

BAE SYSTEMS – AREA1 RENOVATIONS

MINOR SITE PLAN

MSP# 06-25

STAFF REPORT

August 11, 2025

SITE: 65 River Road, Map 251 / Lot 001

ZONING: Industrial (I)

PURPOSE OF APPLICATION: to construct a 1,955 square foot building addition to house HVAC and plumbing equipment, along with other minor site improvements including new utility pads, re-routed sidewalks, employee sitting area, site lights, and new sidewalks.

PLAN UNDER REVIEW:

Area 1 Relocation Site Plan, MSP# 06-25, Map 251 / Lot 001, 65 River Road, Hudson, New Hampshire 03051; prepared by: Jacobs Engineering Group, Inc., 120 St James Ave #5, Boston, MA 02116; prepared for: BAE Systems, 65 River Road, Hudson, NH 03051, dated July 1, 2025, consisting of 11 sheets and general notes 1-20.

ATTACHMENTS:

- 1) Application & Waiver Request received July 28, 2025 – Attachment “A”.
- 2) Department Sign Off – Attachment “B.”
- 3) Site Plan dated July 1, 2025.

APPLICATION TRACKING:

- July 28, 2025 – Application received.
- August 11, 2025 – Minor Site Plan Review Committee scheduled.

WAIVERS REQUESTED:

§276-11.1.B.(9) – General Plan Requirements (Error of Closure)

COMMENTS:

BACKGROUND:

The property is approximately 170 acres and is in the Industrial (I) Zone. The most recently approved minor site plan is from December 9, 2024. The applicant wishes to construct a 1,955 square foot addition to the building to house HVAC and plumbing equipment, in addition to some new utility pads, sidewalks, re-routed sidewalks, employee sitting area, and site lighting.

DEPARTMENT COMMENTS:

No department issued any comments to be resolved for the proposed expansion.
Department sign offs may be found in **Attachment “B.”**

WAIVERS REQUESTED:

As noted above, the Applicant is seeking one waiver:

1. Waiver for Site Plan Scale, **§276-11.1.B.(9)–Error of Closure**, to allow the usage of PE stamped plans of bounds in lieu of a NH Licensed Surveyor, pursuant to **RSA 310-A:2-IV**. The Applicant states that the listed RSA grants permission for a PE stamp to be sufficient when bounds are not being re-drawn or altered.

STAFF COMMENTS:

The primary change to the site is the addition to one of the primary buildings for the housing of equipment. Staff notes that no changes in use, intensity, or frequency are occurring as part of this proposal. Changes to the sidewalks and employee seating area additions are minor in relation to the size of the site in total. Staff do not have any objections to the proposed changes. Staff notes that no portion of the proposed construction intrude upon the 250-foot shoreland buffer from the Merrimack River, nor the wetlands on the northern edge of the property.

DRAFT MOTIONS:

ACCEPT the minor site plan application:

I move to accept the minor site plan application for Area 1 Relocation Site Plan, MSP# 06-25, Map 251 Lot 001, 65 River Road, Hudson, New Hampshire 03051.

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

GRANT the waiver requested:

I move to grant a waiver from **§276-11.1.B.(9) – Error of Closure**, to allow for a NH licensed PE stamp would otherwise a NH licensed Surveyor stamp be required, based on the Board’s discussion, the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

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

APPROVE the minor site plan application:

I move to approve the minor site plan application: Area 1 Relocation Site Plan, MSP# 06-25, Map 251 / Lot 001, 65 River Road, Hudson, New Hampshire 03051; prepared by: Jacobs Engineering, Inc., 120 St James Ave #5, Boston, MA 02116; prepared for: BAE Systems, 65 River Road, Hudson, NH 03051, dated July 1, 2025, consisting of 11 sheets and general notes 1-20, subject to the following stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD.
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: _____



**Construction
Management
& Builders, Inc.**
Boston - New York

7/23/2025
Town of Hudson
Planning Department / Town Hall
12 School Street
Hudson, NH 03051

**BAE PTP-1 – AREA1 Renovation
RE: Minor Site Plan Application**

Dear Planning Department Staff,

On behalf of the Applicant, BAE Systems, CM&B is pleased to submit the attached Minor Site Plan Application for a 1,955 sq. ft. building addition at 65 River Road. The Applicant is planning to use this building addition to house HVAC and Plumbing Equipment. There will be other minor site improvements in addition to the building addition which are detailed in the civil drawings and include new utility pads, re-routed existing sidewalks, employee sitting area, site lights and new sidewalks.

