

**9 INDUSTRIAL DRIVE**  
**WAIVER REQUEST**  
FROM ENGINEERING DEPARTMENT  
**STAFF REPORT**  
February 26, 2025

**PURPOSE:** To lease an approximate area of 52,000 square feet of paved parking area on a Town-owned site to Drive Force CDL Academy at 9 Industrial Drive, Map/Lot 161-040-000.

**ATTACHMENTS:**

- A. Memo from Town Engineer to Interim Town Planner, Jay Minkarah, & Planning Board, dated January 24, 2025 – Attachment “A”.
- B. Zachary Tompkins Memorial Field plans, Dated August 14, 2014– Attachment “B”.
- C. GIS aerial depiction of the proposed areas to be leased – Attachment “C”.
- D. Zack’s Field Conceptual Site Plan – Attachment “D”.

**COMMENTS:**

The Town is currently pursuing a lease with Drive Force CDL Academy to be located at 9 Industrial Drive. This business will not be constructing or placing any sort of structure or permanent features at the location. While the land is owned by the Town of Hudson, the Lessee is not a municipal entity, which triggers the requirement for Site Plan review. In this instance due to no construction or permanent structures proposed, the Engineering Department is seeking a waiver from §275 – Site Plan Review. A draft motion has been provided to take such an action.

The site under consideration, known as Zach’s Field, was initially planned for a playing field and recreational development in 2014 (Attachment “B”), which was not implemented. A large, paved area near the road was developed, but the site has otherwise remained empty. The Board of Selectmen is currently considering a proposal to develop the open areas into recreational and community spaces. The recreational use is not under consideration by the Planning Board since it would be Town operated and owned. The Conceptual Site Plan has been provided for the benefit of the board (Attachment “D”).

**DRAFT MOTIONS**

**WAIVE the requirement for a Site Plan:**

I move to waive §275 – **Site Plan Review** for the purpose of leasing the 52,000 square foot parking area located at 9 Industrial Drive, Map/Lot 161-040-000, in accordance with the request made by Elvis Dhima, Town Engineer; Subject to the following stipulations:

1. The lease between Drive Force CDL Academy and the Town of Hudson remains valid.
2. No structures shall be erected on site.
3. No earthwork shall be done.

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_



**TOWN OF HUDSON**  
Engineering Department



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12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-816-1291

TO: Planning Board  
Jay Minkarah, Acting Town Planner

FROM: Elvis Dhima, P.E., Town Engineer

DATE: January 24, 2025

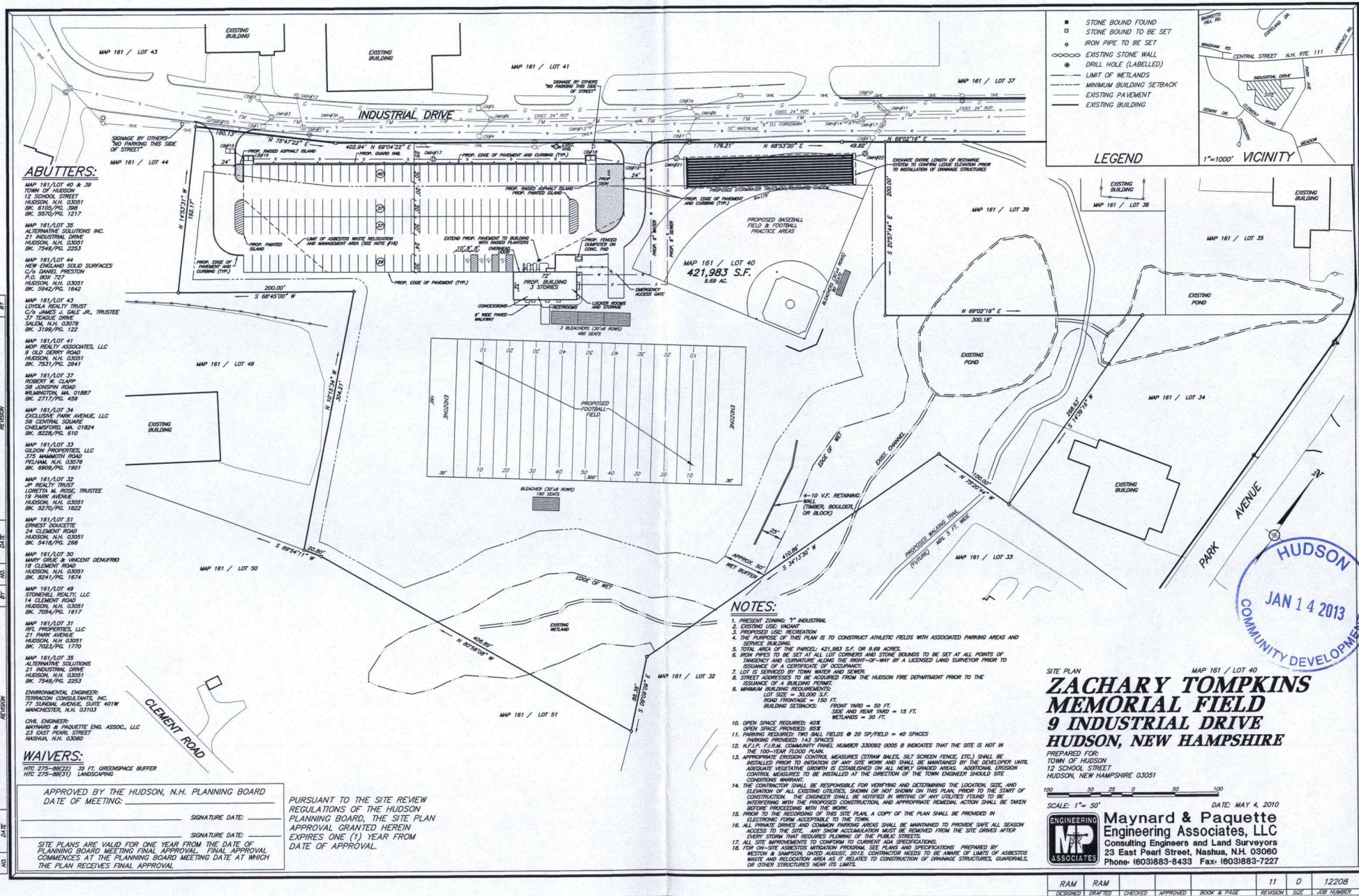
RE: 9 Industrial Drive – Site Plan – Waiver Request

