

3 & 9 MELENDY ROAD CHANGE OF USE

MINOR SITE PLAN

MSP# 06-24

STAFF REPORT

August 26, 2024

SITE: 3 & 9 Melendy Road, Map 182 / Lot 215

ZONING: Business (B)

PURPOSE OF PLAN: To depict a change of use from warehouse to automotive services for the existing building, located on 9 Melendy Road.

PLANS UNDER REVIEW:

Change of Use Site Plan MSP# 06-24, Map 182 Lot 215, 3 & 9 Melendy Road, Hudson, New Hampshire 03051; prepared by: Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: Steven Febonio, 52 Walnut Hill Road, Goffstown, NH 03045; consisting of 2 sheets and general notes 1-12; dated July 29, 2024.

ATTACHMENTS:

- 1) Application dated July 29, 2024 – Attachment “A”
- 2) Department Comments – Attachment “B”

APPLICATION TRACKING:

- August 1, 2024 – Application received.
- August 26, 2024 – Special Site Review Committee scheduled.

COMMENTS

BACKGROUND

The property is approximately 1.6 acres and located in the Business district. It has a previously approved site plan from 1989 for Industrial/Warehouse use with an attached office. The applicant intends to lease the existing one-story building on 9 Melendy Road for the purpose of automotive service. No new building additions are proposed at this time.

DEPARTMENT COMMENTS

Zoning has submitted the following comments:

1. *All gravel areas in the buffer are to be loamed and seeded.*
2. *No parking of vehicles in the 50' wetland buffer.*
3. *No Junk or Parking of junk vehicles or more than one unregistered vehicle*

§ 334-13 Junkyards prohibited; outdoor storage.

- A. *The operation of a junkyard is not permitted in any district.*
- B. *The outdoor storage of any of the following are not permitted in any district:*
 - (1) *More than one unregistered vehicle.*
 - (2) *Any quantity of waste, refuse, junk or ashes.*
 - (3) *Bulk storage of oil or gasoline, other than in standard or approved containers or containment facilities.*

Full comments may be found in **Attachment “B”**.

STAFF COMMENTS

The changes proposed are very minor in nature, and primarily clarifying bounds and locations on site alongside the proposed permitted use. Staff notes that the lot is currently out of compliance with Zoning Department comments, and will need to be resolved prior to Certificate of Occupation.

DRAFT MOTIONS

ACCEPT the minor site plan application:

I move to accept the minor site plan application for Change of Use Site Plan MSP# 06-24, Map 182 Lot 215, 3 & 9 Melendy Road, Hudson, New Hampshire 03051.

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

APPROVE the minor site plan application:

I move to approve the minor site plan for **PLANS UNDER REVIEW:**

Change of Use Site Plan MSP# 06-24, Map 182 Lot 215, 3 & 9 Melendy Road, Hudson, New Hampshire 03051; prepared by: Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3B, Bedford, NH 03110; prepared for: Steven Febonio, 52 Walnut Hill Road, Goffstown, NH 03045; consisting of 2 sheets and general notes 1-12; dated July 29, 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.
- 5. All gravel areas in the buffer are to be loamed and seeded.
- 6. No vehicles shall be parked within the 50' wetland buffer.
- 7. No junk or parking of defunct vehicles, or more than one unregistered vehicle shall be allowed.

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

July 29, 2024

Town of Hudson
Planning Department
12 School Street
Hudson, New Hampshire 03051

Subject: **Change of Use Site Plan – 3 & 9 Melendy Road**
Tax Map 182; Lot 215
3 & 9 Melendy Road – Hudson, New Hampshire
KNA Project No. 24-0311-1

Dear Chairman and Board Members:

The above referenced project is being submitted for Minor Site Plan approval from the Town of Hudson Planning Board. The property was previously developed with two existing buildings (referenced as #3 & #9 Melendy Road) and all associated site appurtenances. The project proposes to change the use of #9 Melendy Road from warehouse to automotive service. The attached documents outline the applicants request for approval. All required information has been included within the submittal package. Keach Nordstrom Associates, Inc. will be present to further discuss the Change of Use Application at the scheduled hearing.

Enclosed is the following material for your review and approval:

1. Five (5) Copies of Minor Site Plan Application
2. Application Fee: **\$550.14**
3. Abutter's List & Two (2) Sets of Labels
4. Five (5) Half Size Plans with One (1) Project Narrative attached to each plan set
5. PDF

If you have any questions or comments, please contact me at (603) 627-2881.

Sincerely,



Katherine Cooper
Project Engineer
Keach Nordstrom Associates
10 Commerce Park North, Suite 3
Bedford, NH 03110



*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: July 29, 2024 Tax Map #: 182 Lot #: 215

Site Address: 3 & 9 Melendy Road

Name of Project: 3 & 9 Melendy Road

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

Z.B.A. Action: N/A

PROPERTY OWNER:

Name: Steven Febonio

Address: 52 Walnut Hill Road

Address: Goffstown, NH 03045

Telephone # 603-235-6952

Email: stevfebONIO@aol.com

DEVELOPER:

Steven Febonio

52 Walnut Hill Road

Goffstown, NH 03045

603-235-6952

stevfebONIO@aol.com

PROJECT ENGINEER:

Name: Paul Chisholm, PE - KNA

Address: 10 Commerce Park North, Suite 3

Address: Bedford, NH 03110

Telephone # 603-627-2881

Email: pchisholm@keachnordstrom.com

SURVEYOR:

Anthony Basso, LLS - KNA

10 Commerce Park North, Suite 3

Bedford, NH 03110

603-627-2881

abasso@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to depict the change of use from warehouse to automotive services for the existing building located at #9 Melendy Road.

(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 SHEETPLAN NAME: 3 & 9 Melendy RoadPLAN TYPE: SITE PLANLEGAL DESCRIPTION: MAP 182 LOT 215DATE: July 29, 2024

Location by Street: 3 & 9 Melendy Road

Zoning: Business (B)

Proposed Land Use: #9 Melendy: Automotive Service & #3 Melendy: Office & Automotive Service & Sales

Existing Use: #9 Melendy: Warehouse & #3 Melendy: Office & Automotive Service & Sales

Surrounding Land Use(s): Self-Storage, Residential, Warehouse, VFW, Park

Number of Lots Occupied: One (1)

Existing Area Covered by Building: 4,635 SF (Existing - #9 Melendy: 1,414 SF, #3 Melendy: 3,221 SF)

Existing Buildings to be removed: None

Proposed Area Covered by Building: 4,635 SF (Existing - #9 Melendy: 1,414 SF, #3 Melendy: 3,221 SF)

Open Space Proposed: 55.5% (Existing)

Open Space Required: 40%

Total Area: S.F.: 70,263 Acres: 1.61

Area in Wetland: 10,224 Area Steep Slopes: 3,526

Required Lot Size: 30,000 SF

Existing Frontage: 417.61-FT

Required Frontage: 150 FT

Building Setbacks:

	<u>Required*</u>	Proposed Existing
Front:	<u>50-FT</u>	<u>18.2-FT</u>
Side:	<u>15-FT</u>	<u>20.8-FT</u>
Rear:	<u>15-FT</u>	<u>28.3-FT</u>

MINOR SITE PLAN DATA SHEET

(Continued)

Flood Zone Reference: 33011C0518D - A portion in Flood Zone A

Width of Driveways: 22-FT (Existing)

Number of Curb Cuts: Two (2) Existing

Proposed Parking Spaces: Ten (11) Paved Spaces (7 Existing, 4 Re-Striped per 1989 plan)

