

55 COTTAGE ST. HUDSON, MA



FULLY APPROVED FOUR-TOWNHOUSE DEVELOPMENT OPPORTUNITY | ±6,368 SF ON ±0.52 ACRES

NAI Parsons Commercial
Group Boston

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PROPERTY OVERVIEW

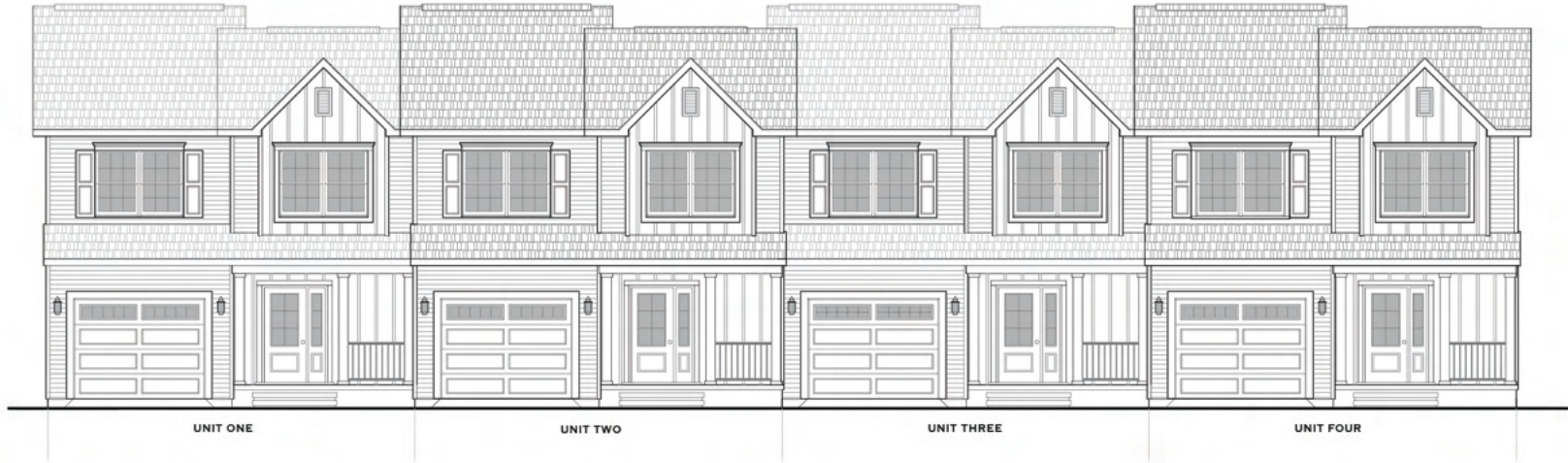
NAI | Parsons Commercial Group | Boston is pleased to announce the opportunity to purchase 55 Cottage Street in Hudson, Massachusetts. This property, currently a two-family residence on ± 0.52 acres, is fully approved with all necessary permits for a four-townhouse development. The plans include each of the four townhouses to feature two bedrooms, one office, and 2.5 bathrooms. Each unit will measure $\pm 1,592$ square feet and include a dedicated drive-in garage.

Situated on Cottage Street, the property benefits from its proximity to downtown Hudson and less than a five minute drive to I-495. This prime location enhances the development's appeal by providing easy access to local amenities and services, positioning it as an attractive option within the community.

This is a great opportunity for a developer to easily capitalize on an approved and shovel-ready project in a highly desirable area. With the groundwork already laid for a seamless transition, the acquisition offers a straightforward path to realizing a high-quality residential development.

For pricing and additional information, please reach out to the listing agent Alex Wood at 508.271.9251 or awood@parsonscre.com.



