

NIREL, LLC ACCESSORY GARAGE **SITE PLAN & CUP DEFERRAL REQUEST**

SP# 08-25 & CUP# 03-25

STAFF REPORT

June 11, 2025

SITE: 140 Old Derry Road, Map 105/Lot 032-000

ZONING: General - One (G-1)

PURPOSE OF PLAN: to propose a 1,344 SF accessory garage with associated site improvement, 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.

ATTACHMENTS:

1. Deferral request email dated June 2, 2025 – Attachment “A”.

APPLICATION TRACKING:

- May 02, 2025 – Site Plan & CUP applications received.
- May 29, 2025 – Conservation Commission Site Walk
- May 12, 2025 – Public Hearing Conservation Commission.
- June 09, 2025 – Continued Public Hearing Conservation Commission.
- June 11, 2025 – Planning Board Public Hearing scheduled.

COMMENTS & RECOMMENDATIONS:

The applicant has requested a deferral to date certain, June 25, 2025. This is pursuant to receiving a favorable recommendation from the Conservation Commission for the CUP, and to have the first round of Fuss & O'Neill comments addressed prior to coming before the Planning Board. Staff has no objections to this request. A draft motion to defer has been provided.

MOTION TO DEFER SITE PLAN APPLICATION:

I move to defer the Proposed Accessory Garage Non-Residential Site Plan Application & Conditional Use Permit Application: SP# 08-25 & CUP# 03-25, Map 105 / Lot 032-000, 140 Old Derry Road, Hudson, NH, to date certain, June 25, 2025, per the applicant's request.

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

Dubowik, Brooke

From: Alex C. Giuffrida <Alex.C.Giuffrida@imegcorp.com>
Sent: Monday, June 2, 2025 9:38 AM
To: Dubowik, Brooke
Cc: Dhima, Elvis; Gradert Benjamin; Tom E. Zajac
Subject: RE: 140 Old Derry Road Preliminary Electronic Submittal

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

Good morning Brooke,

Please put us off until the June 25th planning board meeting. Better off going into the meeting with both ConCom recommendation and Fuss & O'Neil comments addressed.

Thanks,

Alex Giuffrida, EIT
Civil Engineering Graduate- Designer



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