



# TOWN OF HUDSON

## Planning Board



Timothy Malley, Chairman

Robert Guessferd, Selectmen Liaison

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### PUBLIC MEETING – MARCH 25, 2026

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, **March 25, 2026 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
  - 28 January 2026
  - 11 February 2026
  - 25 February 2026
- VI. CORRESPONDENCE
  - A. Elvis Dhima, Director of Development Services
    - Bond Reduction Request – Target Development Water & Sewer Onsite Improvements
    - Target Master Plan Fund Request – Comprehensive review & update of the Town’s Planning Board Regulations, Zoning Ordinance, and related Engineering Construction Details.
- VII. OLD BUSINESS
  - A. Nottingham Square Fast-Food Restaurant 142 Lowell Road  
 SP# 14-25 Map 204/Lot 73  
 Purpose: to depict the layout of a proposed fast-food restaurant with drive-thru and the accompanying parking lot modifications on the property. **(Applicant requesting to withdraw application)**
  - 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. **(Applicant requesting a deferral to April 8, 2026)**
  - C. 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. **(Continued from January 28, 2026).**
  - D. The Meadows Mixed Use Development 207 Central Street  
 SP# 02-26 & CUP# 02-26 Map 176/Lots 41, 44, & 45  
 Purpose: to propose a residential and mixed-use development that includes three (3) residential apartment buildings within the south-central portion of the property, and one (1) mixed-use building located on the northern portion of the property. This Site Plan Application also includes a separate Conditional Use Permit Application, which is a request to allow encroachments into the wetland buffer areas. Application acceptance & hearing. **(Deferred from February 11, 2026)**
- VIII. ADJOURNMENT

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

**Note:** Old Business Items A, B, and D, rescheduled from the March 11, 2026 meeting.

*Timothy Malley*  
Chairman

POSTED: Town Hall, Library, Post Office – 03/13/26