

NOTTINGHAM SQUARE AMENDED SITE PLAN

FAST-FOOD RESTAURANT

SP# 14-25
STAFF REPORT
March 11, 2026

SITE: 142 Lowell Road, Map 204/Lot 073-000

ZONING: Business (B)

PURPOSE OF PLAN: To depict the layout of a proposed fast-food restaurant with drive-thru and the accompanying parking lot modification on the property.

STAFF COMMENT:

The applicant has requested to withdraw their application before the board, heard on January 14, 2026. Staff has no objection and recommends acceptance without prejudice.

ATTACHMENTS:

- 1) Withdrawal Request, dated January 28, 2026 – Attachment “A”.

APPLICATION TRACKING:

- November 25, 2025 – Application received.
- January 14, 2026 – Public hearing held, continued to March 11, 2026.
- March 11, 2026 – Public hearing scheduled.

DRAFT MOTIONS:

MOTION TO ACCEPT:

I move to accept the applicants request to withdraw the site plan application for the Non-residential Amended Site Plan; Nottingham Square Fast-Food Restaurant, SP# 14-25, 142 Lowell Road, Hudson, NH, Map 204/Lot 073, without prejudice.

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

Nottingham Square Corp.

46 Lowell Road
Hudson, New Hampshire 03051
Phone: (603) 880-7799 Fax: (603) 880-8926

Date: January 28, 2026

Subject: Withdrawal of Application for Proposed Fast-Food Satellite Building at 142 Lowell Road.

Dear Members of the Hudson Planning Department and Planning Board,

On Wednesday, January 14, 2026, the Hudson Planning Board held its first formal meeting regarding a proposed fast-food satellite building to be constructed at 142 Lowell Road by Nottingham Square Corporation, within the existing plaza parking lot.

First and foremost, we would like to thank the Planning Board for voting to remain in session beyond 10:00 p.m., so that we could be heard, as well as, the abutters who took time out of their busy days to attend and share their perspectives.

The concept for this fast-food addition was developed through careful research and meetings with both local and non-local commercial brokers. There has been a recent trend within the retail plaza industry to introduce new national tenants into existing properties in order to increase foot traffic and overall exposure. This approach has helped enhance visibility for plazas a whole and provide existing businesses with access to an expanded customer base, as seen in similar retail plazas in surrounding communities.

During the January 14th meeting, the abutters who attended to express their approval or concerns were articulate and professional, having clearly taken the time to conduct their own research and convey their opinions thoughtfully. The Planning Board members who shared their initial impressions of the application also offered valuable insight into the proposed plan and submitted design.

We found this meeting to be one of the most constructive and productive sessions we have attended. The Board members who remained for the duration of the meeting demonstrated a strong understanding of the need for responsible development and growth within the community, while ensuring that such progress does not come at the expense of the Town of Hudson's best interests or public safety.

After attending the meeting and hearing the concerns raised by the plaza's current tenants and the Planning Board members, we conducted a careful and thorough reassessment of the proposed planning and design. While this type of building and business model has benefited other retail plazas in surrounding communities, it became clear that it may not be the best fit for this location.

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With that being said, Nottingham Square Cooperation respectfully requests to withdrawal this application and will no longer move forward with the proposed fast-food building at the plaza located at 142 Lowell Road. We will continue to conduct research into potential improvements that could benefit the plaza and its current tenants. Additionally, we intend to work more directly with existing and future tenants through open discussions and input sessions to identify opportunities that enhance not only tenant businesses, but also the overall experience of the Town residents when visiting Nottingham Square Plaza.

Respectfully Submitted,

Nottingham Square Corporation

By: Manuel D Sousa Jr.
Name: Manuel D Sousa Jr.
Title: General Manager
Date: 1/28/2024