In 2010, the Planning Board was introduced to a proposed site plan that was not recorded, see Appendix A. As of 2025, the site consists of an open area vegetated practice field that is approximately 100 feet by 125 feet, and approximately 52,000 square feet of paved parking area. The site is currently secured and accessible to authorized staff only.

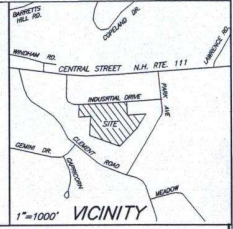
We have an opportunity to lease the parking area, see Appendix B, to a New Hampshire business that provides training for commercial driver license seekers or holders, for \$2,000 per month. The intent is to utilize the existing parking area to provide training by utilizing two to three trucks at a time for training. There are no proposed building or structures required for the proposed use, only existing features that are already at the site.

I'm asking the Planning Board to waive the site plan requirement for this use.





- LEGEND**
- STONE BOUND FOUND
  - STONE BOUND TO BE SET
  - IRON PIPE TO BE SET
  - EXISTING STONE WALL
  - DRILL HOLE (LABELLED)
  - LIMIT OF WETLANDS
  - MINIMUM BUILDING SETBACK
  - EXISTING PAVEMENT
  - EXISTING BUILDING



**ABUTTERS:**

- MAP 161/LOT 40 & 39  
TOWN OF HUDSON  
12 SCHOOL STREET  
HUDSON, N.H. 03051  
BK. 6105/PG. 306  
BK. 5570/PG. 1217
- MAP 161/LOT 38  
ALTERNATIVE SOLUTIONS INC.  
21 INDUSTRIAL DRIVE  
HUDSON, N.H. 03051  
BK. 7549/PG. 2253
- MAP 161/LOT 44  
NEW ENGLAND SOLID SURFACES  
C/O DANIEL PRESTON  
P.O. BOX 727  
HUDSON, N.H. 03051  
BK. 5542/PG. 1642
- MAP 161/LOT 43  
LOYOLA REALTY TRUST  
C/O JAMES E. GALE, JR., TRUSTEE  
37 TEAGUE DRIVE  
SALEM, N.H. 03079  
BK. 3189/PG. 122
- MAP 161/LOT 41  
MAP REALTY ASSOCIATES, LLC  
9 OLD DERRY ROAD  
HUDSON, N.H. 03051  
BK. 7531/PG. 2641
- MAP 161/LOT 37  
ROBERT W. CLAPP  
58 JONSON ROAD  
WILMINGTON, MA 01887  
BK. 2171/PG. 401
- MAP 161/LOT 34  
EXCLUSIVE PARK AVENUE, LLC  
59 CENTRAL SQUARE  
CHELSEA, MA 01824  
BK. 6524/PG. 816
- MAP 161/LOT 33  
GOLDON PROPERTIES, LLC  
175 WASHINGTON ROAD  
PELHAM, N.H. 03078  
BK. 6909/PG. 1801
- MAP 161/LOT 32  
JP REALTY TRUST  
LORRETA M. ROSE, TRUSTEE  
19 PARK AVENUE  
HUDSON, N.H. 03051  
BK. 5270/PG. 1622
- MAP 161/LOT 51  
ERNEST BOUQUETTE  
24 CLEMENT ROAD  
HUDSON, N.H. 03051  
BK. 5418/PG. 268
- MAP 161/LOT 50  
MARY GRIG & VINCENT DENAFRO  
10 CLEMENT ROAD  
HUDSON, N.H. 03051  
BK. 6541/PG. 1674
- MAP 161/LOT 49  
STONEHILL REALTY, LLC  
14 CLEMENT ROAD  
HUDSON, N.H. 03051  
BK. 7534/PG. 1617
- MAP 161/LOT 31  
RFL PROPERTIES, LLC  
21 PARK AVENUE  
HUDSON, N.H. 03051  
BK. 6524/PG. 1770
- MAP 161/LOT 35  
ALTERNATIVE SOLUTIONS  
21 INDUSTRIAL DRIVE  
HUDSON, N.H. 03051  
BK. 5549/PG. 2251
- ENVIRONMENTAL ENGINEER:  
TERACON CONSULTANTS, INC.  
27 SHUMWAY AVENUE, SUITE 401W  
MANCHESTER, N.H. 03103
- CIVIL ENGINEER:  
