

16 BRADY DRIVE

NOTICE OF APPROVAL AMENDMENT

Attached, please find a request from the Town Planner for the Planning Board to approve the removal of a stipulation of approval associated with the Site Plan entitled SP# 09-25, Brady Drive Industrial Condominium Complex Site Plan, as the stipulation is not applicable to the approved plan. This stipulation was included in error, as no easements are depicted on the approved Site Plan.

SITE: 16 Brady Drive – Map 105/Lot 020-000

ATTACHMENTS:

- A. Memorandum from Town Planner, Brooke Dubowik, dated January 15, 2026 – Attachment “A”
- B. Email correspondence from Katherine Cooper, Project Engineer, Keach-Norstrom Associates, dated December 23, 2025 – Attachment “B”
- C. Town of Hudson, Planning Board Notice of Approval, dated October 22, 2025 – Attachment “C”

DRAFT MOTION

I move to approve the removal of Stipulation No. 2 from the Town of Hudson Planning Board Notice of Approval dated October 22, 2025, for the approved Site plan entitled *SP# 09-25 Brady Drive Industrial Condominium Complex Site Plan*, due to an administrative error, as outlined in the memorandum from the Town Planner Brooke Dubowik to Planning Board Chairman Timothy Malley, dated January 15, 2025.

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




TOWN OF HUDSON

Planning Department

12 School Street
Hudson, New Hampshire 03051

Brooke Dubowik, Town Planner
bdubowik@hudsonnh.gov · Tel: 603-886-6008 · Fax: 603-816-1291

To: Timothy Malley, Planning Board Chairman

From: Brooke Dubowik, Town Planner 

Date: January 15, 2026

Re: 16 Brady Drive Site Plan Approval

The applicant's engineer has submitted a request for the Planning Board to remove a stipulation of approval associated with the Site Plan entitled SP# 09-25, Brady Drive Industrial Condominium Complex Site Plan, as the stipulation is not applicable to the approved plan.

Stipulation No. 2 states: *"Prior to Planning Board endorsement of the Plan, the easement depicted to the favor of the Town shall be subject to final administrative review by the Town Planner, and Town Engineer."*

This stipulation was included in error, as no easements are depicted on the approved Site Plan.

Dubowik, Brooke

From: Kate Cooper <kcooper@keachnordstrom.com>
Sent: Tuesday, December 23, 2025 1:38 PM
To: Dubowik, Brooke
Cc: Keith Coviello
Subject: Re: Brady Drive

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

Hi Brooke,

We would like to have it removed at the meeting on the 28th.

Thank you!

Kate

Katherine Cooper

Project Engineer

Keach-Nordstrom Associates, Inc.



CIVIL ENGINEERS ▲ LAND SURVEYORS
SINCE 1994
10 COMMERCE PARK N. STE 3B,
BEDFORD, NH 03110 | (603) 627-2881

kcooper@keachnordstrom.com www.keachnordstrom.com

Office Hours Monday- Thursday 7:30AM-5:00PM Friday 8:00AM- 12:00PM

From: Dubowik, Brooke <bdubowik@hudsonnh.gov>
Sent: Monday, December 22, 2025 11:48 AM
To: Kate Cooper <kcooper@keachnordstrom.com>
Subject: RE: Brady Drive

Caution: This email originated from outside of the organization. Do not click links or open attachments you do not recognize!

Good morning Kate,

I was just speaking with Chairman Malley about removing the stipulation about the easements, and he said the board can make a motion to remove it on January 28th (January 7th is a special meeting for public hearings on zoning amendments), or the easiest thing to do would be to leave the stipulation. It is not relevant to the project, so its not a condition that would be met.

Let me know what works better for the applicant.

Thank you,



TOWN OF HUDSON NH

Brooke Dubowik – Town Planner
12 School Street
Hudson, NH 03051
(603) 886-6008

From: Kate Cooper <kcooper@keachnordstrom.com>
Sent: Monday, December 15, 2025 11:48 AM
To: Dubowik, Brooke <bdubowik@hudsonnh.gov>
Subject: Re: Brady Drive

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

Thank you Brooke, will do!

Kate

Katherine Cooper
Project Engineer
Keach-Nordstrom Associates, Inc.



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kcooper@keachnordstrom.com www.keachnordstrom.com

Office Hours Monday- Thursday 7:30AM-5:00PM Friday 8:00AM- 12:00PM

From: Dubowik, Brooke <bdubowik@hudsonnh.gov>
Sent: Monday, December 15, 2025 11:45 AM
To: Kate Cooper <kcooper@keachnordstrom.com>
Subject: RE: Brady Drive

Caution: This email originated from outside of the organization. Do not click links or open attachments you do not recognize!

Hi Kate,
No, I will take care of it for you.
Sorry for the inconvenience.
Once you have the final plan set, please send over a PDF for review.
Thank you,



TOWN OF HUDSON NH

Brooke Dubowik – Town Planner
12 School Street
Hudson, NH 03051
(603) 886-6008

From: Kate Cooper <kcooper@keachnordstrom.com>
Sent: Monday, December 15, 2025 11:37 AM
To: Dubowik, Brooke <bdubowik@hudsonnh.gov>
Subject: Re: Brady Drive

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

Hi Brooke,

We would like to get it removed at the meeting on the 7th please. Does someone from the office have to attend the meeting?

Kate

Katherine Cooper
Project Engineer
Keach-Nordstrom Associates, Inc.