Required Parking Spaces: Eleven (11) Spaces

Basis of Required Parking (Use): Automotive: Two (2) Spaces/Bay
Office: 1 Space/300-SF

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

Waiver Requests

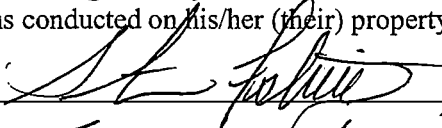
<i>Town Code Reference:</i>	<i>Regulation Description:</i>
<u>N/A</u>	
_____	_____
_____	_____
_____	_____
_____	_____

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

MINOR SITE PLAN APPLICATION AUTHORIZATION

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

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

Signature of Owner:  Date: 6/27/24

Print Name of Owner: Steve Fabonio

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

Signature of Developer:  Date: 6/27/24

Print Name of Developer: Steve Fabonio

❖ 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:

1. <u>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	\$ <u> -</u>
Commercial/Semi Public/Civic or Recreational @1,414 SF	\$157.00/1,000 sq. ft. for first 100,000 sq.ft. (bldg. area): \$78.50/1,000 sq.ft. thereafter.	\$ <u>222.00</u>
Industrial	\$150.00/1,000 sq.ft for first 100,000 sq.ft. (bldg. area); \$78.50/1,000 sq.ft thereafter.	\$ <u> -</u>
No Buildings	\$30.00 per 1,000 sq.ft. of proposed developed area	\$ <u> -</u>

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:

<u> 9 </u> Direct Abutters, Applicant, Professionals, etc. as required by RSA 676:4.1.d @ \$5.08 (or Current Certified Mail Rate) \$5.58	\$ <u>50.22</u>
<u> 4 </u> Indirect Abutters (property owners within 200 feet) @ \$0.68 (or Current First Class Rate) \$0.73	\$ <u> 2.92</u>

C. <u>TAX MAP UPDATING FEE:</u> (FLAT FEE if Applicable)	\$ <u> 275.00</u>
TOTAL	\$ <u> 550.14</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.*****

**Abutters List
3 & 9 Melendy Road
Hudson, NH
KNA#24-0311-1**

Tax Map 182	Lot 215	Owner/Applicant Steven Febonio 52 Walnut Hill Road Goffstown, NH 03045
Tax Map 182	Lot 214	Direct Abutters Town of Hudson 12 School Street Hudson, NH 03051
183	99	Kelly J. & Kevin R. Wisnosky 12 Melendy Road Hudson, NH 03051
191	141	Maria & Richard Kepa 67 Melendy Road Hudson, NH 03051
191	142	KL Garside Real Estate, LLC 1094 Brookline Road Mason, NH 03048
190	186	A-1 Self Storage 46 Lowell Road Hudson, NH 03051
182	216, 217 & 218-2	Nottingham Square Corporation 46 Lowell Road Hudson, NH 03051
182	213	The New Hampshire Trust Robert Nazzaro, Trustee 84 Central Street Hudson, NH 03051

Attachment "A"

Tax Map	Lot	Indirect Abutters (w/in 200-ft)
183	98	Max Properties, LLC 10 E. Pearl Street Nashua, NH 03060
183	100	Hudson Memorial Post 5791 VFW 15 Bockes Road Hudson, NH 03051
191	140	Michael M. & Deanne M. Simard 13 Melendy Road Hudson, NH 03051
190	185	K and S Realty Trust Manuel D. Sousa, Trustee 46 Lowell Road Hudson, NH 03051

Professionals to be notified:

Engineer/Surveyor
Keach-Nordstrom Associates Inc.
10 Commerce Park North, Suite 3B
Bedford, NH 03110



July 29, 2024

Town of Hudson
Planning Department
12 School Street,
Hudson, New Hampshire 03051

Subject: **Change of Use Site Plan – 3 & 9 Melendy Road**
Tax Map 182; Lot 215
3 & 9 Melendy Road – Hudson, New Hampshire
KNA Project No. 24-0311-1

PROJECT NARRATIVE

The property, referenced on Tax Map 182 as Lot 215, is located at 3 & 9 Melendy Road in Hudson, New Hampshire. The 1.61-acre (70,263 SF) parcel is located entirely within the Business (B) Zoning District. The lot is currently developed with two existing buildings and all associated site appurtenances. The existing building, referenced as 3 Melendy Road, approximately 3,221 square feet, is currently utilized as automotive services and sales, and office space. The existing building, referenced as 9 Melendy Road, approximately 1,414 square feet, is currently vacant, but previously approved as warehouse space in the 1989 Record Plan (H.C.R.D. Plan #23874). The existing building at 9 Melendy Road has had various uses in the past few decades, including welding, machine shops, landscaping, motorcycle repair, and automotive services. The parcel is serviced by municipal water and sewer. A wetland complex bisects the southern half of the property. The property has frontage along both Melendy Road and Able Street. It is bounded by a variety of uses including a self-storage facility, Town property/pickleball courts, a proposed gas station project, warehouse, VFW lodge, and residential.

The project proposes to change the use of the existing building, located at 9 Melendy Road, from the approved warehouse use to automotive services. The existing building, located at 3 Melendy Road, will continue to operate as automotive service and sales, and office space. The buildings will utilize the seven (7) existing paved parking spaces shown on the existing conditions plan and proposes to re-stripe the four (4) paved spaces in front of #9 Melendy as shown on the 1989 Record Plan for a total of eleven (11) parking spaces onsite. Additionally, the Applicant is proposing to place conservation placards along the 50-ft wetland buffer to restrict parking in this location and allow this area to re-vegetate over time.




KNA Project No. 24-0311-1

OWNER AFFIDAVIT

I, Steven Febonio, owner of the property referenced on Hudson Tax Map 182 as Lot 215, located at 3 & 9 Melendy Road in Hudson, New Hampshire, hereby verify that I have authorized Keach-Nordstrom Associates, Inc. to submit on my behalf, any and all applicable State and local permit applications as they pertain to the project.

Additionally, I hereby authorize Keach-Nordstrom Associates, Inc. to aid in the representation of these applications throughout the approval process.

Signature of Owner:



Address of Owner:

52 Walnut Hill Road

Goffstown, NH 03045

Date:

6/27/24

MINOR SITE PLAN APPLICATION

Date of Application: July 29, 2024 Tax Map #: 182 Lot #: 215
Site Address: 3 & 9 Melendy Road
Name of Project: 3 & 9 Melendy Road
Zoning District: Business (B) General MSP#: 06-24
(For Town Use Only)
Z.B.A. Action: N/A

PROPERTY OWNER:
Name: Steven Febonio
Address: 52 Walnut Hill Road
Address: Goffstown, NH 03045
Telephone # 603-235-6952
Email: stevefebONIO@aol.com

DEVELOPER:
Steven Febonio
52 Walnut Hill Road
Goffstown, NH 03045
603-235-6952
stevefebONIO@aol.com

PROJECT ENGINEER:
Name: Paul Chisholm, PE - KNA
Address: 10 Commerce Park North, Suite 3
Address: Bedford, NH 03110
Telephone # 603-627-2881
Email: pchisholm@keachnordstrom.com

SURVEYOR:
Anthony Basso, LLS - KNA
10 Commerce Park North, Suite 3
Bedford, NH 03110
603-627-2881
abasso@keachnordstrom.com

PURPOSE OF PLAN:
The purpose of the plan is to depict the change of use from warehouse to automotive services for the existing building located at #9 Melendy Road.