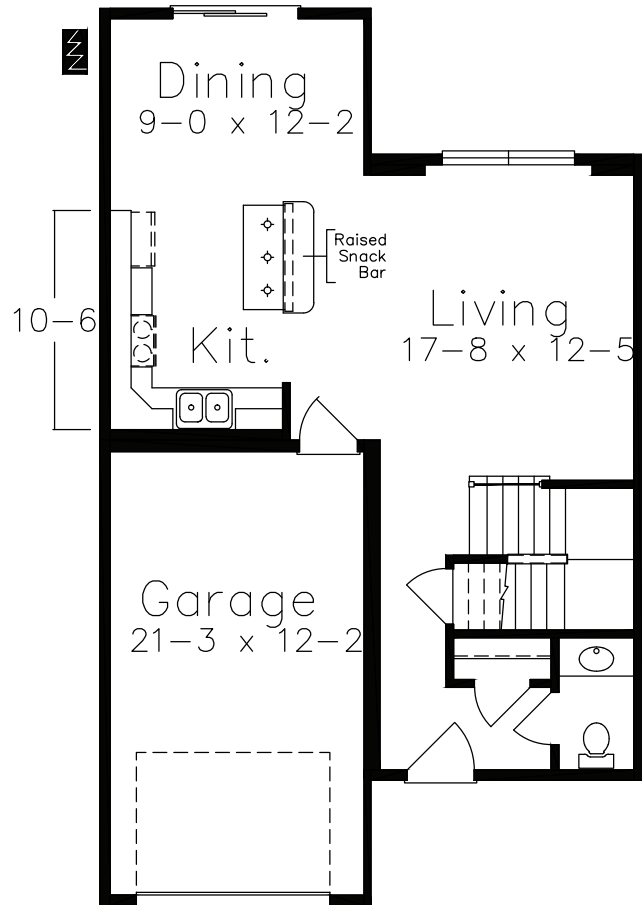


1 PROPOSED EXTERIOR ELEVATION FRONT
SCALE: N.T.S.



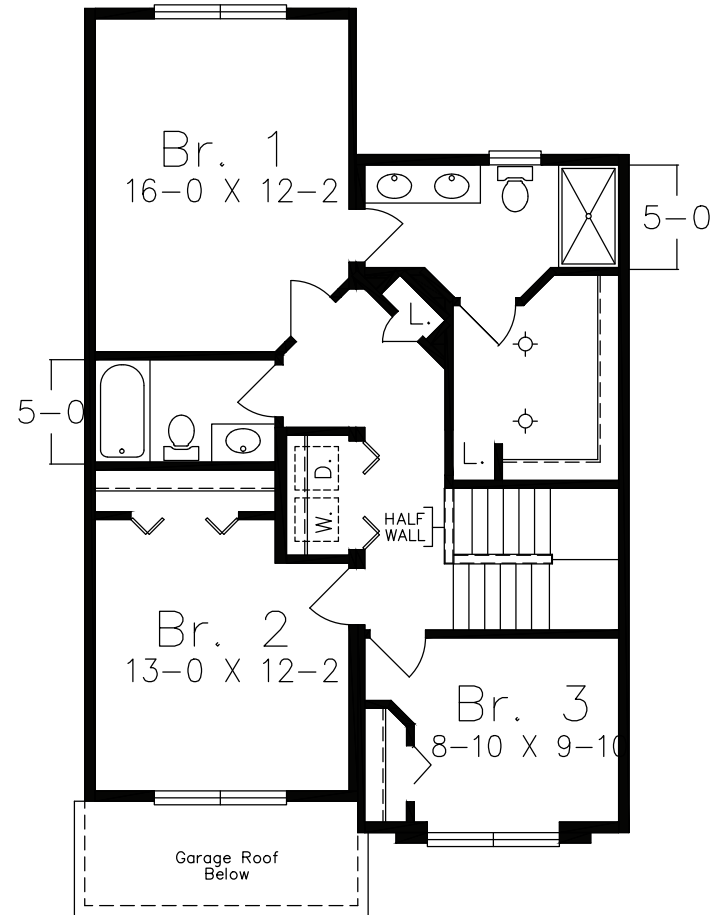
2 PROPOSED EXTERIOR ELEVATION REAR
SCALE: N.T.S.





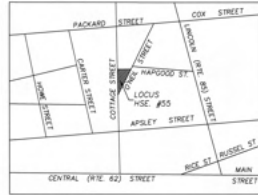
OAKHILL I
1ST. FLOOR PLAN
26-0 x 43/30

1592 Sq. Ft. Per Dwelling
282 Sq. Ft. in Garage



OAKHILL I
2ND FLOOR PLAN
26-0 x 43/30

1592 Sq. Ft. Per Dwelling
282 Sq. Ft. in Garage



SITE LOCUS
N.T.S.

UTILITY ABANDONMENT

EXISTING WATER AND SEWER SERVICES TO HOUSE #55 SHALL BE ABANDONED IN ACCORDANCE WITH THE MOST RECENT REQUIREMENTS OF THE HUDSON DEPARTMENT OF PUBLIC WORKS. COORDINATE WITH THE DPW TO ARRANGE FOR SHUTOFF OF WATER SERVICE & INSPECTION OF ABANDONMENT WORK IN AREAS OF UTILITY ABANDONMENT. THE EXISTING ROADWAY SHALL BE MILLED & OVERLaid, TWENTY FIVE (25) FEET EACH SIDE OF THE ABANDONED UTILITY.