MAYNARD & PAQUETTE ENG. ASSOC., LLC  
23 EAST PEARL STREET  
NASHUA, N.H. 03060

**WAIVERS:**

HTC 275-88(2) 15 FT. GREENSPACE BUFFER  
HTC 275-88(3) LANDSCAPING

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE (1) YEAR FROM DATE OF APPROVAL.

APPROVED BY THE HUDSON, N.H. PLANNING BOARD  
DATE OF MEETING: \_\_\_\_\_  
SIGNATURE DATE: \_\_\_\_\_  
SIGNATURE DATE: \_\_\_\_\_  
SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

**NOTES:**

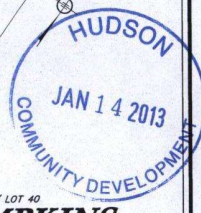
1. PRESENT ZONING: "I" INDUSTRIAL
2. EXISTING USE: VACANT
3. PROPOSED USE: RECREATION
4. THE PURPOSE OF THIS PLAN IS TO CONSTRUCT ATHLETIC FIELDS WITH ASSOCIATED PARKING AREAS AND SERVICE BUILDING.
5. TOTAL AREA OF THE PARCEL: 421,983 S.F. OR 9.68 ACRES.
6. IRON PIPES TO BE SET AT ALL LOT CORNERS AND STONE BOUNDS TO BE SET AT ALL POINTS OF VARIANCE AND CURVATURE ALONG THE FRONT-OF-YARD BY A LICENSED LAND SURVEYOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
7. LOT IS SERVICED BY TOWN WATER AND SEWER.
8. STREET ADDRESSES TO BE ACQUIRED FROM THE HUDSON FIRE DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
9. MINIMUM BUILDING REQUIREMENTS:  
LOT SIZE = 30,000 S.F.  
ROAD FRONTAGE = 150 FT.  
BUILDING SETBACKS:  
FRONT YARD = 50 FT.  
SIDE AND REAR YARD = 15 FT.  
WETLANDS = 50 FT.
10. OPEN SPACE REQUIRED: 40%  
OPEN SPACE PROVIDED: 68%
11. PARKING REQUIRED: 20 SP/LOT  
PARKING PROVIDED: 143 SPACES
12. N.H.P.C. LOCAL COMMUNITY PANEL NUMBER 330082 0005 B INDICATES THAT THE SITE IS NOT IN THE 100-YEAR FLOOD PLAIN.
13. APPROPRIATE EROSION CONTROL MEASURES (STRAW BALES, SILT SCREEN FENCE, ETC.) SHALL BE INSTALLED PRIOR TO INITIATION OF ANY SITE WORK AND SHALL BE MAINTAINED BY THE DEVELOPER UNTIL ADEQUATE VEGETATIVE GROWTH IS ESTABLISHED ON ALL WETLAND AREAS. ADDITIONAL EROSION CONTROL MEASURES TO BE INSTALLED AT THE DISCRETION OF THE TOWN ENGINEER SHOULD THE CONDITIONS WARRANT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THIS PLAN PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND TO BE INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.
15. PRIOR TO THE BEGINNING OF THIS SITE PLAN, A COPY OF THE PLAN SHALL BE PROVIDED IN ELECTRONIC FORM ACCEPTABLE TO THE TOWN.
16. ALL WETLAND AREAS AND COMMON PARKING AREAS SHALL BE MAINTAINED TO PROVIDE SAFE ALL SEASON ACCESS TO THE SITE. ANY SNOW ACCUMULATION MUST BE REMOVED FROM THE SITE DRIVES AFTER EVERY STORM THAT RESULTS IN SNOW.
17. ALL SITE IMPROVEMENTS TO CONFORM TO CURRENT ADA SPECIFICATIONS.
18. TOP ON-SITE ASBESTOS ABATEMENT PROGRAM. SEE PLANS AND SPECIFICATIONS PREPARED BY MEXTON & SAMPSON, DATED AUGUST 2012. CONTRACTOR NEEDS TO BE AWARE OF LIMITS OF ASBESTOS WASTE AND REMEDIATION AREAS. THIS INCLUDES TO CONSTRUCTION OF DRAINAGE STRUCTURES, GUARDRAILS, OR OTHER STRUCTURES NEAR ITS LIMITS.