The building addition will be constructed using structural steel on new concrete footings, concrete pedestals, and foundations. The roof will be constructed with steel "I" beams, a metal deck and include a gutter system. The perimeter walls will be built with structural framing and glazed with dense glass sheathing and covered in a new EIFS system. The floor within the addition will be a concrete slab on grade. The employee seating area attached to the building addition will be built in the same fashion as the addition but will not be enclosed. It will have a concrete slab on grade with a steel "I" beam framed roof with metal roofing. The building addition will not encroach the 250 ft Shoreland Zone of the Merrimack River as seen on the attached Civil drawings and Plot Plan.

Enclosed are the Minor Site Plan Application, application fee, Civil Drawings, and Plot Plan.

Please do not hesitate to reach out to the Applicant's Project Manager Cameron Green at 603-288-7061 or CM&B's Senior Project Manager Evan Bunker at 978-500-9881.

Sincerely,

A handwritten signature in black ink, appearing to read 'E. Bunker', is written over a horizontal line.

Evan Bunker
Senior Project Manager / ebunker@cmbteam.com / 978-500-9881

MINOR SITE PLAN APPLICATION

Date of Application: 7/23/25 Tax Map #: 251 Lot #: 001

Site Address: 65 River Road

Name of Project: BAE PTP01 - AREA1 Renovation

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

Z.B.A. Action: _____

PROPERTY OWNER:

Name: BAE Systems - Facility Finance/NNH01-6C1

Address: 65 River Road, P.O. Box 868

Address: Nashua, NH 03060

Telephone # _____

Email: _____

DEVELOPER:

PROJECT ENGINEER:

Name: Jacobs

Address: 120 ST. James Ave #5

Address: Boston, MA 02116

Telephone # 617-242-9222

Email: Chris.nastasia@jacobs.com

SURVEYOR:

WSP

10 Al Paul Lane - Suite 103

Merrimack, NH 03054

603-324-0894

david.prince@wsp.com

PURPOSE OF PLAN:

Addition to the existing building to house MEP equipment as part of the interior renovation. As well as added exterior seating for BAE employees.

(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 APPLICATIONDate of Application: 7/23/25 Tax Map #: 251 Lot #: 001Site Address: 65 River RoadName of Project: BAE PTP01 - AREA1 RenovationZoning District: Industrial (I) General MSP#: _____
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:Name: BAE Systems - Facility Finance/NNH01-6C1Address: 65 River Road, P.O. Box 868Address: Nashua, NH 03060

Telephone # _____

Email: _____

DEVELOPER:

PROJECT ENGINEER:Name: JacobsAddress: 120 ST. James Ave #5Address: Boston, MA 02116Telephone # 617-242-9222Email: Chris.nastasia@jacobs.com**SURVEYOR:**WSP10 Al Paul Lane - Suite 103Merrimack, NH 03054603-324-0894david.prince@wsp.com**PURPOSE OF PLAN:**Addition to the existing building to house MEP equipment as part of the interior renovation. As well as added exterior seating for BAE employees.**(For Town Use Only)**

Routing Date: _____ Deadline Date: _____ Meeting Date: _____

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

(Initials) Title: _____ Date: _____

Department: _____

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

MINOR SITE PLAN DATA SHEET

PLAN NAME: BAE PTP01 - AREA1 Renovation

PLAN TYPE: SITE PLAN

LEGAL DESCRIPTION: MAP 251 LOT 001

DATE: 7/23/2025

Location by Street: 65 River Road

Zoning: Industrial (I)

Proposed Land Use: NA - No change to land use

Existing Use: Industrial

Surrounding Land Use(s): Residential 1 (R-1), Residential 2 (R-2), General (G-1)

Number of Lots Occupied: One (1)

Existing Area Covered by Building: 153,760 sq. ft. per stamped Plot Plan

Existing Buildings to be removed: NA

Proposed Area Covered by Building: 1,955 sq. ft. per stamped Plot Plan

Open Space Proposed: 2,471 sq. ft. for bench area at plan east side of building

Open Space Required: NA

Total Area: S.F.: 4,466 Acres:

Area in Wetland: NA Area Steep Slopes: NA

Required Lot Size: 30,000 sq. ft.