SNOW STORAGE

REQUIRED: 5% OF PAVED AREA
(0.05) (4,235 S.F.) = 212 S.F.
PROVIDED: 16.9% PROVIDED=716 S.F.±
(EXCESS SNOW TO BE REMOVED OFF-SITE)

PROPERTY NOTE

THE BOUNDARY OF THE PROPERTY IS BASED ON A SURVEY PLAN OF THE SITE PREPARED FOR THE PROJECT BY NEW ENGLAND LAND SURVEY OF DEXFORD, MASSACHUSETTS, DATED MAY 18, 2022.

SITE LIGHTING NOTE

THE PROPOSED UNITS SHALL BE PROVIDED WITH A WALL MOUNTED FRONT & REAR ENTRY, DOWNLIGHT TYPE UNIT. THE WALKWAY @ THE DRIVEWAY OF EACH UNIT SHALL BE PROVIDED WITH AN EXTERIOR HOUSEHOLD TYPE LAMPPOST LIGHT, ACTIVATED BY A SWITCH IN THE UNIT. THE REAR WALKWAY AND REAR PARKING AREA SHALL ALSO HAVE LAMPPOST LIGHTS, AS SHOWN ON THE PLAN. THESE LIGHTS SHALL BE ACTIVATED ON A CENTRAL TIMER UNIT.