SITE PLAN  
MAP 161 / LOT 40  
**ZACHARY TOMPKINS  
MEMORIAL FIELD  
9 INDUSTRIAL DRIVE  
HUDSON, NEW HAMPSHIRE**  
HUDSON, NEW HAMPSHIRE 03051

SCALE: 1"=50'  
DATE: MAY 4, 2010

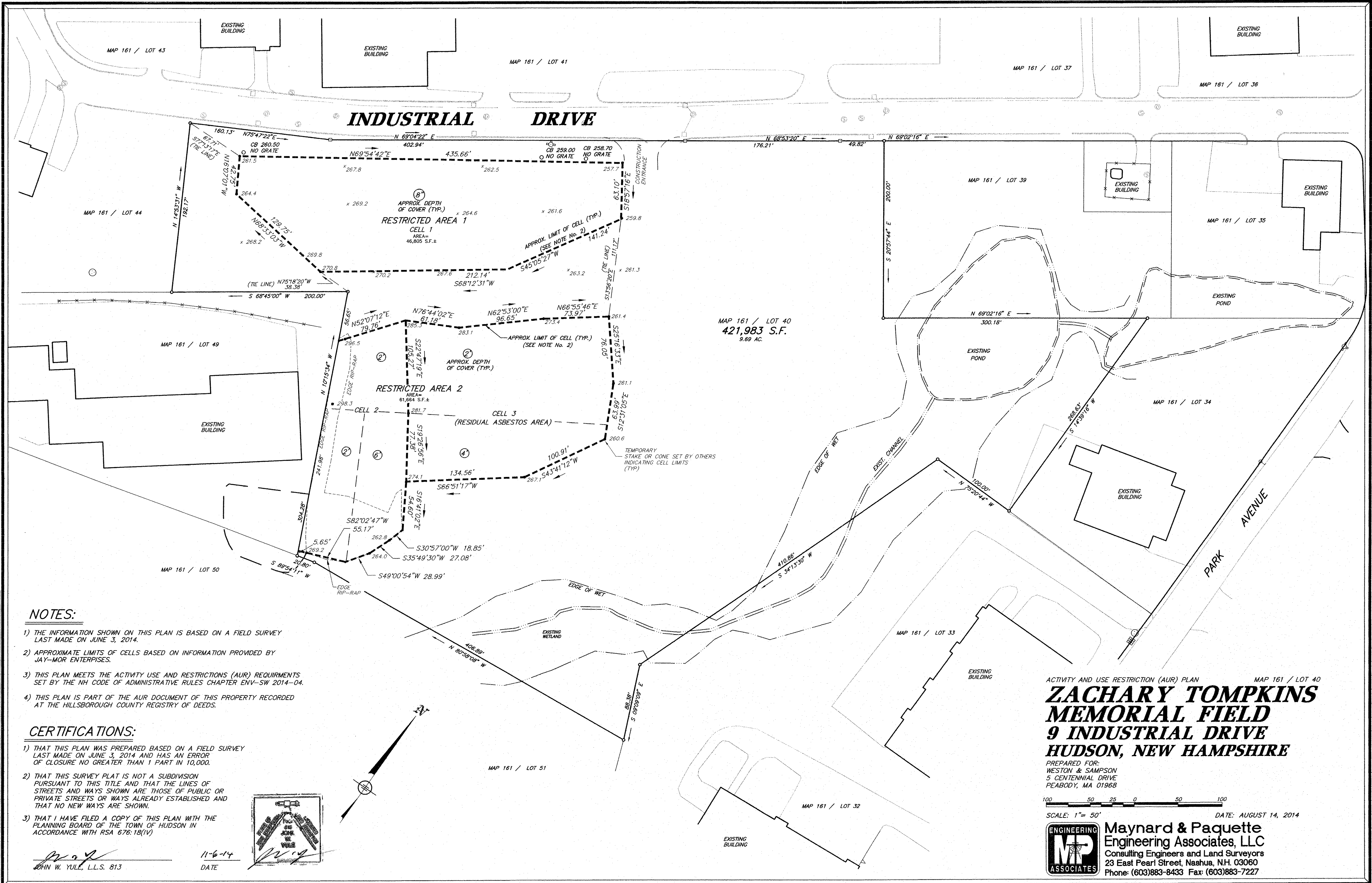
ENGINEERING  
**MAYNARD & PAQUETTE**  
Associates  
Maynard & Paquette  
Engineering Associates, LLC  
Consulting Engineers and Land Surveyors  
23 East Pearl Street, Nashua, N.H. 03060  
Phone: (603)883-8433 Fax: (603)883-7227

