

STATELINE PARK

MINOR SITE PLAN

MSP# 03-25

STAFF REPORT

March 31, 2024

SITE: 94 River Road, Map 251 / Lot 023

ZONING: General-One (G-1)

PURPOSE OF APPLICATION: to amend the existing site plan by extending the pavement along the north side of the property, adding a dumpster enclosure, and six parking spaces.

PLAN UNDER REVIEW:

Stateline Park, MSP# 03-25, Map 251 Lot 023, 94 River Road, Hudson, New Hampshire 03051; prepared by: Maynard & Paquette Engineering Associates, LLC, 31 Quincy Street, Nashua, NH 03060; prepared for: Finish Line PDS, LLC. 94 River Road, Suite 1101, Hudson, NH 03051; consisting of 1 sheet and general notes 1-12, dated January 27, 2025.

ATTACHMENTS:

- 1) Application received March 5, 2025 – Attachment “A”.
- 2) Department Comments – Attachment “B”.
- 3) Notice of Violation, dated August 29, 2024 – Attachment “C”.
- 4) Site Plan, dated January 27, 2025.

APPLICATION TRACKING:

- March 5, 2025 – Application received.
- March 31, 2025 – Special Site Review Committee scheduled.

COMMENTS

BACKGROUND

The property is approximately 2.8 acres and located in the G-1. It has a previously approved site plan from 2000. The changes proposed total to 4,150 square feet of area to be paved, none of which falls within wetlands or flood plains. An access aisle is provided along with 6 parking spaces, alongside a dumpster enclosure, all of which are currently constructed. This site plan is pursuant to remediating an outstanding zoning violation **Attachment “C”**.

DEPARTMENT COMMENTS

No department has issued any comments to be resolved for the proposed expansion.

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

STAFF COMMENTS

The only changes depicted from the prior site plan are for flat pavement and fencing, with no alterations to the building itself. Staff notes that all of the changes fall within the bounds of the property, and do not constitute a meaningful change in the layout or character of the site in comparison to its prior approval. No new uses are being requested for approval at this time.

DRAFT MOTIONS:

ACCEPT the minor site plan application:

I move to accept the minor site plan application for Stateline Park, MSP# 03-25, Map 251 Lot 023, 94 River Road, Hudson, New Hampshire 03051.

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

APPROVE the minor site plan application:

I move to approve the minor site plan application: Stateline Park, MSP# 03-25, Map 251 Lot 023, 94 River Road, Hudson, New Hampshire 03051; prepared by: Maynard & Paquette Engineering Associates, LLC, 31 Quincy Street, Nashua, NH 03060; prepared for: Finish Line PDS, LLC. 94 River Road, Suite 1101, Hudson, NH 03051; consisting of 1 sheet and general notes 1-12, dated January 27, 2025, subject to the following stipulations:

1. The Notice of Approval shall be recorded at the HCRD, together with the plan.
2. The applicant shall notify the Code Enforcement Officer upon successful recording of the Notice of Approval, together with the plan.

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



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

MINOR SITE PLAN APPLICATION

Revised August 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: _____ Tax Map #: 251 Lot #: 23

Site Address: 94 River Road

Name of Project: Stateline Park

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

Z.B.A. Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Finish Line PDS, LLC

Address: 94 River Road, Suite 101

Address: Hudson, NH 03051

Telephone # _____

Email: _____

PROJECT ENGINEER:

SURVEYOR:

Name: _____

John Yule / Maynard & Paquette

Address: _____

31 Quincy Street

Address: _____

Nashua, NH 03060

Telephone # _____

603-883-8433

Email: _____

MPEALLC@aol.com

PURPOSE OF PLAN:

_____ extend pavement along north side, add dumpster enclosure and 6 parking spaces

(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: Stateline Park

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 251 LOT 23

DATE: _____

Location by Street: 94 River Road

Zoning: G-1

Proposed Land Use: Commercial

Existing Use: Commercial

Surrounding Land Use(s): Commercial, Residential

Number of Lots Occupied: 1

Existing Area Covered by Building: 11,985 s.f.

Existing Buildings to be removed: 0

Proposed Area Covered by Building: 11,985 s.f.