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kcooper@keachnordstrom.com www.keachnordstrom.com

Office Hours Monday- Thursday 7:30AM-5:00PM Friday 8:00AM- 12:00PM

From: Dubowik, Brooke <bdubowik@hudsonnh.gov>
Sent: Monday, December 15, 2025 11:26 AM
To: Kate Cooper <kcooper@keachnordstrom.com>
Subject: RE: Brady Drive

Caution: This email originated from outside of the organization. Do not click links or open attachments you do not recognize!

Hi Kate,

This is not applicable to this project. I cannot remove the stipulation without Board approval, so if you want it removed, the board does not meet again until January 7th. Otherwise, we can leave it.



TOWN OF HUDSON NH

Brooke Dubowik – Town Planner
12 School Street
Hudson, NH 03051
(603) 886-6008

From: Kate Cooper <kcooper@keachnordstrom.com>

Sent: Monday, December 15, 2025 11:04 AM

To: Dubowik, Brooke <bdubowik@hudsonnh.gov>

Subject: Re: Brady Drive

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

Good Morning Brooke,

We have been working on addressing the conditions of approval from the draft you sent me. In going through them, condition #2 states "Prior to Planning Board endorsement of the Plan, the easement depicted to the favor of the Town shall be subject to final administrative review by the Town planner and Town engineer". However, we don't have any proposed easements for this project. Is there something else that you are referencing, or is this not applicable? Please let me know.

Thank you!

Kate

Katherine Cooper

Project Engineer

Keach-Nordstrom Associates, Inc.



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kcooper@keachnordstrom.com www.keachnordstrom.com

Office Hours Monday- Thursday 7:30AM-5:00PM Friday 8:00AM- 12:00PM

From: Dubowik, Brooke <bdubowik@hudsonnh.gov>

Sent: Tuesday, November 18, 2025 1:47 PM

To: Kate Cooper <kcooper@keachnordstrom.com>

Subject: RE: Brady Drive

**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

NOTICE OF APPROVAL

October 22, 2025

Owner or Applicant: MSE PROPERTIES, LLC
c/o MIKE MARSHALL
20 SENTER FARM ROAD
HUDSON, NH 03051

On Wednesday, October 22, 2025, the Hudson Planning Board heard subject case **SP# 09-25**
“Brady Drive Industrial Condominium Complex Site Plan.”

SUBJECT: TO DEPICT THE LAYOUT OF THREE (3) INDUSTRIAL USE
CONDOMINIUM BUILDINGS, AND ALL ASSOCIATED SITE
IMPROVEMENTS

LOCATION: 16 BRADY DRIVE, MAP 105/LOT 020-000

ACCEPTANCE:

On August 27, 2025, the Planning Board accepted the application for Non-Residential Site Plan Industrial Condominium Complex SP# 09-25, Map 105/Lot 020-000, 16 Brady Drive, Hudson, New Hampshire.

SITE PLAN APPROVAL:

On October 22, 2025, the Planning Board approved the Non-residential Site Plan Application for Brady Drive Industrial Condominium Complex Site Plan, SP# 09-25, Map 105 Lot 020-000, 16 Brady Drive, Hudson, New Hampshire, 03051; prepared by: Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3B, Bedford, New Hampshire, 03110, for: KLN Constructions, 70 Bridge Street, Pelham, New Hampshire, 03076; Consisting of sheets 1-15, with general notes 1-39 on Sheet 1; Dated August 5, 2025, revised October 6, 2025; and:

That the Planning Board finds that this application complies with the Zoning Ordinance, and with the Land Use Regulations and for the reasons set forth in the written submissions, together with the testimony and factual representations made by the applicant during the public hearing;

Subject to, and revised per, the following stipulations:

1. All stipulations of approval shall be incorporated into the development agreement, which shall be recorded at the HCRD along with the site plan.
2. Prior to Planning Board endorsement of the Plan, the easement depicted to the favor of the Town shall be subject to final administrative review by the Town Planner, and Town Engineer.

3. All improvements shown on the Plan, including notes 1-39, shall be completed in their entirety and at the expense of the Applicant or his/her assigns.
4. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
5. After the issuance of each foundation permit and prior to the issuance of each framing permit, the applicant shall submit to the Development Services Department a foundation "As-Built" plan on a transparency and to the same scale as the approved site plan. The foundation "As-Built" plan shall include the structural dimensions and lot line setback measurements to the foundation and be stamped by a License Land Surveyor. Any discrepancy between the approved site plan and foundation "As-Built" plan shall be documented by the applicant and be part of the foundation "As-Built" submission.
6. Prior to the issuance of a final certificate of occupancy, a L.L.S. certified "As-Built" site plan shall be provided to the Town of Hudson Development Services Department, confirming that the site conforms with the Planning Board approved plan.
7. A cost allocation procedure (CAP) amount of \$32,600.00 shall be paid prior to the completion of the project, or last Building Inspection Sign Off.
8. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No exterior construction activities shall be allowed on Sundays.
9. Hours of refuse removal shall be exclusive to the hours between 7:00 A.M. and 7:00 P.M., Monday through Friday only.
10. Prior to application for a building permit, the Applicant shall schedule a pre-construction meeting with the Town Engineer.
11. A note shall be added to the Plan prior to Planning Board endorsement, and it shall read: "Outside storage of materials and outside work activities are prohibited".

Signed: _____ Date: _____

Timothy Malley
Chairman, Hudson Planning Board

cc: Chris Sullivan, Zoning Administrator
Elvis Dhima, Town Engineer
Inspectional Services