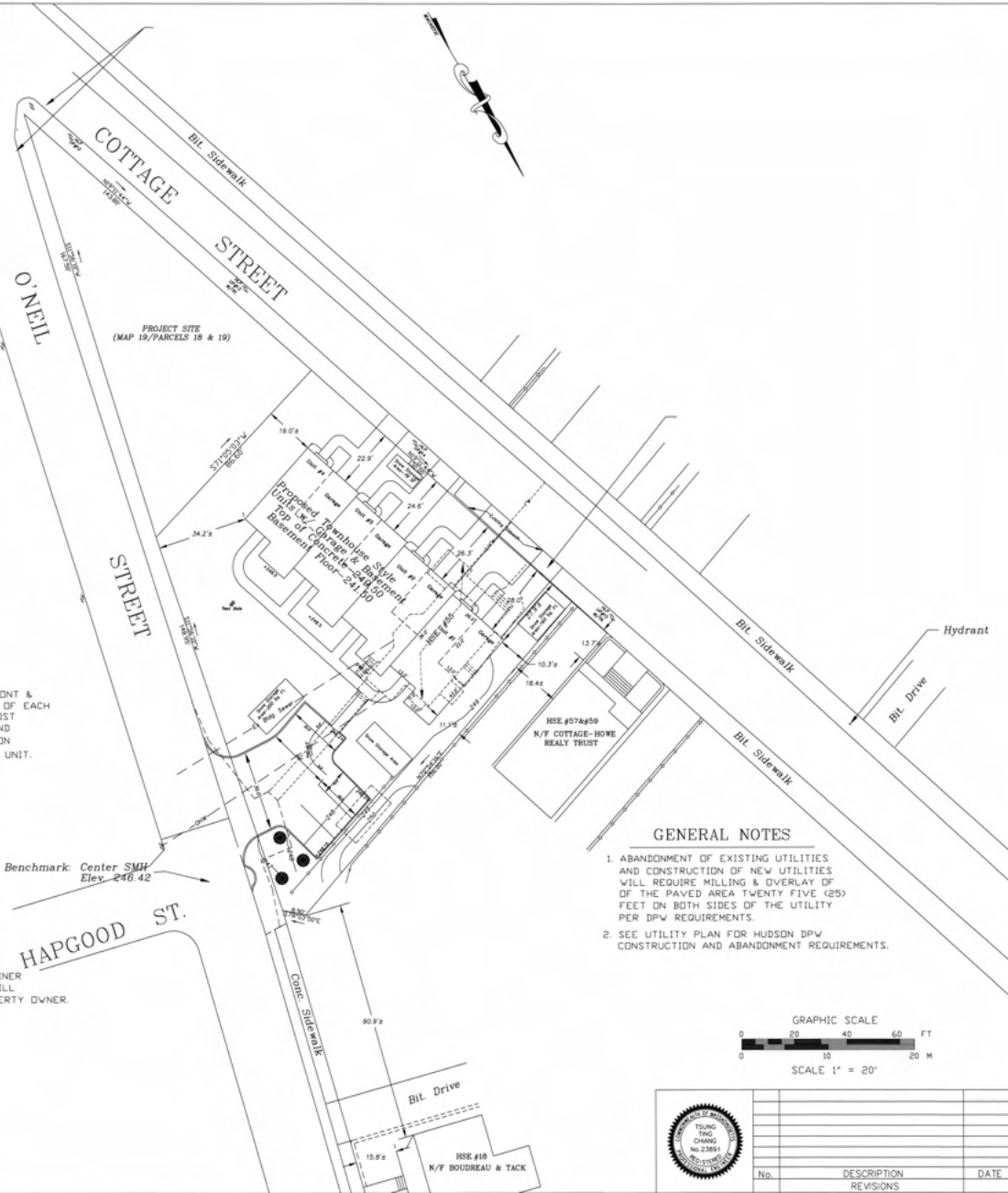
ELECTRIC SERVICE NOTE

EACH UNIT SHALL BE SUPPLIED ELECTRIC SERVICE VIA UNDERGROUND CONDUIT FROM THE EXISTING UTILITY POLES. FINAL LOCATION AND LAYOUT TO BE DETERMINED BY HUDSON LIGHT & POWER COMPANY.

WASTE DISPOSAL NOTE

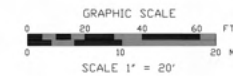
EACH UNIT SHALL BE PROVIDED WITH A ROLLOUT TYPE TRASH CONTAINER FOR WASTE DISPOSAL AND RECYCLING. PICKUP OF THE CONTAINERS WILL BE PROVIDED BY A WASTE DISPOSAL FIRM CONTRACTED BY THE PROPERTY OWNER.

NOTE: ALL UNDERGROUND UTILITY LOCATIONS AND ELEVATIONS ARE APPROXIMATE AND MUST BE VERIFIED AT TIME OF CONSTRUCTION.
CALL DIG SAFE: 1-888-344-7233



GENERAL NOTES

1. ABANDONMENT OF EXISTING UTILITIES AND CONSTRUCTION OF NEW UTILITIES WILL REQUIRE MILLING & OVERLAY OF THE PAVED AREA TWENTY FIVE (25) FEET ON BOTH SIDES OF THE UTILITY PER DPW REQUIREMENTS.
2. SEE UTILITY PLAN FOR HUDSON DPW CONSTRUCTION AND ABANDONMENT REQUIREMENTS.



| No. | DESCRIPTION REVISIONS | DATE |
|-----|--------------------------|------|
| | | |
| | | |
| | | |

APPROVED BY:
HUDSON PLANNING BOARD

DATE: _____

SITE CHARACTERISTICS

PARCEL No. 1 AREA=16,755± S.F OR 0.385± ACRES
PARCEL No. 2 AREA=6,293± S.F OR 0.144± ACRES
TOTAL LAND AREA=23,048± S.F OR 0.529± ACRES=100%

EXISTING CONDITIONS

GRASSED AREA = 18,857 S.F. = 81.8%
IMPERVIOUS AREA = 4,191 S.F. = 18.2%
TOTAL OPEN SPACE = 18,857 S.F. = 81.8%

PROPOSED CONDITIONS

PROJECT LAND AREA
GRASSED AREA = 15,311 S.F. = 66.4%
IMPERVIOUS AREA = 7,737 S.F. = 33.6%
TOTAL OPEN SPACE = 15,311 S.F. = 66.4%

SITE USE DATA

ZONING DISTRICT - SB (RESIDENTIAL)
ASSESSOR'S MAP 19, PARCELS 18 & 19
PROPOSED USE: MULTI-FAMILY RESIDENTIAL
FOUR (4) TOWNHOUSE STYLE UNITS PROPOSED

PARKING DATA

REQUIRED PARKING (MULTI-FAMILY) - 2.5 SPACES PER UNIT
REQUIRED PARKING (4 UNITS) - TEN (10) SPACES

PROPOSED PARKING

ONE (1) SPACE WITHIN GARAGE PER UNIT=FOUR (4) SPACES
ONE (1) SPACE IN DRIVEWAY PER UNIT=FOUR (4) SPACES
EXTERIOR STANDARD SPACES= 3 SPACES

TOTAL SPACES PROVIDED=11 SPACES

OWNER/APPLICANT: 55 COTTAGE STREET REALTY TRUST
11 BONAZZOLI AVENUE
HUDSON, MA 01749

CONCEPT SITE PLAN
55 COTTAGE STREET
HUDSON, MASSACHUSETTS

SCALE: 1" = 20' DATE: JULY 8, 2024

LAKEVIEW ENGINEERING ASSOCIATES

CIVIL & ENVIRONMENTAL ENGINEERING
P.O. BOX 787, HUDSON, MA 01749
PH:(508) 232-8302 / FAX: (978) 562-5183

JOB NO.: SDSK / PROJ. / COTTAGE / DWG / Prop_Site SHEET NO. 1 OF 1



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