(For Town Use Only)

Routing Date: 8/5/24 Deadline Date: 8/12/24 Meeting Date: _____
_____ I have no comments I have comments (attach to form)
CJS Title: ZONING ADMINISTRATOR Date: 8-7-24
(Initials)
Department: _____
Zoning: Engineering: ___ Assessor: ___ Police: ___ Fire: ___ DPW: ___ Consultant: ___

**MSP 06-24 - 3 & 9 Melendy
Zoning Comments**

1. All gravel areas in the buffer are to be loamed and seeded.
2. No parking of vehicles in the 50' wetland buffer.
2. No Junk or Parking of junk vehicles or more than one unregistered vehicle

§ 334-13 Junkyards prohibited; outdoor storage.

- A. The operation of a junkyard is not permitted in any district.
- B. The outdoor storage of any of the following are not permitted in any district:
 - (1) More than one unregistered vehicle.
 - (2) Any quantity of waste, refuse, junk or ashes.
 - (3) Bulk storage of oil or gasoline, other than in standard or approved containers or containment facilities.

MINOR SITE PLAN APPLICATION

Date of Application: July 29, 2024 Tax Map #: 182 Lot #: 215
Site Address: 3 & 9 Melendy Road
Name of Project: 3 & 9 Melendy Road
Zoning District: Business (B) General MSP#: 06-24
(For Town Use Only)

Z.B.A. Action: N/A

PROPERTY OWNER:

DEVELOPER:

Name: Steven Febonio
Address: 52 Walnut Hill Road
Address: Goffstown, NH 03045
Telephone # 603-235-6952
Email: stevfebONIO@aol.com

Steven Febonio
52 Walnut Hill Road
Goffstown, NH 03045
603-235-6952
stevfebONIO@aol.com

PROJECT ENGINEER:

SURVEYOR:

Name: Paul Chisholm, PE - KNA
Address: 10 Commerce Park North, Suite 3
Address: Bedford, NH 03110
Telephone # 603-627-2881
Email: pchisholm@keachnordstrom.com

Anthony Basso, LLS - KNA
10 Commerce Park North, Suite 3
Bedford, NH 03110
603-627-2881
abasso@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to depict the change of use from warehouse to automotive services for the existing building located at #9 Melendy Road.

(For Town Use Only)

Routing Date: 8/5/24 Deadline Date: 8/12/24 Meeting Date: _____

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

DRH Title: Fire Marshal Date: 8/6/24
(Initials)

Department: _____

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

Dubowik, Brooke

From: Twardosky, Jason
Sent: Tuesday, August 6, 2024 10:52 PM
To: Dubowik, Brooke
Subject: Re: Dept. Sign-off - MSP# 06-24 Melendy Road Change of Use

Seeing how they've been doing automotive repair there for as long as I can remember, I think it should be changed to automotive. No other comments

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Dubowik, Brooke <bdubowik@hudsonnh.gov>
Sent: Tuesday, August 6, 2024 4:25:48 AM
Subject: Dept. Sign-off - MSP# 06-24 Melendy Road Change of Use

Good morning,
Attached is a Dept. Sign-off for a change of use @ 3 & 9 Melendy Road (the use change is at 9 Melendy). They would like to go from warehouse, to automotive services.
Please return no later 8/12/24.
Thank you,

Brooke Dubowik

Planning Administrative Aide II



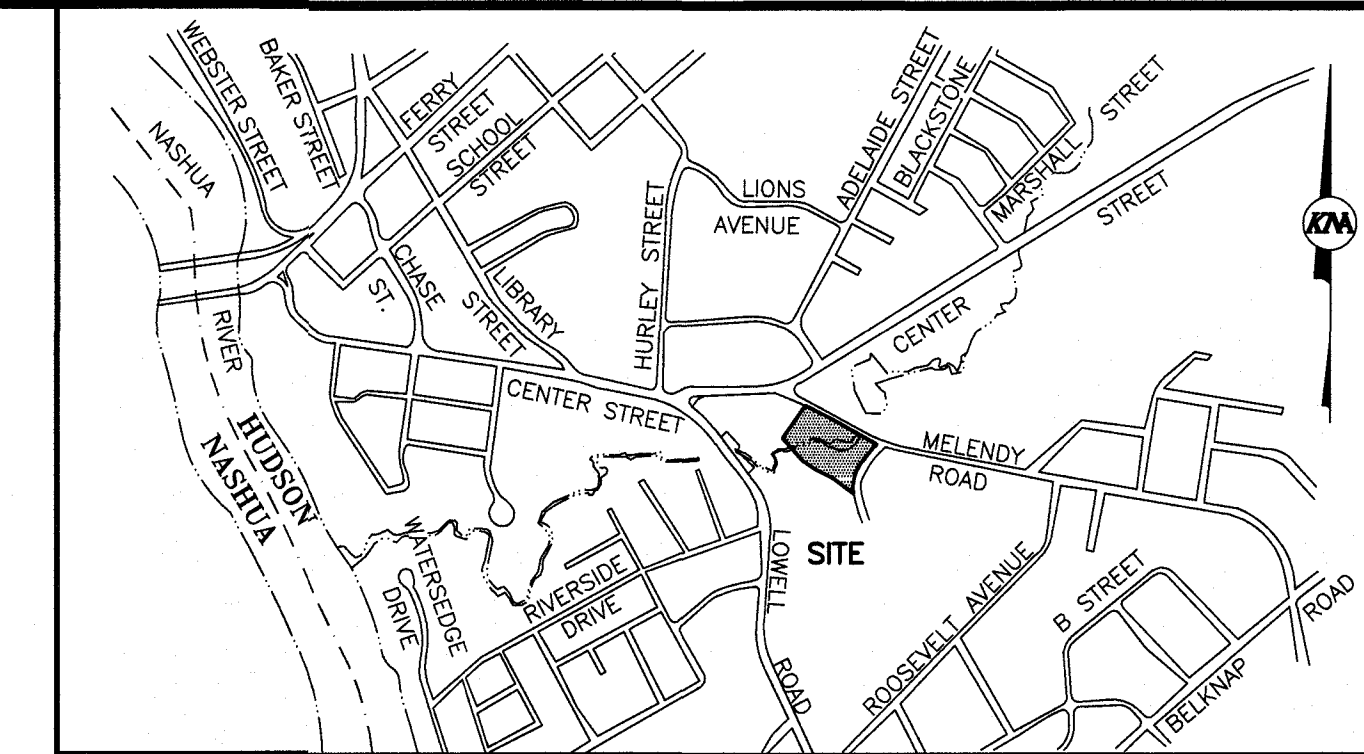
12 School Street
Hudson, NH 03051
603-816-1267 (Direct)