Existing Frontage: NA

Required Frontage: 150 ft

Building Setbacks:	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50</u>	<u>NA</u>
Side:	<u>15</u>	<u>NA</u>
Rear:	<u>15</u>	<u>NA</u>

MINOR SITE PLAN DATA SHEET

(Continued)

Flood Zone Reference: Portion of site along Merrimack River with Zone AE and Zone X

Width of Driveways: 12' wide

Number of Curb Cuts: NA

Proposed Parking Spaces: NA

Required Parking Spaces: NA

Basis of Required Parking (Use): NA

Dates/Case #/Description/Stipulations
of ZBA, Conservation Commission,
NH Wetlands Board Actions: NA - No work within 250 ft of shoreline
(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:

Stephen Kenneth Clark
Signed by: 0928173484A3443Date: 7/24/2025Print Name of Owner: Stephen Clark

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

Signature of Developer:

Evan Bunker
DocuSigned by: 00FEC9B558E541DDate: 7/24/25Print Name of Developer: Evan Bunker

- ❖ 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.

SUBDIVISION/SITE PLAN WAIVER REQUEST FORM

Town of Hudson, New Hampshire

Name of Subdivision/Site Plan: BAE Systems and Facility Finance

Street Address: 65 River Road

I Evan Bunker hereby request that the Planning Board waive the requirements of item 276-11.1.B(9) of the Subdivision/Site Plan Checklist in reference to a plan presented by Jacobs (name of surveyor and engineer) dated 7/1/2025 for property tax map(s) #251 and lot(s) 001 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. (For Subdivisions) and RSA 674:44, III (e) (For Site-Plans). 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 Subdivision/Site Plan regulations.

Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate documentation hereto):

The error of closure by a NH Licensed land surveyor will add unnecessary expense for development of an existing lot of record where no change to the boundary is proposed.

Reason(s) for granting this waiver, relative to not being contrary to the Spirit and Intent of the Subdivision/Site Plan regulations: (if additional space is needed please attach the appropriate documentation hereto):

The error of closure is irrelevant because this is an existing lot of record and no change to the boundary is proposed. NH RSA 310-A:2-IV that allows for engineering surveys to be performed by a NH licensed professional engineer, which we include with our plan set. A survey performed by a NH licensed land surveyor is not required because this is an existing lot of record and no change to the boundary is proposed.

Signed:

Applicant or Authorized Agent

Evan Bunker

Planning Board Action:

Waiver Granted

Waiver Not Granted

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.	\$ <u>471.00</u>
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	\$ _____

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:

27 Direct Abutters, Applicant, Professionals, etc. as required \$ 150.66
by RSA 676:4.1.d @\$5.58 (or Current Certified Mail Rate)

Indirect Abutters (property owners within 200 feet) \$ _____
@\$0.73 (or Current First Class Rate)

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

TOTAL \$ 621.66

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.*****

Dubowik, Brooke

From: Sullivan, Christopher
Sent: Tuesday, July 29, 2025 10:52 AM
To: Dubowik, Brooke
Subject: Re: DEPT SIGN OFF - MSP#0625 BAE - AREA1 Renovations

Brooke I have no issues with this

Chris

Dubowik, Brooke

From: McStravick, Patrick
Sent: Tuesday, July 29, 2025 12:46 PM
To: Dubowik, Brooke
Subject: RE: DEPT SIGN OFF - MSP#0625 BAE - AREA1 Renovations

Brooke,

I have no issue, do you need my to PDF sign one of the sheets in the packet ?

