

BELKNAP ROAD EXT. RIGHT-OF-WAY
REQUEST FOR CORRIDOR FUND
MODIFICATION

FROM DEVELOPMENT SERVICES DEPARTMENT
STAFF REPORT

January 14, 2026

PURPOSE: The Town has completed the third-party property valuations for the required right-of-way, permanent easements, and temporary easements at 76 and 78 Lowell Road related to the Belknap Road Extension, with a combined estimated value of \$210,000. In August 2025, the Planning Board recommended to the Board of Selectman and expenditure amount of \$200,000 for this purpose. To date, \$47,500 has been expended for the property valuations and related professional services. This request is to modify the original recommended expenditure amount of \$200,000, to an amount not to exceed \$260,000.

ATTACHMENTS:

- A. Memo from Development Services Director, Elvis Dhima, to Planning Board Chairman, Tim Malley, and Town Planner, Brooke Dubowik, dated December 16, 2025 – Attachment “A”
- B. Planning Board Notice of Recommendation, dated September 22, 2025 – Attachment “B”

DRAFT MOTIONS

APPROVE modified funding amount of the ROW purchase with corridor accounts:

To recommends to the Board of Selectman the expenditure of up to \$260,000 for the purchase of the right-of-way using Zone 1 Traffic Improvements Corridor Account# 2070-000-701 and Zone 2 Traffic Improvements Corridor Account# 2070-000-702, as requested by the Development Services Director, Elvis Dhima.

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




TOWN OF HUDSON

Engineering Department

12 School Street
Hudson, New Hampshire 03051

Elvis Dhima, P.E., Development Services Director
edhima@hudsonnh.gov · Tel: 603-886-6008 · Fax: 603-816-1291

TO: Tim Malley, Planning Board Chairman
Brooke Dubowik, Town Planner

FROM: Elvis Dhima, P.E., Development Services Director 

DATE: December 16, 2025

RE: Lowell / Birch / Belknap Road – Update and Request for Funding

In 2019, the Planning Board initiated an assessment and evaluation of potential improvements to Lowell Road and County Road. That effort resulted in multiple improvement scenarios, including construction of a new road segment connecting Belknap Road to Lowell Road.

The Town is currently working to advance this project by pursuing inclusion in the State Ten-Year Transportation Improvement Plan while also preparing the project to be shovel-ready. This work includes completing design, permitting, and securing the necessary right-of-way.

The Town has completed third-party property valuations for the required right-of-way, permanent easements, and temporary easements at 76 and 88 Lowell Road, with a combined estimated value of \$210,000. In August 2025, the Planning Board recommended to the Board of Selectmen an expenditure of \$200,000 for this purpose. To date, \$47,500 has been expended for property valuations and related professional services.

Staff is now requesting the Planning Board recommend to the Board of Selectmen a modification in the original expenditure amount for the use of corridor funds for the acquisition of right-of-way, in an amount not to exceed \$260,000.

Motion

To recommends to the Board of Selectman the expenditure of up to \$260,000 for the purchase of the right-of-way using Zone 1 Traffic Improvements Corridor Account# 2070-000-701 and Zone 2 Traffic Improvements Corridor Account# 2070-000-702, as requested by the Development Services Director, Elvis Dhima.



TOWN OF HUDSON

Planning Board

Timothy Malley, Chairman Robert Guessferd, Selectmen Liaison



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NOTICE OF RECOMMENDATION

September 22, 2025

Board of Selectmen
12 School Street
Hudson, NH 03051

On Wednesday, August 27, 2025, the Hudson Planning Board heard the following item;

- A. Request for Corridor Funds – by Elvis Dhima, Town Engineer
 - Lowell / Birch / Belknap Road – Right of Way Purchase & Wetland Impact Fees

Concerning the subject matter presented before the Planning Board, you are hereby notified of the following actions:

The Planning Board recommends to the Board of Selectmen, the expenditure for establishment of a Right of Way connecting Belknap Road and Lowell Road using Corridor Account #'s 2070-000-701 and 2070-000-702 funds received after August 2018, not to exceed \$200,000.00, in accordance with the request made by Elvis Dhima, Town Engineer.

The Planning Board recommends to the Board of Selectmen, the expenditure for efforts related to wetland impacts using Corridor Account #'s 2070-000-701 and 2070-000-702 funds received after August 2018, not to exceed \$215,000.000, in accordance with the request made by Elvis Dhima, Town Engineer.

For specific discussion relative to this decision, please consult the public minutes recorded during this Hearing.

Signed: _____

Tim Malley
Chairman, Hudson Planning Board

Date: _____

9/22/25

cc: Elvis Dhima, Town Engineer