

ADDITIONAL BOND ESTABLISHMENT REQUEST **T-BONES RESTAURANT – ON-SITE & OFF-SITE** **IMPROVEMENTS**

Attached is a request from the Development Services Director for the Planning Board to establish an additional bond relative to On-Site & Off-Site Improvements for T-Bones Restaurant, 256 Lowell Road, Hudson NH. The bond is intended to cover improvements that cannot be completed due to weather conditions as the applicant prepares to submit their request for a Certificate of Occupancy. The total amount for these outstanding improvements is \$169,239.00. This amount is in addition to the existing landscaping guarantee of \$70,500.00, bringing the total bond amount to \$239,739.00.

SITE: 256 Lowell Road – Map 228/Lot 007-000

ATTACHMENTS:

- A. Memorandum from Elvis Dhima, Development Services Director, dated February 12, 2026 – Attachment “A”
- B. Town of Hudson, NH Road Guarantee Estimate Form for Off-Site Improvements & On-Site Improvements, dated February 11, 2026 – Attachment “B”

DRAFT MOTION

I move to approve an additional bond amount of \$169,239.00 relative to On-Site and Off-Site Improvements for T-Bones Restaurant, 256 Lowell Road – Map 145/Lot 015-000, for outstanding improvements that cannot be completed due to weather conditions prior to the applicant applying for a Certificate of Occupancy, as presented in the memorandum from the Elvis Dhima, Development Services Director, to Brooke Dubowik, Town Planner, dated February 12, 2026, together with the Town of Hudson Road Guarantee Estimate Form.

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, Chairman of the Planning Board
Brooke Dubowik, Town Planner

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

Date: February 12, 2026

Re: Additional Bond Request for Outstanding On-Site and Off-Site Improvements

A handwritten signature in black ink, appearing to be "Edhima", is written to the right of the "From:" line.

The Applicant's representative has submitted a bond request for on-site and off-site improvements that will be unable to be completed at this time due to weather conditions, as they prepare to submit their request for a Building Certificate of Occupancy.

Attached is the breakdown of the outstanding items, which include:

- Final top coat for the parking area
- Sidewalk along Walmart Boulevard
- Associated drainage pipe related to the sidewalk installation

The total amount for these outstanding improvements is \$169,239. This amount will be in addition to the existing landscaping guarantee of \$70,500, bringing the total bond amount to \$239,739.

The request has been reviewed and approved by the Engineering Department and is recommended for approval.

Attachment "B"

TOWN OF HUDSON, NH ROAD GUARANTEE ESTIMATE FORM

I hereby certify that, in addition to any work already completed, the following itemized statement and estimate unit costs will complete all improvements required by the Hudson, NH Planning Board for the following Streets:

Owner/Developer Narr Hudson T-Bones, LLC

Date: ____2/11/____

Project Name: _Tbones @ Lowell Road_____ Ma

228 Lot: _____ 7

Street Name: _____ 256 Lowell Road

Street Length: _____

	Amount				Total	Bond Remaining
Clearing, 50' width		A.C.	@	\$10,000.00 = \$	-	_____
Excavation		C.Y.	@	\$ 20.00 =	_____	_____
Ledge Removal Mass		C.Y.	@	\$ 55.00 =	_____	_____
Trench Ledge		C.Y.	@	\$ 75.00 =	_____	_____
Drainage Swales		L.F.	@	\$ 15.00 =	_____	_____
Drainage Swale w/Riprap		L.F.	@	\$ 15.00 =	_____	_____
Hay Bale Dike		EA	@	\$ 5.00 =	_____	_____
Silt Fence		L.F.	@	\$ 5.00 = \$	-	_____
Storm Drains Size/Type						
12" RCP		L.F.	@	\$ 100.00 =	_____	_____
12" HDPE	25	L.F.	@	\$ 75.00 = \$	1,875.00	_____
15" RCP		L.F.	@	\$ 125.00 =	_____	_____
15" HDPE		L.F.	@	\$ 85.00 = \$	-	_____
18" RCP		L.F.	@	\$ 150.00 =	_____	_____
21" RCP		L.F.	@	\$ 175.00 =	_____	_____
24" RCP		L.F.	@	\$ 200.00 =	_____	_____
30" RCP		L.F.	@	\$ 225.00 =	_____	_____
36" RCP		L.F.	@	\$ 250.00 =	_____	_____
6" PVC		L.F.	@	\$50.00 =	_____	_____
Stormtech Systems		U	@	= \$	-	_____
6" Underdrain		L.F.	@	\$ 50.00 =	_____	_____
8" Underdrain		L.F.	@	\$ 60.00 =	_____	_____
Additional Excavation for Structures		C.Y.	@	\$ 15.00 =	_____	_____
Catch Basin Grate		U	@	\$ 1,000.00 = \$	-	_____
4' Catch Basins		V.F.	@	\$ 500.00 =	_____	_____
5' Catch Basins		V.F.	@	\$ 750.00 = \$	-	_____
4' Drain Manholes		V.F.	@	\$ 500.00 = \$	-	_____
5' Drain Manholes		V.F.	@	\$ 750.00 = \$	-	_____
Drainage Manhole Covers		U	@	\$ 800.00 = \$	-	_____
Headwalls		EA	@	\$ 1,500.00 = \$	-	_____
Rip-Rap		S.Y.	@	\$ 75.00 = \$	-	_____