SCS SOILS LEGEND

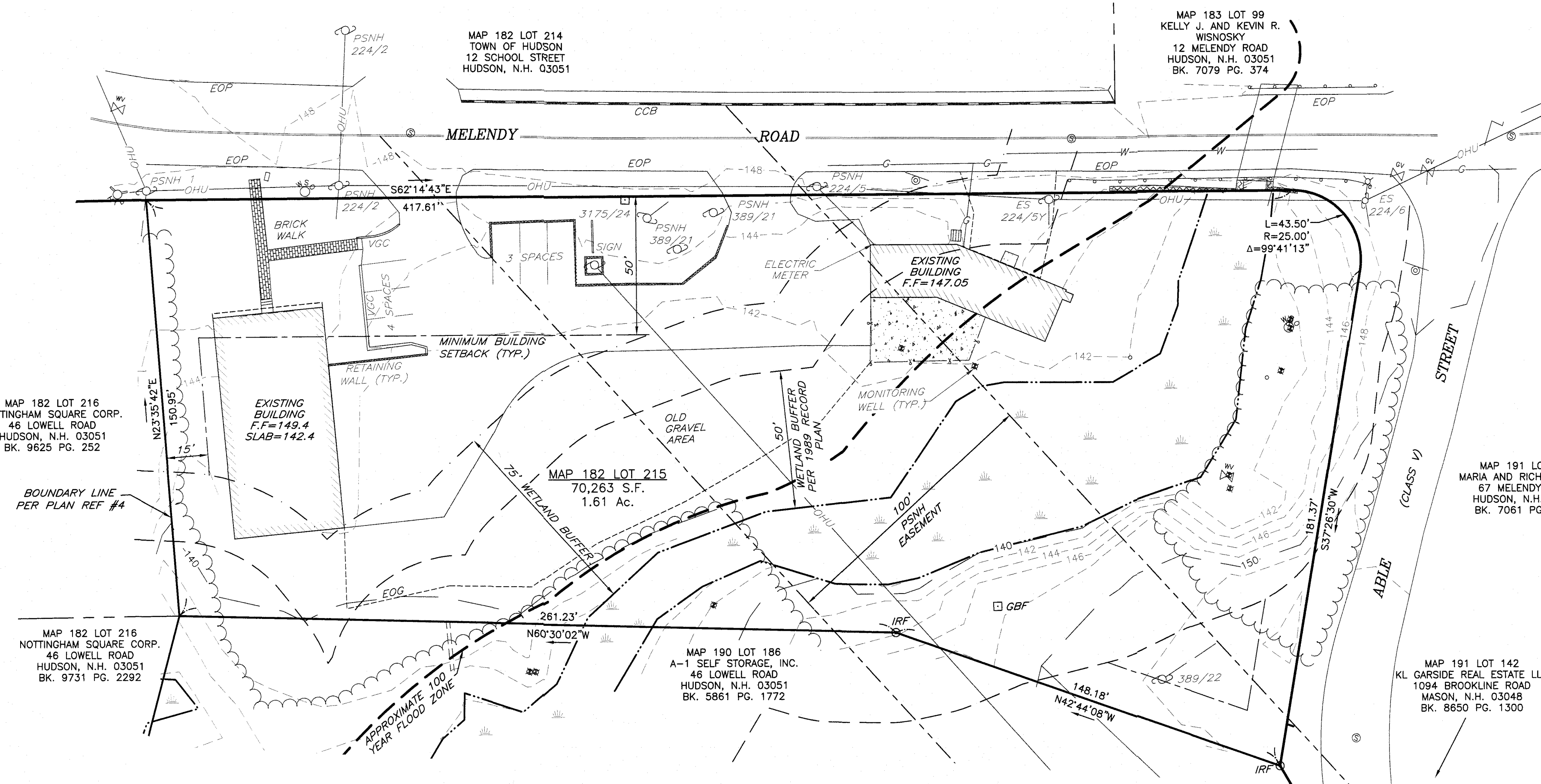
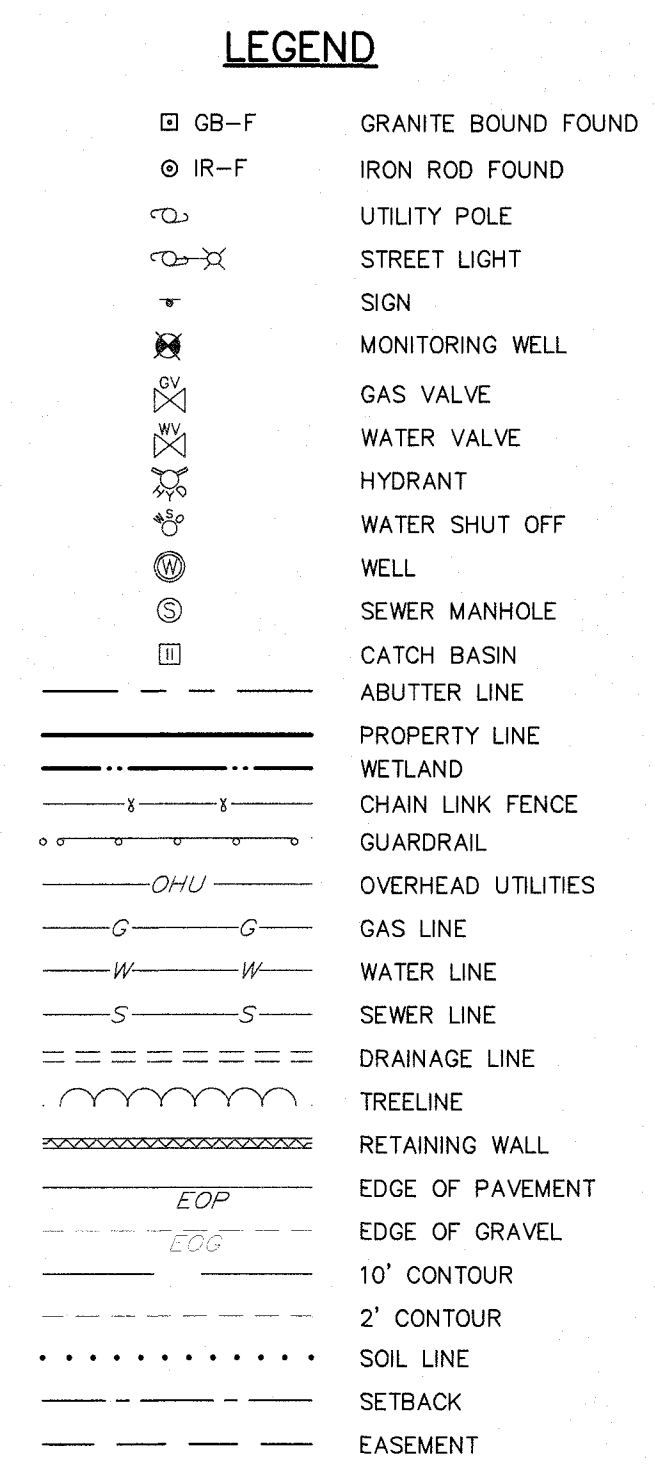
WuC WINDSOR-URBAN LAND COMPLEX,
3 TO 15 PERCENT SLOPES
SOURCE: USDA-SCS WEB SOIL SURVEY
HILLSBOROUGH COUNTY

REFERENCE PLANS:

- "BOUNDARY PLAN MELENDY ROAD HUDSON, NEW HAMPSHIRE." SCALE: 1"=50'. DATED: DECEMBER 31, 1979. PREPARED BY: ALLAN H. SWANSON INC. H.C.R.D. PLAN #12936
- "SITE PLAN - OFFICE BUILDING (LOT 102, MAP 48) STEVES LANDSCAPING & EXCAVATION MELENDY ROAD HUDSON, NEW HAMPSHIRE." SCALE: 1"=20'. DATED: MARCH 1, 1989. PREPARED BY: ALLAN H. SWANSON, INC. H.C.R.D. PLAN #23874
- "BOUNDARY/LOTLINE RELOCATION/CONSOLIDATION PLAN MAP 48-LOTS 50,52-1, AND 101 K&S LOTLINE PLAN ABLE STREET AND LOWELL ROAD HUDSON, NEW HAMPSHIRE." SCALE: 1"=40'. DATED: APRIL 1, 1997. PREPARED BY: MAYNARD & PAQUETTE, INC. H.C.R.D. PLAN #28580
- "SURPLUS LAND DISPOSAL PLANE LAND OF N.H DEPARTMENT OF TRANSPORTATION C/O BUREAU OF RIGHT OF WAY ADJACENT TO MAP 182 LOTS 216 & 219 CENTRAL STREET & MELENDY ROAD" SCALE: 1"=30'. DATED MARCH 29, 2022. PREPARED BY: KEACH-NORDSTROM ASSOCIATES, INC. H.C.R.D PLAN #41384