RAM	RAM	CHECKED	APPROVED	BOOK & PAGE	11	D	12208
DESIGNED	DRAWN				REVISION	SIZE	JOB NUMBER



NO.	DATE	BY	REVISION
1	10-10-12	RAM	PLAN REVISIONS PER MEXTON & SAMPSON DESIGN REQUEST
2	10-28-12	RAM	PLAN REVISIONS PER MEXTON & SAMPSON DESIGN REQUEST
3	09-07-12	RAM	PLAN REVISIONS PER AOT FILING
4	05-10-12	RAM	ASBESTOS ABATEMENT PROGRAM
5	03-10-11	RAM	MASS FIELD EXISTING PAVED BUILDING
6	03-17-11	RAM	LAYOUT AND DRAINAGE REVISIONS
7	12-14-10	RAM	ASBESTOS ABATEMENT PROGRAM
8	10-10-10	RAM	ASBESTOS ABATEMENT PROGRAM
9	10-16-12	RAM	ASBESTOS ABATEMENT PROGRAM





**NOTES:**

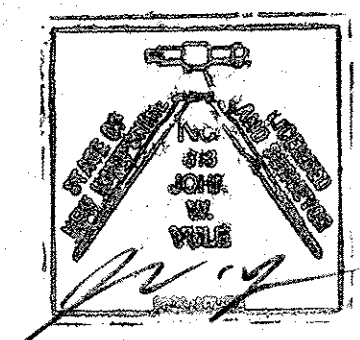
- 1) THE INFORMATION SHOWN ON THIS PLAN IS BASED ON A FIELD SURVEY LAST MADE ON JUNE 3, 2014.
- 2) APPROXIMATE LIMITS OF CELLS BASED ON INFORMATION PROVIDED BY JAY-MOR ENTERPRISES.
- 3) THIS PLAN MEETS THE ACTIVITY USE AND RESTRICTIONS (AUR) REQUIREMENTS SET BY THE NH CODE OF ADMINISTRATIVE RULES CHAPTER ENV-SW 2014-04.
- 4) THIS PLAN IS PART OF THE AUR DOCUMENT OF THIS PROPERTY RECORDED AT THE HILLSBOROUGH COUNTY REGISTRY OF DEEDS.