Subdivision Name: _____

					Total	Bond Remaining
Sanitary Sewer Size						
6" PVC Service Connection	L.F.	@	\$ 30.00	=	\$ -	_____
8" PVC						
0' - 12' Depth	L.F.	@	\$ 100.00	=	\$ -	_____
12' - 18' Depth	L.F.	@	\$ 110.00	=	_____	_____
10" PVC	L.F.	@	\$ 125.00	=	_____	_____
Sewer Manhole Grate and Cover	U	@	\$ 750.00	=	_____	_____
Sanitary Sewer Manholes 4' dia.						
Sanitary Sewer Manholes 4' dia.	V.F.	@	\$ 450.00	=	\$ -	_____
Sanitary Sewer Manholes 5' dia.	V.F.	@	\$ 550.00	=	_____	_____
Service Cleanout	EA.	@	\$ 350.00	=	\$ -	_____
Sewer Manhole Covers	U	@	\$ 800.00	=	\$ -	_____
Water Main Size (valves included)						
4" DIP Class 52	L.F.	@	\$ 100.00	=	_____	_____
6" DIP Class 52	L.F.	@	\$ 100.00	=	_____	_____
8" DIP Class 52	L.F.	@	\$ 100.00	=	\$ -	_____
10" DIP Class 52	L.F.	@	\$ 125.00	=	_____	_____
12" DIP Class 52	L.F.	@	\$ 150.00	=	_____	_____
T/S&V	L.F.	@	\$4,000.00	=	_____	_____
Hydrants						
Hydrants	EA	@	\$ 5,000.00	=	\$ -	_____
1" Copper Service (stops included)						
1" Copper Service (stops included)	EA.	@	\$ 750.00	=	\$ -	_____
Bank Run Gravel						
Bank Run Gravel	C.Y.	@	\$ 30.00	=	\$ -	_____
Crushed Bank Run Gravel	C.Y.	@	\$ 35.00	=	\$ -	_____
Sand Cushion	C.Y.	@	\$40.00	=	_____	_____
Hot Bituminous Pavement 28' width						
2 1/2" or 2" Base Course	TONS	@	\$ 110.00	=	\$ -	_____
1 1/2" Wearing Course Type F	736.62	TONS	@ \$ 125.00	=	\$ 92,077.50	_____
_____ Other		@		=		_____
Tack Coat	GAL	@	\$ 50.00	=	\$ -	_____
Curbing						
Granite	L.F.	@	\$ 65.00	=	\$ -	_____
Cape Cod	L.F.	@	\$ 35.00	=	_____	_____
Street Light & Foundation	U	@	\$ 2,000.00	=	_____	_____
Sidewalks						
5' Wide bituminous	106	S.Y.	@ \$ 250.00	=	\$ 26,500.00	_____
Loam and Seed						
Easement areas	1372	L.F.	@ \$ 15.00	=	\$ 20,580.00	_____
R.O.W. areas		L.F.	@ \$ 15.00	=	\$ -	_____
Wetland Boundary Markers		U	@ \$ 250.00	=	\$ -	_____

Subdivision Name: _____

						Total	Bond Remaining
Bounds and Pins							
Property Pins	EA.	@	\$	350.00	=	\$ -	_____
Road Bounds	EA.	@	\$	500.00	=	\$ -	_____
Stop Signs	EA.	@	\$	200.00	=	\$ -	_____
Street Signs	EA.	@	\$	200.00	=	\$ -	_____
As-Built Plans	L.F.	@	\$	15.00	=	\$ -	_____
Landscaping							
Trees	EA.	@	\$	500.00	=	\$ -	_____
Bushes	EA.	@	\$	250.00	=	\$ -	_____
Misc. Landscaping	LS	@	\$	2,500.00	=	\$ -	_____
Guard Rails	L.F.	@	\$	100.00	=	_____	_____
Utility Trench (Elec/Tel/TV)	L.F.	@		\$50.00	=	\$ -	_____
Other required improvements (itemize on separate sheet)	S.F.	@		\$1.00	=	_____	_____
Subtotal:						\$ 141,032.50	_____
Mobilization (10% subtotal):						\$ 14,103.25	_____
Engineering & Contingencies (10% subtotal):						\$ 14,103.25	_____
Total Estimate						\$ 169,239.00	_____
Maintenance Level (10% of the Original Amount):						\$ 16,923.90	_____
Total Estimate:						\$ 169,239.00	_____

Prepares Name: _____ Samuel Foisie, Meridian Land Services

6/9/2025