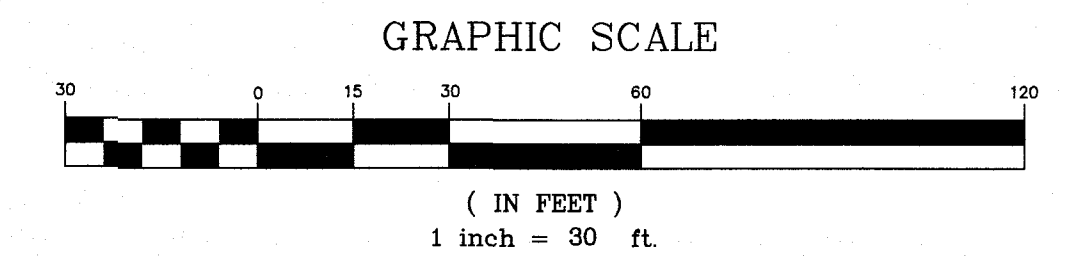


VICINITY PLAN
SCALE: 1" = 1,000'±



NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS PRESENT ON MAP 182 LOT 215 IN THE TOWN OF HUDSON, N.H.
- EXISTING AREA OF PARCEL = 70,263 S.F. OR 1.61 ACRES.
- OWNER OF RECORD:
STEVEN FEBONIO
52 WALNUT HILL RD.
GOFFSTOWN, N.H. 03045
- THE SUBJECT PARCEL IS LOCATED WITHIN THE BUSINESS ZONING DISTRICT (B). DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:
MINIMUM LOT AREA: 30,000 S.F.
MINIMUM LOT FRONTAGE: 150'
FRONT: 50'
SIDE: 15'
REAR: 15'
- THIS LOT IS SERVICED BY MUNICIPAL WATER AND SEWER.
- THE HORIZONTAL DATUM IS NAD 83 AND THE VERTICAL DATUM IS NAVD 88 FROM GPS SURVEY METHODS POST PROCESSED THROUGH NOAA-OPUS.
- TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL FILED SURVEY PERFORMED BY THIS OFFICE IN JUNE OF 2024.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON, N.H. MAP NUMBER 3301C0518D, PANEL NUMBER 518 OF 701 EFFECTIVE DATE: SEPTEMBER 25, 2009 INDICATES THAT A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A ZONE "A" AREA PF 1% ANNUAL CHANCE OF FLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED.
- EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.



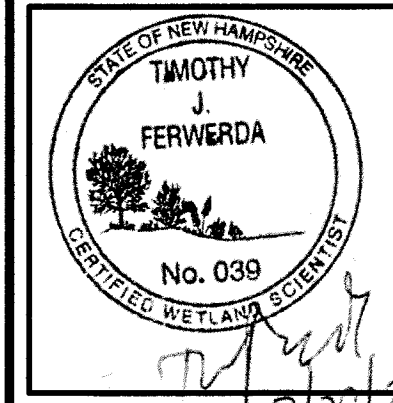
EXISTING CONDITIONS PLAN
3 & 9 MELENDY ROAD
MAP 182 LOT 215
3 & 9 MELENDY ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER/APPLICANT:
STEVEN FEBONIO
52 WALNUT HILL ROAD
GOFFSTOWN, NH 03045
BK. 4895 PG. 95

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: JULY 29, 2024 SCALE: 1" = 30'
PROJECT NO: 24-0311-1 SHEET 1 OF 2



WETLAND CERTIFICATION

JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED IN JUNE OF 2024 BY TIM FERWERDA CWS #039. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTH-EAST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING "FIELD INDICATORS OF HYDRIC SOILS OF THE UNITED STATES" A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, NRCS, VERSION 8.1, 2017. DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE USACE 2020 NATIONAL WETLAND PLANT LIST, NWPL 2020 VERSION 3.5 HTTP://WETLAND-PLANTS.USACE.ARMY.MIL.

PURSUANT TO THE SITE 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
DATE OF MEETING: _____

SIGNATURE _____ SIGNATURE DATE _____

SIGNATURE _____ SIGNATURE DATE _____

SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

UTILITY NOTE

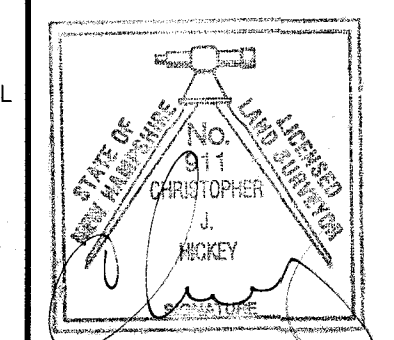
THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.



CERTIFICATION:

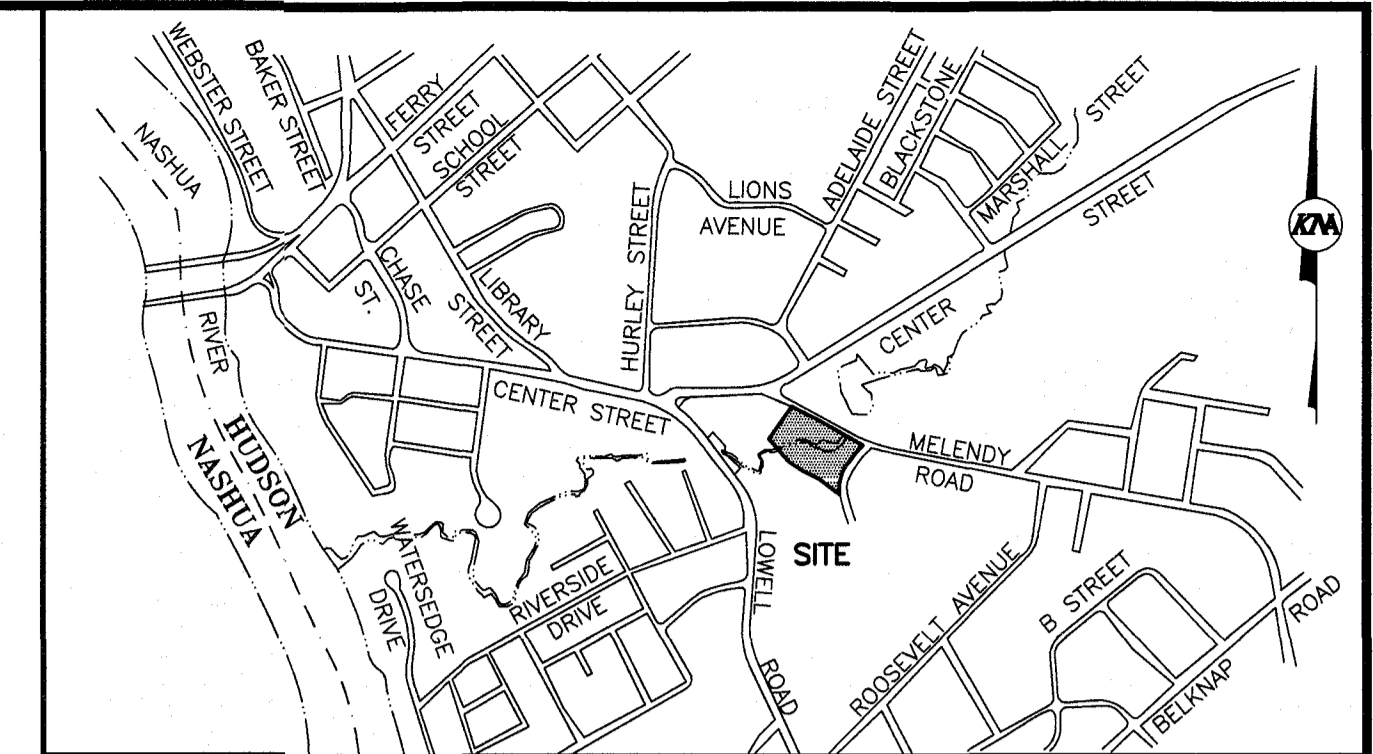
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE IN JUNE OF 2024. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.