**CERTIFICATIONS:**

- 1) THAT THIS PLAN WAS PREPARED BASED ON A FIELD SURVEY LAST MADE ON JUNE 3, 2014 AND HAS AN ERROR OF CLOSURE NO GREATER THAN 1 PART IN 10,000.
- 2) THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.
- 3) THAT I HAVE FILED A COPY OF THIS PLAN WITH THE PLANNING BOARD OF THE TOWN OF HUDSON IN ACCORDANCE WITH RSA 676:18(IV)

*John W. Yule*  
 JOHN W. YULE, L.L.S. 813

11-6-14  
 DATE

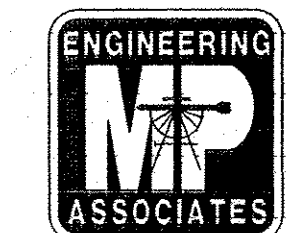


ACTIVITY AND USE RESTRICTION (AUR) PLAN  
**ZACHARY TOMPKINS  
 MEMORIAL FIELD  
 9 INDUSTRIAL DRIVE  
 HUDSON, NEW HAMPSHIRE**

PREPARED FOR:  
 WESTON & SAMPSON  
 5 CENTENNIAL DRIVE  
 PEABODY, MA 01968

SCALE: 1" = 50'

DATE: AUGUST 14, 2014



**Maynard & Paquette**  
 Engineering Associates, LLC  
 Consulting Engineers and Land Surveyors  
 23 East Pearl Street, Nashua, NH 03060  
 Phone: (603)883-8433 Fax: (603)883-7227

