Town or private company (requires Town permit)
	<input type="checkbox"/> Private (septic tank, etc.)

SITE DISTANCE PLAN & PROFILE
MAP 170, LOT 34
24 CONSTITUTION DRIVE
HUDSON, NH



Civil Engineers/Land Surveyors
 3 Congress Street Nashua, NH 03062
 131 Middlesex Turnpike Burlington, MA 01803

8/19/2024 20 0 SCALE: 1" = 40'



Site Distance

Horizontal Scale: 1" = 40'
 Vertical Scale: 1" = 4'

DWG:4857-2024 SITE DISTANCE	FIELD BK: -	4857
LOCATION: J:\4000\4857\DWG\4857-2024-SITE		File Number