7/29/24
DATE



REFERENCE PLANS:

- "BOUNDARY PLAN MELENDY ROAD HUDSON, NEW HAMPSHIRE." SCALE: 1"=50'. DATED: DECEMBER 31, 1979. PREPARED BY: ALLAN H. SWANSON INC. H.C.R.D. PLAN #12936
- "SITE PLAN - OFFICE BUILDING (LOT 102, MAP 48) STEVES LANDSCAPING & EXCAVATION MELENDY ROAD HUDSON, NEW HAMPSHIRE." SCALE: 1"=20'. DATED: MARCH 1, 1989. PREPARED BY: ALLAN H. SWANSON, INC. H.C.R.D. PLAN #23874
- "BOUNDARY/LOTLINE RELOCATION/CONSOLIDATION PLAN MAP 48-LOTS 50,52-1, AND 101 K&S LOTLINE PLAN ABLE STREET AND LOWELL ROAD HUDSON, NEW HAMPSHIRE." SCALE: 1"=40'. DATED: APRIL 1, 1997. PREPARED BY: MAYNARD & PAQUETTE, INC. H.C.R.D. PLAN #28580
- "SURPLUS LAND DISPOSAL PLANE LAND OF N.H. DEPARTMENT OF TRANSPORTATION C/O BUREAU OF RIGHT OF WAY ADJACENT TO MAP 182 LOTS 216 & 219 CENTRAL STREET & MELENDY ROAD" SCALE: 1"=30'. DATED MARCH 29, 2022. PREPARED BY: KEACH-NORDSTROM ASSOCIATES, INC. H.C.R.D. PLAN #41384



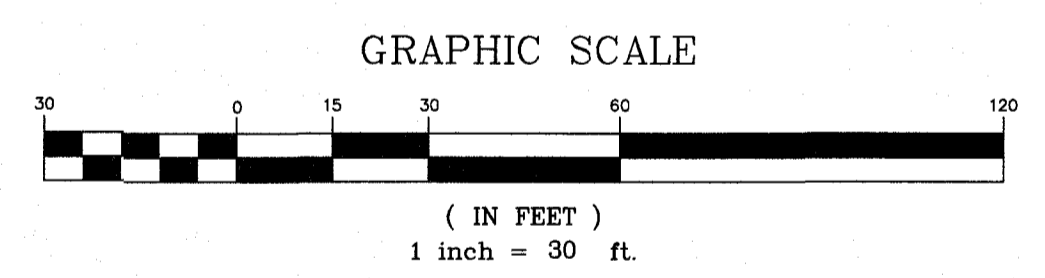
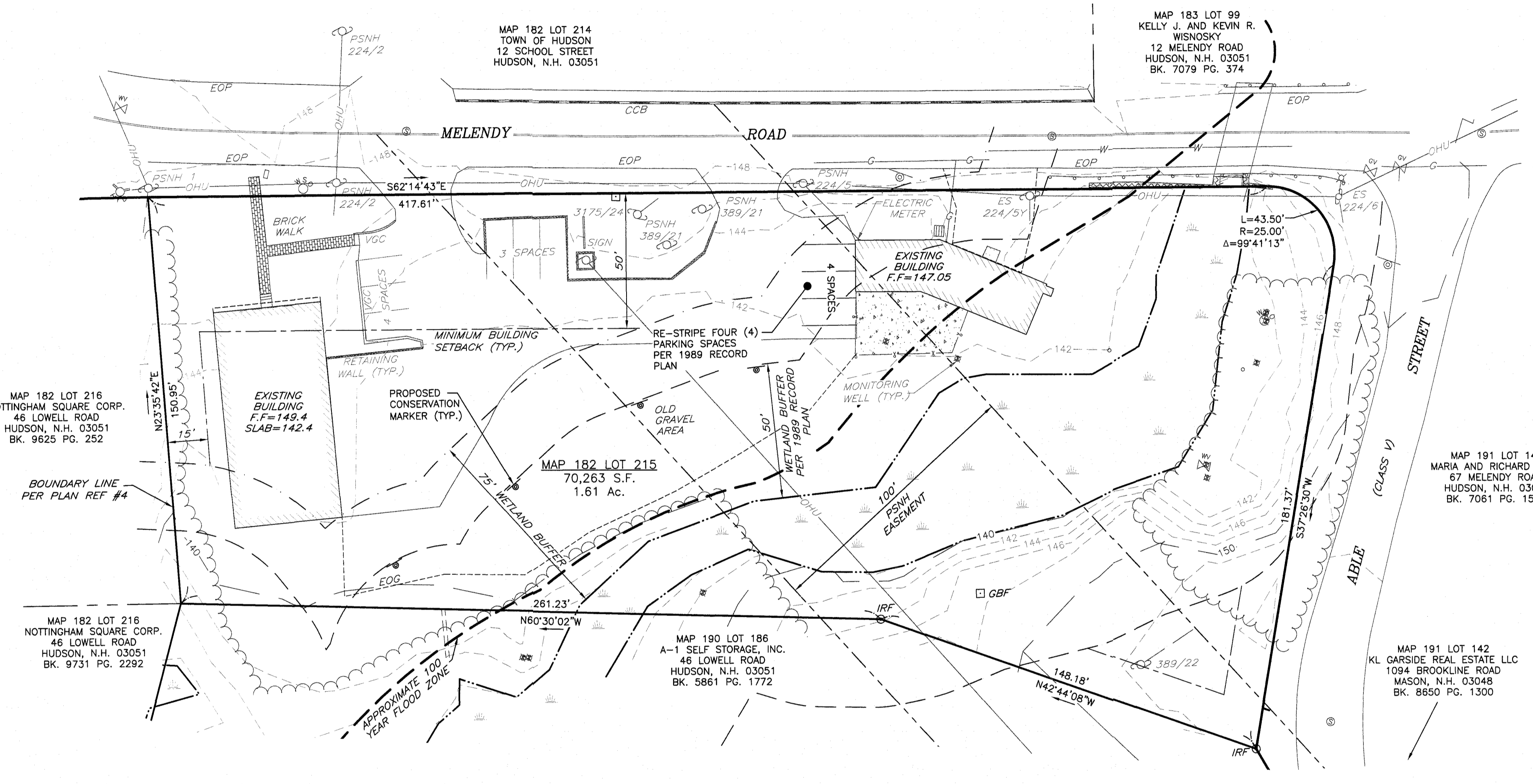
VICINITY PLAN
SCALE: 1" = 1,000'±

NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE CHANGE OF USE FROM WAREHOUSE TO AUTOMOTIVE SERVICES FOR 9 MELENDY ROAD REFERENCED ON MAP 182 LOT 215 IN THE TOWN OF HUDSON, N.H.
- EXISTING AREA OF PARCEL = 70,263 S.F. OR 1.61 ACRES.
- OWNER OF RECORD:
STEVEN FEBONIO
52 WALNUT HILL RD.
GOFFSTOWN, N.H. 03045
- THE SUBJECT PARCEL IS LOCATED WITHIN THE BUSINESS ZONING DISTRICT (B). DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:
MINIMUM LOT AREA: 30,000 S.F.
MINIMUM LOT FRONTAGE: 150'
FRONT: 50'
SIDE: 15'
REAR: 15'
- THIS LOT IS SERVICED BY MUNICIPAL WATER AND SEWER.
- THE HORIZONTAL DATUM IS NAD 83 AND THE VERTICAL DATUM IS NAVD 88 FROM GPS SURVEY METHODS POST PROCESSED THROUGH NOAA-OPUS.
- TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL FILED SURVEY PERFORMED BY THIS OFFICE IN JUNE OF 2024.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
- EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON, N.H. MAP NUMBER 33011C0518D, PANEL NUMBER 518 OF 701 EFFECTIVE DATE: SEPTEMBER 25, 2009 INDICATES THAT A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A "A" AREA PF 1% ANNUAL CHANCE OF FLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED.
- EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED HEREON ARE THOSE FOUND DURING RESEARCH AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS AND RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PREMISES MAY DETERMINE.
- PARKING CALCULATION:
REQUIRED: AUTOMOTIVE = 2 SPACES PER BAY @ 4 BAYS = 8 SPACES
OFFICE = 1 SPACE/300 SF @ 800 SF = 3 SPACES
TOTAL = 11 SPACES
PROVIDED: 11 SPACES (7 EXISTING PAVED SPACES, 4 SPACES RE-STRIPE PER 1989 RECORD PLAN)
- OPEN SPACE:
REQUIRED: 40%
EXISTING: 55.5%

LEGEND

- GB-F GRANITE BOUND FOUND
- IR-F IRON ROD FOUND
- UTILITY POLE
- STREET LIGHT
- SIGN
- MONITORING WELL
- GAS VALVE
- WATER VALVE
- HYDRANT
- WATER SHUT OFF
- WELL
- SEWER MANHOLE
- CATCH BASIN
- ABUTTER LINE
- PROPERTY LINE
- WETLAND
- CHAIN LINK FENCE
- GUARDRAIL
- OHU OVERHEAD UTILITIES
- G GAS LINE
- W WATER LINE
- S SEWER LINE
- DRAINAGE LINE
- TREELINE
- RETAINING WALL
- EOP EDGE OF PAVEMENT
- EGG EDGE OF GRAVEL
- 10' CONTOUR
- 2' CONTOUR
- SOIL LINE
- SETBACK
- EASEMENT



SCS SOILS LEGEND

WnC WINDSOR-URBAN LAND COMPLEX,
3 TO 15 PERCENT SLOPES
SOURCE: USDA-SCS WEB SOIL SURVEY
HILLSBOROUGH COUNTY

CHANGE OF USE SITE PLAN
3 & 9 MELENDY ROAD
MAP 182 LOT 215
3 & 9 MELENDY ROAD
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER/APPLICANT:
STEVEN FEBONIO
52 WALNUT HILL ROAD
GOFFSTOWN, NH 03045
BK. 4895 PG. 95

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881



PURSUANT TO THE SITE 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
DATE OF MEETING: _____

SIGNATURE _____ SIGNATURE DATE _____

SIGNATURE _____ SIGNATURE DATE _____

SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

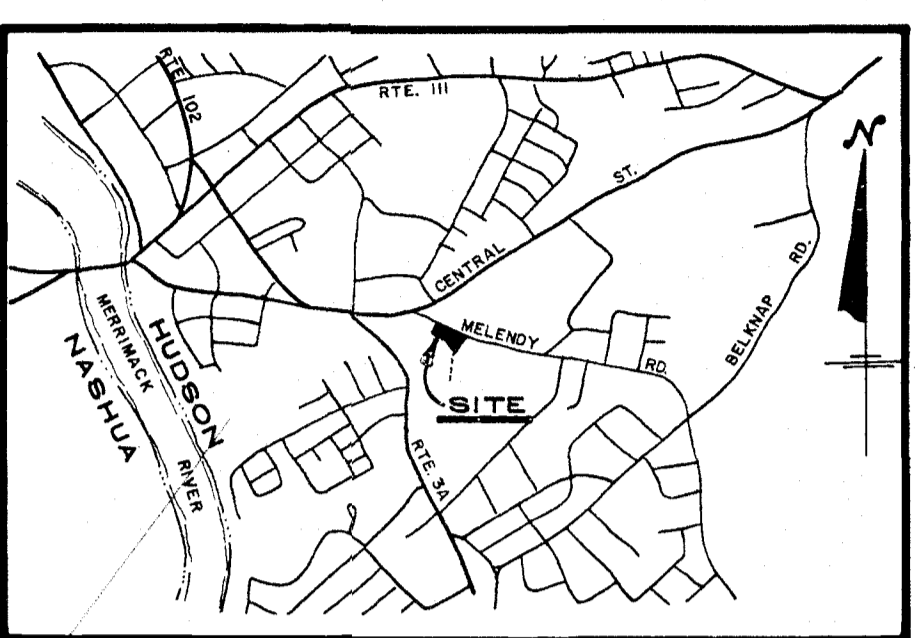
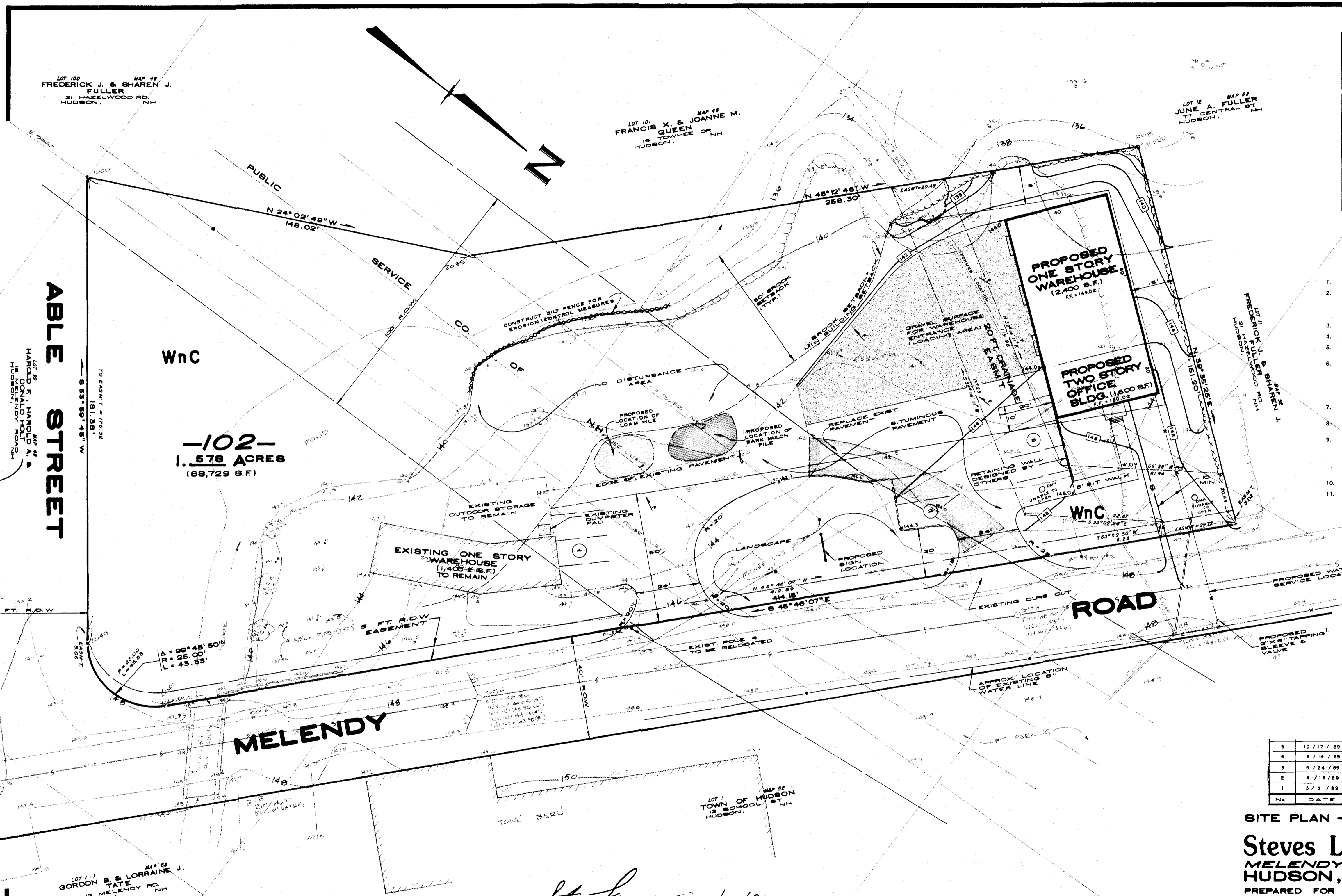
OWNER OF MAP 182 LOT 215