NO.	DATE	REVISION	BY
1	11-6-2014	REVISION PER WESTON & SAMPSON MEMO 11-5-14	JWY

DESIGNED	DRAWN	CHECKED	APPROVED	BOOK & PAGE	REVISION	SIZE	JOB NUMBER
	JWY				1	D	12208

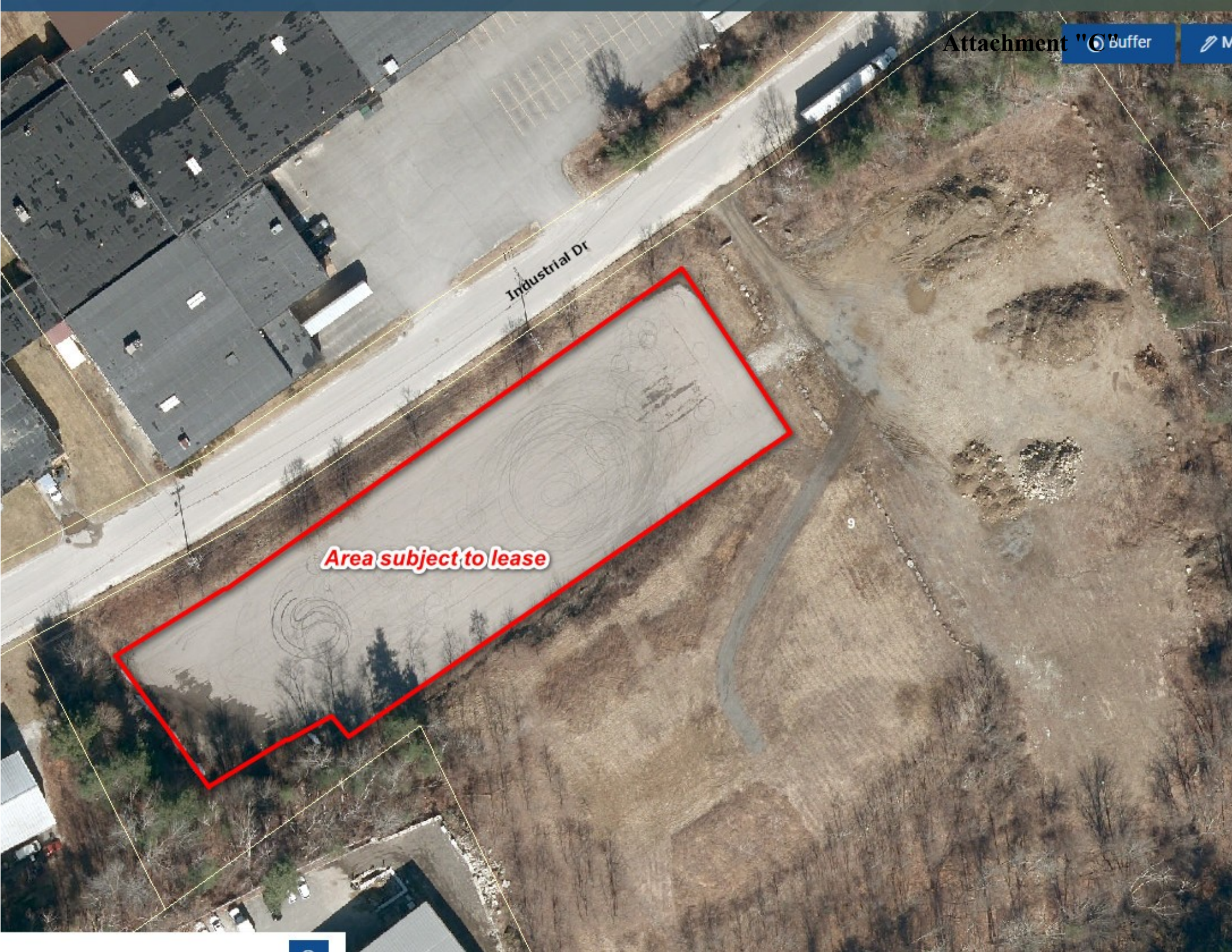
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 MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC  
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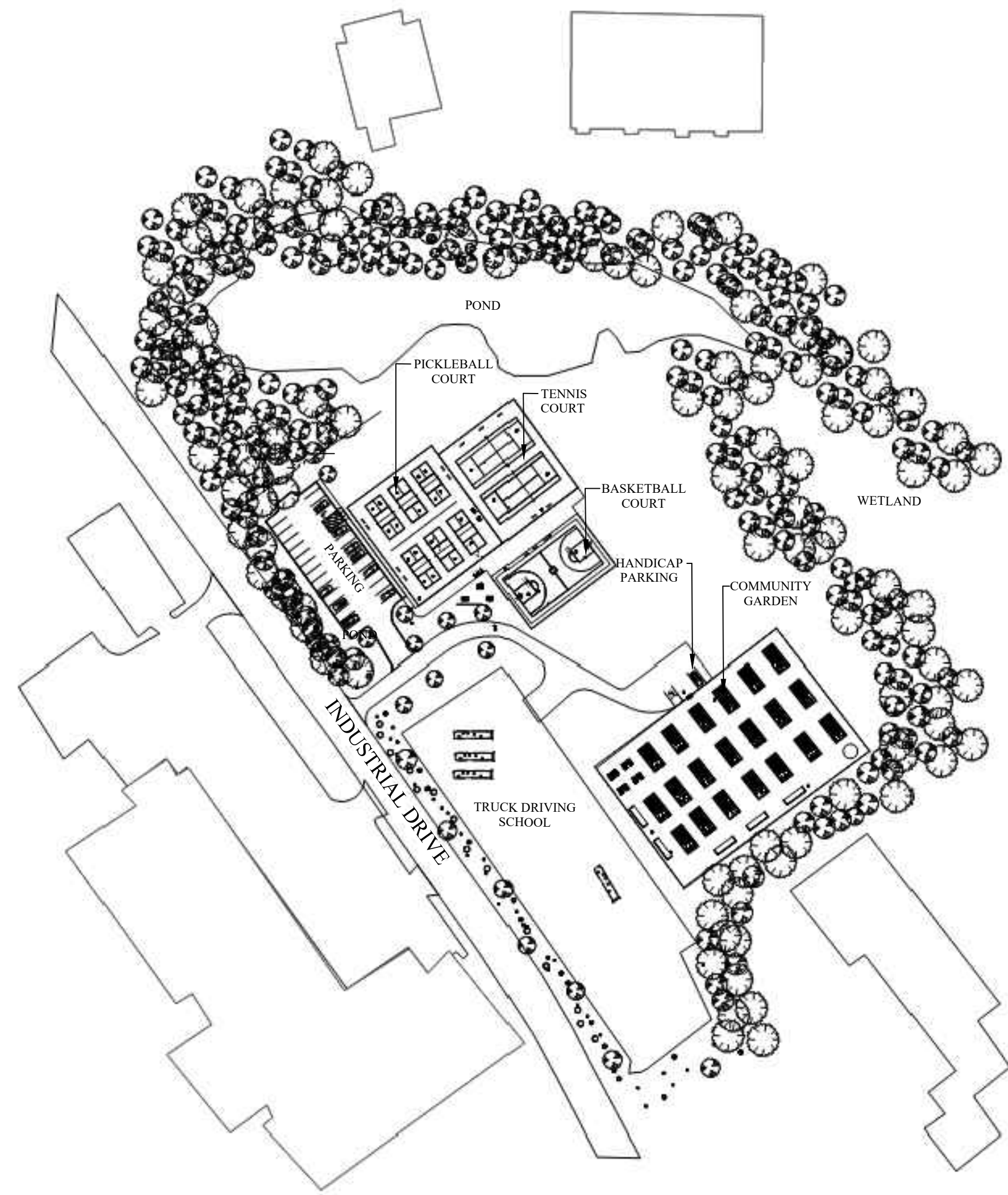
Industrial Dr