Please just advise if this email suffices or where I should sign off.

Respectfully,

-Pat



TOWN OF HUDSON NH

Patrick McStravick – Captain
Administration Bureau
1 Constitution Drive
Hudson, NH 03051
(603) 816-2250

This e-mail communication (including any attachments) is covered by the Electronic Communications Privacy Act, 18 USC 2510 et seq. This communication is CONFIDENTIAL. The advice and work product contained herein are PRIVILEGED and intended only for disclosure to or use by the person(s) listed above. If you are neither the intended recipient(s), nor a person responsible for the delivery of this communication to the intended recipient(s), you are hereby notified that any retention, dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify me immediately by using the "reply" feature or by calling me at (603) 886-6011, and then immediately delete this message and all attachments from your computer

MINOR SITE PLAN APPLICATION

Date of Application: 7/23/25 Tax Map #: 251 Lot #: 001

Site Address: 65 River Road

Name of Project: BAE PTP01 - AREA1 Renovation

Zoning District: Industrial (I) General MSP#: 06-25
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: BAE Systems - Facility Finance/NNH01-6C1

Address: 65 River Road, P.O. Box 868

Address: Nashua, NH 03060

Telephone # _____

Email: _____

DEVELOPER:

PROJECT ENGINEER:

Name: Jacobs

Address: 120 ST. James Ave #5

Address: Boston, MA 02116

Telephone # 617-242-9222

Email: Chris.nastasia@jacobs.com

SURVEYOR:

WSP

10 Al Paul Lane - Suite 103

Merrimack, NH 03054

603-324-0894

david.prince@wsp.com

PURPOSE OF PLAN:

Addition to the existing building to house MEP equipment as part of the interior renovation. As well as added exterior seating for BAE employees.

(For Town Use Only)

Routing Date: 7/29/25 Deadline Date: 8/4/25 Meeting Date: TBD

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

DRH Title: Fire Marshal Date: 7/29/25
(Initials)

Department: _____

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

Dubowik, Brooke

From: Dhima, Elvis
Sent: Wednesday, July 30, 2025 9:19 AM
To: Dubowik, Brooke
Subject: RE: DEPT SIGN OFF - MSP#0625 BAE - AREA1 Renovations

No comment

E



TOWN OF HUDSON NH

Elvis Dhima, P.E. – Town Engineer
12 School Street
Hudson, NH 03051
(603) 886-6008

Dubowik, Brooke

From: Twardosky, Jason
Sent: Tuesday, July 29, 2025 11:38 AM
To: Dubowik, Brooke
Subject: RE: DEPT SIGN OFF - MSP#0625 BAE - AREA1 Renovations

DPW is all set.



TOWN OF HUDSON NH

Jason Twardosky,
Director of Public Works
2 Constitution Dr.
Hudson, NH 03051
(603) 886-6018

MINOR SITE PLAN APPLICATION

Date of Application: 7/23/25 Tax Map #: 251 Lot #: 001

Site Address: 65 River Road

Name of Project: BAE PTP01 - AREA1 Renovation

Zoning District: Industrial (I) General MSP#: 06-25
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: BAE Systems - Facility Finance/NNH01-6C1

Address: 65 River Road, P.O. Box 868

Address: Nashua, NH 03060

Telephone # _____

Email: _____

PROJECT ENGINEER:

Name: Jacobs

Address: 120 ST. James Ave #5

Address: Boston, MA 02116

Telephone # 617-242-9222

Email: Chris.nastasia@jacobs.com

DEVELOPER:

SURVEYOR:

WSP

10 Al Paul Lane - Suite 103

Merrimack, NH 03054

603-324-0894

david.prince@wsp.com

PURPOSE OF PLAN:

Addition to the existing building to house MEP equipment as part of the interior renovation. As well as added exterior seating for BAE employees.

(For Town Use Only)

Routing Date: 7/29/25 Deadline Date: 8/4/25 Meeting Date: TBD

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

(Initials) Title: Chief Assessor Date: 7-29-25

Department: _____

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