Open Space Proposed: 61%

Open Space Required: 40%

Total Area: S.F.: 122,946 Acres: 2.82

Area in Wetland: 0 Area Steep Slopes: 0

Required Lot Size: 87,120

Existing Frontage: 204.55

Required Frontage: 200.00

Building Setbacks:	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50</u>	<u>52.4</u>
Side:	<u>15</u>	<u>38.9No 35.7So</u>
Rear:	<u>15</u>	<u>NA</u>

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: 1/14/2025

Print Name of Owner: Heidi Kennedy

❖ 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.

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	\$ <u>125.00</u> (4150 S.F.)

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>12</u> Direct Abutters, Applicant, Professionals, etc. as required by RSA 676:4.1.d @\$5.58 (or Current Certified Mail Rate)	\$ <u>66.96</u>
<u>9</u> Indirect Abutters (property owners within 200 feet) @\$0.73 (or Current First Class Rate)	\$ <u>6.57</u>

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

TOTAL \$ 473.53

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.*****



Maynard & Paquette
Engineering Associates, LLC
Consulting Engineers and Land Surveyors
31 Quincy Street, Nashua, NH 03060
Phone (603)883-8433 Fax (603)883-7227
mpeallc@aol.com

December 30, 2024
Heidi Kennedy
Finish Line PDS, LLC
Owner Map 251, Lot 23
94 River Road
Hudson, NH 03051

To Whom It May Concern:

Please be advised that Richard A. Maynard and the firm of Maynard & Paquette Engineering Associates, LLC are fully authorized to represent myself, Finish Line PDS, LLC, with regard to property at 94 River Road, Hudson, NH (Map 251/Lot 23) before any and all local and state Boards and Agencies including the, Planning Board, ZBA, NH Department of Environmental Services, NH Department of Transportation, etc.

Very Truly Yours,

DocuSigned by:
Heidi Kennedy
51878B66E0DF471...

Heidi Kennedy
Finish Line PDS, LLC

Cc: Maynard & Paquette
Engineering Assoc., LLC

Abutters list:

251-023-000

FINISH LINE PDS, LLC
94 RIVER RD. STE 101
HUDSON, NH 03051

251-002-000

TAYMAR REALTY, LLC
440 MIDDLESEX ROAD STE 19 TYNGSBORO,
MA 01879-1070

251-004-000

SLOSEK, THOMAS E., TR.
1 WALKER ROAD
HUDSON, NH 03051

251-005-000 *

PATEL, AJIT
8 NOTTINGHAM RD.
TYNGSBORO, MA 01879

251-018-000 *

JMC HUDSON PROPERTIES, LLC
5 LEHOUX DR.
HOOKSETT, NH 03106

251-019-000 *

5 SECURITY DR. OF HUDSON, LLC
3 SECURITY DRIVE
HUDSON, NH 03051

251-020-000 *

3 SECURITY DRIVE, LLC
3 SECURITY DR.
HUDSON, NH 03051

251-021-000 *

1 SECURITY DR OF HUDSON, LLC
3 SECURITY DR
HUDSON, NH 03051

251-022-000

HUDSON, TOWN OF
12 SCHOOL STREET
HUDSON, NH 03051

251-024-000

SANTOS, STACY
15 MARTIN LN.
LITCHFIELD, NH 03052

251-025-000

WINSLOW FARM SUBDIVISION
12 SCHOOL STREET
HUDSON, NH 03051

Attachment "A"

251-026-000

GIFFIN, KENNETH A., TR.
10 WINSLOW FARM ROAD
HUDSON, NH 03051

251-027-000

LESSARD, JOSHUA C.
12 WINSLOW FARM RD.
HUDSON, NH 03051

252-020-000

BUREAU, PAULA M.
14 WINSLOW FARM ROAD
HUDSON, NH 03051

252-021-000

COCHRAN, DAVID ALLEN, TR.
16 WINSLOW FARM ROAD
HUDSON, NH 03051

252-022-000

GRASRUCK, ANTHONY
4 MCKINNEY DR
HUDSON, NH 03051

252-023-000 *

KOZICK, JESSICA R.
6 MCKINNEY DR
HUDSON, NH 03051

252-039-000 *

VIGNOLA, BRUCE
58 PINE ROAD
HUDSON, NH 03051

252-040-000 *

VIGNOLA, ALAN M
32 COURTNEY RD.
NORTH WOODSTOCK, NH 03262

256-005-000 *

HUBERT, LINDA, TRUSTEE
P.O. BOX 365
PELHAM, NH 03076-0365

Surveyor:

JOHN YULE
MAYNARD & PAQUETTE
31 QUINCY STREET
NASHUA, NH 03060

* Indirect abutter

MINOR SITE PLAN APPLICATION

Date of Application: _____ Tax Map #: 251 Lot #: 23

Site Address: 94 River Road

Name of Project: Stateline Park

Zoning District: _____ General MSP#: 03-25
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Finish Line PDS, LLC

Address: 94 River Road, Suite 101

Address: Hudson, NH 03051

Telephone # _____

Email: _____

PROJECT ENGINEER:

SURVEYOR:

Name: _____

John Yule / Maynard & Paquette

Address: _____

31 Quincy Street

Address: _____

Nashua, NH 03060

Telephone # _____

603-883-8433

Email: _____

MPEALLC@aol.com

PURPOSE OF PLAN:

_____ extend pavement along north side, add dumpster enclosure and 6 parking spaces

(For Town Use Only)

Routing Date: 3/7/25 Deadline Date: 3/14/25 Meeting Date: TBD

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

(Initials) Title: ZONING ADMINISTRATOR Date: 3-7-25

Department:

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

MINOR SITE PLAN APPLICATION

Date of Application: _____ Tax Map #: 251 Lot #: 23

Site Address: 94 River Road

Name of Project: Stateline Park

Zoning District: _____ General MSP#: 03-25
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Finish Line PDS, LLC

Address: 94 River Road, Suite 101

Address: Hudson, NH 03051

Telephone # _____

Email: _____

PROJECT ENGINEER:

SURVEYOR:

Name: _____

John Yule / Maynard & Paquette

Address: _____

31 Quincy Street

Address: _____

Nashua, NH 03060

Telephone # _____

603-883-8433

Email: _____

MPEALLC@aol.com

PURPOSE OF PLAN:

_____ extend pavement along north side, add dumpster enclosure and 6 parking spaces

(For Town Use Only)		
Routing Date: <u>3/7/25</u>	Deadline Date: <u>3/14/25</u>	Meeting Date: <u>TBD</u>
<input checked="" type="checkbox"/> I have no comments _____ <input type="checkbox"/> I have comments (attach to form)		
<u>SCM</u>	Title: <u>Captain Steve McElhinney</u>	Date: <u>03/10/25</u>
(Initials)		
Department: _____		
Zoning: _____ Engineering: _____ Assessor: _____ Police: <input checked="" type="checkbox"/> Fire: _____ DPW: _____ Consultant: _____		

MINOR SITE PLAN APPLICATION

Date of Application: _____ Tax Map #: 251 Lot #: 23

Site Address: 94 River Road

Name of Project: Stateline Park

Zoning District: _____ General MSP#: 03-25
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Finish Line PDS, LLC

Address: 94 River Road, Suite 101

Address: Hudson, NH 03051

Telephone # _____

Email: _____

PROJECT ENGINEER:

SURVEYOR:

Name: _____

John Yule / Maynard & Paquette

Address: _____

31 Quincy Street

Address: _____

Nashua, NH 03060

Telephone # _____

603-883-8433

Email: _____

MPEALLC@aol.com

PURPOSE OF PLAN:

_____ extend pavement along north side, add dumpster enclosure and 6 parking spaces

(For Town Use Only)

Routing Date: 3/7/25 Deadline Date: 3/14/25 Meeting Date: TBD

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

DRH Title: Fire Marshal Date: 3/7/25
(Initials)

Department: _____

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

Dubowik, Brooke

From: Dhima, Elvis
Sent: Friday, March 7, 2025 2:25 PM
To: Dubowik, Brooke
Subject: RE: Dept. Sign Off - Stateline Park Minor Site Plan MSP#03-25