**Area subject to lease**

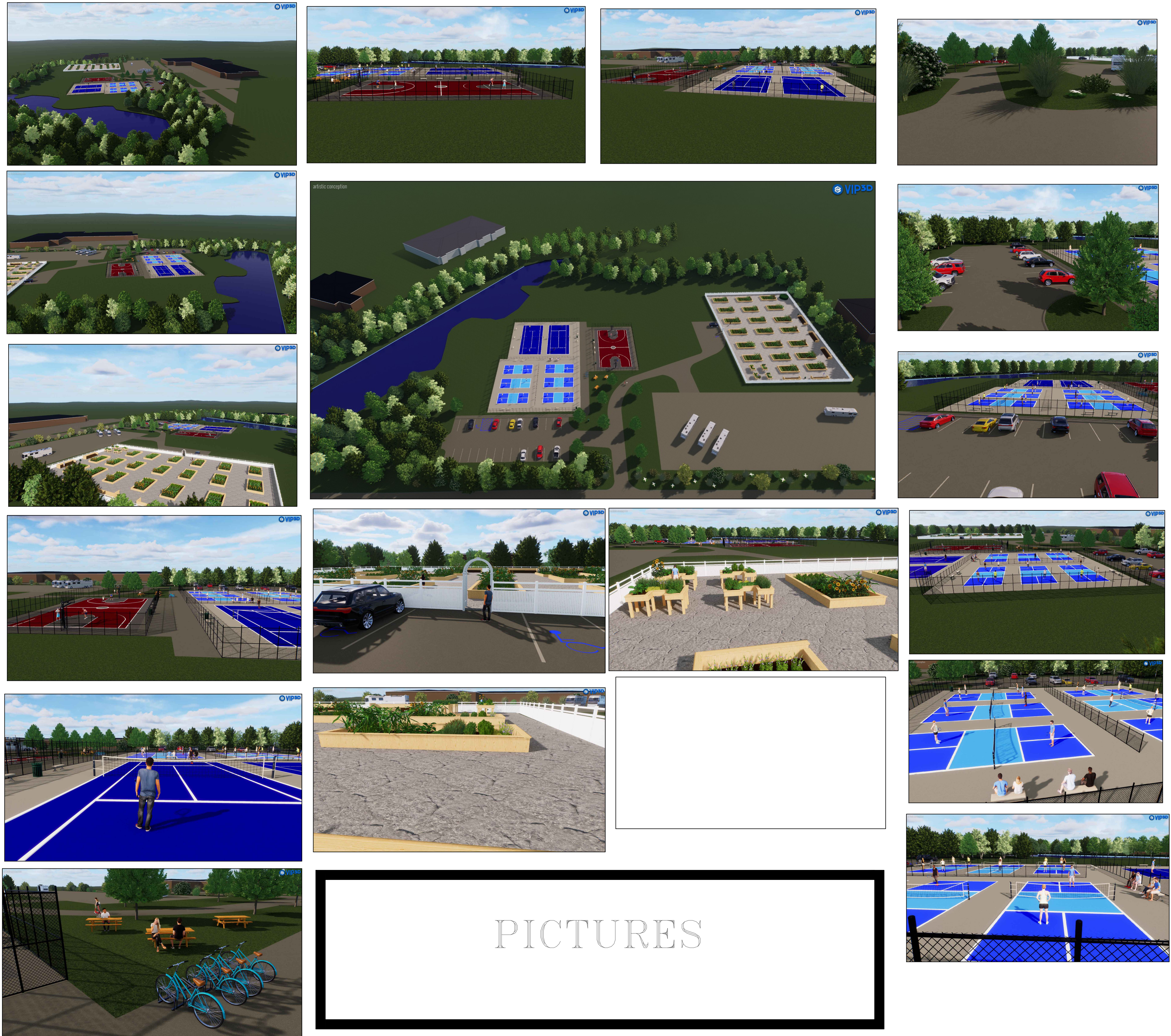
9







# CONCEPT SITE PLAN



# PICTURES

NO.	DATE	APPL.	REVISIONS



SURVEYORS STAMP ENGINEERS STAMP  
DESIGNED BY: CJS  
DRAWN BY: CJS  
DIG SAFE #: -  
ESTIMATED BY: -

TOWN OF HUDSON  
12 SCHOOL STREET  
HUDSON, NH 03051



ZACK'S FIELD  
9 INDUSTRIAL DRIVE  
HUDSON, NH 03051

CONCEPT PLAN

SCALE: N/S  
JOB#: ZACK  
DATE: FEB 2025  
SHEET 1 OF 1