

October 21, 2025

Hudson Planning Board
12 School Street
Hudson, NH 03051

RE: Site Plan Application
 Proposed Retail Building
 1 Bockes Road

Dear Members of the Hudson Planning Board:

Greenman-Pedersen, Inc. (GPI), on behalf of the project applicant, 1 Bockes Road, LLC, is submitting an application for Site Plan Approval and a request for a Conditional Use Permit for the parcel at 1 Bockes Road identified as Map 145, Lot 1. The lot is bound by Central Street (Route 111) to the south, Lawrence Road to the west, Bockes Road to the north and a residential property to the east. The site is undeveloped. There are wetlands located along the easterly side of the property.

The plan was previously approved in 2010. The applicant is proposing to develop the property with a new 12,000 s.f. multi-tenant retail building. The property is located in the General One (G-1) zoning district, where a retail use is permitted by right. The proposed building meets all setback requirements. Access to the proposed building will be via Bockes Road. Parking will be located along three sides of the building. 60 parking spaces are proposed.

In order to mitigate increases in peak discharge rates and volumes of stormwater runoff as a result of the new impervious surfaces, a comprehensive stormwater management system has been designed that includes deep sump catch basins with hooded outlets, a Jellyfish filter, and underground Stormtech detention chambers.

The site will be serviced by private water and sewer. Electric service will be underground from an existing utility pole on Bockes Road. Site lighting and landscaping is proposed. The hours of operation will be 6AM to 10 PM, 7 days a week. A Trip Gen Memo has been prepared and is included with this submittal.

As mentioned above, we are requesting a Conditional Use Permit in the Wetlands Conservation Overlay District for encroachment into the 75 foot wetland buffer, per section 334-35 of the Hudson Zoning Ordinance. Some minor site grading and a retaining wall are proposed within the wetland buffer. The proposed activity will have no significant negative environmental impacts to abutting or downstream properties.

This Conditional Use Permit request is formatted in accordance with the provisions of the Hudson Zoning Ordinance, section 334-37A. (1) and (2). The required criteria are printed below in bold text. Our response is printed beneath the criteria:

(1) The proposed activity minimizes degradation of land situated within the District and offsets potential adverse impacts to functions and values of wetlands, surface waters, and vernal pools including but not limited to their capacity to:

- (a) Support fish and wildlife;**
- (b) Attenuate flooding;**
- (c) Supply and protect surface and groundwater resources;**
- (d) Remove sediments;**
- (e) Remove pollutants;**

- (f) Support wetland vegetation;**
- (g) Promote public health and safety; and**
- (h) Moderate fluctuations in surface water levels.**

The proposed stormwater system is sized to reduce and treat the runoff entering the wetlands. The limit of work is 55' from the edge of wetlands. As mentioned above, that is just for minor site grading. This area will be replenished with buffer zone plantings.

(2) The proposed activity will have no significant negative environmental impact to abutting or downstream properties and/or hydrologically connected water and/or wetland resources, including:

- (a) Increased potential for erosion, siltation, and turbidity of surface waters;**
- (b) Loss of fish and wildlife habitat;**
- (c) Loss of unique habitat having demonstrable natural, scientific, or educational value;**
- (d) Loss or decrease of beneficial aquatic organisms and wetland plants and their habitat;**
- (e) Increased danger of flooding and/or transport of pollutants; and**
- (f) Destruction of the economic, aesthetic, recreational, and other public and private uses and values of the wetland to the community.**

The limit of proposed grading is approximately 20 feet higher than the base flood elevation. There are no changes in drainage patterns and erosion control measures will be implemented during construction activities.

(3) The proposed activity or use cannot practicably be located otherwise on the site to eliminate or reduce impact to the Wetland Conservation Overlay District.

The project was previously approved by the Hudson Planning Board in 2010. Back then the wetland setback was 50'. In order to minimize the disturbance within the current 75' buffer, the updated site layout has been shifted as far as possible to the west while still maintaining building setback requirements. We have also reduced the size of the building. This results in no impervious surfaces within the wetland buffer. Only minor site grading and a retaining wall are proposed within the wetland buffer.

(4) The proposed activity incorporates the use of those Best Management Practices recommended by the New Hampshire Department of Environmental Services and/or other state agencies having jurisdiction.

As mentioned above, a comprehensive stormwater management system has been designed that includes deep sump catch basins with hooded outlets, a Jellyfish filter, and underground Stormtech detention chambers

(5) All applicable federal and/or state permit(s) have been received for the proposed activity in accordance with New Hampshire Code of Administrative Rules, Part Env-Wt 100-800 and Section 404 of the Federal Clean Water Act, as amended.

This does not apply to this project. There are no state or federal permits required.

(6) Where applicable, proof of application to all required state and/or federal permits.

This does not apply to this project. There are no state or federal permits required.

(7) Prior to making a decision on any Conditional Use Permit pursuant to the Wetland Conservation Overlay District, the Planning Board shall receive a written comment from the Conservation Commission. The Conservation Commission may recommend the Planning Board impose conditions of approval is deemed necessary to mitigate the potential for adverse effects of the proposed activity or use.

This request will be presented to the Hudson Conservation Commission for their review and recommendation.

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If you have any questions or need additional information, please feel free to contact me at (603) 766-5238 or by email to cyork@gpinet.com.

Sincerely,
Greenman-Pedersen, Inc.

A handwritten signature in blue ink, appearing to read "Christ M. York", with a stylized flourish at the end.

Christopher M. York, P.E.
Project Manager