No comment

Elvis Dhima, P.E.
Town Engineer

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



Dubowik, Brooke

From: Twardosky, Jason
Sent: Friday, March 7, 2025 3:27 PM
To: Dubowik, Brooke
Subject: RE: Dept. Sign Off - Stateline Park Minor Site Plan MSP#03-25

No comments

MINOR SITE PLAN APPLICATION

Date of Application: _____ Tax Map #: 251 Lot #: 23

Site Address: 94 River Road

Name of Project: Stateline Park

Zoning District: _____ General MSP#: 03-25
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

DEVELOPER:

Name: Finish Line PDS, LLC

Address: 94 River Road, Suite 101

Address: Hudson, NH 03051

Telephone # _____

Email: _____

PROJECT ENGINEER:

SURVEYOR:

Name: _____

John Yule / Maynard & Paquette

Address: _____

31 Quincy Street

Address: _____

Nashua, NH 03060

Telephone # _____

603-883-8433

Email: _____

MPEALLC@aol.com

PURPOSE OF PLAN:

_____ extend pavement along north side, add dumpster enclosure and 6 parking spaces

(For Town Use Only)

Routing Date: 3/7/25 Deadline Date: 3/14/25 Meeting Date: TBD

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

Jh Title: Chief Assessor Date: 3-7-25
(Initials)

Department: _____

Zoning: _____ Engineering: _____ Assessor: (circled) Police: _____ Fire: _____ DPW: _____ Consultant: _____



TOWN OF HUDSON

Land Use Division



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

Notice of Site Plan Violation

August 29, 2024

Sent: First Class Mail

Finish Line PDS, LLC
94 River Rd STE 101
Hudson NH 03051

Re: **94 River Rd 251 Lot 023-000**
District: General-one (G-1)

To whom it may concern,

I came by a couple of months ago and the area was starting to get cleaned up I drove by the property today since I have not heard from you guys. It seems the area has filled up again and the violation still stands. There is also a car that parks in the grass this is not an approved parking area. You need to update you site plan as mentioned below.

Violations:

The change at the above-referenced address/site is in violation of the approved site plan per **§334-16.1 Site Plan Approval**, specifically: Adding the pavement to the rear property and relocation of the dumpster. If you wish to maintain the changes to the Site Plan, you would need to amend and revise your approved site plan with the Planning Board, Please contact the Planning Department at (603) 886-6008 for details on amending your site plan.

No person, persons, partnership, proprietorship, company, trust or corporation shall commence a new use, change a use or commence any site development activity (other than one- or two-family residential activity) without first securing site plan approval from the Hudson Planning Board pursuant to this chapter. These regulations shall apply to the development or change or expansion of use of tracts for nonresidential uses or for "multifamily dwelling units," which are defined as any structures containing more than two dwelling units, whether or not such development includes a subdivision or resubdivision of the site. For the purpose of this chapter, change of use occurs when the use of any land or building is changed from one land use classification to another or from one category to another category within a land use classification as specified in this chapter. E.g., grocery store changes to a food service establishment. No building permits shall be issued until site plan approval has been obtained from the Town of Hudson Planning Board and is recorded with the Hillsborough County registry of Deeds.

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

Outdoor storage is not permitted per §334-13 B (2) Outdoor Storage.

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.

Order:

Please contact us when the area is cleaned up again and contact the planning department to update your site plan. Please call me if you have any questions.

Please be further advised that in accordance with the Hudson Zoning Ordinance §334-79 (HZO) and RSA § 676:17, you are subject to a civil penalty of \$275.00 first offenses, and \$550.00 for subsequent offenses, for each day that your Property is found to continue in violation of the HZO after the date you receive this notice, with each day that the violations continue being a separate offense. If the Town must pursue legal action against you, the Town shall be entitled to recover its costs and reasonable attorney fees if it is found to be a prevailing party.

Sincerely,



Chris Sullivan
Zoning Administrator/Code Enforcement Officer
(603) 816-1275
csullivan@hudsonnh.gov

cc: Public Folder
Brooke Dubowik (Planning Admin)
Inspectional Services
File

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