SIGNATURE: *Steven Febonio*
STEVEN FEBONIO

DATE: 6/27/24

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: JULY 29, 2024 SCALE: 1" = 30'
PROJECT NO: 24-0311-1 SHEET 2 OF 2



VICINITY PLAN
N.T.S.

NOTES

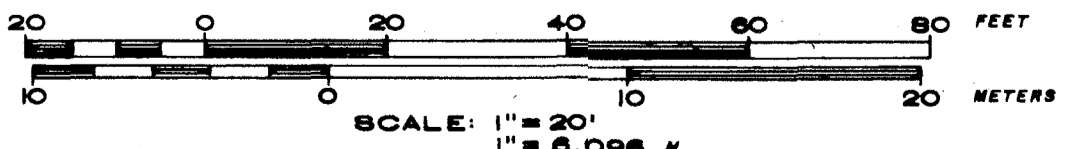
- TOTAL SITE AREA: 1.578 ACRES (68,729 S.F.)
- PRESENT ZONING: B-1, BUSINESS
MINIMUM BUILDING SETBACK REQUIREMENTS
FRONT YARD = 50 FT.
SIDE YARD = 15 FT.
REAR YARD = 15 FT.
- LOT NUMBERS REFER TO TOWN OF HUDSON ASSESSOR'S MAPS 48 & 52.
- PROPOSED USE: TWO STORY OFFICE BUILDING AND WAREHOUSE/GARAGE
- SITE TO BE SERVICED BY MUNICIPAL SEWER AND WATER BY SOUTHERN NEW HAMPSHIRE WATER COMPANY.
- PARKING:
REQUIRED:
OFFICE: 1 SP/300 S.F. X 1600 S.F. = 5 SPACES
WAREHOUSE/GARAGE: 1 SP/600 S.F. X 3800 S.F. = 6 SPACES
TOTAL: 11 SPACES
PROVIDED: 11 SPACES
- OPEN SPACE: REQUIRED: 35%
PROVIDED: 72%
- ALL EXTERIOR LIGHTING SHALL BE BUILDING MOUNTED, DIRECTED ONTO THE SITE AND CONFORM TO ALL REQUIREMENTS OF THE TOWN OF HUDSON.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 800-258-4971 AT LEAST 72 HOURS PRIOR TO DIGGING.
- ALL REFUSE SHALL BE COLLECTED AND STORED WITHIN THE BUILDING.
- OWNER OF RECORD: LOT 102, MAP 48
STEVEN FEBONIO
35 TALENT ROAD
LITCHFIELD, NH 03051
VOL. 4955, PG. 960

PLAN REFERENCE

BOUNDARY PLAN, MELENDY ROAD, HUDSON, NH, PREPARED FOR HUDSON WATER CO., SCALE: 1" = 50', DATED: 31 DECEMBER 1979 AND PREPARED BY THIS OFFICE. RECORDED: H.C.R.D. PLAN NO. 12936.

No.	DATE	REVISION	BY
1	10/17/89	ADD DRAINAGE EASEMENT, ADJUST BLDG. SIZE, PER TOWN	T.M.H.
2	5/14/89	ADD RIGHT OF WAY EASEMENT	T.M.H.
3	5/24/89	ADDRESS PSNH & ENGINEER COMMENTS	T.M.H.
4	4/18/89	ADDRESS TOWN COMMENTS	T.M.H.
5	3/31/89	ADD SILT FENCE, STOCK PILE LOCATION	T.M.H.

SITE PLAN - OFFICE BUILDING (LOT 102, MAP 48)
Steves Landscaping & Excavation
 MELENDY ROAD
 HUDSON, NEW HAMPSHIRE
 PREPARED FOR
STEVE FEBONIO
 35 TALENT ROAD - LITCHFIELD, NEW HAMPSHIRE (603) 880-4678



1 MARCH 1989
 ALLAN H. SWANSON, INC.
 LAND SURVEYORS-PLANNERS-ENGINEERS
 3 CONGRESS STREET - NASHUA, NEW HAMPSHIRE 03062 883-2057

SOILS INFORMATION SHOWN HAS BEEN EXPANDED FROM THE 1981 SOIL SURVEY REPORT MADE AT A SCALE OF 1" = 1667'. THIS INFORMATION WAS TRANSFERRED TO THIS PLAN BY THE HILLSBOROUGH COUNTY CONSERVATION DISTRICT.
 Signed: *John Turner* 3-14-89
 SIGNED BY H.C.C.D. DATED

SOIL DATA
 WnC WINDSOR-URBAN LAND COMPLEX

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

St. Febonio 3/23/89
 STEVEN FEBONIO DATE

APPROVED
HUDSON PLANNING BOARD

Harrell J. Wagner 10-19-89
 CHAIRMAN DATE

James J. Frank-Milke 10-19-89
 SECRETARY DATE

I CERTIFY THAT AN ACTUAL FIELD SURVEY WAS MADE ON THE GROUND IN MAY 1979 AND MARCH 1984 AND IS IN ACCORDANCE WITH THE TOWN OF HUDSON, NH REGULATIONS. ERROR OF CLOSURE IS BETTER THAN 1 PART IN 10,000.

3/22/89
 DATE

Alon H. Swanson