



TOWN OF HUDSON

Planning Board

Timothy Malley, Chairman

Robert Guessferd, Selectmen Liaison



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

PUBLIC MEETING – DECEMBER 10, 2025

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, **December 10, 2025 at 7:00 p.m.** in the “**Buxton Community Development Conference Room**” located at Town Hall. The following items will be on the agenda:

- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES
- V. MEETING MINUTES
- VI. PUBLIC INPUT (NON-AGENDA ITEMS)
- VII. CONCEPTUAL DESIGN REVIEW
 - A. CSP# 03-25 Restaurant Depot Conceptual Site Plan - 273 Lowell Road, Map 234/Lot 034
- VIII. OLD BUSINESS
 - A. Nirel, LLC Accessory Garage 140 Old Derry Road
SP# 08-25 & CUP# 03-25 Map 105/Lot 032
Purpose: to propose a 1,344 SF accessory garage with associated site improvements, including a stormwater management area which will disturb approximately 3,092 SF of wetland buffer, but there are no proposed wetland impacts as a result of this project (Deferred from June 25, 2025).
 - B. Washville Car Wash Site Plan 9 Morgan Road
SP# 10-25 Map 156/Lot 016
Purpose of Plan: to propose a new car wash building with associated parking and customer accessible vacuum machines. Application acceptance & hearing (Deferred from November 12, 2025).
- IX. NEW BUSINESS
 - A. Proposed Retail Building Site Plan & Conditional Use Permit 1 Bockes Road
SP# 11-25 & CUP# 04-25 Map 145/Lot 001
Purpose: to propose a 12,000 SF multi-tenant retail building with associated parking and drainage improvements. The retaining wall and minor site grading will encroach into the 75-foot wetland buffer. Application acceptance & hearing.

X. OTHER BUSINESS

A. 2026 Planning Board Meeting Dates & Deadlines

B. Zoning Amendment Discussion – schedule dates for public hearings.

XI. ADJOURNMENT

Comments or questions may be submitted in writing until 10:00 a.m. on the Tuesday prior to the day of the meeting.

Timothy Malley

Chairman

POSTED: Town Hall, Library, Post Office – 11/25/25